



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/076

LOCATION OF AFFECTED AREA

2A VOLCANIC DRIVE, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

DWELLING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **15/6/2023**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager



Brighton
going places



Proposed Residential Development – Lot 2 Volcanic Drive, Brighton

Bushfire Hazard Report

Applicant: Wilson Homes

Job No. 713350



November 2022 J5855v1.0

Contents

1.0 Purpose	3
2.0 Summary	3
3.0 Introduction.....	3
4.0 Proposal	4
5.0 Bushfire Attack Level (BAL) Assessment.....	4
5.1 Methods.....	4
5.2 Site Description	4
6.0 Results.....	7
6.1 Property Access	7
6.2 Water Supplies for Firefighting	7
6.3 Hazard Management Area.	7
7.0 Compliance.....	8
8.0 Guidance	9
9.0 Further Information	9
10.0 References	10
11.0 Limitations Statement.....	11
Appendix A - Site Photos	
Appendix B – Site Plan	

Attachment 1 – Bushfire Hazard Management Plan

Attachment 2 - Certificate of Others (form 55)

Disclaimer

The measures contained in Australian Standard 3959-2018 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions.

Reasonable steps have been taken to ensure that the information contained within this report is accurate and reflects the conditions on and around the lot at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship

This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of Geo Environmental Solutions. Base data for mapping: TasMap, Digital and aerial photography: Mark Van den Berg, GoogleEarth.

1.0 Purpose

This bushfire hazard report is intended to provide information in relation to the proposal. It will demonstrate compliance with the *Building Regulations 2016*, and the *Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021*. Provide a certificate of others (form 55) as specified by the Director of Building Control for bushfire hazard and give guidance by way of a certified bushfire hazard management plan which shows a means of protection from bushfires in a form approved by the Chief Fire Officer of the Tasmania Fire Service.

2.0 Summary

Site details & compliance

Title reference	TBA
PID	TBA
Address	Lot 2 Volcanic Drive, Brighton
Applicant	Wilson Homes
Municipality	Brighton
Planning Scheme	Tasmanian Planning Scheme - Brighton
Zoning	Rural Living
Land size	~0.5Ha
Bushfire Attack Level	BAL-12.5
Certificate of others (form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified & Attached

Development of a new class 1a building at Lot 2 Volcanic Drive, Brighton requires demonstrated compliance with *Building Regulations 2016*, and the *Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021*, the site is located in a bushfire prone area. The Bushfire attack level has been determined as BAL-12.5, provisions for construction standards, hazard management areas, property access and water supplies for firefighting will be required as detailed in this report and on the Bushfire Hazard Management Plan (BHMP).

3.0 Introduction

This bushfire hazard report has been completed to form part of supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as being in a bushfire prone area. A site-specific bushfire hazard management plan has been provided for compliance purposes.

4.0 Proposal

The proposal is for the construction of a new class 1a building at Lot 2 Volcanic Drive, Brighton (appendix B). Construction standards for buildings, property access, water supplies for firefighting and hazard management areas will be required (as appropriate) to meet the standards outlined in the '*Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021*' and '*Australian Standard 3959-2018 Construction of Buildings in Bushfire-prone Areas*'.

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

The Bushfire attack level has been determined through the application of section 2 of AS3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS3959-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

5.2 Site Description

The proposal is located at Lot 2 Volcanic Drive, Brighton, in the municipality of Brighton and is zoned rural living under the Tasmanian Planning Scheme - Brighton. Access to the lot will be by an existing crossover from Volcanic Drive, a council-maintained road. The lot is ~0.5 Ha, is irregular in shape and is located approximately 3.7 km south-east of Winton Hill (Figure 1).

Adjacent lands surrounding the lot are zoned rural living and carry bushfire prone vegetation. At a landscape scale the lot occurs in a rural setting characterised by grassland vegetation with dispersed residential development. The lot has gentle to moderate slopes a northerly aspect which may influence fire behaviour.

Vegetation surrounding the lot was assessed (Table 1) and described as 'grassland' or excluded from the assessment as low threat vegetation (as per AS3959-2018). The classified vegetation potentially having the greatest impact on the site occurs to the north of the site (Figure 2). The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.4 (A to H) has been used to determine vegetation types within 100 metres of the site (Table 1).

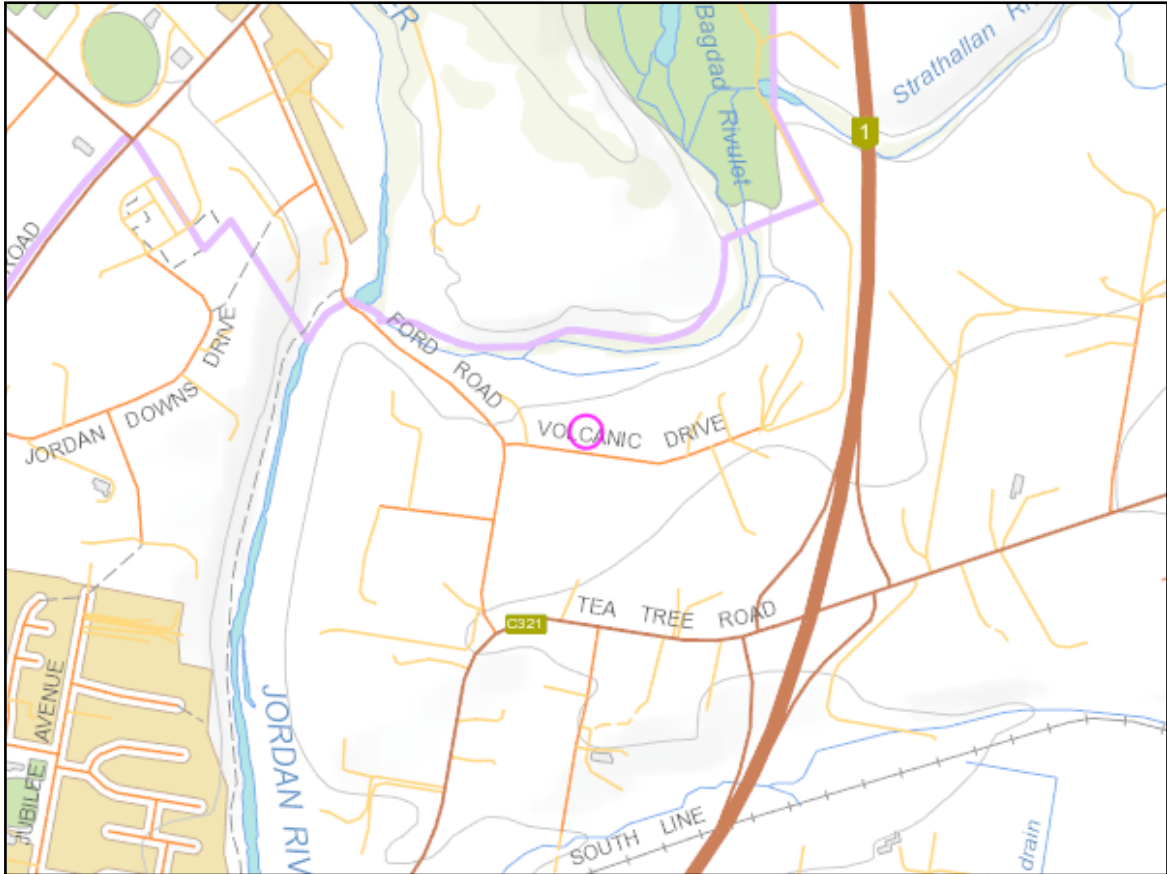


Figure 1. The site in a topographical context (lot outlined in pink).



Figure 2. Shows the approximate location of the site (pink line) in the context of the adjacent lands and classified vegetation.

Table 1. Bushfire Attack Level (BAL) Assessment

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	>10° to 15° downslope	0 to 100 metres	22 metres	BAL-12.5
	--	--	--		
	--	--	--		
East	Grassland [^]	flat 0°	0 to 11 metres	11 metres	BAL-LOW
	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	11 to >100 metres		
	--	--	--		
South	Grassland [^]	flat 0°	0 to 21 metres	14 metres	BAL-12.5
	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	21 to 37		
	Grassland [^]	flat 0°	37 to 100 metres		
	--	--	--		
West	Grassland [^]	flat 0°	0 to 10 metres	10 metres	BAL-12.5
	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	11 to 45 metres		
	Low Open Woodland	flat 0°	45 to 100 metres		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4(H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

6.0 Results

The bushfire attack level for the site has been determined as BAL-12.5. While the risk is considered to be low, there is a risk of ember attack and a likelihood of low levels of radiant heat impacting the site. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m².

6.1 Property Access

Property access is not required to access a firefighting water connection point, in this circumstance there are no additional design or construction specifications required for property access.

6.2 Water Supplies for Firefighting

Dedicated water supplies for firefighting will be provided by an existing fire hydrant connected to a reticulated water supply system managed by Tas Water. The existing hydrant will be required to conform with the following specifications;

- The building area to be protected must be located within 120 metres of a fire hydrant; and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

6.3 Hazard Management Area.

A hazard management area will need to be established and maintained for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the hazard management area is given below and on the BHMP.

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Avoid the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove and or prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

7.0 Compliance

Table 3. Compliance with the Directors Determination Requirements for Building in Bushfire Hazard Areas, version 1.1, 12th April 2021.

Requirements	Compliance
2.3.1 Design & Construction Requirements	<p>Clause 2.3.1 requires buildings to be constructed in accordance with AS3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site.</p> <p>The BHMP specifies construction to BAL-12.5 standards of AS3959-2018.</p> <p>If the proposed buildings are designed and constructed in accordance with BAL-12.5 construction standards the development will comply with clause 2.3.1.</p>
2.3.2 Property Access	<p>Clause 2.3.2 requires property access to be designed and constructed to comply with table 2 of the determination and is applicable from the public roadway to within (at minimum) 90 metres of the furthest part of the building/s and includes access to a hardstand for the firefighting water point.</p> <p>There are no specific requirements for property access in this circumstance, the proposal is compliant with table 2.</p> <p>If the property access is designed and constructed in accordance with the requirements of section 6.1 of this report, the proposal will comply with clause 2.3.2.</p>
2.3.3 Water Supply for Firefighting	<p>Clause 2.3.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with tables 3A or 3B.</p> <p>Reticulated water supplies consistent with table 3A have been specified in this report and are required for compliance on the BHMP.</p> <p>If the requirements of section 6.2 of this report are implemented the proposal will comply with clause 2.3.3.</p>
2.3.4 Hazard management areas	<p>Hazard management areas specified which are consistent with table 4 and which achieve the minimum separation dimensions required for the BAL assessed of table 2.6 of AS3959.</p>
3. Bushfire hazard management plan and certificate	<p>A bushfire hazard management plan has been prepared for work for which this division applies and has been certified in accordance with the Chief Officers requirements by an accredited person.</p>
4.5 Emergency Plan	<p>The proposal is for alterations and additions to a class 1a building and therefore in this circumstance Emergency Plans are not required for compliance.</p>

8.0 Guidance

The defensible space (hazard management area) around a building is critical for providing occupants and/or fire fighters with safe access to the building in order that fire fighting activities may be undertaken. The larger the defensible space, the safer it will be for those defending the structure. Some desirable characteristics of a hazard management area are:

- The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building;
- Includes non flammable areas such as paths, driveways, short cropped lawns;
- Establishment of orchards, vegetable gardens, dams or waste water effluent disposal areas on the fire prone side of the building;
- Creating wind breaks and radiation shields such as non combustible fences and low flammability hedges;
- It is not necessary to remove all vegetation from the defensible space, trees can provide protection from wind borne embers and radiant heat in some circumstances.

9.0 Further Information

For further information on preparing yourself and your property for bushfires visit the Tasmania Fire Service website at www.fire.tas.gov.au or phone 1800 000 699 for information on:

- Preparing a bushfire survival plan
- Preparing yourself and your home for a bushfire
- Guidelines for development in bushfire prone areas in Tasmania
- Fire resisting plants for the urban fringe and rural areas
- Using fire outdoors
- Fire permits
- Total fire bans
- Bushfires burning in Tasmania

10.0 References

Australian Building Codes Board, *National Construction Code, Building Code of Australia*, Australian Building Codes Board, Canberra.

Building Amendment (Bushfire-Prone Areas) Regulations 2016

Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

Tasmania Fire Service 2013, *Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders*.

Tasmanian Planning Scheme - Brighton. Tasmanian Planning Commission Hobart 2020.

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

11.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant named in section 2. 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 described 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 bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

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 third party.

Appendix A - Site Photos



Figure 3. Northern azimuth from the site.



Figure 4. Eastern azimuth from the site.



Figure 5. Southern azimuth from the site.



Figure 6. Western azimuth from the site.

Appendix B – Site Plan

PRELIMINARY ESTIMATE PLAN



NO.	DESCRIPTION	DATE
1		

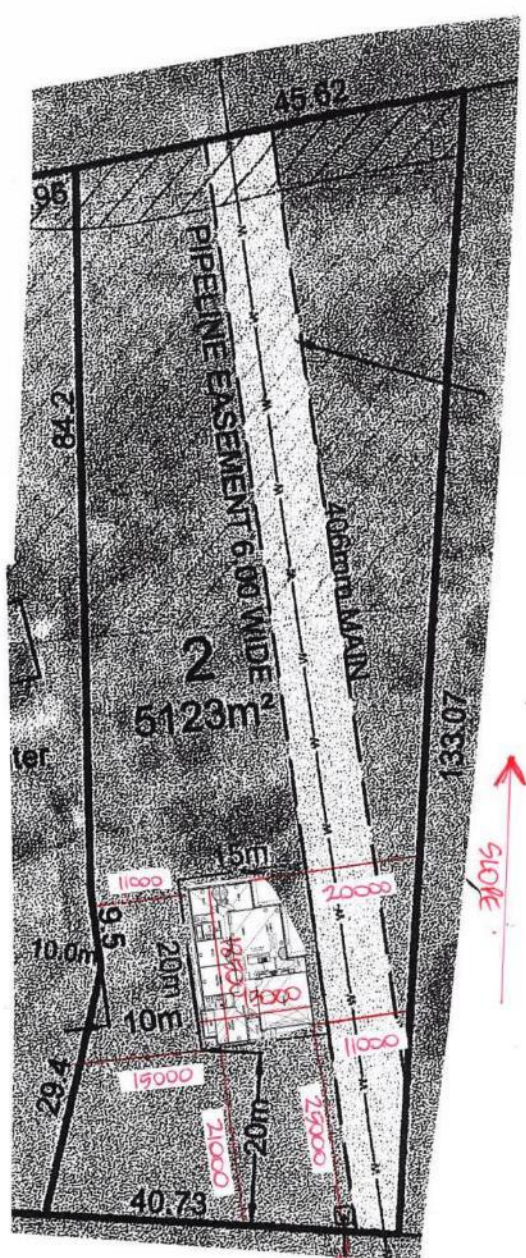
CLIENT: **KENNETH FAULKNER & YVONNE HANKEY**
 ADDRESS: **Lot 2 - 2 Volcanic Drive Brighton**
 PROJECT: **BRAYTON**

HOUSE DESIGN: **MAJIBELLA CLASSIC**
 SHEET TITLE: **PRELIMINARY ESTIMATE SITING**

SCALE: **1/11**

DO NOT SCALE DIMENSIONS FROM THIS DRAWING. DIMENSIONS SHOWN ON THIS DRAWING TAKE PRECEDENCE OVER ANY DIMENSIONS TAKEN FROM THE FIELD. CHECK ALL DIMENSIONS AT THE POINTS OF INTEREST TO THE WORKING DRAWING.

Template Version: 21-238 P:\source\p\p\017\p\c\04\4-bushfire\CAD Template\AC21\WP\template_resourceonly_20190827_EC2.dwt L:\4\Public\ac\Proj\ 3 August 2015 2:52 PM



Power Pole

RURAL - LIVING



BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, Lot 2 Volcanic Drive,
Brighton, October 2022 J5855v1.
Tasmanian Planning Scheme - Brighton



GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirksway Place, Battery Point.
T| 62231839 E| office@geosolutions.net.au

Building Specifications to BAL-12.5 of AS3959-2018

Hazard Management Area

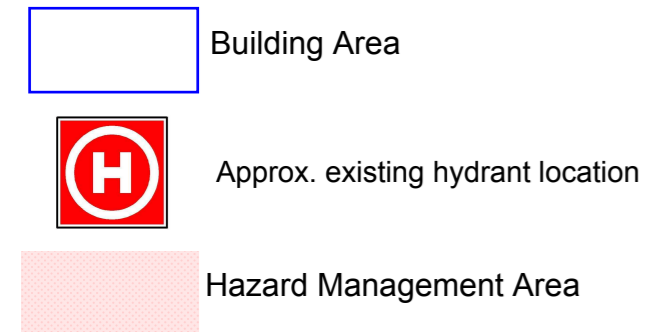
A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers);
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J5855

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.



Compliance Requirements

Standards for Property Access

Property access is not required for a fire appliance to access a firefighting water point. In this circumstance there are no specific design or construction requirements for property access.

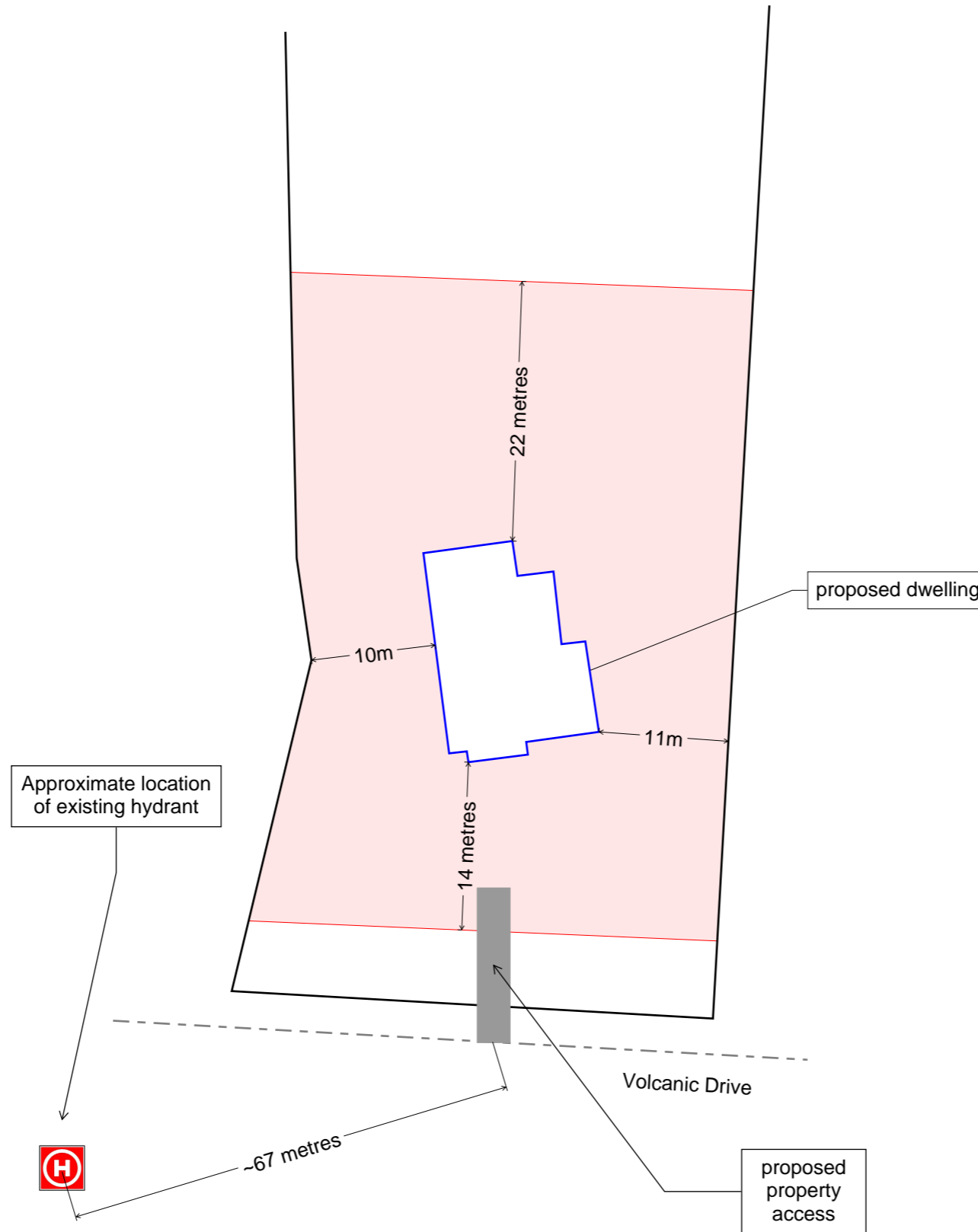
Water Supplies for Firefighting

Dedicated water supplies for firefighting will be provided by an existing fire hydrant connected to a reticulated water supply system managed by Tas Water. The existing hydrant will be required to conform with the following specifications;

- The building area to be protected must be located within 120 metres of a fire hydrant; and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.



Do not scale from these drawings.
Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.

Wilson Homes
250 Murray Street
Hobart, Tasmania 7000

C.T.: TBA
PID: TBA

Date: 01/11/2022

Bushfire Hazard Management Plan Lot 2 Volcanic Drive, Brighton, October 2022 J5855v1.
Bushfire Management Report Lot 2 Volcanic Drive, Brighton, October 2022 J5855v1.

Drawing Number: A01

Sheet 1 of 1
Prepared by: MvdB

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
 Address: Phone No:
 Fax No:
 Licence No: Email address:

Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

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

Details of work:

Address: Lot No:
 Certificate of title No:
 The assessable item related to this certificate: *(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: *(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:	Bushfire Hazard Report Lot 2 Volcanic Drive, Brighton, October 2022 J5855v1. Bushfire Hazard Management Plan Lot 2 Volcanic Drive, Brighton, October 2022 J5855v1. And Form 55
Relevant calculations:	Not Applicable.
References:	Directors Determination – Bushfire Hazard Areas, version 1.1, 12 th April 2021. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2016 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney

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

The Bushfire Attack Level for the proposal is **BAL-12.5**. All specifications of the Bushfire hazard management plan and report to be implemented for compliance.

Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person: *Signed:*  *Certificate No:* *Date:*

SHEET INDEX

COVER SHEET	1
SITE PLAN 1:200	2
SITE PLAN 1:500	3
GROUND FLOOR PLAN	4
ELEVATIONS / SECTION	5
ELEVATIONS	6
WINDOW & DOOR SCHEDULES	7
ROOF DRAINAGE	8
FLOOR COVERINGS	9
KITCHEN DETAILS	10
BATHROOM DETAILS	11
WC DETAILS	12
ENSUITE DETAILS	13
LAUNDRY DETAILS	14

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S): 2445mm
 (CEILING HEIGHT 45mm LOWER THAN TOP OF WALL)
 ROOF PITCH (U.N.O.): 23.0°
 ELECTRICITY SUPPLY: SINGLE PHASE
 GAS SUPPLY: NONE

ROOF MATERIAL: SHEET METAL
 ROOF COLOUR: DARK

WALL MATERIAL: BRICK VENEER

INSULATION

INSULATION TO BE INSTALLED IN ACCORDANCE WITH N.C.C. AND RELEVANT AUSTRALIAN STANDARDS

MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
 CEILING: R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)

EXTERIOR WALLS: R2.0 BATTS (EXCL. GARAGE)
 WALL WRAP TO ENTIRE HOUSE
 INTERIOR WALLS: R2.0 BATTS WHERE SHOWN ON PLANS AND WHERE ADJACENT TO GARAGE / SUBFLOOR / ROOF SPACES / SKYLIGHTS

B&J WITH AIRCELL
 FLOOR INSULATION: R2.0 BATTS TO FLOOR SPACES ABOVE PORCH / ALFRESCO / GARAGE AREAS, IF APPLICABLE

SITE & ENGINEERING INFORMATION

DESIGN WIND CLASSIFICATION: N3
 CLIMATE ZONE: ZONE 7 - COOL TEMPERATE
 WIND REGION: A
 TERRAIN CATEGORY: TC2
 SHIELDING FACTOR: NS - NO SHIELDING
 TOPOGRAPHIC CLASSIFICATION: T0
 DESIGN WIND SPEED: 50 m/sec

SITE CLASSIFICATION: S
 SLAB CLASSIFICATION: TBC

SLAB TO BE IN ACCORDANCE WITH AS 2870. REFER TO ENGINEER'S DRAWINGS FOR ALL SLAB DETAILS.

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C.

ALL TIMBER FRAMING TO BE DESIGNED TO AS1684-2010

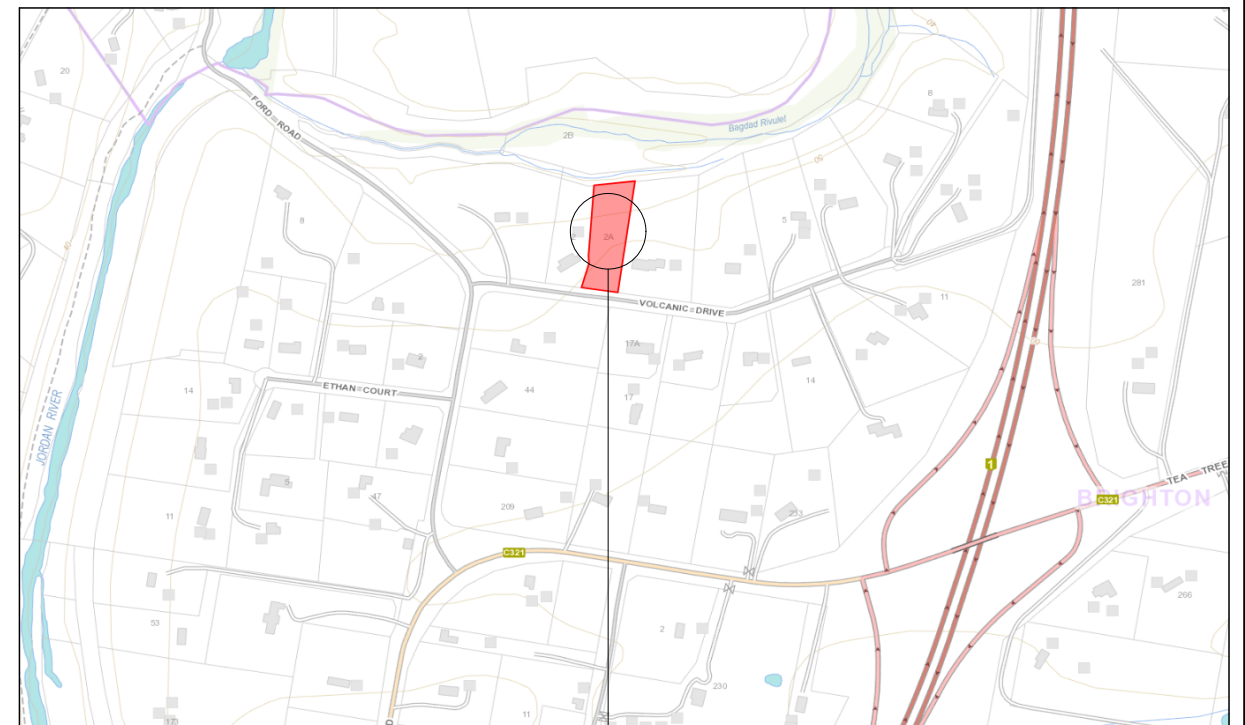
BAL-12.5 BUSHFIRE REQUIREMENTS

THE BUILDER USES MATERIALS THAT HAVE BEEN TESTED TO AS1530.8.1 IN ACCORDANCE WITH AS3959-2018 (CLAUSE 3.8).

- PROVIDE FOIL FACED BLANKET INSULATION TO COLORBOND SHEET ROOFING
- PROVIDE SARKING TO TILED ROOF WITH PRESTITE TO VALLEYS
- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD/FRENCH/SLIDING/STACKER DOORS)
- PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING/STACKER DOORS
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS1530.8.1 WITHOUT SCREENS
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS1530.8.1 WITHOUT SCREENS TO FIXED PANELS
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS
- PROVIDE SPARK ARRESTORS TO EXTERNAL BRICKWORK
- PROVIDE SEAL TO GARAGE DOOR
- EXTERNAL TIMBER POSTS TO BE FIRE RETARDANT
- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE

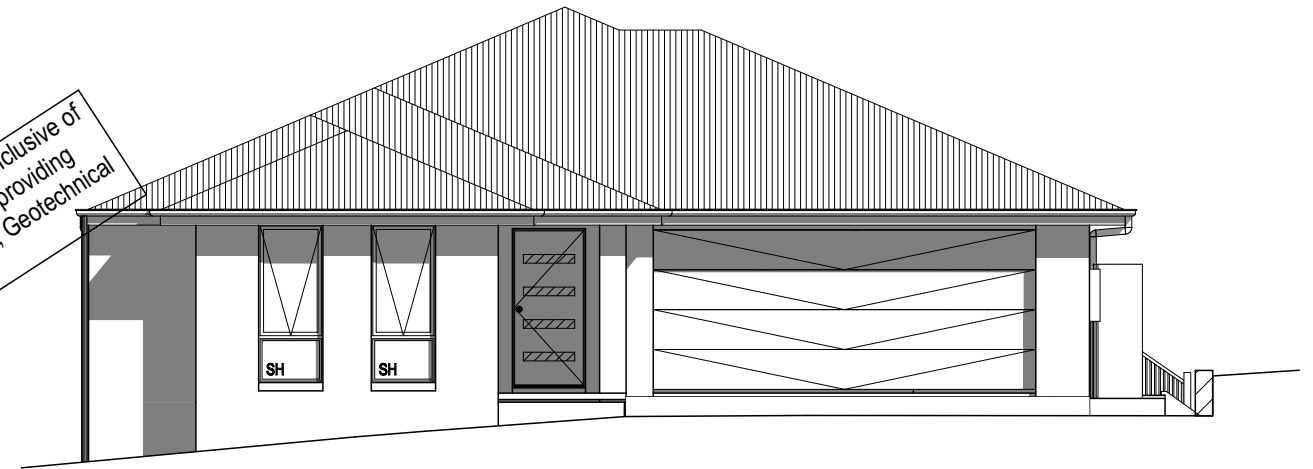
(IF REQUIRED)

- PROVIDE MERBAU TIMBER POSTS AND EXPOSED BEAMS TO PATIO
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH AND DIAMOND GRILLE TO EXTERNAL HUNG DOORS



SITE LOCATION

LOCATION MAP



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

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
3	PRELIMINARY PLAN SET - PLANNING RFI, COLOUR & PCV01 UPDATE	ALL	2023.05.10	RT2	
2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2023.04.04	SSL	MSP

© 2023 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.

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:



SPECIFICATION:
DESIGNER
 COPYRIGHT:
 © 2023

REVISION	DRAWN
1 CT PLAN	RT2 2022.12.05
2 PRELIM PLANS - INITIAL ISSUE	SSL 2023.04.04
3 PRELIM UPDATE- RFI, COLOURS & PCV01	RT2 2023.05.10

CLIENT:
TYLER HARVEY & ANNETTE FAULKNER
 ADDRESS:
VOLCANIC DRIVE, BRIGHTON TAS 7030
 LOT / SECTION / CT: **2 / - / 183778** COUNCIL:
BRIGHTON COUNCIL

HOUSE DESIGN:
MARBELLA
 FACADE DESIGN:
CLASSIC FACADE
 SHEET TITLE:
COVER SHEET

HOUSE CODE:
H-WDNMBL10SA
 FACADE CODE:
F-WDNMBL10CLASA
 SHEET No.:
1 / 14

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713350

ZONE: 11.0 RURAL LIVING ZONE
 DISTANCE FROM CALM MARINE: 7km
 DISTANCE FROM BREAKING SURF: .27km

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

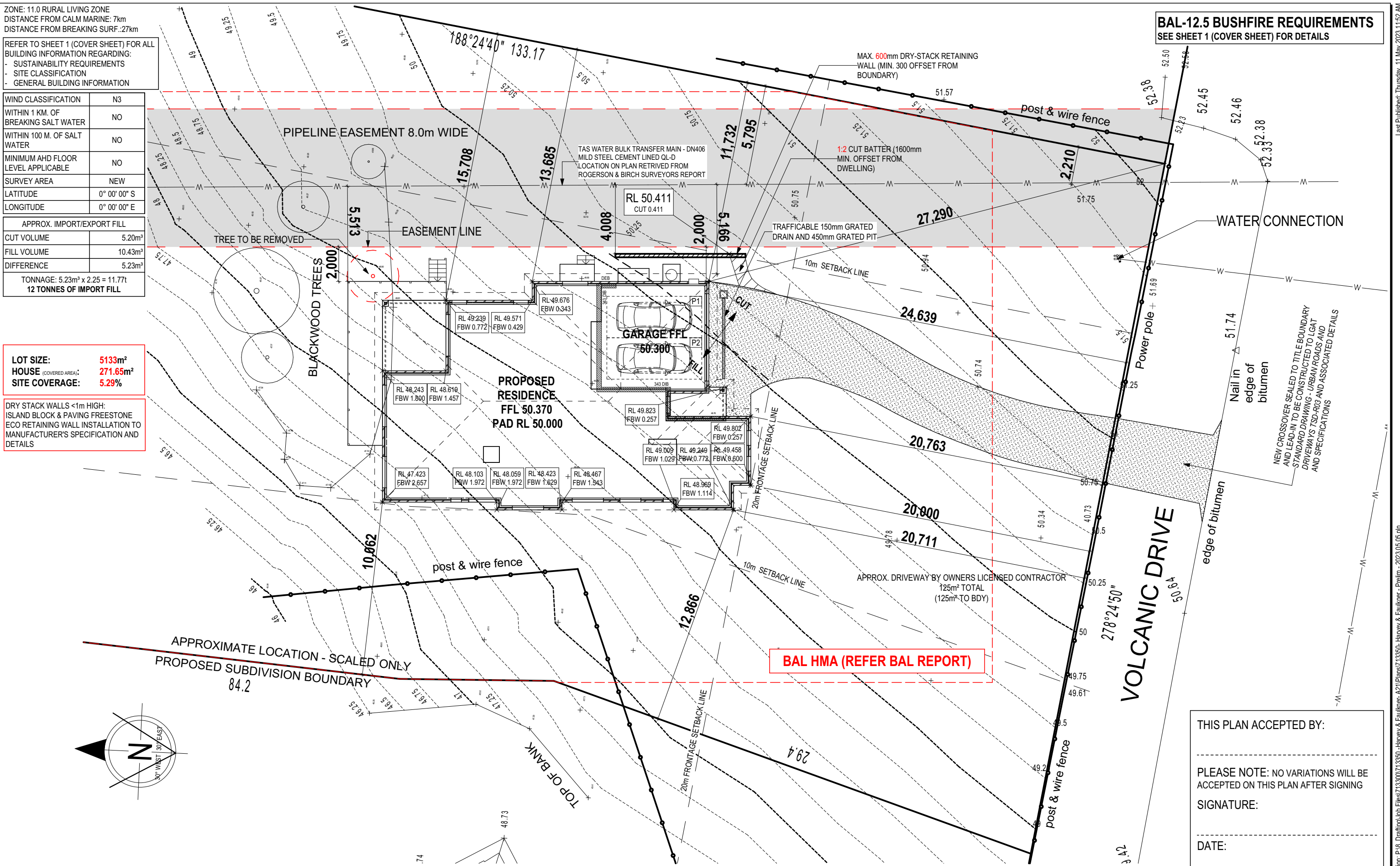
WIND CLASSIFICATION	N3
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	0° 00' 00" S
LONGITUDE	0° 00' 00" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	5.20m³
FILL VOLUME	10.43m³
DIFFERENCE	5.23m³
TONNAGE: 5.23m³ x 2.25 = 11.77t 12 TONNES OF IMPORT FILL	

LOT SIZE: 5133m²
HOUSE (COVERED AREA): 271.65m²
SITE COVERAGE: 5.29%

DRY STACK WALLS <1m HIGH:
 ISLAND BLOCK & PAVING FREESTONE
 ECO RETAINING WALL INSTALLATION TO MANUFACTURER'S SPECIFICATION AND DETAILS

BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS



BAL HMA (REFER BAL REPORT)

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1 CT PLAN	RT2 2022.12.05
2 PRELIM PLANS - INITIAL ISSUE	SSL 2023.04.04
3 PRELIM UPDATE- RFI, COLOURS & PCV01	RT2 2023.05.10

CLIENT:	TYLER HARVEY & ANNETTE FAULKNER
ADDRESS:	VOLCANIC DRIVE, BRIGHTON TAS 7030
LOT / SECTION / CT:	2 / - / 183778
COUNCIL:	BRIGHTON COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	CLASSIC FACADE
SHEET TITLE:	SITE PLAN 1:200
SHEET No.:	2 / 14

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10CLASA
SCALES:	1:200

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713350

Last Published: Thursday, 11 May 2023 11:52 AM
 File Location: P:\8_Drafting\Job Files\713300713350 -Harvey & Faulkner- A21Plans\713350 -Harvey & Faulkner - Prelim - 2023.05.05.pln
 Template Version: 21.036

ZONE: 11.0 RURAL LIVING ZONE
 DISTANCE FROM CALM MARINE: 7km
 DISTANCE FROM BREAKING SURF: 27km
 REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

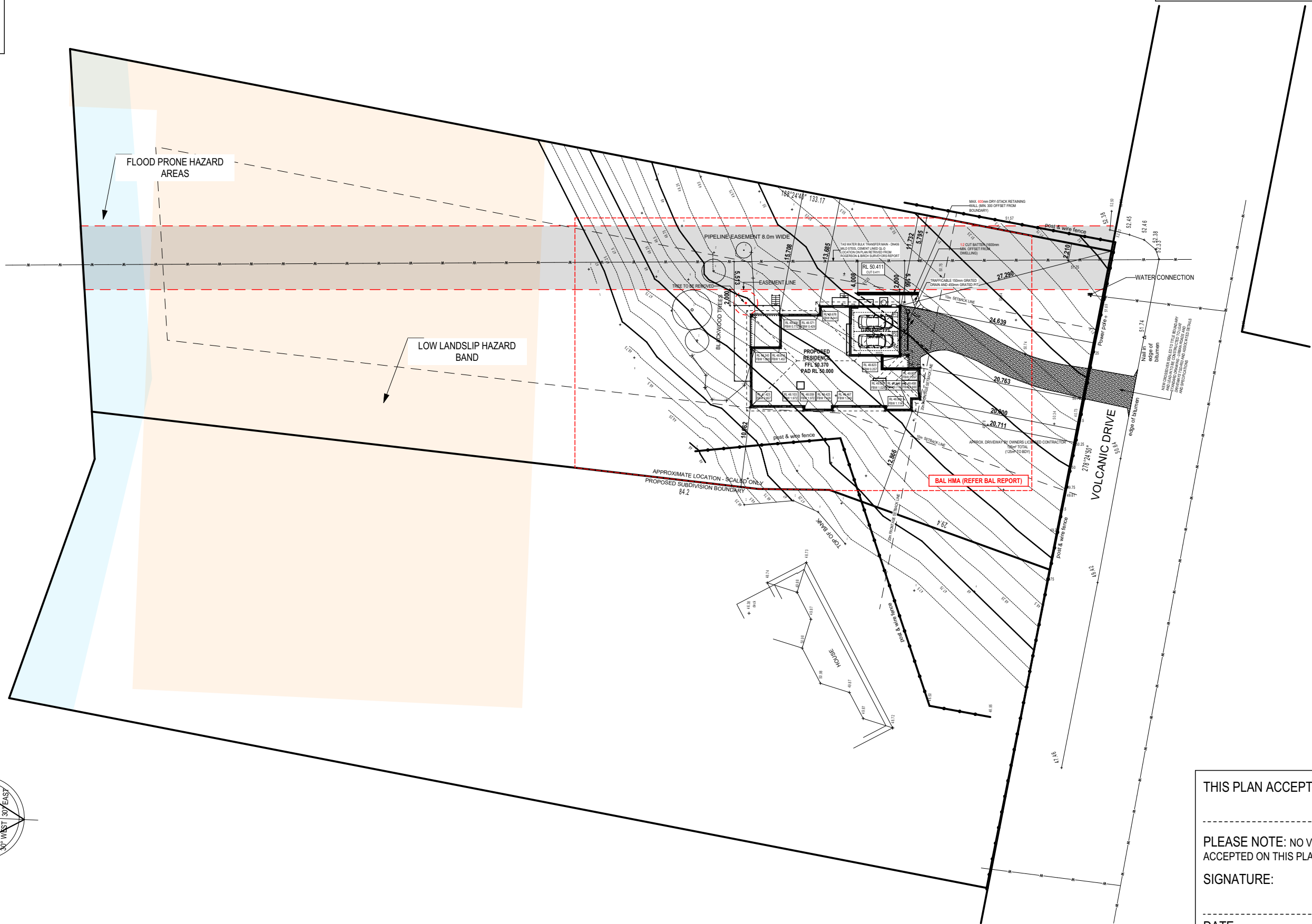
WIND CLASSIFICATION	N3
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	0° 00' 00" S
LONGITUDE	0° 00' 00" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	5.20m ³
FILL VOLUME	10.43m ³
DIFFERENCE	5.23m ³
TONNAGE: 5.23m ³ x 2.25 = 11.77t 12 TONNES OF IMPORT FILL	

LOT SIZE: 5133m²
HOUSE (COVERED AREA): 271.65m²
SITE COVERAGE: 5.29%

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 ISLAND BLOCK & PAVING FREESTONE
 ECO RETAINING WALL INSTALLATION TO MANUFACTURER'S SPECIFICATION AND DETAILS

BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS



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3 PRELIM UPDATE- RFI, COLOURS & PCV01	RT2 2023.05.10

CLIENT:	TYLER HARVEY & ANNETTE FAULKNER
ADDRESS:	VOLCANIC DRIVE, BRIGHTON TAS 7030
LOT / SECTION / CT:	2 / - / 183778
COUNCIL:	BRIGHTON COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	CLASSIC FACADE
SHEET TITLE:	SITE PLAN 1:500
SHEET No.:	3 / 14

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10CLASA
SCALES:	1:500

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

CDP CHARGED DOWNPIPE DIRECTED TO TANK
 SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

REFER 'BRICK COURSING AND WINDOW FLASHING DETAIL' AND W-BRIC-001 FOR BRICK COURSING & WINDOW FLASHING DETAILS.

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

REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

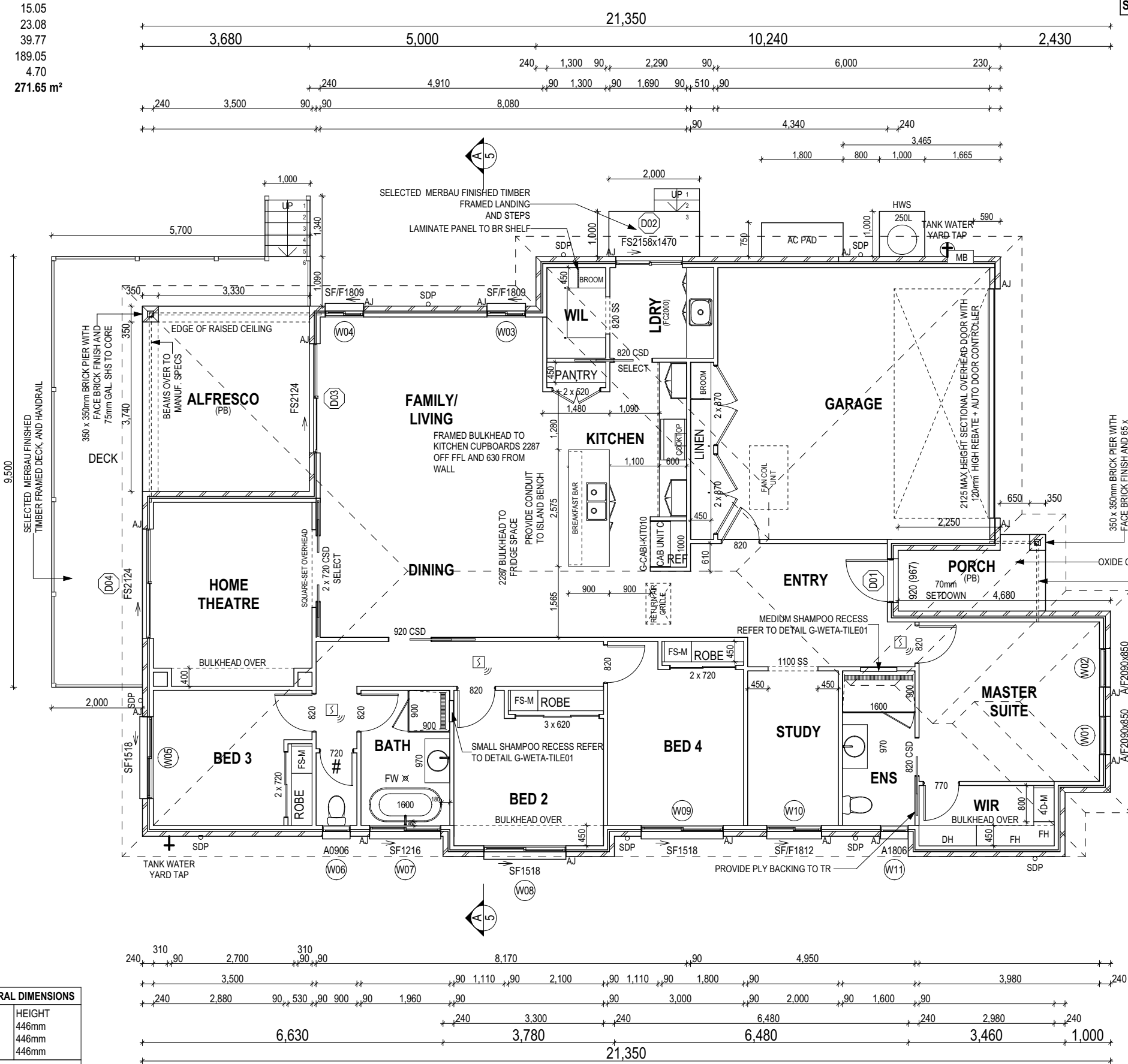
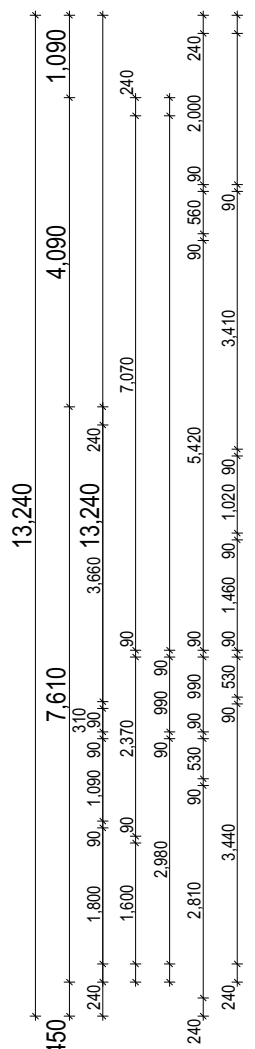
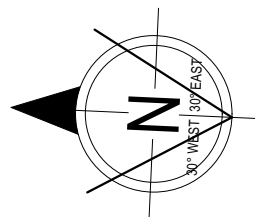
FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

TOTAL FLOOR AREAS

ALFRESCO	15.05
DECK	23.08
GARAGE	39.77
LIVING	189.05
PORCH	4.70
TOTAL	271.65 m²



BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

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.

FLOOR PLAN LEGEND

- HS / WS HOB SPOUT / WALL SPOUT
- FACE BRICK / COMMON BRICK
- RENDER
- SOUND INSULATION
- AJ BRICK ARTICULATION JOINT
- 3D DENOTES DRAWER SIDE
- MECHANICAL VENTILATION
- L.B.W LOAD BEARING WALL
- THIS DOOR OPENS FIRST
- SMOKE ALARM
- # LIFT OFF HINGE
- WATER POINT
- FLOOR WASTE
- CLEAN OUT POINT
- GAS BAYONET

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS	
	WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm
"MEDIUM"	800 x 380mm	878mm
"LARGE"	1500 x 380mm	1578mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

ALL DIMENSIONS ARE FRAME DIMENSIONS

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3 PRELIM UPDATE- RFI, COLOURS & PCV01	RT2 2023.05.10

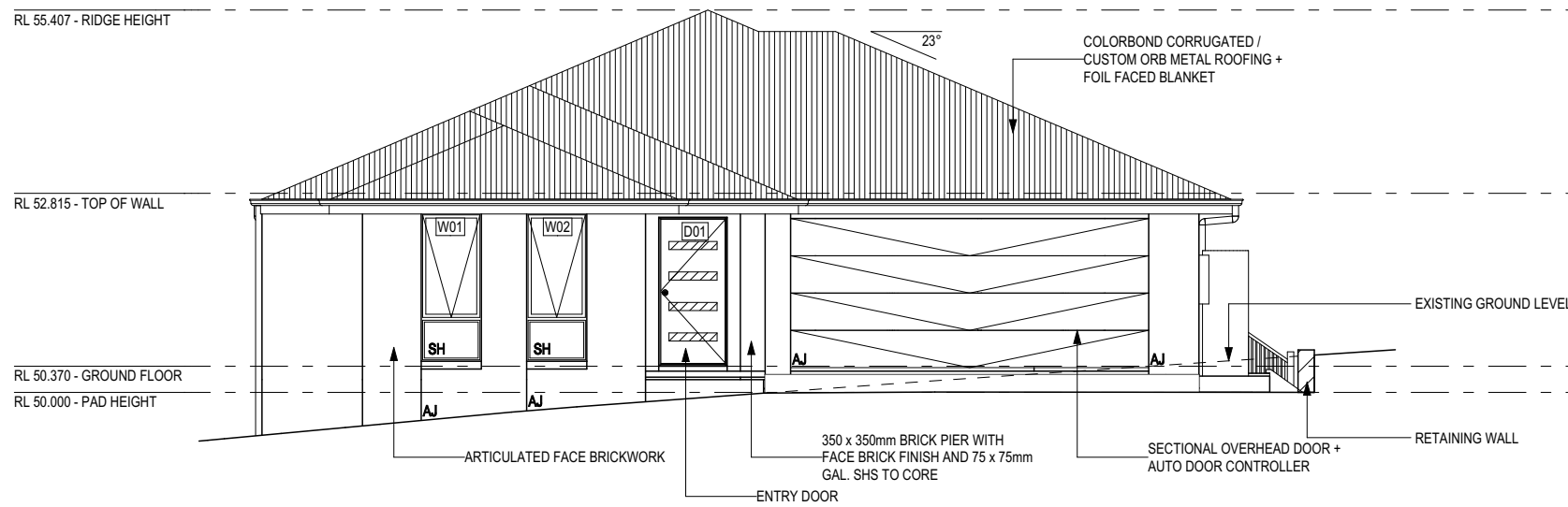
CLIENT: TYLER HARVEY & ANNETTE FAULKNER
ADDRESS: VOLCANIC DRIVE, BRIGHTON TAS 7030
LOT / SECTION / CT: 2 / - / 183778
COUNCIL: BRIGHTON COUNCIL

HOUSE DESIGN: MARBELLA
FACADE DESIGN: CLASSIC FACADE
SHEET TITLE: GROUND FLOOR PLAN
SHEET No.: 4 / 14

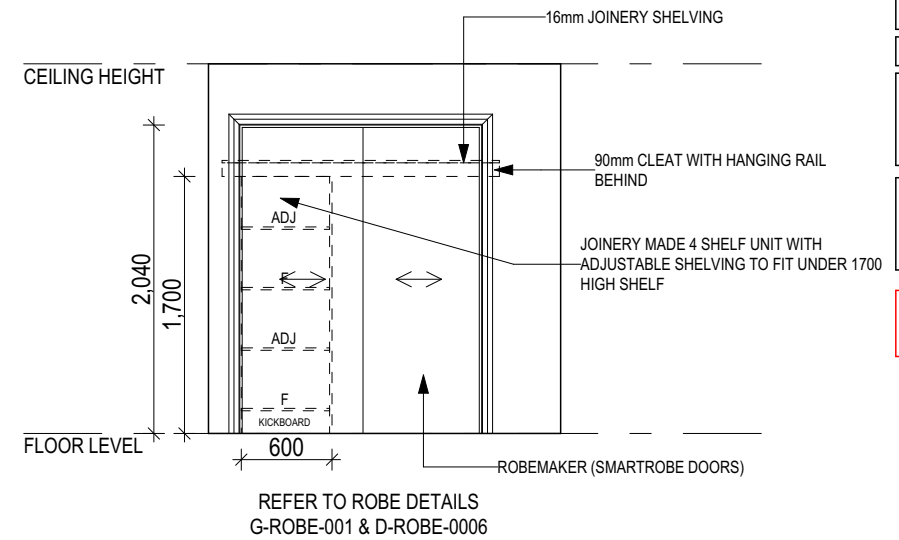
HOUSE CODE: H-WDNMBL10SA
FACADE CODE: F-WDNMBL10CLASA
SCALES: 1:100

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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



SOUTH ELEVATION
Scale: 1:100



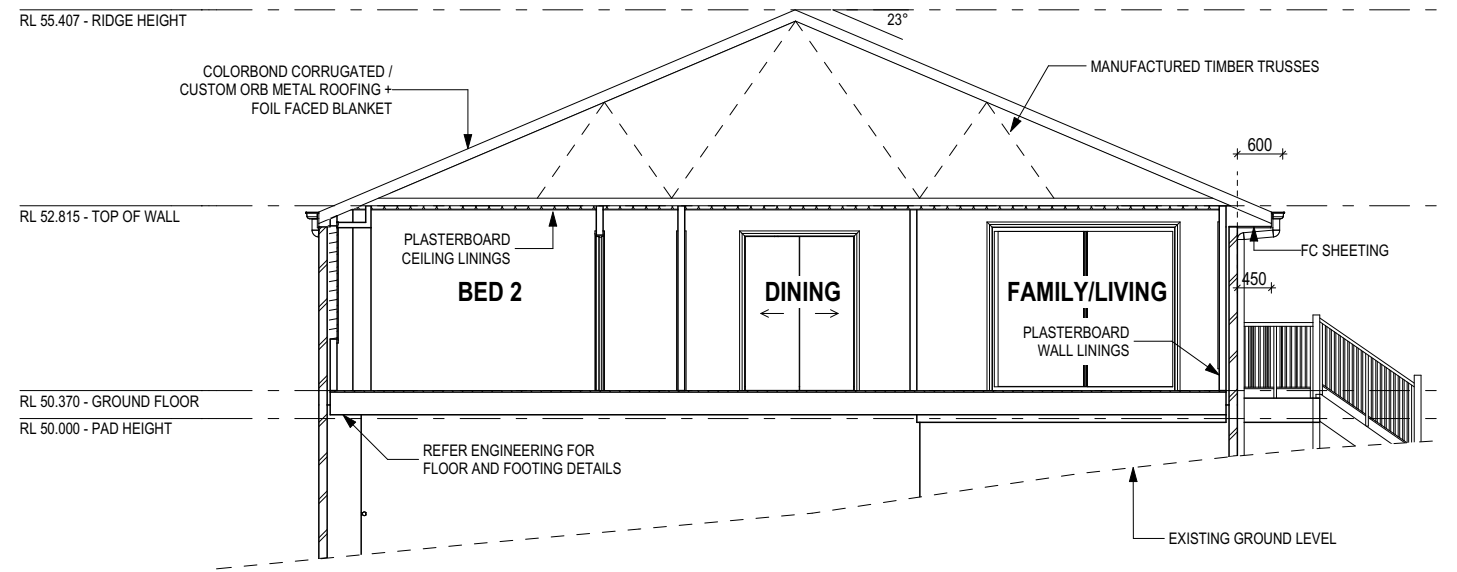
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SH = SNAP HEADER SILL

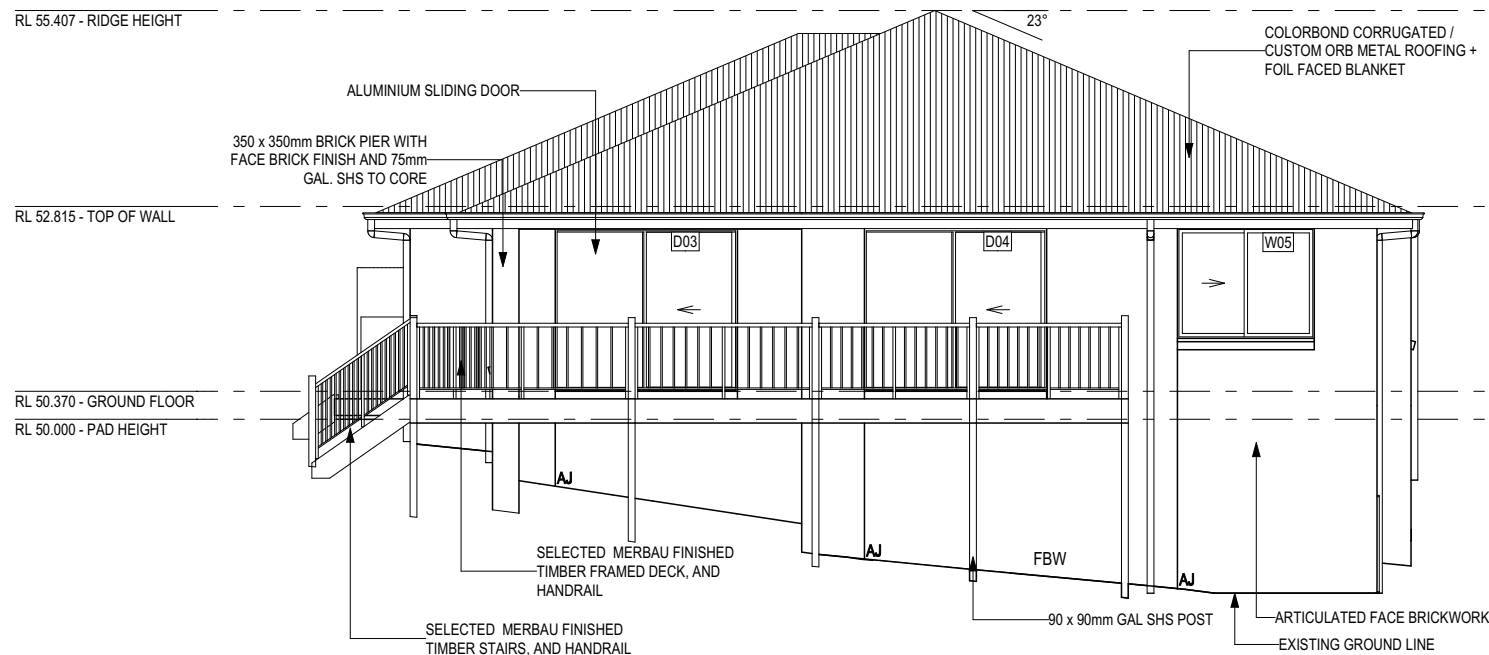
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 3.9.2.6 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 3.9.2.6 (VOLUME TWO)

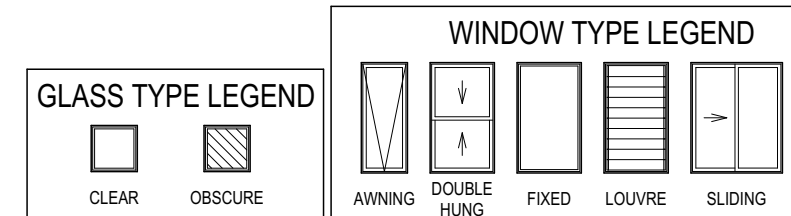
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



SECTION A-A
Scale: 1:100



NORTH ELEVATION
Scale: 1:100



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CLIENT: TYLER HARVEY & ANNETTE FAULKNER	
ADDRESS: VOLCANIC DRIVE, BRIGHTON TAS 7030	
LOT / SECTION / CT: 2 / - / 183778	COUNCIL: BRIGHTON COUNCIL

HOUSE DESIGN: MARBELLA
FACADE DESIGN: CLASSIC FACADE
SHEET TITLE: ELEVATIONS / SECTION

HOUSE CODE: H-WDNMBL10SA
FACADE CODE: F-WDNMBL10CLASA
SCALES: 1:100, 1:50

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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

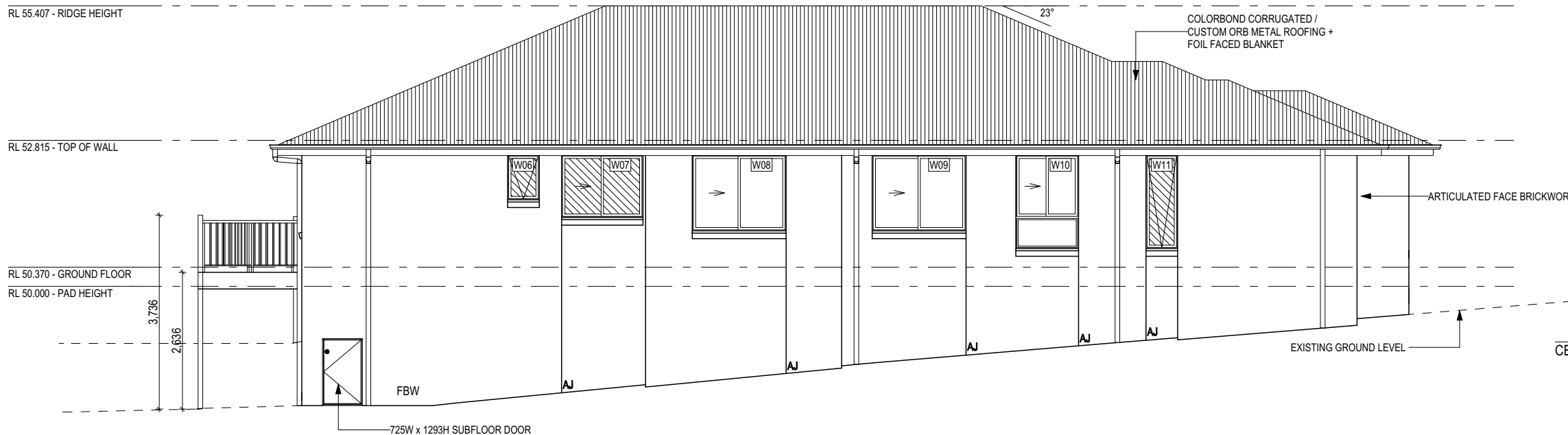
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SH = SNAP HEADER SILL

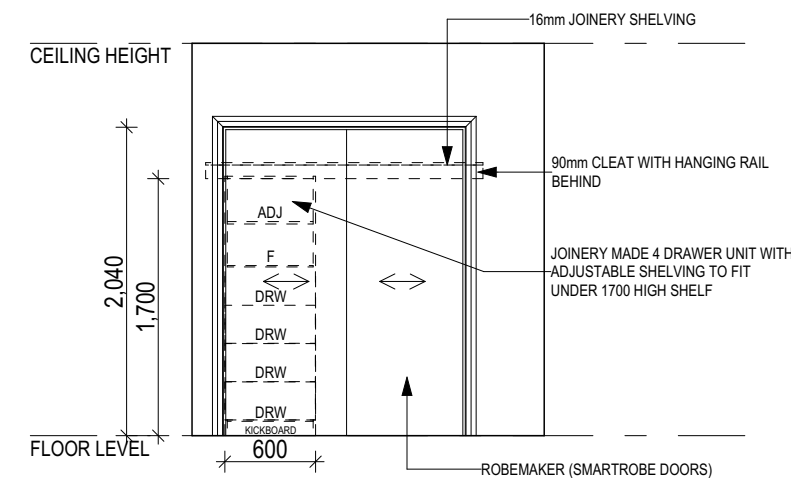
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ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 3.9.2.6 (VOLUME TWO)

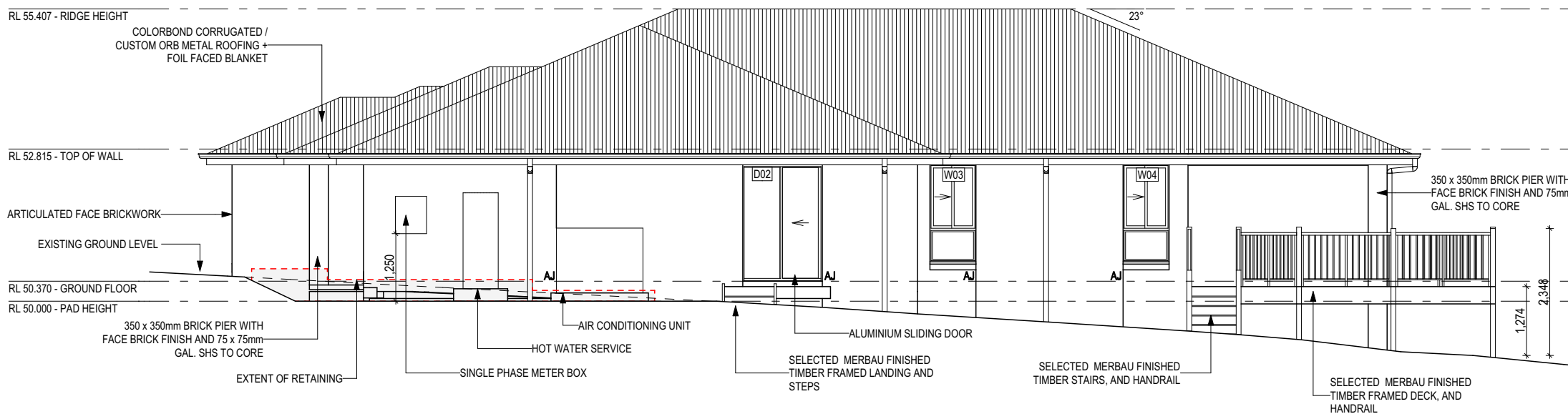
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



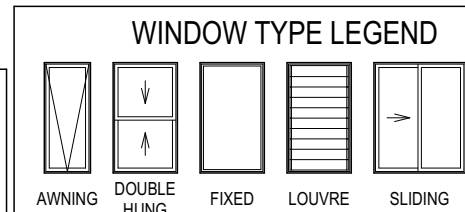
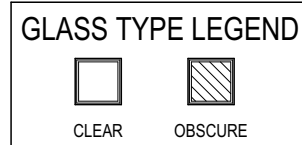
WEST ELEVATION
Scale: 1:100



REFER TO ROBE DETAILS
G-ROBE-001 & D-ROBE-0006



EAST ELEVATION
Scale: 1:100



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CLIENT:	TYLER HARVEY & ANNETTE FAULKNER
ADDRESS:	VOLCANIC DRIVE, BRIGHTON TAS 7030
LOT / SECTION / CT:	2 / - / 183778
COUNCIL:	BRIGHTON COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	CLASSIC FACADE
SHEET TITLE:	ELEVATIONS

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10CLASA
SCALES:	1:100, 1:50

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WINDOW SCHEDULE

^{0,3} ASSUME LOOKING FROM OUTSIDE ^{1,2} ASSUME LOOKING FROM INSIDE

Table with 13 columns: ID, CODE, ROOM, HEIGHT, WIDTH, PERIMETER, AREA FRAME (m²), TYPE, BAL RATING, SILL TYPE, ORIENT., GLAZING AREA (m²), GLAZING TYPE, ADDITIONAL INFORMATION. Rows include W01-W11 and a total row.

NOTE: Provide BAL - 12.5 rated aluminium windows and external glass sliding doors in lieu of standard. Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

Manufacturer - Clark Windows. Table with 4 columns: Window Type, Glazing, U-Value, SHGC. Lists various window types like Awning, Fixed, Sliding, etc.

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 3.9.2.5.

EXTERIOR DOOR SCHEDULE

^{0,1} ASSUME LOOKING FROM OUTSIDE

Table with 13 columns: ID, CODE, ROOM, HEIGHT, WIDTH, AREA FRAME (m²), TYPE, BAL RATING, SILL TYPE, ORIENT., GLAZING TYPE, DOOR TYPE, ADDITIONAL INFORMATION. Rows include D01-D04 and a total row.

INTERIOR DOOR SCHEDULE

Table with 7 columns: QTY, CODE, TYPE, HEIGHT, WIDTH, GLAZING, ADDITIONAL INFORMATION. Lists interior door specifications.

PICTURE / TV RECESS & SQUARE SET WINDOW SCHEDULE

Table with 4 columns: QTY, TYPE, HEIGHT, WIDTH, AREA (m²). Lists picture and TV recess specifications.

SINGLE GLAZING UNO. REFER TO GENERAL NOTES FOR FURTHER DETAIL AND REQUIREMENTS.

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

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING SIGNATURE:

DATE:

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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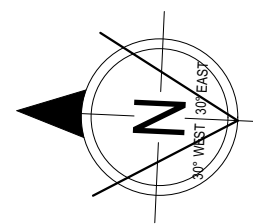
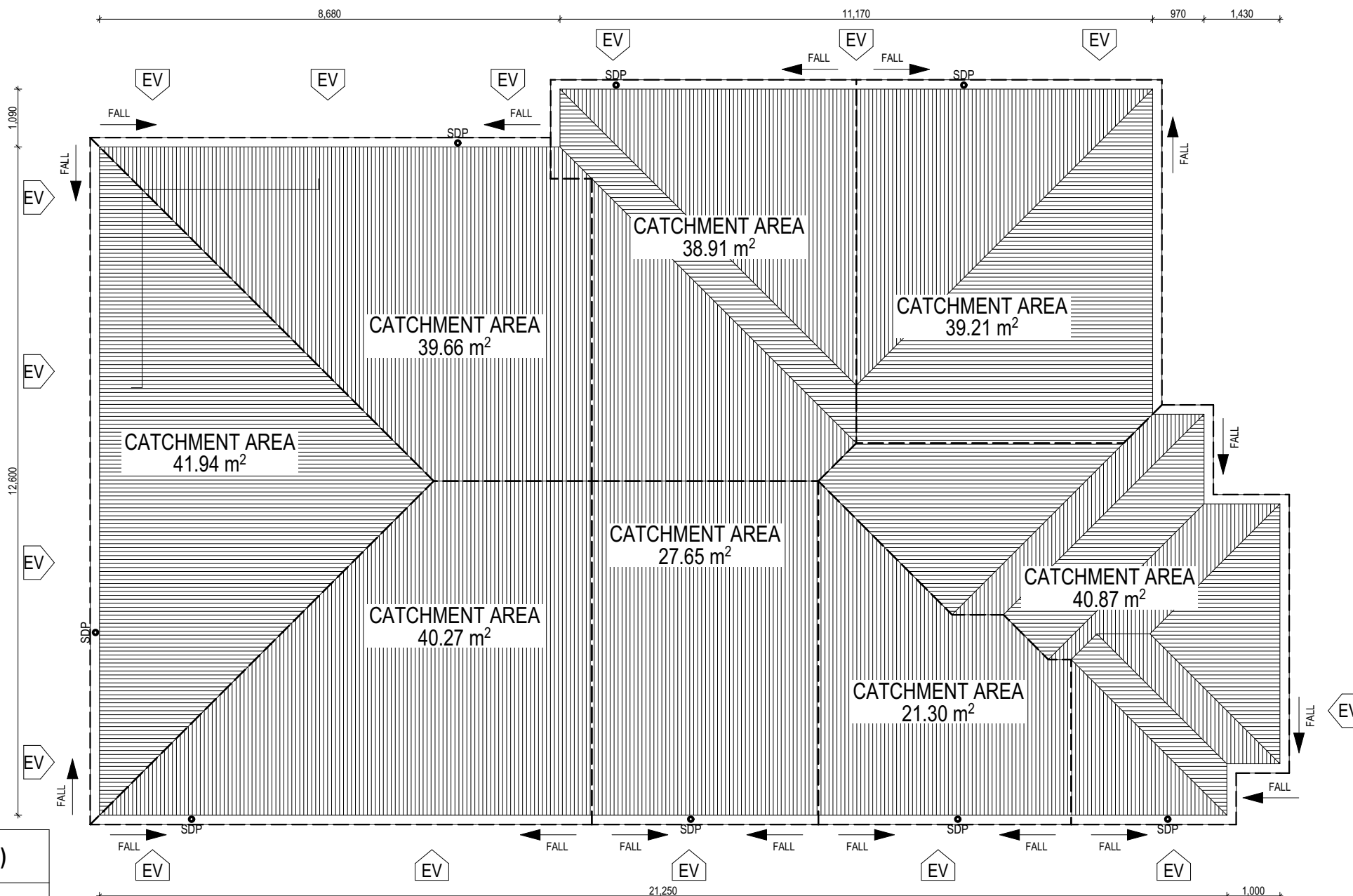
Table with 2 columns: REVISION, DRAWN. Lists revision history.

CLIENT: TYLER HARVEY & ANNETTE FAULKNER. ADDRESS: VOLCANIC DRIVE, BRIGHTON TAS 7030. LOT / SECTION / CT: 2 / - / 183778. COUNCIL: BRIGHTON COUNCIL.

HOUSE DESIGN: MARBELLA. FACADE DESIGN: CLASSIC FACADE. SHEET TITLE: WINDOW & DOOR SCHEDULES. SHEET No.: 7 / 14.

HOUSE CODE: H-WDNMBL10SA. FACADE CODE: F-WDNMBL10CLASA. SCALES:

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WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C.3.5.2.5(b)

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

Downpipe roof calculations (as per AS/NZA3500.3:2018)		
	277.04	Roof Area (excluding gutter and slope factor) (m ²)
Ah	289.81	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	350.67	Ah x Slope factor (Table 3.4.3.2 from AS/NZS 3500.3:2018) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	83	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2018)
Ac _{dp}	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2018) (m ²)
Required Downpipes	5.5	Ac / Ac _{dp}
Downpipes Provided	8	

For Roofs With >22 Degree Roof Pitch.	
Ceiling Area	271.65
Ventilation Surface Area Required (Total - 1/300th of Ceiling Area)	0.91
Ventilation Surface Area Required (Ridge Ventilation - 30% of Total)	0.27165
Ventilation Surface Area Required (Eave Ventilation - 70% of Total)	0.63385
Ventilation Area per Whirlybird (if used)	0.07
Ventilation Area per Vented Eave Sheets (2.4m sheet) (if used)	0.022
Ventilation Area per Eave Vents (min. 400 x 200mm) (if used)	0.04
Minimum required soffit ventilation (eave vents) NB: to be evenly spaced around soffit	16
Ridge ventilation to be provided by continuous gap to ridge cappings	
AS3959 Compliant ember mesh and compressible blanket to ridge vents on jobs in BAL zones	

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

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SIGNATURE:

DATE:

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2 PRELIM PLANS - INITIAL ISSUE	SSL 2023.04.04
3 PRELIM UPDATE- RFI, COLOURS & PCV01	RT2 2023.05.10

CLIENT:	TYLER HARVEY & ANNETTE FAULKNER
ADDRESS:	VOLCANIC DRIVE, BRIGHTON TAS 7030
LOT / SECTION / CT:	2 / - / 183778
COUNCIL:	BRIGHTON COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	CLASSIC FACADE
SHEET TITLE:	ROOF DRAINAGE
SHEET No.:	8 / 14

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10CLASA
SCALES:	








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713350

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



FLOOR COVERINGS
 Scale: 1:100

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BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

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LOT / SECTION / CT:	2 / - / 183778
COUNCIL:	BRIGHTON COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	CLASSIC FACADE
SHEET TITLE:	FLOOR COVERINGS
SHEET No.:	9 / 14

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10CLASA
SCALES:	

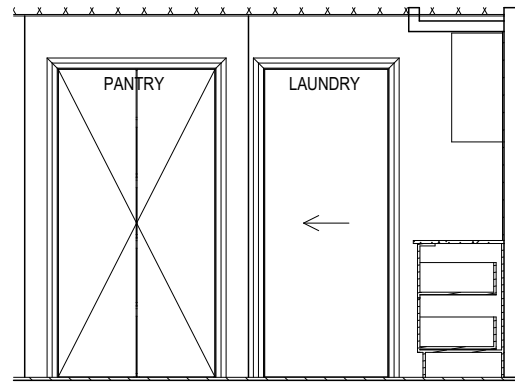
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BAL-12.5 BUSHFIRE REQUIREMENTS
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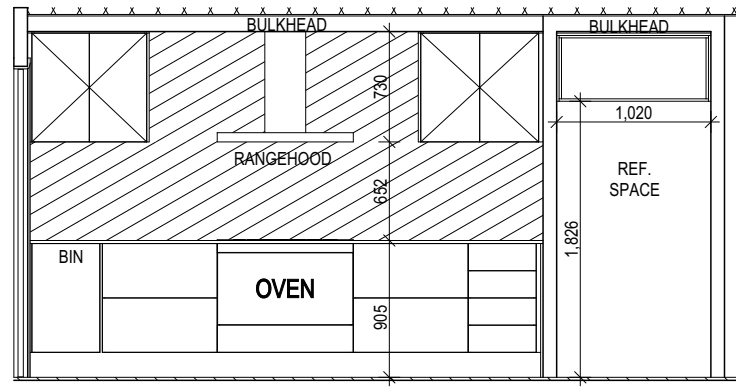
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

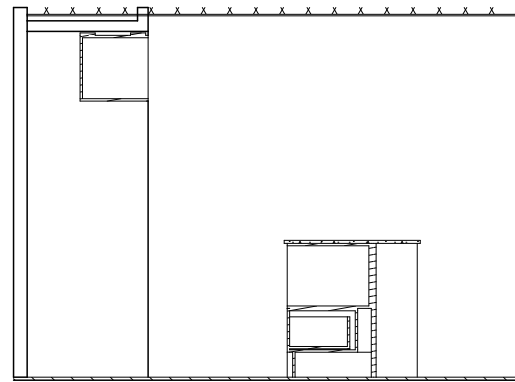
GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP



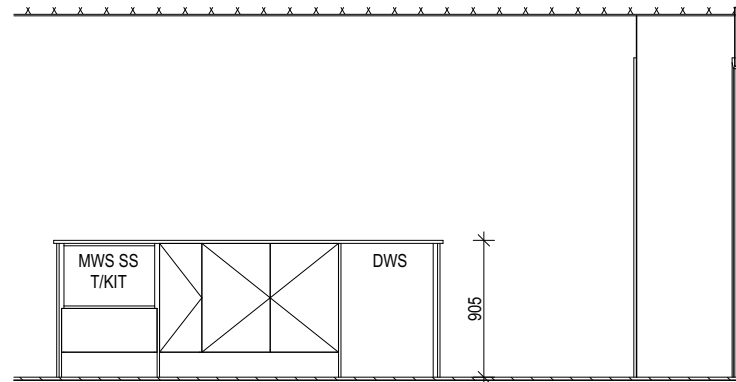
ELEVATION A
Scale: 1:50



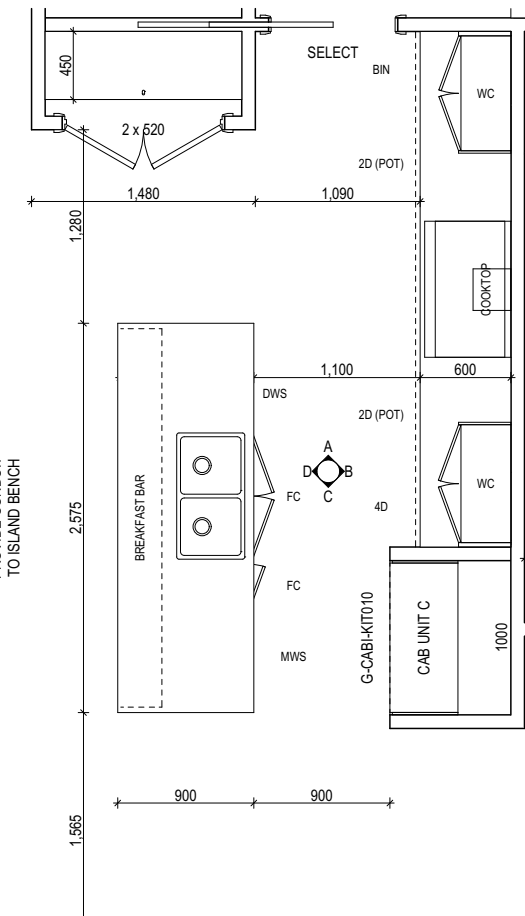
ELEVATION B
Scale: 1:50



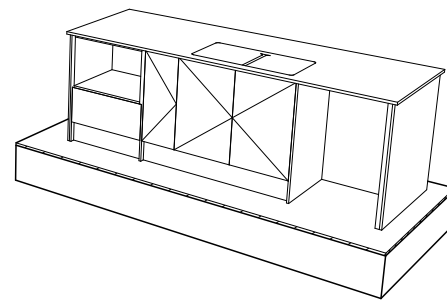
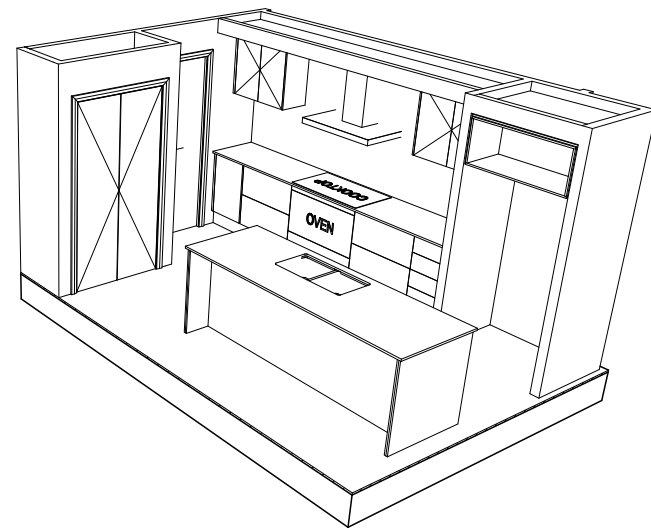
ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



KITCHEN PLAN
Scale: 1:50



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LOT / SECTION / CT:	2 / - / 183778
COUNCIL:	BRIGHTON COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	CLASSIC FACADE
SHEET TITLE:	KITCHEN DETAILS
SHEET No.:	10 / 14

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10CLASA
SCALES:	1:50

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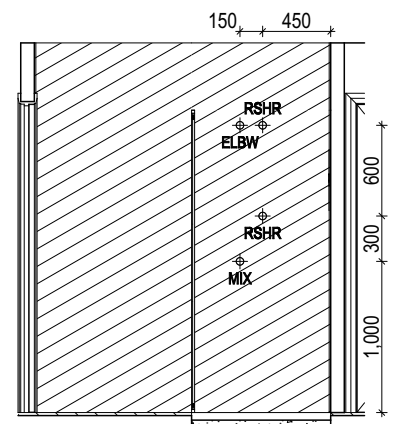
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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

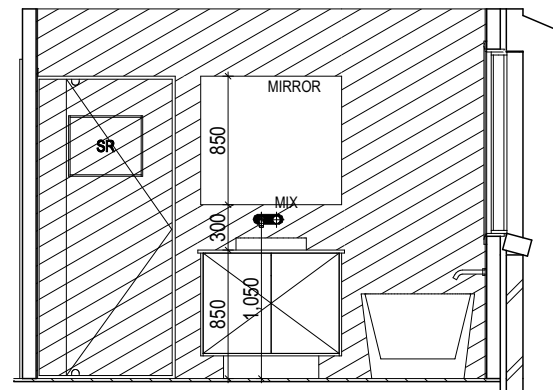
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- GENERAL BUILDING INFORMATION

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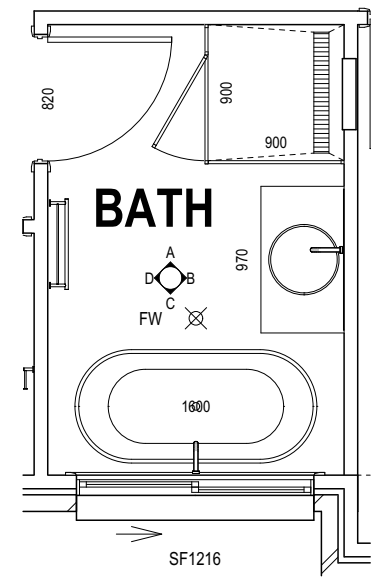
REFER TO THE FOLLOWING DETAILS:
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA



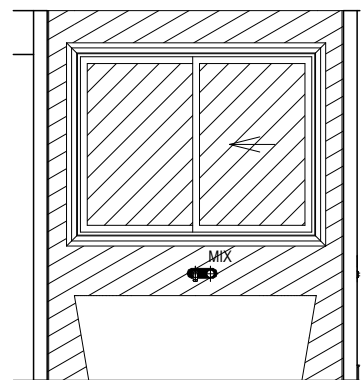
ELEVATION A
Scale: 1:50



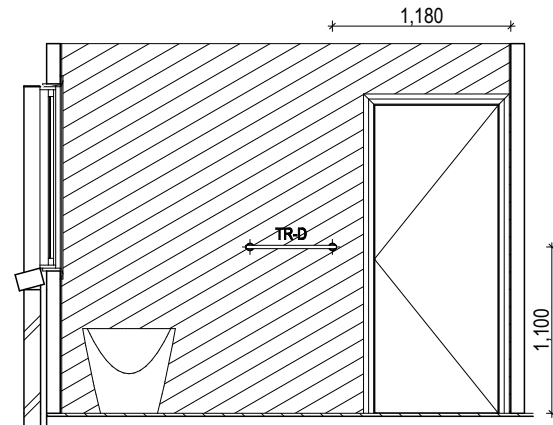
ELEVATION B
Scale: 1:50



BATHROOM PLAN
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50

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

SHAMPOO RECESS SIZE	WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm
"MEDIUM"	800 x 380mm	878mm
"LARGE"	1500 x 380mm	1578mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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LOT / SECTION / CT:	COUNCIL:
2 / - / 183778	BRIGHTON COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	CLASSIC FACADE
SHEET TITLE:	BATHROOM DETAILS
SHEET No.:	11 / 14

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10CLASA
SCALES:	1:50

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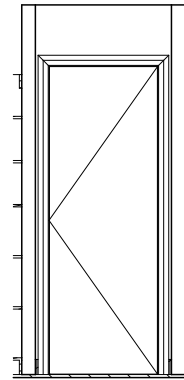
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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

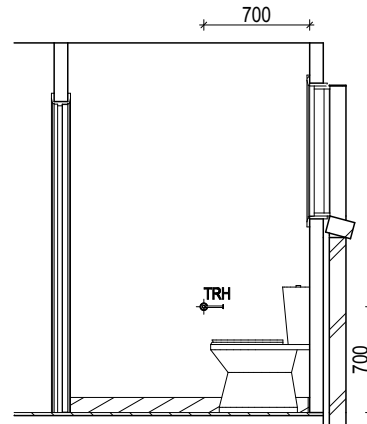
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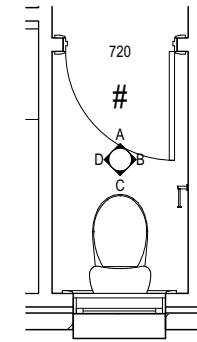
REFER TO THE FOLLOWING DETAILS:
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA



ELEVATION A
Scale: 1:50



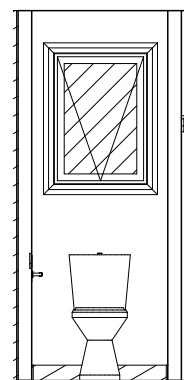
ELEVATION B
Scale: 1:50



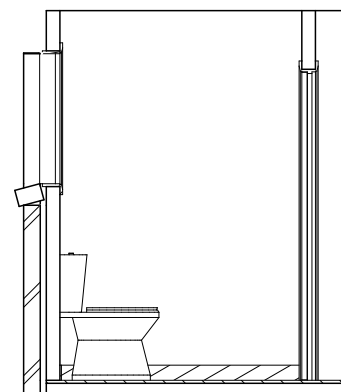
A0906
WC PLAN
Scale: 1:50

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



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS	
	WIDTH	HEIGHT
"SMALL" 470 x 380mm	548mm	446mm
"MEDIUM" 800 x 380mm	878mm	446mm
"LARGE" 1500 x 380mm	1578mm	446mm

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LOT / SECTION / CT:	COUNCIL:
2 / - / 183778	BRIGHTON COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	CLASSIC FACADE
SHEET TITLE:	SHEET No.:
WC DETAILS	12 / 14

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10CLASA
SCALES:	1:50

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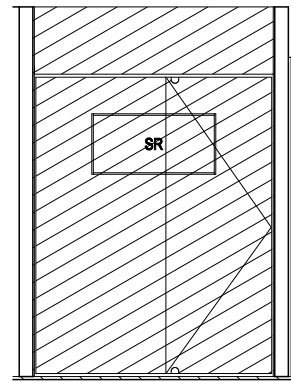
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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

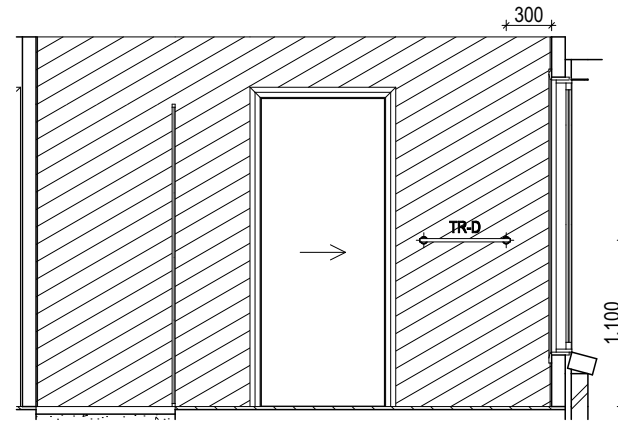
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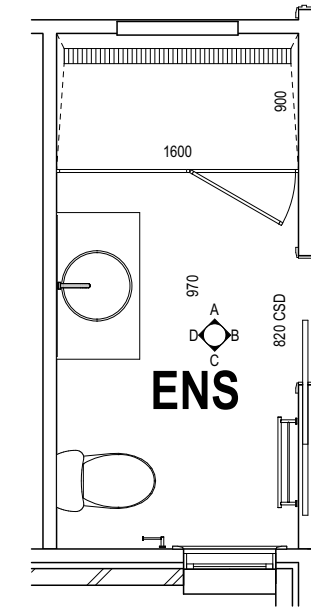
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SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA



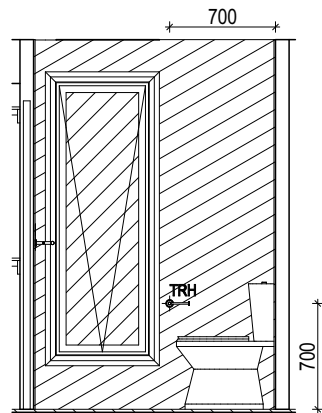
ELEVATION A
Scale: 1:50



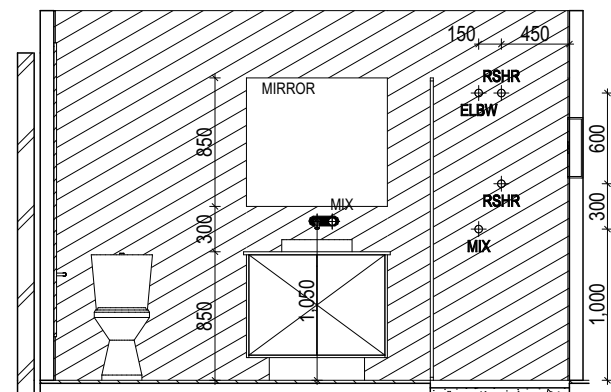
ELEVATION B
Scale: 1:50



ENSUITE PLAN
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50

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

	SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
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FACADE DESIGN:	CLASSIC FACADE
SHEET TITLE:	ENSUITE DETAILS
SHEET No.:	13 / 14
SCALES:	1:50

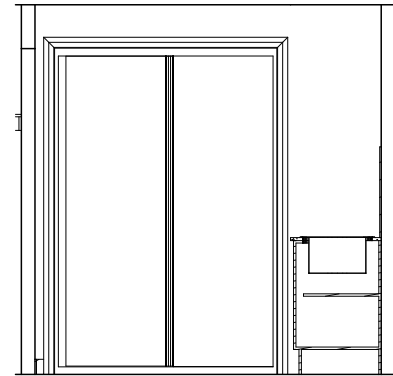
HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10CLASA
SCALES:	1:50

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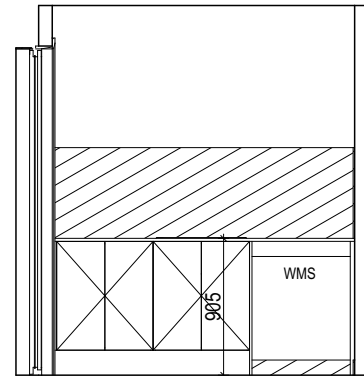
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BAL-12.5 BUSHFIRE REQUIREMENTS
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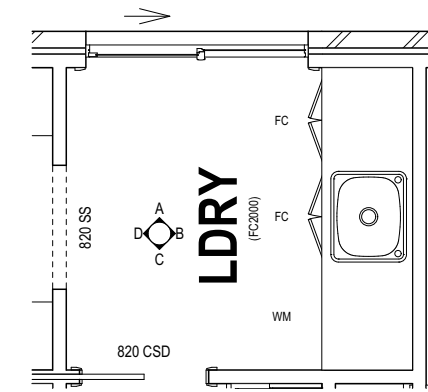
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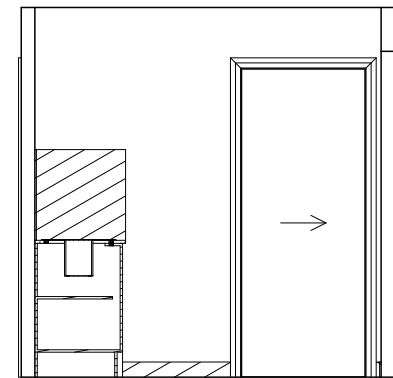
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Scale: 1:50



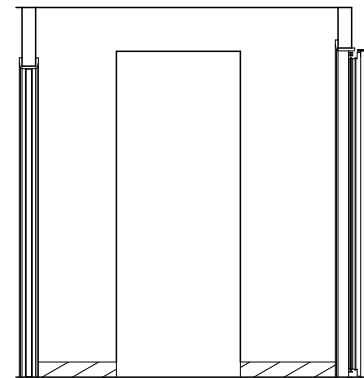
ELEVATION B
Scale: 1:50



LAUNDRY PLAN
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50

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SIGNATURE:

DATE:

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REVISION	DRAWN
1 CT PLAN	RT2 2022.12.05
2 PRELIM PLANS - INITIAL ISSUE	SSL 2023.04.04
3 PRELIM UPDATE- RFI, COLOURS & PCV01	RT2 2023.05.10

CLIENT:
TYLER HARVEY & ANNETTE FAULKNER
ADDRESS:
VOLCANIC DRIVE, BRIGHTON TAS 7030
LOT / SECTION / CT: 2 / - / 183778
COUNCIL: BRIGHTON COUNCIL

HOUSE DESIGN:
MARBELLA
FACADE DESIGN:
CLASSIC FACADE
SHEET TITLE:
LAUNDRY DETAILS

HOUSE CODE:
H-WDNMBL10SA
FACADE CODE:
F-WDNMBL10CLASA
SHEET No.: 14 / 14
SCALES: 1:50

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