



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/049

LOCATION OF AFFECTED AREA

35 LEWIS DRIVE, OLD BEACH

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 **05/05/2026**. 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

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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
LIVING	131.81
PORCH	2.90
TOTAL	134.72 m²

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

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

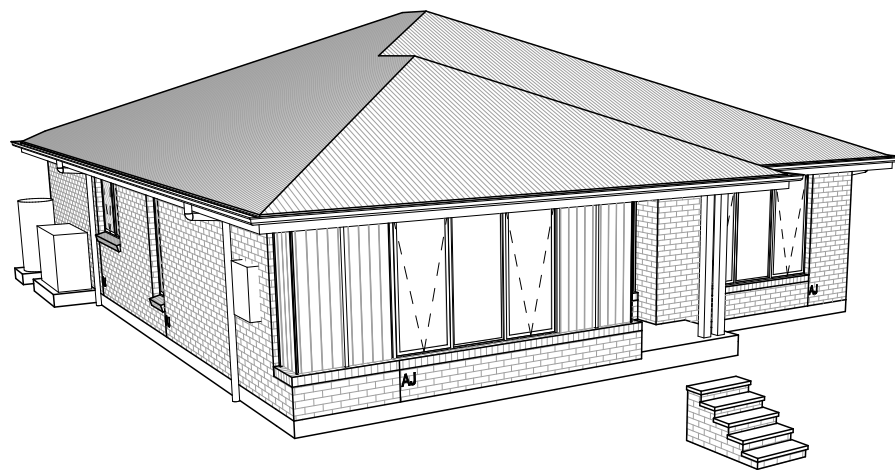
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-LOW
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	TBC
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	H1
SPECIFIC AREA PLAN OVERLAY	YES
TIVOLI GREEN	
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	YES
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	TBC
WITHIN 50km BREAKING SURF	23.00km
ZONING	GENERAL RESIDENTIAL
BRIGHTON LOCAL GOVERNMENT AUTHORITY	
TAS GAS NETWORKS INFRASTRUCTURE	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	9,000mm
SIDE A	MIN. 1,500mm	2,000mm
SIDE B	MIN. 1,500mm	3,933mm
REAR	MIN. 1,500mm	8,087mm
BULK & SCALE		
SITE AREA	502m ²	
SITE COVERAGE	MAX. 50%	26.83%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	795mm
FILL DEPTH	MAX. 800mm	793mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 24m ²	24m ²

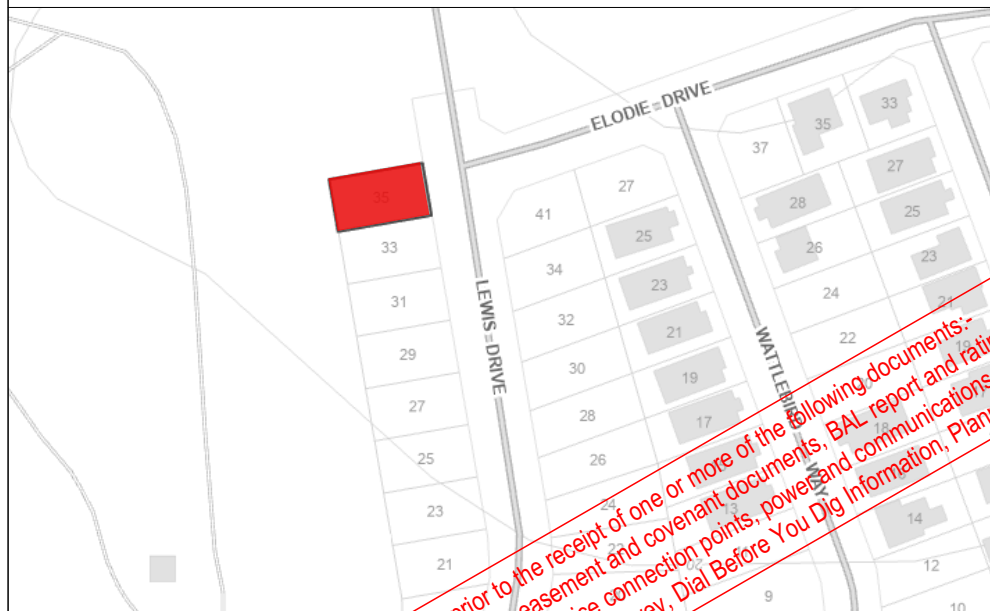
3D PERSPECTIVE



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



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, powers and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig information, Planning Approval.

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2455mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

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

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: ENS
ACCESSIBLE SHOWER LOCATION: ENS

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

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

SIGNATURE: _____

DATE: _____

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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PRELIMINARY PLAN SET

5	PRELIMINARY PLAN SET - PLAN CORRECTIONS	ALL	2026.03.17	NVO	-
4	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2026.02.27	TNG	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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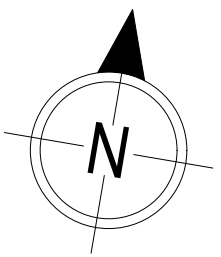
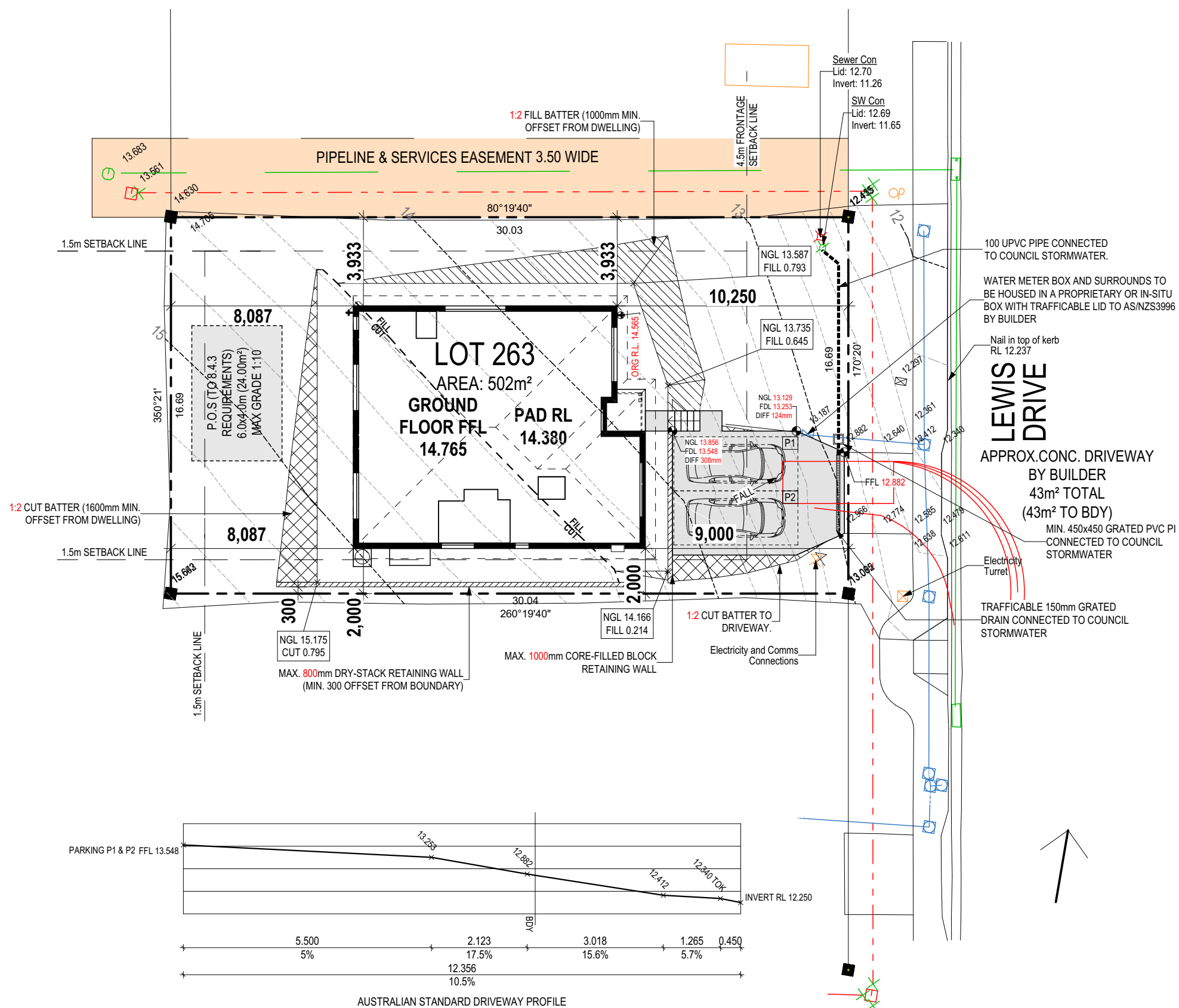
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	COPYRIGHT:	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 05/01/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2026	3	CONSOLIDATE PROPOSAL 2	HMI 11/02/2026	LEWIS DRIVE, OLD BEACH TAS 7017	MODERN	F-WDCASC20MODNA	
		4	PRELIM PLANS - INITIAL ISSUE	TNG 27/02/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	5	PRELIM PLANS - PLAN CORRECTIONS	NVO 17/03/2026	263 / - / 189454	COUNCIL:	1 / 21	SCALES:	
					BRIGHTON	COVER SHEET		714583

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

APPROX. CUT/FILL		
CUT	30.41m ³	68.42t
FILL	38.50m ³	86.63t
DIFFERENCE	8.09m ³	18.20t
18 TONNES OF IMPORT FILL		

LOT SIZE: 502m²
HOUSE (COVERED AREA): 134.72m²
SITE COVERAGE: 26.84%

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



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PLAN ACCEPTANCE BY OWNER

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			BRIGHTON	SITE PLAN	2 / 21	714583

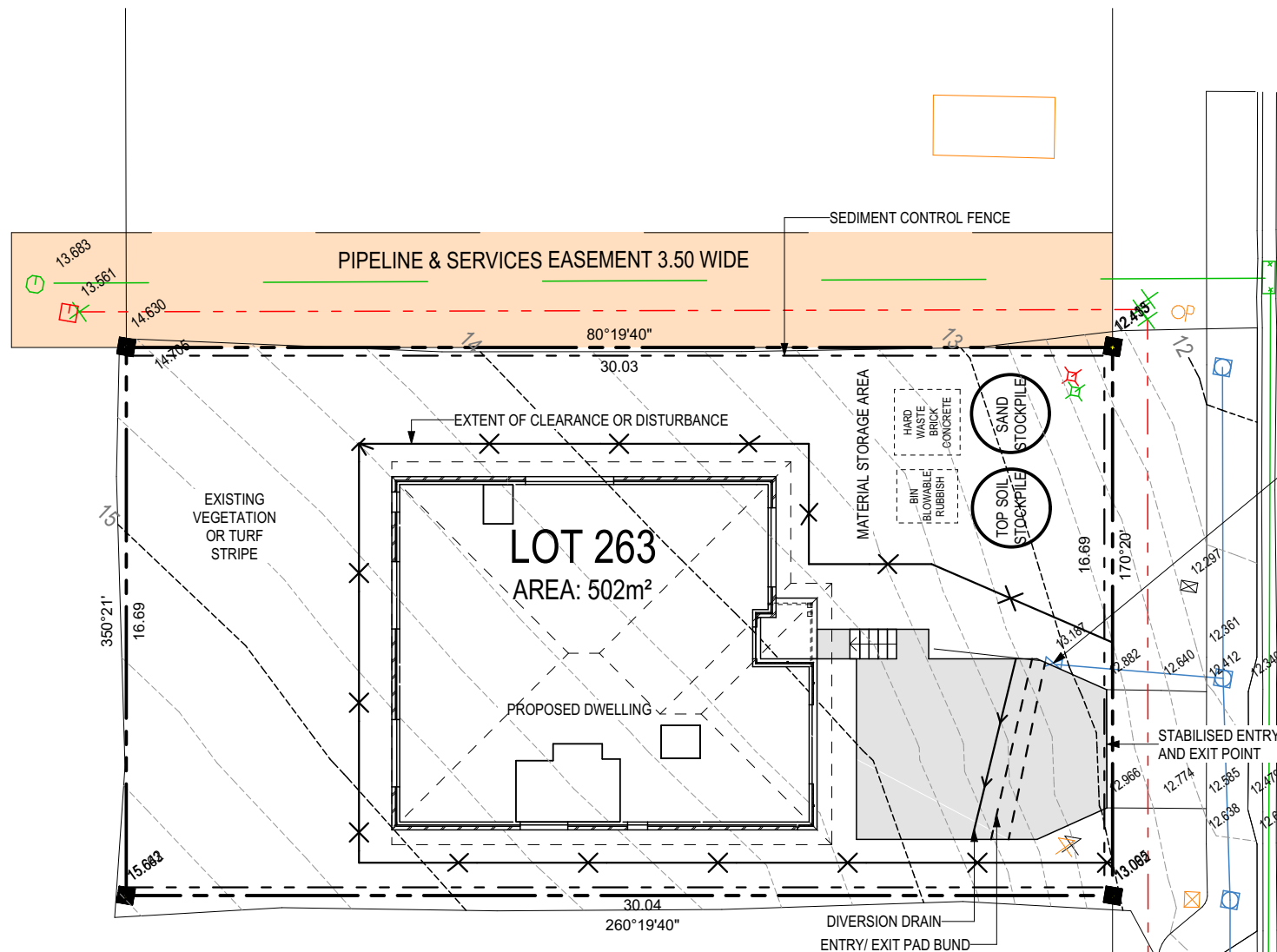
Last Published: Tuesday, March 17, 2026 9:14 AM
 File Location: D:\NVO\Small Connections\714583 - Saavedra - Correction\MTek Issued\714583 - Saavedra - (AC24) - Prelim - 2026.03.17.pln
 Template Version: 24.041

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.

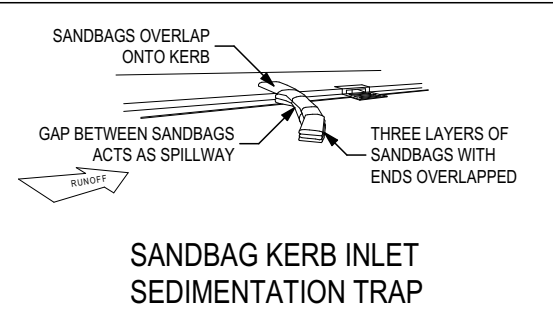
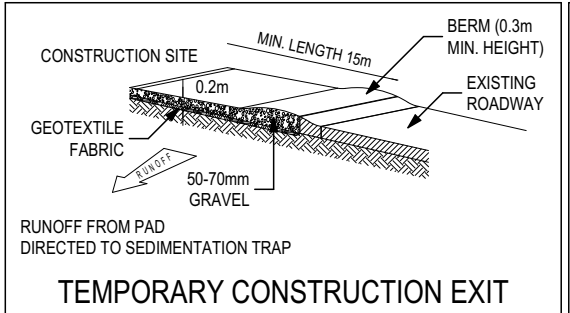
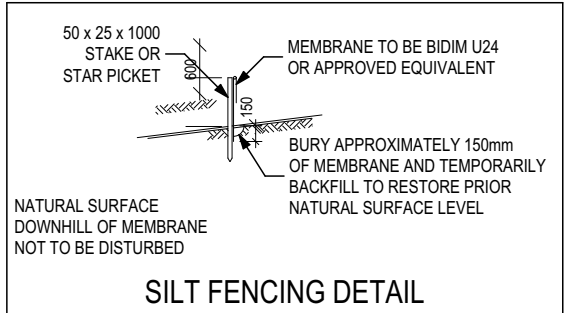


WATER METER BOX AND SURROUNDS TO BE HOUSED IN A PROPRIETARY OR IN-SITU BOX WITH TRAFFICABLE LID TO AS/NZS3996 BY BUILDER

LEWIS DRIVE
APPROX. CONC. DRIVEWAY BY BUILDER
43m² TOTAL (43m² TO BDY)

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

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.



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DISCOVERY

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4 PRELIM PLANS - INITIAL ISSUE	TNG 27/02/2026	COUNCIL: BRIGHTON
5 PRELIM PLANS - PLAN CORRECTIONS	NVO 17/03/2026	

HOUSE DESIGN:
ASCOT 12

FACADE DESIGN:
MODERN

SHEET TITLE:
SOIL & WATER MANAGEMENT PLAN

SHEET No.:
3 / 21

HOUSE CODE:
H-WDCASC20SA

FACADE CODE:
F-WDCASC20MODNA

SCALES:
1:200

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714583

MAIN DWELLING, GROUND FLOOR	
LIVING	131.81
PORCH	2.90
	134.72 m²

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
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ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

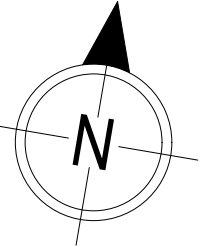
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

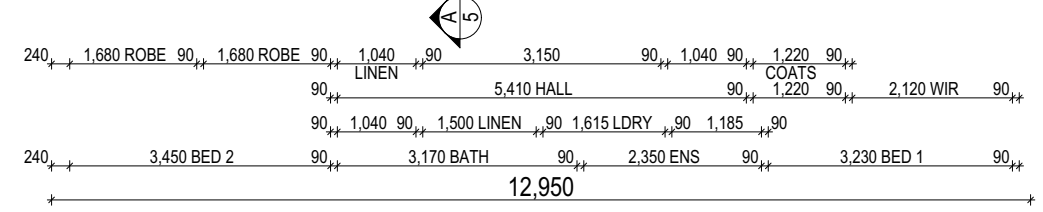
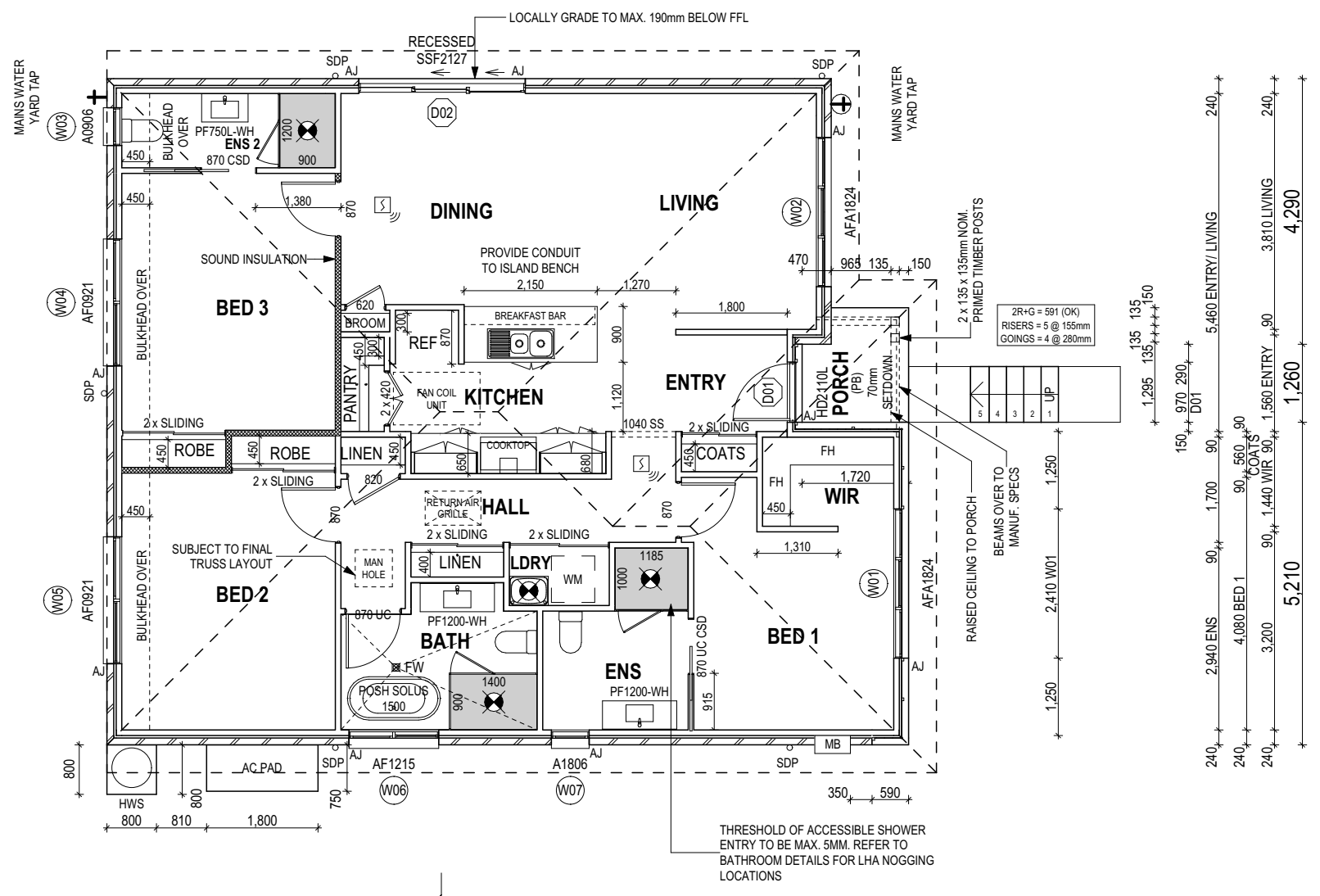
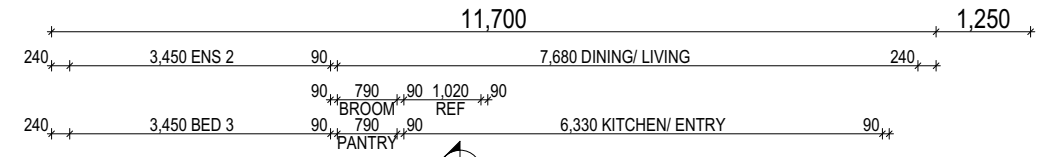
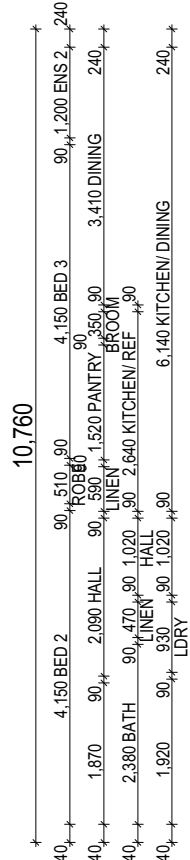
REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	R2.7 SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
	FLOOR WASTE
	GAS BAYONET



ALL DIMENSIONS ARE FRAME DIMENSIONS

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

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

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

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

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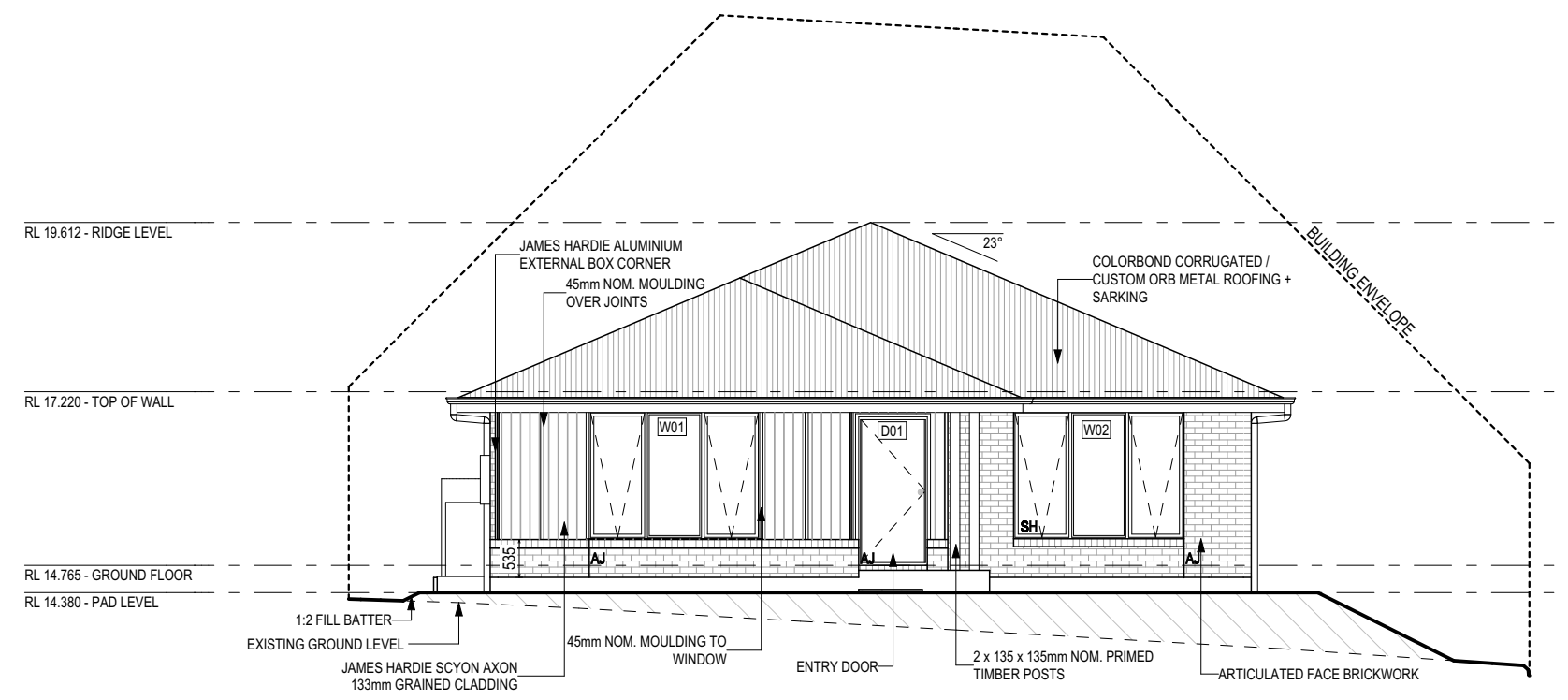
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

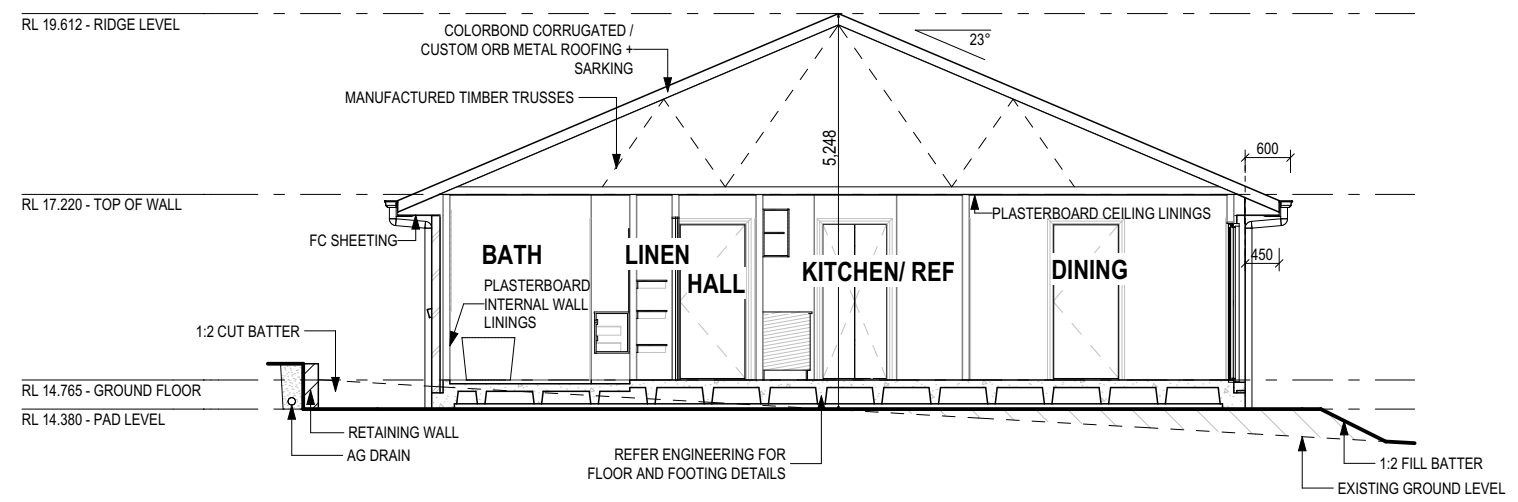
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

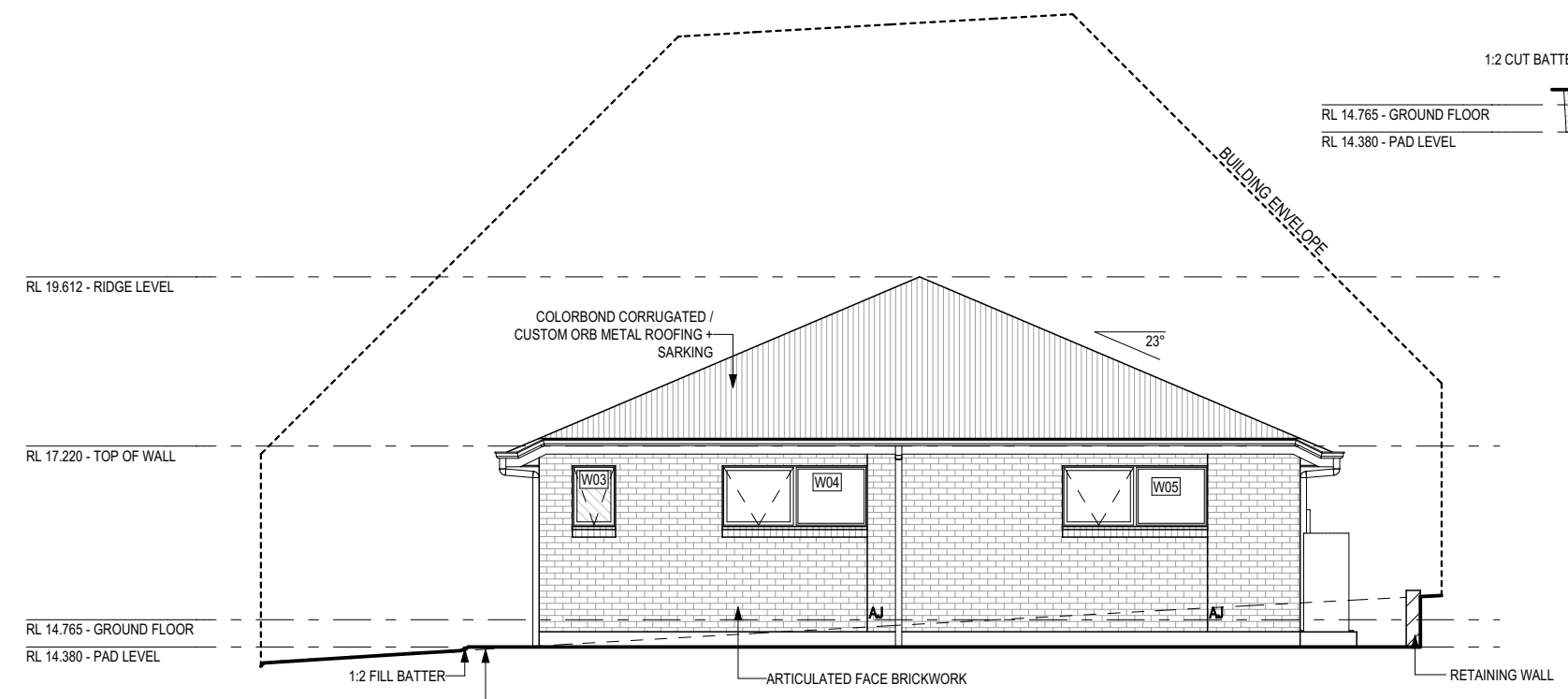
REFER TO THE FOLLOWING DETAILS:
 BRICK COURSING W-BRIC-001



EAST ELEVATION
 SCALE: 1:100



SECTION A-A
 SCALE: 1:100



WEST ELEVATION
 SCALE: 1:100

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

GLASS TYPE LEGEND		WINDOW TYPE LEGEND				
CLEAR	OBSCURE	AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
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SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT:
COPYRIGHT: © 2026	1 CONSOLIDATE PROPOSAL 1	HMI 17/12/2025	MICHAEL STEVEN & JUDE MAXIMUS SAAVEDRA
	2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 05/01/2026	ADDRESS:
	3 CONSOLIDATE PROPOSAL 2	HMI 11/02/2026	LEWIS DRIVE, OLD BEACH TAS 7017
	4 PRELIM PLANS - INITIAL ISSUE	TNG 27/02/2026	LOT / SECTION / CT:
	5 PRELIM PLANS - PLAN CORRECTIONS	NVO 17/03/2026	263 / - / 189454
			COUNCIL: BRIGHTON

HOUSE DESIGN: ASCOT 12	HOUSE CODE: H-WDCASC20SA	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.
FACADE DESIGN: MODERN	FACADE CODE: F-WDCASC20MODNA	714583
SHEET TITLE: ELEVATIONS / SECTION	SHEET No.: 5 / 21	
	SCALES: 1:100	

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

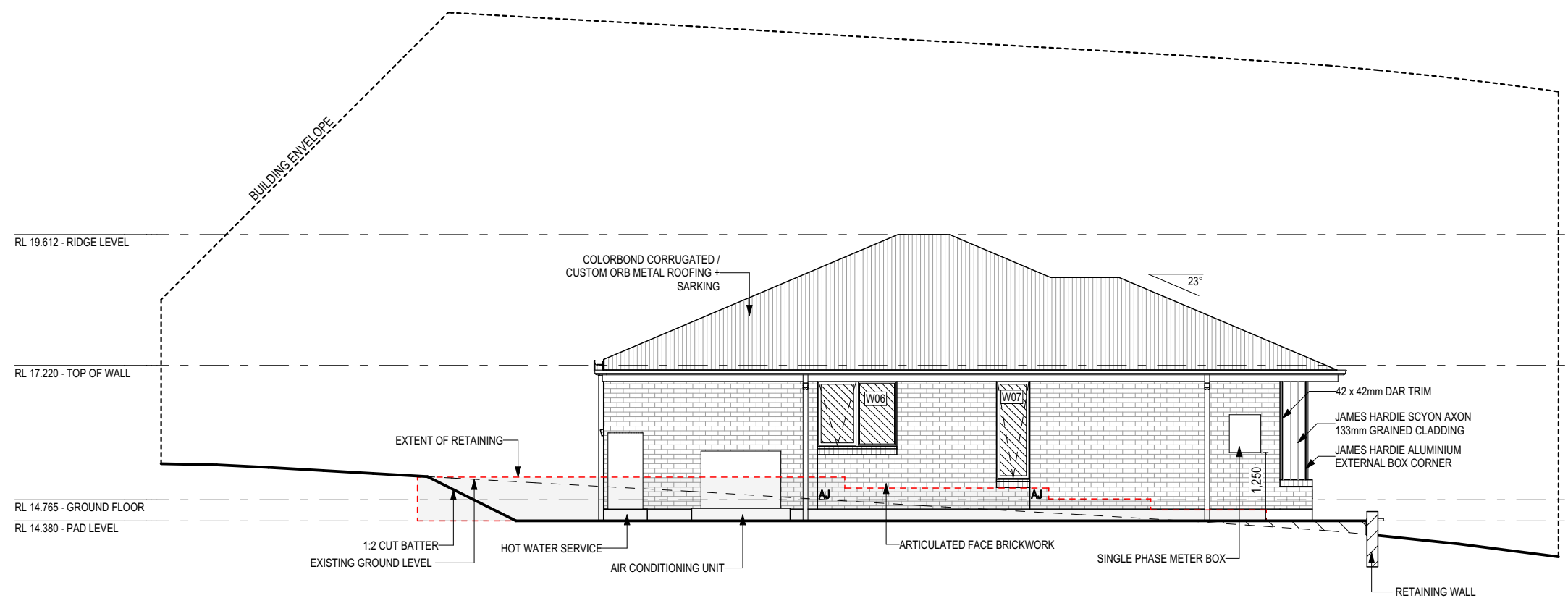
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SH = SNAP HEADER SILL

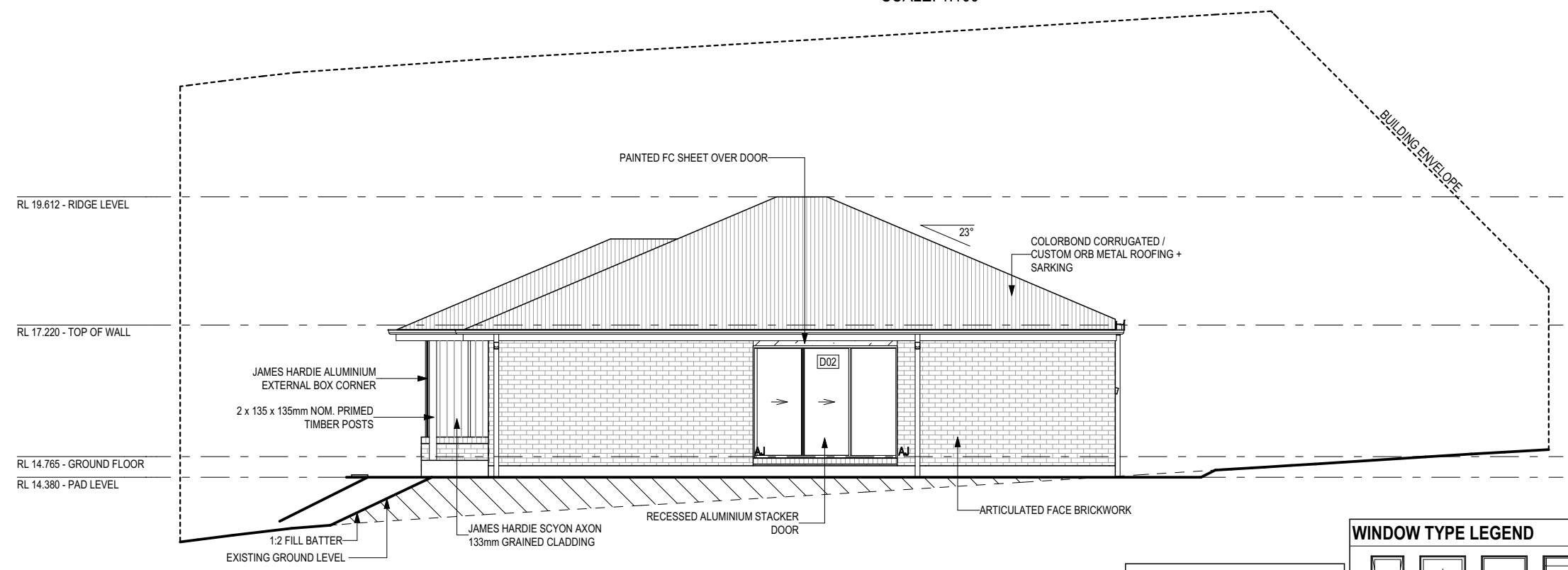
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

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



SOUTH ELEVATION
 SCALE: 1:100



NORTH ELEVATION
 SCALE: 1:100

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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

PLAN ACCEPTANCE BY OWNER

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SPECIFICATION:	DISCOVERY
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REVISION	DRAWN
1 CONSOLIDATE PROPOSAL 1	HMI 17/12/2025
2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 05/01/2026
3 CONSOLIDATE PROPOSAL 2	HMI 11/02/2026
4 PRELIM PLANS - INITIAL ISSUE	TNG 27/02/2026
5 PRELIM PLANS - PLAN CORRECTIONS	NVO 17/03/2026

CLIENT:	MICHAEL STEVEN & JUDE MAXIMUS SAAVEDRA
ADDRESS:	LEWIS DRIVE, OLD BEACH TAS 7017
LOT / SECTION / CT:	263 / - / 189454
COUNCIL:	BRIGHTON

HOUSE DESIGN:	ASCOT 12
FACADE DESIGN:	MODERN
SHEET TITLE:	ELEVATIONS
SHEET No.:	6 / 21

HOUSE CODE:	H-WDCASC20SA
FACADE CODE:	F-WDCASC20MODNA
SCALES:	1:100

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714583

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

STOREY	ID	CODE ¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m ²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION ²	
WINDOW																
GROUND FLOOR	W01	AFA1824	AWNING	BED 1	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-LOW	NONE	E	3.53	CLEAR, DOUBLE GLAZED	MP 803-803	
GROUND FLOOR	W02	AFA1824	AWNING	LIVING	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-LOW	SNAP HEADER	E	3.53	CLEAR, DOUBLE GLAZED	MP 803-803	
GROUND FLOOR	W03	A0906	AWNING	ENS 2	857	610	2,934	0.52	ALUMINIUM	BAL-LOW	ANGLED	W	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED		
GROUND FLOOR	W04	AF0921	AWNING	BED 3	857	2,050	5,814	1.76	ALUMINIUM	BAL-LOW	ANGLED	W	1.40	CLEAR, DOUBLE GLAZED	MP 1025	
GROUND FLOOR	W05	AF0921	AWNING	BED 2	857	2,050	5,814	1.76	ALUMINIUM	BAL-LOW	ANGLED	W	1.40	CLEAR, DOUBLE GLAZED	MP 1025	
GROUND FLOOR	W06	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	S	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725	
GROUND FLOOR	W07	A1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	BAL-LOW	ANGLED	S	0.81	OBSCURE, DOUBLE GLAZED, TOUGHENED		
							41,522 mm	15.55					12.40			
DOOR																
GROUND FLOOR	D01	HD2110L	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	BAL-LOW	SNAP HEADER	E	1.41	NA		
GROUND FLOOR	D02	SSF2127	STACKER	LIVING	2,100	2,688	9,576	5.64	ALUMINIUM	BAL-LOW	SNAP HEADER	N	4.96	CLEAR, DOUBLE GLAZED, TOUGHENED		
							15,716 mm	7.68					6.36			
							57,238 mm	23.23					18.76			

Window Manufacturer: Dowell Windows

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

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

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1040 SS	SQUARE SET OPENING	2,155	1,040	N/A	
GROUND FLOOR	1	2 x 420	SWINGING	2,040	840	N/A	
GROUND FLOOR	1	2 x 600 SMARTROBE	SMARTROBE SLIDING	2,040	1,220	N/A	
GROUND FLOOR	1	2 x 740 SMARTROBE	SMARTROBE SLIDING	2,040	1,500	N/A	
GROUND FLOOR	1	2 x 798 SMARTROBE	SMARTROBE SLIDING	2,040	1,615	N/A	
GROUND FLOOR	2	2 x 830	ROBEMAKER SLIDING	2,040	1,680	N/A	
GROUND FLOOR	1	620	SWINGING	2,040	620	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	2	870	SWINGING	2,040	870	N/A	SOLID CORE
GROUND FLOOR	1	870 CSD	CAVITY SLIDING	2,040	870	N/A	
GROUND FLOOR	1	870 UC	SWINGING	2,040	870	N/A	20mm UNDERCUT
GROUND FLOOR	1	870 UC CSD	CAVITY SLIDING	2,040	870	N/A	20mm UNDERCUT

PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m ²)

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER

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	2 CONSOLIDATE PROPOSAL 1 - UPDATE HMI 05/01/2026		HMI 05/01/2026		ADDRESS: LEWIS DRIVE, OLD BEACH TAS 7017		FACADE DESIGN: MODERN		FACADE CODE: F-WDCASC20MODNA		
	3 CONSOLIDATE PROPOSAL 2 HMI 11/02/2026		HMI 11/02/2026		LOT / SECTION / CT: 263 / - / 189454		SHEET TITLE: WINDOW & DOOR SCHEDULES		SHEET No.: 7 / 21		
	4 PRELIM PLANS - INITIAL ISSUE TNG 27/02/2026		TNG 27/02/2026		COUNCIL: BRIGHTON		SCALES:				
	5 PRELIM PLANS - PLAN CORRECTIONS NVO 17/03/2026		NVO 17/03/2026								

Last Published: Tuesday, March 17, 2026 9:14 AM
File Location: D:\NVO\Small Connections\714583 - Saavedra - Correction\ITek Issued\714583 - Saavedra - (AC24) - Prelim - 2026.03.17.jpg
Template Version: 24.041

NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ'D (m2)	VENTILATION ACH'D (m2)
OPEN KITCHEN/ LIVING/ DINING	38.45 m ²	W02, D02	3.85 m ²	8.49 m ²	1.92 m ²	6.19 m ²
BED 1	11.44 m ²	W01	1.14 m ²	3.53 m ²	0.57 m ²	2.68 m ²
BED 2	14.32 m ²	W05	1.43 m ²	1.40 m ²	0.72 m ²	0.80 m ²
BED 3	14.31 m ²	W04	1.43 m ²	1.40 m ²	0.72 m ²	0.80 m ²

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

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

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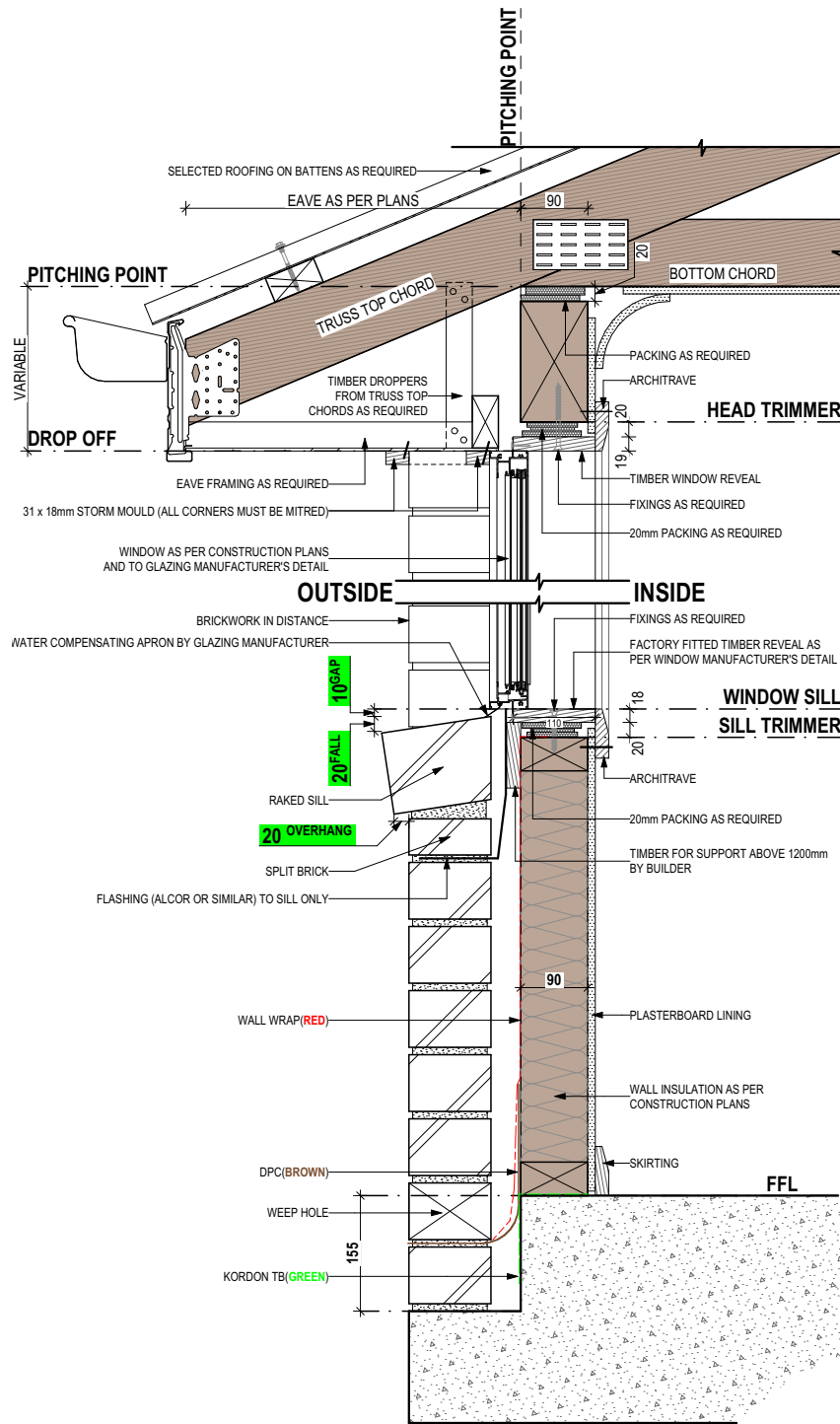
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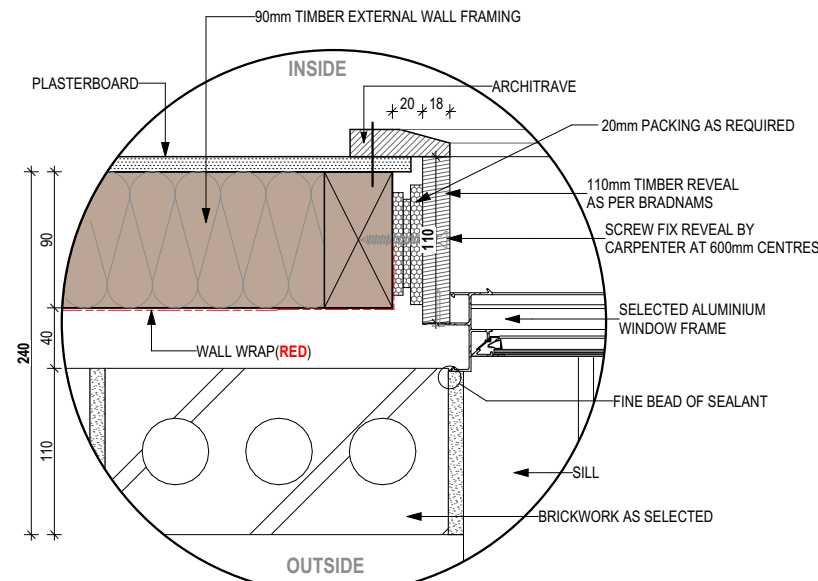
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	DISCOVERY	1	CONSOLIDATE PROPOSAL 1	HMI 17/12/2025	MICHAEL STEVEN & JUDE MAXIMUS SAAVEDRA	ASCOT 12	H-WDCASC20SA		
	COPYRIGHT:	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 05/01/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:		F-WDCASC20MODNA
	© 2026	3	CONSOLIDATE PROPOSAL 2	HMI 11/02/2026	LEWIS DRIVE, OLD BEACH TAS 7017	MODERN	SCALES:		
		4	PRELIM PLANS - INITIAL ISSUE	TNG 27/02/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:		8 / 21
	5	PRELIM PLANS - PLAN CORRECTIONS	NVO 17/03/2026	263 / - / 189454	COUNCIL:			714583	
					BRIGHTON	CALCULATIONS			



SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

STANDARD BRICK								STANDARD BRICK															
BRICKWORK DIMENSIONS				Bricks per m ² in wall = 48.5 approx.				all dimensions in mm				BRICKWORK DIMENSIONS				Bricks per m ² in wall = 48.5 approx.				all dimensions in mm			
FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:		FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:		FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:							
240x120x86mm		230x110x76mm		7 Courses to 600mm		240x120x86mm		230x110x76mm		7 Courses to 600mm		240x120x86mm		230x110x76mm		7 Courses to 600mm							
NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT				
1	230	250	86	26	6230	6250	2229	11	2630	2650	943	36 ¹ / ₂	8630						3086				
1 ¹ / ₂	350	370		26 ¹ / ₂	6350	6370		11 ¹ / ₂	2750	2770		36 ¹ / ₂	8750						3172				
2	470	490	172	27	6470	6490	2314	12	2870	2890	1029	37	8870						3257				
2 ¹ / ₂	590	610		27 ¹ / ₂	6590	6610		12 ¹ / ₂	2990	3010		37 ¹ / ₂	8990						3343				
3	710	730	257	28	6710	6730	2400	13	3110	3130	1114	38	9110						3429				
3 ¹ / ₂	830	850		28 ¹ / ₂	6830	6850		13 ¹ / ₂	3230	3250		38 ¹ / ₂	9230						3514				
4	950	970	343	29	6950	6970	2486	14	3350	3370	1200	39	9350						3600				
4 ¹ / ₂	1070	1090		29 ¹ / ₂	7070	7090		14 ¹ / ₂	3470	3490		39 ¹ / ₂	9470						3686				
5	1190	1210	429	30	7190	7210	2572	15	3590	3610	1286	40	9590						3772				
5 ¹ / ₂	1310	1330		30 ¹ / ₂	7310	7330		15 ¹ / ₂	3710	3730		40 ¹ / ₂	9710						3857				
6	1430	1450	514	31	7430	7450	2657	16	3830	3850	1372	41	9830						3943				
6 ¹ / ₂	1550	1570		31 ¹ / ₂	7550	7570		16 ¹ / ₂	3950	3970		41 ¹ / ₂	9950						4029				
7	1670	1690	600	32	7670	7690	2743	17	4070	4090	1457	42	10070						4114				
7 ¹ / ₂	1790	1810		32 ¹ / ₂	7790	7810		17 ¹ / ₂	4190	4210		42 ¹ / ₂	10190						4200				
8	1910	1930	686	33	7910	7930	2829	18	4310	4330	1543	43	10310						4286				
8 ¹ / ₂	2030	2050		33 ¹ / ₂	8030	8050		18 ¹ / ₂	4430	4450		43 ¹ / ₂	10430						4372				
9	2150	2170	772	34	8150	8170	2914	19	4550	4570	1629	44	10550						4457				
9 ¹ / ₂	2270	2290		34 ¹ / ₂	8270	8290		19 ¹ / ₂	4670	4690		44 ¹ / ₂	10670						4543				
10	2390	2410	857	35	8390	8400	3000	20	4790	4810	1714	45	10790						4629				
									20 ¹ / ₂	4910	4930		45 ¹ / ₂	10910					4714				
									21	5030	5050	1800	46	11030					4800				
									21 ¹ / ₂	5150	5170		46 ¹ / ₂	11150					4886				
									22	5270	5290	1886	47	11270					4972				
									22 ¹ / ₂	5390	5410		47 ¹ / ₂	11390					5057				
									23	5510	5530	1972	48	11510					5143				
									23 ¹ / ₂	5630	5650		48 ¹ / ₂	11630					5229				
									24	5750	5770	2057	49	11750					5314				
									24 ¹ / ₂	5870	5890		49 ¹ / ₂	11870					5400				
									25	5990	6010	2143	50	11990					5486				
									25 ¹ / ₂	6110	6130		50	12110					5572				

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

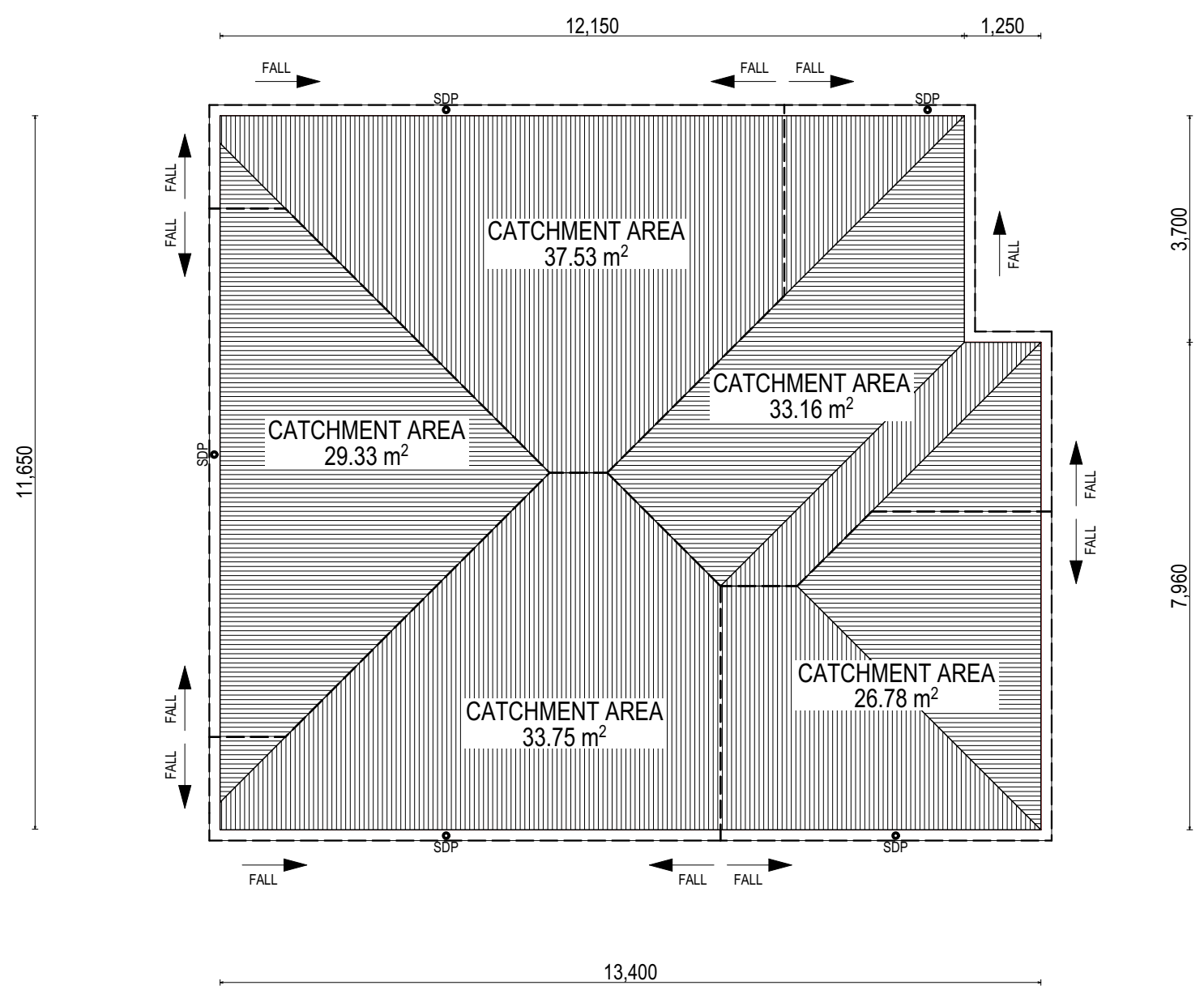
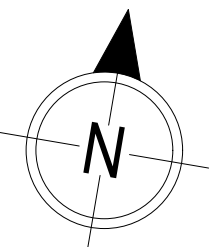
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		2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 05/01/2026	LOT / SECTION / CT: 263 / - / 189454	SHEET TITLE: DETAILS (FACE BRICKWORK)	SHEET No.: 9 / 21	
		3 CONSOLIDATE PROPOSAL 2	HMI 11/02/2026	COUNCIL: BRIGHTON		SCALES:	
		4 PRELIM PLANS - INITIAL ISSUE	TNG 27/02/2026			714583	
	5 PRELIM PLANS - PLAN CORRECTIONS	NVO 17/03/2026					



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		
	151.62	Flat Roof Area (excluding gutter and slope factor) (m ²)
	164.71	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	160.55	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	194.27	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	3	Ac / Acdp
Downpipes Provided	5	

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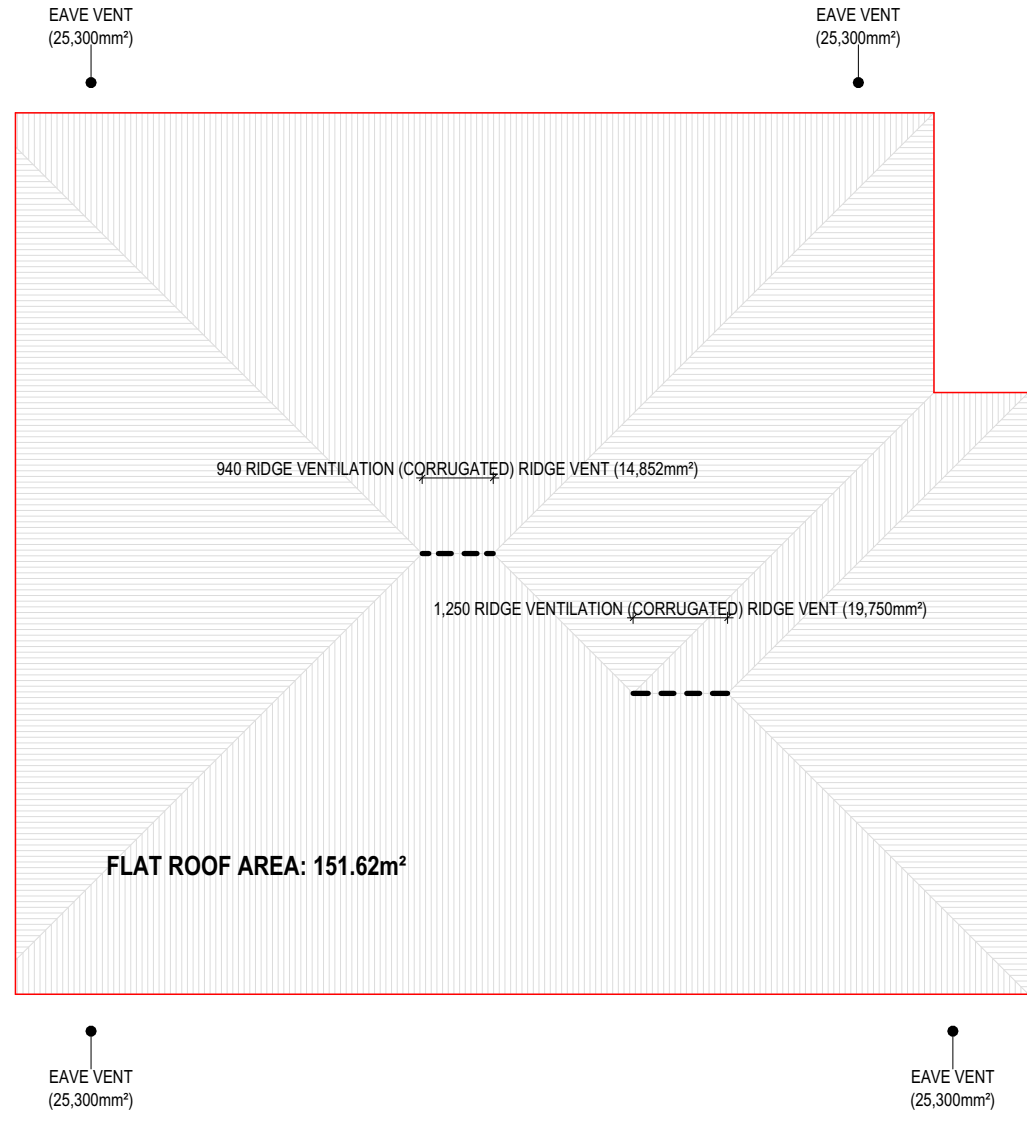
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(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER	
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SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: MICHAEL STEVEN & JUDE MAXIMUS SAAVEDRA	HOUSE DESIGN: ASCOT 12	HOUSE CODE: H-WDCASC20SA
COPYRIGHT: © 2026	1 CONSOLIDATE PROPOSAL 1 HMI 17/12/2025	HMI 05/01/2026	ADDRESS: LEWIS DRIVE, OLD BEACH TAS 7017	FACADE DESIGN: MODERN	FACADE CODE: F-WDCASC20MODNA
	2 CONSOLIDATE PROPOSAL 1 - UPDATE HMI 05/01/2026	HMI 11/02/2026	LOT / SECTION / CT: 263 / - / 189454	SHEET TITLE: ROOF DRAINAGE PLAN	SHEET No.: 11 / 21
	3 CONSOLIDATE PROPOSAL 2 HMI 11/02/2026	TNG 27/02/2026	COUNCIL: BRIGHTON	SCALES: 1:100	
	4 PRELIM PLANS - INITIAL ISSUE TNG 27/02/2026	NVO 17/03/2026			
	5 PRELIM PLANS - PLAN CORRECTIONS NVO 17/03/2026				

714583



MAIN ROOF (ID 1)
 ROOF LENGTH: 13.400m
 ROOF PITCH: 23.0°
 CEILING: FLAT
 HIGH LEVEL VENTILATION REQUIRED: 66,995mm²
 LOW LEVEL VENTILATION REQUIRED: 93,793mm²

ROOF SPACE VENTILATION			
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS			
MAIN ROOF			
13.400m	LONGEST HORIZONTAL ROOF LENGTH		
23.0°	ROOF PITCH		
66,995mm² (5,000 x 13.400m)	REQUIRED	HIGH LEVEL VENTILATION	
34,602mm²	PROVIDED		
93,793mm² (7,000 x 13.400m)	REQUIRED	LOW LEVEL VENTILATION	
101,200mm²	PROVIDED		
MINIMUM REQUIRED SOFIT (EAVE) VENTS		EAVE VENT PROVIDED - 4	

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2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 05/01/2026
3 CONSOLIDATE PROPOSAL 2	HMI 11/02/2026
4 PRELIM PLANS - INITIAL ISSUE	TNG 27/02/2026
5 PRELIM PLANS - PLAN CORRECTIONS	NVO 17/03/2026

CLIENT:	MICHAEL STEVEN & JUDE MAXIMUS SAAVEDRA
ADDRESS:	LEWIS DRIVE, OLD BEACH TAS 7017
LOT / SECTION / CT:	263 / - / 189454
COUNCIL:	BRIGHTON

HOUSE DESIGN:	ASCOT 12
FACADE DESIGN:	MODERN
SHEET TITLE:	ROOF VENTILATION PLAN

HOUSE CODE:	H-WDCASC20SA
FACADE CODE:	F-WDCASC20MODNA
SHEET No.:	12 / 21
SCALES:	1:100

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714583

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



PRELIMINARY

**SUBJECT TO NCC 2022
 (1 MAY 2023)
 WATERPROOFING & PLUMBING
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SIGNATURE: _____	DATE: _____
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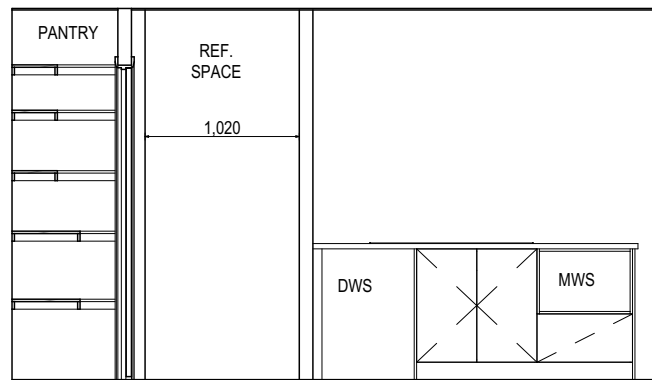
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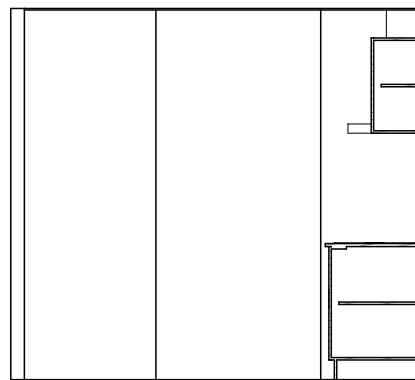
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	1	HMI	17/12/2025	MICHAEL STEVEN & JUDE MAXIMUS SAAVEDRA	ASCOT 12		H-WDCASC20SA
	2	HMI	05/01/2026	ADDRESS:	FACADE DESIGN:		FACADE CODE:
	3	HMI	11/02/2026	LEWIS DRIVE, OLD BEACH TAS 7017	MODERN		F-WDCASC20MODNA
	4	TNG	27/02/2026	LOT / SECTION / CT:	SHEET TITLE:		SHEET No.:
5	NVO	17/03/2026	263 / - / 189454	COUNCIL: BRIGHTON	13 / 21	SCALES: 1:100	
						714583	

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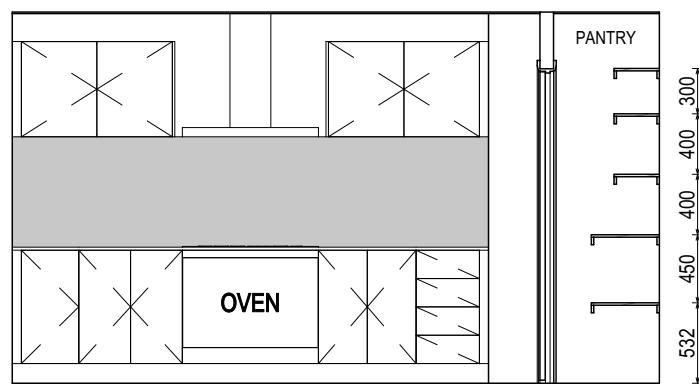
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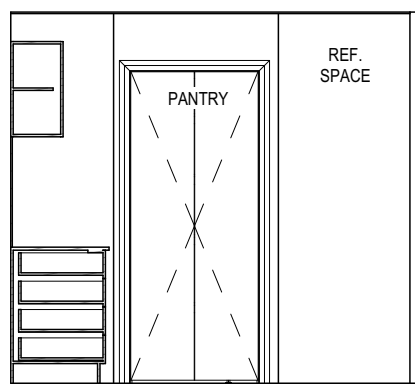
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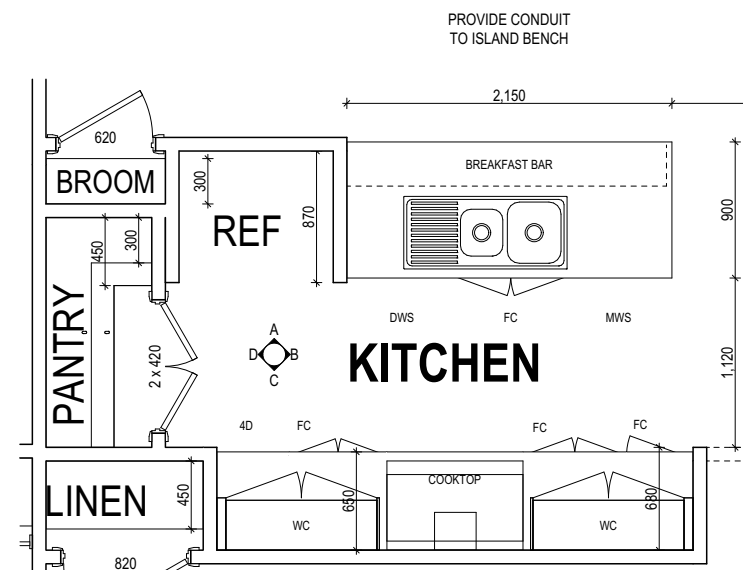
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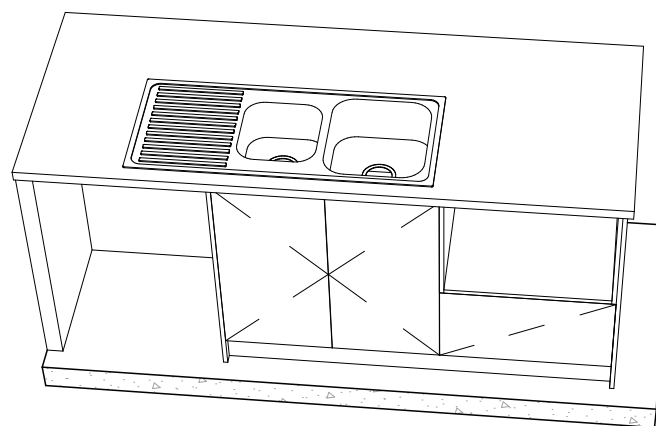
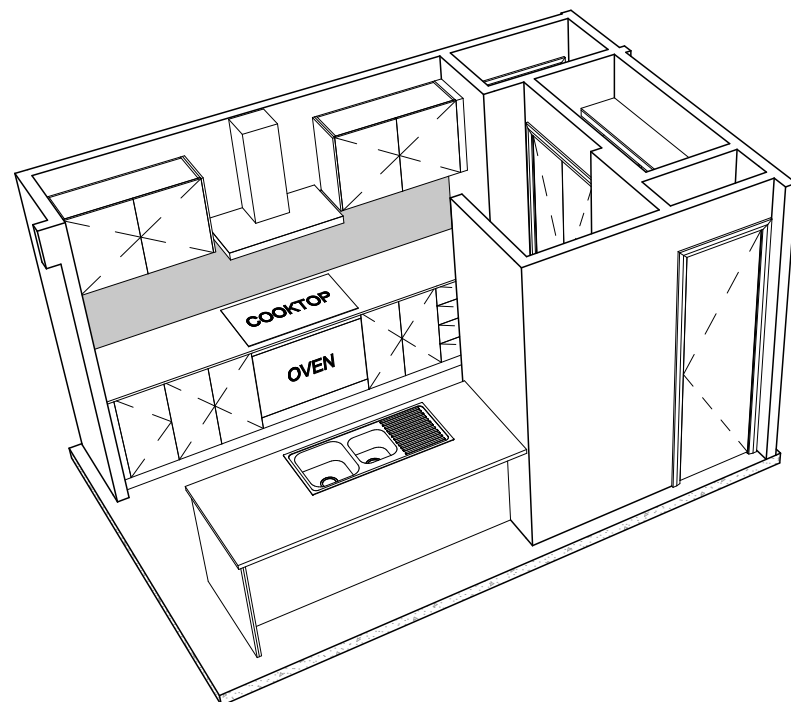
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



PRELIMINARY

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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		3 CONSOLIDATE PROPOSAL 2	HMI 11/02/2026	COUNCIL: BRIGHTON		SCALES: 1:50	
		4 PRELIM PLANS - INITIAL ISSUE	TNG 27/02/2026				
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Last Published: Tuesday, March 17, 2026 9:15 AM
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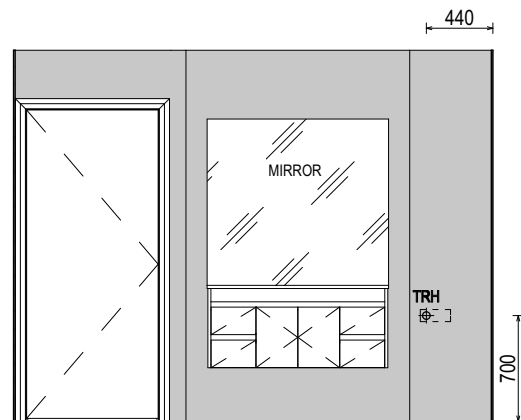
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 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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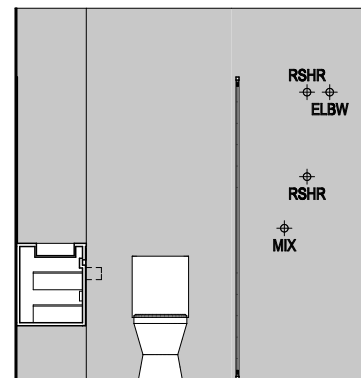
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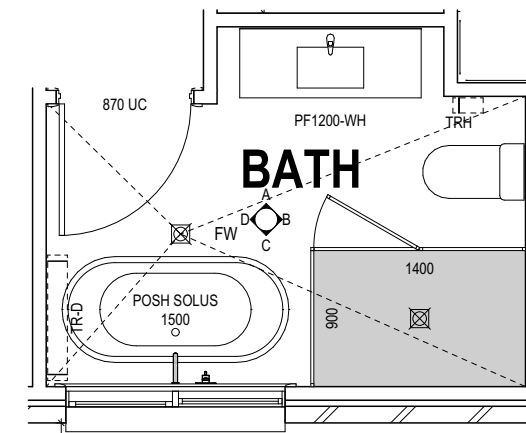
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- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



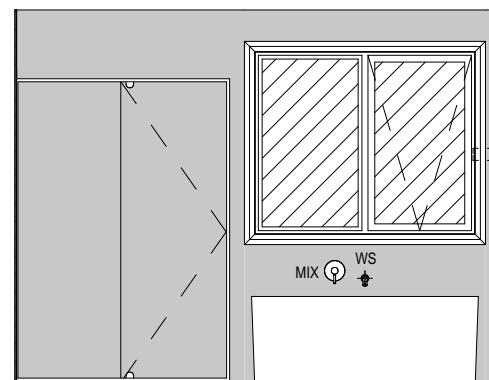
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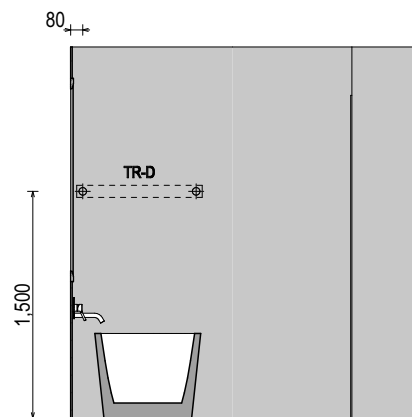
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

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

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		3 CONSOLIDATE PROPOSAL 2	HMI 11/02/2026					
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	5 PRELIM PLANS - PLAN CORRECTIONS	NVO 17/03/2026						

714583

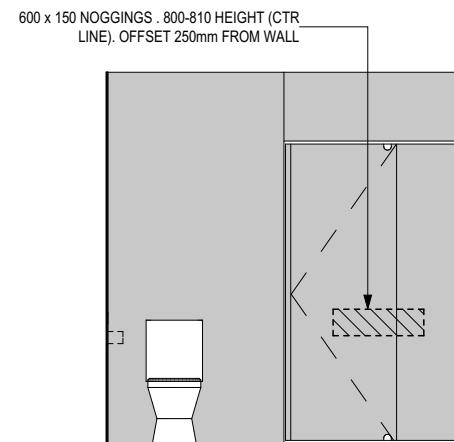
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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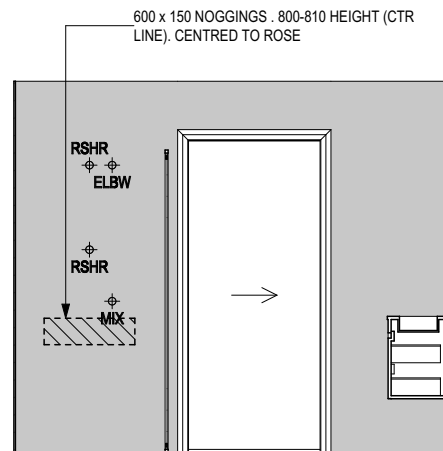
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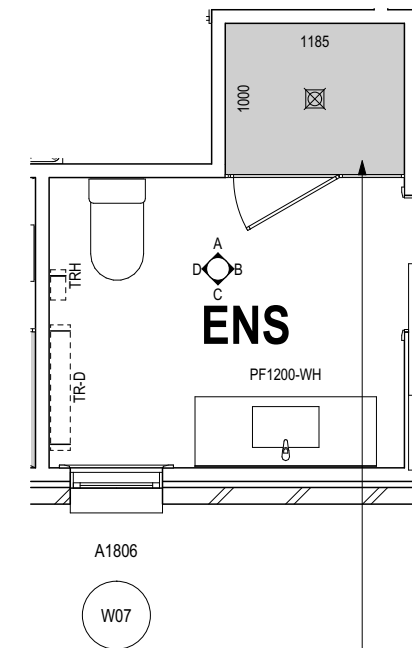
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- HS HOB SPOUT
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- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



ELEVATION A
SCALE: 1:50

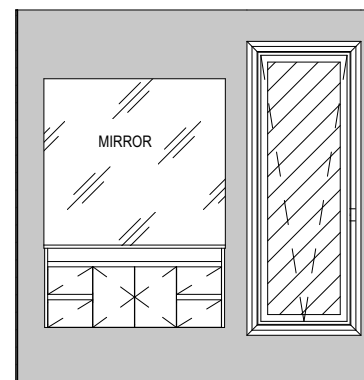


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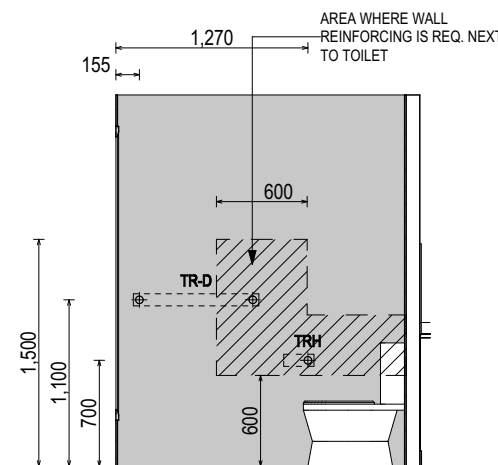


ENSUITE PLAN
SCALE: 1:50

THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM. REFER TO BATHROOM DETAILS FOR LHA NOGGING LOCATIONS



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

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

PLAN ACCEPTANCE BY OWNER	
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		3 CONSOLIDATE PROPOSAL 2	HMI 11/02/2026	COUNCIL: BRIGHTON	SCALES: 1:50	714583	
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	5 PRELIM PLANS - PLAN CORRECTIONS	NVO 17/03/2026					

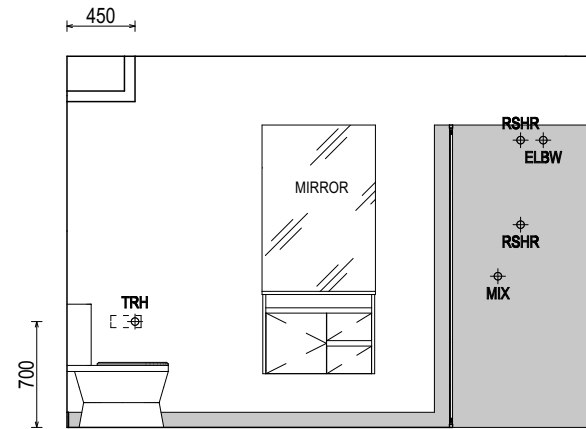
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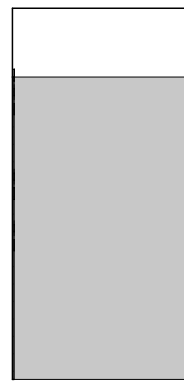
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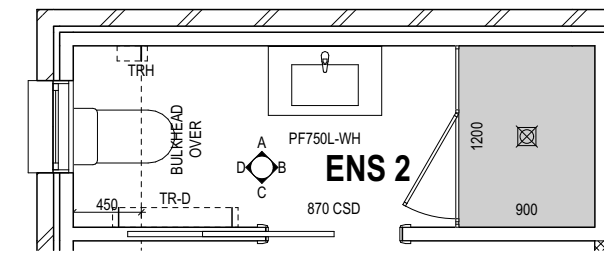
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- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER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



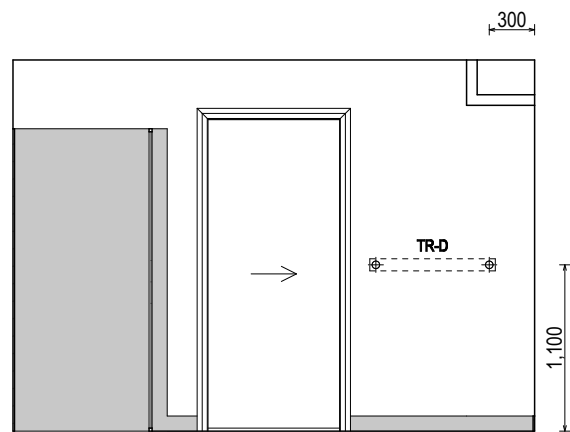
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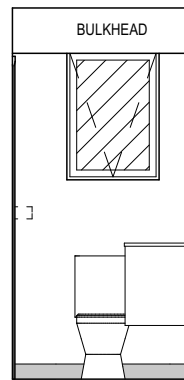
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ENS 2 PLAN
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

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

PLAN ACCEPTANCE BY OWNER

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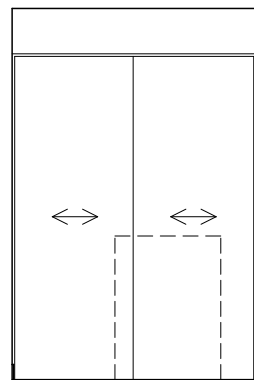
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		2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 05/01/2026	LOT / SECTION / CT: 263 / - / 189454	SHEET TITLE: ENS 2 DETAILS	SHEET No.: 17 / 21	
		3 CONSOLIDATE PROPOSAL 2	HMI 11/02/2026	COUNCIL: BRIGHTON	SCALES: 1:50		
		4 PRELIM PLANS - INITIAL ISSUE	TNG 27/02/2026				
	5 PRELIM PLANS - PLAN CORRECTIONS	NVO 17/03/2026				714583	

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

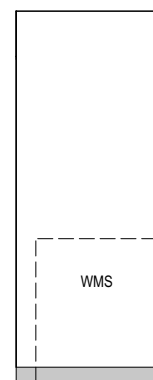
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LEGEND

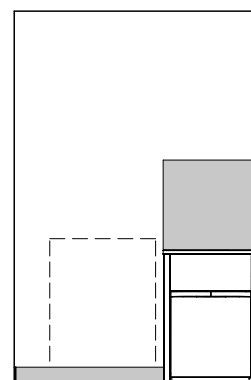
- RSHR RAIL SHOWER
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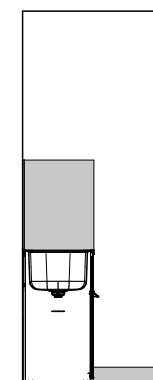
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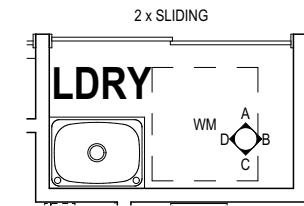
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
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PRELIMINARY

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

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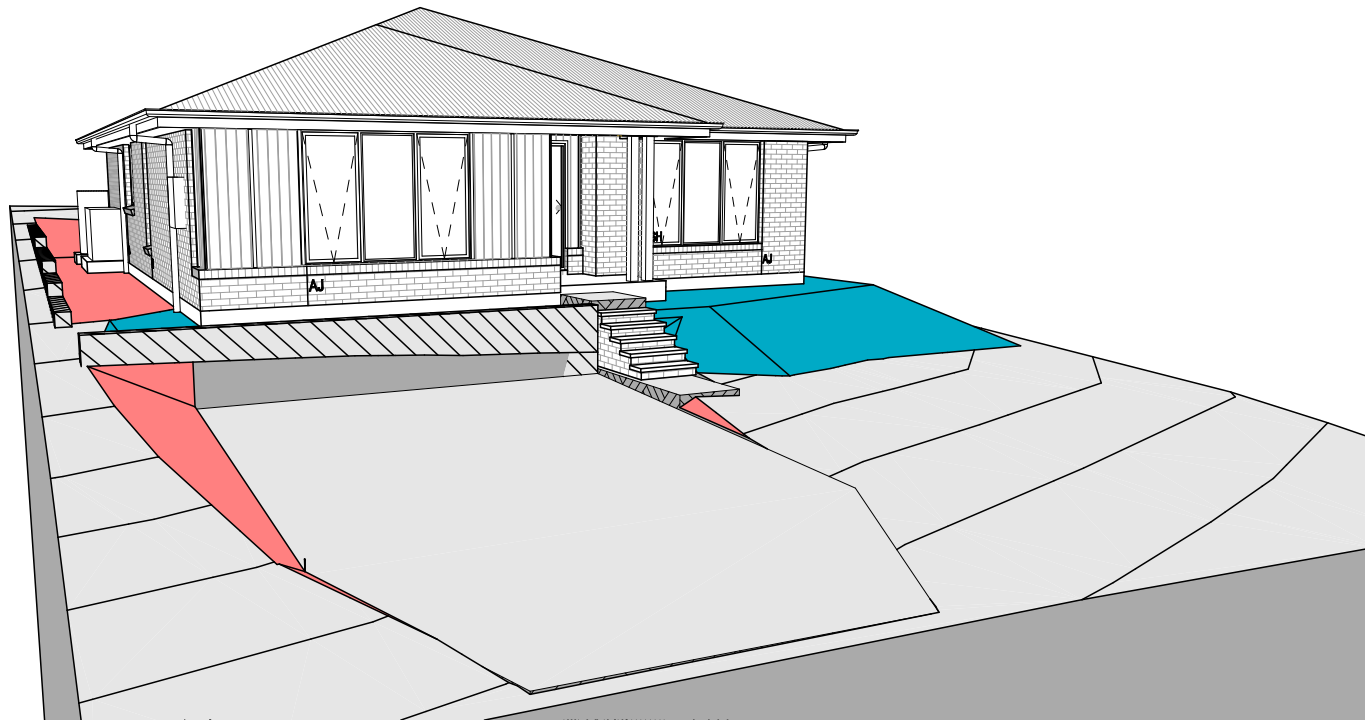
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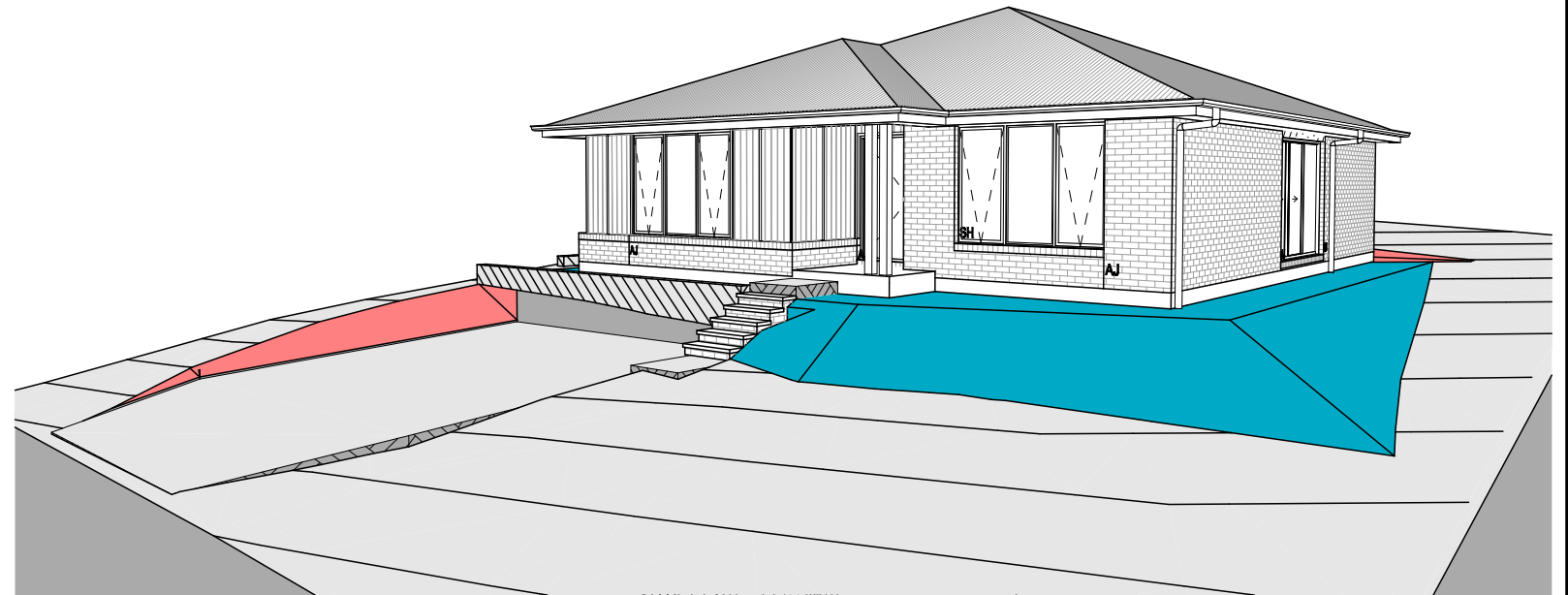


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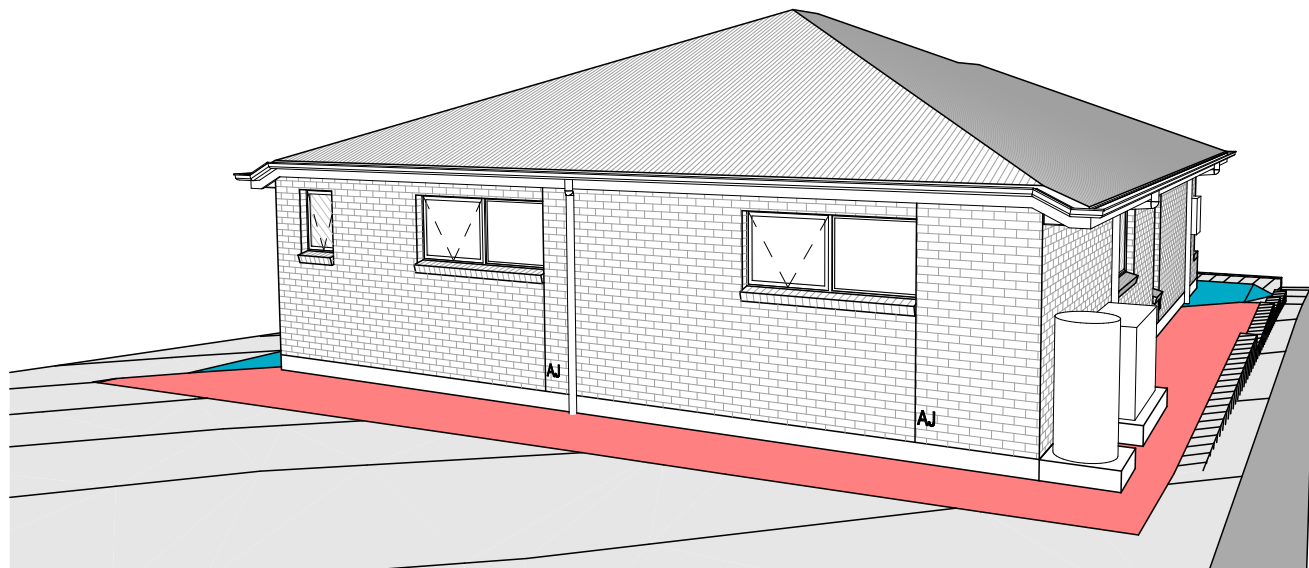
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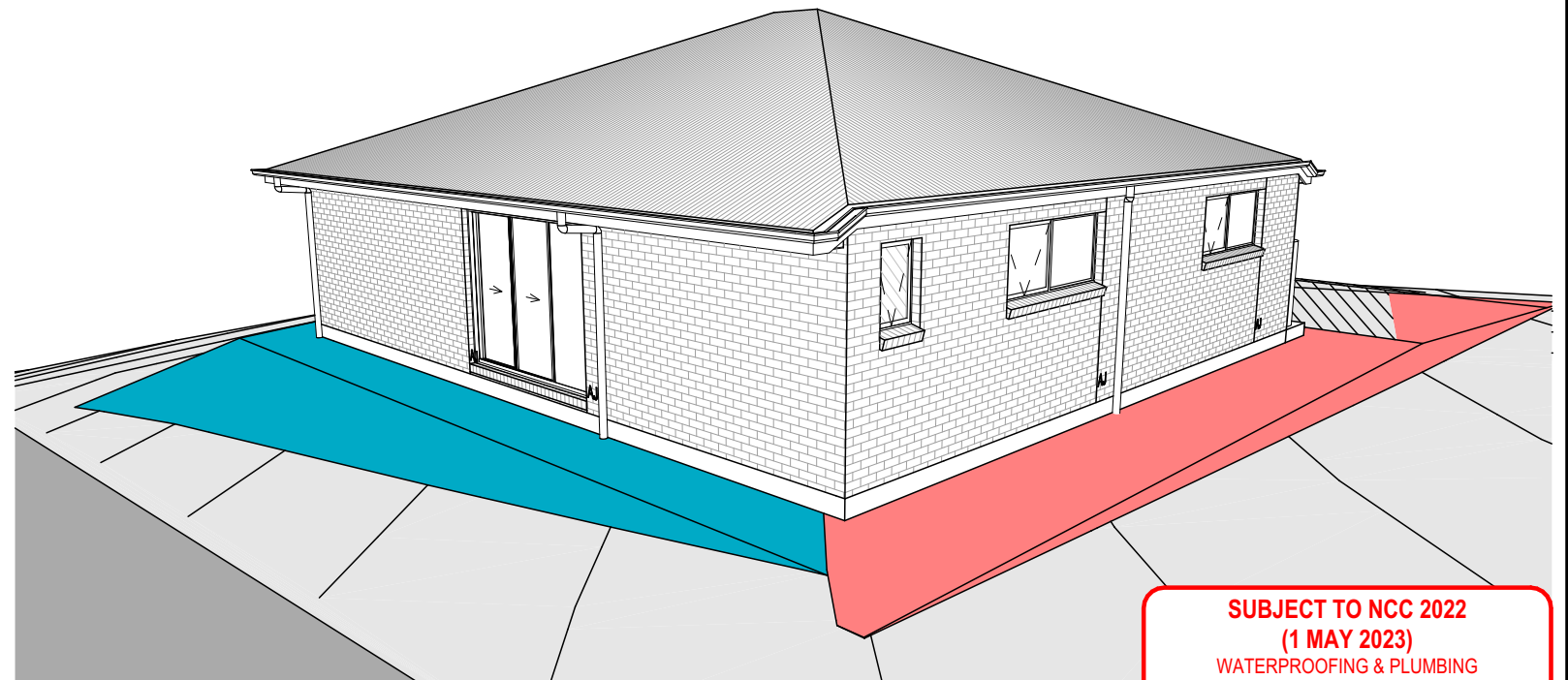
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FRONT RIGHT



REAR LEFT



REAR RIGHT

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

PLAN ACCEPTANCE BY OWNER

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NOTE: SITE LEVELS AND SETBACKS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A FINAL CONTOUR SURVEY AND REGISTERED REPORTS BEING COMPLETED. 3D IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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HOUSE DESIGN:	ASCOT 12
FACADE DESIGN:	MODERN
SHEET TITLE:	3D VIEWS

HOUSE CODE:	H-WDCASC20SA
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GENERAL

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

SITE WORKS

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

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

MASONRY

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

TIMBER FRAMING

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

BRACING / LINTELS

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

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

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

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

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

*LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

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

WINDOWS

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

DRAINAGE / WATER

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

STAIRCASES / BALUSTRADES / HANDRAILS

- STAIR TREADS 240mm MIN. - 355mm MAX.
- STAIR RISERS 115mm MIN. - 190mm MAX.
- HANDRAIL REQUIRED WHERE CHANGE OF LEVEL BETWEEN FLOOR / LANDINGS > 1m AS PER CURRENT NCC 11.3.5
- NO GAPS IN STAIRCASES OR BALUSTRADE TO BE GREATER THAN 125mm
- BALUSTRADE REQUIRED WHERE LEVEL OF LANDING OR DECK IS GREATER THAN 1000mm ABOVE ADJACENT GROUND LEVEL
- BALUSTRADE TO BE MINIMUM 1000mm ABOVE FFL (INCLUDING ANY FLOOR COVERINGS)
- DOORS OPENING OUTWARDS EXTERNALLY MUST OPEN TO A LANDING (MIN. 750mm WIDE) WHERE THE DIFFERENCE IN LEVELS IS GREATER THAN 570mm
- NON-SLIP TREADS TO ALL TREADS AND TO COMPLY WITH NCC 11.2.4
- WHERE LANDINGS ARE NOT NOMINATED TO EXTERNAL DOORS, OPERATING DOOR LEAFS ARE TO BE SCREWED FIXED SHUT, OR PROVIDED WITH A FORMED FCR LANDING NOMINALLY 180mm BELOW FLOOR LEVEL.
- GLAZED BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC PART 8.4, 11.3 AND AS1288 REQUIREMENTS

ROOFING

- ROOF TO BE COLORBOND 'CUSTOM ORB' METALDECK UNLESS NOTED OTHERWISE. PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1 (IF TILED REFER TO AS2050)
- PREFABRICATED ROOF TRUSSES TO BE SUPPLIED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS. TRUSS MANUFACTURER TO CONFIRM LINTEL SIZES.
- EXHAUST FAN TO COMPLY WITH CURRENT NCC PART 10.6.2 SECTION C
- EXHAUST FANS TO BE SEALED AND DUCTED TO OUTSIDE OF DWELLING IN ACCORDANCE WITH NCC VOLUME 2, PARTS 10.8.2 AND 10.8.3
- IF VENTING OCCURS DIRECTLY THROUGH WALLS/ROOF ADJACENT TO FAN, THEN UNIT REQUIRES SELF CLOSING BAFFLES TO BE CLASSIFIED AS A SEALED UNIT
- ELECTRICIAN IS TO ENSURE THAT ALL GPO'S IN WET AREAS MEET ALL STANDARD AND CODE REQUIREMENTS - ALL GPO'S TO BE 300mm FROM FFL UNLESS NOTED OTHERWISE

WET AREAS

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

CONDENSATION

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

WOOD HEATERS

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


FIRE SAFETY

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

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WET AREA NOTES

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

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

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

ENERGY EFFICIENCY - GENERAL

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

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

WAFFLE POD ALLOWANCES:

- R0.6 - 175mm DEEP
- R0.7 - 225mm DEEP
- R0.8 - 300mm DEEP
- R0.9 - 375mm DEEP

N.C.C 2022 TAS PART H6

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

N.C.C 2019 3.12.0 (A)

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

3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS

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

3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION

BUILDER TO ENSURE THAT ALL INSULATION COMPLIES WITH AS/NZS 4859.1 AND BE INSTALLED TO N.C.C 3.12.1.1.

3.12.1.2(e) - FOR COMPENSATING FOR A LOSS OF CEILING INSULATION

REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE

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

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

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

3.12.3 - FOR BUILDING SEALING

3.12.3.1 - CHIMNEYS AND FLUES

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

3.12.3.2 - ROOF LIGHTS

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

3.12.0.1 - EXTERNAL WINDOWS AND DOORS

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

3.12.3.4 - EXHAUST FANS

AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF CLOSE DAMPER, FILTER OR THE LIKE WHEN SERVING:

- A CONDITIONED SPACE; OR
- A HABITABLE ROOM IN THE CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS

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

3.12.3.6 - EVAPORATIVE COOLERS

AN EVAPORATIVE COOLER MUST BE FITTED WITH A SELF CLOSING DAMPER OR THE LIKE WHEN SERVING:

- A HEATED SPACE; OR
- A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.5.5 - ARTIFICIAL LIGHTING

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

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


PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

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	5	PRELIM PLANS - PLAN CORRECTIONS	NVO 17/03/2026	263 / - / 189454	COUNCIL:	SCALES:	714583	