



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

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APPLICATION NO.

**DA 2026 / 00090**

LOCATION OF AFFECTED AREA

**34 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](http://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 28/05/2026. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto: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

# DA TASMANIAN PLANNING SCHEME

## SHEET INDEX

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

## TOTAL FLOOR AREAS

<b>MAIN DWELLING, GROUND FLOOR</b>	
GARAGE	21.52
LIVING	119.53
PORCH	1.66
	<b>142.71 m<sup>2</sup></b>

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

## AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
- BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
- ALL STEEL FRAMING TO BE DESIGNED TO AS 4109-2020 OR AS/NZS 4600:2018.
- INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
- TERMITES 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	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	TC1
TERRAIN CATEGORY	T1
TOPOGRAPHIC CLASSIFICATION	NO
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	750m
WITHIN 50km BREAKING SURF	35.00km
ZONING	GENERAL RESIDENTIAL
SPECIFIC AREA PLAN	TIVOLI GREEN

## BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
<b>SETBACKS</b>		
FRONT	MIN. 4.500mm	5,285mm
SIDE A	MIN. 1.500mm	3,800mm
SIDE B	MIN. 1.500mm	2,500mm
REAR	MIN. 1.500mm	9,946mm
<b>BULK &amp; SCALE</b>		
SITE AREA	501m <sup>2</sup>	
SITE COVERAGE	MAX. 50%	28.48%
<b>LANDSCAPE</b>		
NO APPLICABLE CONTROLS		
<b>EARTHWORKS</b>		
CUT DEPTH	MAX. 2,000mm	979mm
FILL DEPTH	MAX. 800mm	794mm
<b>ACCESS &amp; AMENITY</b>		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

## PRELIMINARY PLAN SET

03 PRELIMINARY PLAN SET - INITIAL ISSUE

## No. AMENDMENT

SPECIFICATION:  
DISCOVERY  
COPYRIGHT:  
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REVISION	REVISION
1	CONSOLIDATE PROPOSAL 1
2	CONSOLIDATED PROPOSAL 2
3	PRELIM PLANS - INITIAL ISSUE

ALL	2026.04.16	TNG	DRAWN	CHECK
			BGU	06/03/2026
			JJI	07/04/2026
			TNG	16/04/2026

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CLIENT: ANIMESH BANIK & SABRINA AFFRIN  
ADDRESS: 34 LEWIS DRIVE, OLD BEACH TAS 7017  
LOT / SECTION / CT: 271 / - / 189454  
COUNCIL: BRIGHTON

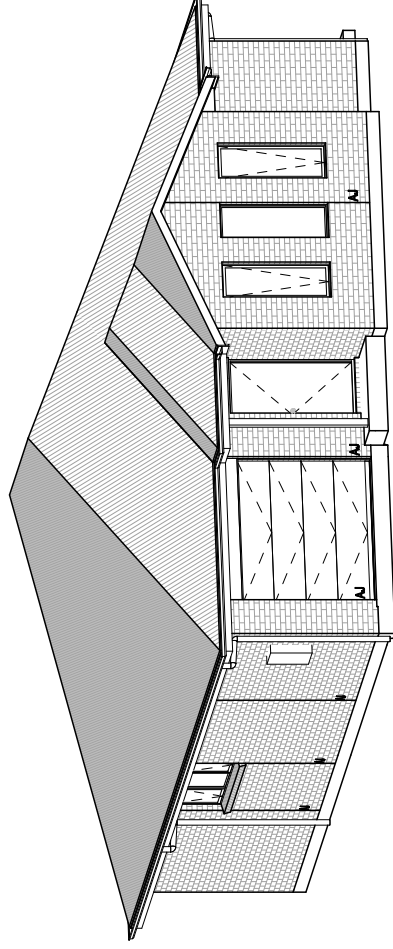
HOUSE DESIGN: OLINDA 15  
FACADE DESIGN: VERVE  
SHEET TITLE: COVER SHEET

HOUSE CODE: H-WDCOLIN20SA  
FACADE CODE: F-WDCOLIN20VERVA  
SHEET No.: 1 / 20  
SCALES: 1 / 20

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.

714669

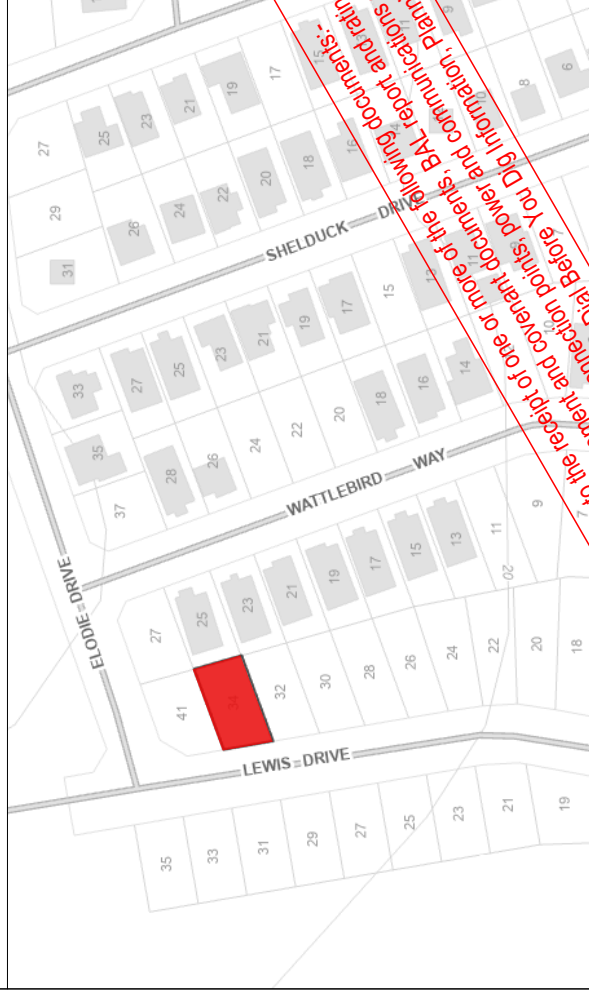
## 3D PERSPECTIVE



## 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:-**  
- Subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dal Baffle, Dal Baffle You Dig Information, Planning Approval, Information, Planning Approval.

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

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

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

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

## PLAN ACCEPTANCE BY OWNER

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

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

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

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

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

## 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.

## BUILDING INFORMATION

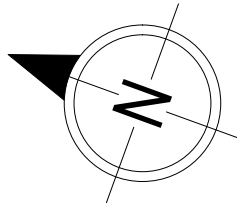
GROUND FLOOR TOP OF WALL HEIGHT(S)	2605mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	BOTTLED LPG
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC
<b>INSULATION</b>	
ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTIS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTIS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTIS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAx SLAB R0.80

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

APPROX. CUT/FILL	
CUT	78.92m <sup>3</sup> 177.57t
FILL	30.67m <sup>3</sup> 69.01t
DIFFERENCE	48.25m <sup>3</sup> 108.56t

**109 TONNES OF EXPORT FILL**

LOT SIZE: **501m<sup>2</sup>**  
 HOUSE COVERED AREA: **142.71m<sup>2</sup>**  
 SITE COVERAGE: **28.49%**



SPECIFICATION:  
**DISCOVERY**  
 COPYRIGHT:  
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REVISION	CLIENT:
1 CONSOLIDATE PROPOSAL 1	ANIMESH BANIK & SABRINA AFRIN
2 CONSOLIDATED PROPOSAL 2	ADDRESS: 34 LEWIS DRIVE, OLD BEACH TAS 7017
3 PRELIM PLANS - INITIAL ISSUE	LOT / SECTION / CT: 271 / - / 189454

DRAWN	CLIENT:
BGU 06032026	ANIMESH BANIK & SABRINA AFRIN
JJI 07042026	ADDRESS: 34 LEWIS DRIVE, OLD BEACH TAS 7017
TNG 16042026	LOT / SECTION / CT: 271 / - / 189454

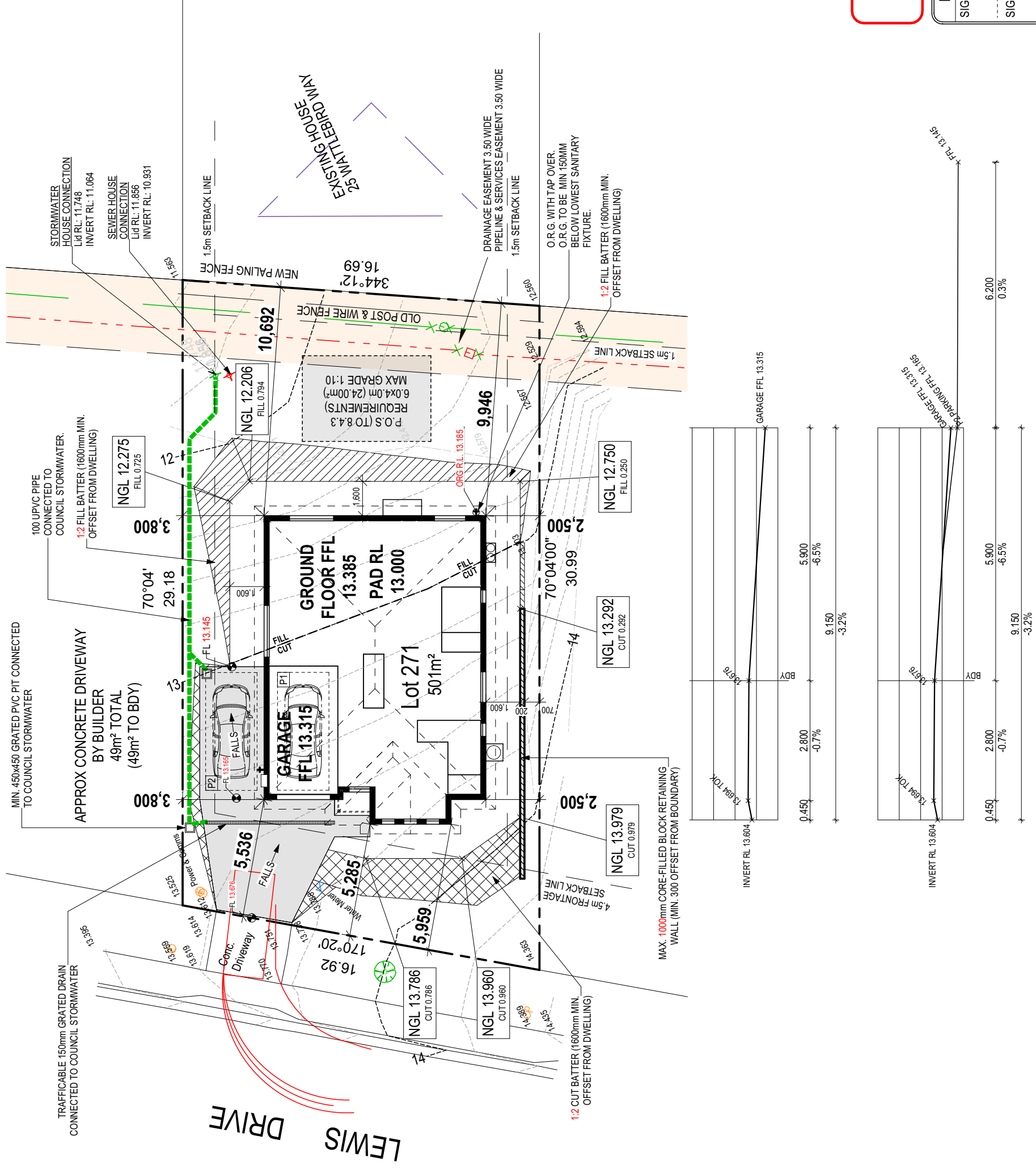
HOUSE DESIGN:	HOUSE CODE:
OLINDA 15	H-WDCOLIN20SA
VERVE	F-WDCOLIN20VERVA

SHEET No.:	SCALES:
2 / 20	1:200

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

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

**PLAN ACCEPTANCE BY OWNER**

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

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

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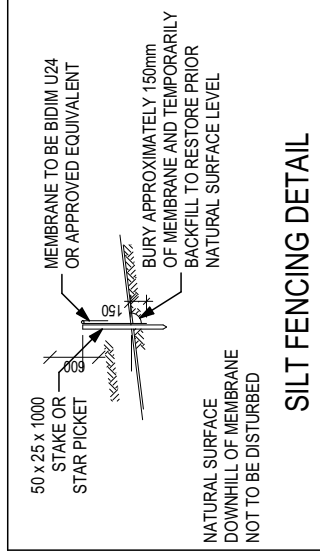
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

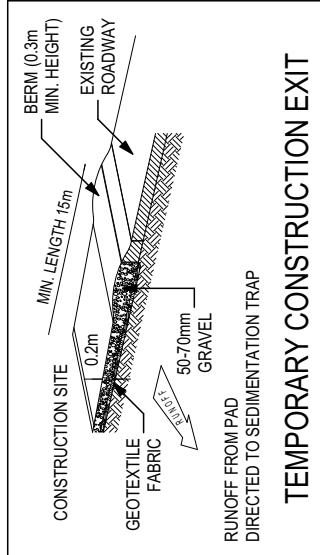
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

**NOTES:**

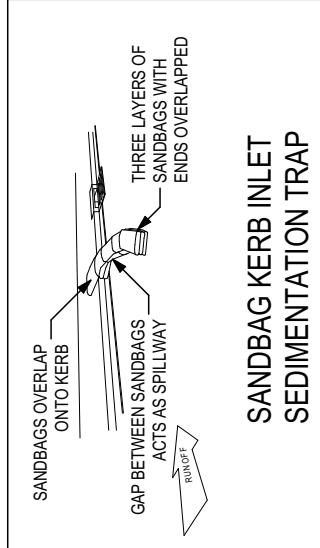
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



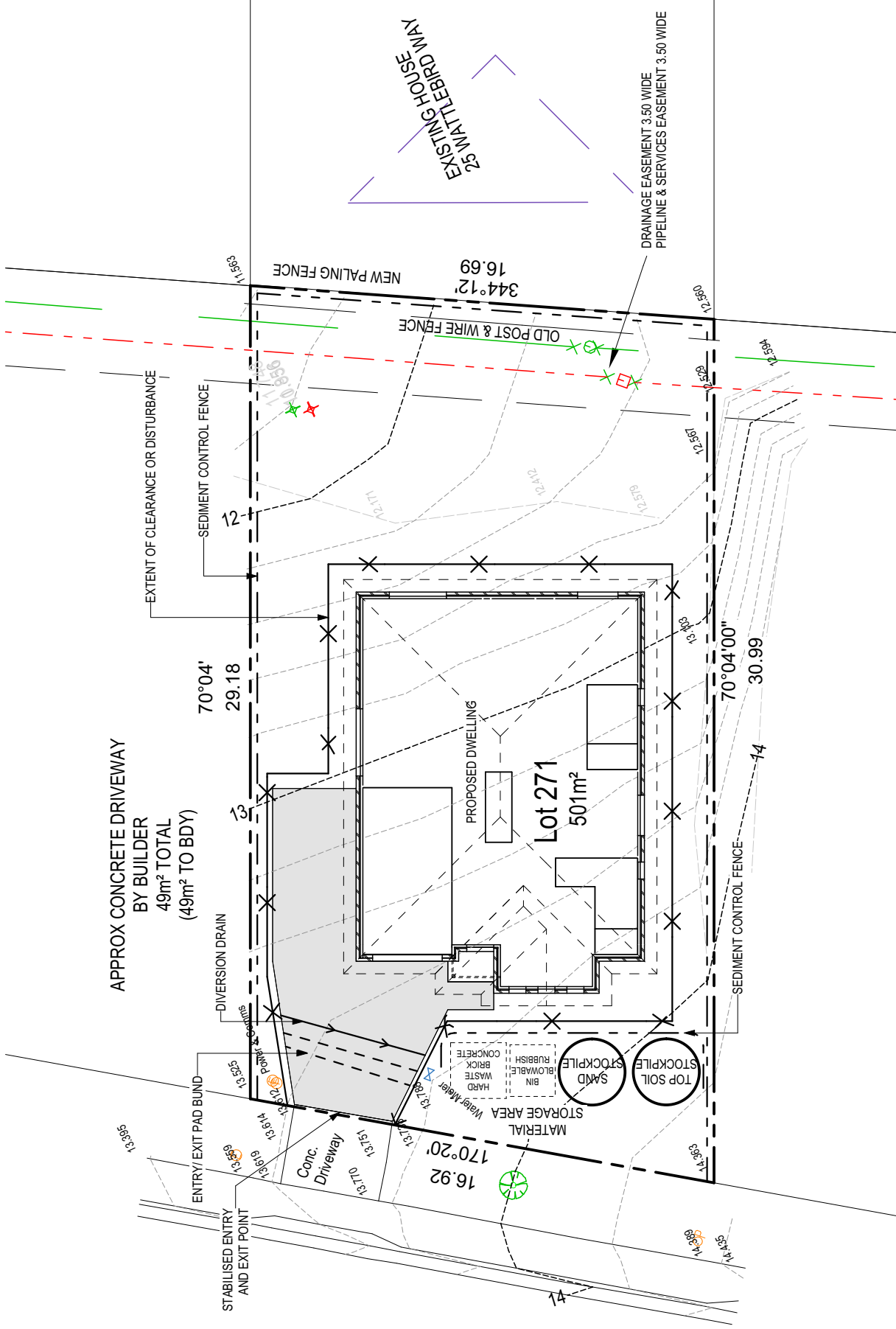
**SILT FENCING DETAIL**



**TEMPORARY CONSTRUCTION EXIT**



**SANDBAG KERB INLET SEDIMENTATION TRAP**

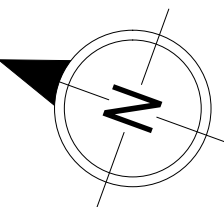


ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

**PLAN ACCEPTANCE BY OWNER**  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
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<b>SPECIFICATION:</b> DISCOVERY COPYRIGHT: © 2026	REVISION 1 CONSOLIDATE PROPOSAL 1 2 CONSOLIDATED PROPOSAL 2 3 PRELIM PLANS - INITIAL ISSUE	DRAWN BGU 06/03/2026 JJI 07/04/2026 TNG 16/04/2026	CLIENT: ANIMESH BANIK & SABRINA AFRIN ADDRESS: 34 LEWIS DRIVE, OLD BEACH TAS 7017 LOT / SECTION / CT: 271 / - / 189454	HOUSE DESIGN: OLINDA 15 FAÇADE DESIGN: VERVE SHEET TITLE: SOIL & WATER MANAGEMENT PLAN	HOUSE CODE: H-WDCOLIN20SA FAÇADE CODE: F-WDCOLIN20VERVA SHEET No.: 3 / 20	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. 714669
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
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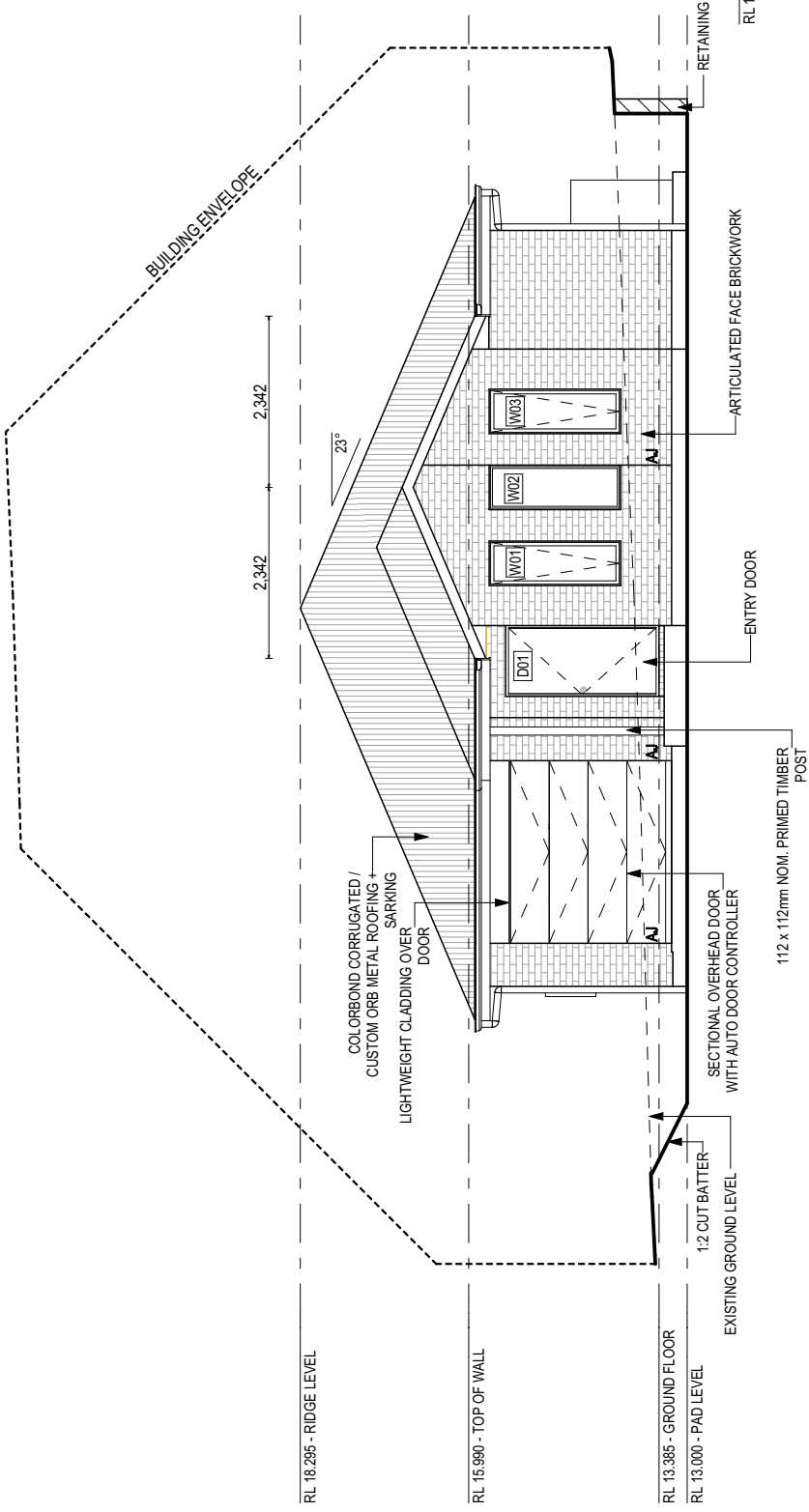
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

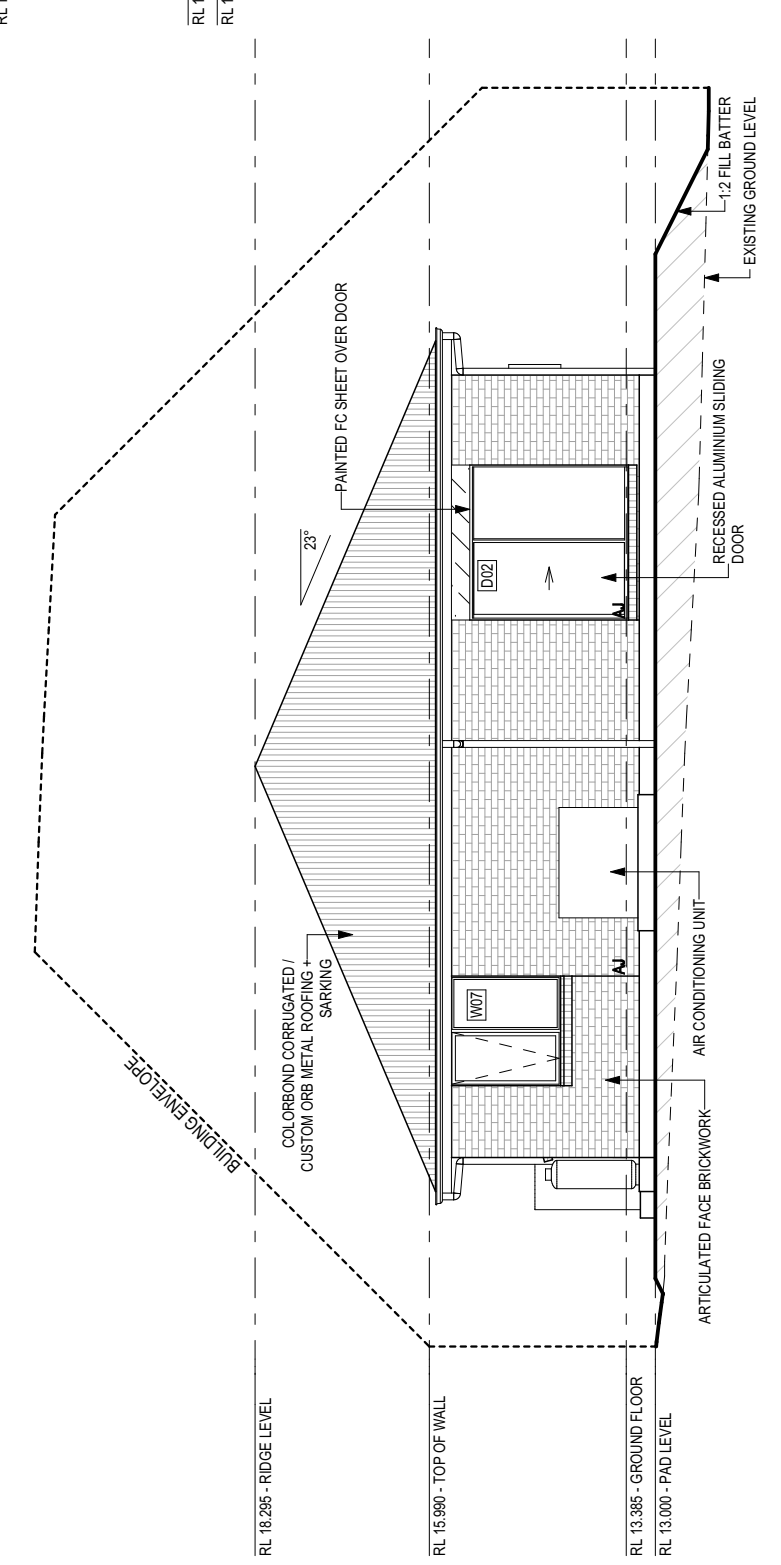
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

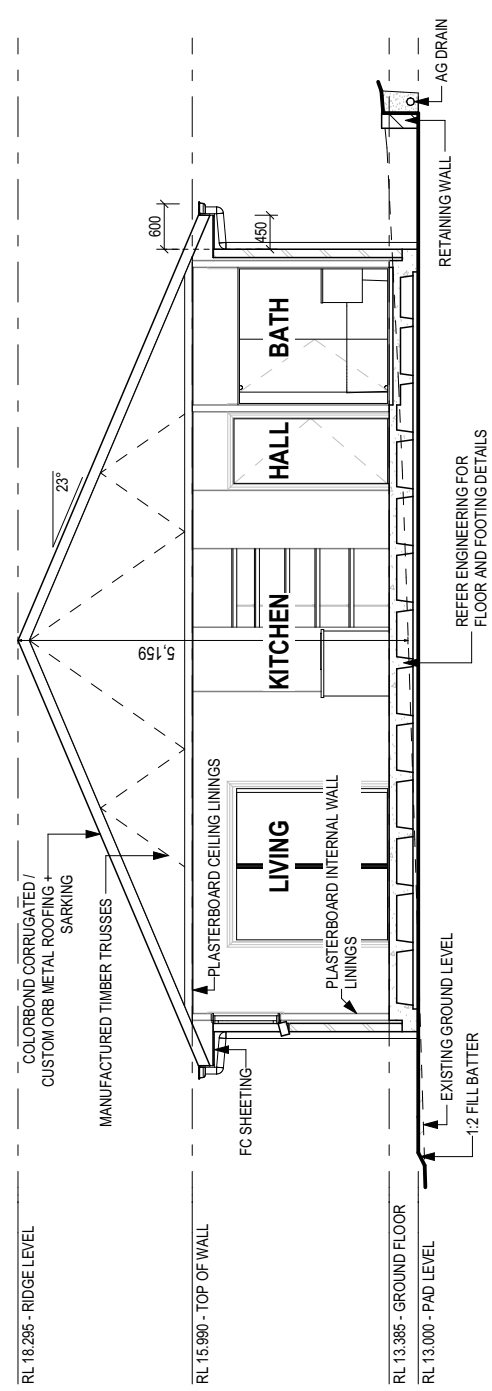
**REFER TO THE FOLLOWING DETAILS:**  
 BRICK COURSING W-BRCC-001



WEST ELEVATION  
 SCALE: 1:100



EAST ELEVATION  
 SCALE: 1:100



SECTION A-A  
 SCALE: 1:100

**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

**WINDOW TYPE LEGEND**

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

**GLASS TYPE LEGEND**

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

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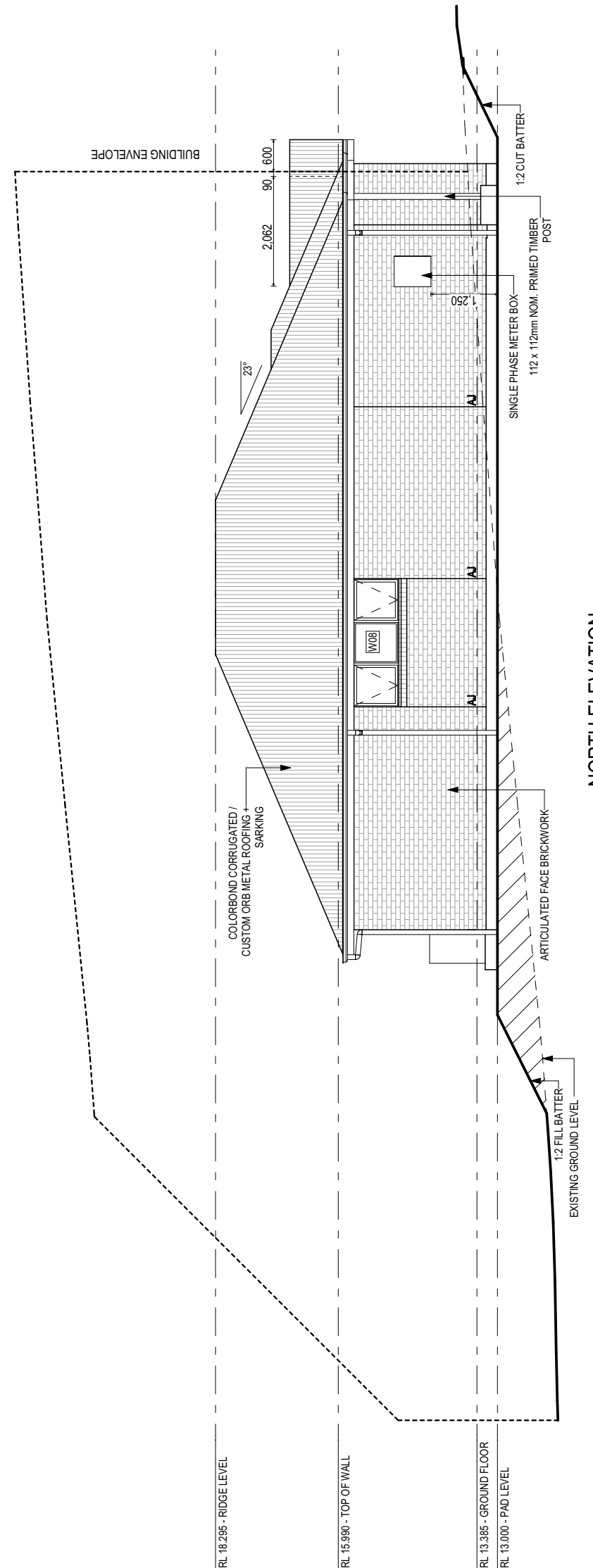
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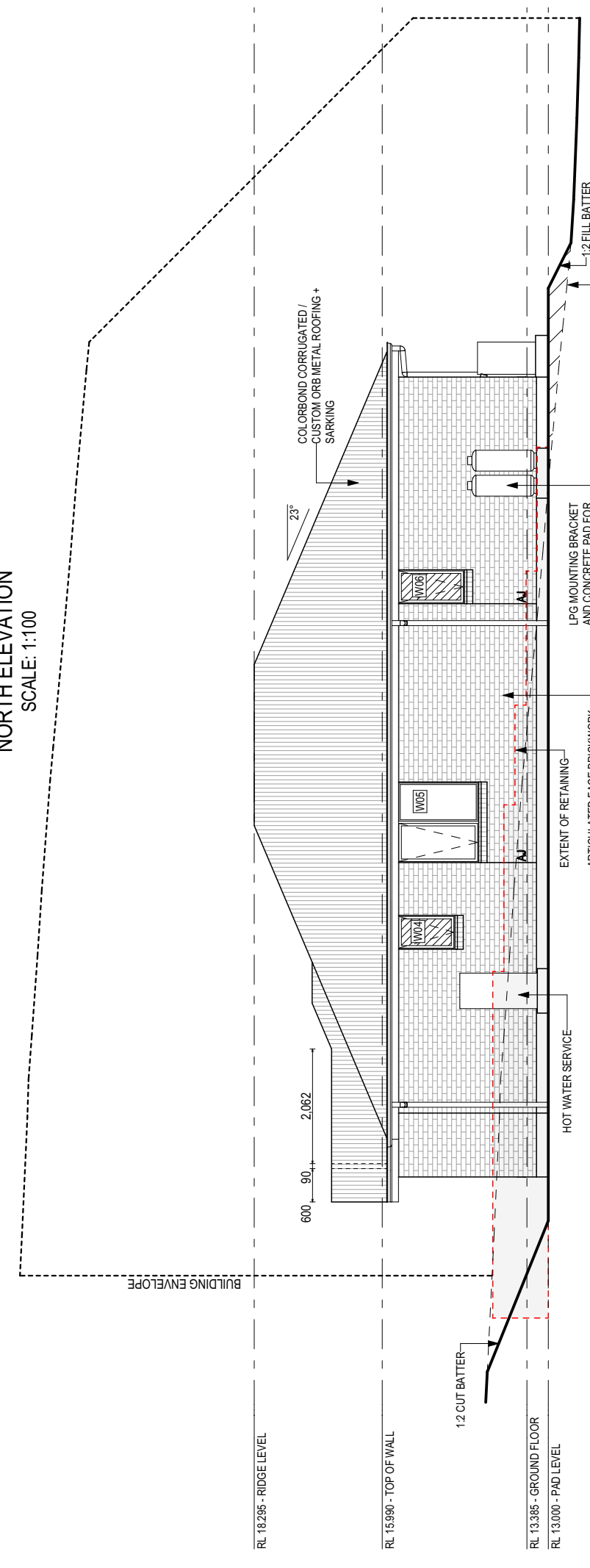
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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-BRCC-001



NORTH ELEVATION  
SCALE: 1:100



SOUTH ELEVATION  
SCALE: 1:100

**WINDOW TYPE LEGEND**

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

**GLASS TYPE LEGEND**

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

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

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

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<b>SPECIFICATION:</b> DISCOVERY COPYRIGHT: © 2026	REVISION 1 CONSOLIDATE PROPOSAL 1 2 CONSOLIDATED PROPOSAL 2 3 PRELIM PLANS - INITIAL ISSUE	DRAWN BGU 06/03/2026 JJI 07/04/2026 TNG 16/04/2026	CLIENT: <b>ANIMESH BANIK &amp; SABRINA AFRIN</b>	HOUSE DESIGN: <b>OLINDA 15</b>	HOUSE CODE: <b>H-WDCOLIN20SA</b>
	ADDRESS: <b>34 LEWIS DRIVE, OLD BEACH TAS 7017</b>			FACADE DESIGN: <b>VERVE</b>	FACADE CODE: <b>F-WDCOLIN20VERVA</b>
	LOT / SECTION / CT: <b>271 / - / 189454</b>			COUNCIL: <b>BRIGHTON</b>	SHEET No.: <b>6 / 20</b>



714669

**EXTERIOR WINDOW & DOOR SCHEDULE**

1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
<b>WINDOW</b>															
GROUND FLOOR	W01	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	BAL-LOW	NONE	W	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W02	F1806	FIXED	BED 1	1,800	610	4,820	1.10	ALUMINIUM	BAL-LOW	NONE	W	0.93	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W03	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	BAL-LOW	NONE	W	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W04	A1006	AWNING	ENS	1,029	610	3,278	0.63	ALUMINIUM	BAL-LOW	ANGLED	S	0.44	OBSOLETE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W05	AF1515	AWNING	BED 2	1,457	1,450	5,814	2.11	ALUMINIUM	BAL-LOW	ANGLED	S	1.70	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W06	A1206	AWNING	BATH	1,200	610	3,620	0.73	ALUMINIUM	BAL-LOW	ANGLED	S	0.52	OBSOLETE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W07	AF1515	AWNING	BED 3	1,457	1,450	5,814	2.11	ALUMINIUM	BAL-LOW	ANGLED	E	1.70	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W08	AF0924	AWNING	LIVING	857	2,410	6,534	2.07	ALUMINIUM	BAL-LOW	ANGLED	N	1.56	CLEAR, DOUBLE GLAZED	MP 803-803
<b>DOOR</b>															
GROUND FLOOR	D01	HD2110R	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	BAL-LOW	SNAP HEADER	W	1.41	N/A	
GROUND FLOOR	D02	SF2121	SLIDING	DINING	2,100	2,050	8,300	4.31	ALUMINIUM	BAL-LOW	SNAP HEADER	E	3.79	CLEAR, DOUBLE GLAZED, TOUGHENED	
							14,440 mm	6.34					5.20		
							53,960 mm	17.29					13.66		
													8.46		

**Window Manufacturer: Dowell Windows**

WERS Code	U Value	SHGC
No BAL / BAL 12.5		
Window Type		
Sliding Window	2.9	0.64
Awning Window	3.9	0.58
Fixed External Window	3.03	0.71
Sliding Door	3.97	0.63
Stacking Door	3.97	0.63
Hinged Door	4.1	0.55
Bi-Fold Door	4.1	0.54
<b>BAL 19</b>		
Window Type		
Sliding Window	3.1	0.61
Awning Window	3.91	0.54
Fixed External Window	3.02	0.66
Sliding Door	4.03	0.58
Stacking Door	4.03	0.58
Hinged Door	4.25	0.53
Bi-Fold Door	4.1	0.54
<b>BAL 29</b>		
Window Type		
Sliding Window	3.1	0.61
Awning Window	3.91	0.54
Fixed External Window	3.02	0.66
Sliding Door	4.03	0.58
Stacking Door	4.03	0.58
Hinged Door	4.25	0.53
Bi-Fold Door	4.1	0.54

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

**PICTURE, TV RECESS AND SS WINDOW OPENINGS**

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

**INTERIOR WINDOW & DOOR SCHEDULE**

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
GROUND FLOOR	1	2 x 620 UC	SWINGING	2,040	1,240	N/A	20mm UNDERCUT
GROUND FLOOR	1	2 x 740	ROBEMAKER SLIDING	2,040	1,500	N/A	
GROUND FLOOR	1	2 x 870	ROBEMAKER SLIDING	2,040	1,760	N/A	
GROUND FLOOR	5	870	SWINGING	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

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

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



**SPECIFICATION:**  
 DISCOVERY  
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REVISION	DESCRIPTION
1	CONSOLIDATE PROPOSAL 1
2	CONSOLIDATE PROPOSAL 2
3	PRELIM PLANS - INITIAL ISSUE

**DRAWN:** BGU 06/03/2026  
**CLIENT:** ANIMESH BANIK & SABRINA AFRIN  
**ADDRESS:** 34 LEWIS DRIVE, OLD BEACH TAS 7017  
**LOT / SECTION / CT:** 271 / - / 189454

**HOUSE DESIGN:** OLINDA 15  
**FAÇADE DESIGN:** VERVE  
**SHEET TITLE:** WINDOW & DOOR SCHEDULES  
**SHEET No.:** 7 / 20

**HOUSE CODE:** H-WDCOLIN20SA  
**FAÇADE CODE:** F-WDCOLIN20VERVA  
**SCALES:** 7 / 20

**714669**

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

**PLAN ACCEPTANCE BY OWNER**  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
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## 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	38.75 m <sup>2</sup>	W08, D02	3.88 m <sup>2</sup>	5.35 m <sup>2</sup>	1.94 m <sup>2</sup>	3.24 m <sup>2</sup>
BED 1	11.57 m <sup>2</sup>	W01, W02, W03	1.16 m <sup>2</sup>	2.55 m <sup>2</sup>	0.58 m <sup>2</sup>	2.00 m <sup>2</sup>
BED 2	8.85 m <sup>2</sup>	W05	0.89 m <sup>2</sup>	1.70 m <sup>2</sup>	0.44 m <sup>2</sup>	0.97 m <sup>2</sup>
BED 3	9.89 m <sup>2</sup>	W07	0.99 m <sup>2</sup>	1.70 m <sup>2</sup>	0.49 m <sup>2</sup>	0.97 m <sup>2</sup>

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

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

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
 - SUSTAINABILITY REQUIREMENTS  
 - SITE CLASSIFICATION  
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SPECIFICATION:  
 DISCOVERY  
 COPYRIGHT:  
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REVISION	DRAWN	CLIENT
1 CONSOLIDATE PROPOSAL 1	BGU 06/03/2026	ANIMESH BANIK & SABRINA AFRIN
2 CONSOLIDATED PROPOSAL 2	JLI 07/04/2026	ADDRESS:
3 PRELIM PLANS - INITIAL ISSUE	TNG 16/04/2026	34 LEWIS DRIVE, OLD BEACH TAS 7017

LOT / SECTION / CT:  
 271 / - / 189454

COUNCIL:  
 BRIGHTON

HOUSE DESIGN:  
 OLINDA 15  
 FACADE DESIGN:  
 VERVE  
 SHEET TITLE:  
 CALCULATIONS

HOUSE CODE:  
 H-WDCOLIN20SA  
 FACADE CODE:  
 F-WDCOLIN20VERVA  
 SCALES:  
 SHEET No.:  
 8 / 20

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714669

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

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

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

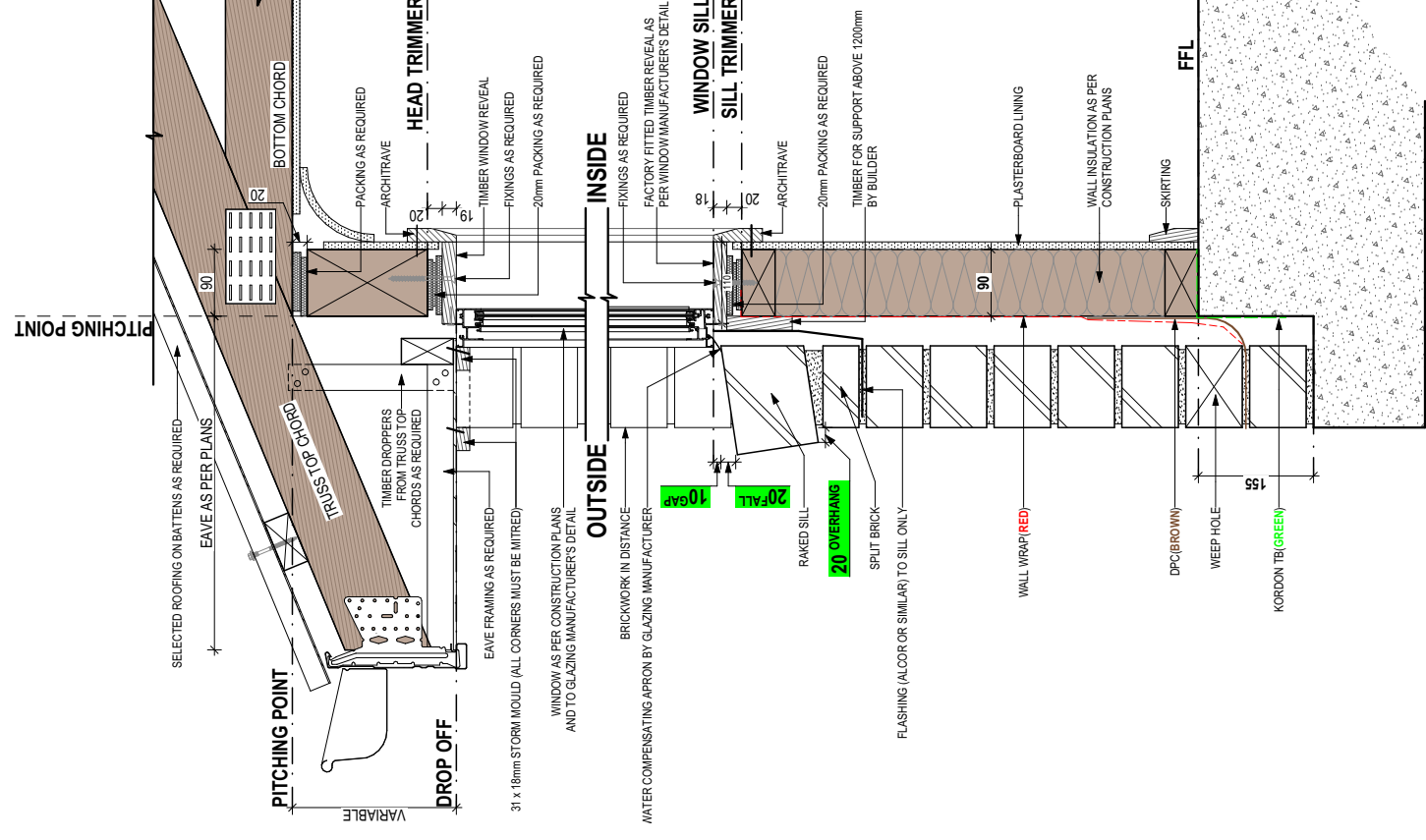
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

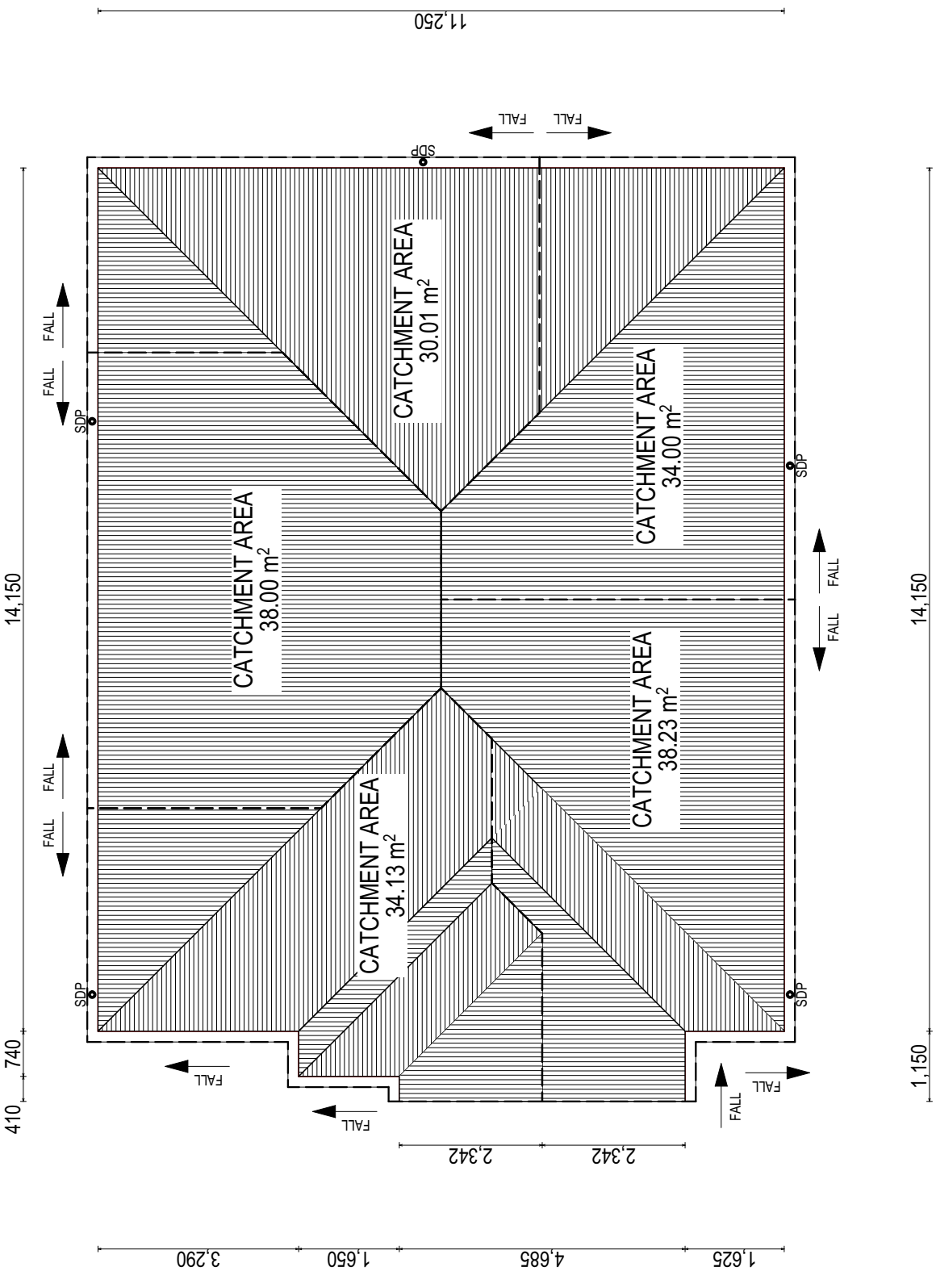
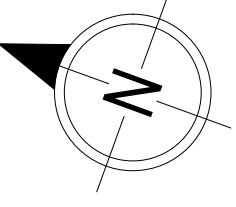
**STANDARD BRICK**

**STANDARD BRICK**

BRICKWORK DIMENSIONS				all dimensions in mm				Bricks per m <sup>2</sup> in wall = 48.5 approx.				all dimensions in mm			
FORMAT SIZE: 240x120x86mm				VERTICAL GAUGE: 7 Courses to 600mm				FORMAT SIZE: 240x120x86mm				VERTICAL GAUGE: 7 Courses to 600mm			
N.O. OF BRICKS	LENGTH	OPENING	HEIGHT	N.O. OF BRICKS	LENGTH	OPENING	HEIGHT	N.O. OF BRICKS	LENGTH	OPENING	HEIGHT	N.O. OF BRICKS	LENGTH	OPENING	HEIGHT
1	230	250	86	26	6230	6250	2229	11	2630	2650	943	36 <sup>1</sup> / <sub>2</sub>	8630	2650	3086
1 <sup>1</sup> / <sub>2</sub>	350	370	26 <sup>1</sup> / <sub>2</sub>	26 <sup>1</sup> / <sub>2</sub>	6350	6370	2314	11 <sup>1</sup> / <sub>2</sub>	2750	2770	1029	36 <sup>1</sup> / <sub>2</sub>	8750	2770	3172
2	470	490	172	27	6470	6490	2400	12	2870	2890	1114	37 <sup>1</sup> / <sub>2</sub>	8990	2890	3257
2 <sup>1</sup> / <sub>2</sub>	590	610	257	28	6590	6610	2486	13	2990	3010	1200	38	9110	3010	3343
3	710	730	343	29	6710	6730	2572	13 <sup>1</sup> / <sub>2</sub>	3110	3130	1286	38 <sup>1</sup> / <sub>2</sub>	9230	3130	3429
3 <sup>1</sup> / <sub>2</sub>	830	850	429	30	6830	6850	2657	14	3230	3250	1372	41	9350	3250	3514
4	950	970	514	31	6950	6970	2743	14 <sup>1</sup> / <sub>2</sub>	3350	3370	1457	42	9470	3370	3600
4 <sup>1</sup> / <sub>2</sub>	1070	1090	600	32	7070	7090	2829	15	3470	3490	1543	43	9590	3490	3686
5	1190	1210	686	33	7190	7210	2914	15 <sup>1</sup> / <sub>2</sub>	3590	3610	1629	44	9710	3610	3772
5 <sup>1</sup> / <sub>2</sub>	1310	1330	772	34	7310	7330	2999	16	3710	3730	1714	45	9830	3730	3857
6	1430	1450	857	35	7430	7450	3086	16 <sup>1</sup> / <sub>2</sub>	3830	3850	1800	46	9950	3850	3943
6 <sup>1</sup> / <sub>2</sub>	1550	1570	943	35	7550	7570	3172	17	3950	3970	1886	47	10070	3970	4029
7	1670	1690	1029	32 <sup>1</sup> / <sub>2</sub>	7670	7690	3257	17 <sup>1</sup> / <sub>2</sub>	4070	4090	1972	48	10190	4090	4114
7 <sup>1</sup> / <sub>2</sub>	1790	1810	1114	33	7790	7810	3343	18	4190	4210	2057	48 <sup>1</sup> / <sub>2</sub>	10310	4210	4200
8	1910	1930	1200	33 <sup>1</sup> / <sub>2</sub>	7910	7930	3429	18 <sup>1</sup> / <sub>2</sub>	4310	4330	2143	49	10430	4330	4286
8 <sup>1</sup> / <sub>2</sub>	2030	2050	1286	34	8030	8050	3514	19	4430	4450	2229	50	10550	4450	4372
9	2150	2170	1372	34 <sup>1</sup> / <sub>2</sub>	8150	8170	3600	19 <sup>1</sup> / <sub>2</sub>	4550	4570	2314	50	10670	4570	4457
9 <sup>1</sup> / <sub>2</sub>	2270	2290	1457	35	8270	8290	3686	20	4670	4690	2400	51	10790	4690	4543
10	2390	2410	1543	35	8390	8410	3772	20 <sup>1</sup> / <sub>2</sub>	4790	4810	2486	51	10910	4810	4629
10 <sup>1</sup> / <sub>2</sub>	2510	2530	1629	36	8510	8530	3857	21	4910	4930	2572	52	11030	4930	4714
11	2630	2650	1714	36	8630	8650	3943	21 <sup>1</sup> / <sub>2</sub>	5030	5050	2657	52	11150	5050	4800
11 <sup>1</sup> / <sub>2</sub>	2750	2770	1800	37	8750	8770	4029	22	5150	5170	2743	53	11270	5170	4886
12	2870	2890	1886	37	8870	8890	4114	22	5270	5290	2829	53	11390	5290	4972
12 <sup>1</sup> / <sub>2</sub>	2990	3010	1972	38	8990	9010	4200	23	5390	5410	2914	54	11510	5410	5057
13	3110	3130	2057	38	9110	9130	4286	23	5510	5530	3000	54	11630	5530	5143
13 <sup>1</sup> / <sub>2</sub>	3230	3250	2143	39	9230	9250	4372	23 <sup>1</sup> / <sub>2</sub>	5630	5650	3086	55	11750	5650	5229
14	3350	3370	2229	39	9350	9370	4457	24	5750	5770	3172	55	11870	5770	5314
14 <sup>1</sup> / <sub>2</sub>	3470	3490	2314	40	9470	9490	4543	24	5870	5890	3257	56	11990	5890	5400
15	3590	3610	2400	40	9590	9610	4629	24 <sup>1</sup> / <sub>2</sub>	5990	6010	3343	56	12110	6010	5486
15 <sup>1</sup> / <sub>2</sub>	3710	3730	2486	41	9710	9730	4714	25	6110	6130	3429	57	12230	6130	5572
16	3830	3850	2572	41	9830	9850	4800	25 <sup>1</sup> / <sub>2</sub>	6230	6250	3514	57	12350	6250	5657
16 <sup>1</sup> / <sub>2</sub>	3950	3970	2657	42	9950	9970	4886	26	6350	6370	3600	58	12470	6370	5743
17	4070	4090	2743	42	10070	10090	4972	26	6470	6490	3686	58	12590	6490	5829
17 <sup>1</sup> / <sub>2</sub>	4190	4210	2829	43	10190	10210	5057	27	6590	6610	3772	59	12710	6610	5914
18	4310	4330	2914	43	10310	10330	5143	27	6710	6730	3857	59	12830	6730	6000
18 <sup>1</sup> / <sub>2</sub>	4430	4450	3000	44	10430	10450	5229	28	6830	6850	3943	60	12950	6850	6086
19	4550	4570	3086	44	10550	10570	5314	28	6950	6970	4029	60	13070	6970	6172
19 <sup>1</sup> / <sub>2</sub>	4670	4690	3172	45	10670	10690	5400	29	7070	7090	4114	61	13190	7090	6257
20	4790	4810	3257	45	10790	10810	5486	29	7190	7210	4200	61	13310	7210	6343
20 <sup>1</sup> / <sub>2</sub>	4910	4930	3343	46	10910	10930	5572	30	7310	7330	4286	62	13430	7330	6429
21	5030	5050	3429	46	11030	11050	5657	30	7430	7450	4372	62	13550	7450	6514
21 <sup>1</sup> / <sub>2</sub>	5150	5170	3514	47	11150	11170	5743	31	7550	7570	4457	63	13670	7570	6600
22	5270	5290	3600	47	11270	11290	5829	31	7670	7690	4543	63	13790	7690	6686
22 <sup>1</sup> / <sub>2</sub>	5390	5410	3686	48	11390	11410	5914	32	7790	7810	4629	64	13910	7810	6772
23	5510	5530	3772	48	11510	11530	6000	32	7910	7930	4714	64	14030	7930	6857
23 <sup>1</sup> / <sub>2</sub>	5630	5650	3772	49	11630	11650	6086	33	8030	8050	4800	65	14150	8050	6943
24	5750	5770	3857	49	11750	11770	6172	33	8150	8170	4886	65	14270	8170	7029
24 <sup>1</sup> / <sub>2</sub>	5870	5890	3943	50	11870	11890	6257	34	8270	8290	4972	66	14390	8290	7114
25	5990	6010	4029	50	11990	12010	6343	34	8390	8410	5057	66	14510	8410	7200
25 <sup>1</sup> / <sub>2</sub>	6110	6130	4114	51	12110	12130	6429	35	8510	8530	5143	67	14630	8530	7286

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.





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	
165.80	Flat Roof Area (excluding gutter and slope factor) (m <sup>2</sup> )
180.31	Roof Surface Area (includes slope factor, excludes gutter) (m <sup>2</sup> )
Downpipe roof calculations (as per AS/NZS 3500.3:2021)	
Ah	Area of roof catchment (including 115mm Slotted Quad Gutter) (m <sup>2</sup> )
Ac	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m <sup>2</sup> )
Ae	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm <sup>2</sup> )
DRI	Design Rainfall intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m <sup>2</sup> )
Required Downpipes	Ac / Acdp
Downpipes Provided	5

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

**PLAN ACCEPTANCE BY OWNER**

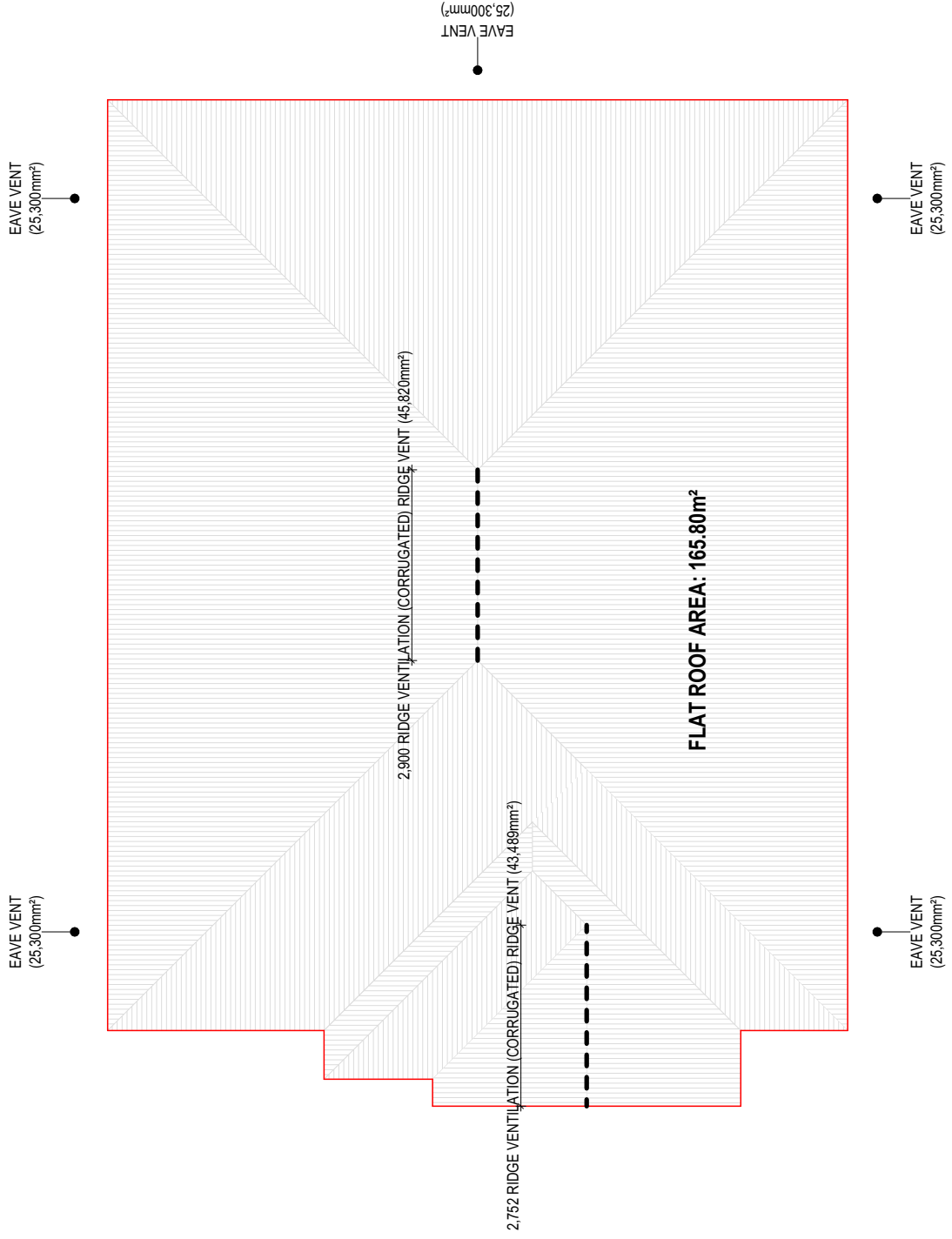
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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	SPECIFICATION: <b>DISCOVERY</b> COPYRIGHT: © 2026	REVISION 1 CONSOLIDATE PROPOSAL 1 2 CONSOLIDATED PROPOSAL 2 3 PRELIM PLANS - INITIAL ISSUE	DRAWN BGU 06/03/2026 JJI 07/04/2026 TNG 16/04/2026	CLIENT: <b>ANIMESH BANIK &amp; SABRINA AFRIN</b> ADDRESS: <b>34 LEWIS DRIVE, OLD BEACH TAS 7017</b> LOT / SECTION / CT: <b>271 / - / 189454</b>	HOUSE DESIGN: <b>OLINDA 15</b> FACADE DESIGN: <b>VERVE</b> SHEET TITLE: <b>ROOF DRAINAGE PLAN</b>	HOUSE CODE: <b>H-WDCOLIN20SA</b> FACADE CODE: <b>F-WDCOLIN20VERVA</b> SCALES: <b>1:100</b>	DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. <b>714669</b>



**GROUND FLOOR 23° ROOF (ID 1)**  
 ROOF LENGTH: 15.300m  
 ROOF PITCH: 23.0°  
 CEILING: FLAT  
 HIGH LEVEL VENTILATION REQUIRED: 76,495mm²  
 LOW LEVEL VENTILATION REQUIRED: 107,093mm²

ROOF SPACE VENTILATION	
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS	
GROUND FLOOR 23A° ROOF	LONGEST HORIZONTAL ROOF LENGTH
15.300m	23.00°
76,495mm² (5,000 x 15.300m)	REQUIRED
89,309mm²	PROVIDED
107,093mm² (7,000 x 15.300m)	REQUIRED
126,500mm²	PROVIDED
MINIMUM REQUIRED SOFT (EAVE) VENTS	
EAVE VENT PROVIDED - 5	

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

**PLAN ACCEPTANCE BY OWNER**

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

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

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HOUSE CODE:	H-WDCOLIN20SA
FACADE CODE:	F-WDCOLIN20VERVA
SHEET No.:	11 / 20
SCALES:	1:100
<b>714669</b>	

HOUSE DESIGN:	OLINDA 15
FACADE DESIGN:	VERVE
SHEET TITLE:	ROOF VENTILATION PLAN

DRAWN:	BGU	06/03/2026	CLIENT:	ANIMESH BANIK & SABRINA AFRIN
REVISION:	JJI	07/04/2026	ADDRESS:	34 LEWIS DRIVE, OLD BEACH TAS 7017
	TNG	16/04/2026	LOT / SECTION / CT:	271 / - / 189454
			COUNCIL:	BRIGHTON

SPECIFICATION:	DISCOVERY
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REVISION:	1 CONSOLIDATE PROPOSAL 1
	2 CONSOLIDATED PROPOSAL 2
	3 PRELIM PLANS - INITIAL ISSUE

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 - SUSTAINABILITY REQUIREMENTS  
 - SITE CLASSIFICATION  
 - GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.  
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

**COVERINGS LEGEND**

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



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

**PLAN ACCEPTANCE BY OWNER**  
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 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
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REVISION	DRAWN	CLIENT
1 CONSOLIDATE PROPOSAL 1	BGU 06/03/2026	ANIMESH BANIK & SABRINA AFRIN
2 CONSOLIDATED PROPOSAL 2	JJI 07/04/2026	ADDRESS: 34 LEWIS DRIVE, OLD BEACH TAS 7017
3 PRELIM PLANS - INITIAL ISSUE	TNG 16/04/2026	LOT / SECTION / CT: 271 / - / 189454

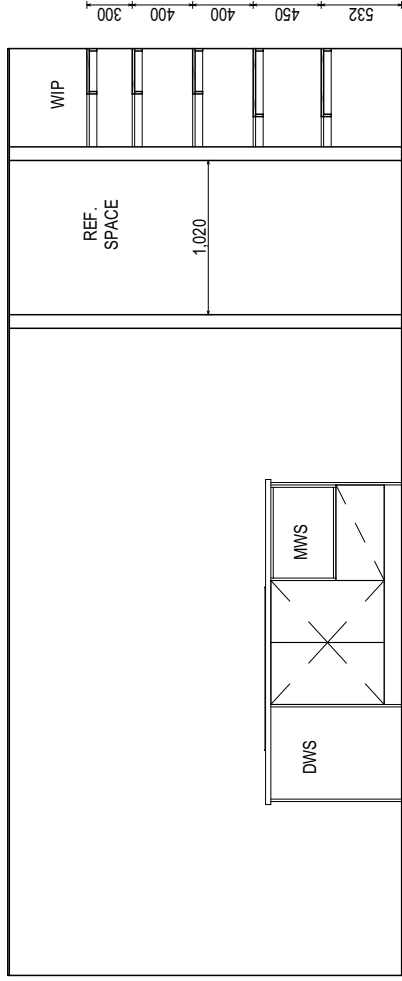
HOUSE DESIGN:  
 OLINDA 15  
 FACADE DESIGN:  
 VERVE  
 SHEET TITLE:  
 FLOOR COVERINGS

HOUSE CODE:  
 H-WDCOLIN20SA  
 FACADE CODE:  
 F-WDCOLIN20VERVA  
 SCALES:  
 12 / 20  
 1:100

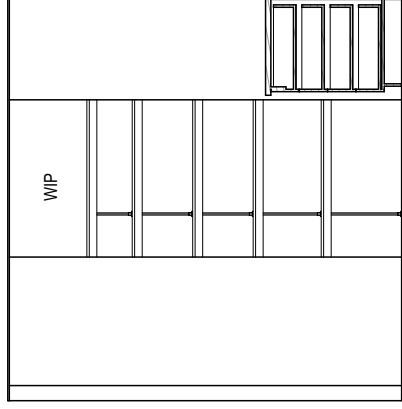
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**714669**

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 - SITE CLASSIFICATION  
 - GENERAL BUILDING INFORMATION

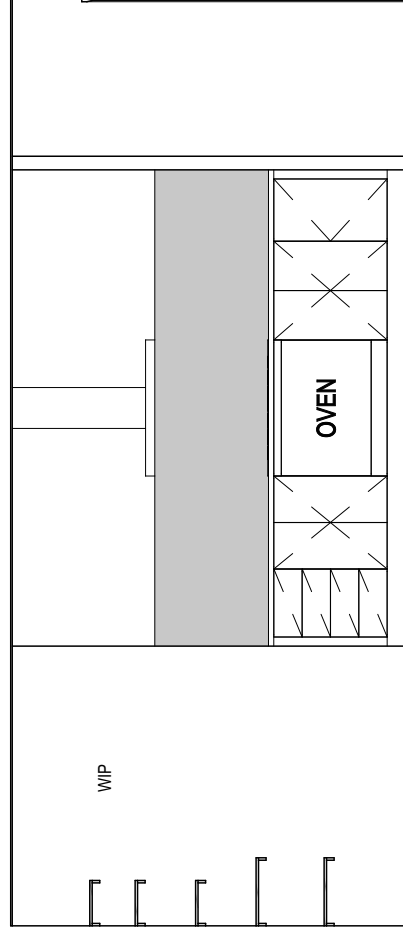
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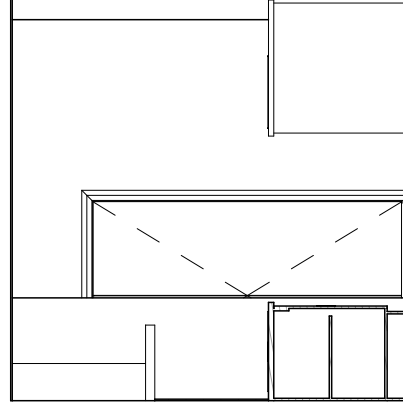
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SCALE: 1:50



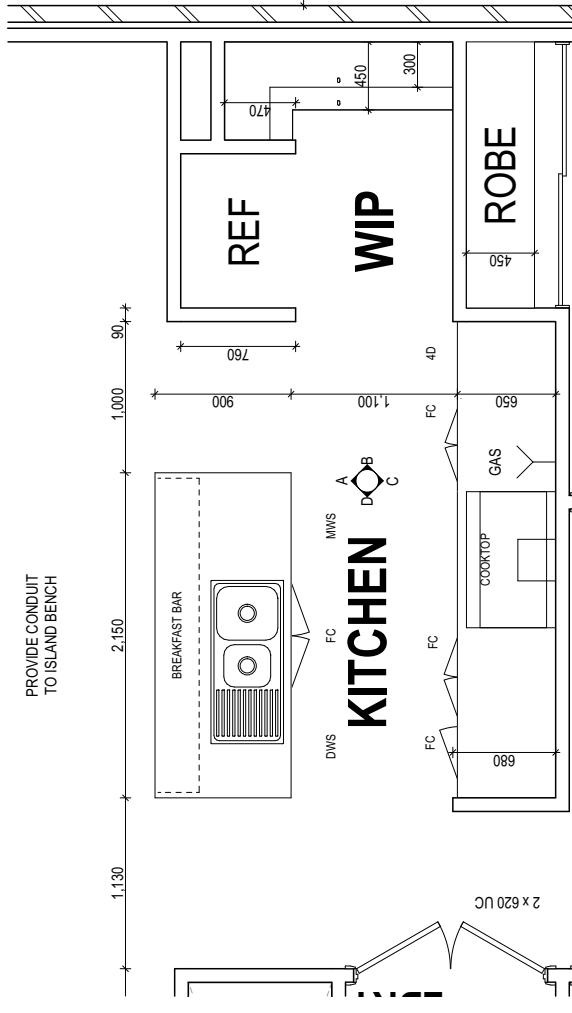
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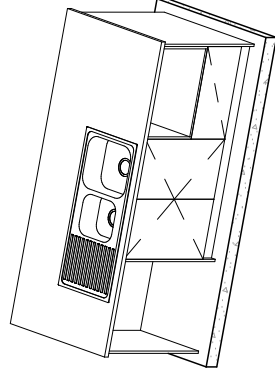
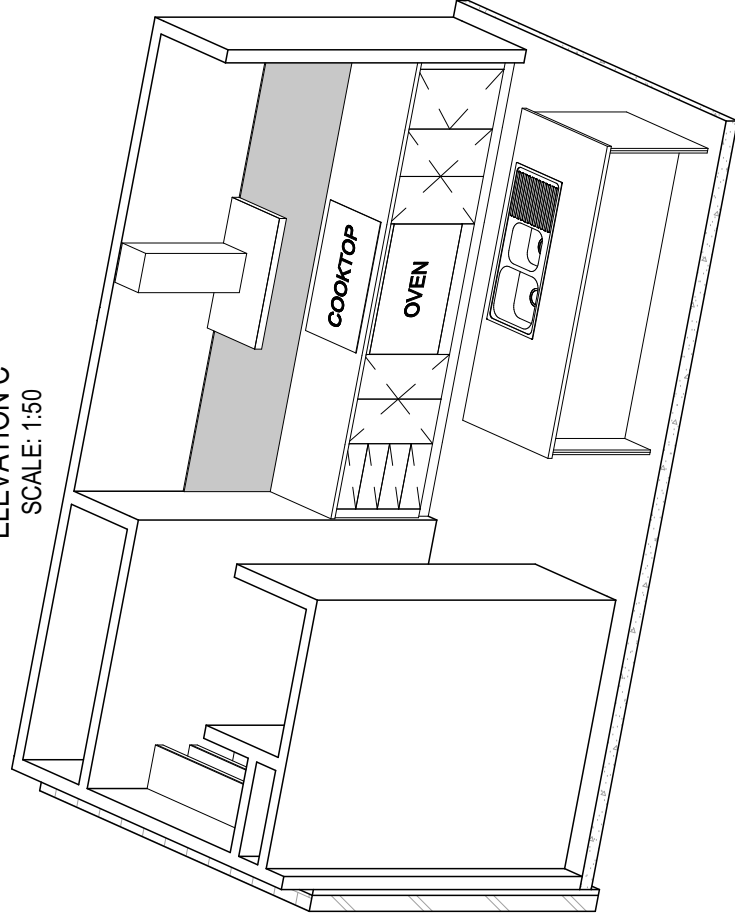
ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



KITCHEN PLAN  
SCALE: 1:50



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

**PLAN ACCEPTANCE BY OWNER**  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
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2 CONSOLIDATED PROPOSAL 2	JJI 07/04/2026	ADDRESS: 34 LEWIS DRIVE, OLD BEACH TAS 7017
3 PRELIM PLANS - INITIAL ISSUE	TNG 16/04/2026	LOT / SECTION / CT: 271 / - / 189454

HOUSE DESIGN:	HOUSE CODE:
OLINDA 15	H-WDCOLIN20SA
FAÇADE DESIGN: VERVE	FAÇADE CODE: F-WDCOLIN20VERVA
SHEET TITLE: KITCHEN DETAILS	SHEET No.: 13 / 20
	SCALES: 1:50

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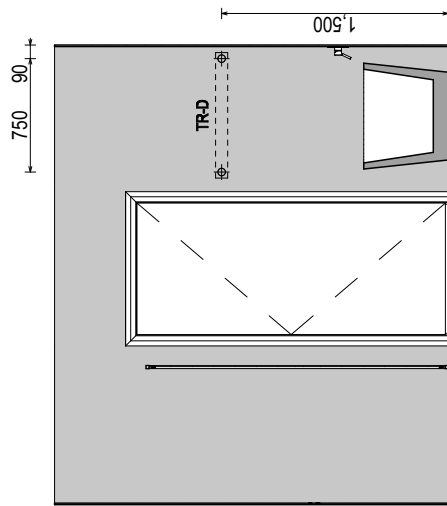
**REFER TO THE FOLLOWING DETAILS:**  
 VANITY DETAILS G-VANI-001  
 WINDOW OVER BATH HOB D-WIND-ALLU001  
 STANDARD BATH HOB D-WETA-BATH003  
 WET AREA TILING LAYOUTS D-WETA-TILE002  
 SQUARE SET WINDOWS G-WIND-SSET02  
 FULL HEIGHT TILING D-LINI-WETA

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

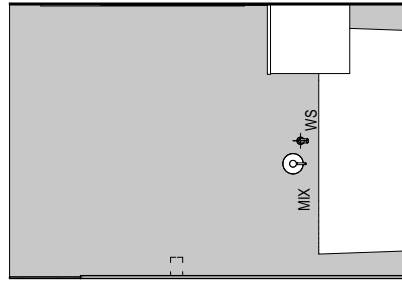
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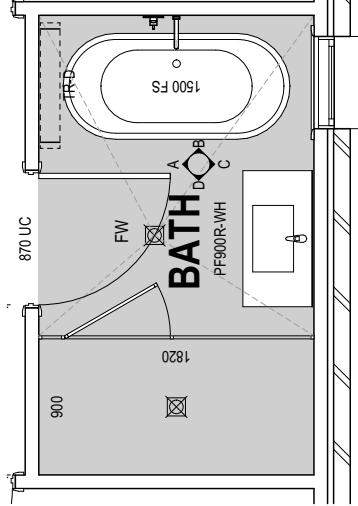
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE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



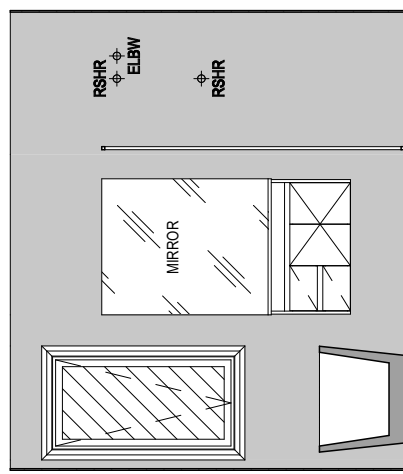
**ELEVATION A**  
SCALE: 1:50



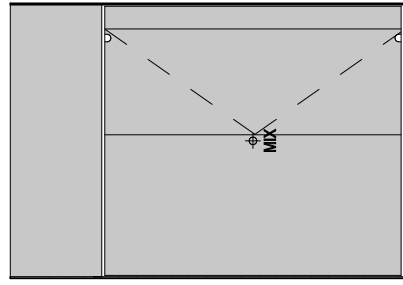
**ELEVATION B**  
SCALE: 1:50



**BATHROOM PLAN**  
SCALE: 1:50



**ELEVATION C**  
SCALE: 1:50



**ELEVATION D**  
SCALE: 1:50

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

**PLAN ACCEPTANCE BY OWNER**

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

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

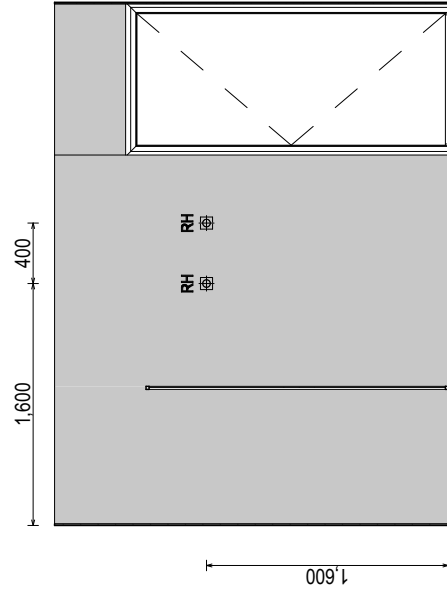
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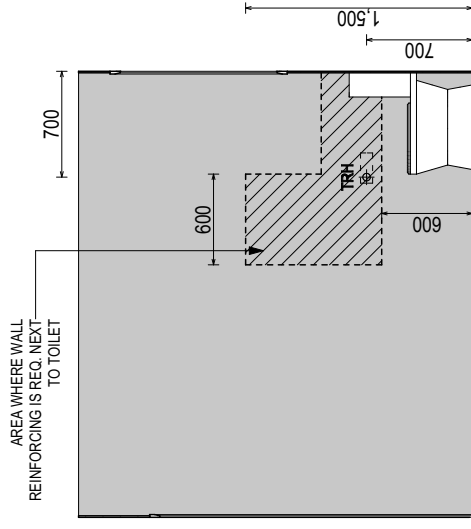
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	1 CONSOLIDATE PROPOSAL 1	ANIMESH BANIK & SABRINA AFRIN	OLINDA 15	H-WDCOLIN20SA	<b>714669</b>
	2 CONSOLIDATED PROPOSAL 2	ADDRESS:	VERVE	FACADE DESIGN:	
3 PRELIM PLANS - INITIAL ISSUE	34 LEWIS DRIVE, OLD BEACH TAS 7017	SHEET No.: 14 / 20	F-WDCOLIN20VERVA		
		LOT / SECTION / CT:	COUNCIL:	SCALES:	
		271 / - / 189454	BRIGHTON	1:50	

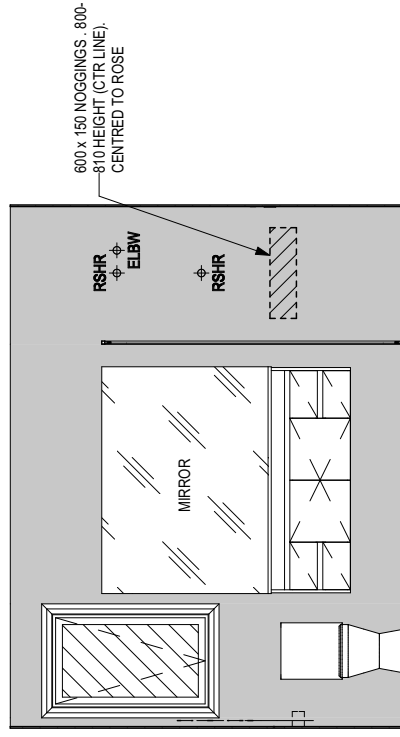




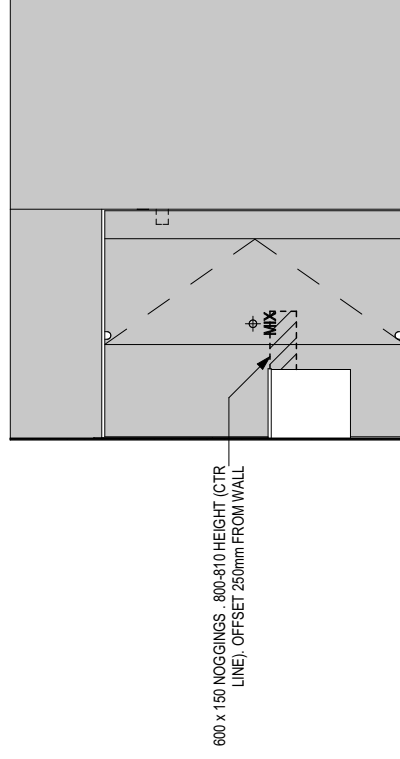
ELEVATION A  
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ELEVATION B  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

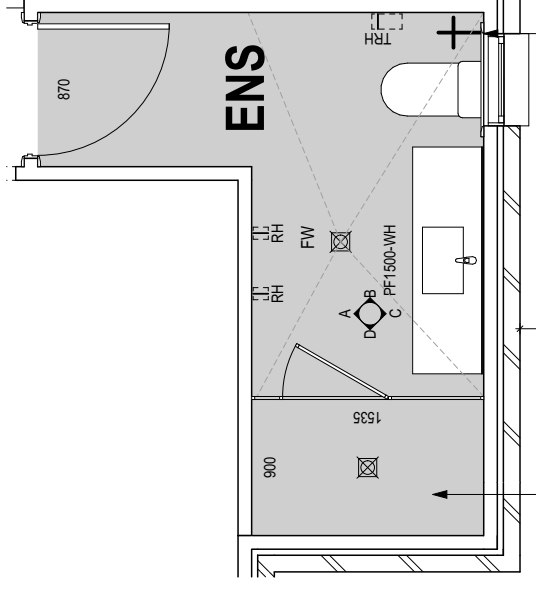
REFER TO THE FOLLOWING DETAILS:  
 VANITY DETAILS G-VANI-001  
 WINDOW OVER BATH HOB D-WIND-ALU001  
 STANDARD BATH HOB D-WETA-BATH003  
 WET AREA TILING LAYOUTS D-WETA-TILE002  
 SQUARE SET WINDOWS G-WIND-SSET02  
 FULL HEIGHT TILING D-LIN+WETA

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

**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



ENSUITE PLAN  
SCALE: 1:50

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

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

**PLAN ACCEPTANCE BY OWNER**  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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2 CONSOLIDATED PROPOSAL 2	JJI 07/04/2026	ADDRESS: 34 LEWIS DRIVE, OLD BEACH TAS 7017
3 PRELIM PLANS - INITIAL ISSUE	TNG 16/04/2026	LOT / SECTION / CT: 271 / - / 189454

HOUSE DESIGN:  
OLINDA 15  
FACADE DESIGN:  
VERVE  
SHEET TITLE:  
ENSUITE DETAILS

HOUSE CODE:  
H-WDCOLIN20SA  
FACADE CODE:  
F-WDCOLIN20VERVA  
SHEET No.:  
15 / 20

714669

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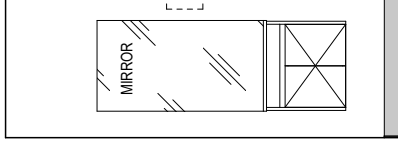
**REFER TO THE FOLLOWING DETAILS:**  
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 WINDOW OVER BATH HOB D-WIND-ALU001  
 STANDARD BATH HOB D-WETA-BATH003  
 WET AREA TILING LAYOUTS D-WETA-TILE002  
 SQUARE SET WINDOWS G-WIND-SSET02  
 FULL HEIGHT TILING D-LIN-WETA

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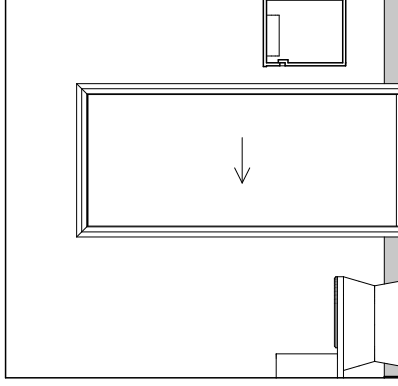
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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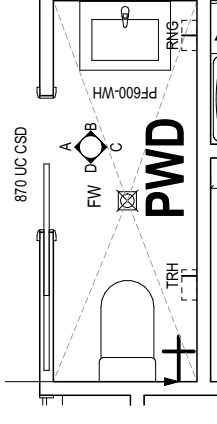
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER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



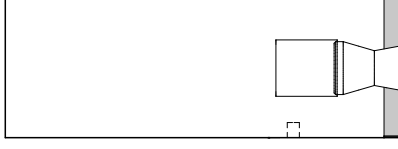
**ELEVATION B**  
SCALE: 1:50



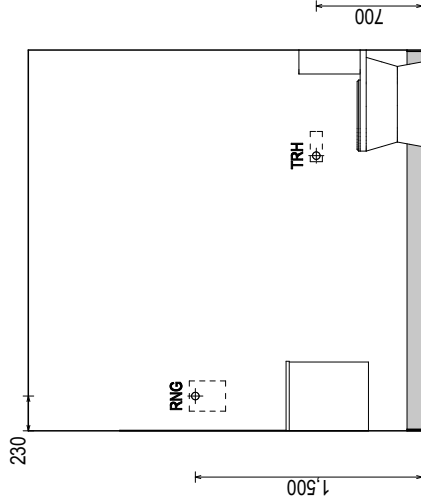
**ELEVATION A**  
SCALE: 1:50



**POWDER ROOM PLAN**  
SCALE: 1:50



**ELEVATION D**  
SCALE: 1:50



**ELEVATION C**  
SCALE: 1:50

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

**PLAN ACCEPTANCE BY OWNER**  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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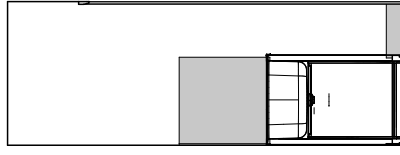
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	2 CONSOLIDATED PROPOSAL 2	ADDRESS:	VERVE	FACADE CODE:	
3 PRELIM PLANS - INITIAL ISSUE	34 LEWIS DRIVE, OLD BEACH TAS 7017	SHEET TITLE:	F-WDCOLIN20VERVA		
		LOT / SECTION / CT:	COUNCIL:	SCALES:	SHEET No.:
		271 / - / 189454	BRIGHTON	16 / 20	1:50
					POWDER ROOM DETAILS



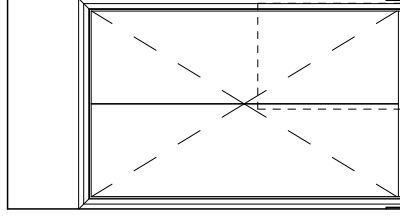
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

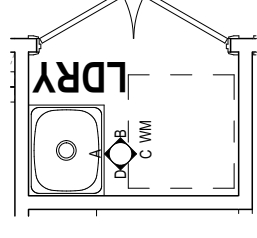
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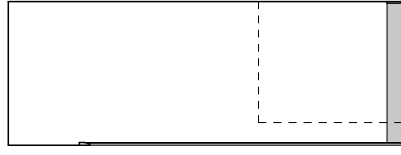
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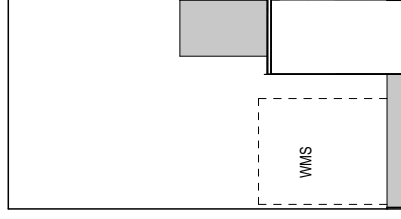
ELEVATION B  
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LAUNDRY PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

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

**PLAN ACCEPTANCE BY OWNER**

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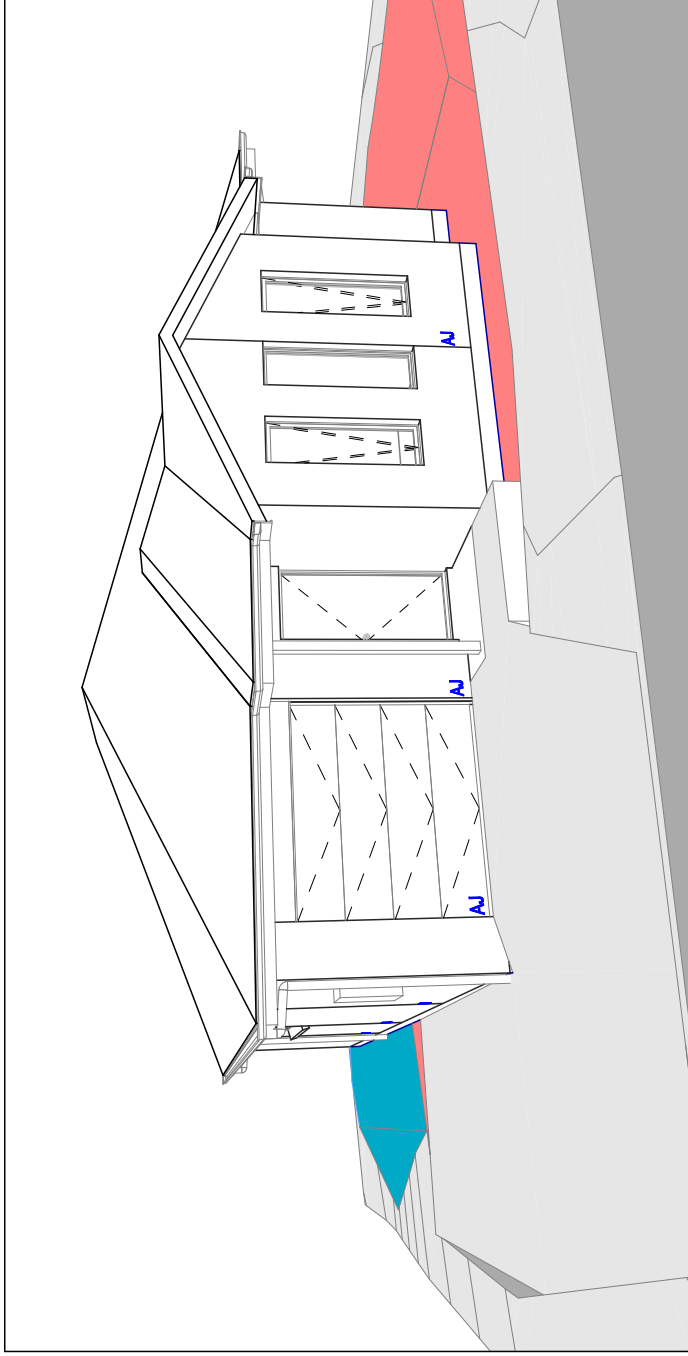
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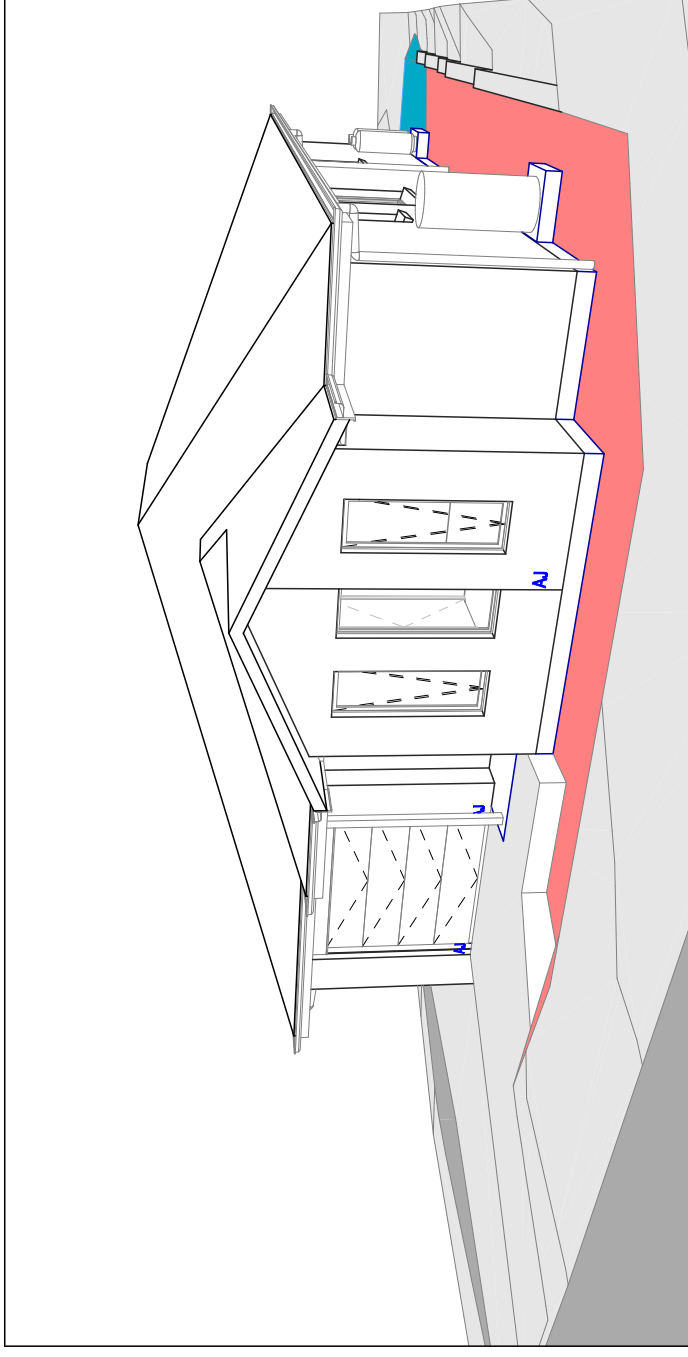
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	2 CONSOLIDATED PROPOSAL 2	ADDRESS:	VERVE	FACADE CODE:	
3 PRELIM PLANS - INITIAL ISSUE	34 LEWIS DRIVE, OLD BEACH TAS 7017	SHEET TITLE:	F-WDCOLIN20VERVA		
		LOT / SECTION / CT:	COUNCIL:	SCALES:	SHEET No.:
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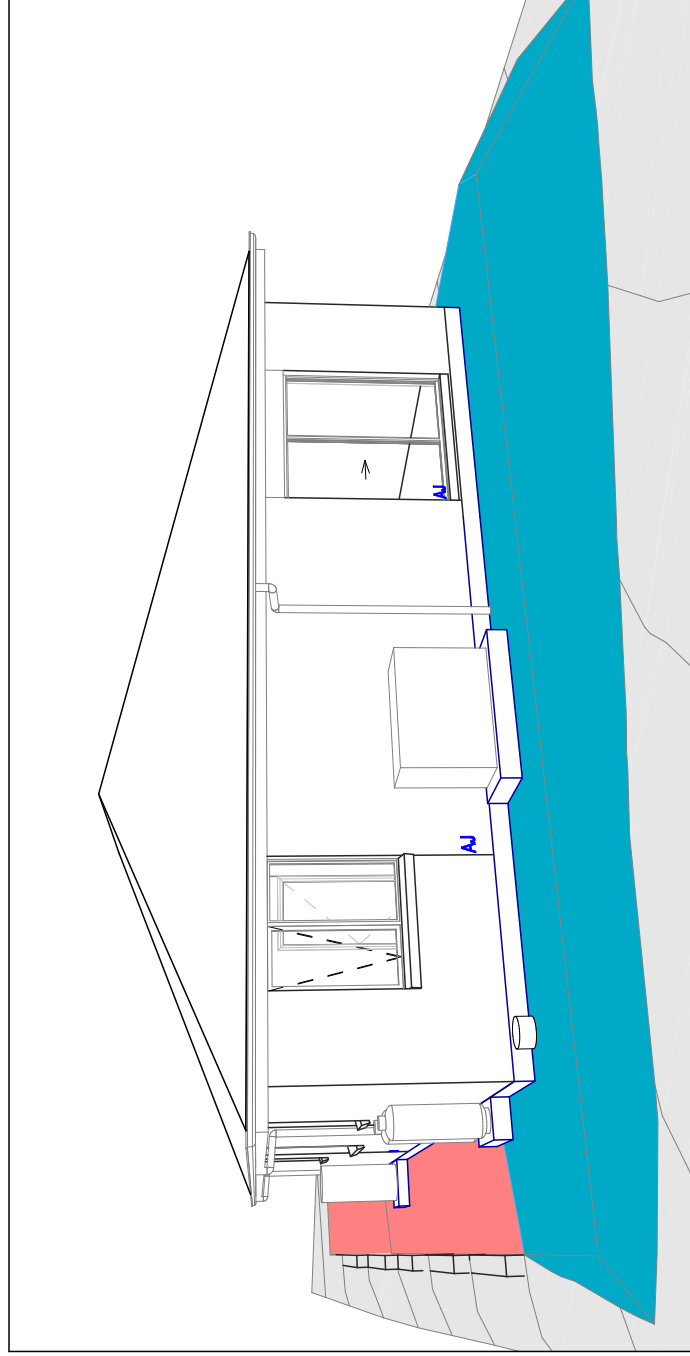




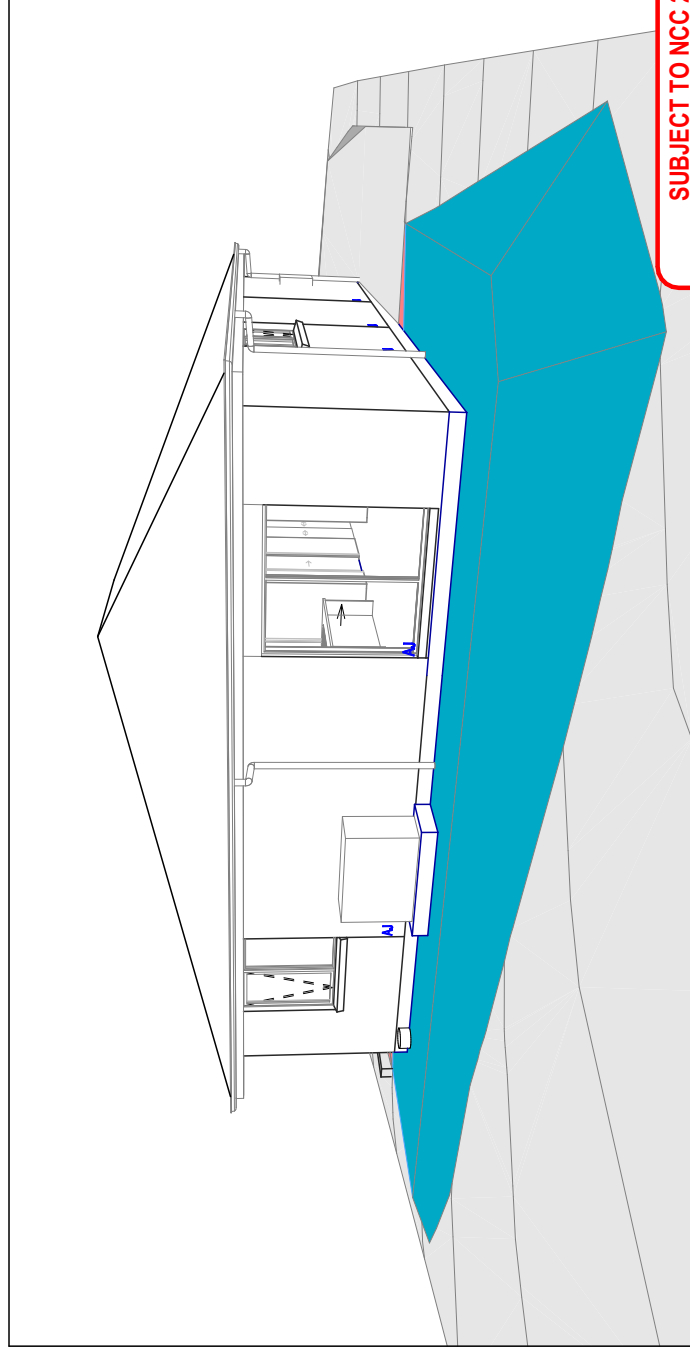
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**SUBJECT TO NCC 2022  
(1 MAY 2023)  
WATERPROOFING & PLUMBING  
CONDENSATION MANAGEMENT**

**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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<b>SPECIFICATION:</b> DISCOVERY COPYRIGHT: © 2026	1 CONSOLIDATE PROPOSAL 1 2 CONSOLIDATED PROPOSAL 2 3 PRELIM PLANS - INITIAL ISSUE	REVISION BGU 06/03/2026 JJI 07/04/2026 TNG 16/04/2026	CLIENT: <b>ANIMESH BANIK &amp; SABRINA AFRIN</b> ADDRESS: <b>34 LEWIS DRIVE, OLD BEACH TAS 7017</b>	HOUSE DESIGN: <b>OLINDA 15</b> FACADE DESIGN: <b>VERVE</b> SHEET TITLE: <b>3D VIEWS</b>	HOUSE CODE: <b>H-WDCOLN20SA</b> FACADE CODE: <b>F-WDCOLN20VERVA</b> SCALES: <b>18 / 20</b>	DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	<b>714669</b>
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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 FLL'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. 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 STOREY) 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 ASINZS 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 FOR 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.

## ELECTRICAL

- EXHAUST FAN TO COMPLY WITH CURRENT NCC PART 10.6.2 SECTION C
- EXHAUST FANS TO BE SEALED AND DUCTED TO OUTSIDE OF DWELLING IN ACCORDANCE WITH NCC VOLUME 2, PARTS 10.8.2 AND 10.8.3
- IF VENTING OCCURS DIRECTLY THROUGH WALLS/ROOF ADJACENT TO FAN, THEN UNIT REQUIRES SELF CLOSING BAFFLES TO BE CLASSIFIED AS A SEALED UNIT

- ELECTRICIAN IS TO ENSURE THAT ALL GPO'S IN WET AREAS MEET ALL STANDARD AND CODE REQUIREMENTS - ALL GPO'S TO BE 300mm FROM FFL UNLESS NOTED OTHERWISE

## WET AREAS

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

## CONDENSATION

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

## WOOD HEATERS

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

## FIRE SAFETY

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

**SUBJECT TO NCC 2022  
(1 MAY 2023)**

**WATERPROOFING & PLUMBING  
CONDENSATION MANAGEMENT**

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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 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 WATERPROOFING 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

NOTED 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(b) - FOR COMPENSATING FOR A LOSS OF CEILING INSULATION**  
REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE  
(i) IF ALLOWANCE HAS BEEN MADE FOR CEILING PENETRATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN NO FURTHER ACTION REQUIRED.  
(ii) 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 PERTABLE 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) A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED WHEN SERVING:  
(i) A CONDITIONED SPACE; OR  
(ii) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8

(b) A ROOF LIGHT REQUIRED BY (a) TO BE SEALED, OR CAPABLE OF BEING SEALED MUST BE CONSTRUCTED WITH:  
(i) AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT A CEILING OR INTERNAL LINING LEVEL; OR  
(ii) A WATERPROOF SEAL; OR  
(iii) A SHUTTER SYSTEM READILY OPERATED MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

**3.12.3.5 - ARTIFICIAL LIGHTING**  
(a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:  
(i) 5W/m<sup>2</sup> IN A CLASS 1 BUILDING  
(ii) 4W/m<sup>2</sup> ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAIVE PERIMETER LIGHTS);  
(iii) 3W/m<sup>2</sup> IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.

(b) THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.

**3.12.0.1 - EXTERNAL WINDOWS AND DOORS**  
(a) A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH OF AN EXTERNAL DOOR, OPENABLE WINDOW AND OTHER SUCH OPENING:  
(i) WHEN SERVING A CONDITIONED SPACE; OR  
(ii) IN CLIMATE ZONES 4, 5, 6, 7 OR 8, WHEN SERVING A HABITABLE ROOM.

(b) A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS2047 NEED NOT COMPLY WITH (a).

(c) A SEAL REQUIRED BY (a)  
(i) FOR THE BOTTOM EDGE OF AN INTERNAL SWING DOOR, MUST BE A DRAFT PROTECTION DEVICE; AND  
(ii) 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) A CONDITIONED SPACE; OR  
(b) A HABITABLE ROOM IN THE CLIMATE ZONES 4, 5, 6, 7 OR 8.

**3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS**  
(a) ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND AN OPENING SUCH AS A WINDOW FRAME, DOOR FRAME, ROOF LIGHT FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE IN ACCORDANCE WITH (b) WHEN FORMING PART OF THE EXTERNAL FABRIC OF:  
(i) A CONDITIONED SPACE; OR  
(ii) A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.

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

**3.12.5.5 - ARTIFICIAL LIGHTING**  
(a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:  
(i) 5W/m<sup>2</sup> IN A CLASS 1 BUILDING  
(ii) 4W/m<sup>2</sup> ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAIVE PERIMETER LIGHTS);  
(iii) 3W/m<sup>2</sup> IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.

(b) THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.


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

### PLAN ACCEPTANCE BY OWNER

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

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

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

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