



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.:	<b>PA\26\0193</b>
APPLICANT:	<b>Wilson Homes Tasmania Pty Ltd</b>
SITE:	<b>37 Montpelier Drive, Prospect Vale (CT: 189642/11)</b>
PROPOSAL:	<b>Single dwelling &amp; retaining walls - setbacks, width of garage.</b>

The application can be inspected until **Wednesday, 11 March 2026**, at [www.meander.tas.gov.au](http://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](mailto: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 21 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.

#### OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- 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:	<input type="text" value="29 Montpelier Drive"/>	Certificate of Title:	<input type="text" value="189642"/>
Suburb:	<input type="text" value="Prospect Vale"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="11"/>
Land area:	<input type="text" value="665m2"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="Vacant"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

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

#### DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- |   |  |                                      |                                     |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry                 | <input type="checkbox"/> Other         |                                      |                                     |

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

Description of work:

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

New floor area:  m<sup>2</sup>      New building height:  m

Materials: External walls:  Colour:

Roof cladding:  Colour:

SEARCH OF TORRENS TITLE

VOLUME 189642	FOLIO 11
EDITION 1	DATE OF ISSUE 13-Nov-2025

SEARCH DATE : 29-Jan-2026  
SEARCH TIME : 08.55 am

DESCRIPTION OF LAND

Town of PROSPECT VALE  
Lot 11 on Sealed Plan 189642  
Derivation : Part of Location to J. Rowe  
Prior CT 187501/200

SCHEDULE 1

C401458 TRANSFER to BASS CORPORATION PTY LTD Registered  
24-Nov-2003 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP189642 FENCING PROVISION in Schedule of Easements  
SP8930 & SP187501 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

N132215 PRIORITY NOTICE reserving priority for 90 days  
TRANSFER BASS CORPORATION PTY LTD TO STEVEN ANTHONY  
LESLIE and MANDY JANE LESLIE Lodged by PAGE SEAGER  
on 28-Jan-2026 BP: N132215





<p><b>SCHEDULE OF EASEMENTS</b></p> <p><b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p><b>SP 189642</b></p>
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PAGE 1 OF 3 PAGE/S

**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.

**EASEMENTS**

Lot 13 is subject to a Pipeline & Services Easement (as defined herein) in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline & Services & Drainage Easement 4.00 wide 'F'" passing through such Lot ("the Easement Land").

Lot 13 is subject to a right of drainage in favour of Meander Valley Council over the "Pipeline & Services & Drainage Easement 4.00 wide 'F'" passing through such Lot.

Lot 4 is subject to a Pipeline & Services Easement (as defined herein) in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline & Services & Drainage Easement 4.00 wide 'F'" passing through such Lot ("the Easement Land").

Lot 4 is subject to a right of drainage in favour of Meander Valley Council over the "Pipeline & Services & Drainage Easement 4.00 wide 'F'" passing through such Lot.

Lot 4 is subject to a right of drainage in favour of Meander Valley Council over the "Drainage Easement 3.00 wide" passing through such Lot.

Lot 201 is subject to a right of drainage in favour of Meander Valley Council over the "Drainage Easement 4.00 wide & Variable Width" passing through such Lot.

Lot 201 is subject to a Pipeline & Services Easement (as defined herein) in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline & Services & Drainage Easement 4.00 wide 'H'" passing through such Lot ("the Easement Land").

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Bass Corporation Pty Ltd</p> <p>FOLIO REF: <del>185701/200</del> <b>187501/200</b></p> <p>SOLICITOR &amp; REFERENCE: Amelia Goss – Rae &amp; Partners Lawyers</p>	<p>PLAN SEALED BY: <i>Meander Valley Council</i></p> <p>DATE: <i>12/12/2024</i></p> <p><i>DA 235/2003</i></p> <p>REF NO. <i>2/12/24</i></p> <p><i>[Signature]</i></p> <p>Council Delegate</p>
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**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

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*\* William Douglas Edwards as legal practitioner for the Vendor*

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 3 PAGES	Registered Number <b>SP 18 96 4 2</b>
SUBDIVIDER: BASS CORPORATION PTY LTD FOLIO REFERENCE: <del>185704/200</del> <i>187501/200</i> * <i>2/12/24</i>	

Lot 201 is subject to a right of drainage in favour of Meander Valley Council over the "Pipeline & Services & Drainage Easement 4.00 wide 'H'" passing through such Lot.

Lot 201 is subject to a Pipeline & Services Easement in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline Services Easement 3.00 Wide 'D'" passing through such Lot ("the Easement Land") as created by SP~~185704~~. *187501* \* *2/12/24*

Lot 201 is subject to a right of drainage in favour of Meander Valley Council over the "Pipeline & Services & Drainage Easement 4.00 Wide 'E'" passing through such Lot as created by SP~~185704~~. *187501* \* *2/12/24*

Lot 201 is subject to a Pipeline & Services Easement in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline Services Easement 4.00 Wide 'E'" passing through such Lot ("the Easement Land") as created by SP~~185704~~. *187501* \* *2/12/24*

Lot 201 is subject to a Pipeline & Services Easement in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline Services Easement 4.00 Wide 'G'" passing through such Lot ("the Easement Land").

**Interpretation:**

For the purpose of this Schedule:

"Pipeline & Services Easement" is defined as follows:

- (a) Firstly, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times:
  - (i) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
  - (ii) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
  - (iii) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
  - (v) run and pass sewage, water and electricity through and along the Infrastructure;
  - (vi) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
    - (a) without doing unnecessary damage to the Easement Land; and
    - (b) leaving the Easement Land in a clean and tidy condition;
  - (vii) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

*\* William Douglas Edwards as legal practitioner for the Vendor*



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

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 3 PAGES	Registered Number <b>SP 18 96 4 2</b>
SUBDIVIDER: BASS CORPORATION PTY LTD FOLIO REFERENCE: <del>185701/200</del> <i>187501/200</i> * <i>2/12/24</i>	

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

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

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

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) any thing reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

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

**FENCING PROVISION**

In respect of each Lot on the Plan ~~The Subdivider~~ *the Vendor* Bass Corporation Pty Ltd shall not be required to fence. \* *2/12/24*

**EXECUTED** by **BASS CORPORATION PTY LTD** as registered proprietor of the property comprised in Folio of the Register Volume ~~185701~~ *187501* Folio 200 in accordance with Section 127 of the Corporations Act in the presence of:

\* *2/12/24*

*[Signature]*  
 Sole Director/Sole Secretary – Ross Robert Harrison

\* *William Douglas Edwards as legal practitioner for the Vendor*

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

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# DA

## TASMANIAN PLANNING SCHEME

### SHEET INDEX

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

### TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	15.86
GARAGE	56.60
LIVING	194.43
PORCH	2.48
<b>TOTAL</b>	<b>269.37 m<sup>2</sup></b>

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

### 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 2022 HOUSING PROVISIONS PART 10.8.
  - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
  - SERVICES IN ACCORDANCE WITH NCC 2022.
  - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
  - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
  - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

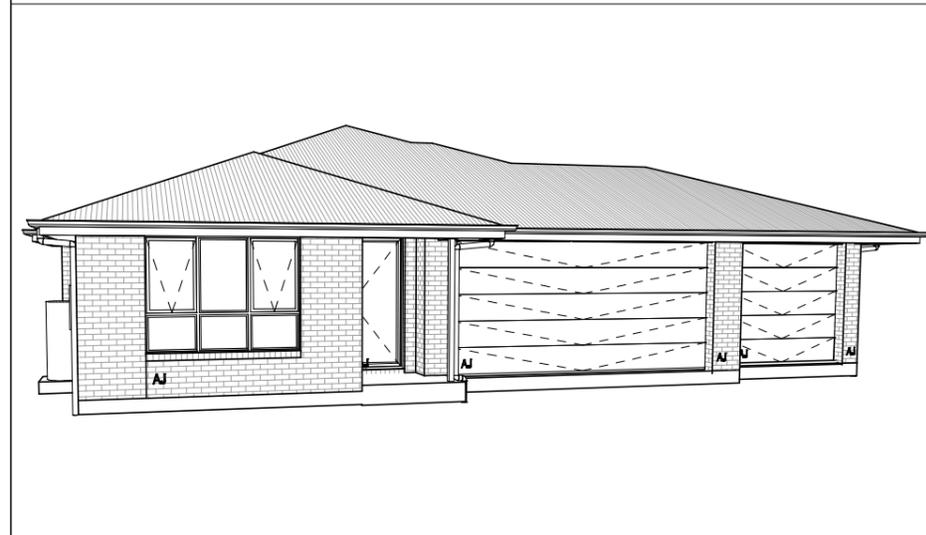
### SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N1 (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	FS - FULL SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC3
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	NO
ZONING	GENERAL RESIDENTIAL
PRIORITY VEGETATION AREA	

### BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
<b>SETBACKS</b>		
FRONT	MIN. 4,500mm	5,033mm
SIDE A	MIN. 1,500mm	1,500mm
SIDE B	MIN. 1,500mm	2,753mm
REAR	MIN. 1,500mm	6,663mm
<b>BULK &amp; SCALE</b>		
SITE AREA	665m <sup>2</sup>	
SITE COVERAGE	MAX. 50%	40.51%
<b>LANDSCAPE</b>		
NO APPLICABLE CONTROLS		
<b>EARTHWORKS</b>		
CUT DEPTH	MAX. 2,000mm	1,159mm
FILL DEPTH	MAX. 800mm	713mm
<b>ACCESS &amp; AMENITY</b>		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 24m <sup>2</sup>	24m <sup>2</sup>

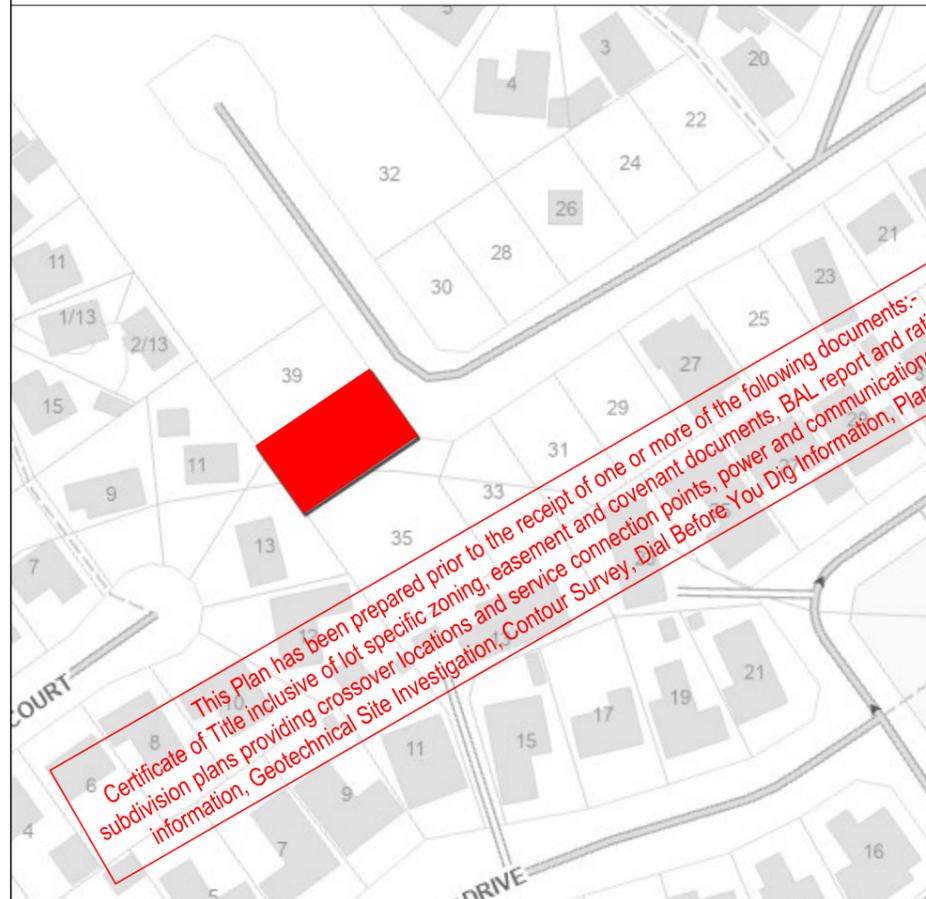
### 3D PERSPECTIVE



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

### INSULATION

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

### NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: ENS WC  
ACCESSIBLE SHOWER LOCATION: ENS

### 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  
CONDENSATION MANAGEMENT**

### 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

3	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2026.01.27	TRV	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

© 2026 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



SPECIFICATION: DESIGNER	REVISION		DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	1	CONSOLIDATE PROPOSAL 1	HMI	16/12/2025	MANDY JANE & STEVEN ANTHONY LESLIE	GORDON 23		H-WDNGDN20SA
	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	14/01/2026	ADDRESS: 29 MONTPELIER DRIVE, PROSPECT VALE TAS 7250	FAÇADE DESIGN: CLASSIC		FAÇADE CODE: F-WDNGDN20CLASA
COPYRIGHT: © 2026	3	PRELIM PLANS - INITIAL ISSUE	TRV	27/01/2026	LOT / SECTION / CT: 11 / - / 189642	COUNCIL: MEANDER VALLEY	SHEET No.: 1 / 21	
						SHEET TITLE: COVER SHEET	SCALES:	<b>714590</b>



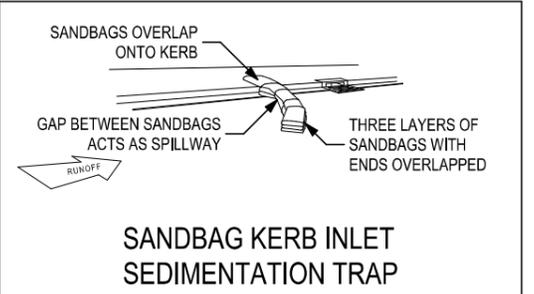
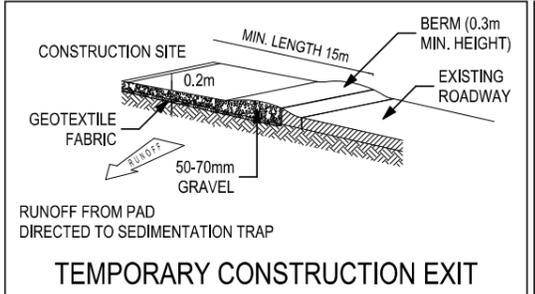
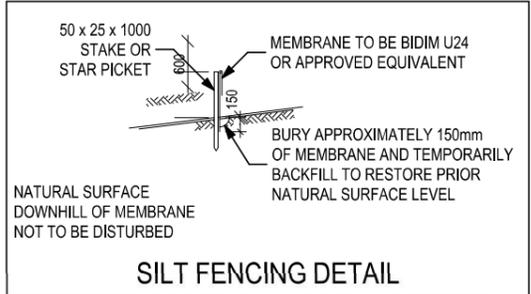
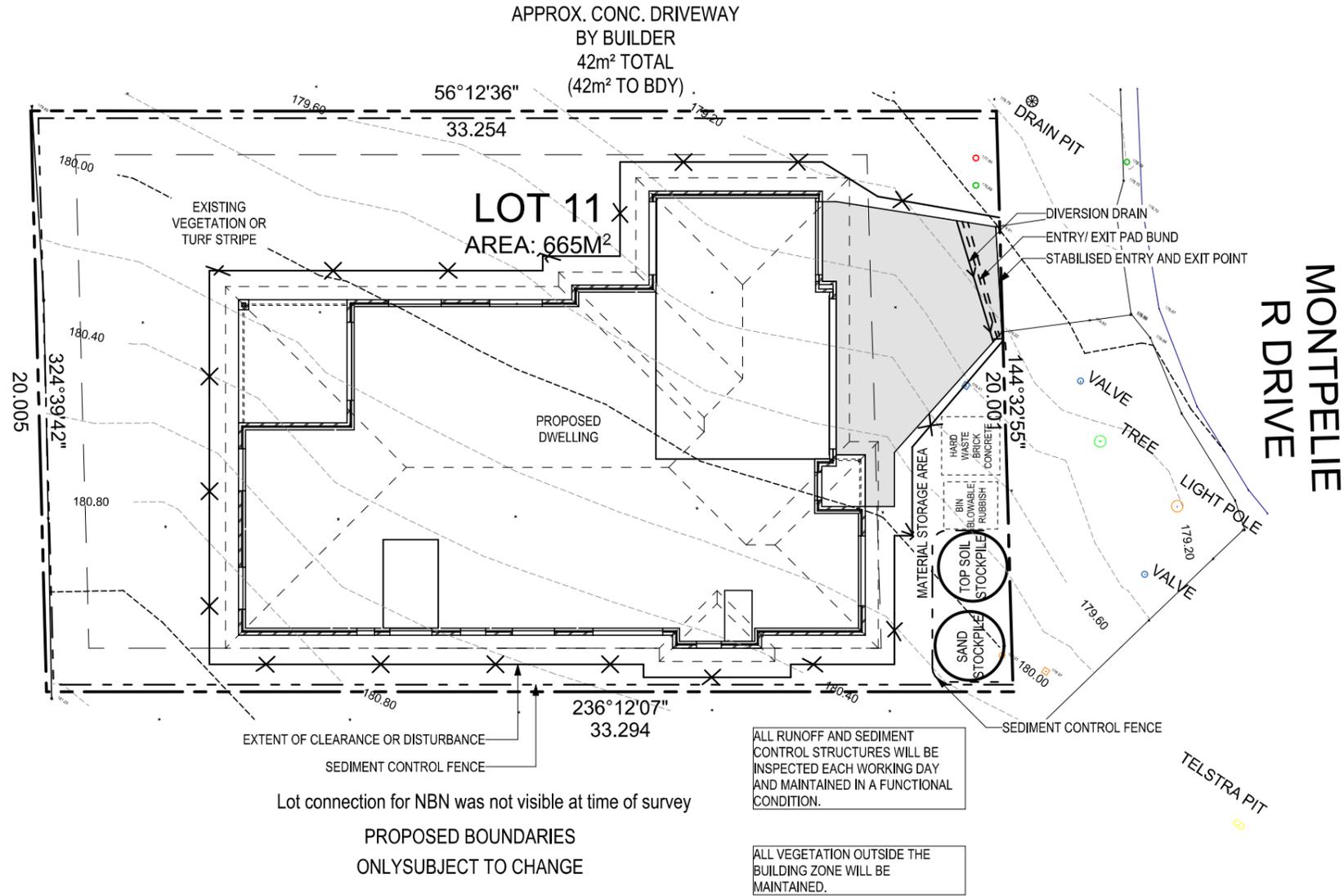
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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



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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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	COUNCIL: <b>MEANDER VALLEY</b>		SHEET No.: <b>3 / 21</b>	SCALES: <b>1:200</b>		
	DOCUMENT ID: 2297774 Version: 1, Version Date: 06/02/2026					

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Last Published: Tuesday, January 27, 2026 10:59 AM  
Template Version: 24.041

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

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

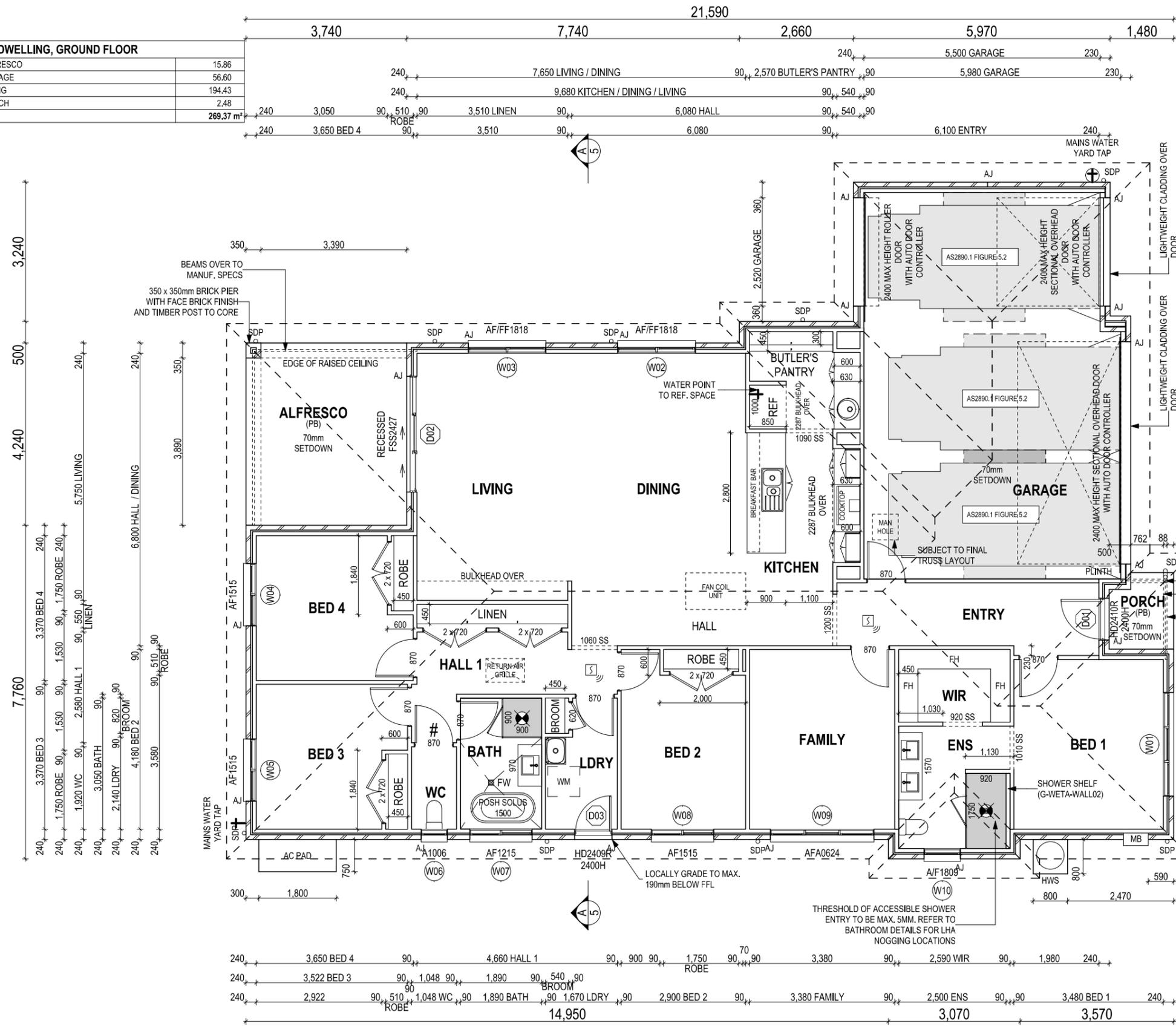
REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

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

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	15.86
GARAGE	56.60
LIVING	194.43
PORCH	2.48
<b>TOTAL</b>	<b>269.37 m<sup>2</sup></b>



ALL DIMENSIONS ARE FRAME DIMENSIONS

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

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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:
SIGNATURE:	DATE:
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© 2026	3 PRELIM PLANS - INITIAL ISSUE	TRV 27/01/2026	29 MONTPELIER DRIVE, PROSPECT VALE TAS 7250	CLASSIC	F-WDNGDN20CLASA	
			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	4 / 21
			11 / - / 189642	GROUND FLOOR PLAN	SCALES:	1:100
			COUNCIL:			
			MEANDER VALLEY			

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

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

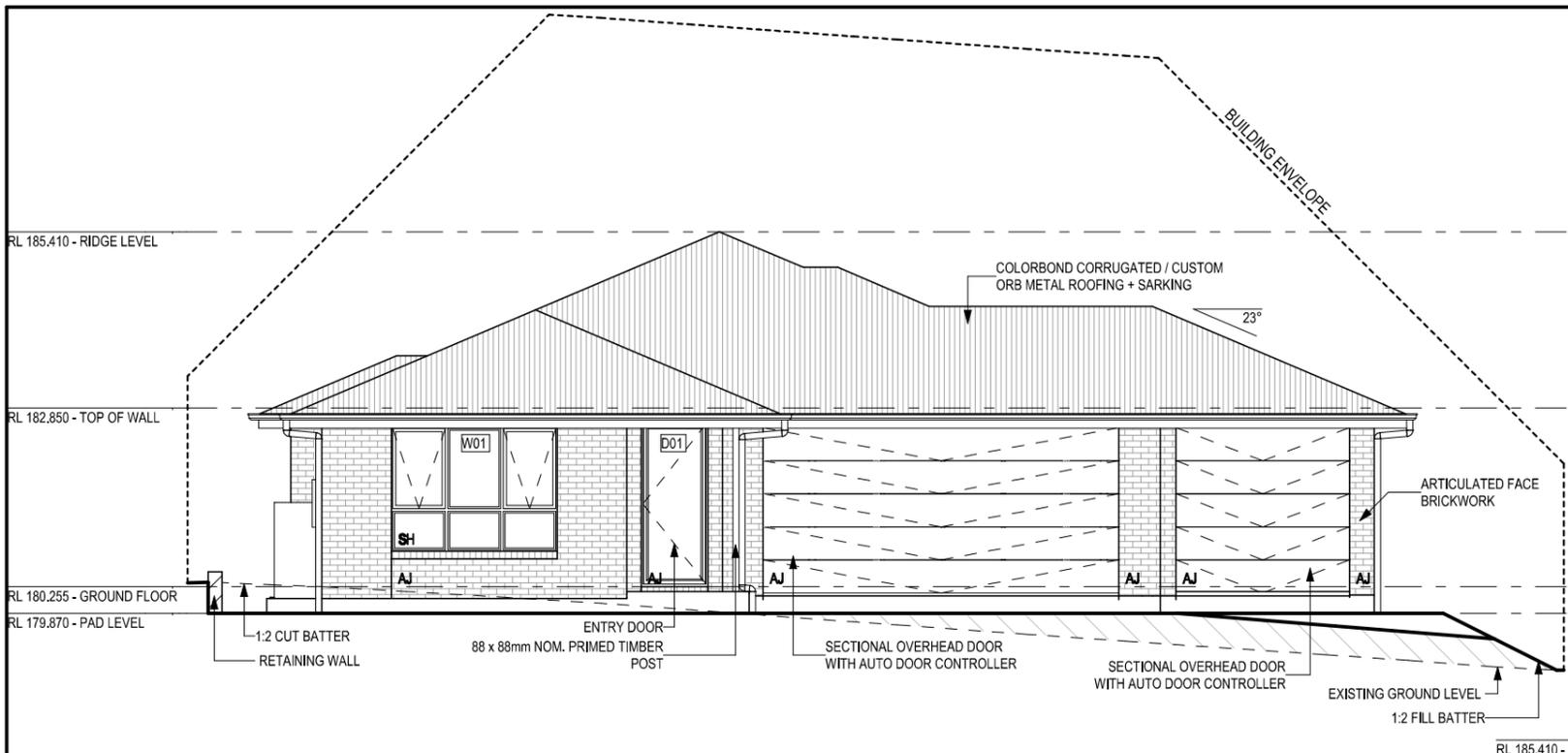
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SH = SNAP HEADER SILL

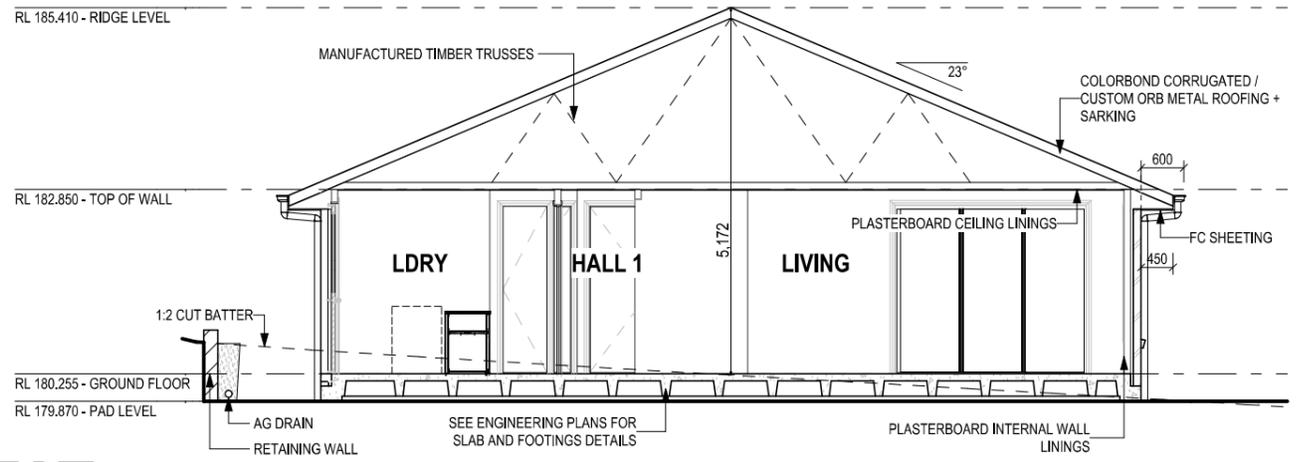
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

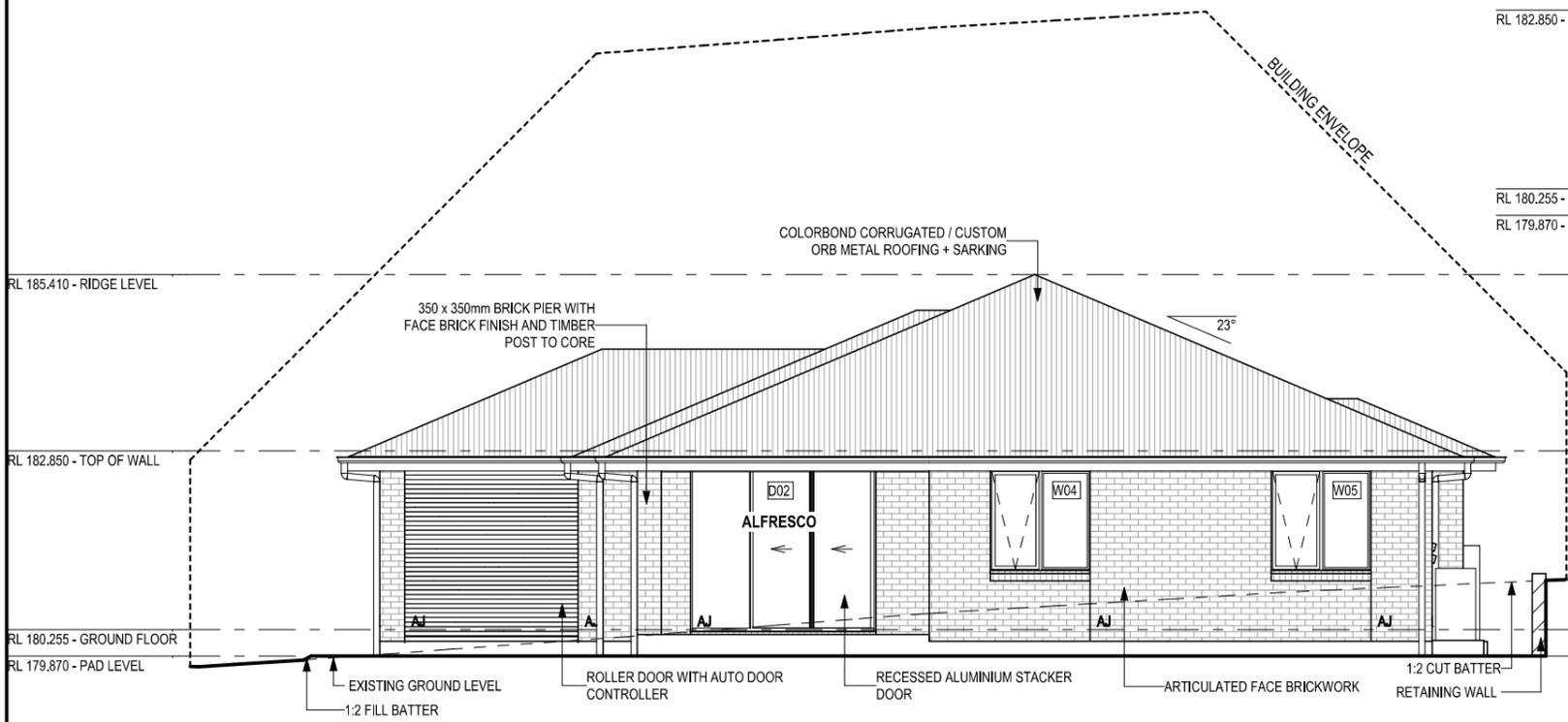
**REFER TO THE FOLLOWING DETAILS:**  
BRICK COURSING W-BRIC-001



**NORTH EAST ELEVATION**  
SCALE: 1:100

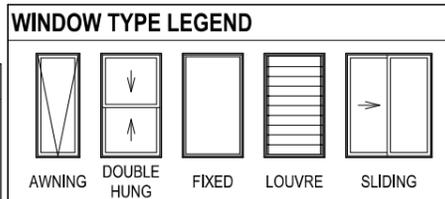
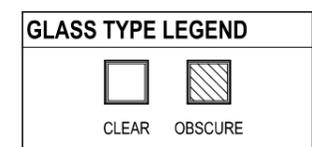


**SECTION A-A**  
SCALE: 1:100



**SOUTH WEST ELEVATION**  
SCALE: 1:100

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



**PLAN ACCEPTANCE BY OWNER**

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			COUNCIL: <b>MEANDER VALLEY</b>	SHEET No.: <b>5 / 21</b>		

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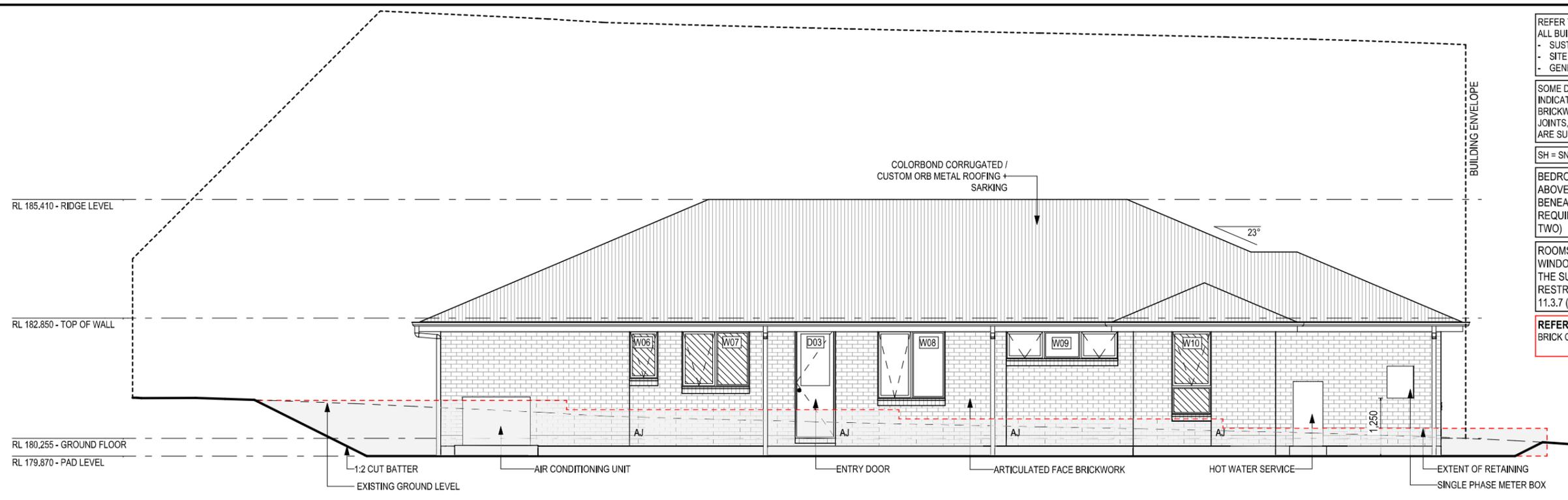
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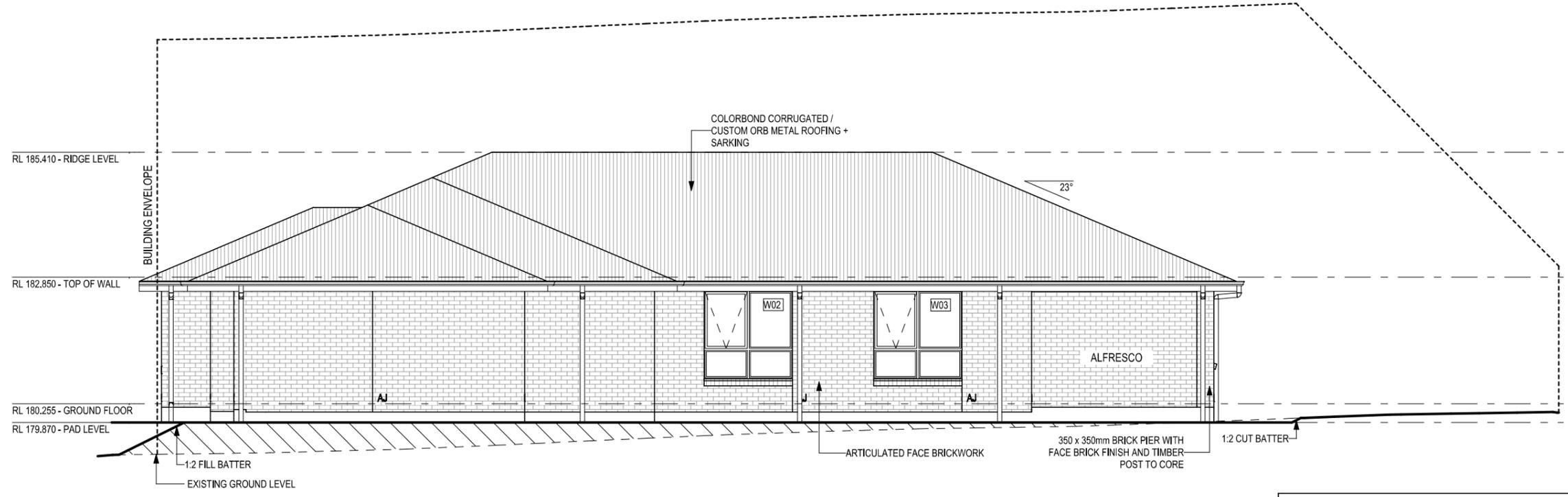
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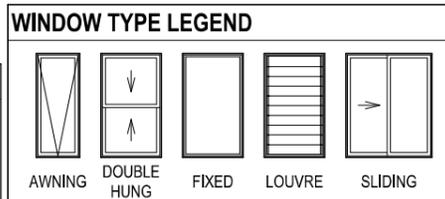
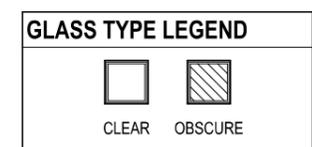


**SOUTH EAST ELEVATION**  
 SCALE: 1:100



**NORTH WEST ELEVATION**  
 SCALE: 1:100

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



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3 PRELIM PLANS - INITIAL ISSUE	TRV 27/01/2026	

ADDRESS:  
 29 MONTPELIER DRIVE, PROSPECT VALE TAS 7250

LOT / SECTION / CT:  
 11 / - / 189642

COUNCIL:  
 MEANDER VALLEY

HOUSE DESIGN:  
 GORDON 23

FACADE DESIGN:  
 CLASSIC

SHEET TITLE:  
 ELEVATIONS

SHEET No.:  
 6 / 21

HOUSE CODE:  
 H-WDNGDN20SA

FACADE CODE:  
 F-WDNGDN20CLASA

SCALES:  
 1:100

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**714590**

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

STOREY	ID	CODE <sup>1</sup>	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m <sup>2</sup> )	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m <sup>2</sup> )	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION <sup>2</sup>
<b>WINDOW</b>															
GROUND FLOOR	W01	AFA/FFF1824	AWNING	BED 1	1,800	2,410	8,420	4.34	ALUMINIUM	N/A	SNAP HEADER	NE	3.43	CLEAR, DOUBLE GLAZED	BP 600, MP 803-803/803-803
GROUND FLOOR	W02	AF/FF1818	AWNING	DINING	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	ANGLED	NW	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
GROUND FLOOR	W03	AF/FF1818	AWNING	LIVING	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	ANGLED	NW	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
GROUND FLOOR	W04	AF1515	AWNING	BED 4	1,457	1,450	5,814	2.11	ALUMINIUM	N/A	ANGLED	SW	1.70	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W05	AF1515	AWNING	BED 3	1,457	1,450	5,814	2.11	ALUMINIUM	N/A	ANGLED	SW	1.70	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W06	A1006	AWNING	WC	1,029	610	3,278	0.63	ALUMINIUM	N/A	ANGLED	SE	0.44	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W07	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	SE	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W08	AF1515	AWNING	BED 2	1,457	1,450	5,814	2.11	ALUMINIUM	N/A	ANGLED	SE	1.70	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W09	AFA0624	AWNING	FAMILY	600	2,410	6,020	1.45	ALUMINIUM	N/A	ANGLED	SE	1.02	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W10	A/F1809	AWNING	ENS	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	SE	1.19	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
							<b>60,200 mm</b>	<b>22.54</b>					<b>17.87</b>		
<b>DOOR</b>															
GROUND FLOOR	D01	HD2410R	SWINGING	ENTRY	2,400	970	6,740	2.33	ALUMINIUM	N/A	SNAP HEADER	NE	1.63	CLEAR	
GROUND FLOOR	D02	FSS2427	STACKER	LIVING	2,400	2,688	10,176	6.45	ALUMINIUM	N/A	SNAP HEADER	SW	5.70	CLEAR, TOUGHENED	
GROUND FLOOR	D03	HD2409R	SWINGING	LDRY	2,400	870	6,540	2.09	ALUMINIUM	N/A	SNAP HEADER	SE	1.41	CLEAR	
							<b>23,456 mm</b>	<b>10.87</b>					<b>8.74</b>		
							<b>83,656 mm</b>	<b>33.40</b>					<b>26.61</b>		

Window Manufacturer: Dowell Windows			
No BAL / BAL 12.5	WERS Code	U Value	SHGC
<b>Window Type</b>			
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
<b>BAL 19</b>			
<b>Window Type</b>			
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
<b>BAL 29</b>			
<b>Window Type</b>			
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
<b>DOOR</b>							
GROUND FLOOR	1	1010 SS	SQUARE SET OPENING	2,455	1,010	N/A	
GROUND FLOOR	1	1060 SS	SQUARE SET OPENING	2,455	1,060	N/A	
GROUND FLOOR	1	1090 SS	SQUARE SET OPENING	2,455	1,090	N/A	
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,455	1,200	N/A	
GROUND FLOOR	5	2 x 720	SWINGING	2,340	1,440	N/A	
GROUND FLOOR	1	620	SWINGING	2,340	620	N/A	
GROUND FLOOR	8	870	SWINGING	2,340	870	N/A	
GROUND FLOOR	1	870	SWINGING	2,340	870	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	920 SS	SQUARE SET OPENING	2,455	920	N/A	

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

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

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

**PLAN ACCEPTANCE BY OWNER**  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
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PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m <sup>2</sup> )

	SPECIFICATION:	DESIGNER	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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			2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 14/01/2026	ADDRESS:	CLASSIC	F-WDNGDN20CLASA	
		3 PRELIM PLANS - INITIAL ISSUE	TRV 27/01/2026	LOT / SECTION / CT:	29 MONTEPELIER DRIVE, PROSPECT VALE TAS 7250	SHEET TITLE:	SCALES:	714590
					COUNCIL:	WINDOW & DOOR SCHEDULES	SHEET No.:	7 / 21
					MEANDER VALLEY			

**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	56.22 m <sup>2</sup>	W02, W03, D02	5.62 m <sup>2</sup>	11.00 m <sup>2</sup>	2.81 m <sup>2</sup>	6.04 m <sup>2</sup>
BED 1	13.75 m <sup>2</sup>	W01	1.38 m <sup>2</sup>	3.43 m <sup>2</sup>	0.69 m <sup>2</sup>	1.78 m <sup>2</sup>
BED 2	11.81 m <sup>2</sup>	W08	1.18 m <sup>2</sup>	1.70 m <sup>2</sup>	0.59 m <sup>2</sup>	0.97 m <sup>2</sup>
BED 3	10.79 m <sup>2</sup>	W05	1.08 m <sup>2</sup>	1.70 m <sup>2</sup>	0.54 m <sup>2</sup>	0.97 m <sup>2</sup>
BED 4	12.98 m <sup>2</sup>	W04	1.30 m <sup>2</sup>	1.70 m <sup>2</sup>	0.65 m <sup>2</sup>	0.97 m <sup>2</sup>
FAMILY	14.13 m <sup>2</sup>	W09	1.41 m <sup>2</sup>	1.02 m <sup>2</sup>	0.71 m <sup>2</sup>	0.86 m <sup>2</sup>

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

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

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

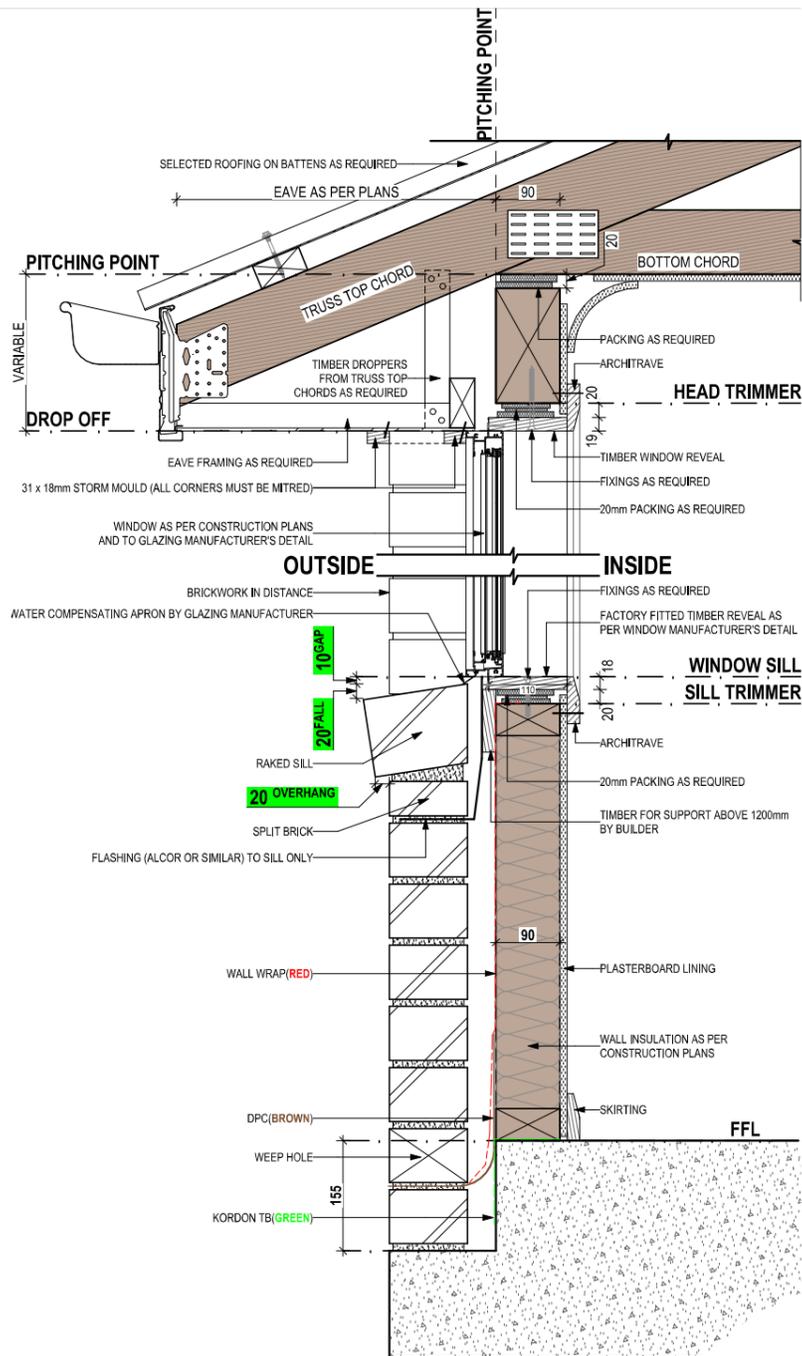
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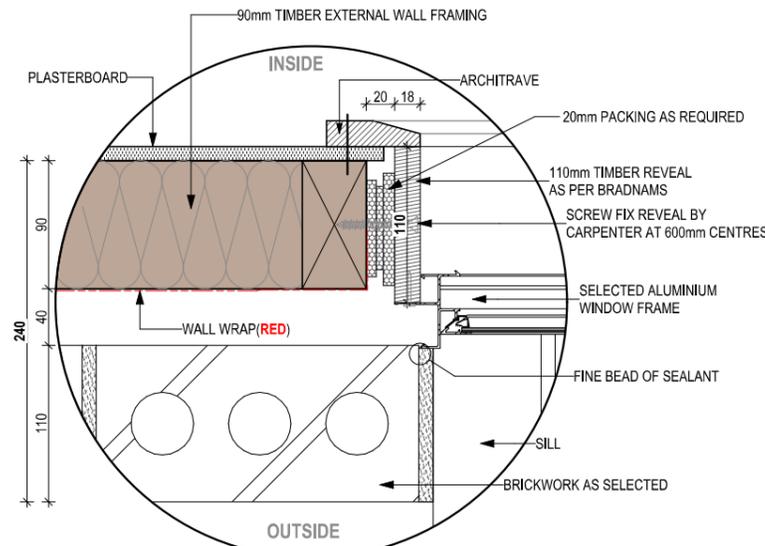
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- GENERAL BUILDING INFORMATION

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			11 / - / 189642	COUNCIL:	SHEET TITLE:	SCALES:	714590
				MEANDER VALLEY	CALCULATIONS	8 / 21	



**SECTIONS**  
SCALE: 1:10



**DETAILS**  
SCALE: 1:5

STANDARD BRICK								STANDARD BRICK											
BRICKWORK DIMENSIONS Bricks per m <sup>2</sup> in wall = 48.5 approx.								BRICKWORK DIMENSIONS Bricks per m <sup>2</sup> in wall = 48.5 approx.											
FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:		FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:		FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:			
240x120x86mm		230x110x76mm		7 Courses to 600mm		240x120x86mm		230x110x76mm		7 Courses to 600mm		240x120x86mm		230x110x76mm		7 Courses to 600mm			
NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
1	230	250	86	26	6230	6250	2229	11	2630	2650	943	36 <sup>1</sup> / <sub>2</sub>	8630						3086
1 <sup>1</sup> / <sub>2</sub>	350	370		26 <sup>1</sup> / <sub>2</sub>	6350	6370		11 <sup>1</sup> / <sub>2</sub>	2750	2770		36 <sup>1</sup> / <sub>2</sub>	8750						
2	470	490	172	27	6470	6490	2314	12	2870	2890	1029	37	8870						3172
2 <sup>1</sup> / <sub>2</sub>	590	610		27 <sup>1</sup> / <sub>2</sub>	6590	6610		12 <sup>1</sup> / <sub>2</sub>	2990	3010		37 <sup>1</sup> / <sub>2</sub>	8990						
3	710	730	257	28	6710	6730	2400	13	3110	3130	1114	38	9110						3257
3 <sup>1</sup> / <sub>2</sub>	830	850		28 <sup>1</sup> / <sub>2</sub>	6830	6850		13 <sup>1</sup> / <sub>2</sub>	3230	3250		38 <sup>1</sup> / <sub>2</sub>	9230						
4	950	970	343	29	6950	6970	2486	14	3350	3370	1200	39	9350						3343
4 <sup>1</sup> / <sub>2</sub>	1070	1090		29 <sup>1</sup> / <sub>2</sub>	7070	7090		14 <sup>1</sup> / <sub>2</sub>	3470	3490		39 <sup>1</sup> / <sub>2</sub>	9470						
5	1190	1210	429	30	7190	7210	2572	15	3590	3610	1286	40	9590						3429
5 <sup>1</sup> / <sub>2</sub>	1310	1330		30 <sup>1</sup> / <sub>2</sub>	7310	7330		15 <sup>1</sup> / <sub>2</sub>	3710	3730		40 <sup>1</sup> / <sub>2</sub>	9710						
6	1430	1450	514	31	7430	7450	2657	16	3830	3850	1372	41	9830						3514
6 <sup>1</sup> / <sub>2</sub>	1550	1570		31 <sup>1</sup> / <sub>2</sub>	7550	7570		16 <sup>1</sup> / <sub>2</sub>	3950	3970		41 <sup>1</sup> / <sub>2</sub>	9950						
7	1670	1690	600	32	7670	7690	2743	17	4070	4090	1457	42	10070						3600
7 <sup>1</sup> / <sub>2</sub>	1790	1810		32 <sup>1</sup> / <sub>2</sub>	7790	7810		17 <sup>1</sup> / <sub>2</sub>	4190	4210		42 <sup>1</sup> / <sub>2</sub>	10190						
8	1910	1930	686	33	7910	7930	2829	18	4310	4330	1543	43	10310						3686
8 <sup>1</sup> / <sub>2</sub>	2030	2050		33 <sup>1</sup> / <sub>2</sub>	8030	8050		18 <sup>1</sup> / <sub>2</sub>	4430	4450		43 <sup>1</sup> / <sub>2</sub>	10430						
9	2150	2170	772	34	8150	8170	2914	19	4550	4570	1629	44	10550						3772
9 <sup>1</sup> / <sub>2</sub>	2270	2290		34 <sup>1</sup> / <sub>2</sub>	8270	8290		19 <sup>1</sup> / <sub>2</sub>	4670	4690		44 <sup>1</sup> / <sub>2</sub>	10670						
10	2390	2410	857	35	8390	8400	3000	20	4790	4810	1714	45	10790						3857
									20 <sup>1</sup> / <sub>2</sub>	4910	4930		45 <sup>1</sup> / <sub>2</sub>	10910					
									21	5030	5050	1800	46	11030					3943
									21 <sup>1</sup> / <sub>2</sub>	5150	5170		46 <sup>1</sup> / <sub>2</sub>	11150					
									22	5270	5290	1886	47	11270					4029
									22 <sup>1</sup> / <sub>2</sub>	5390	5410		47 <sup>1</sup> / <sub>2</sub>	11390					
									23	5510	5530	1972	48	11510					4114
									23 <sup>1</sup> / <sub>2</sub>	5630	5650		48 <sup>1</sup> / <sub>2</sub>	11630					
									24	5750	5770	2057	49	11750					4200
									24 <sup>1</sup> / <sub>2</sub>	5870	5890		49 <sup>1</sup> / <sub>2</sub>	11870					
									25	5990	6010	2143	50	11990					4286
									25 <sup>1</sup> / <sub>2</sub>	6110	6130		100	23990					8572

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.

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

**PLAN ACCEPTANCE BY OWNER**

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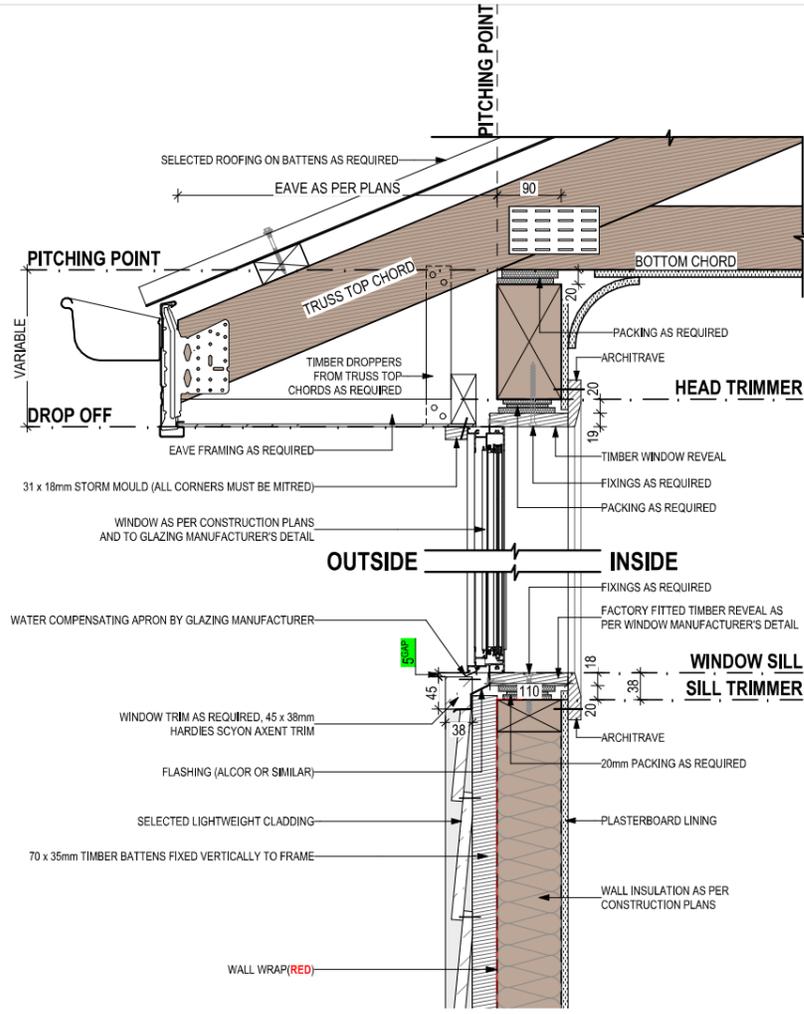
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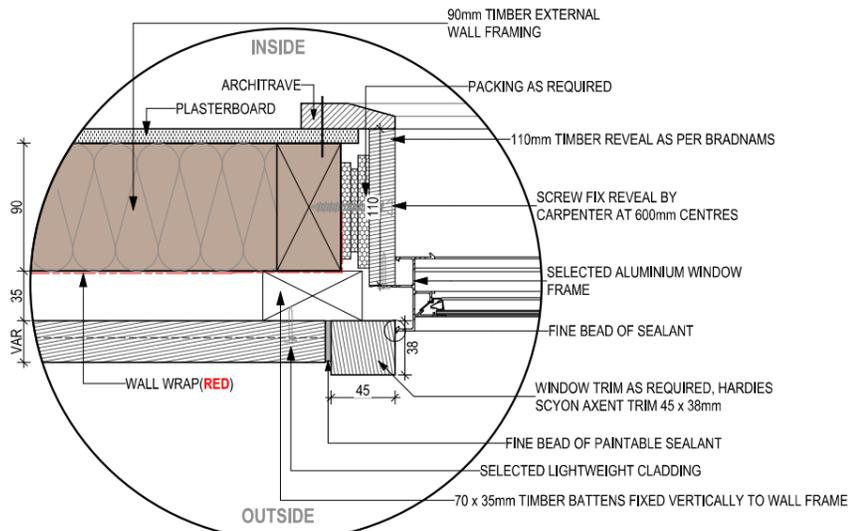
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	3 PRELIM PLANS - INITIAL ISSUE	TRV 27/01/2026	LOT / SECTION / CT: 11 / - / 189642	COUNCIL: MEANDER VALLEY	SHEET TITLE: DETAILS (FACE BRICKWORK)	SHEET No.: 9 / 21	714590

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

**SHEET CLADDING**



**SECTIONS**  
SCALE: 1:10



**DETAILS**  
SCALE: 1:5

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**WATERPROOFING & PLUMBING**  
**CONDENSATION MANAGEMENT**

**PLAN ACCEPTANCE BY OWNER**

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2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 14/01/2026
3 PRELIM PLANS - INITIAL ISSUE	TRV 27/01/2026

CLIENT:	MANDY JANE & STEVEN ANTHONY LESLIE
ADDRESS:	29 MONTPELIER DRIVE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:	11 / - / 189642
COUNCIL:	MEANDER VALLEY

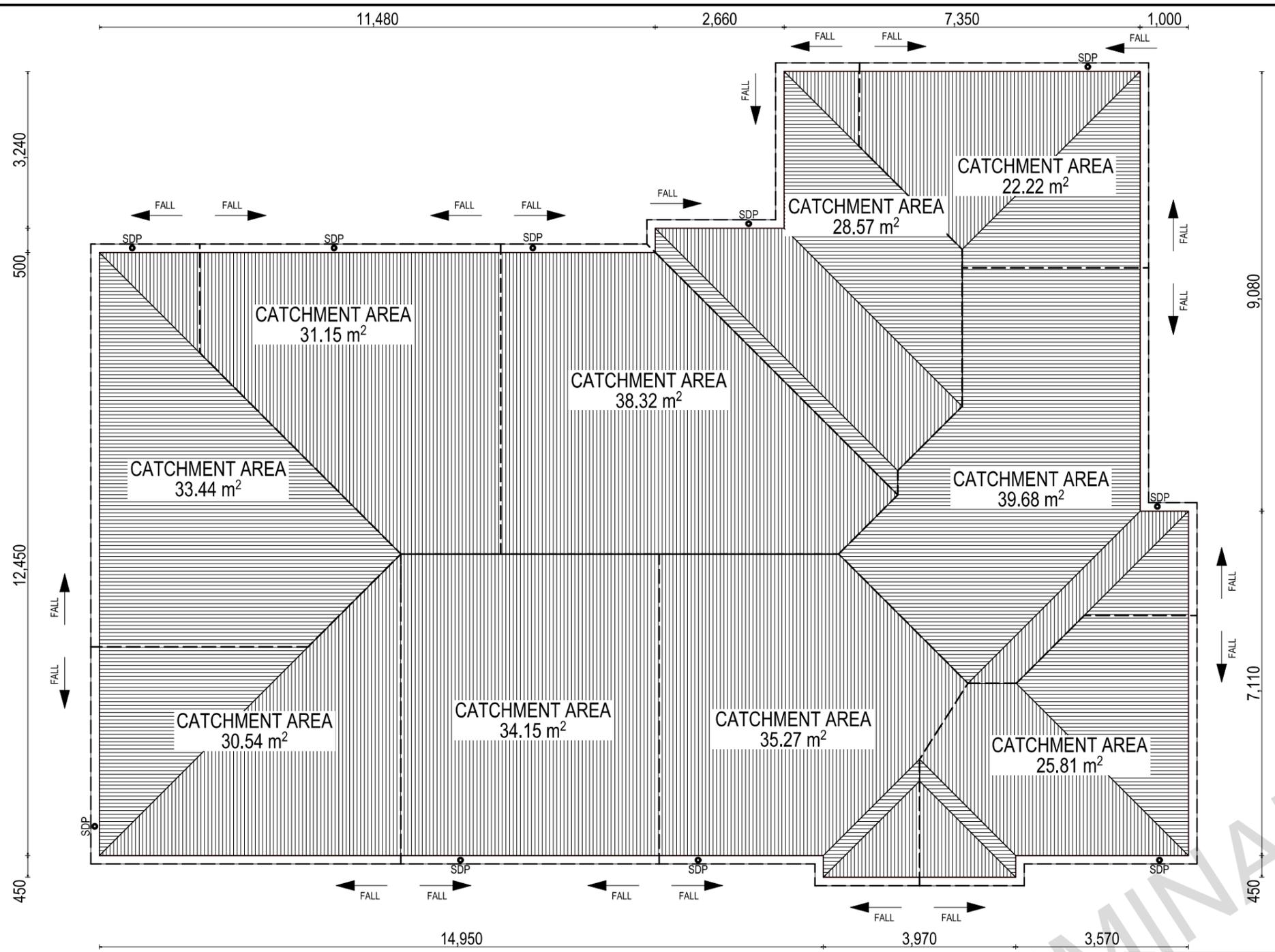
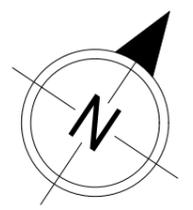
HOUSE DESIGN:	GORDON 23
FACADE DESIGN:	CLASSIC
SHEET TITLE:	DETAILS (CLADDING)

HOUSE CODE:	H-WDNGDN20SA
FACADE CODE:	F-WDNGDN20CLASA
SCALES:	
SHEET No.:	10 / 21

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**714590**

File Location: D:\Truong\JOBS\PRELIMS\714590 - Leslie - Prelim\ITek Issues\714590 - Leslie - Prelim - AC24 - 2026.01.27.dwg  
Last Published: Tuesday, January 27, 2026 10:59 AM  
Template Version: 24.041



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.

AREAS SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	305.27	Flat Roof Area (excluding gutter and slope factor) (m <sup>2</sup> )
	331.63	Roof Surface Area (includes slope factor, excludes gutter) (m <sup>2</sup> )
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	319.15	Area of roof catchment (including 115mm Slotted Quad Gutter) (m <sup>2</sup> )
Ac	386.17	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m <sup>2</sup> )
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm <sup>2</sup> )
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 <sup>2</sup> )
Required Downpipes	6.03	Ac / Acdp
Downpipes Provided	10	

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

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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3 PRELIM PLANS - INITIAL ISSUE	TRV 27/01/2026

CLIENT:	MANDY JANE & STEVEN ANTHONY LESLIE
ADDRESS:	29 MONTPELIER DRIVE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:	11 / - / 189642
COUNCIL:	MEANDER VALLEY

HOUSE DESIGN:	GORDON 23
FAÇADE DESIGN:	CLASSIC
SHEET TITLE:	ROOF DRAINAGE PLAN
SHEET No.:	11 / 21

HOUSE CODE:	H-WDNGDN20SA
FAÇADE CODE:	F-WDNGDN20CLASA
SCALES:	1:100

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**714590**

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
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FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.  
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

**COVERINGS LEGEND**

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



PRELIMINARY

**SUBJECT TO NCC 2022  
 (1 MAY 2023)  
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PLAN ACCEPTANCE BY OWNER	
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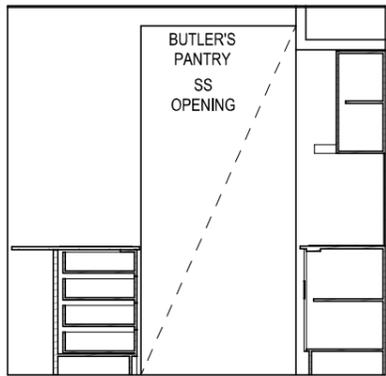
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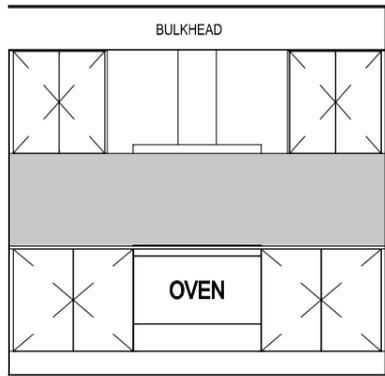
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				LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:
				11 / - / 189642	FLOOR COVERINGS	12 / 21	1:100
				COUNCIL:			
				MEANDER VALLEY			714590

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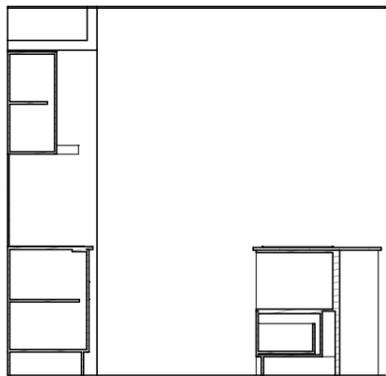
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETS AS REQUIRED.



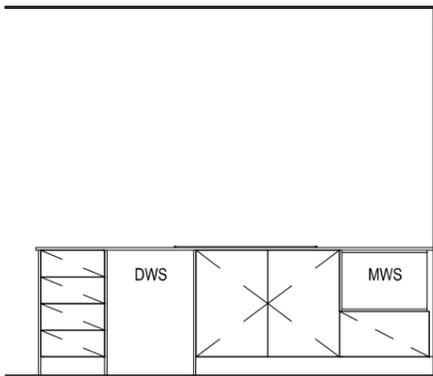
ELEVATION A  
SCALE: 1:50



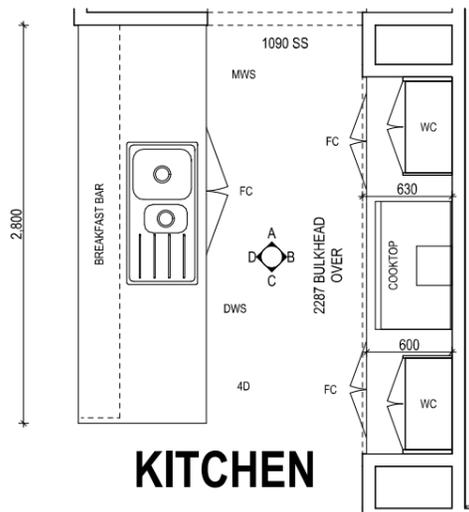
ELEVATION B  
SCALE: 1:50



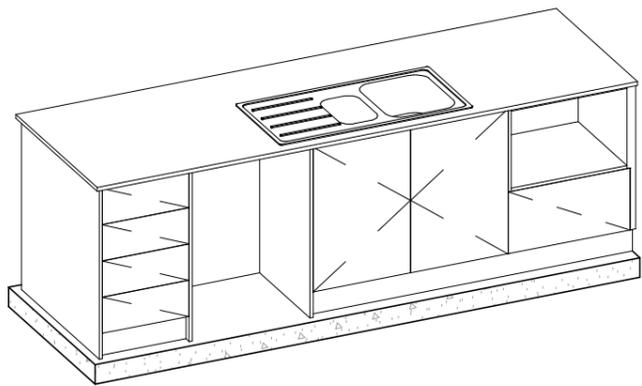
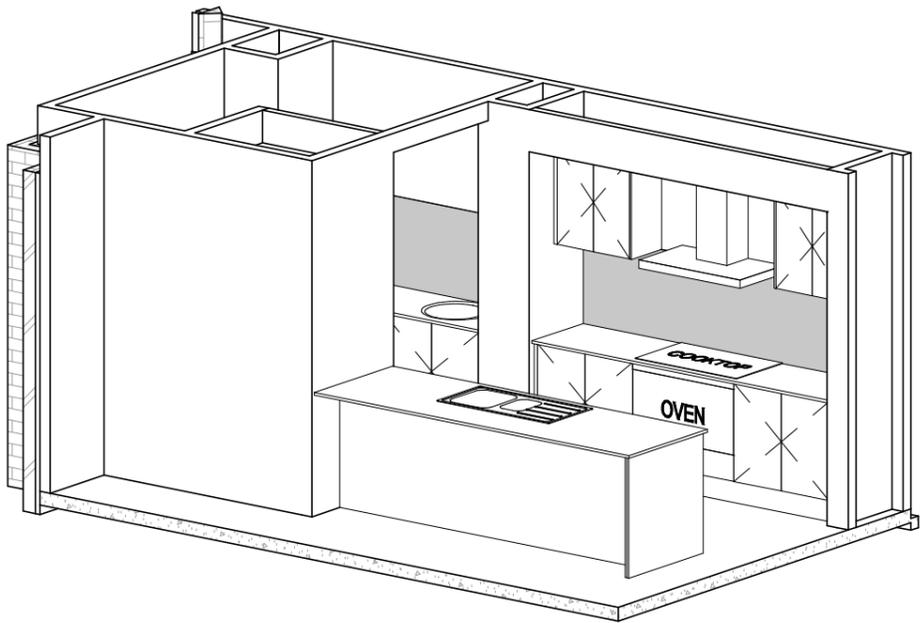
ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



KITCHEN PLAN  
SCALE: 1:50



PRELIMINARY

SUBJECT TO NCC 2022  
(1 MAY 2023)  
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CONDENSATION MANAGEMENT

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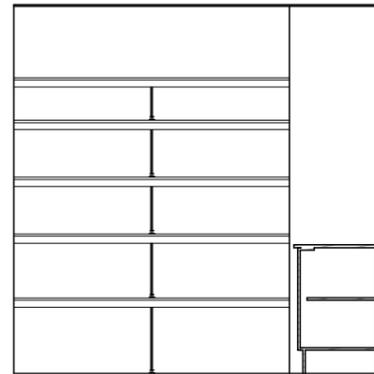
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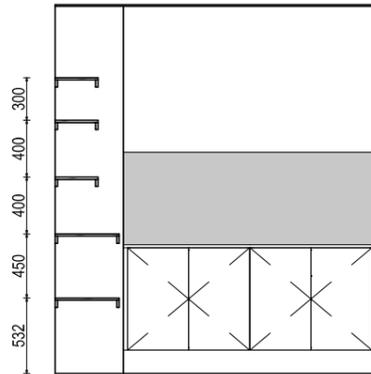
	SPECIFICATION: <b>DESIGNER</b>	REVISION	DRAWN	CLIENT: <b>MANDY JANE &amp; STEVEN ANTHONY LESLIE</b>	HOUSE DESIGN: <b>GORDON 23</b>	HOUSE CODE: <b>H-WDNGDN20SA</b>	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
	COPYRIGHT: © 2026	1 CONSOLIDATE PROPOSAL 1 2 CONSOLIDATE PROPOSAL 1 - UPDATE 3 PRELIM PLANS - INITIAL ISSUE	HMI HMI TRV	16/12/2025 14/01/2026 27/01/2026	ADDRESS: <b>29 MONTEPELIER DRIVE, PROSPECT VALE TAS 7250</b>	FACADE DESIGN: <b>CLASSIC</b>		FACADE CODE: <b>F-WDNGDN20CLASA</b>	
					LOT / SECTION / CT: <b>11 / - / 189642</b>	COUNCIL: <b>MEANDER VALLEY</b>		SHEET TITLE: <b>KITCHEN DETAILS</b>	SHEET No.: <b>13 / 21</b>

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

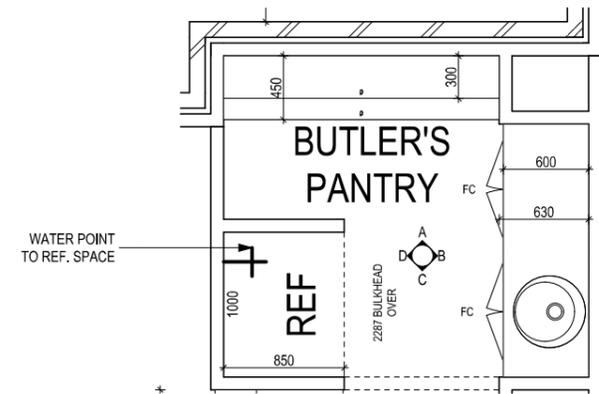
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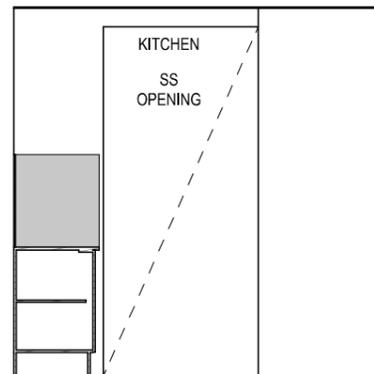
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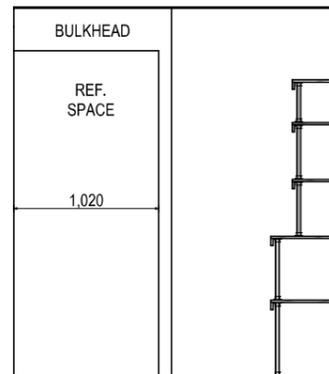
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SCALE: 1:50



BUTLER'S PANTRY PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

PRELIMINARY

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

**PLAN ACCEPTANCE BY OWNER**

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SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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		2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 14/01/2026	LOT / SECTION / CT: <b>11 / - / 189642</b>	COUNCIL: <b>MEANDER VALLEY</b>	SHEET TITLE: <b>BUTLER'S PANTRY DETAILS</b>	
	3 PRELIM PLANS - INITIAL ISSUE	TRV 27/01/2026				SCALES: <b>1:50</b>	<b>714590</b>

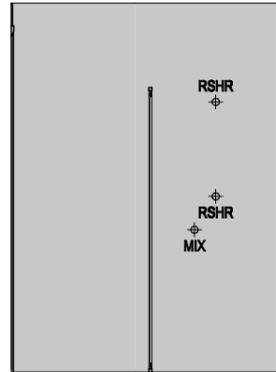
**REFER TO THE FOLLOWING DETAILS:**  
 VANITY DETAILS G-VANI-001  
 WINDOW OVER BATH HOB D-WIND-ALU001  
 STANDARD BATH HOB D-WETA-BATH003  
 WET AREA TILING LAYOUTS D-WETA-TILE002  
 SQUARE SET WINDOWS G-WIND-SSET02  
 FULL HEIGHT TILING D-LINI-WETA

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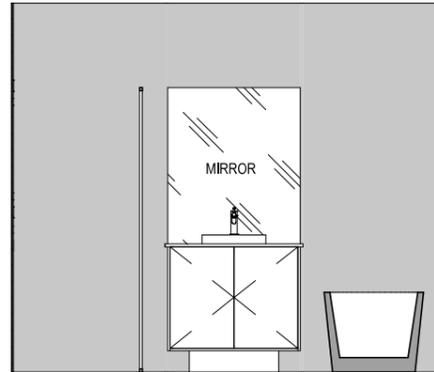
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**LEGEND**

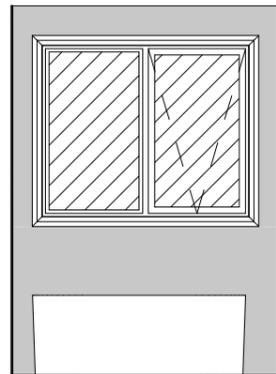
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- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER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



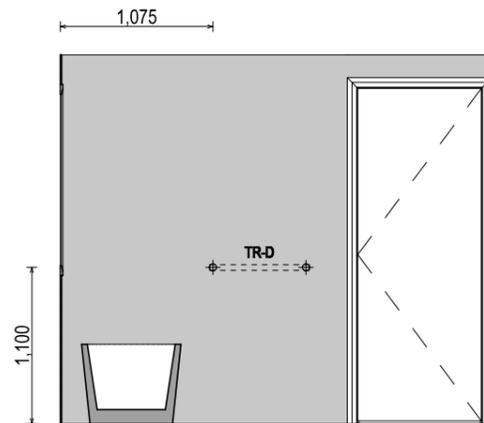
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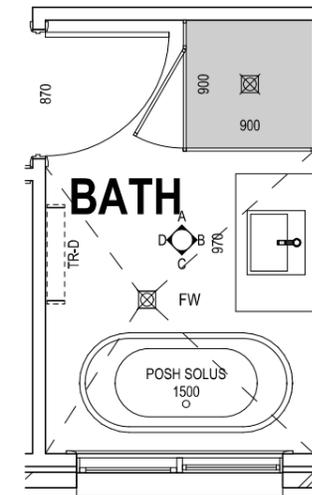
ELEVATION B  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



BATHROOM PLAN  
SCALE: 1:50

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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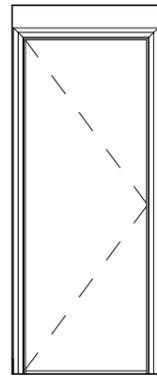
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		2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 14/01/2026	ADDRESS:	CLASSIC	F-WDNGDN20CLASA	
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			COUNCIL:	MEANDER VALLEY	BATHROOM DETAILS	15 / 21	1:50

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

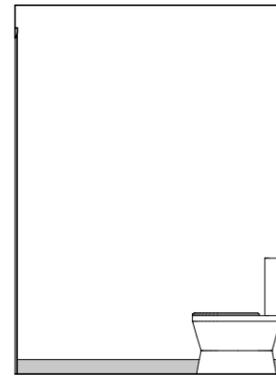
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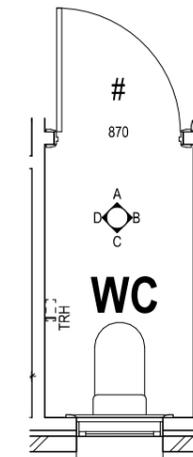
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- ELBW SHOWER ELBOW CONNECTION
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- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
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- TRH TOILET ROLL HOLDER
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- TR-D TOWEL RAIL - DOUBLE
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- TR TOWEL RACK
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- SOAP SOAP HOLDER



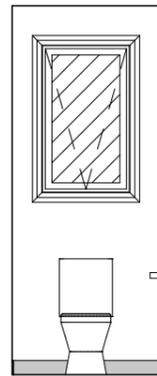
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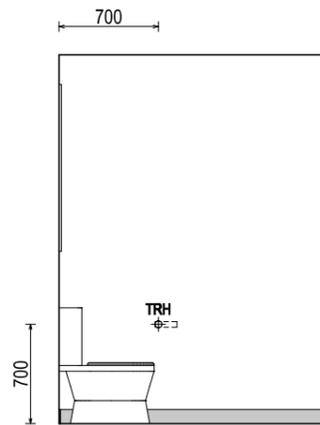
ELEVATION B  
SCALE: 1:50



WC PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

PRELIMINARY

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

PLAN ACCEPTANCE BY OWNER

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SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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		2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 14/01/2026	LOT / SECTION / CT: <b>11 / - / 189642</b>	COUNCIL: <b>MEANDER VALLEY</b>	SHEET TITLE: <b>WC DETAILS</b>	
	3 PRELIM PLANS - INITIAL ISSUE	TRV 27/01/2026				SCALES: <b>1:50</b>	714590

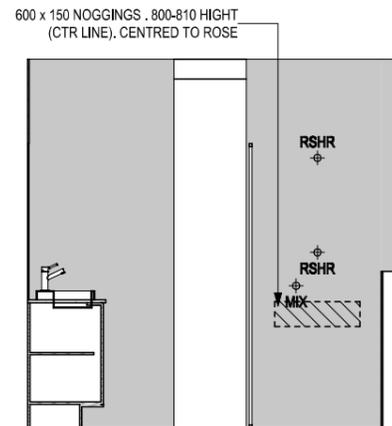
**REFER TO THE FOLLOWING DETAILS:**  
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 WINDOW OVER BATH HOB D-WIND-ALU001  
 STANDARD BATH HOB D-WETA-BATH003  
 WET AREA TILING LAYOUTS D-WETA-TILE002  
 SQUARE SET WINDOWS G-WIND-SSET02  
 FULL HEIGHT TILING D-LINI-WETA

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

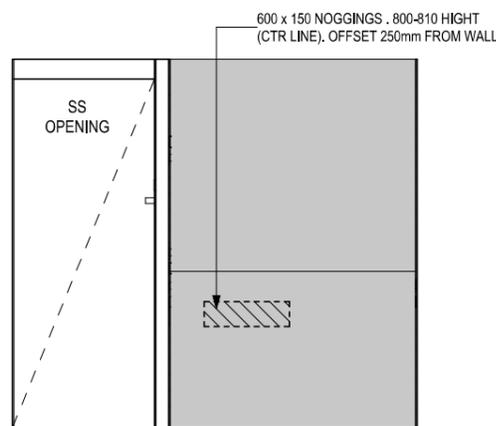
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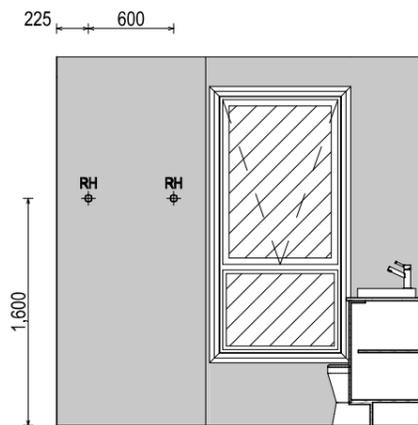
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- WS WALL SPOUT
- SC STOP COCK
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- TR TOWEL RACK
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- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



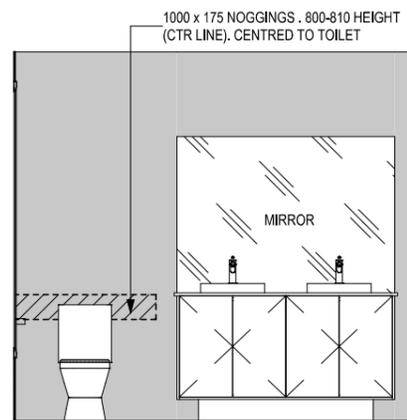
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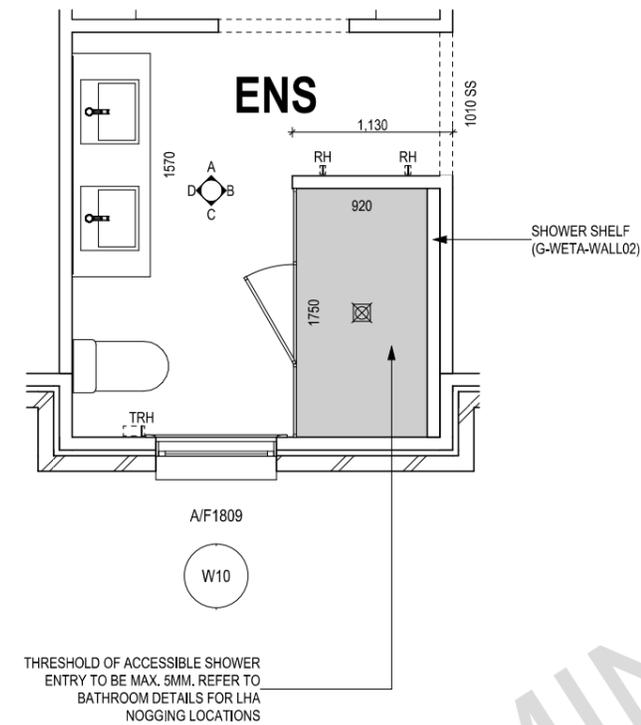
ELEVATION B  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



ENSUITE PLAN  
SCALE: 1:50

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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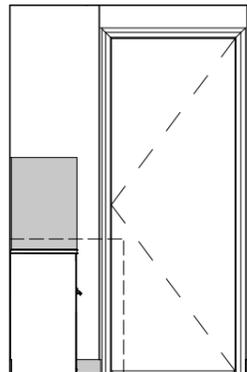
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		2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 14/01/2026	ADDRESS:	CLASSIC	F-WDNGDN20CLASA	
	3 PRELIM PLANS - INITIAL ISSUE	TRV 27/01/2026	LOT / SECTION / CT:	29 MONTPELIER DRIVE, PROSPECT VALE TAS 7250	SHEET TITLE:	SCALES:	714590
			COUNCIL:	MEANDER VALLEY	ENSUITE DETAILS	17 / 21	

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 - GENERAL BUILDING INFORMATION

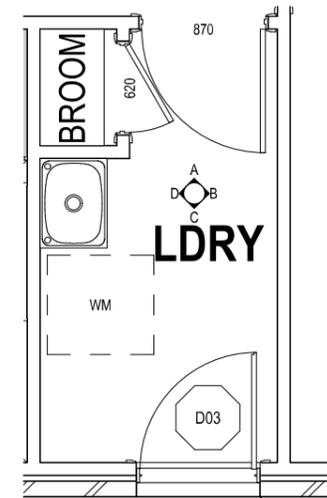
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY



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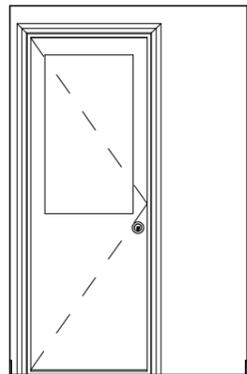


ELEVATION B  
SCALE: 1:50

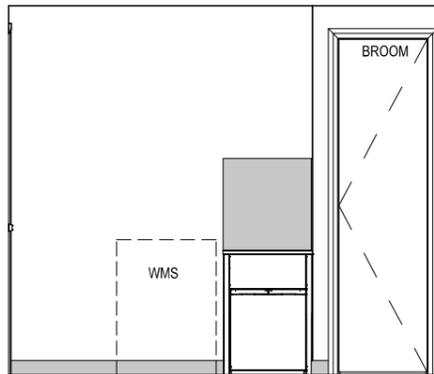


LAUNDRY PLAN  
SCALE: 1:50

LOCALLY GRADE TO MAX.  
190mm BELOW FFL



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

PRELIMINARY

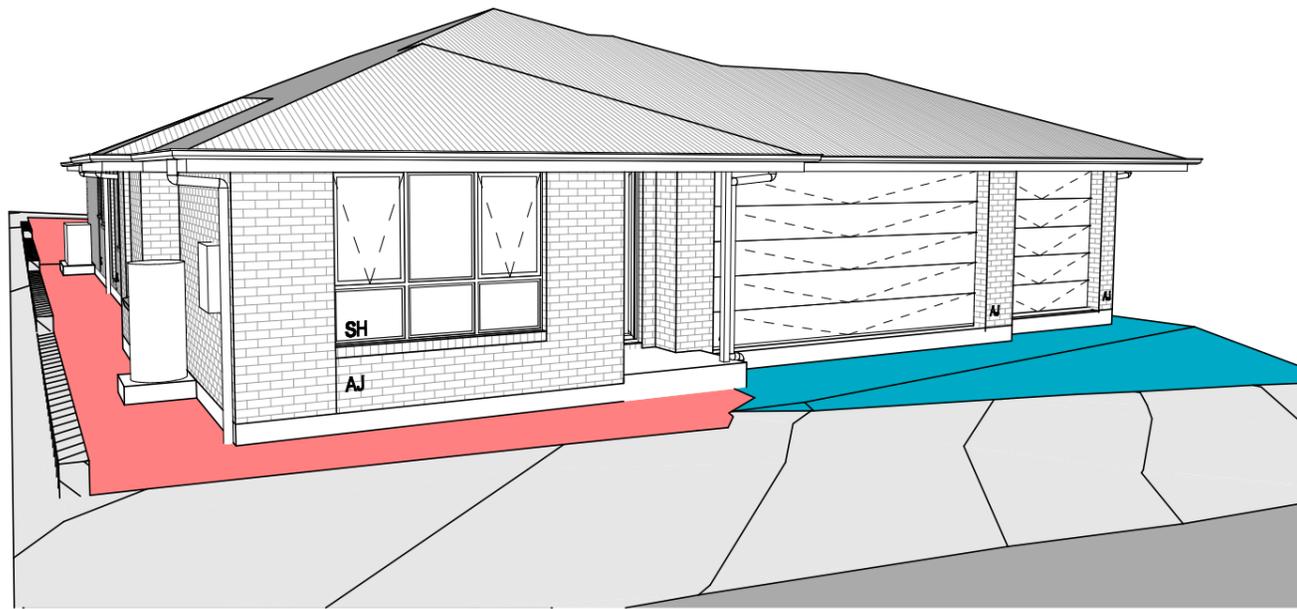
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CONDENSATION MANAGEMENT**

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SIGNATURE: _____	DATE: _____
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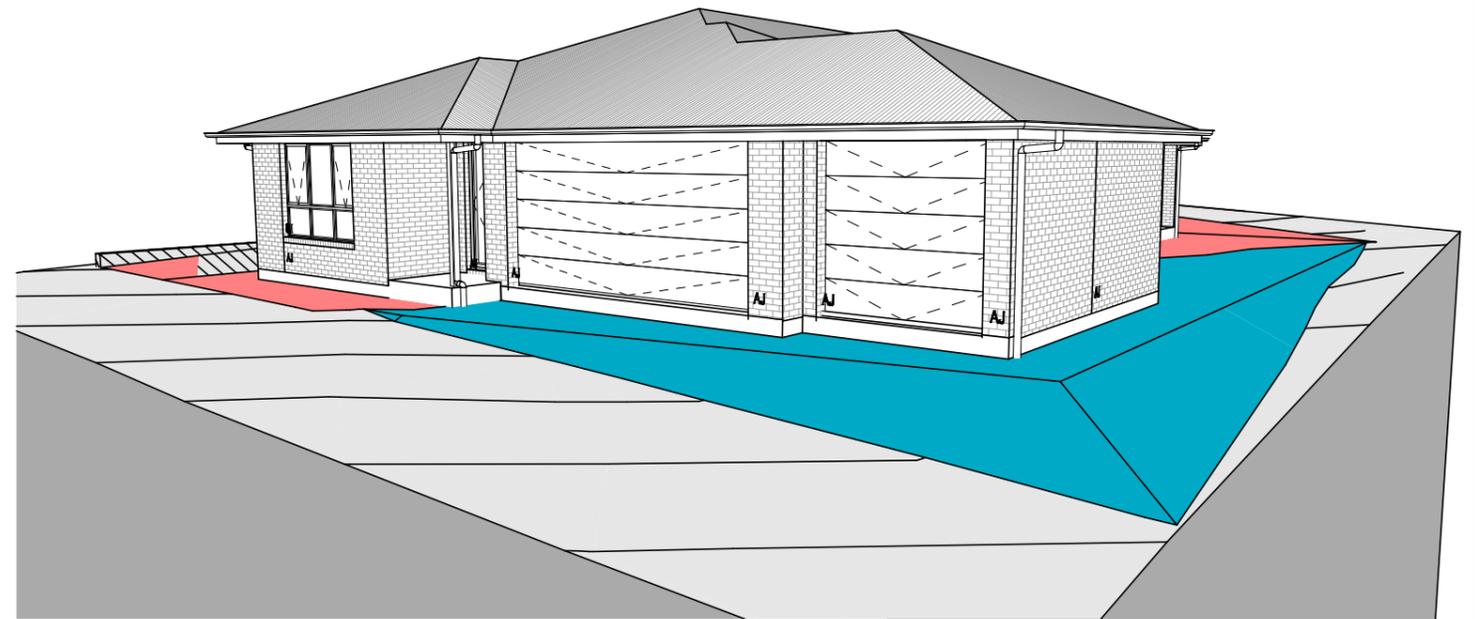
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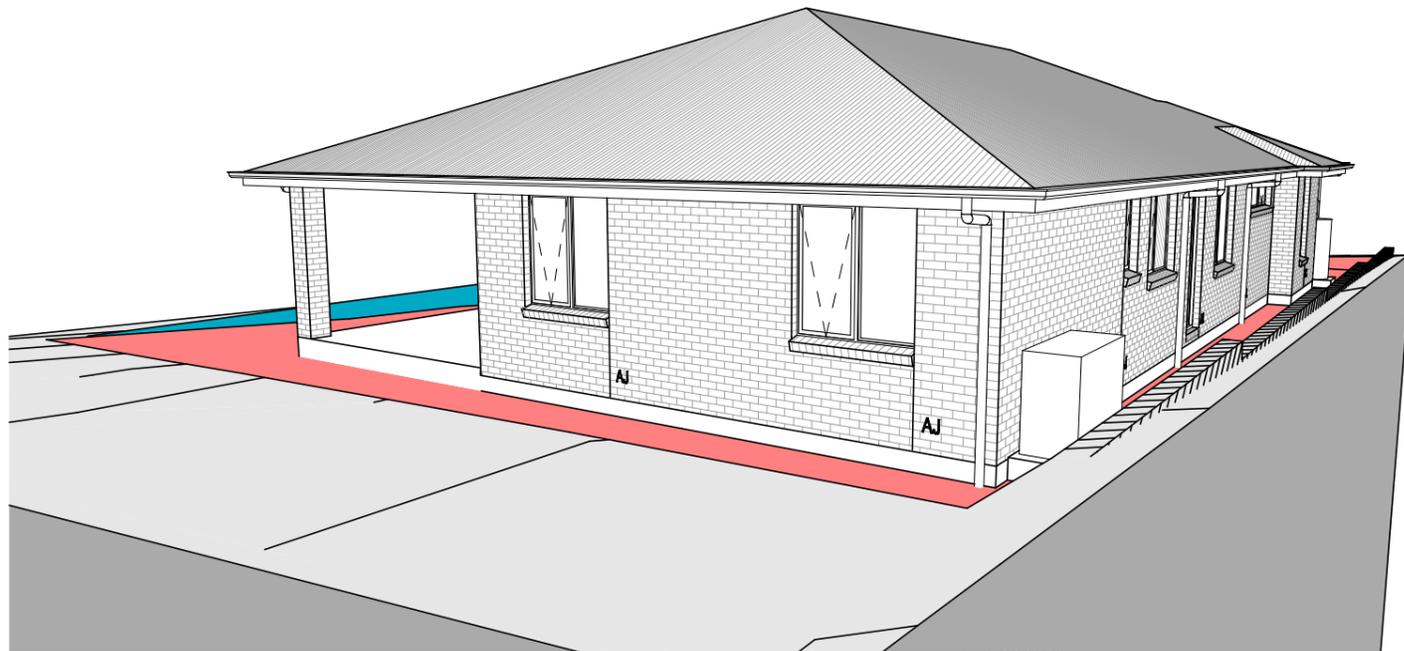
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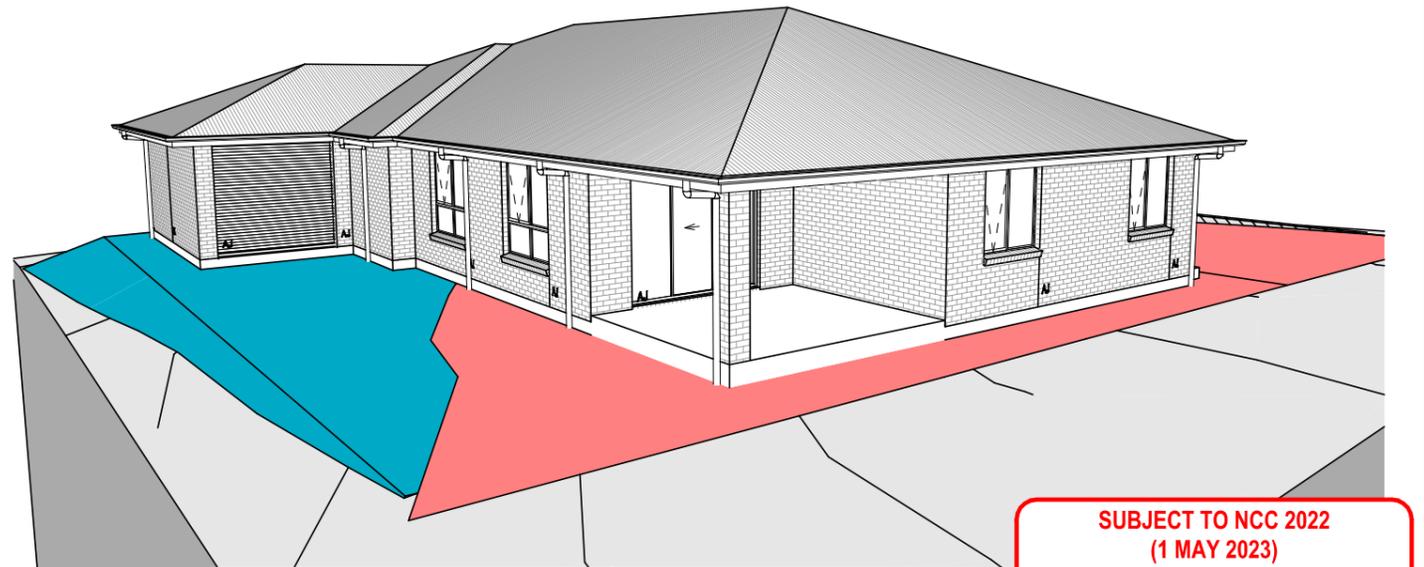
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

**SUBJECT TO NCC 2022  
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WATERPROOFING & PLUMBING  
CONDENSATION MANAGEMENT**

<b>PLAN ACCEPTANCE BY OWNER</b>	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

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SPECIFICATION: <b>DESIGNER</b>  COPYRIGHT: © 2026	REVISION 1 CONSOLIDATE PROPOSAL 1 2 CONSOLIDATE PROPOSAL 1 - UPDATE 3 PRELIM PLANS - INITIAL ISSUE	DRAWN HMI 16/12/2025 HMI 14/01/2026 TRV 27/01/2026	CLIENT: <b>MANDY JANE &amp; STEVEN ANTHONY LESLIE</b>  ADDRESS: <b>29 MONTPELIER DRIVE, PROSPECT VALE TAS 7250</b>  LOT / SECTION / CT: <b>11 / - / 189642</b>	HOUSE DESIGN: <b>GORDON 23</b>  FACADE DESIGN: <b>CLASSIC</b>  SHEET TITLE: <b>3D VIEWS</b>	HOUSE CODE: <b>H-WDNGDN20SA</b>  FACADE CODE: <b>F-WDNGDN20CLASA</b>  SCALES: <b>19 / 21</b>	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.  <b>714590</b>
			COUNCIL: <b>MEANDER VALLEY</b>			

## 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 MASONRY 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.
- 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 RECOMMENDED 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  
CONDENSATION MANAGEMENT**

### PLAN ACCEPTANCE BY OWNER

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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© 2026	3 PRELIM PLANS - INITIAL ISSUE	TRV 27/01/2026	29 MONTPELIER DRIVE, PROSPECT VALE TAS 7250	CLASSIC	F-WDNGDN20CLASA	
			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			11 / - / 189642	MEANDER VALLEY	20 / 21	714590

## 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. WATERPROOF 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

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

#### 3.12.1.5(c) AND 3.12.1.5(d) - FOR FLOOR EDGE INSULATION

FOR CONCRETE SLAB ON GROUND WITH IN SLAB HEATING OR COOLING.

#### 3.12.3 - FOR BUILDING SEALING

##### 3.12.3.1 - CHIMNEYS AND FLUES

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

##### 3.12.3.2 - ROOF LIGHTS

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

#### 3.12.0.1 - EXTERNAL WINDOWS AND DOORS

- A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH OF AN EXTERNAL DOOR, OPENABLE WINDOW AND OTHER SUCH OPENING:
  - WHEN SERVING A CONDITIONED SPACE; OR
  - IN CLIMATE ZONES 4, 5, 6, 7 OR 8, WHEN SERVING A HABITABLE ROOM.
- A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS2047 NEED NOT COMPLY WITH (a).
- A SEAL REQUIRED BY (a)
  - FOR THE BOTTOM EDGE OF AN INTERNAL SWING DOOR, MUST BE A DRAFT PROTECTION DEVICE; AND
  - 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 CONDITIONED SPACE; OR
- 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:

- A CONDITIONED SPACE; OR
  - A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.
- (b) CONSTRUCTION REQUIRED BY (a) MUST BE:
- ENCLOSED BY AN INTERNAL LINING SYSTEM THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR
  - 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 HEATED SPACE; OR
- 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:

- 5W/m<sup>2</sup> IN A CLASS 1 BUILDING
- 4W/m<sup>2</sup> ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);
- 3W/m<sup>2</sup> 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  
CONDENSATION MANAGEMENT**

#### PLAN ACCEPTANCE BY OWNER

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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