



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/021

LOCATION OF AFFECTED AREA

19 VOLCANIC DRIVE, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

SINGLE 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 **31/03/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER 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
Chief Executive Officer



Brighton
going places

SHEET INDEX

COVER SHEET	1
SITE PLAN (1:200)	2
SITE PLAN (1:500)	3
SOIL & WATER MANAGEMENT PLAN	4
SOIL & WATER MANAGEMENT PLAN 2	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	15

ON SITE WASTEWATER TREATMENT REQUIRED. REFER TO REPORT PREPARED BY GES (TBC)

ON SITE STORMWATER MANAGEMENT. REFER TO REPORT PREPARED BY GES/FLUSSIG (TBC)

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: N/A
 WALL MATERIAL: BRICK VENEER, CLADDING

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)

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

BIAX SLAB R0.60
 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: T1
 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

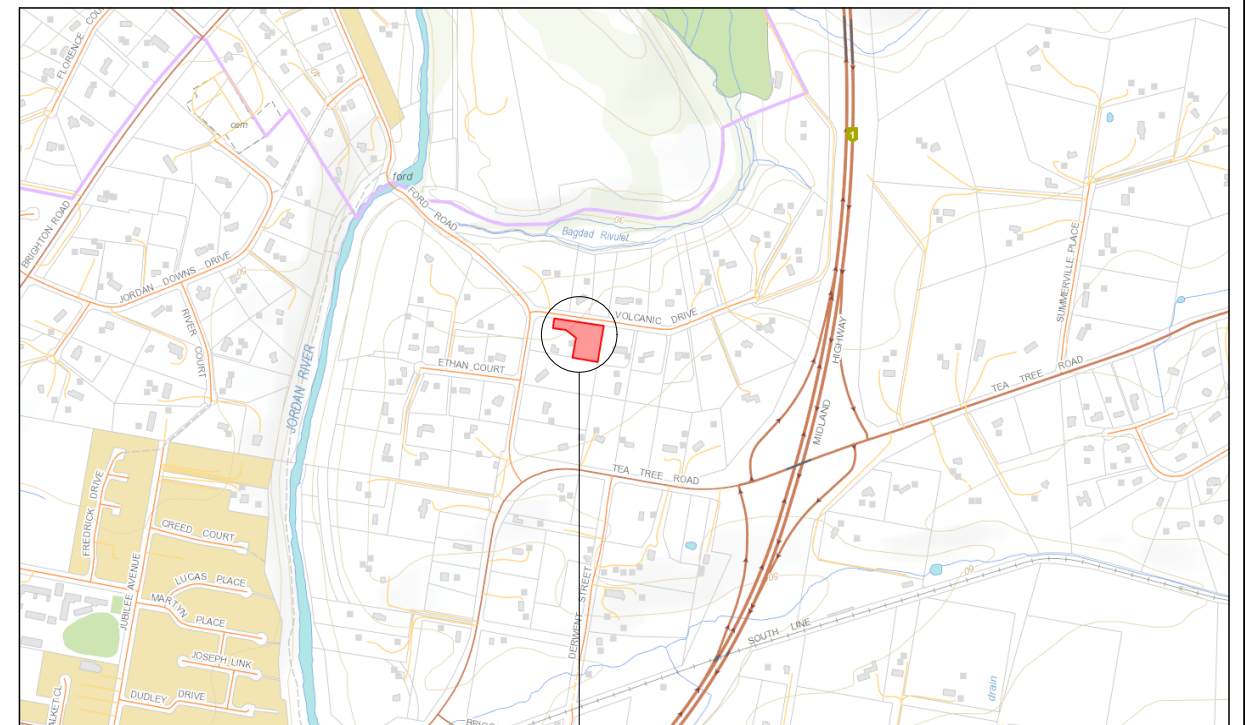
BAL-12.5 BUSHFIRE REQUIREMENTS

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)

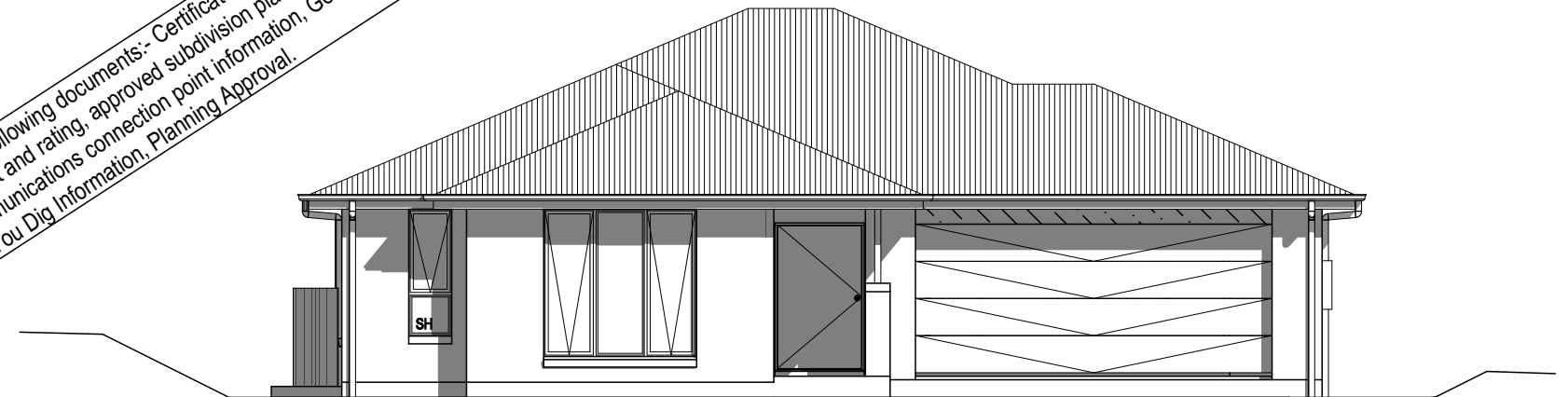
- PROVIDE MERBAU TIMBER POSTS AND EXPOSED BEAMS TO PATIO
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH AND DIAMOND GRILLE TO EXTERNAL HUNG DOORS



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

2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.02.03	TDI	HMI
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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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: _____

THIS PLAN ACCEPTED BY:

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

SIGNATURE: _____

DATE: _____



SPECIFICATION: NEXTGEN
 COPYRIGHT: © 2025

REVISION	DRAWN
1 DRAFT SALES PLAN	MLG 09/01/2025
2 PRELIM PLAN - INITIAL ISSUE	TDI 22/01/2025

CLIENT: EMILY JAYNE DILLON & MICHAEL RICHARD DARR HARRIS
 ADDRESS: 19 VOLCANIC DRIVE, BRIGHTON TAS 7030
 LOT / SECTION / CT: 2 / - / 185249
 COUNCIL: BRIGHTON COUNCIL

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

HOUSE CODE: H-WATBVR10SB
 FACADE CODE: F-WATBVR10CLASC
 SCALES: _____
 SHEET No.: 1 / 15

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.

714167

ZONE: 11.0 RURAL LIVING
26.73km DISTANCE FROM BREAKING SURF (SEVEN MILE BEACH)

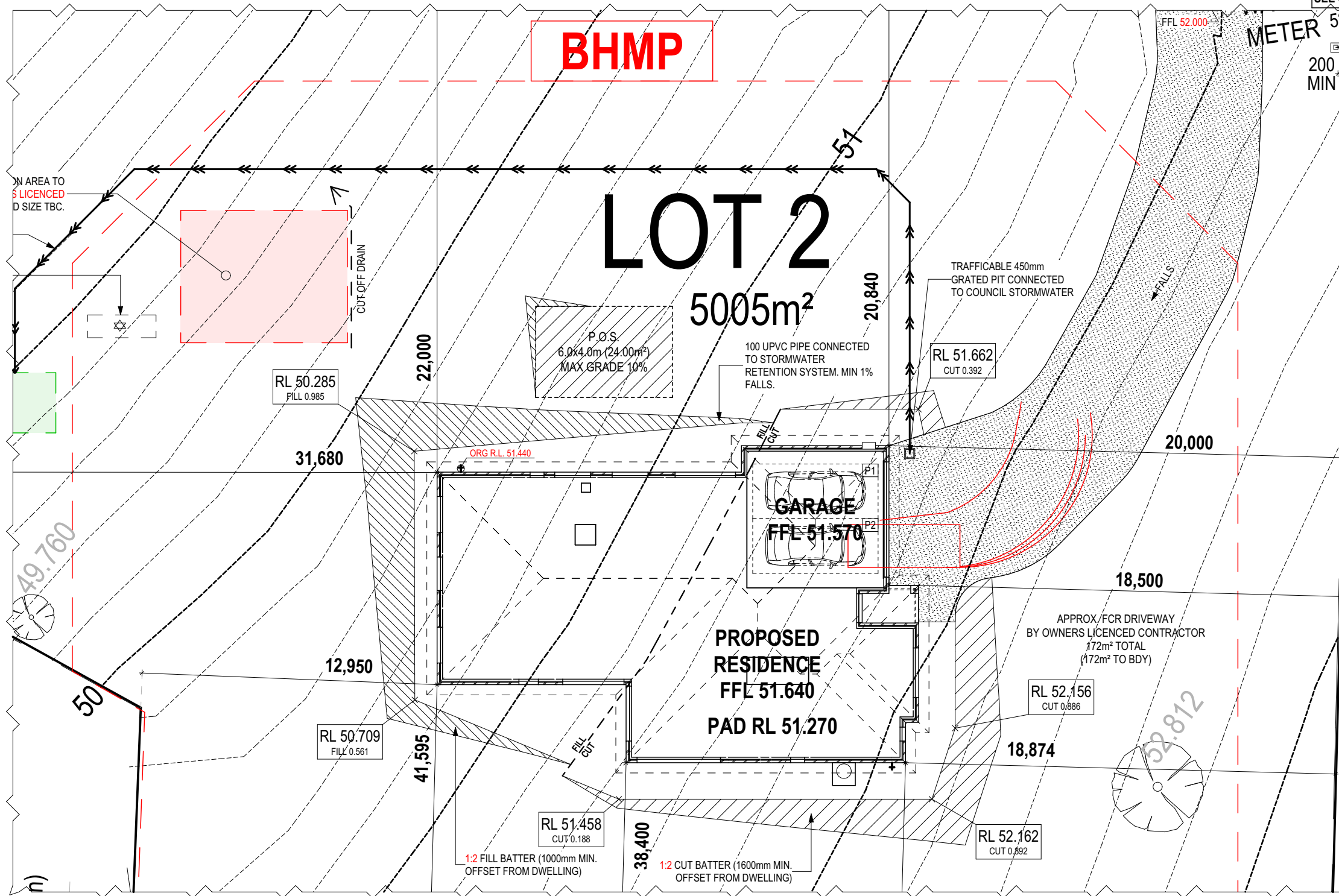
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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	94.55m ³
FILL VOLUME	73.61m ³
DIFFERENCE	20.94m ³
TONNAGE: 20.94m ³ x 2.25 = 47.12t 47 TONNES OF EXPORT FILL	

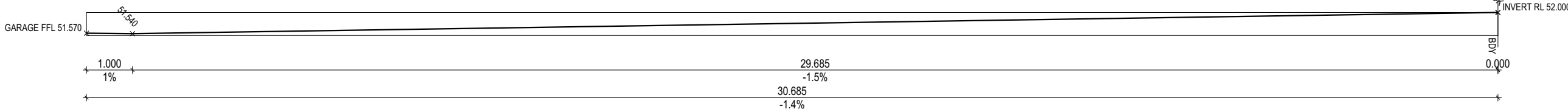
LOT SIZE: 5005m²
HOUSE (COVERED AREA): 240.95m²
SITE COVERAGE: 4.81%



NEW PRIVATE PROPERTY POLE



9°57'40"
73.99m



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2 / - / 185249
COUNCIL:
BRIGHTON COUNCIL

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BELVEDERE
FACADE DESIGN:
CLASSIC
SHEET TITLE:
SITE PLAN (1:200)

HOUSE CODE:
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FACADE CODE:
F-WATBVR10CLASC
SHEET No.:
2 / 15
SCALES:
1:200

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Template Version: 2.1.040

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

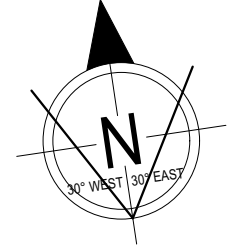
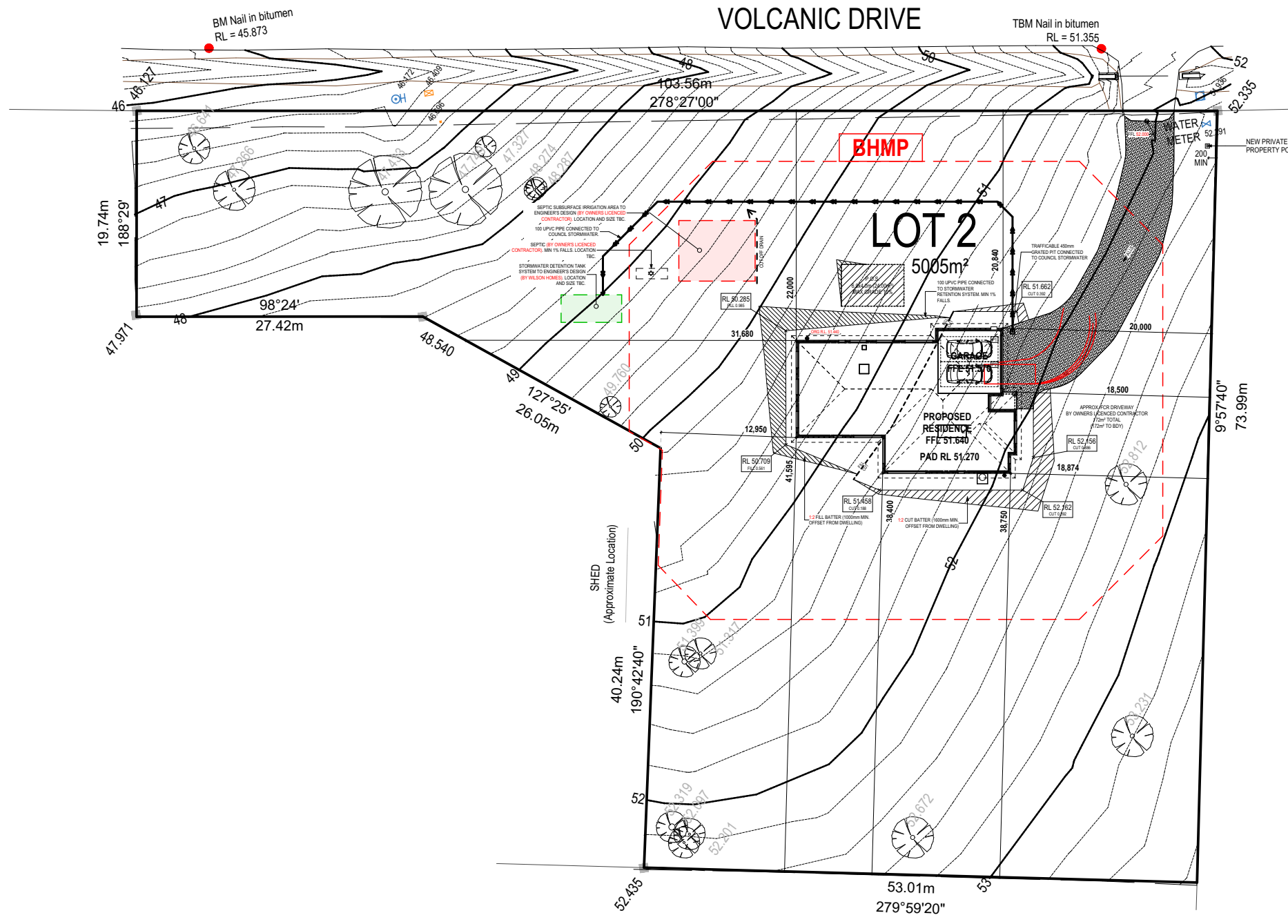
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MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
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LOT SIZE: 5005m²
HOUSE (COVERED AREA): 240.95m²
SITE COVERAGE: 4.81%

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

PLANS ARE PRELIMINARY ONLY
PENDING FURTHER INVESTIGATION &
CONFIRMATION OF PROPERTY
CONNECTIONS



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HOUSE DESIGN:
BELVEDERE
 FACADE DESIGN:
CLASSIC
 SHEET TITLE:
SITE PLAN (1:500)

HOUSE CODE:
H-WATBVR10SB
 FACADE CODE:
F-WATBVR10CLASC
 SHEET No.: **3 / 15** SCALES: **1:500**

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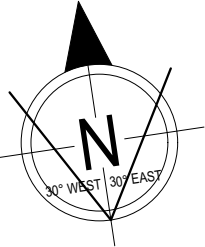
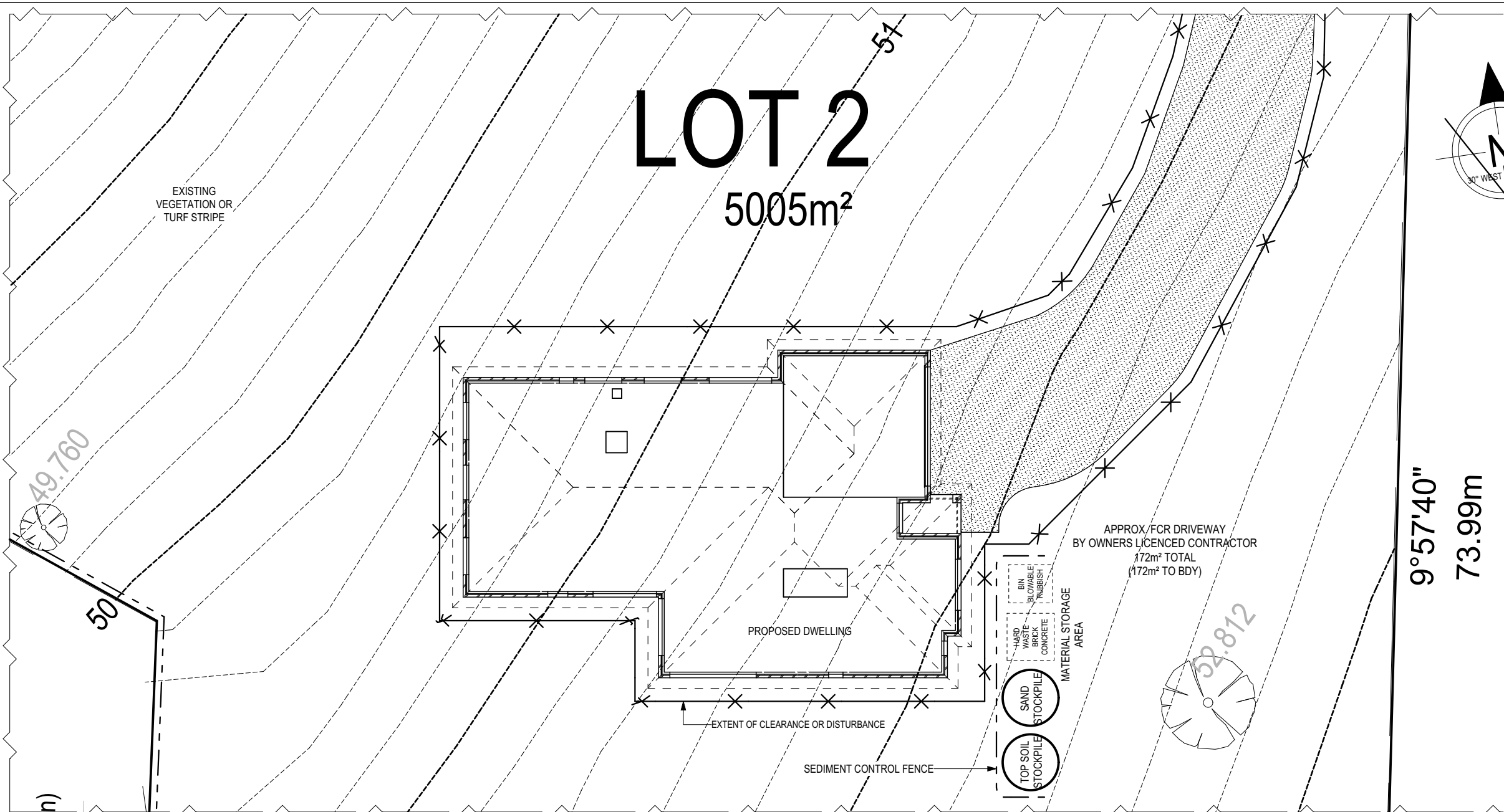
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

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

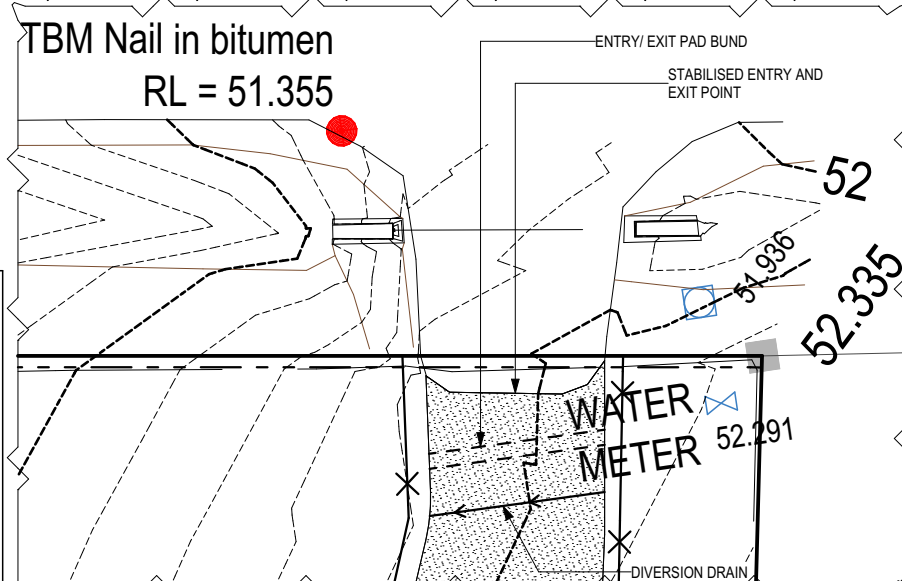
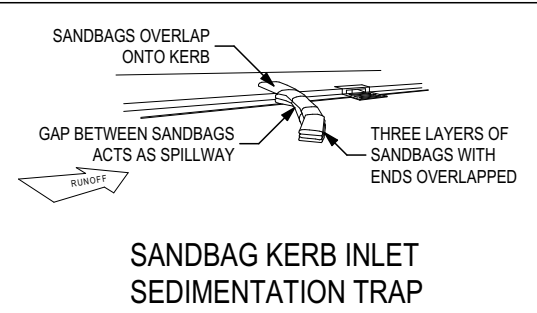
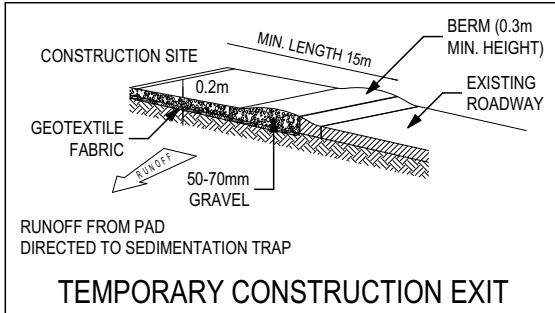
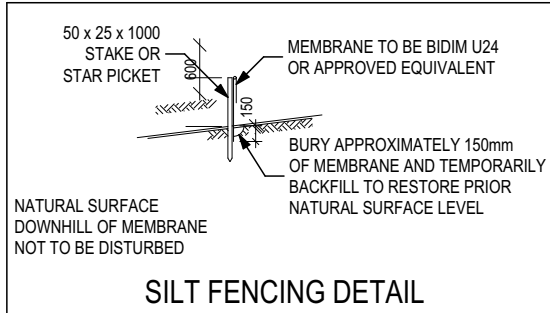
NOTES:

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



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.



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 SIGNATURE: _____
 DATE: _____

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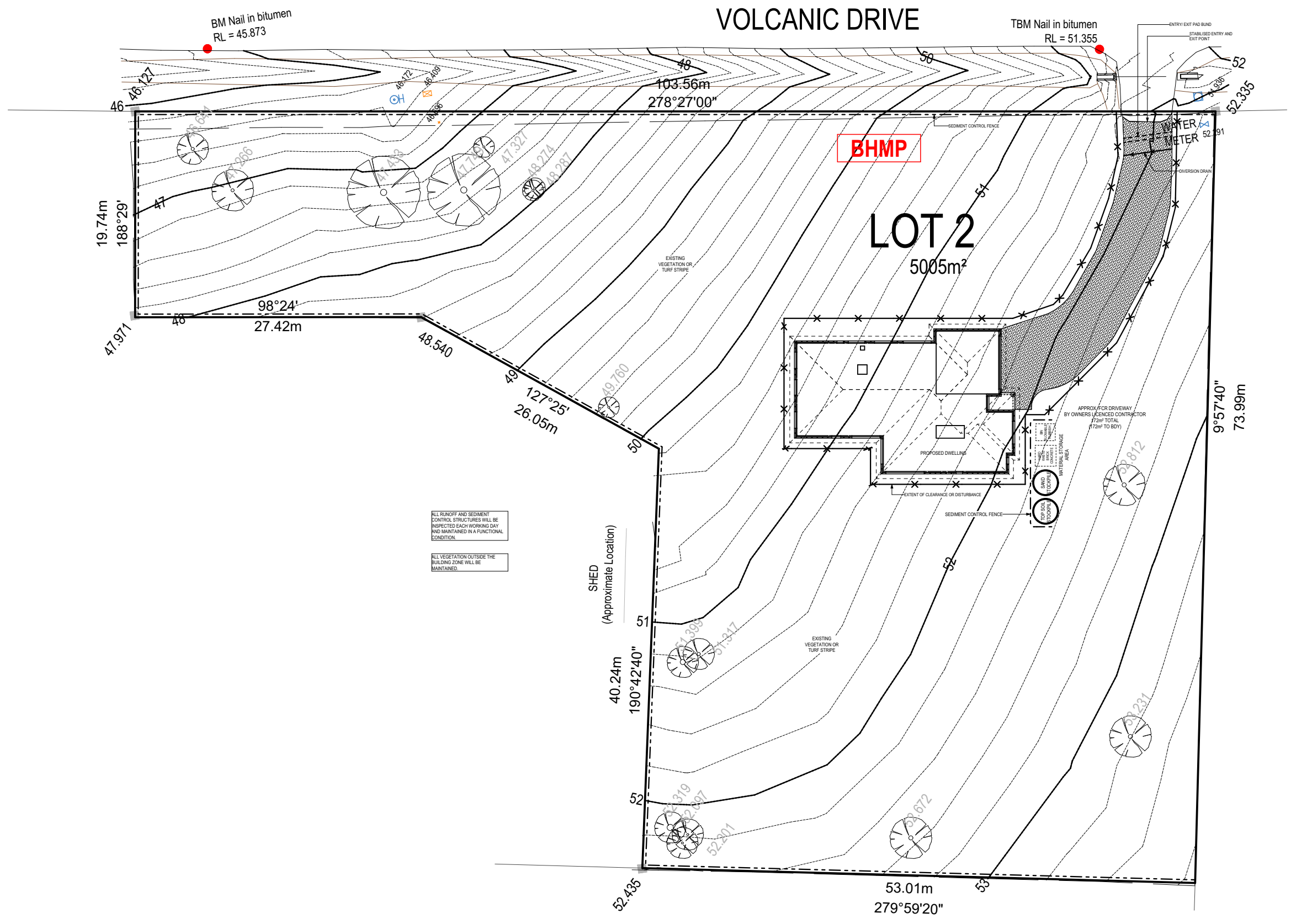
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COUNCIL:	BRIGHTON COUNCIL

HOUSE DESIGN:	BELVEDERE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	SOIL & WATER MANAGEMENT PLAN
SHEET No.:	4 / 15

HOUSE CODE:	H-WATBVR10SB
FACADE CODE:	F-WATBVR10CLASC
SCALES:	1:200

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HOUSE DESIGN:
BELVEDERE

FACADE DESIGN:
CLASSIC

SHEET TITLE:
SOIL & WATER MANAGEMENT PLAN 2

HOUSE CODE:
H-WATBVR10SB

FACADE CODE:
F-WATBVR10CLASC

SHEET No.: **5 / 15** SCALES: **1:400**

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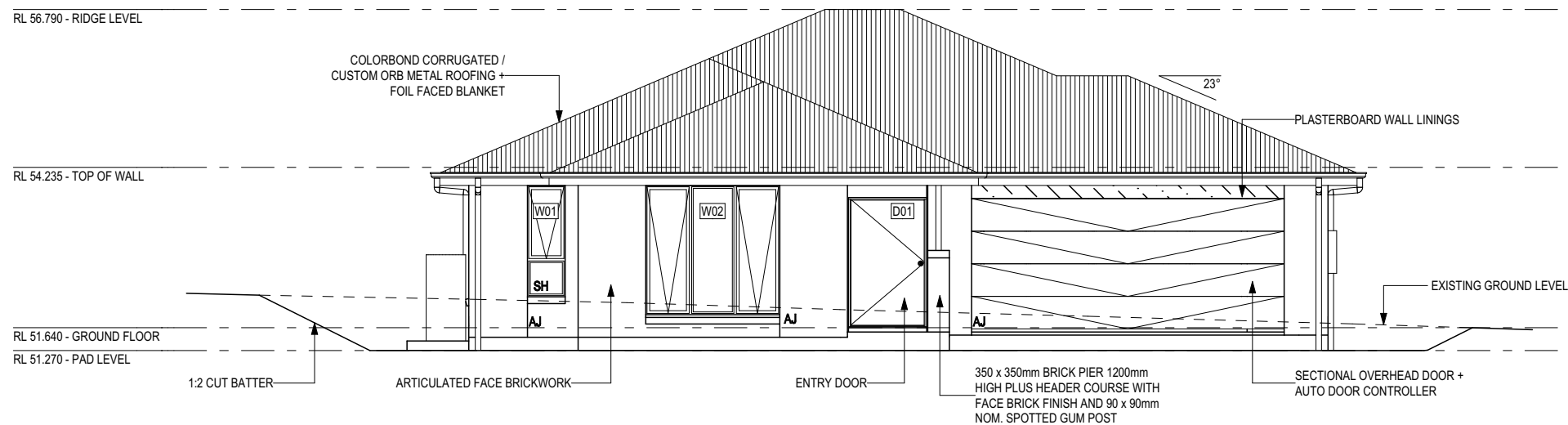
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SH = SNAP HEADER SILL

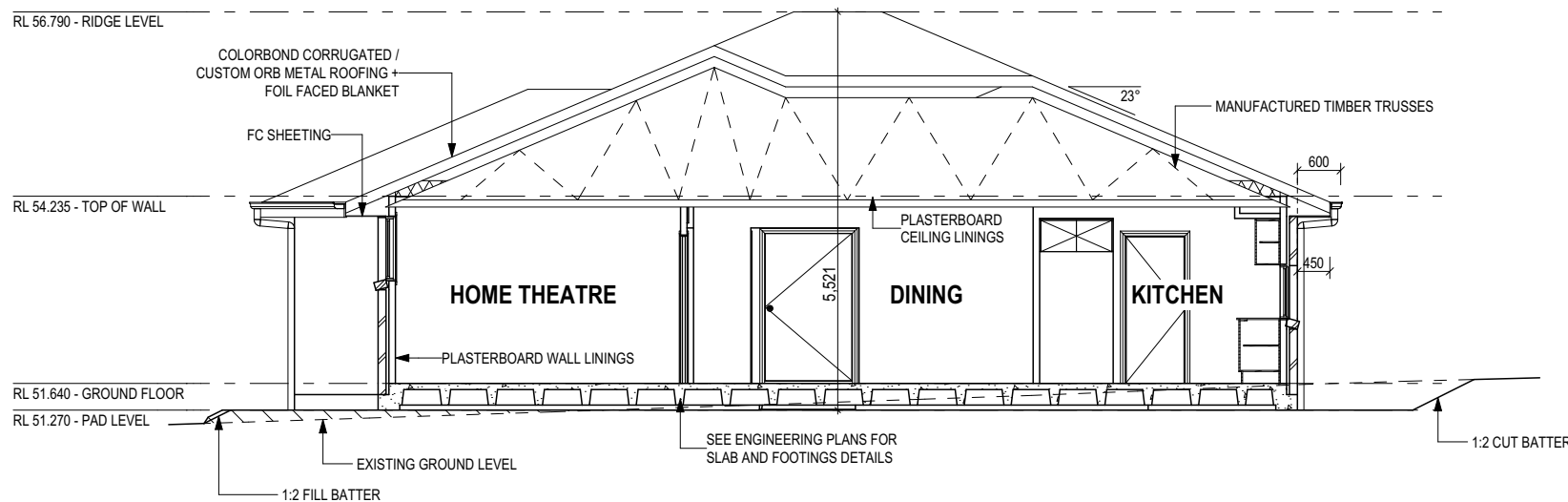
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

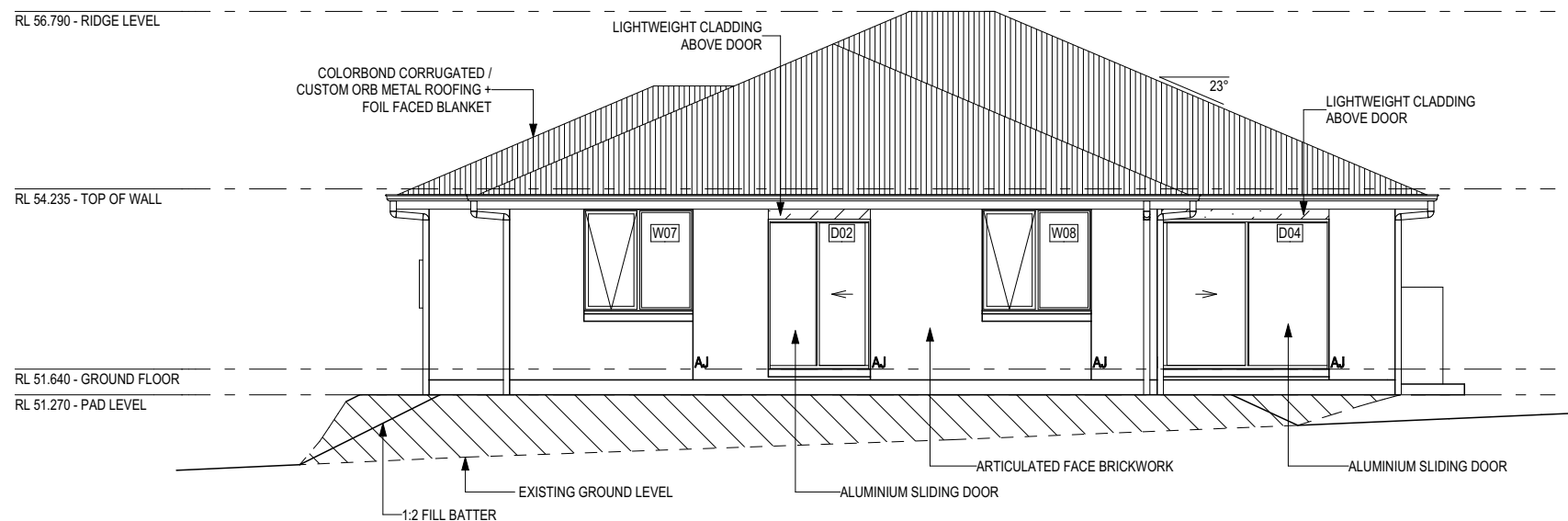
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



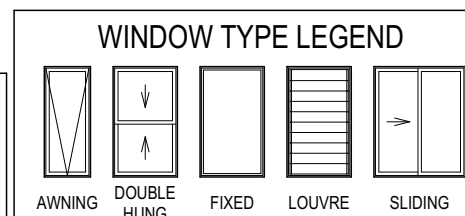
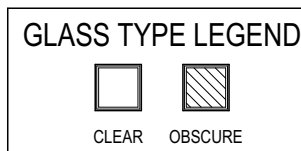
EAST ELEVATION
Scale: 1:100



SECTION A-A
Scale: 1:100



WEST ELEVATION
Scale: 1:100



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

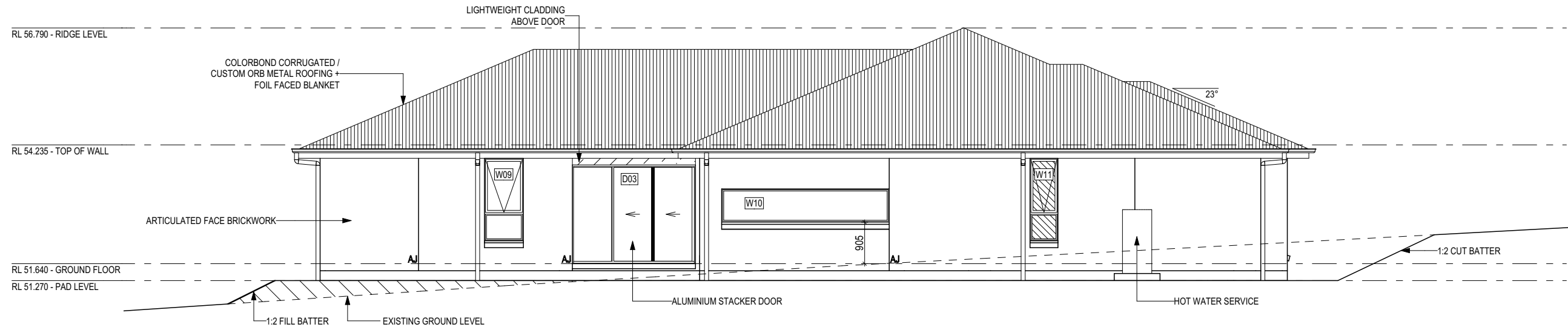
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SH = SNAP HEADER SILL

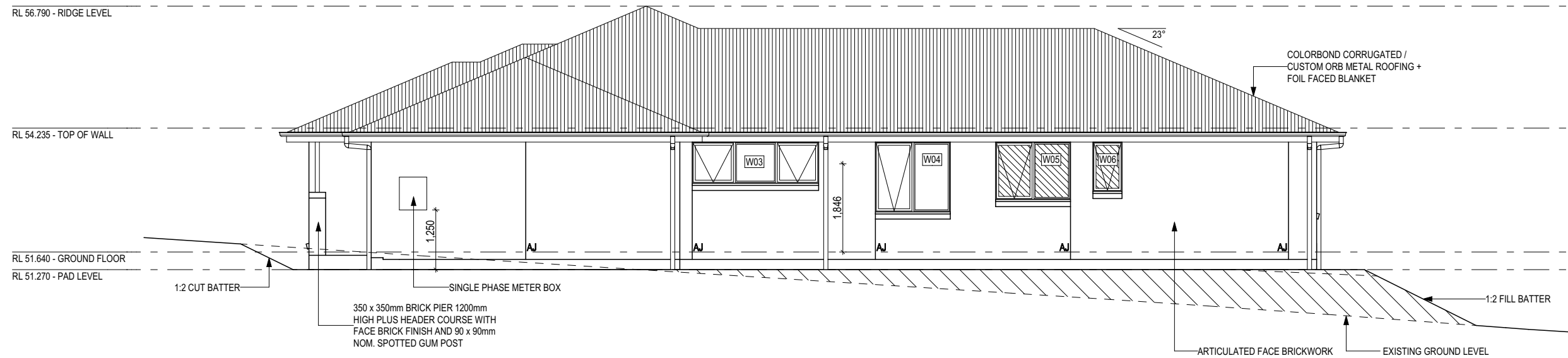
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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



SOUTH ELEVATION
Scale: 1:100



NORTH ELEVATION
Scale: 1:100

GLASS TYPE LEGEND

CLEAR
 OBSCURE

WINDOW TYPE LEGEND

AWNING
AWNING
 DOUBLE HUNG
DOUBLE HUNG
 FIXED
FIXED
 LOUVRE
LOUVRE
 SLIDING
SLIDING

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1 DRAFT SALES PLAN	MLG 09/01/2025
2 PRELIM PLAN - INITIAL ISSUE	TDI 22/01/2025

CLIENT:
EMILY JAYNE DILLON & MICHAEL RICHARD DARR HARRIS
ADDRESS:
19 VOLCANIC DRIVE, BRIGHTON TAS 7030
LOT / SECTION / CT: **2 / - / 185249** COUNCIL: **BRIGHTON COUNCIL**

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

HOUSE CODE:
H-WATBVR10SB
FACADE CODE:
F-WATBVR10CLASC
SHEET No.: **8 / 15** SCALES: **1:100**

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714167

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Template Version: 2.1.040

WINDOW SCHEDULE

0.1 ASSUME LOOKING FROM OUTSIDE

ID	CODE*	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m ²)	GLAZING TYPE	ADDITIONAL INFORMATION*
W01	A/F1806	WIR	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	SNAP HEADER	E	0.80	CLEAR, DOUBLE GLAZED	BP 600
W02	AFA2090x2170	MASTER SUITE	2,090	2,170	8,520	4.54	ALUMINIUM	BAL-12.5	ANGLED	E	3.66	CLEAR, DOUBLE GLAZED	MP 723-723
W03	AFA0927	HOME THEATRE	860	2,650	7,020	2.28	ALUMINIUM	BAL-12.5	ANGLED	N	1.75	CLEAR, DOUBLE GLAZED	MP 883-883
W04	AF1516	BED 2	1,460	1,570	6,060	2.29	ALUMINIUM	BAL-12.5	ANGLED	N	1.87	CLEAR, DOUBLE GLAZED	MP 785
W05	AF1216	BATH	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-12.5	ANGLED	N	1.51	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 785
W06	A1006	WC	1,030	610	3,280	0.63	ALUMINIUM	BAL-12.5	ANGLED	N	0.44	OBSCURE, DOUBLE GLAZED, TOUGHENED	
W07	AF1516	BED 3	1,460	1,570	6,060	2.29	ALUMINIUM	BAL-12.5	ANGLED	W	1.87	CLEAR, DOUBLE GLAZED	MP 785
W08	AF1516	BED 4	1,460	1,570	6,060	2.29	ALUMINIUM	BAL-12.5	ANGLED	W	1.87	CLEAR, DOUBLE GLAZED	MP 785
W09	A/F1809	STUDY NOOK	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	ANGLED	S	1.19	CLEAR, DOUBLE GLAZED	BP 600
W10	F730x3660	KITCHEN	730	3,660	8,780	2.67	ALUMINIUM	BAL-12.5	ANGLED	S	2.36	CLEAR, DOUBLE GLAZED	
W11	A/F1806	WC	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	ANGLED	S	0.80	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
						22.60							18.12

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
Fixed	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 openability restricted as per N.C.C 11.3.6.

EXTERIOR DOOR SCHEDULE

0.1 ASSUME LOOKING FROM OUTSIDE

ID	CODE*	ROOM	HEIGHT	WIDTH	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING TYPE	DOOR TYPE	ADDITIONAL INFORMATION*
D01	1200	---	2,106	1,267	2.67	TIMBER	BAL-12.5	SNAP HEADER	E	DOOR(S): N/A - SIDELIGHT(S): N/A	SWINGING	LEAF SIZE: 2040 x 1200mm
D02	FS2158x1470	---	2,158	1,470	3.17	ALUMINIUM	BAL-12.5	SNAP HEADER	W	CLEAR, DOUBLE GLAZED, TOUGHENED	SLIDING	
D03	FSS2158x2688	---	2,158	2,688	5.80	ALUMINIUM	BAL-12.5	SNAP HEADER	S	CLEAR, DOUBLE GLAZED, TOUGHENED	STACKER	
D04	SF2124	---	2,158	2,410	5.20	ALUMINIUM	BAL-12.5	SNAP HEADER	W	CLEAR, DOUBLE GLAZED, TOUGHENED	SLIDING	
					16.84 m²							

INTERIOR DOOR SCHEDULE

QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING	ADDITIONAL INFORMATION
1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
2	1050 SS	SQUARE SET OPENING	2,155	1,050	N/A	
1	1370 SS	SQUARE SET OPENING	2,155	1,370	N/A	
1	1600 SS	SQUARE SET OPENING	2,155	1,600	N/A	
4	2 x 620	SWINGING	2,040	1,240	N/A	
1	2 x 720	SWINGING	2,040	1,440	N/A	
1	2 x 770 CSD	CAVITY SLIDING	2,040	1,540	N/A	
1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
1	770	SWINGING	2,040	770	N/A	LIFT-OFF HINGES
9	820	SWINGING	2,040	820	N/A	
1	820 CSD	CAVITY SLIDING	2,040	820	N/A	

PICTURE/TV RECESS & SQUARE SET WINDOW SCHEDULE

QTY	TYPE	HEIGHT	WIDTH	AREA (m ²)

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

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DATE:

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

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ADDRESS:
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LOT / SECTION / CT: **2 / - / 185249** COUNCIL: **BRIGHTON COUNCIL**

HOUSE DESIGN:
BELVEDERE

FACADE DESIGN:
CLASSIC

SHEET TITLE:
WINDOW & DOOR SCHEDULES

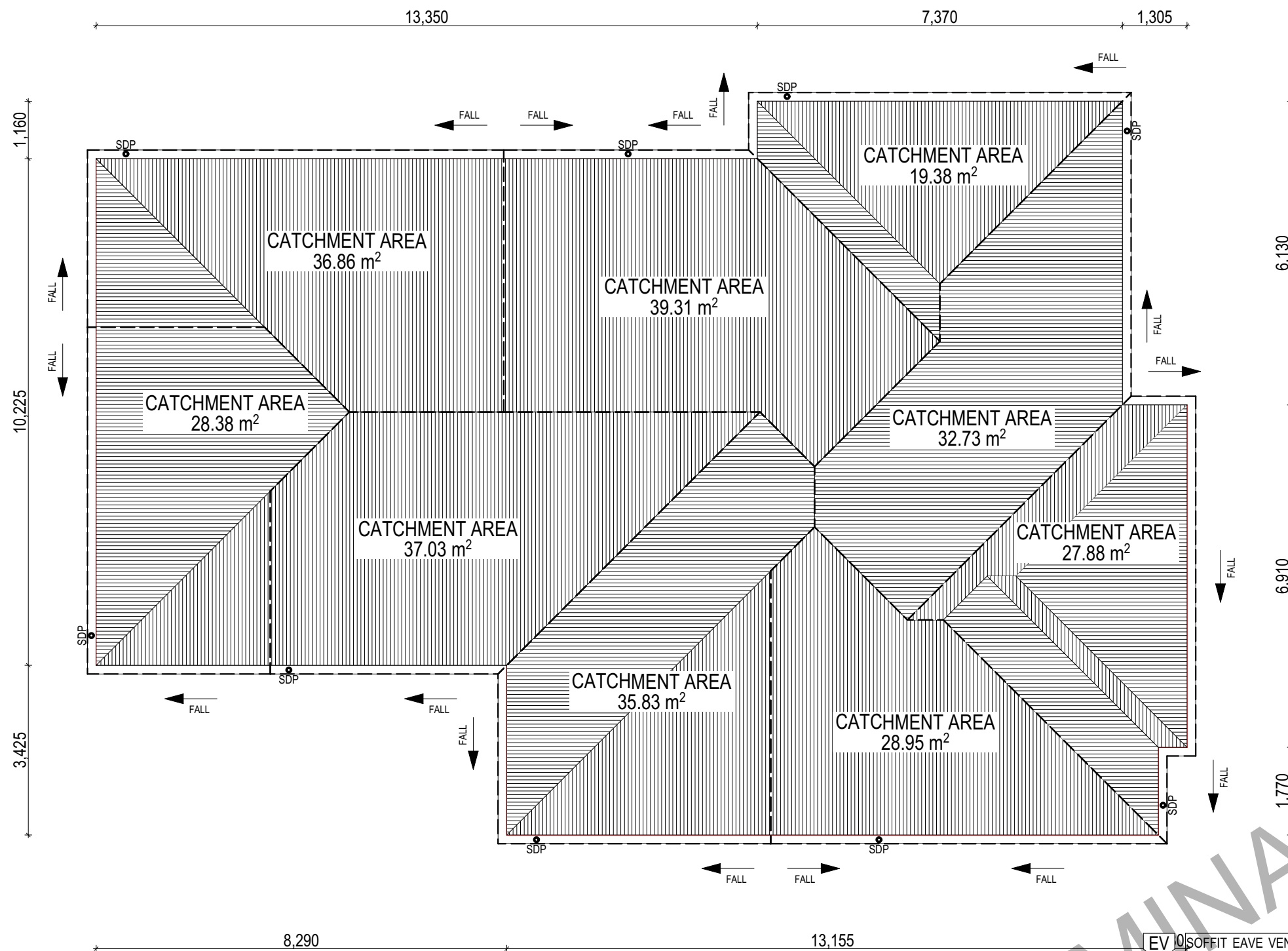
HOUSE CODE:
H-WATBVR10SB

FACADE CODE:
F-WATBVR10CLASC

SHEET No.: **9 / 15**

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714167



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

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

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

Roofing Data

273.28	Flat Roof Area (excluding gutter and slope factor) (m ²)
296.87	Roof Surface Area (includes slope factor, excludes gutter) (m ²)

Downpipe roof calculations (as per AS/NZ3500.3:2021)

Ah	286.35	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	346.48	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	83	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	5.4	Ac / Acdp
Downpipes Provided	9	

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LOT / SECTION / CT:
2 / - / 185249
COUNCIL:
BRIGHTON COUNCIL

HOUSE DESIGN:
BELVEDERE
FACADE DESIGN:
CLASSIC
SHEET TITLE:
ROOF DRAINAGE PLAN

HOUSE CODE:
H-WATBVR10SB
FACADE CODE:
F-WATBVR10CLASC
SHEET No.:
10 / 15
SCALES:
1:100







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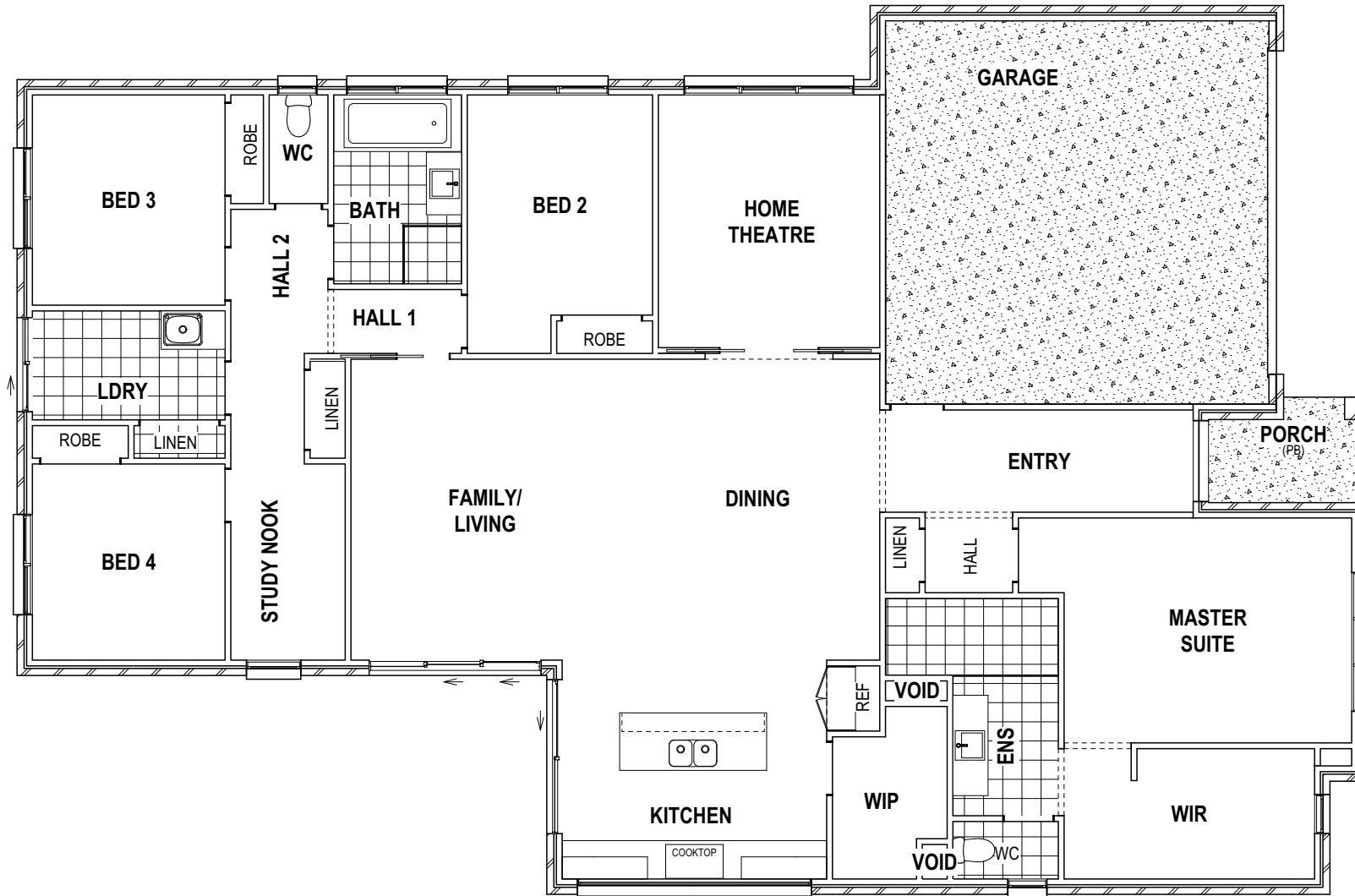
PRELIMINARY

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)



PRELIMINARY

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 DATE:

BAL-12.5 BUSHFIRE REQUIREMENTS
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ADDRESS:	19 VOLCANIC DRIVE, BRIGHTON TAS 7030
LOT / SECTION / CT:	2 / - / 185249
COUNCIL:	BRIGHTON COUNCIL

HOUSE DESIGN:	BELVEDERE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	FLOOR COVERINGS
SHEET No.:	11 / 15

HOUSE CODE:	H-WATBVR10SB
FACADE CODE:	F-WATBVR10CLASC
SCALES:	1:100

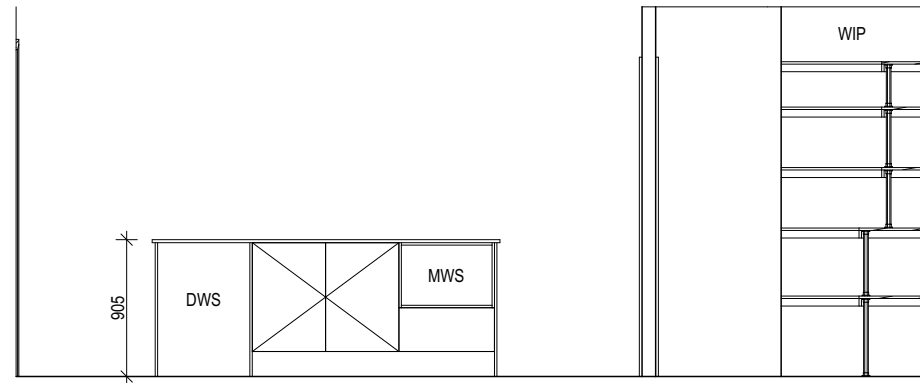
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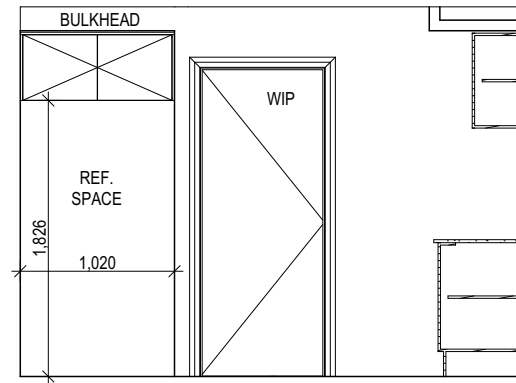
BAL-12.5 BUSHFIRE REQUIREMENTS
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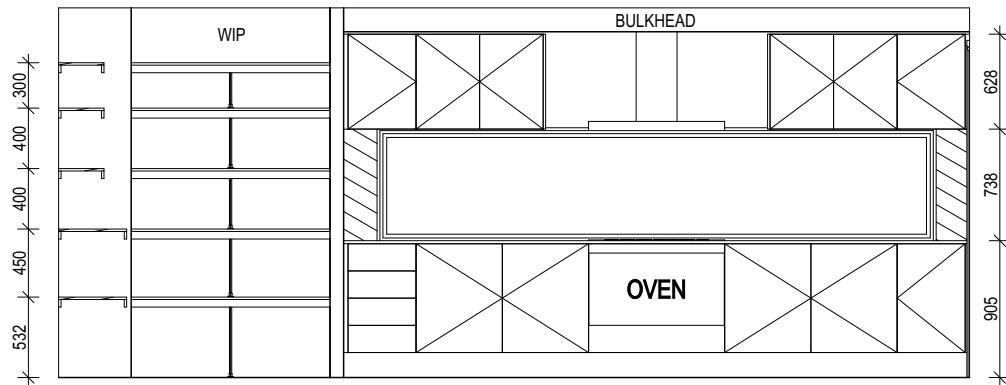
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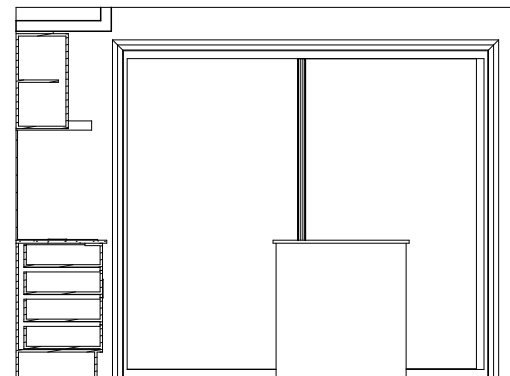
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Scale: 1:50



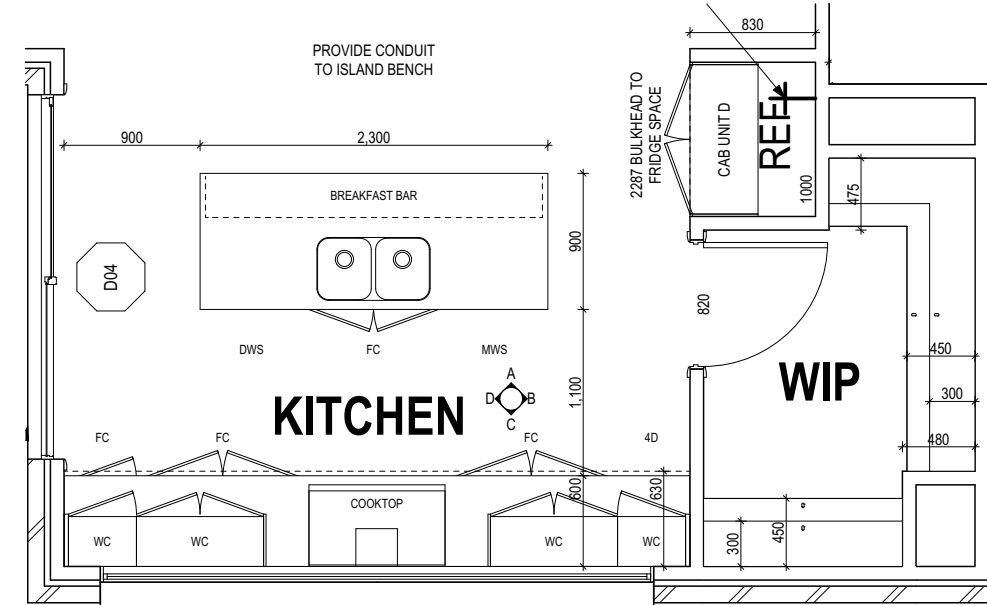
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Scale: 1:50



ELEVATION C
Scale: 1:50



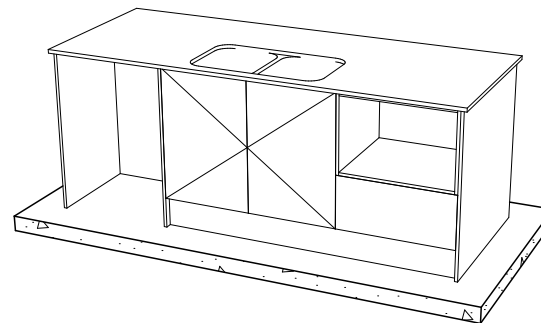
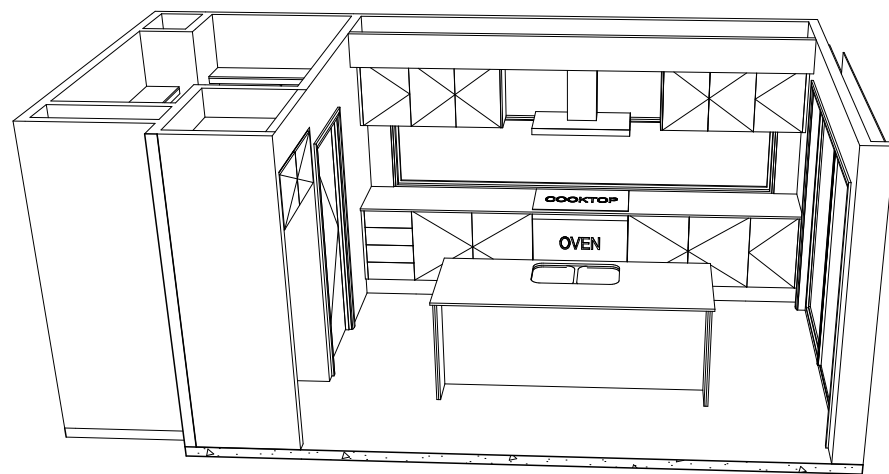
ELEVATION D
Scale: 1:50



F730x3660 ALUM
SILL 903 OFF FFL



KITCHEN PLAN
Scale: 1:50



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LOT / SECTION / CT: 2 / - / 185249
COUNCIL: BRIGHTON COUNCIL

HOUSE DESIGN: BELVEDERE
FACADE DESIGN: CLASSIC
SHEET TITLE: KITCHEN DETAILS

HOUSE CODE: H-WATBVR10SB
FACADE CODE: F-WATBVR10CLASC
SHEET No.: 12 / 15
SCALES: 1:50

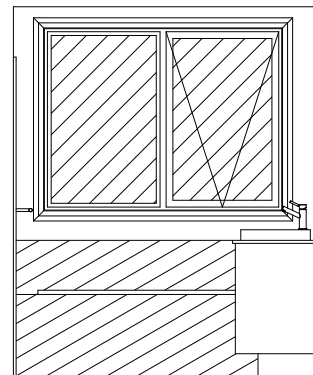
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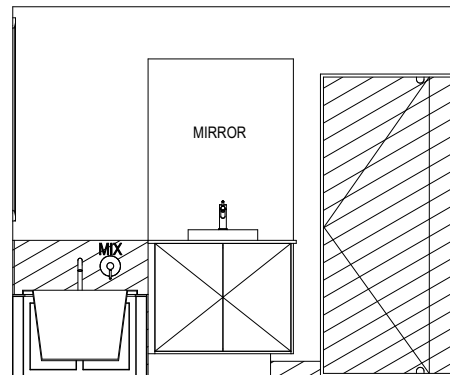
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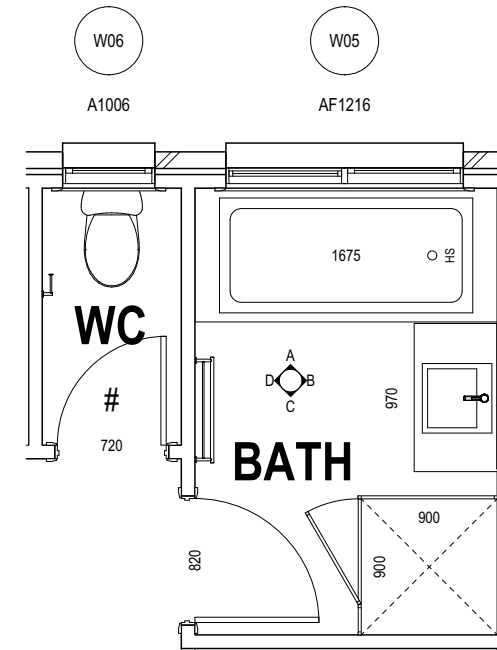
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU01
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA



ELEVATION A
Scale: 1:50



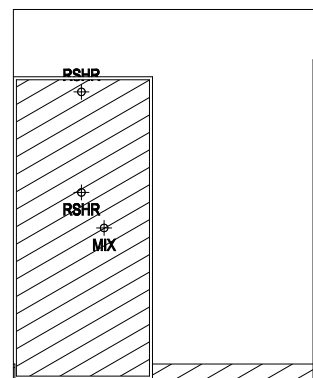
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Scale: 1:50



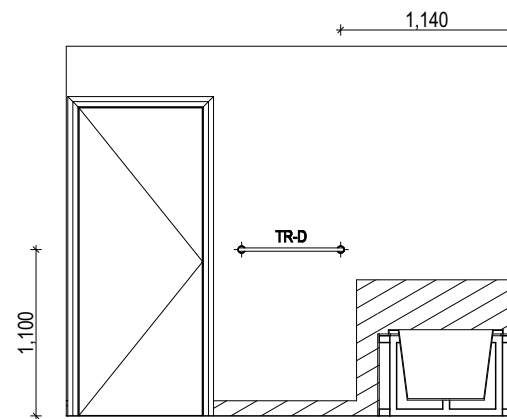
BATHROOM PLAN
Scale: 1:50

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
"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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DATE:

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1 DRAFT SALES PLAN	MLG 09/01/2025
2 PRELIM PLAN - INITIAL ISSUE	TDI 22/01/2025

CLIENT:	EMILY JAYNE DILLON & MICHAEL RICHARD DARR HARRIS
ADDRESS:	19 VOLCANIC DRIVE, BRIGHTON TAS 7030
LOT / SECTION / CT:	COUNCIL:
2 / - / 185249	BRIGHTON COUNCIL

HOUSE DESIGN:	BELVEDERE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	SHEET No.:
BATHROOM DETAILS	13 / 15

HOUSE CODE:	H-WATBVR10SB
FACADE CODE:	F-WATBVR10CLASC
SCALES:	1:50

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714167

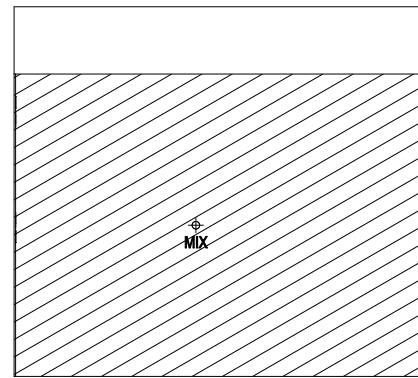
Last Published: Monday, 3 February 2025 10:02 AM
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Template Version: 2.1.040

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

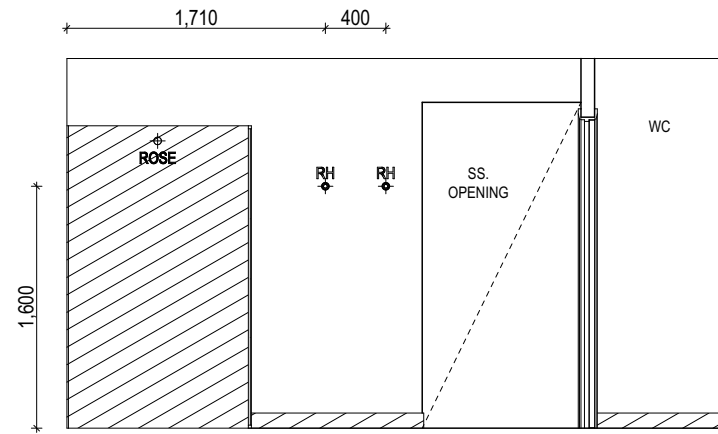
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

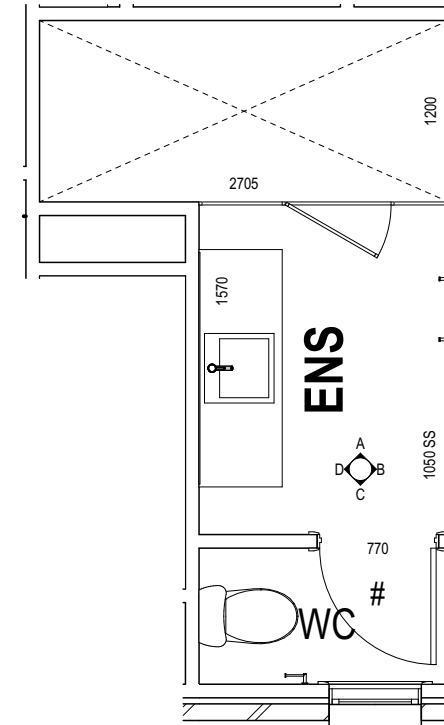
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA



ELEVATION A
Scale: 1:50



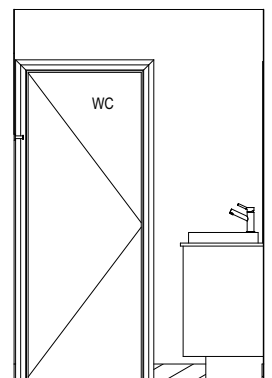
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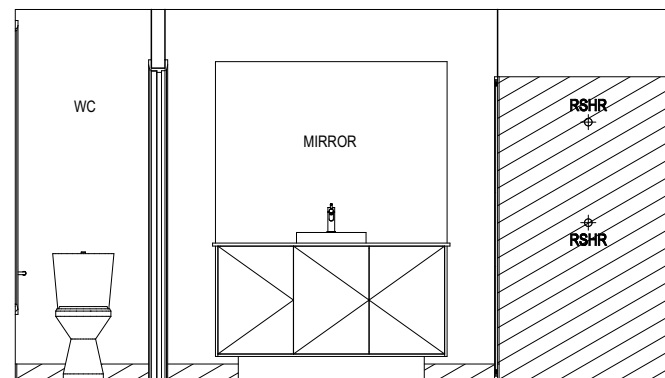
ENSUITE PLAN
Scale: 1:50

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
"MEDIUM"	800 x 380mm	878mm
"LARGE"	1500 x 380mm	1578mm

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

THIS PLAN ACCEPTED BY:

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SHEET TITLE:	SHEET No.:
ENSUITE DETAILS	14 / 15

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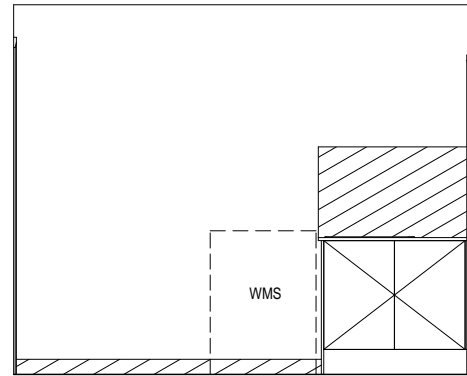
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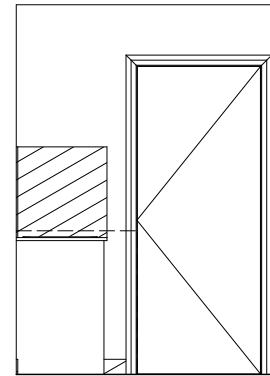
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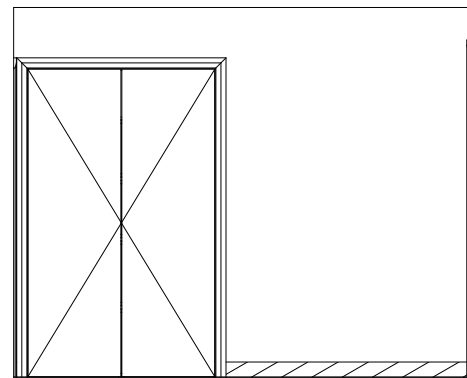
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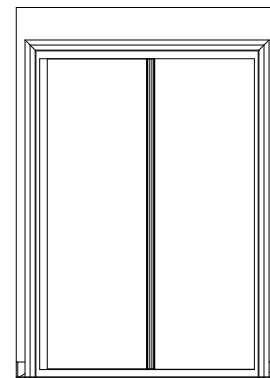
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Scale: 1:50



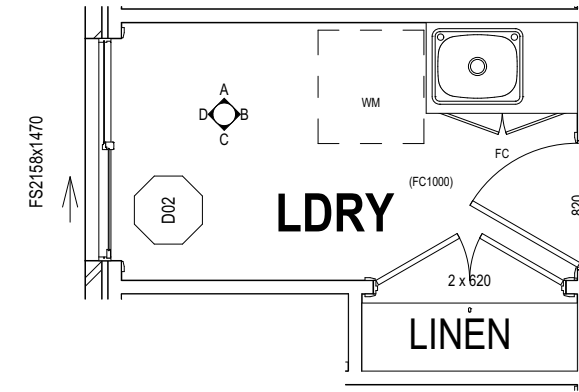
ELEVATION B
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



LAUNDRY PLAN
Scale: 1:50

PRELIMINARY

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HOUSE DESIGN:
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FACADE DESIGN:
CLASSIC

SHEET TITLE:
LAUNDRY DETAILS

SHEET No.: **15 / 15**

HOUSE CODE:
H-WATBVR10SB

FACADE CODE:
F-WATBVR10CLASC

SCALES:
1:50

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