



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/068

LOCATION OF AFFECTED AREA

51 SERENITY DRIVE, BRIDGEWATER

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 IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **29/04/2024**. 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

DA TASMANIAN PLANNING SCHEME

SHEET INDEX

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

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
GARAGE	21.55
LIVING	137.54
PORCH	2.30
TOTAL	161.39 m²

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
- BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022 AND 4900:2018.
- ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600:2018.
- INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
- TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
- GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
- SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
- INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
- EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
- WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1.80 AND MAX. 1.50 GRADE (IF APPLICABLE).
- CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
- BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
- SERVICES IN ACCORDANCE WITH NCC 2022.
- EARTHWORKS IN ACCORDANCE WITH AS 3796-2007.
- EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
- EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

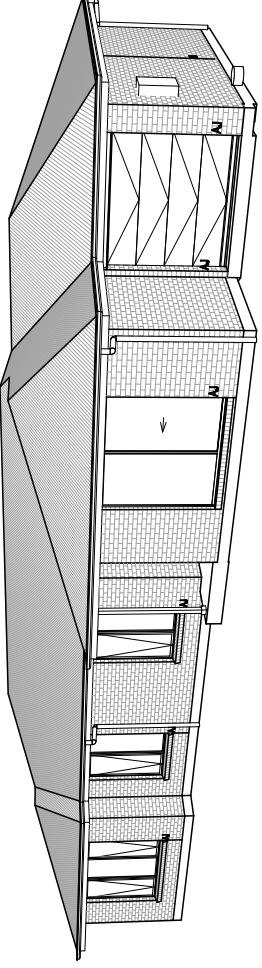
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	LOW
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	YES
URBAN/RURAL INTERFACE	YES
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T2
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	28.00km
ZONING	RURAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 20,000mm	15,000mm
SIDE A	MIN. 10,000mm	12,010mm
SIDE B	MIN. 10,000mm	30,672mm
REAR	MIN. 10,000mm	55,075mm
BULK & SCALE		
SITE AREA	5,001m ²	
SITE COVERAGE	N/A	3.23%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	839mm
FILL DEPTH	MAX. 1,000mm	804mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



Certificate of Title inclusive of lot specific zoning, easement and covenant documents. BAL report and rating approved information, Geotechnical Site Investigation, Contour Survey, Dab Before You Dig Information, Planning Approval, subdivision plans providing crossover locations and service connection points, power and communications connection point.

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2,445mm
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	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTIS (EXCL. GARAGE, ALFRESCO & PATIO)
EXT. WALLS	R2.0 BATTIS (EXCL. GARAGE)
INT. WALLS	R2.0 BATTIS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB

BUSHFIRE REQUIREMENTS - BAL-12.5

- THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).
- ROOF:
 - PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
 - PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
 - PROVIDE BAL-12.5 RATED DEKITE TO ALL AIR VENTS ON ROOF.
 - PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
 - PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.
- WALLS, POSTS AND BEAMS:
 - PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
 - EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STRUTS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.
- WINDOWS AND DOORS:
 - 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 AS 1530.8.1 WITHOUT SCREENS.
 - SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
 - PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
 - PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
 - EXTERNAL SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.
- OTHER:
 - PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

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

SIGNATURE: _____ DATE: _____

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

PRELIMINARY PLAN SET

2 PRELIMINARY PLAN SET - INITIAL ISSUE

No. AMENDMENT

ALL 2024.03.26 DIVZ

SHEET DATE DRAWN CHECK

1	DRAFT SALES PLAN - CT1	JOL	19.03.2024	
2	PRELIM PLANS - INITIAL ISSUE	DKZ	26.03.2024	

SPECIFICATION

DISCOVERY
COPYRIGHT:
© 2024



REVISION

1	DRAFT SALES PLAN - CT1	JOL	19.03.2024	
2	PRELIM PLANS - INITIAL ISSUE	DKZ	26.03.2024	

CLIENT:

STEVIE-LEE EVANS & JOSH CHARLTON
ADDRESS:
51 SERENITY DRIVE, BRIDGEWATER TAS 7030

HOUSE DESIGN:

HILLWOOD 15
FAÇADE DESIGN:
CLASSIC
SHEET TITLE:
COVER SHEET

HOUSE CODE:

H-WDCHWD10SA
FAÇADE CODE:
F-WDCHWD10CLASA

SHEET No.:

1 / 14

SCALES:

1:100

713990

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.

YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY. LTD.

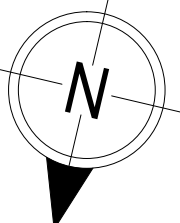
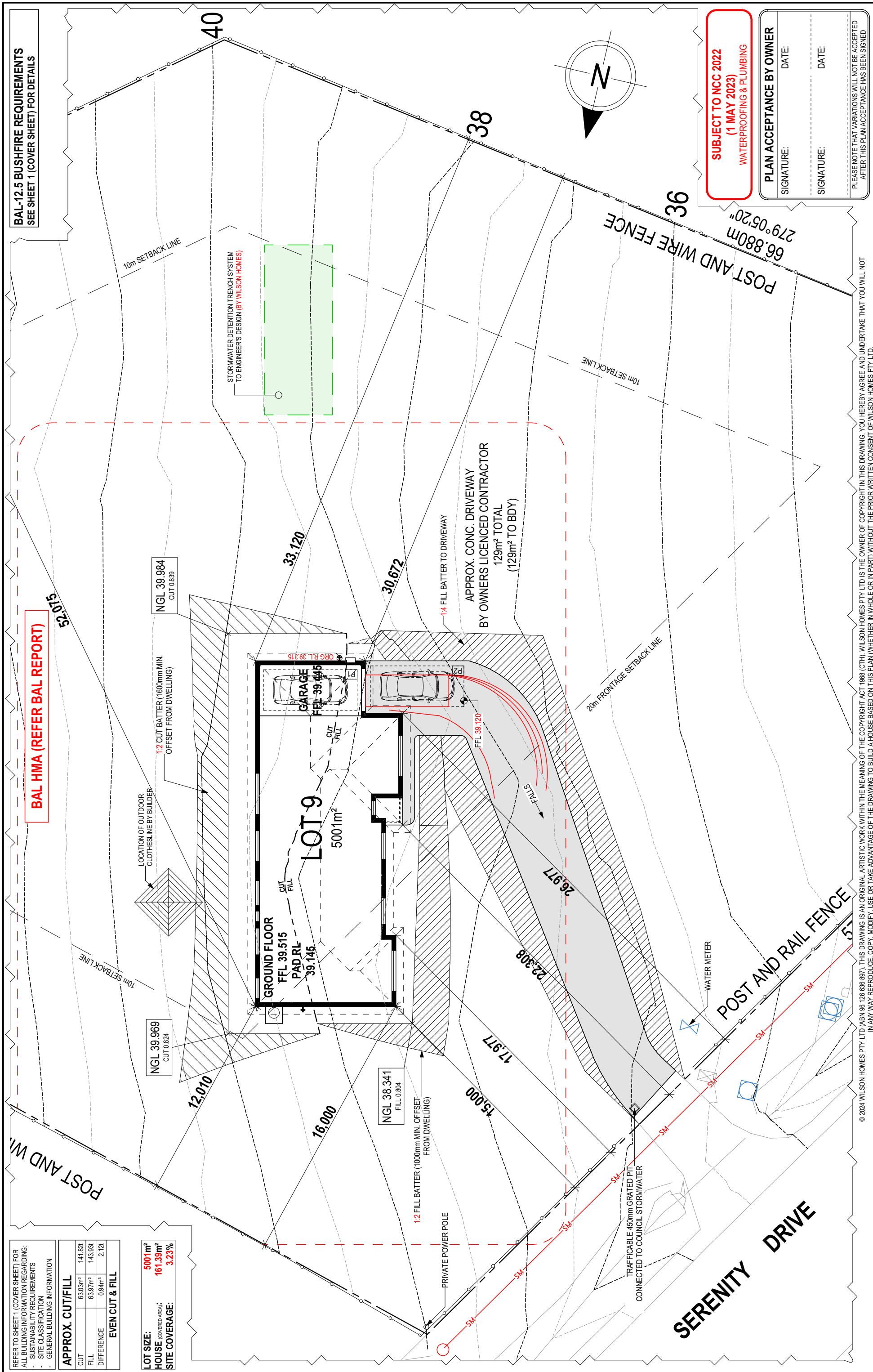
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

APPROX. CUT/FILL	
CUT	141.821
FILL	143.931
DIFFERENCE	2.121

LOT SIZE: 500.1m²
HOUSE COVERED AREA: 161.39m²
SITE COVERAGE: 3.23%

BAL HMA (REFER BAL REPORT)

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



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

SPECIFICATION:		CLIENT:		HOUSE DESIGN:		HOUSE CODE:	
DISCOVERY	1 DRAFT SALES PLAN - CT1	JUL 19.03.2024	STEVE-LEE EVANS & JOSH CHARLTON	HILL WOOD 15	H-WDCHWD10SA	2 / 14	1:200
COPYRIGHT:	2 PRELIM PLANS - INITIAL ISSUE	DKZ 26.03.2024	ADDRESS: 51 SERENITY DRIVE, BRIDGEWATER TAS 7030	CLASSIC	F-WDCHWD10CLASA		
© 2024			LOT / SECTION / CT: 9 / - / 175456	SITE TITLE: BRIGHTON COUNCIL			
				SHEET No.:	2 / 14	713990	

WILSON HOMES

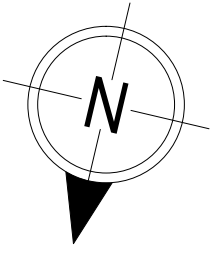
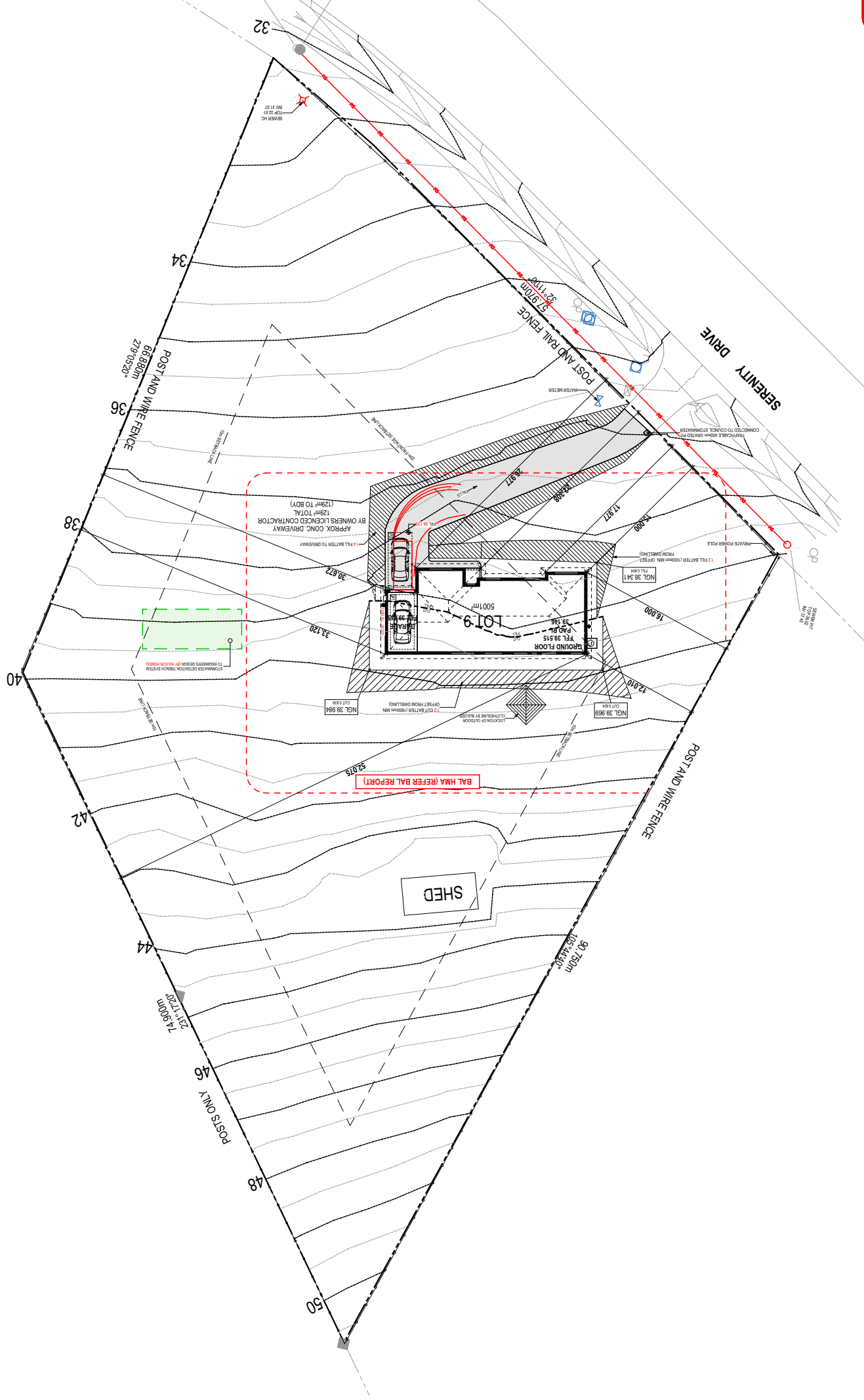
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

APPROX. CUT/FILL	
CUT	63.03m ³ 141.82t
FILL	63.97m ³ 143.93t
DIFFERENCE	0.94m ³ 2.12t

LOT SIZE: **500.1m²**
 HOUSE COVERED AREA: **161.39m²**
 SITE COVERAGE: **3.23%**

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



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

PLAN ACCEPTANCE BY OWNER
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SPECIFICATION: DISCOVERY COPYRIGHT: © 2024	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 DRAFT SALES PLAN - CT1 2 PRELIM PLANS - INITIAL ISSUE	JOL 19.03.2024 DKZ 26.03.2024	STEVE-LEE EVANS & JOSH CHARLTON	HILL WOOD 15	H-WDCHWD10SA	
			ADDRESS: 51 SERENITY DRIVE, BRIDGEWATER TAS 7030	FAÇADE DESIGN: CLASSIC	FAÇADE CODE: F-WDCHWD10CLASA	
			LOT / SECTION / CT: 9 / - / 175456	SHEET TITLE: SITE PLAN 1:500	SCALES: 1:500, 1:100	
			COUNCIL: BRIGHTON COUNCIL			713990
						SHEET No.: 3 / 14



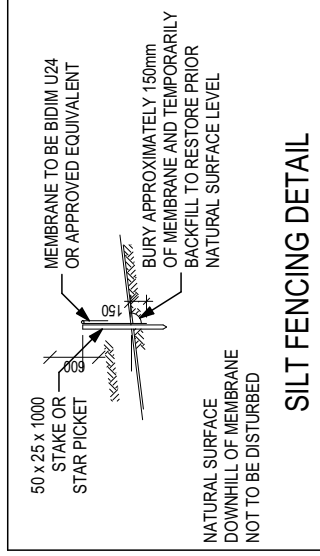
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

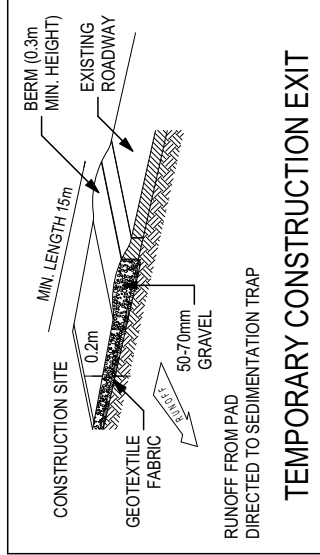
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

NOTES:

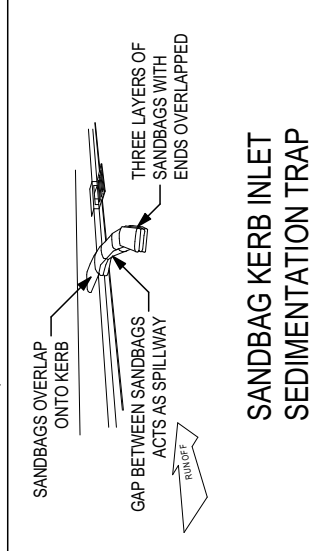
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT 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.



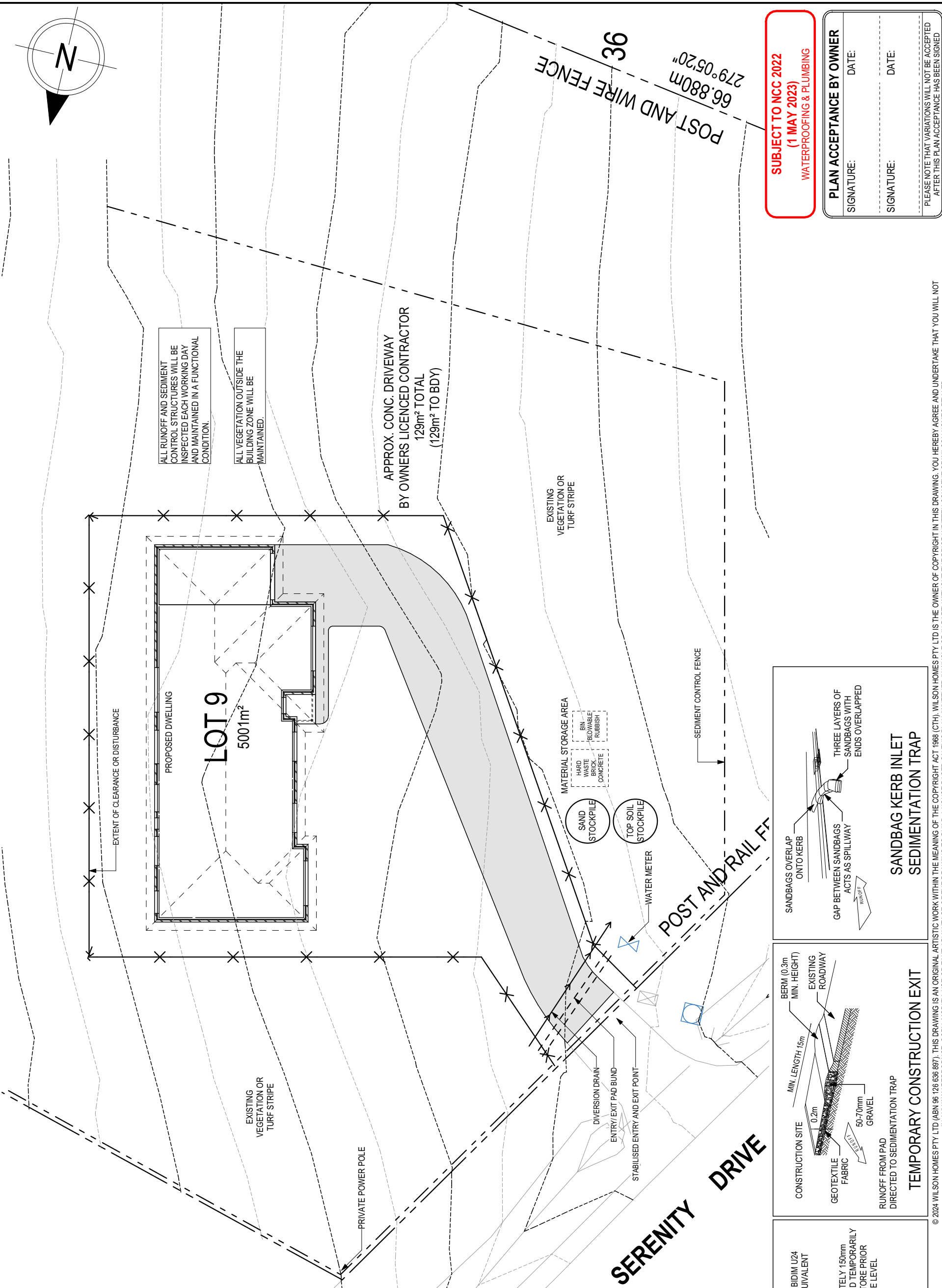
SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP



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

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

APPROX. CONC. DRIVEWAY BY OWNERS LICENCED CONTRACTOR
129m² TOTAL
(129m² TO BDY)

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

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

SPECIFICATION: DISCOVERY COPYRIGHT: © 2024	1 DRAFT SALES PLAN - CT1 2 PRELIM PLANS - INITIAL ISSUE	REVISION 19.03.2024 26.03.2024	DRAWN JOL DKZ	CLIENT: STEVIE-LEE EVANS & JOSH CHARLTON ADDRESS: 51 SERENITY DRIVE, BRIDGEWATER TAS 7030	HOUSE DESIGN: HILLWOOD 15 FACADE DESIGN: CLASSIC	HOUSE CODE: H-WDCHWD10SA FACADE CODE: F-WDCHWD10CLASA	DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY. CHECK LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	LOT / SECTION / CT: 9 / - / 175456	COUNCIL: BRIGHTON COUNCIL	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN	SHEET No.: 4 / 14	SCALES: 1:200	713990	



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

MAIN DWELLING, GROUND FLOOR	
GARAGE	21.55
LIVING	137.54
PORCH	2.30
TOTAL	161.39 m²

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

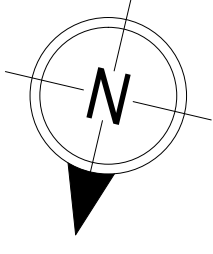
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

SPECIFICATION:

DISCOVERY
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REVISION

1	DRAFT SALES PLAN - CT1	JOL	19.03.2024
2	PRELIM PLANS - INITIAL ISSUE	DKZ	26.03.2024

CLIENT:

STEVE-LEE EVANS & JOSH CHARLTON
ADDRESS:
51 SERENITY DRIVE, BRIDGEWATER TAS 7030

COUNCIL:

BRIGHTON COUNCIL

HOUSE DESIGN:

HILLWOOD 15
CLASSIC

HOUSE CODE:

H-WDCHWD10SA
FACADE CODE:
F-WDCHWD10CLASA

SHEET No.:

5 / 14

SHEET TITLE:

GROUND FLOOR PLAN

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.

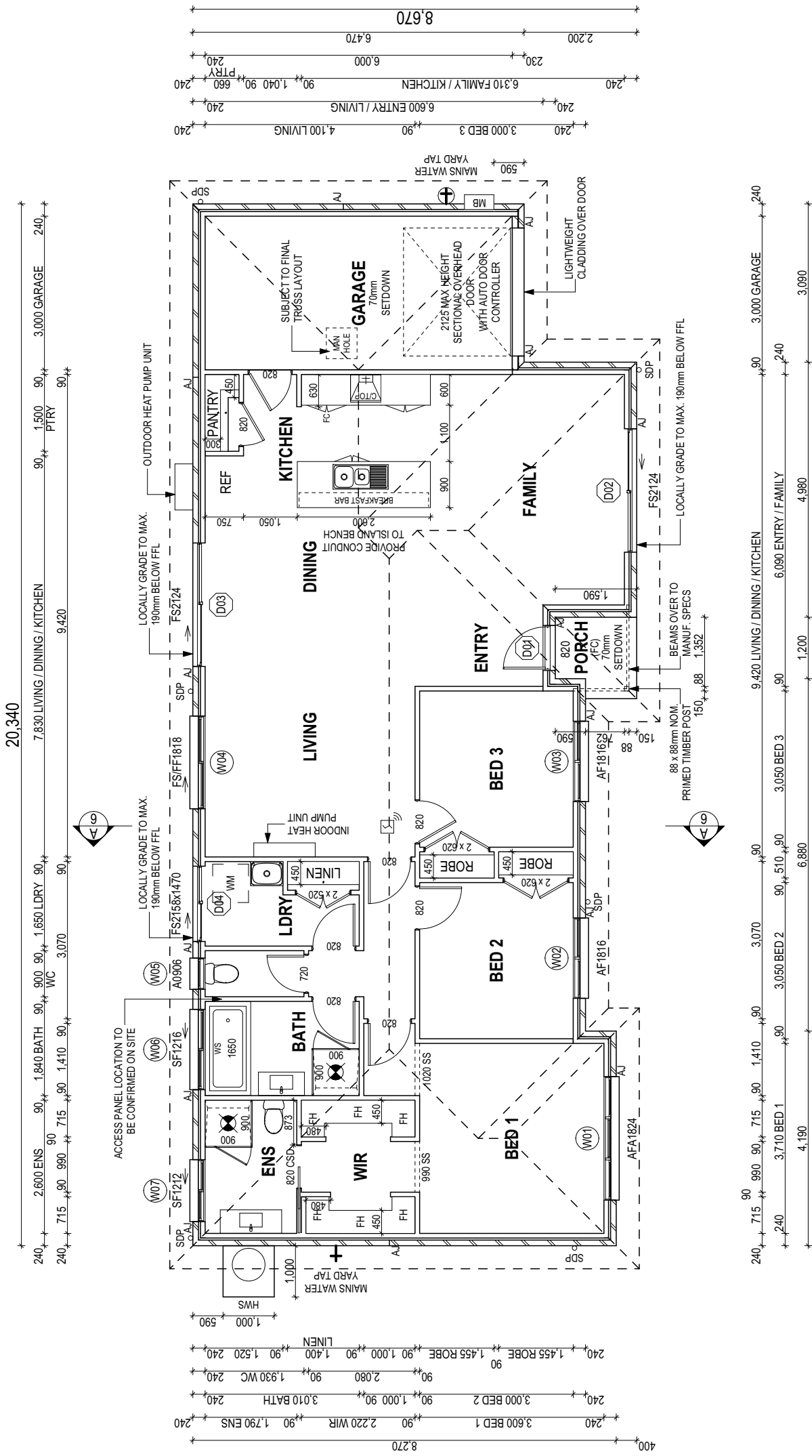
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ALL DIMENSIONS ARE FRAME DIMENSIONS

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.



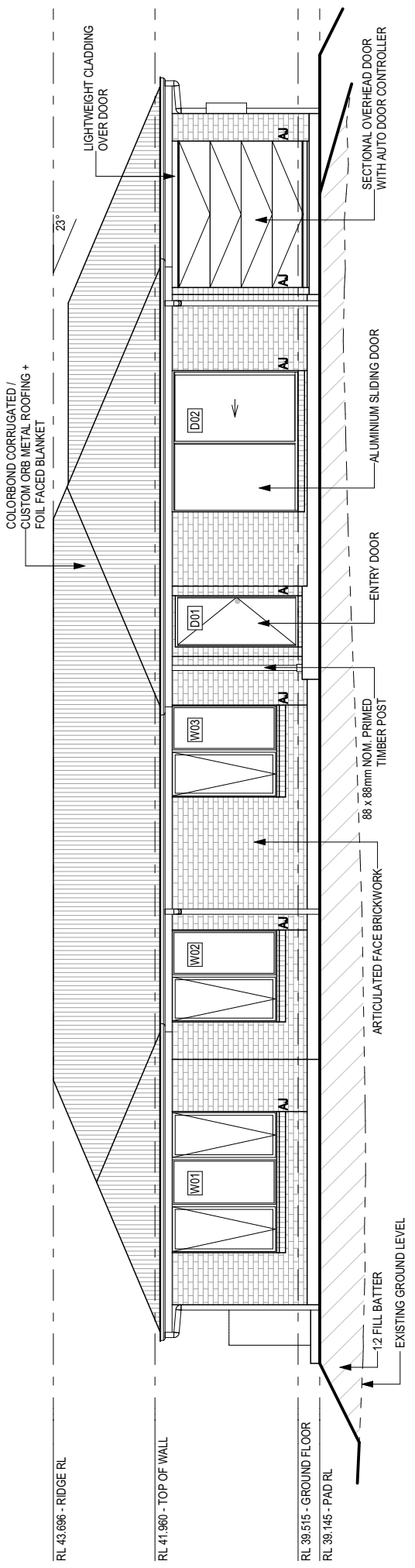
**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
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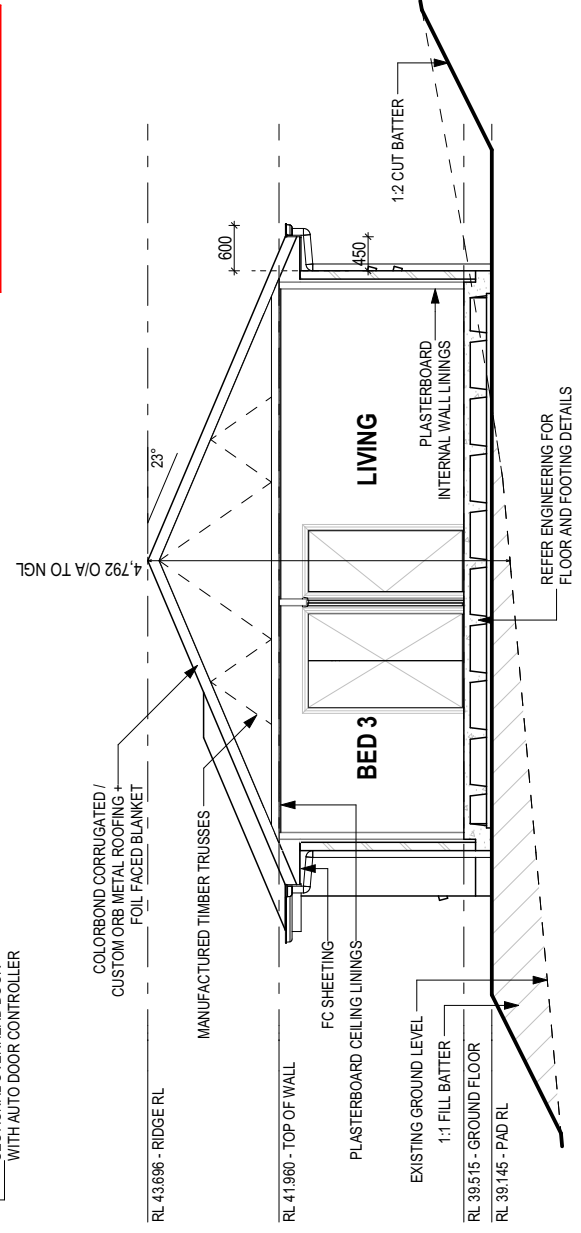
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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- SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION
- SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.
- SH = SNAP HEADER SILL
- BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)
- ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

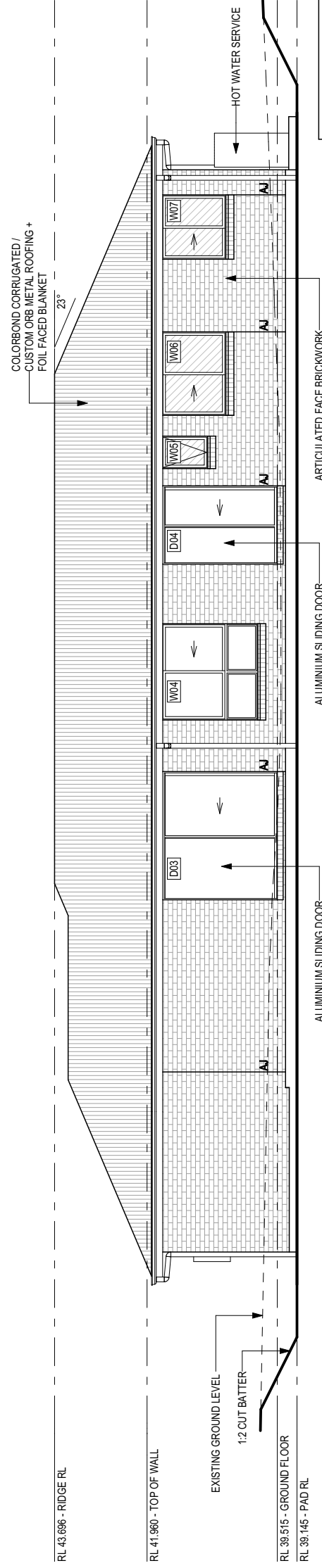
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING **W-BRICK-001**



WEST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100

WINDOW TYPE LEGEND

	AWNING		DOUBLE HUNG		LOUVRE		SLIDING
	FIXED		OBSCURE		CLEAR		ARTICULATED FACE BRICKWORK

GLASS TYPE LEGEND

	CLEAR		OBSCURE
--	-------	--	---------

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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

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

SPECIFICATION: DISCOVERY COPYRIGHT: © 2024	DRAWN: JOL 19.03.2024 JOL 19.03.2024	CLIENT: STEVIE-LEE EVANS & JOSH CHARLTON	HOUSE DESIGN: HILLWOOD 15	HOUSE CODE: H-WDCHWD10SA
	REVISION: 1 DRAFT SALES PLAN - CT1 2 PRELIM PLANS - INITIAL ISSUE	ADDRESS: 51 SERENITY DRIVE, BRIDGEWATER TAS 7030	COUNCIL: BRIGHTON COUNCIL	FACADE DESIGN: CLASSIC
	LOT / SECTION / CT: 9 / - / 175456		SHEET TITLE: ELEVATIONS / SECTION	SCALES: 1:100
			SHEET No.: 6 / 14	713990

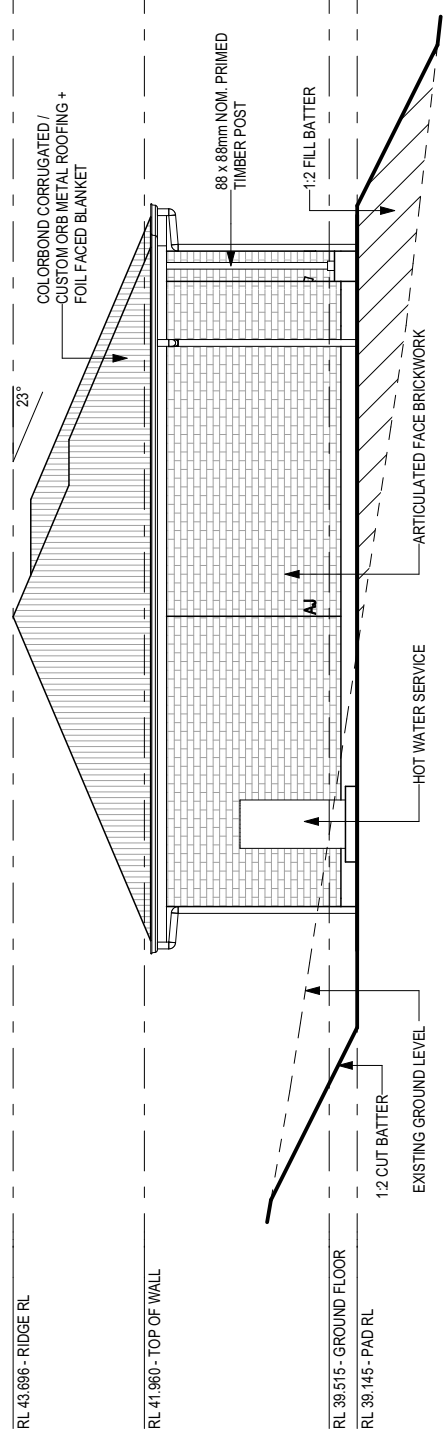


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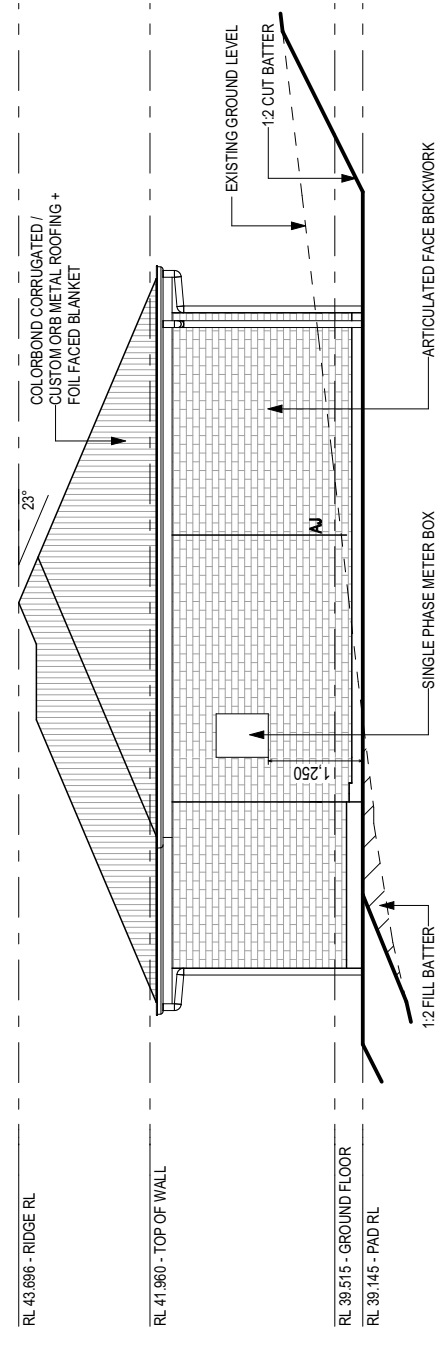
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BAL-12.5 BUSHFIRE REQUIREMENTS
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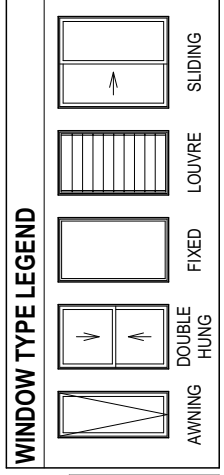
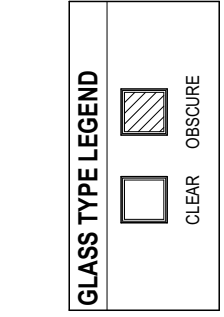
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- REFER TO THE FOLLOWING DETAILS:**
BRICK COURSING **W-BRCC-001**



NORTH ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100



PLAN ACCEPTANCE BY OWNER

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

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SPECIFICATION: DISCOVERY COPYRIGHT: © 2024	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 DRAFT SALES PLAN - CT1	JOL 19.03.2024	STEVIE-LEE EVANS & JOSH CHARLTON	HILL WOOD 15	H-WDCHWD10SA	
	2 PRELIM PLANS - INITIAL ISSUE	DKZ 26.03.2024	ADDRESS: 51 SERENITY DRIVE, BRIDGEWATER TAS 7030	FAÇADE DESIGN: CLASSIC	F-WDCHWD10CLASA	
			LOT / SECTION / CT: 9 / - / 175456	SHEET TITLE: ELEVATIONS	SCALES: 1:100	
			COUNCIL: BRIGHTON COUNCIL	SHEET No.: 7 / 14		713990



EXTERIOR WINDOW & DOOR SCHEDULE

1.7 ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	AF1824	AWNING	BED 1	1,800	2,410	8,420	4.34	ALUMINIUM	N/A	ANGLED	W	3.53	CLEAR	MP 803-803
GROUND FLOOR	W02	AF1816	AWNING	BED 2	1,800	1,570	6,740	2.83	ALUMINIUM	N/A	ANGLED	W	2.33	CLEAR	MP 785
GROUND FLOOR	W03	AF1816	AWNING	BED 3	1,800	1,570	6,740	2.83	ALUMINIUM	N/A	ANGLED	W	2.33	CLEAR	MP 785
GROUND FLOOR	W04	FS/FF1818	SLIDING	LIVING	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	ANGLED	E	2.79	CLEAR	BP 600, MP 905/0
GROUND FLOOR	W05	A0906	AWNING	WC	860	610	2,940	0.52	ALUMINIUM	N/A	ANGLED	E	0.35	OBSCURE, TOUGHENED	
GROUND FLOOR	W06	SF1216	SLIDING	BATH	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	ANGLED	E	1.64	OBSCURE, TOUGHENED	
GROUND FLOOR	W07	SF1212	SLIDING	ENS	1,200	1,210	4,820	1.45	ALUMINIUM	N/A	ANGLED	E	1.23	OBSCURE, TOUGHENED	
													14.20		
DOOR															
GROUND FLOOR	D01	820	SWINGING	ENTRY	2,097	876	5,946	1.84	ALUMINIUM	N/A	SNAP HEADER	W	1.23	N/A	
GROUND FLOOR	D02	FS2124	SLIDING	FAMILY	2,158	2,410	9,136	5.20	ALUMINIUM	N/A	SNAP HEADER	W	4.64	CLEAR, TOUGHENED	
GROUND FLOOR	D03	FS2124	SLIDING	LIVING	2,158	2,410	9,136	5.20	ALUMINIUM	N/A	SNAP HEADER	E	4.64	CLEAR, TOUGHENED	
GROUND FLOOR	D04	FS2158x1470	SLIDING	LDRY	2,158	1,470	7,256	3.17	ALUMINIUM	N/A	SNAP HEADER	E	2.71	CLEAR, TOUGHENED	
													15.41		
													32.52		

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			
Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	0.67
	Double	4.1	0.57
	Single	5.9	0.75
	Double	3.2	0.67
Sliding	Single	6.4	0.76
	Double	4.2	0.59
Fixed Pane	Single	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	Single	6.0	0.62
	Double	4.3	0.55
Sliding Door	Single	6.1	0.74
	Double	3.6	0.66
Stacking Door	Single	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
Bifold Doors	Single	6.1	0.61
	Double	4.4	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 operability restricted as per N.C.C.11.3.6.

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

PLAN ACCEPTANCE BY OWNER

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STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1020 SS	SQUARE SET OPENING	2,155	1,020	N/A	
GROUND FLOOR	1	2 x 520	SWINGING	2,040	1,040	N/A	
GROUND FLOOR	2	2 x 620	SWINGING	2,040	1,240	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	8	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820 OSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	1	990 SS	SQUARE SET OPENING	2,155	990	N/A	

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

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INTERIOR WINDOW & DOOR SCHEDULE



DISCOVERY

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1 DRAFT SALES PLAN - CT1

2 PRELIM PLANS - INITIAL ISSUE

REVISION

CLIENT: **STEVE-LEE EVANS & JOSH CHARLTON**

ADDRESS: **51 SERENITY DRIVE, BRIDGEWATER TAS 7030**

LOT / SECTION / CT: **9 / - / 175456**

COUNCIL: **BRIGHTON COUNCIL**

HOUSE DESIGN: **HILLWOOD 15**

FAÇADE DESIGN: **CLASSIC**

SHEET TITLE: **WINDOW & DOOR SCHEDULES**

SHEET No.: **8 / 14**

HOUSE CODE: **H-WDCHWD10SA**

FAÇADE CODE: **F-WDCHWD10CLASA**

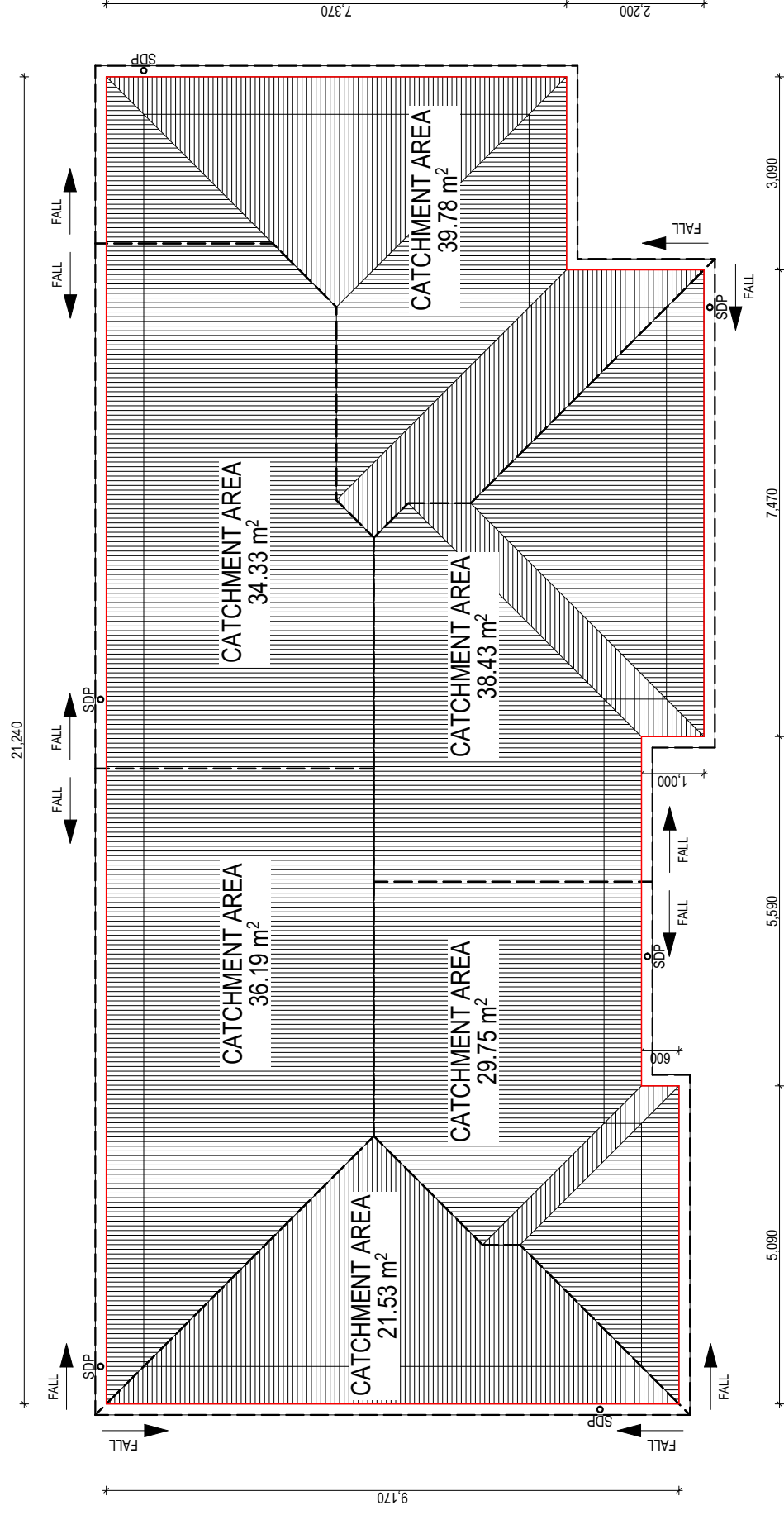
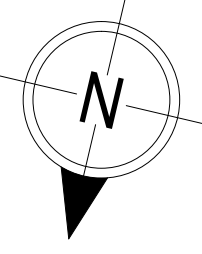
SCALES: _____

713990

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Last Published: Tuesday, 26 March 2024 6:12 PM



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	
188.84	Flat Roof Area (excluding gutter and slope factor) (m ²)
205.15	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZS 3500.3:2018)	
Ah	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2018) (1.21 for 23° pitch) (m ²)
Ae	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	Design Rainfall intensity (determined from Table E1 from AS/NZS 3500.3:2018)
Acdp	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2018) (m ²)
Required Downpipes	Ac / Acdp
Downpipes Provided	6

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

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

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 SIGNATURE: _____ DATE: _____
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SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:	
DISCOVERY		1 DRAFT SALES PLAN - CT1		JOL 19.03.2024		STEVIE-LEE EVANS & JOSH CHARLTON		HILL WOOD 15		H-WDCHWD10SA	
COPYRIGHT: © 2024		2 PRELIM PLANS - INITIAL ISSUE		DKZ 26.03.2024		ADDRESS: 51 SERENITY DRIVE, BRIDGEWATER TAS 7030		FACADE DESIGN: CLASSIC		FACADE CODE: F-WDCHWD10CLASA	
						LOT / SECTION / CT: 9 / - / 175456		SHEET TITLE: ROOF DRAINAGE PLAN		SHEET No.: 9 / 14	
						COUNCIL: BRIGHTON COUNCIL				SCALES: 1:100	
										713990	

