Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/187

LOCATION OF AFFECTED AREA

7A CHILDS 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 **30/11/2026**. 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

SCAN ME

Brighton
going places

DA

TASMANIAN PLANNING SCHEME

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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	14.00
GARAGE	39.56
LIVING	96.42
LIVING (GROUND FLOOR)	7.91
PORCH	2.08
	159.97 m²
MAIN DWELLING, FIRST FLOOR	
LIVING	98.87
LIVING (FIRST FLOOR)	7.47
	106.34 m²
	266.31 m²

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

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	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (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	FS - FULL SHIELDING
SITE CLASSIFICATION	H1
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	21.00km
ZONING	GENERAL RESIDENTIAL
LOCAL GOVERNMENT AUTHORITY	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	2,918mm
SIDE A	MIN. 1,500mm	6,721mm
SIDE B	MIN. 1,500mm	14,214mm
REAR	MIN. 1,500mm	1,504mm
BULK & SCALE		
SITE AREA	1,033m²	
SITE COVERAGE	MAX. 50%	15.49%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	860mm
FILL DEPTH	MAX. 800mm	296mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

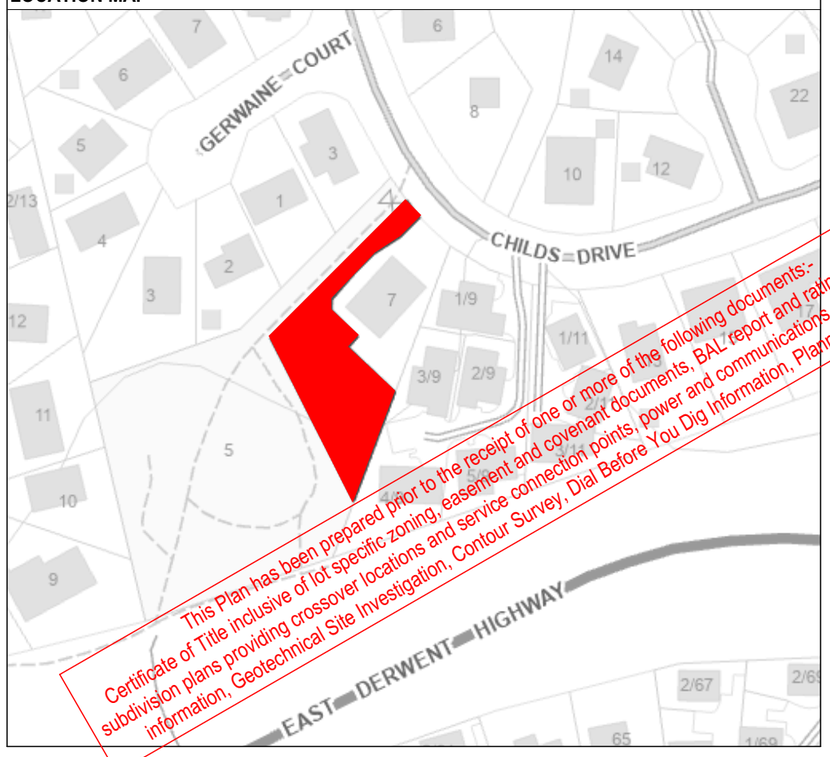
3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2455mm
FIRST 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	DARK
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
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

STEP FREE ENTRANCE LOCATION: N/A
ACCESSIBLE SANITARY COMPARTMENT LOCATION: PWD (GROUND FLOOR)
ACCESSIBLE SHOWER LOCATION: BATH (FIRST FLOOR)

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5mm.
- THRESHOLD OF STEP FREE ENTRANCE DOOR TO BE MAX. 5mm.
- THRESHOLD OF INTERIOR DOORS SERVICING HABITABLE ROOMS, LAUNDRY, ACCESSBILE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO BE MAX. 5mm.
- INTERIOR DOORS NOMINATED AS 870 TO ACHIEVE MIN. 820mm CLEAR OPENING.
- CORRIDORS CONNECTING HABITABLE ROOMS, ACCESSBILE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO ACHIEVE MIN. 1000mm CLEARANCE BETWEEN FINISHED SURFACE OF OPPOSING WALLS (EXCL. SKIRTINGS).
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
9	PRELIMINARY PLAN SET - DRIVEWAY DESIGN & NOTATION UPDATE AS PER PLANNING RFI	ALL	2026.10.28	RT2	-
8	PRELIMINARY PLAN SET - PLANNING RFI UPDATE- EXTENSION TO CROSSOVER & DRIVEWAY DESIGN UPDATE	ALL	2026.10.12	RT2	-

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5	PRELIM PLANS - COLOUR AND VAR. REF.01,02,02 & 04 UP	TDO	23/07/2026
6	PRELIM PLANS - PLAN CORRECTIONS	KPH	16/09/2026
7	PRELIM PLANS- PLANNING RFI UPDATE	RT2	05/10/2026
8	PRELIM PLANS- COUNCIL RFI- DRIVEWAY DESIGN	RT2	12/10/2026
9	PRELIM PLANS- PLANNING RFI- DRIVEWAY DESIGN	RT2	28/10/2026

CLIENT: [redacted]
ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017
LOT / SECTION / CT: 2 / - / 151030
COUNCIL: BRIGHTON
HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 30
HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES:

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

APPROX. CUT/FILL

CUT	83.11m³	187.00t
FILL	6.31m³	14.20t
DIFFERENCE	76.80m³	172.80t

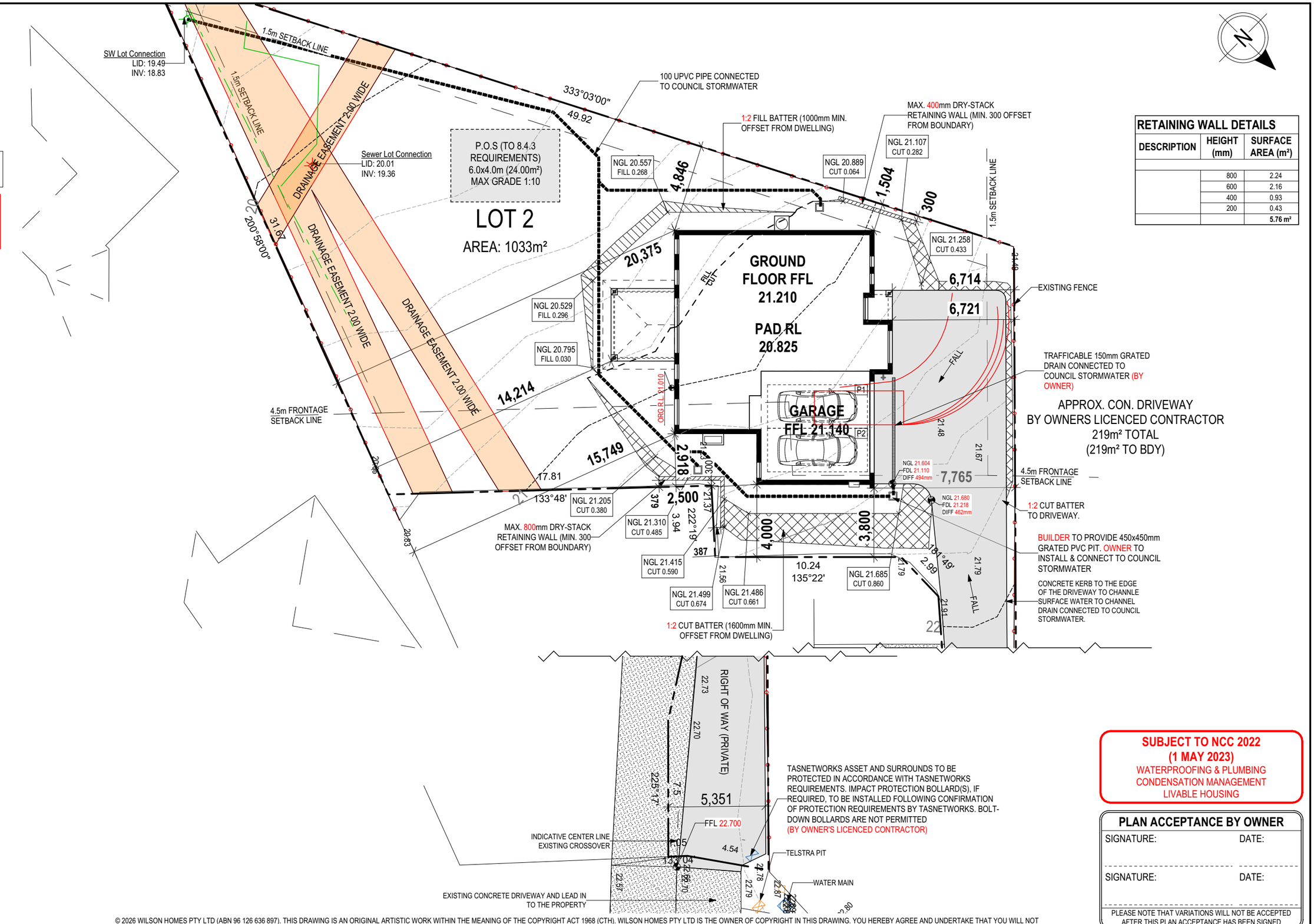
173 TONNES OF EXPORT FILL

LOT SIZE:	**1033m²**
HOUSE (COVERED AREA)**:**	**159.97m²**
SITE COVERAGE:	**15.49%**

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

RETAINING WALL DETAILS

DESCRIPTION	HEIGHT (mm)	SURFACE AREA (m²)
	800	2.24
	600	2.16
	400	0.93
	200	0.43
		5.76 m²



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

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SHEET TITLE: SITE PLAN
SHEET No.: 2 / 30
HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES: 1:200

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



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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FACADE DESIGN: CLASSIC
SHEET TITLE: SITE PLAN (1:250)
SHEET No.: 3 / 30
HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES: 1:250

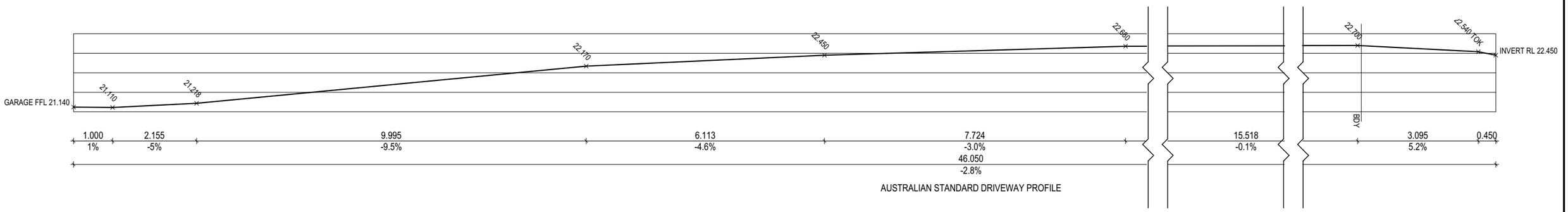
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AUSTRALIAN STANDARD DRIVEWAY PROFILE

DRIVEWAY DETAILS

SCALE: 1:100

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

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CLIENT: [redacted]

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LOT / SECTION / CT: 2 / - / 151030

COUNCIL: BRIGHTON

HOUSE DESIGN: BEECHFORD 25

FACADE DESIGN: CLASSIC

SHEET TITLE: DRIVEWAY

SHEET No.: 4 / 30

HOUSE CODE: H-WDNBFD10DA

FACADE CODE: F-WDNBFD10CLASA

SCALES: 1:100

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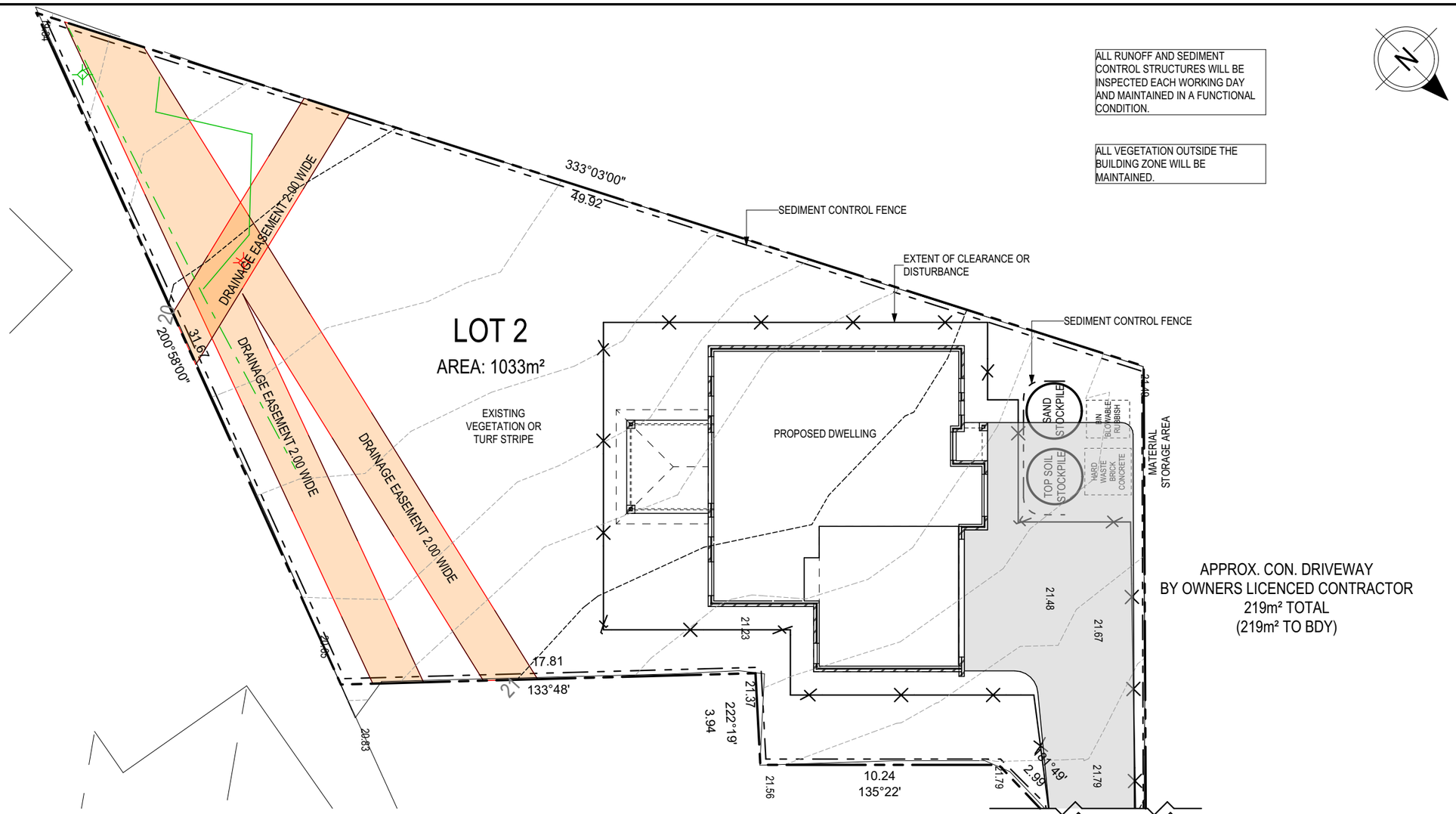
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

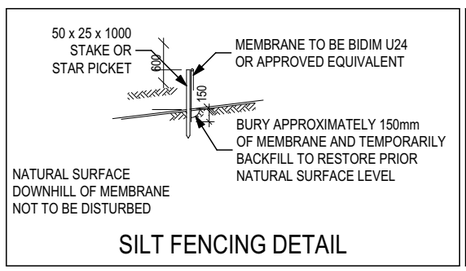
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

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.

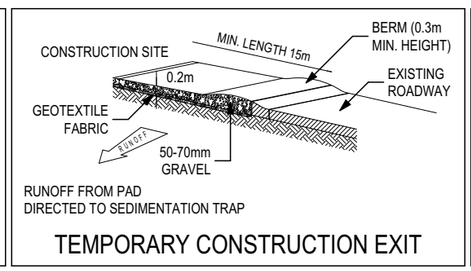
NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR 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 PERMAMENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL 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.

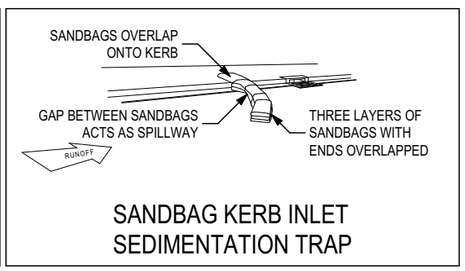




SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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COUNCIL: BRIGHTON
HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: SOIL & WATER MANAGEMENT PLAN
SHEET No.: 5 / 30
HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES: 1:200

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714809

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

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

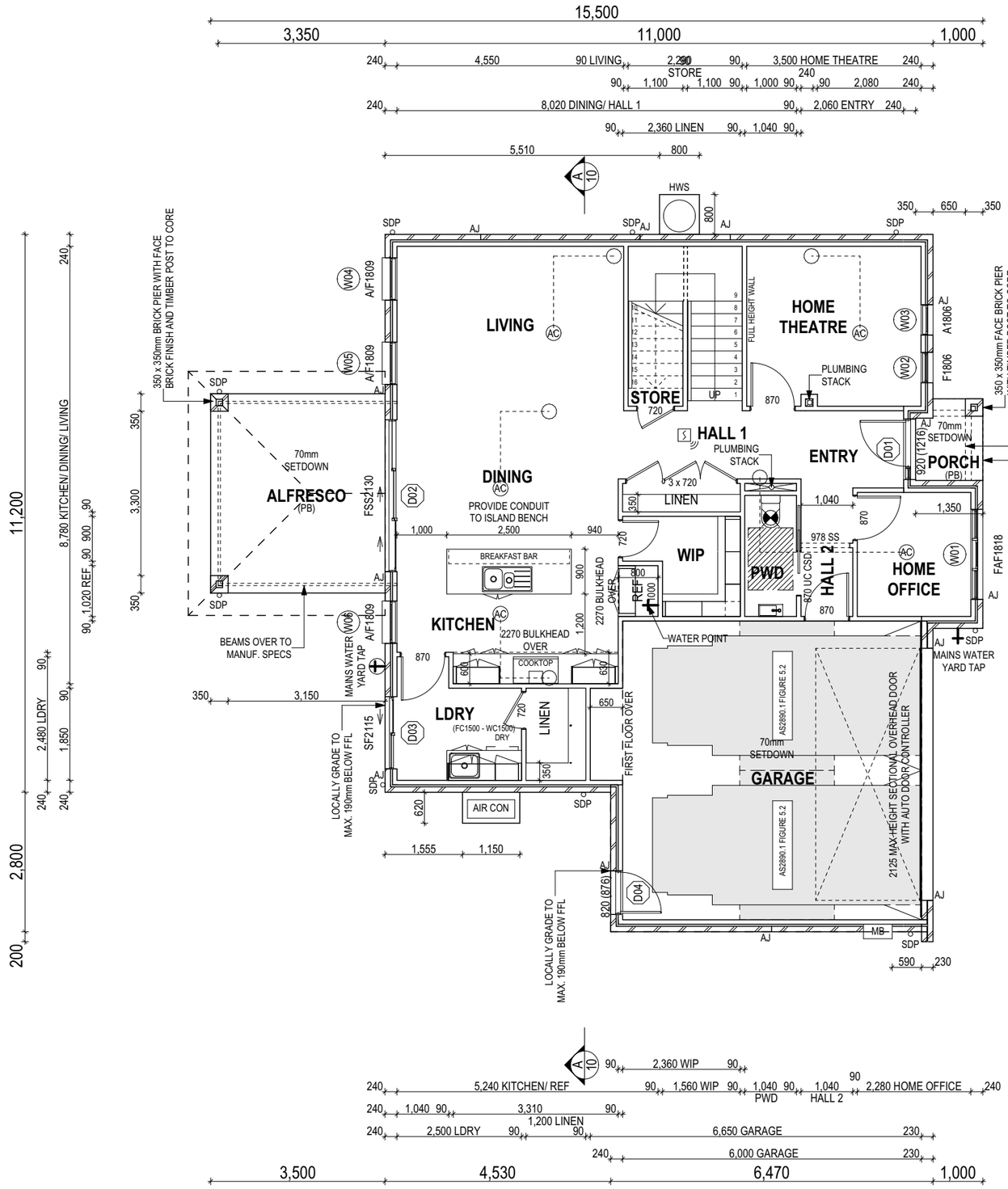
REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

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

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS: A B C D

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	14.00
GARAGE	39.56
LIVING	96.42
LIVING (GROUND FLOOR)	7.91
PORCH	2.08
	159.97 m²
MAIN DWELLING, FIRST FLOOR	
LIVING	98.87
LIVING (FIRST FLOOR)	7.47
	106.34 m²
	266.31 m²



LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
3D	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
FW	FLOOR WASTE
GAS	GAS BAYONET

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.

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

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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WILSON HOMES

SPECIFICATION: DESIGNER

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6	PRELIM PLANS - PLAN CORRECTIONS	KPH	16/09/2026
7	PRELIM PLANS- PLANNING RFI UPDATE	RT2	05/10/2026
8	PRELIM PLANS- COUNCIL RFI- DRIVEWAY DESIGN	RT2	12/10/2026
9	PRELIM PLANS- PLANNING RFI- DRIVEWAY DESIGN	RT2	28/10/2026

CLIENT: [redacted]

ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017

LOT / SECTION / CT: 2 / - / 151030

COUNCIL: BRIGHTON

HOUSE DESIGN: BEECHFORD 25

FACADE DESIGN: CLASSIC

SHEET TITLE: GROUND FLOOR PLAN

SHEET No.: 6 / 30

HOUSE CODE: H-WDNBFD10DA

FACADE CODE: F-WDNBFD10CLASA

SCALES: 1:100

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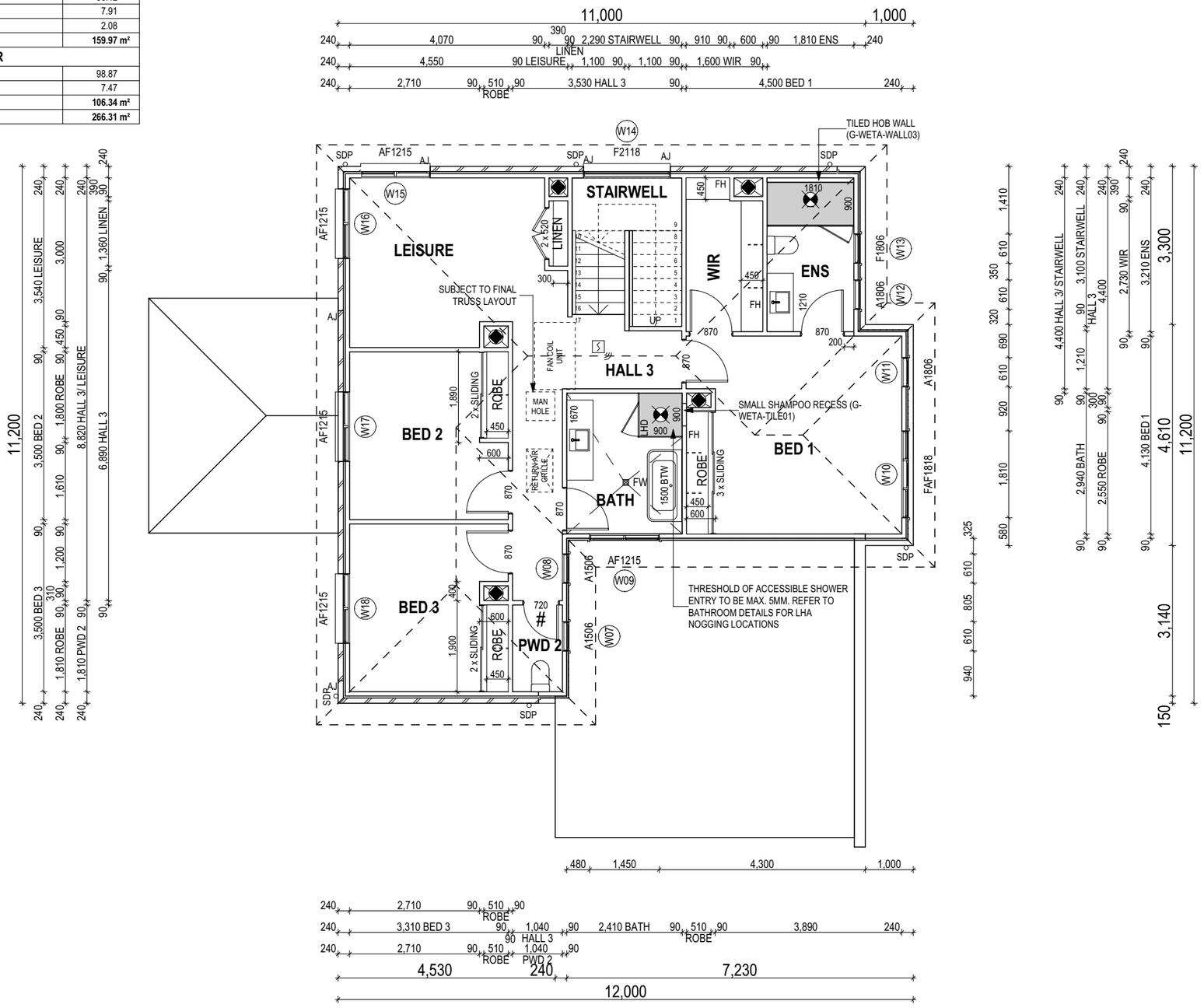
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UNLESS NOTED OTHERWISE
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GARAGE	39.56
LIVING	96.42
LIVING (GROUND FLOOR)	7.91
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LIVING	98.87
LIVING (FIRST FLOOR)	7.47
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	266.31 m²



LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
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3D	DENOTES DRAWER SIDE
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SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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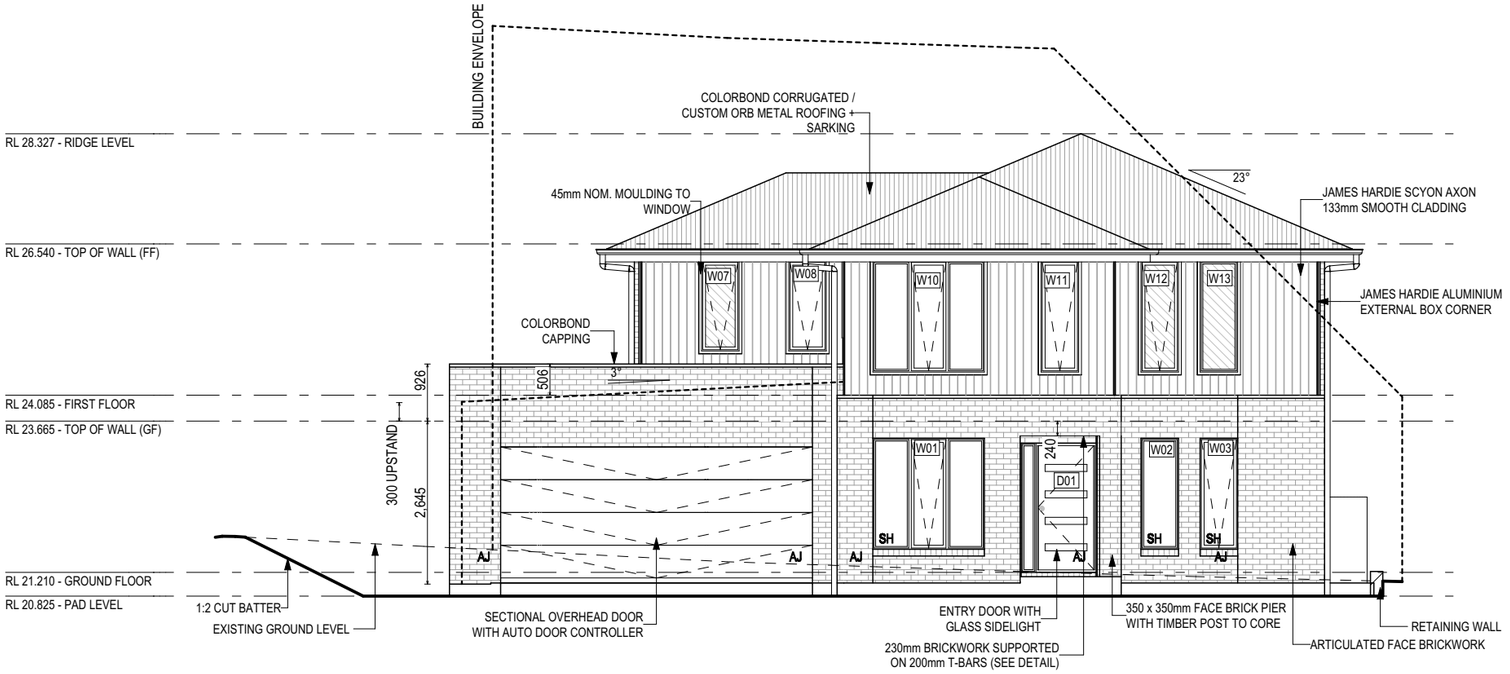
SPECIFICATION: DESIGNER	CLIENT: [redacted]	HOUSE DESIGN: BEECHFORD 25	HOUSE CODE: H-WDNBFD10DA
COPYRIGHT: © 2026	ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDNBFD10CLASA
	LOT / SECTION / CT: 2 / - / 151030	COUNCIL: BRIGHTON	SHEET TITLE: FIRST FLOOR PLAN
			SHEET No.: 7 / 30
			SCALES: 1:100

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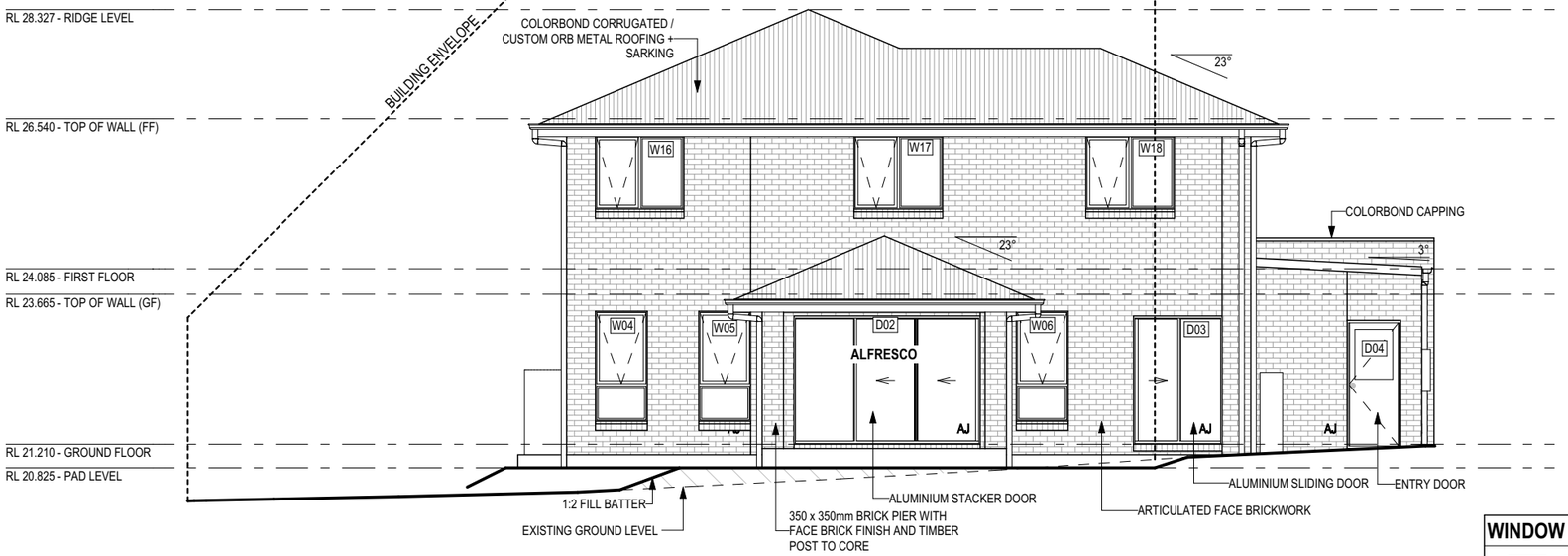
714809

	REVISION	DRAWN	
5	PRELIM PLANS - COLOUR AND VAR. REF.01,02,02 & 04 UP	TDO	23/07/2026
6	PRELIM PLANS - PLAN CORRECTIONS	KPH	16/09/2026
7	PRELIM PLANS- PLANNING RFI UPDATE	RT2	05/10/2026
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9	PRELIM PLANS- PLANNING RFI- DRIVEWAY DESIGN	RT2	28/10/2026

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NORTH WEST ELEVATION
SCALE: 1:100



SOUTH EAST ELEVATION
SCALE: 1:100

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

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

SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022

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

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

GLASS TYPE LEGEND
CLEAR OBSCURE

WINDOW TYPE LEGEND
AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER
SIGNATURE: DATE:

SIGNATURE: DATE:

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CLIENT: [redacted]
ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017
LOT / SECTION / CT: 2 / - / 151030
COUNCIL: BRIGHTON

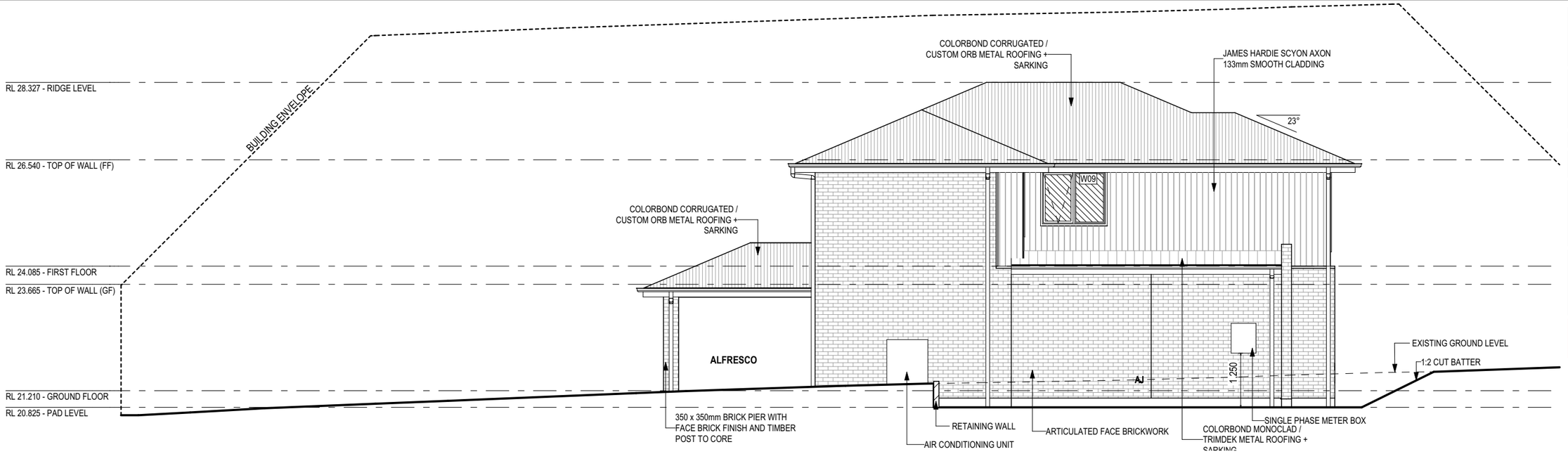
HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: ELEVATIONS
SHEET No.: 8 / 30

HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES: 1:100

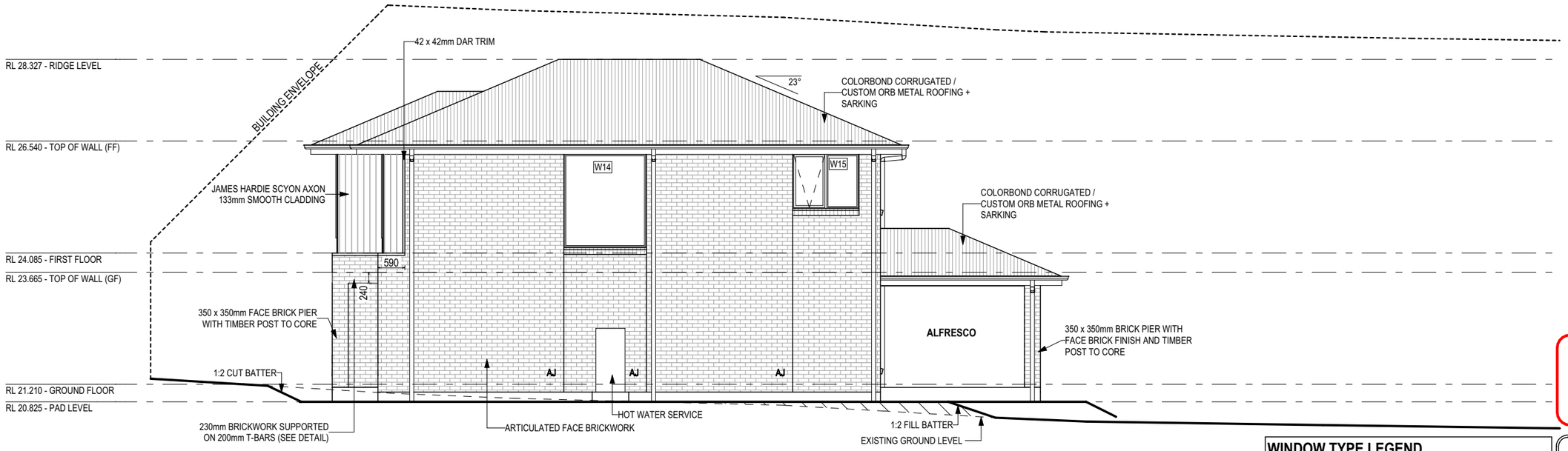
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NORTH EAST ELEVATION
SCALE: 1:100



SOUTH WEST ELEVATION
SCALE: 1:100

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- SITE CLASSIFICATION
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SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022

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

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

GLASS TYPE LEGEND
CLEAR OBSCURE

WINDOW TYPE LEGEND
AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER
SIGNATURE: DATE:
SIGNATURE: DATE:
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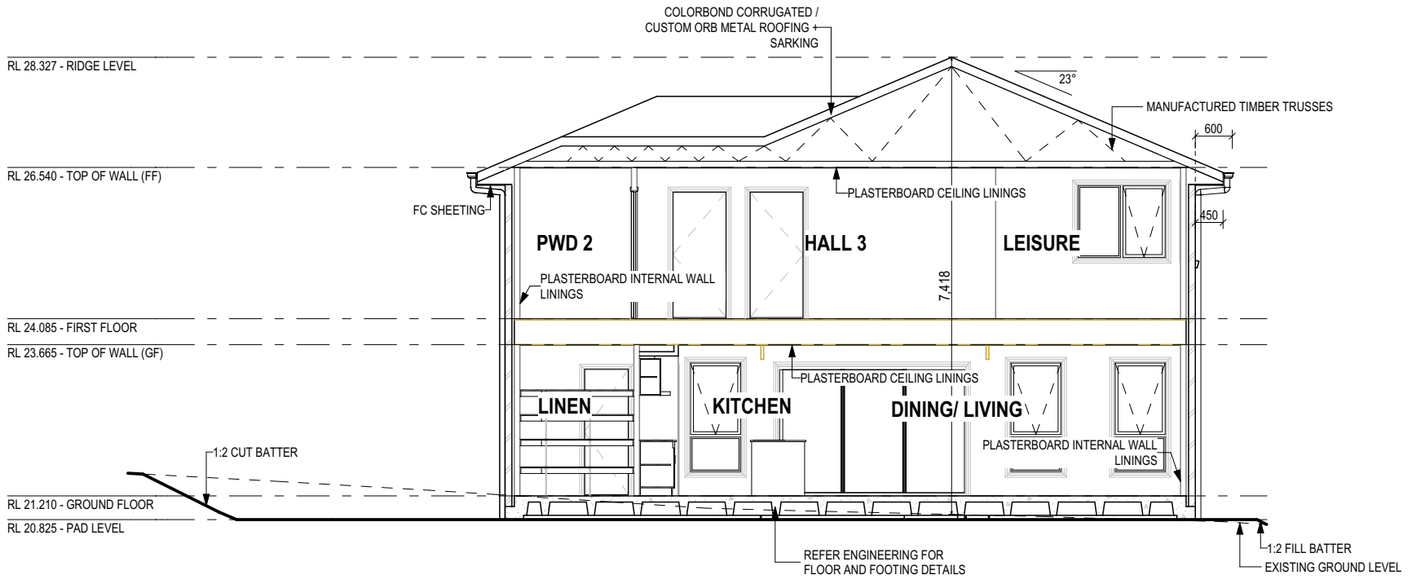
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9	PRELIM PLANS- PLANNING RFI- DRIVEWAY DESIGN	RT2	28/10/2026

CLIENT: [redacted]
ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017
LOT / SECTION / CT: 2 / - / 151030
COUNCIL: BRIGHTON
HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: ELEVATIONS
SHEET No.: 9 / 30
HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES: 1:100

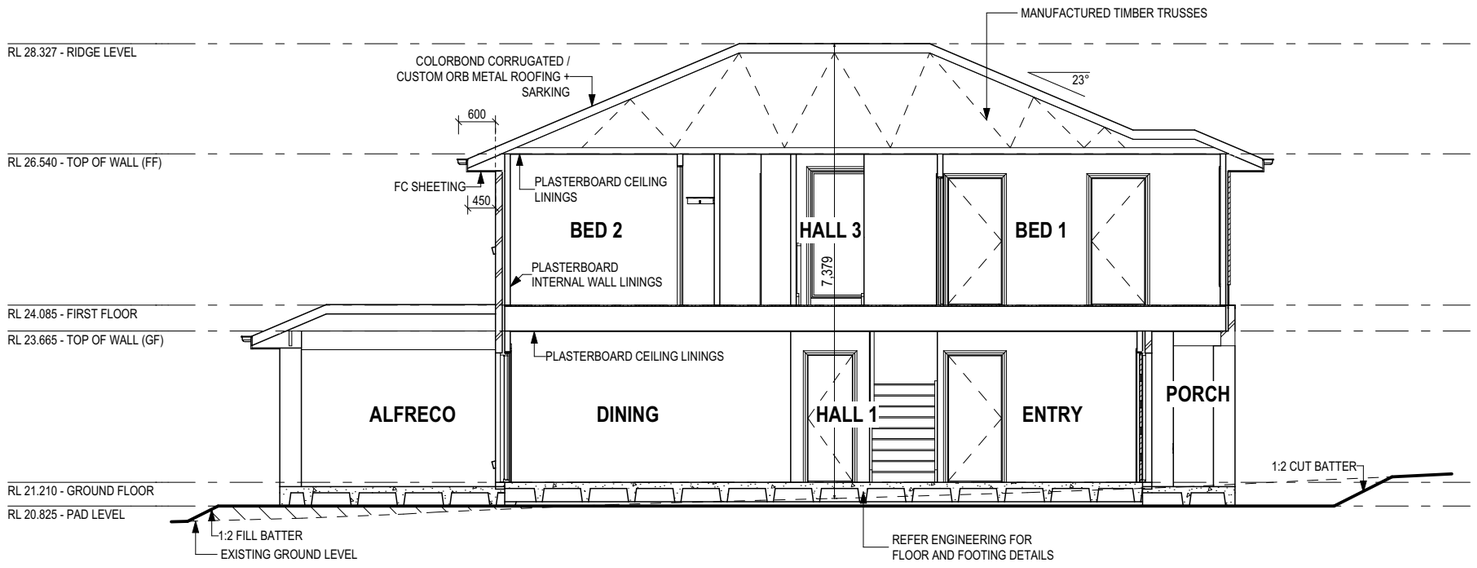
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SECTION A-A
SCALE: 1:100



B SECTION B-B
SCALE: 1:100

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

GLASS TYPE LEGEND
CLEAR | OBSCURE

WINDOW TYPE LEGEND
AWNING | DOUBLE HUNG | FIXED | LOUVRE | SLIDING

PLAN ACCEPTANCE BY OWNER
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LOT / SECTION / CT: 2 / - / 151030
COUNCIL: BRIGHTON

HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: SECTION
SHEET No.: 10 / 30

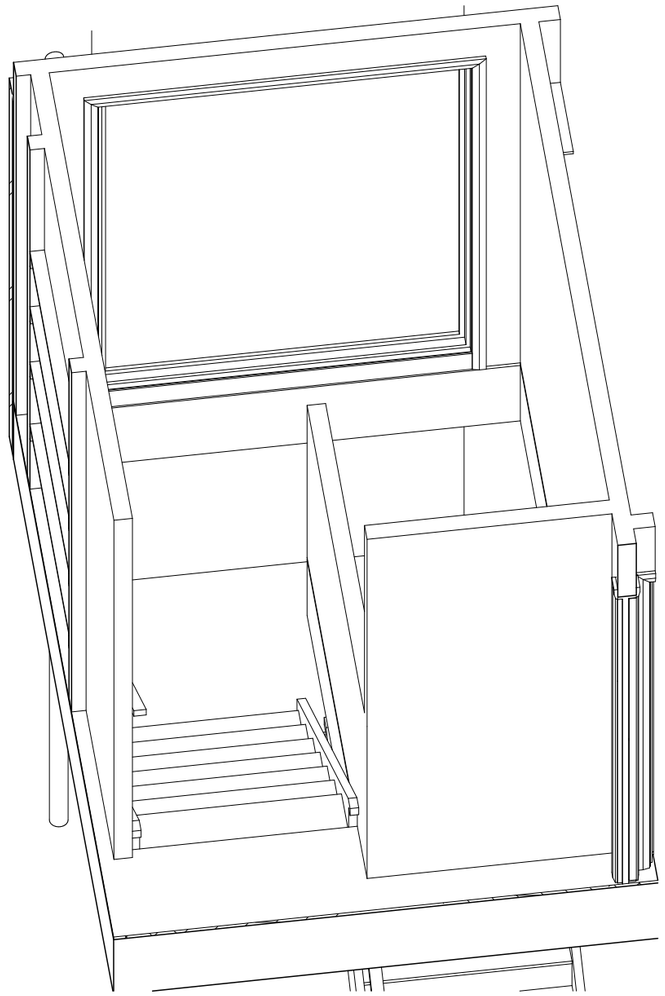
HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES: 1:100

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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6	PRELIM PLANS - PLAN CORRECTIONS	KPH	16/09/2026
7	PRELIM PLANS- PLANNING RFI UPDATE	RT2	05/10/2026
8	PRELIM PLANS- COUNCIL RFI- DRIVEWAY DESIGN	RT2	12/10/2026
9	PRELIM PLANS- PLANNING RFI- DRIVEWAY DESIGN	RT2	28/10/2026

CLIENT: [redacted]

ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017

LOT / SECTION / CT: 2 / - / 151030

COUNCIL: BRIGHTON

HOUSE DESIGN: BEECHFORD 25

FACADE DESIGN: CLASSIC

SHEET TITLE: STAIRCASE 3D VIEWS

SHEET No.: 11 / 30

HOUSE CODE: H-WDNBFD10DA

FACADE CODE: F-WDNBFD10CLASA

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

STOREY	ID	CODE[1]	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 INFORMATION[2]
WINDOW															
GROUND FLOOR	W01	FAF1818	AWNING	HOME OFFICE	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	SNAP HEADER	NW	2.63	CLEAR, DOUBLE GLAZED	MP 603-603
GROUND FLOOR	W02	F1806	FIXED	HOME THEATRE	1,800	610	4,820	1.10	ALUMINIUM	N/A	SNAP HEADER	NW	0.93	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W03	A1806	AWNING	HOME THEATRE	1,800	610	4,820	1.10	ALUMINIUM	N/A	SNAP HEADER	NW	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W04	A/F1809	AWNING	LIVING	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	SE	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W05	A/F1809	AWNING	LIVING	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	SE	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W06	A/F1809	AWNING	KITCHEN	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	SE	1.19	CLEAR, DOUBLE GLAZED	BP 600
FIRST FLOOR	W07	A1506	AWNING	PWD 2	1,457	610	4,134	0.89	ALUMINIUM	N/A	NONE	NW	0.64	OBSCURE, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	W08	A1506	AWNING	HALL 3	1,457	610	4,134	0.89	ALUMINIUM	N/A	NONE	NW	0.64	CLEAR, DOUBLE GLAZED	
FIRST FLOOR	W09	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	NONE	NE	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
FIRST FLOOR	W10	FAF1818	AWNING	BED 1	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	NONE	NW	2.63	CLEAR, DOUBLE GLAZED	MP 603-603
FIRST FLOOR	W11	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	NW	0.81	CLEAR, DOUBLE GLAZED	
FIRST FLOOR	W12	A1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	NW	0.81	OBSCURE, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	W13	F1806	FIXED	ENS	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	NW	0.93	OBSCURE, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	W14	F2118	FIXED	STAIRWELL	2,057	1,810	7,734	3.72	ALUMINIUM	N/A	ANGLED	SW	3.45	CLEAR, DOUBLE GLAZED	
FIRST FLOOR	W15	AF1215	AWNING	LEISURE	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	SW	1.38	CLEAR, DOUBLE GLAZED	MP 725
FIRST FLOOR	W16	AF1215	AWNING	LEISURE	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	SE	1.38	CLEAR, DOUBLE GLAZED	MP 725
FIRST FLOOR	W17	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	SE	1.38	CLEAR, DOUBLE GLAZED	MP 725
FIRST FLOOR	W18	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	SE	1.38	CLEAR, DOUBLE GLAZED	MP 725
							96,942 mm	**30.80**					**24.74**		
DOOR															
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,097	1,216	6,626	2.55	ALUMINIUM	N/A	SNAP HEADER	NW	1.72	CLEAR, DOUBLE GLAZED	1 x FIXED SIDELIGHT
GROUND FLOOR	D02	FSS2130	STACKER	DINING	2,100	3,048	10,296	6.40	ALUMINIUM	N/A	SNAP HEADER	SE	5.67	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	SF2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	N/A	SNAP HEADER	SE	2.59	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D04	820	SWINGING	GARAGE	2,097	876	5,946	1.84	ALUMINIUM	N/A	SNAP HEADER	SE	1.23	CLEAR	SOLID CORE
							29,968 mm	**13.83**					**11.21**		
							126,910 mm	**44.63**					**35.95**		

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
DOOR							
GROUND FLOOR	1	3 x 720	SWINGING	2,040	2,194	N/A	
GROUND FLOOR	3	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	3	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	1	870	SWINGING	2,040	870	N/A	SOLID CORE
GROUND FLOOR	1	870 UC CSD	CAVITY SLIDING	2,040	870	N/A	20mm UNDERCUT
GROUND FLOOR	1	978 SS	SQUARE SET OPENING	2,155	978	N/A	
FIRST FLOOR	1	2 x 520	SWINGING	2,040	1,040	N/A	
FIRST FLOOR	1	2 x SLIDING	SLIDING	2,295	1,800	N/A	
FIRST FLOOR	1	2 x SLIDING	SLIDING	2,295	1,810	N/A	
FIRST FLOOR	1	3 x SLIDING	SLIDING	2,295	2,550	N/A	
FIRST FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
FIRST FLOOR	6	870	SWINGING	2,040	870	N/A	

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

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

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.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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9	PRELIM PLANS- PLANNING RFI- DRIVEWAY DESIGN	RT2	28/10/2026

CLIENT: [redacted]
ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017
LOT / SECTION / CT: 2 / - / 151030
COUNCIL: BRIGHTON
HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: WINDOW & DOOR SCHEDULES
SHEET No.: 12 / 30
HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
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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	39.60 m²	W04, W05, W06, D02	3.96 m²	9.24 m²	1.98 m²	6.81 m²
BED 1	18.03 m²	W10, W11	1.80 m²	3.44 m²	0.90 m²	1.99 m²
BED 2	11.37 m²	W17	1.14 m²	1.38 m²	0.57 m²	0.79 m²
BED 3	11.13 m²	W18	1.11 m²	1.38 m²	0.56 m²	0.79 m²
LEISURE	12.96 m²	W15, W16	1.30 m²	2.76 m²	0.65 m²	1.58 m²
HOME THEATRE	11.16 m²	W02, W03	1.12 m²	1.74 m²	0.56 m²	1.00 m²
HOME OFFICE	5.68 m²	W01	0.57 m²	2.63 m²	0.28 m²	0.99 m²

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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COUNCIL: BRIGHTON

HOUSE DESIGN: BEECHFORD 25

FACADE DESIGN: CLASSIC

SHEET TITLE: CALCULATIONS

SHEET No.: 13 / 30

HOUSE CODE: H-WDNBFD10DA

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STANDARD BRICK

BRICKWORK DIMENSIONS — Bricks per m ^{2} in wall = 48.5 approx. — all dimensions in mm

FORMAT SIZE: 240x120x86mm — MANUFACTURING SIZE: 230x110x76mm — VERTICAL GAUGE: 7 Courses to 600mm

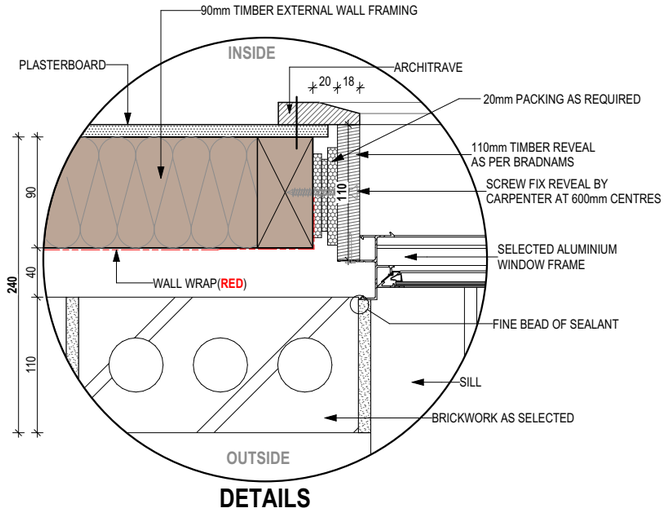
NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
1	230	250	86	26	6230	6250	2229
1½	350	370		26½	6350	6370	
2	470	490	172	27	6470	6490	2314
2½	590	610		27½	6590	6610	
3	710	730	257	28	6710	6730	2400
3½	830	850		28½	6830	6850	
4	950	970	343	29	6950	6970	2486
4½	1070	1090		29½	7070	7090	
5	1190	1210	429	30	7190	7210	2572
5½	1310	1330		30½	7310	7330	
6	1430	1450	514	31	7430	7450	2657
6½	1550	1570		31½	7550	7570	
7	1670	1690	600	32	7670	7690	2743
7½	1790	1810		32½	7790	7810	
8	1910	1930	686	33	7910	7930	2829
8½	2030	2050		33½	8030	8050	
9	2150	2170	772	34	8150	8170	2914
9½	2270	2290		34½	8270	8290	
10	2390	2410	857	35	8390	8400	3000

STANDARD BRICK

BRICKWORK DIMENSIONS — Bricks per m ^{2} in wall = 48.5 approx. — all dimensions in mm

FORMAT SIZE: 240x120x86mm — MANUFACTURING SIZE: 230x110x76mm — VERTICAL GAUGE: 7 Courses to 600mm

NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
11	2630	2650	943	36½	8630	NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.	3086
11½	2750	2770		36½	8750		
12	2870	2890	1029	37	8870		3172
12½	2990	3010		37½	8990		
13	3110	3130	1114	38	9110		3257
13½	3230	3250		38½	9230		
14	3350	3370	1200	39	9350		3343
14½	3470	3490		39½	9470		
15	3590	3610	1286	40	9590		3429
15½	3710	3730		40½	9710		
16	3830	3850	1372	41	9830		3514
16½	3950	3970		41½	9950		
17	4070	4090	1457	42	10070		3600
17½	4190	4210		42½	10190		
18	4310	4330	1543	43	10310		3686
18½	4430	4450		43½	10430		
19	4550	4570	1629	44	10550		3772
19½	4670	4690		44½	10670		
20	4790	4810	1714	45	10790		3857
20½	4910	4930		45½	10910		
21	5030	5050	1800	46	11030		3943
21½	5150	5170		46½	11150		
22	5270	5290	1886	47	11270		4029
22½	5390	5410		47½	11390		
23	5510	5530	1972	48	11510		4114
23½	5630	5650		48½	11630		
24	5750	5770	2057	49	11750		4200
24½	5870	5890		49½	11870		
25	5990	6010	2143	50	11990		4286
25½	6110	6130		100	23990		8572



DETAILS
SCALE: 1:5

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

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COUNCIL: BRIGHTON

HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: DETAILS (FACE BRICKWORK)
SHEET No.: 14 / 30

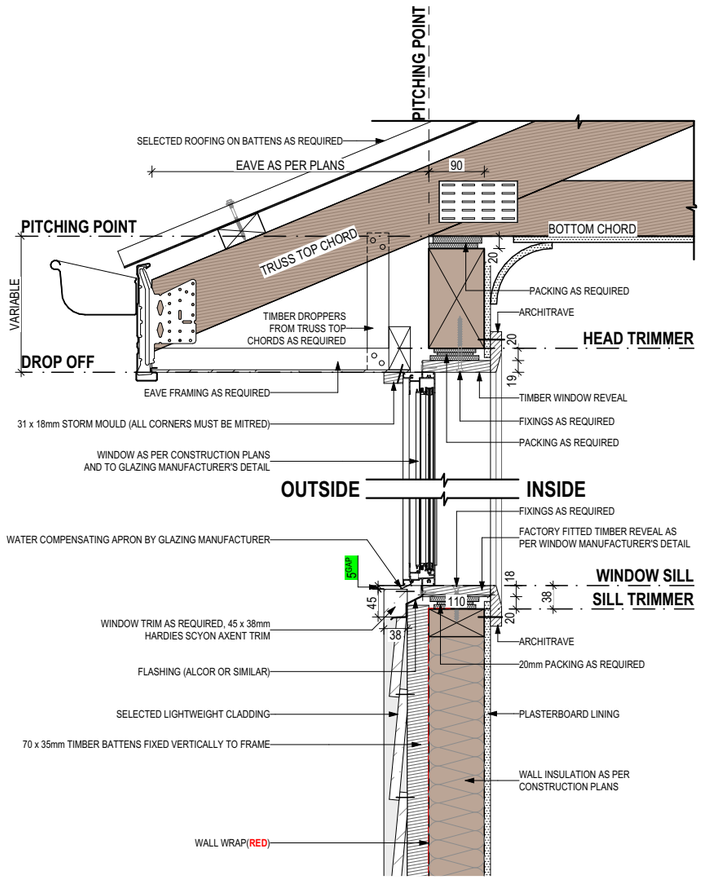
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FACADE CODE: F-WDNBFD10CLASA
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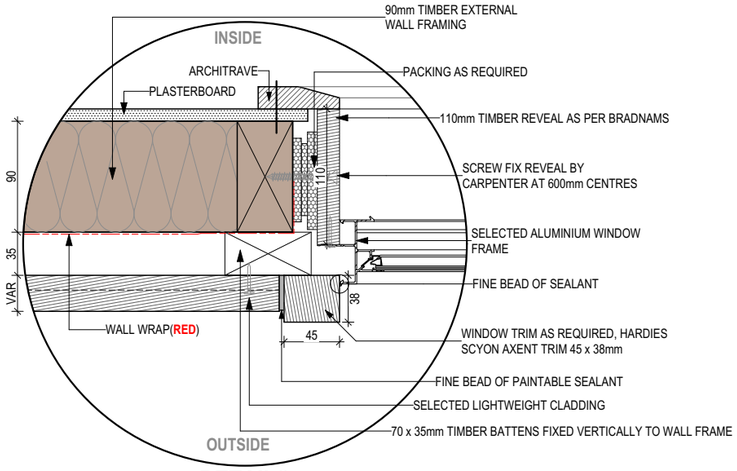
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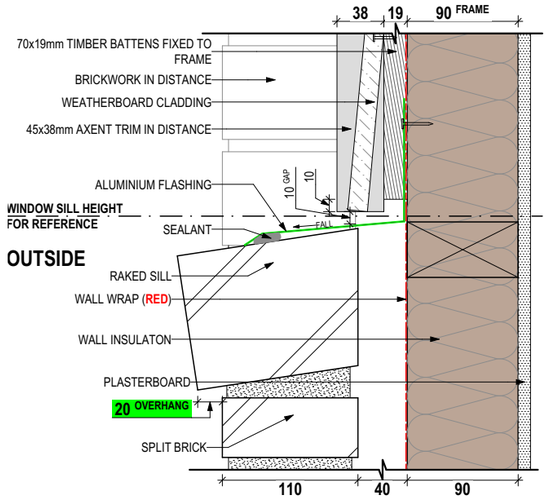
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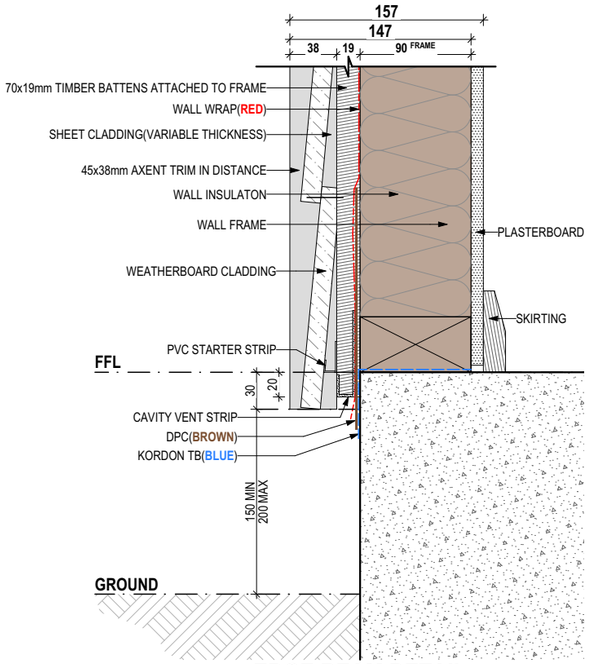
SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

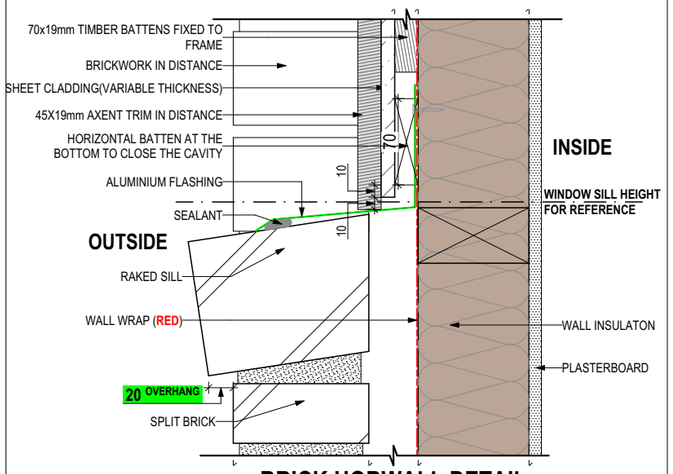


BRICK HOBWALL DETAIL 02
SCALE: 1:5

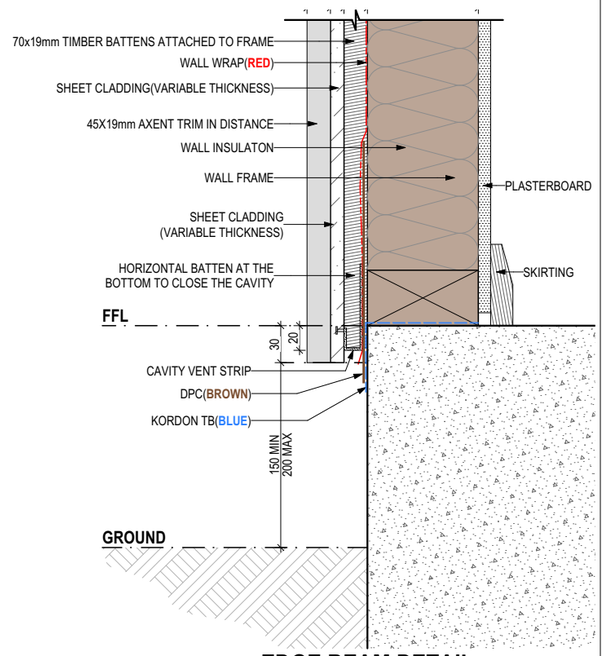


EDGE BEAM DETAIL
SCALE: 1:5

SHEET CLADDING



BRICK HOBWALL DETAIL



EDGE BEAM DETAIL

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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7	PRELIM PLANS- PLANNING RFI UPDATE	RT2	05/10/2026
8	PRELIM PLANS- COUNCIL RFI- DRIVEWAY DESIGN	RT2	12/10/2026
9	PRELIM PLANS- PLANNING RFI- DRIVEWAY DESIGN	RT2	28/10/2026

CLIENT: [redacted]

ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017

LOT / SECTION / CT: 2 / - / 151030

COUNCIL: BRIGHTON

HOUSE DESIGN: BEECHFORD 25

FACADE DESIGN: CLASSIC

SHEET TITLE: DETAILS (CLADDING)

SHEET No.: 15 / 30

HOUSE CODE: H-WDNBFD10DA

FACADE CODE: F-WDNBFD10CLASA

SCALES:

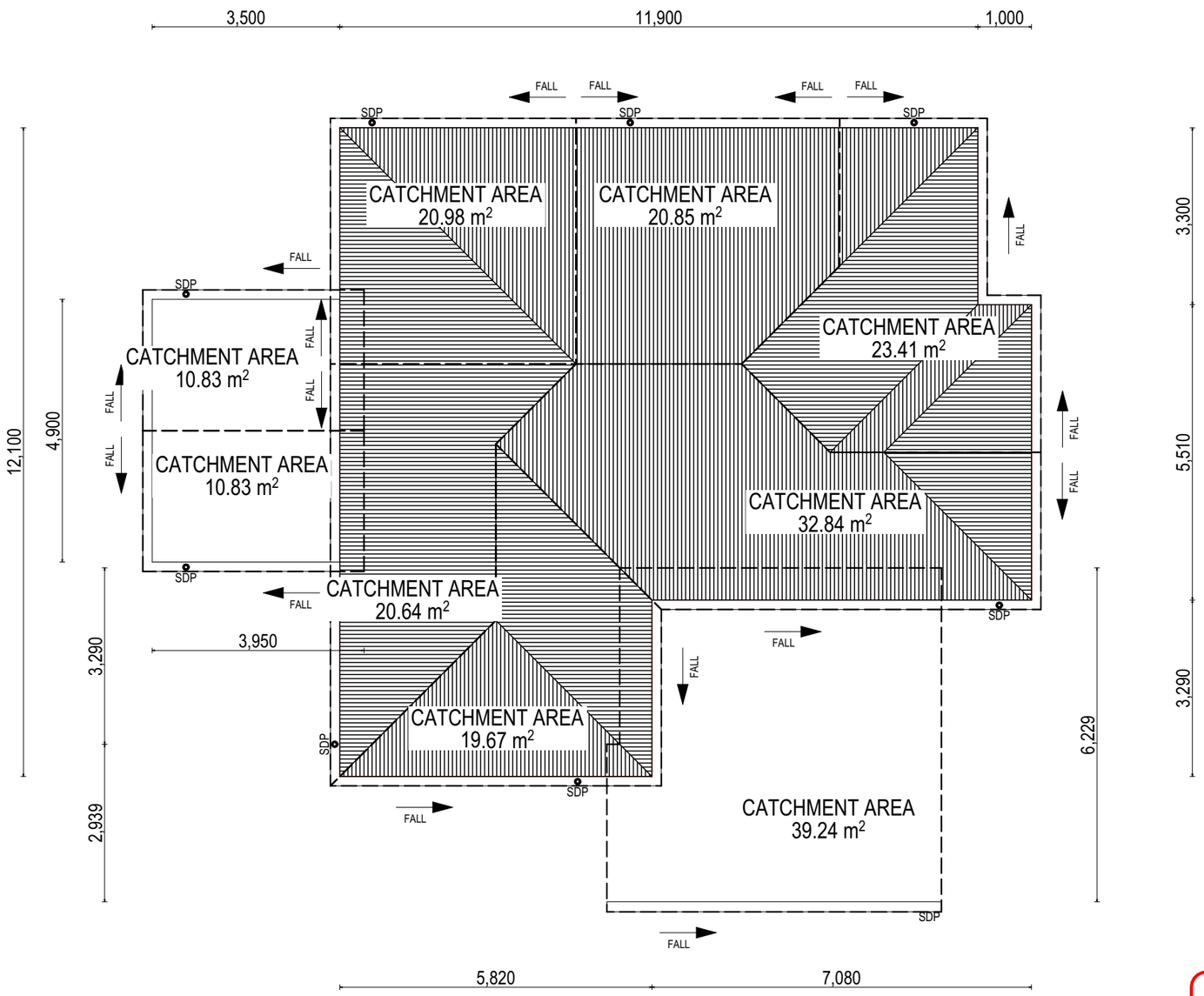
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WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

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

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

Roofing Data

	187.00	Flat Roof Area (excluding gutter and slope factor) (m^2)
	199.91 m²	Roof Surface Area (includes slope factor, excludes gutter) (m^2)

Downpipe roof calculations (as per AS/NZA3500.3:2021)

Ah	199.32	Area of roof catchment (including 115mm Slotted Quad Gutter) (m^2)
Ac	241.18	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	3.8	Ac / Acdp
Downpipes Provided	9	

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9	PRELIM PLANS- PLANNING RFI- DRIVEWAY DESIGN	RT2	28/10/2026

CLIENT: [redacted]
ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017
LOT / SECTION / CT: 2 / - / 151030
COUNCIL: BRIGHTON

HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: ROOF DRAINAGE PLAN
SHEET No.: 16 / 30

HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES: 1:100

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ROOF SPACE VENTILATION		
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS		
GROUND FLOOR 3Â° ROOF		
LONGEST HORIZONTAL ROOF LENGTH		6.240m
ROOF PITCH		3.00°
END 1 VENTILATION	REQUIRED	156,000mm² (25,000 x 6.240m)
	PROVIDED	180,840mm²
END 2 VENTILATION	REQUIRED	156,000mm² (25,000 x 6.240m)
	PROVIDED	188,074mm²
GROUND FLOOR 23Â° ROOF		
LONGEST HORIZONTAL ROOF LENGTH		3.950m
ROOF PITCH		23.00°
HIGH LEVEL VENTILATION	REQUIRED	19,750mm² (5,000 x 3.950m)
	PROVIDED	23,700mm²
LOW LEVEL VENTILATION	REQUIRED	27,650mm² (7,000 x 3.950m)
	PROVIDED	50,600mm²
NO OF EAVE VENTS	REQUIRED	1.1
	PROVIDED	2

EAVE VENT
(25,300mm²)

FLAT ROOF AREA: 19.35m²

1,500 RIDGE VENTILATION (CORRUGATED) RIDGE VENT (23,700mm²)

EAVE VENT
(25,300mm²)

GROUND FLOOR 23° ROOF (ID 2)

ROOF LENGTH: 3.950m
ROOF PITCH: 23.0°
CEILING: FLAT
HIGH LEVEL VENTILATION REQUIRED: 19,750mm²
LOW LEVEL VENTILATION REQUIRED: 27,650mm²

6,000 RIDGEFLO TK25000 RIDGE VENT (180,840mm²)

FLAT ROOF AREA: 38.15m²

6,240 EAVEFLO BG25000 FASCIA VENT (188,074mm²)

GROUND FLOOR 3° ROOF (ID 1)

ROOF LENGTH: 6.240m
ROOF PITCH: 3.0°
CEILING: FLAT
END 1 VENTILATION REQUIRED: 156,000mm²
END 2 VENTILATION REQUIRED: 156,000mm²

SUBJECT TO NCC 2022
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LOT / SECTION / CT: 2 / - / 151030
COUNCIL: BRIGHTON

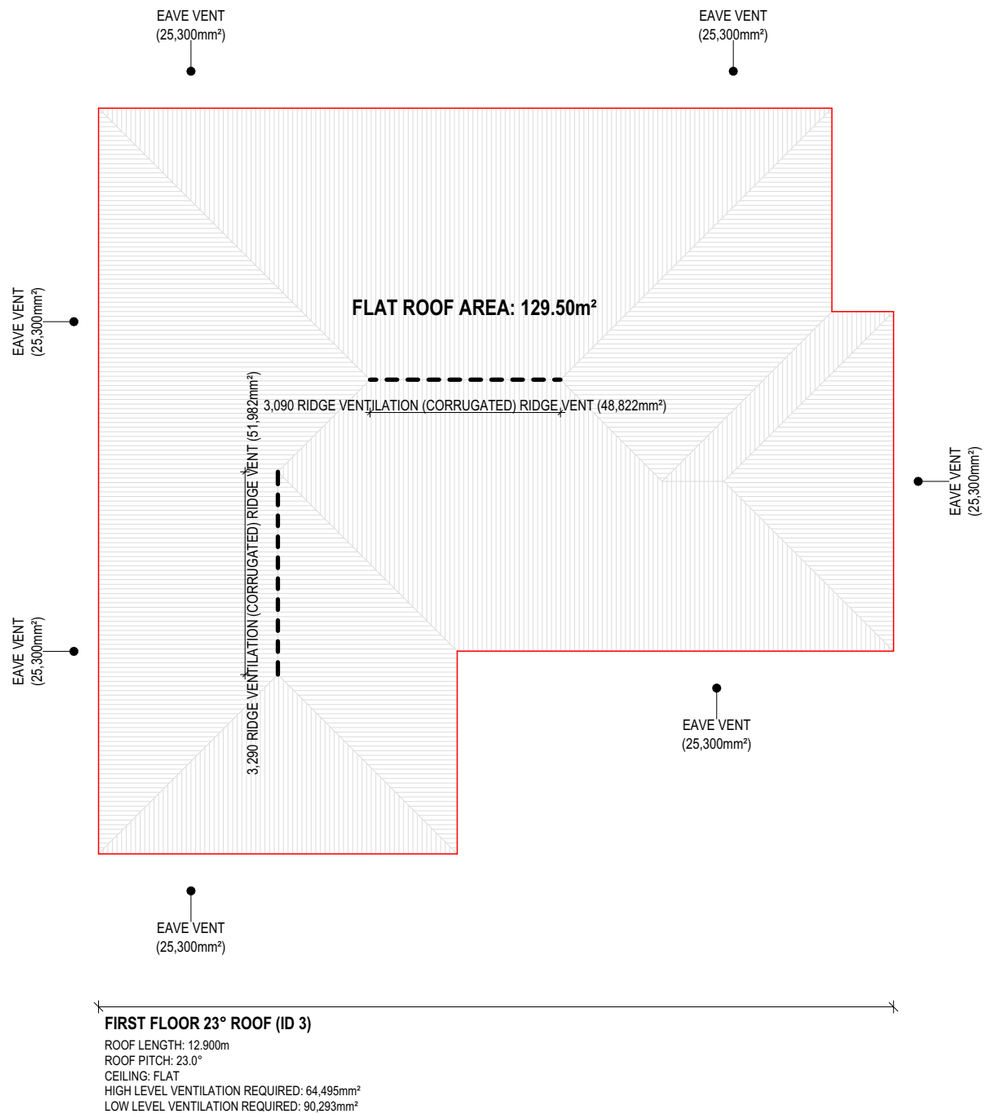
HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: ROOF VENTILATION PLAN (GF)
SHEET No.: 17 / 30

HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES: 1:100

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FIRST FLOOR 23° ROOF (ID 3)

ROOF LENGTH: 12.900m
ROOF PITCH: 23.0°
CEILING: FLAT
HIGH LEVEL VENTILATION REQUIRED: 64,495mm²
LOW LEVEL VENTILATION REQUIRED: 90,293mm²

ROOF SPACE VENTILATION

REFER TO ROOF PLAN FOR VENTILATION LOCATIONS		
GROUND FLOOR 3Â° ROOF		
LONGEST HORIZONTAL ROOF LENGTH		6.240m
ROOF PITCH		3.00°
END 1 VENTILATION	REQUIRED	156,000mm² (25,000 x 6.240m)
	PROVIDED	180,840mm²
END 2 VENTILATION	REQUIRED	156,000mm² (25,000 x 6.240m)
	PROVIDED	188,074mm²
GROUND FLOOR 23Â° ROOF		
LONGEST HORIZONTAL ROOF LENGTH		3.950m
ROOF PITCH		23.00°
HIGH LEVEL VENTILATION	REQUIRED	19,750mm² (5,000 x 3.950m)
	PROVIDED	23,700mm²
LOW LEVEL VENTILATION	REQUIRED	27,650mm² (7,000 x 3.950m)
	PROVIDED	50,600mm²
FIRST FLOOR 23Â° ROOF		
LONGEST HORIZONTAL ROOF LENGTH		12.900m
ROOF PITCH		23.00°
HIGH LEVEL VENTILATION	REQUIRED	64,495mm² (5,000 x 12.900m)
	PROVIDED	100,804mm²
LOW LEVEL VENTILATION	REQUIRED	90,293mm² (7,000 x 12.900m)
	PROVIDED	177,100mm²
NO OF EAVE VENTS	REQUIRED	3.57
	PROVIDED	7

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

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8	PRELIM PLANS- COUNCIL RFI- DRIVEWAY DESIGN	RT2	12/10/2026
9	PRELIM PLANS- PLANNING RFI- DRIVEWAY DESIGN	RT2	28/10/2026

CLIENT: [redacted]
ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017
LOT / SECTION / CT: 2 / - / 151030
COUNCIL: BRIGHTON

HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: ROOF VENTILATION PLAN (FF)
SHEET No.: 18 / 30

HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES: 1:100

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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



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LOT / SECTION / CT: 2 / - / 151030 — COUNCIL: BRIGHTON	SHEET TITLE: FLOOR COVERINGS — SHEET No.: 19 / 30	SCALES: 1:100	714809

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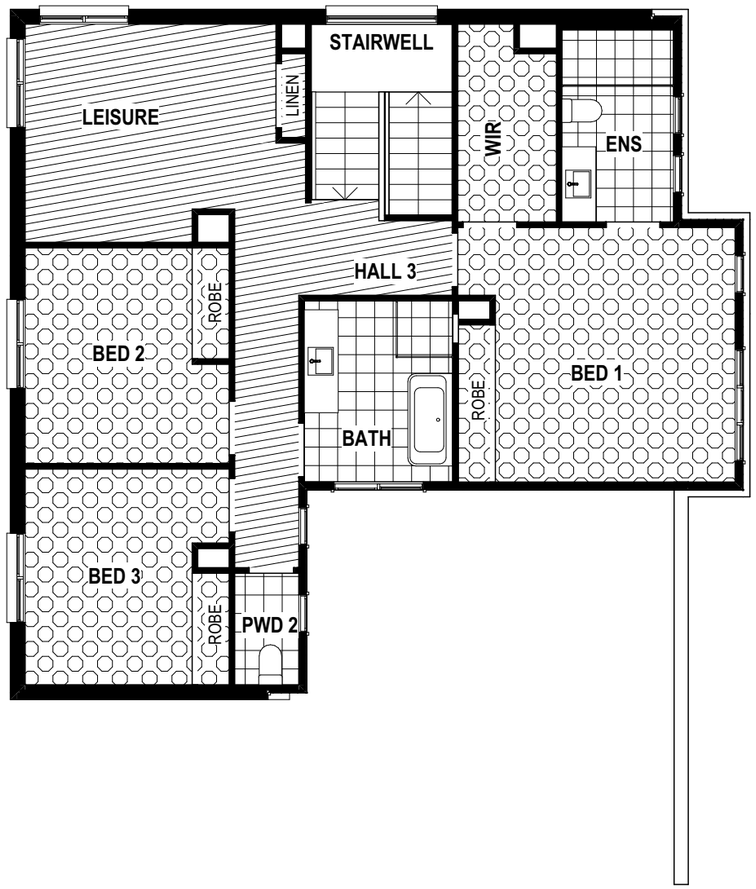
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COVERINGS LEGEND

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- COVER GRADE CONCRETE
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- LAMINATE
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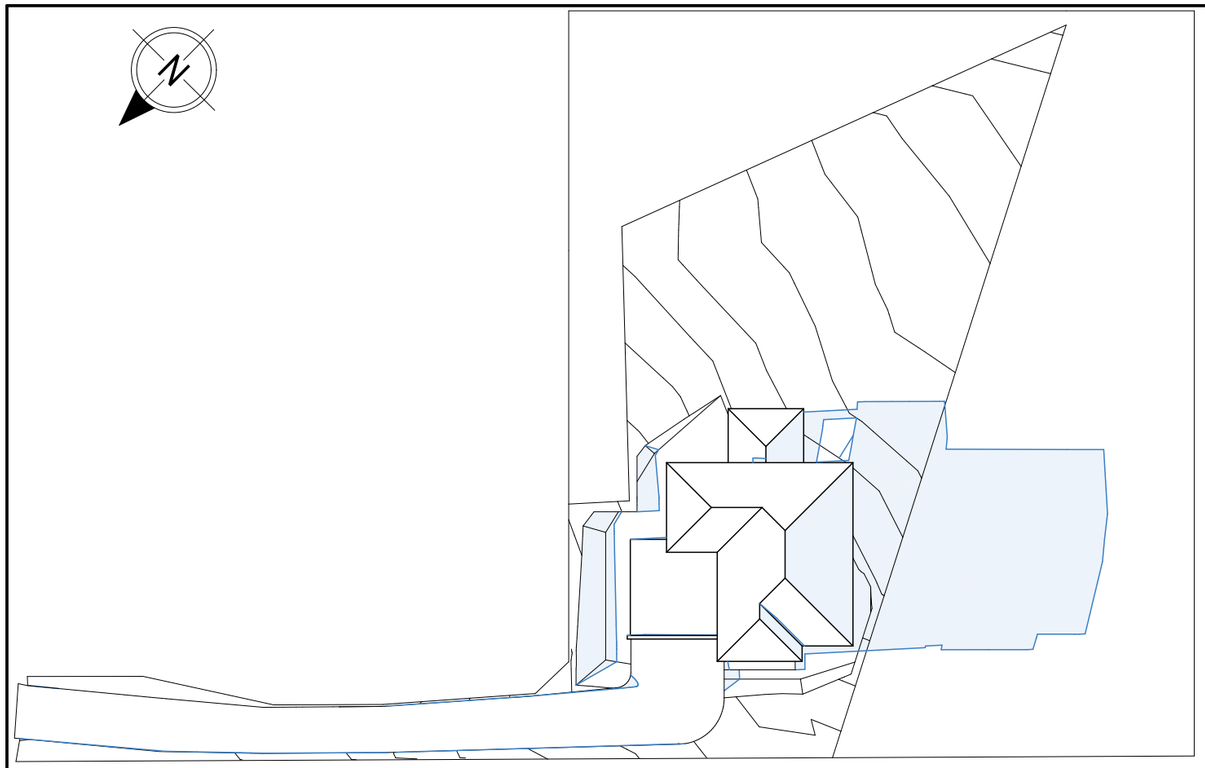
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LOT / SECTION / CT: 2 / - / 151030
COUNCIL: BRIGHTON
HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: FLOOR COVERINGS 2
SHEET No.: 20 / 30
HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES: 1:100

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JUNE 21 - 0900



JUNE 21 - 1200



JUNE 21 - 1500

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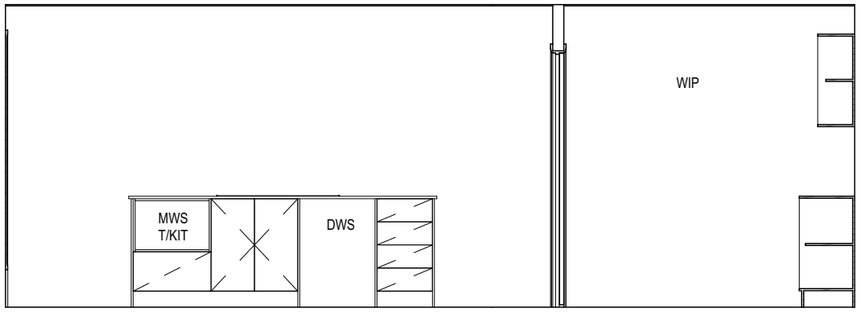
SPECIFICATION: DESIGNER		REVISION	DRAWN	CLIENT: [redacted]	HOUSE DESIGN: BEECHFORD 25
COPYRIGHT: © 2026	5	PRELIM PLANS - COLOUR AND VAR. REF.01,02,02 & 04 UP	TDO 23/07/2026		HOUSE CODE: H-WDNBFD10DA
	6	PRELIM PLANS - PLAN CORRECTIONS	KPH 16/09/2026	ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017	FACADE DESIGN: CLASSIC
	7	PRELIM PLANS- PLANNING RFI UPDATE	RT2 05/10/2026		FACADE CODE: F-WDNBFD10CLASA
	8	PRELIM PLANS- COUNCIL RFI- DRIVEWAY DESIGN	RT2 12/10/2026	LOT / SECTION / CT: 2 / - / 151030 — COUNCIL: BRIGHTON	SHEET TITLE: SHADOW DIAGRAMS - JUNE 21 — SHEET No.: 21 / 30
	9	PRELIM PLANS- PLANNING RFI- DRIVEWAY DESIGN	RT2 28/10/2026		SCALES: 1:400

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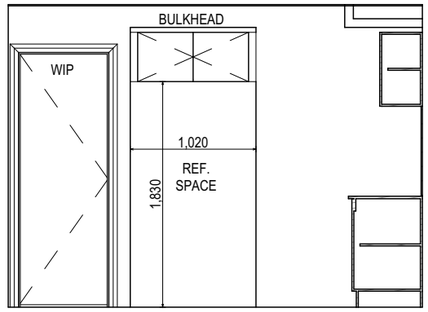
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

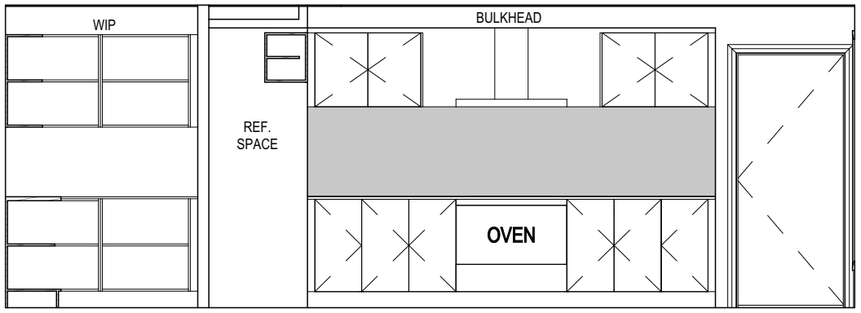
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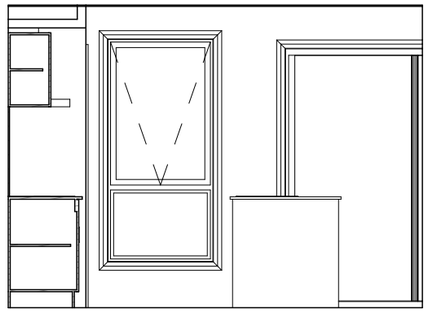
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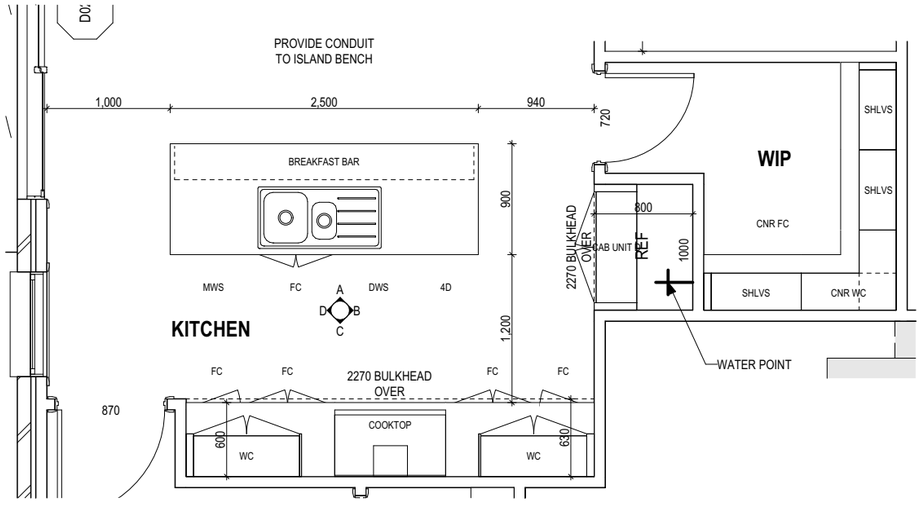
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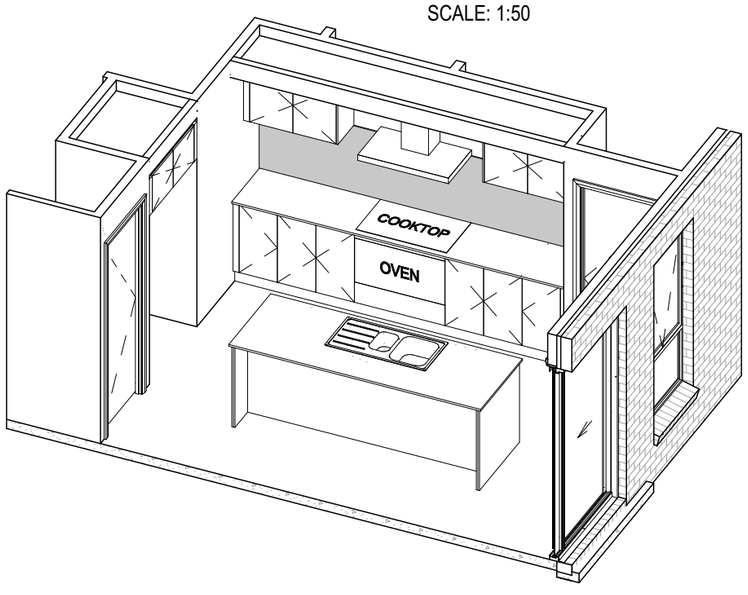
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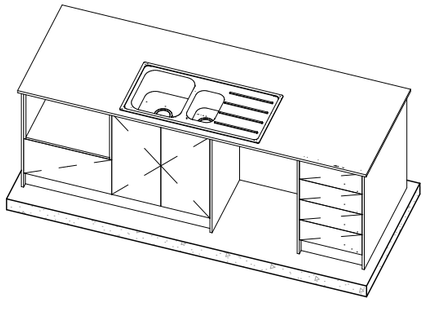


ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50





SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
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PLAN ACCEPTANCE BY OWNER

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8	PRELIM PLANS- COUNCIL RFI- DRIVEWAY DESIGN	RT2	12/10/2026
9	PRELIM PLANS- PLANNING RFI- DRIVEWAY DESIGN	RT2	28/10/2026

CLIENT: [redacted]
ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017
LOT / SECTION / CT: 2 / - / 151030
COUNCIL: BRIGHTON

HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: KITCHEN DETAILS
SHEET No.: 22 / 30

HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES: 1:50

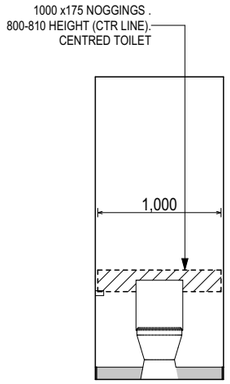
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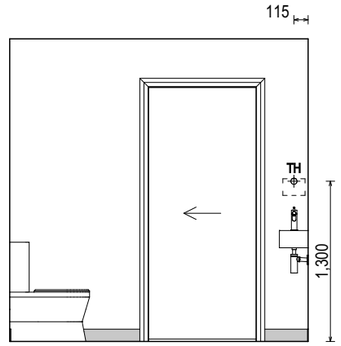
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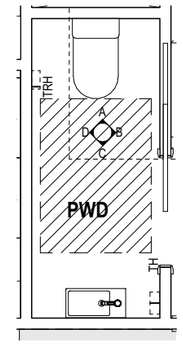
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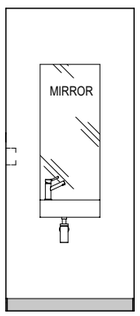
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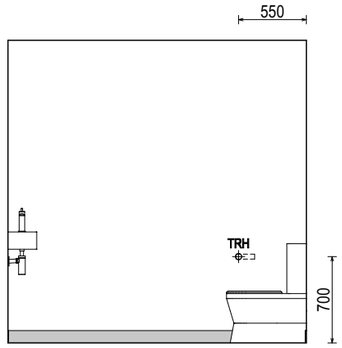
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SCALE: 1:50



POWDER ROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

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CLIENT: [redacted]
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LOT / SECTION / CT: 2 / - / 151030
COUNCIL: BRIGHTON
HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: POWDER ROOM DETAILS
SHEET No.: 23 / 30
HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES: 1:50

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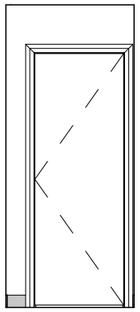
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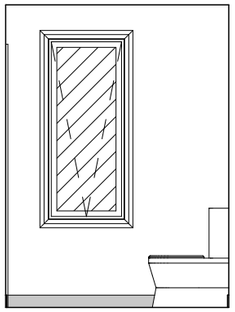
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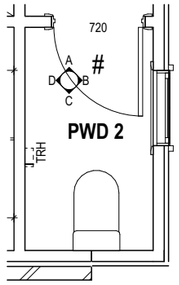
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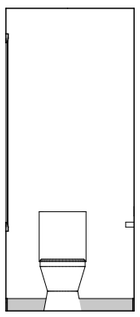
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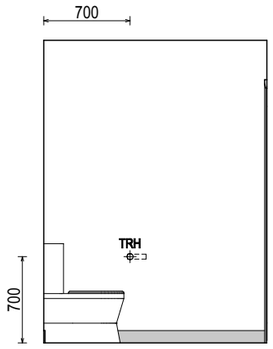
ELEVATION B
SCALE: 1:50



POWDER ROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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CLIENT: [redacted]
ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017
LOT / SECTION / CT: 2 / - / 151030
COUNCIL: BRIGHTON
HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: POWDER ROOM 2 DETAILS
SHEET No.: 24 / 30
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FACADE CODE: F-WDNBFD10CLASA
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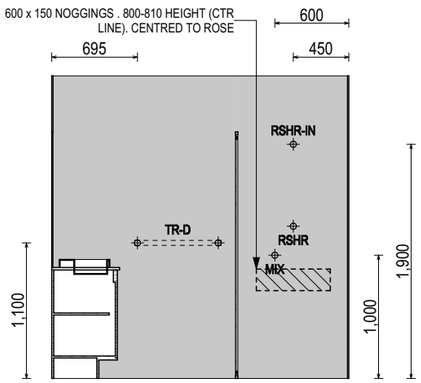
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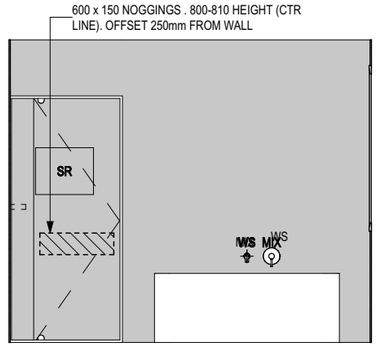
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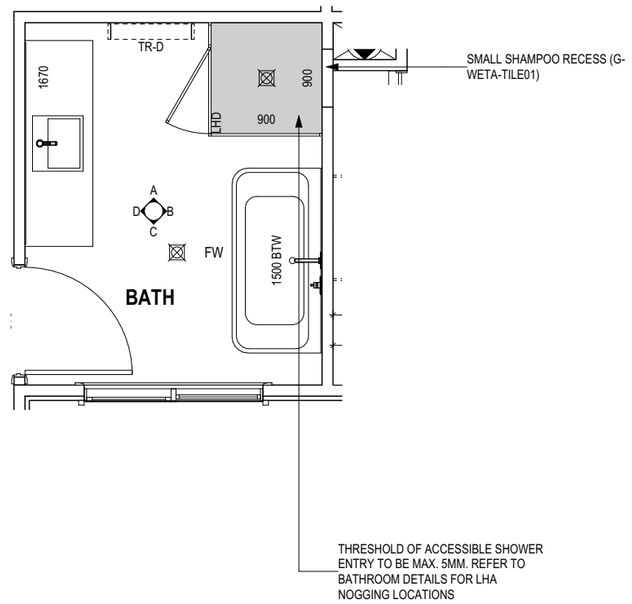
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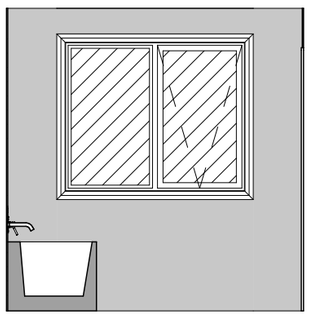
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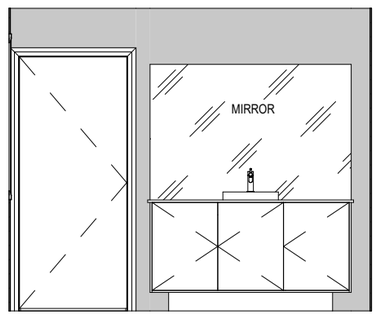
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BATHROOM PLAN
SCALE: 1:50



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-LINI-WETA

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RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
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CONDENSATION MANAGEMENT
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FACADE DESIGN: CLASSIC
SHEET TITLE: BATHROOM DETAILS
SHEET No.: 25 / 30
HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
SCALES: 1:50

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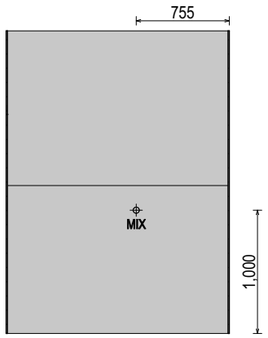
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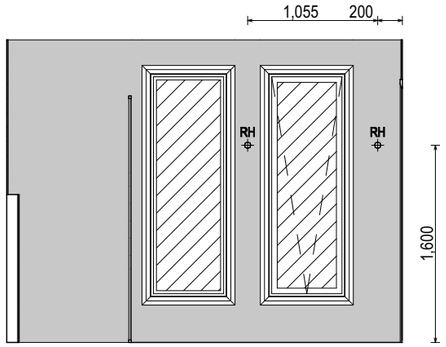
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LEGEND

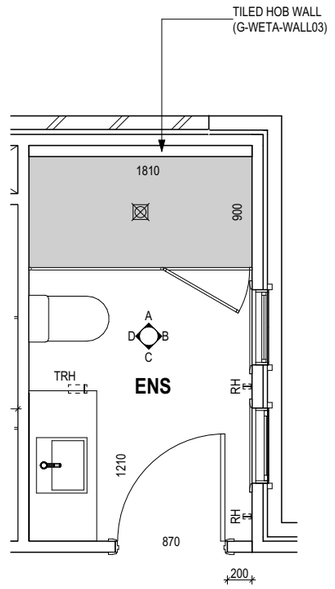
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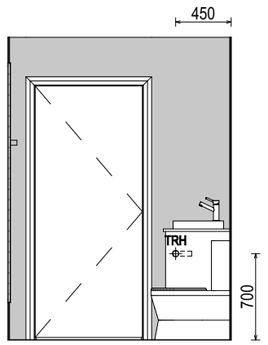
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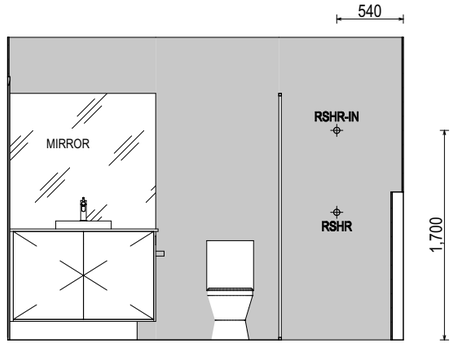
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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COUNCIL: BRIGHTON
HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: ENSUITE DETAILS
SHEET No.: 26 / 30
HOUSE CODE: H-WDNBFD10DA
FACADE CODE: F-WDNBFD10CLASA
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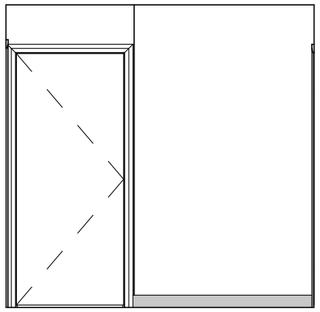
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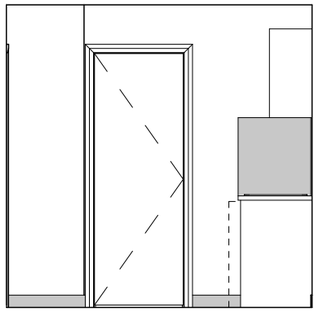
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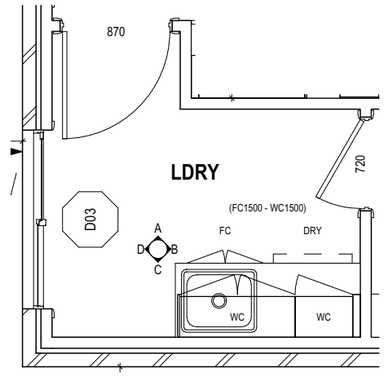
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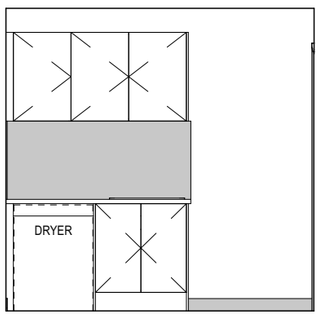
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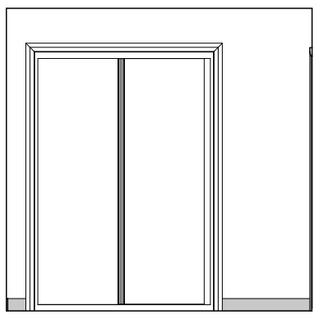
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LAUNDRY PLAN
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

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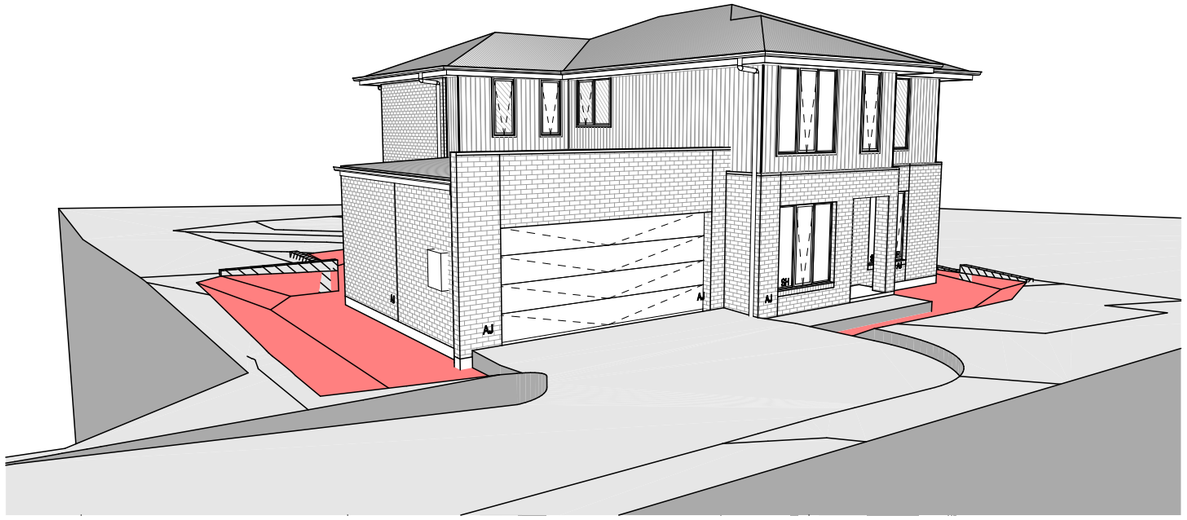
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SHEET No.: 27 / 30

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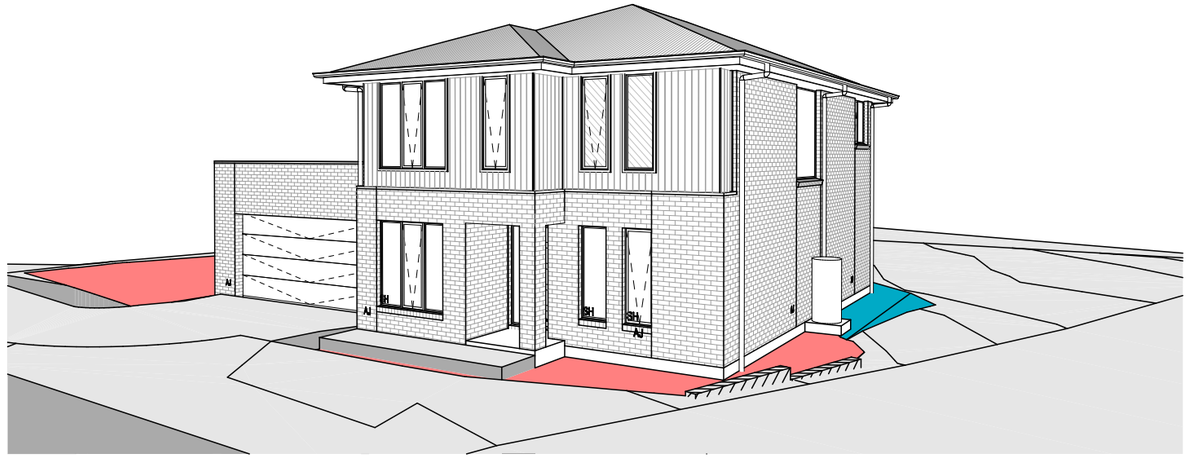
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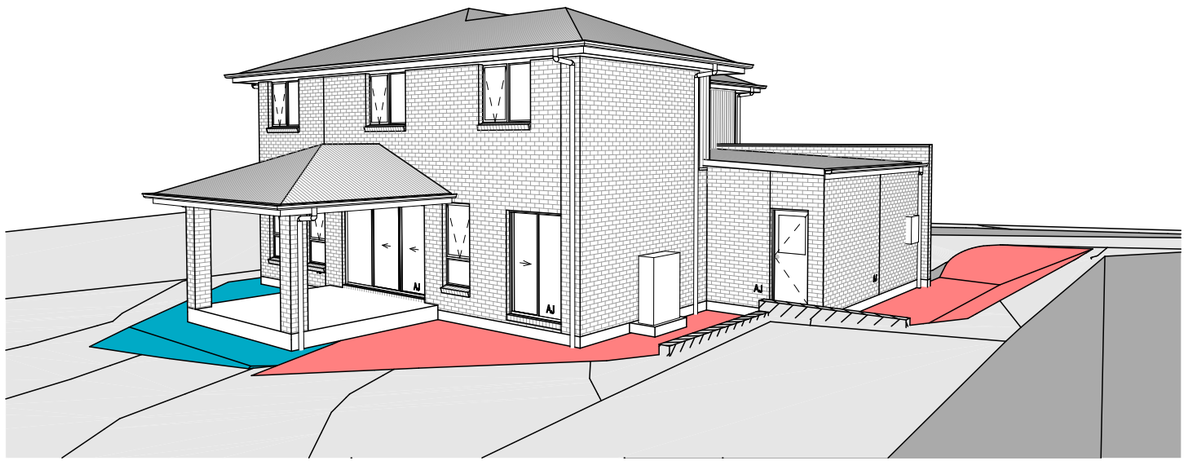
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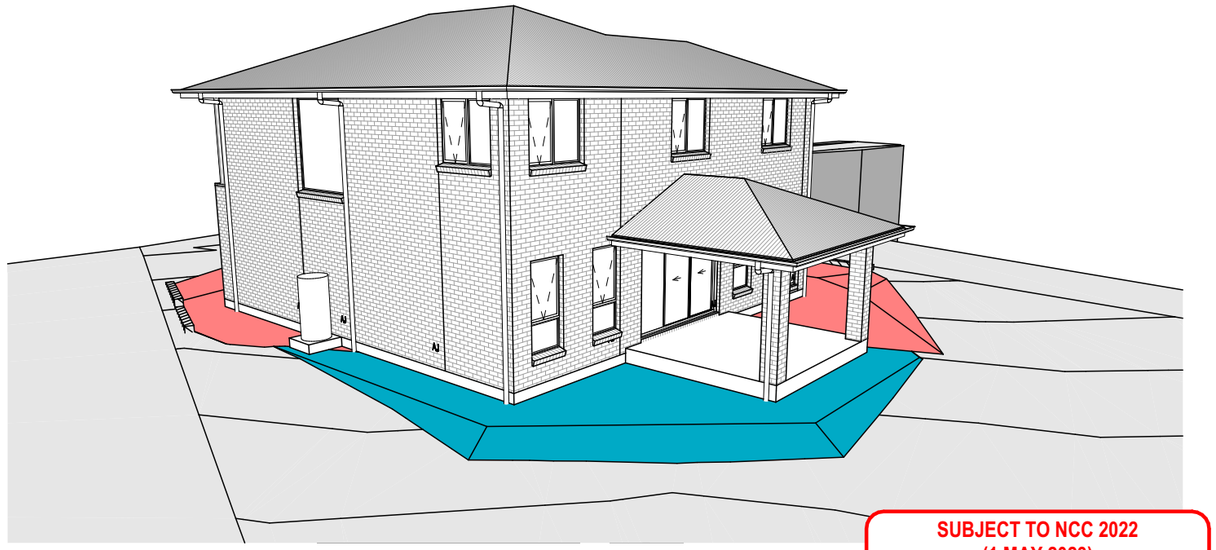
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

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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 PERMANANTLY 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.

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 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. WATERPRROF 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
(i) IF ALLOWANCE HAS BEEN MADE FOR CEILING PENERATIONS 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 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 GROUNG 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.

3.12.0.1 - EXTERNAL WINDOWS AND DOORS
(a) A SEAL TO RESTRIC 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/m² IN A CLASS 1 BUILDING
  (ii) 4W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);
  (iii) 3W/m² 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
LIVABLE HOUSING

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 - COLOUR AND VAR. REF.01,02,02 & 04 UP	TDO	23/07/2026
6	PRELIM PLANS - PLAN CORRECTIONS	KPH	16/09/2026
7	PRELIM PLANS- PLANNING RFI UPDATE	RT2	05/10/2026
8	PRELIM PLANS- COUNCIL RFI- DRIVEWAY DESIGN	RT2	12/10/2026
9	PRELIM PLANS- PLANNING RFI- DRIVEWAY DESIGN	RT2	28/10/2026

CLIENT: [redacted]
ADDRESS: 7A CHILDS DR, OLD BEACHES TAS 7017
LOT / SECTION / CT: 2 / - / 151030
COUNCIL: BRIGHTON
HOUSE DESIGN: BEECHFORD 25
FACADE DESIGN: CLASSIC
SHEET TITLE: WET AREA & ENERGY EFFICIENCY NOTES
SHEET No.: 30 / 30
HOUSE CODE: H-WDNBFD10DA
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Our Ref: L261013
X Ref: 714809
Council ref: DA 2026 / 00189

20 October 2026

Planning Department
Brighton Council

Attention Planning

Response to Further Information Request – DA 2026 / 00189 - SINGLE DWELLING, 7A CHILDS DRIVE, OLD BEACH

The following is provided in response to the RFI received requesting a written response to clause C2.6.2 Design and layout of parking areas P1.

C2.6 Development Standards for Buildings and Works

C2.6.2 Design and layout of parking areas

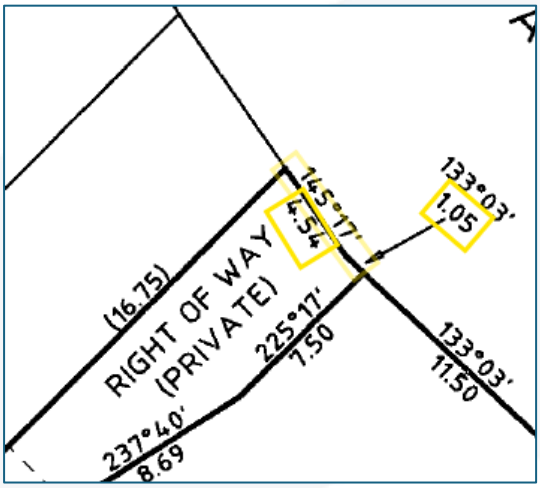
Objective	
That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solutions	**Performance Criteria**
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: a) comply with the following: i. have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; ii. provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; iii. have an access width not less	P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: a) the characteristics of the site; b) the proposed slope, dimensions and layout; c) useability in all weather conditions; d) vehicle and pedestrian traffic safety; e) the nature and use of the

than the requirements in Table C2.2; iv. have car parking space dimensions which satisfy the requirements in Table C2.3; v. have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; vi. have a vertical clearance of not less than 2.1m above the parking surface level; and vii. excluding a single dwelling, be delineated by line marking or other clear physical means; or b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.	development; f) the expected number and type of vehicles; g) the likely use of the parking areas by persons with a disability; h) the nature of traffic in the surrounding area; i) the proposed means of parking delineation; and j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-- street commercial vehicle facilities.

Response

P1 The performance criteria apply. The dwelling is located on a lot that has been subdivided to create an internal lot. The dwelling will be accessed via an access strip with existing vehicle crossing from Childs Drive. The access way is readily identifiable from Childs Drive with existing sealed apron.

a. The site is an internal lot with an access width of 5.59m –



The site is within a residential neighbourhood, north of East Derwent Highway.

b. The access way is existing with no slope of significance. The access continues a width of at least 5m for a length of 7.5m at the entrance allowing for passing at this section of the driveway.

c. The vehicle crossing and driveway is partly sealed as existing; a section of driveway will be sealed to match and make the full extent of the driveway as sealed. No works are proposed to the vehicle crossing (public land).

d. The vehicle access is existing so no further impacts to safety are anticipated.

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e. The use is residential with development of a single dwelling on the lot.
f. Two car parking spaces are provided for light vehicles commensurate to the residential use.
g. The parking provision is undercover and on a made surface with easy access to the dwelling. This is suitable for many abilities without particular provision for all abilities.
h. The surrounding area is residential and the expected traffic would be localised to the area, particularly for Childs Drive.
i. No parking delineation is required.
j. The parking proposed is compliant with the relevant standards.

With regards

Michelle Schleiger
BUrbRegEnvPlan
Town Planner

Woolcott Land Services