Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/218

LOCATION OF AFFECTED AREA

221B BASKERVILLE ROAD, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

DWELLING & OUTBUILDING

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 **07/12/2026**. 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

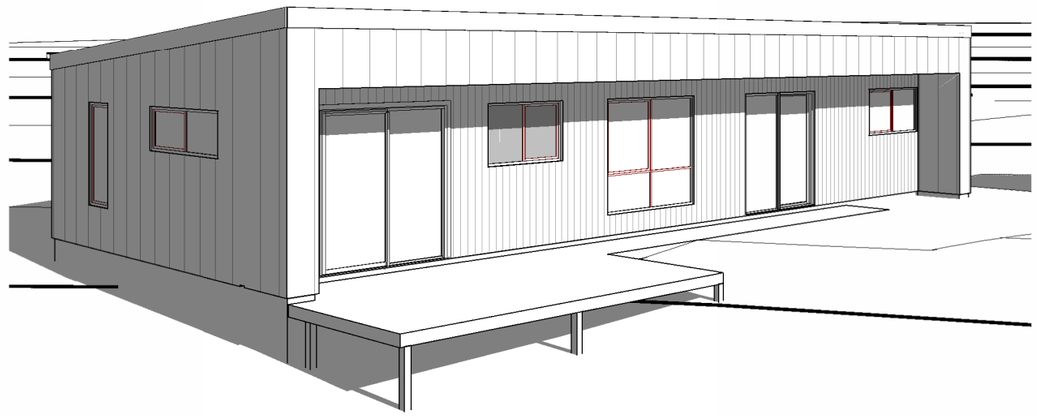
SCAN ME

Brighton
going places

PROPOSED NEW RESIDENCE
221b BASKERVILLE ROAD,
OLD BEACH

A.O. HAYDON & A.M. DOBRA

PD26528



BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	PART SITE PLAN
03	PART SITE DRAINAGE PLAN
04	LOCALITY PLAN
05	FLOOR PLAN
06	DOOR AND WINDOW SCHEDULES
07	LIVABLE HOUSING DESIGN
08	ELEVATIONS
09	ELEVATIONS
10	ROOF PLAN
11	PLUMBING PLAN
12	FLOOR FINISHES PLAN
13	ELECTRICAL/REFLECTED CEILING PLAN
14	PERSPECTIVES

FLOOR AREA	82.45	m2 (8.87 SQUARES)
TOTAL AREA	82.45	m2 8.87 SQUARES

SJM property developments

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 2/181692
SITE AREA: 20084m2
DESIGN WIND SPEED: N3
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: N/A
BAL RATING: 12.5
OTHER KNOWN HAZARDS: BUSHFIRE-PRONE AREAS, WATERWAY AND COASTAL PROTECTION AREA

NOT FOR CONSTRUCTION

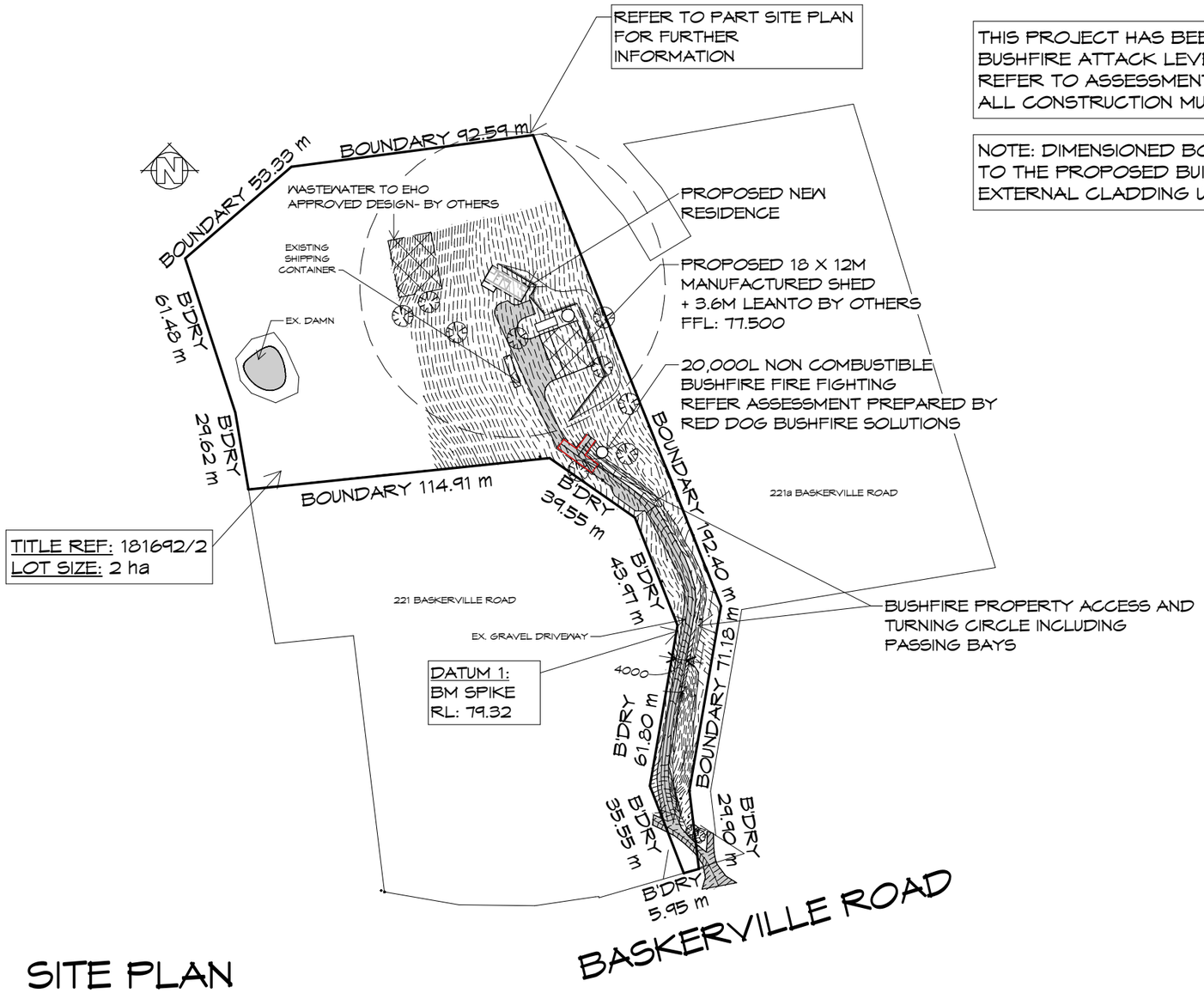
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info@ primedesigntas.com.au
primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SEPTEMBER 2026

PLANNING



SITE PLAN

1 : 2000

PROPOSED NEW SHED REFER TO SHED MANUFACTURERS DRAWINGS FOR SHED ELEVATIONS AND ALL DETAILS
REFER DWG: TBC

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **12.5**
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR

SURVEYOR NOTES:

- WHILE ALL REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES WHICH WERE NOT LOCATED DURING THE FIELD SURVEY.
- THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY EXISTING TITLE DIMENSIONS AND OCCUPATION (WHERE AVAILABLE) ONLY AND NOT BY FIELD SURVEY, AND AS A RESULT ARE CONSIDERED APPROXIMATE ONLY. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY. OR TO PRESCRIBED SET-BACKS, WITHOUT FURTHER SURVEY.
- PRIOR TO ANY DEMOLITION, EXCAVATION, FINAL DESIGN OR CONSTRUCTION ON THIS SITE, A FULL SITE INSPECTION SHOULD BE COMPLETED BY THE RELEVANT ENGINEERS.
- ALL SURVEY DATA IS 3D. THE LEVEL (Z-VALUE) OF ANY SPECIFIC FEATURE CAN BE INTERROGATED WITH A SUITABLE CAD PACKAGE. SPOT HEIGHTS OF ALL FEATURES, INCLUDING PIPE INVERTS, ARE INCLUDED IN THE MODEL SPACE BUT ARE NOT DISPLAYED ON THE PDF. SPOT HEIGHTS ARE ORGANISED INTO APPROPRIATE LAYERS, AND CAN BE DISPLAYED AS REQUIRED.
- DATUM - VERTICAL : AHD PER SPM7486 WITH REPUTED AHD LEVEL OF 19.49M FROM SURCOM ON 07/09/2026.
- AT THE TIME OF THIS SURVEY, CT.181692/2 WAS OWNED BY ANGUS OWEN HAYDON AND ANTOINETTE MICHAELA DOBRA.
- DATE OF SURVEY : 07/09/2026

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SJM property developments

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name:
A.O. HAYDON & A.M. DOBRA

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

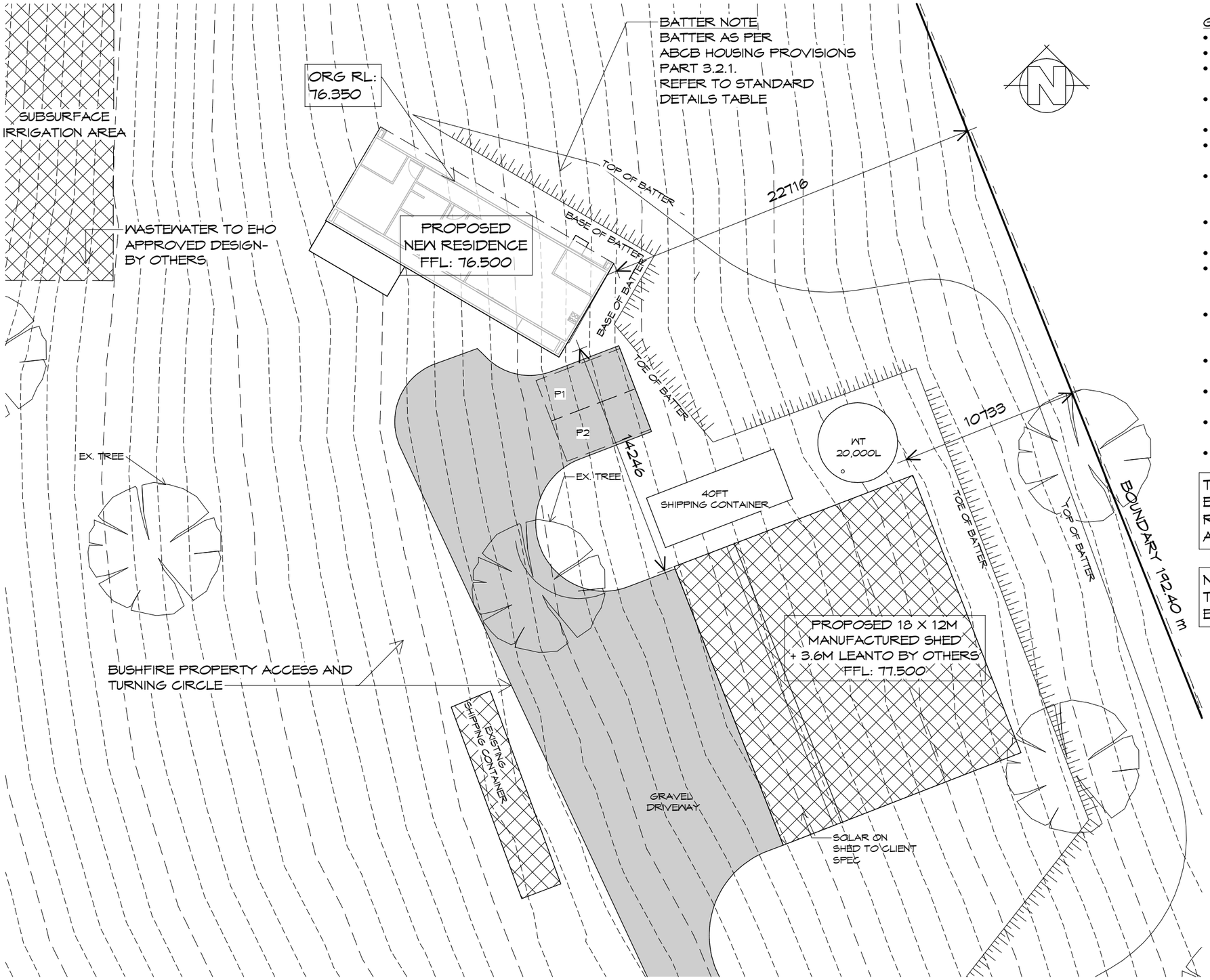
Project:
PROPOSED NEW RESIDENCE
221b BASKERVILLE ROAD,
OLD BEACH

Drawing:
SITE PLAN

Date:	Drafted by:	Approved by:
28.10.2026	R.K.	M.R.
Project/Drawing no:	Scale:	Revision:
PD26528 - 01	1 : 2000	03

Accredited building practitioner: Frank Geskus -No CC246A

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PART SITE PLAN

1 : 250

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
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- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
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- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR

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NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

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SJM property developments

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name:
A.O. HAYDON & A.M. DOBRA

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

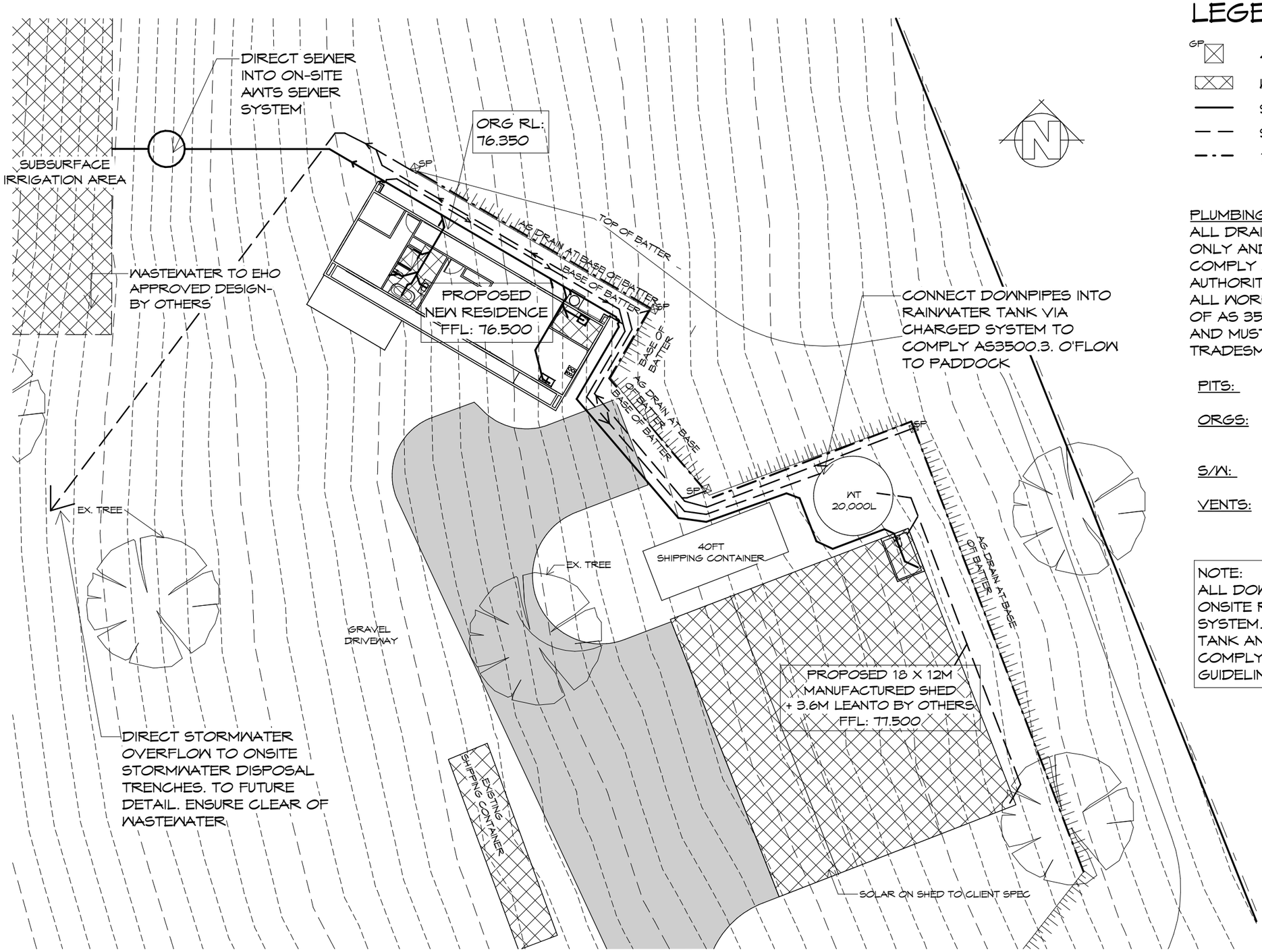
Project:
PROPOSED NEW RESIDENCE
221b BASKERVILLE ROAD,
OLD BEACH

Drawing:
PART SITE PLAN

Date:	Drafted by:	Approved by:
28.10.2026	R.K.	M.R.
Project/Drawing no:	Scale:	Revision:
PD26528 - 02	1 : 250	03

Accredited building practitioner: Frank Geskus -No CC246A

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PART SITE DRAINAGE PLAN

1 : 250

LEGEND

- GP — 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100Φ AG DRAIN

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

PITS:	ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2025 PART 3
ORGS:	OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2025 PART 2
S/W:	STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2025 PART 3
VENTS:	DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2025 PART 2

NOTE:
ALL DOWNPIPES TO BE CONNECTED TO ONSITE RAINWATER TANK VIA CHARGED SYSTEM.
TANK AND PIPEWORK INSTALLATION TO COMPLY WITH AS3500.3 & CBOS DIRECTOR GUIDELINES FOR WATER TANKS

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Client name: A.O. HAYDON & A.M. DOBRA

PLANNING

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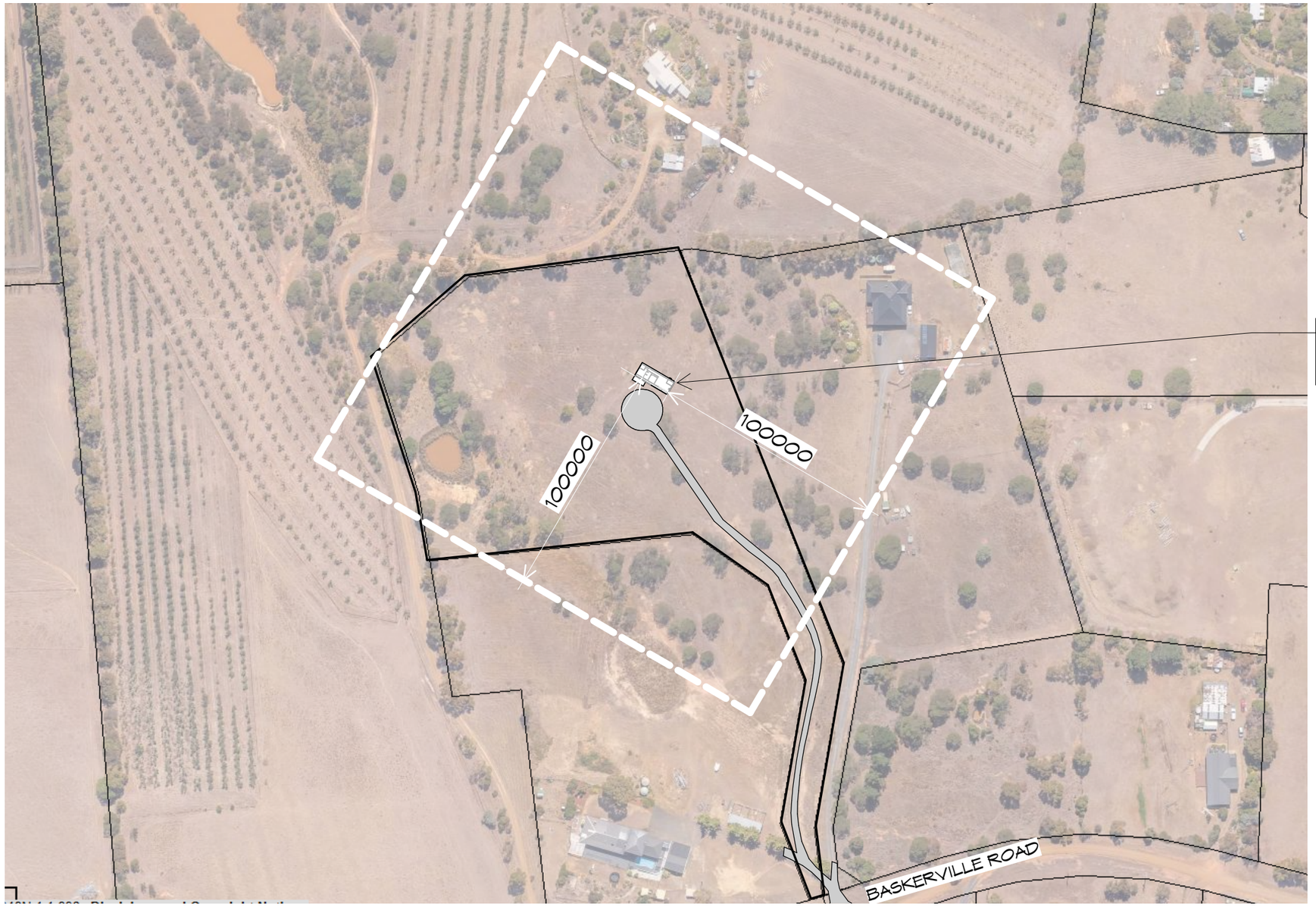
Project: PROPOSED NEW RESIDENCE 221b BASKERVILLE ROAD, OLD BEACH

Drawing: PART SITE DRAINAGE PLAN

Date:	Drafted by:	Approved by:
28.10.2026	R.K.	M.R.
Project/Drawing no:	Scale:	Revision:
PD26528 - 03	As indicated	03

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LOCALITY PLAN

1 : 2000

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL 12.5**
ALL CONSTRUCTION MUST COMPLY WITH 3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

THIS SITE IS ZONED **RURAL LIVING** AND **REQUIRES** A BUSHFIRE ASSESSMENT.
RESIDENCE **IS NOT** OVER **100m** FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO BUSHFIRE ASSESSMENT REPORT BY RED DOG FOR MANAGEMENT PLAN

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REV. DATE DESCRIPTION

Client name:
A.O. HAYDON & A.M. DOBRA

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
221b BASKERVILLE ROAD,
OLD BEACH

Drawing:
LOCALITY PLAN

Date:	Drafted by:	Approved by:
28.10.2026	R.K.	M.R.
Project/Drawing no:	Scale:	Revision:
PD26528 - 04	1 : 2000	03

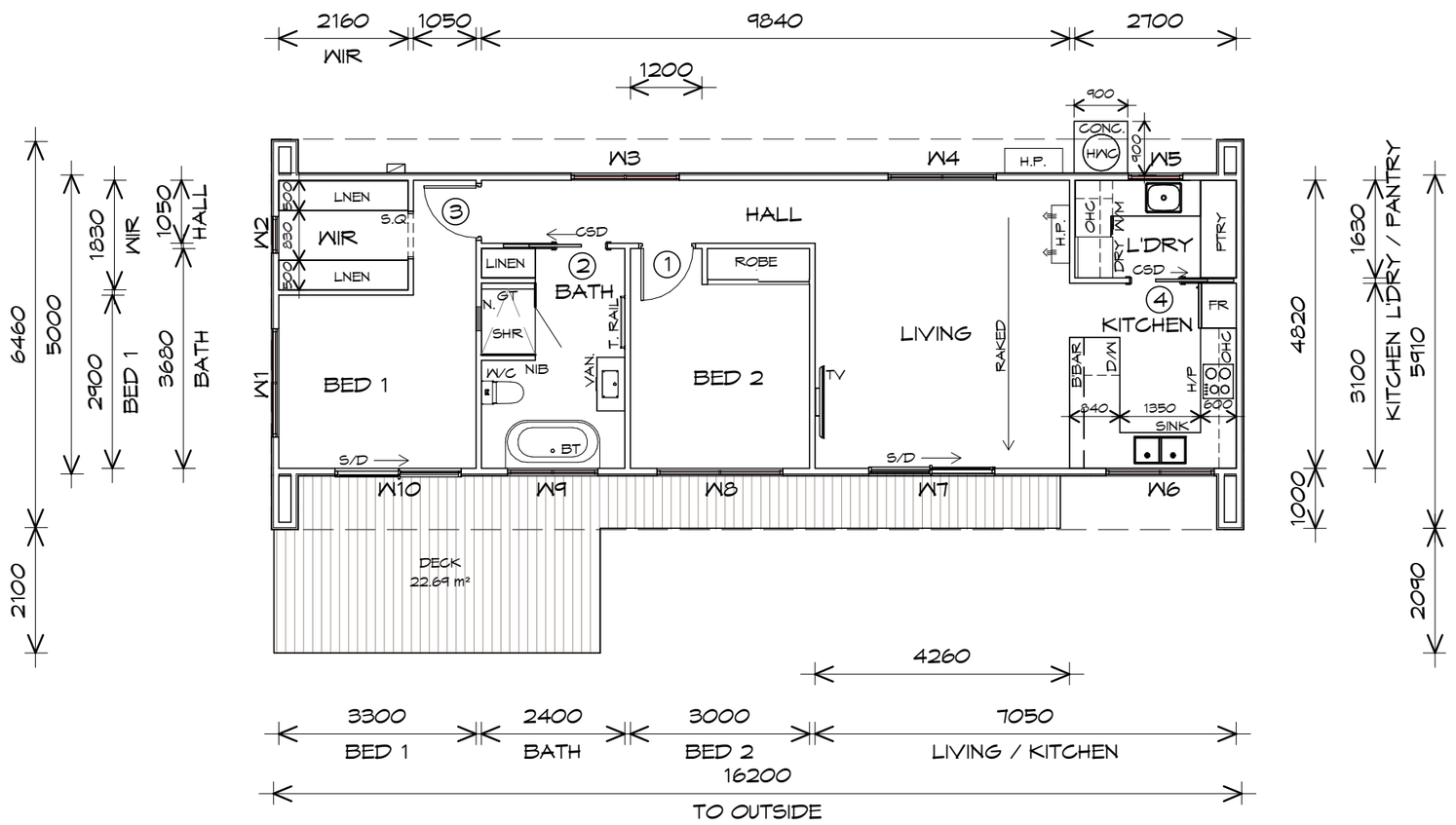
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THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- N. 600x300 SHR NICHE
- GT GRATED TRENCH



FLOOR PLAN

1 : 100

FLOOR AREA	82.45	m2 (8.87 SQUARES)
TOTAL AREA	82.45	8.87

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

WINDOW WITHIN WET AREA
C/W SAFETY GLASS AS PER AS1288.2021
BEVEL WINDOW SEAL
RETURN TILES OR LAMIPANEL TO WINDOW (TYPICAL)

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
221b BASKERVILLE ROAD,
OLD BEACH

Drawing:
FLOOR PLAN

Date:	Drafted by:	Approved by:
28.10.2026	R.K.	M.R.
Project/Drawing no:	Scale:	Revision:
PD26528 - 05	1 : 100	03

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DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	870	INTERNAL TIMBER DOOR	
2	870	CAVITY SLIDING DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	CAVITY SLIDING DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	1810	AWNING WINDOW	
W2	1500	610	AWNING WINDOW	
W3	1800	1810	AWNING WINDOW	
W4	1800	1810	AWNING WINDOW	
W5	900	910	AWNING WINDOW	
W6	900	1810	AWNING WINDOW	SPLASHBACK WINDOW
W7	2100	2110	SLIDING DOOR	
W8	1800	2110	AWNING WINDOW	
W9	900	1510	AWNING WINDOW	OPAQUE
W10	2100	2110	SLIDING DOOR	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **BAL 12.5** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

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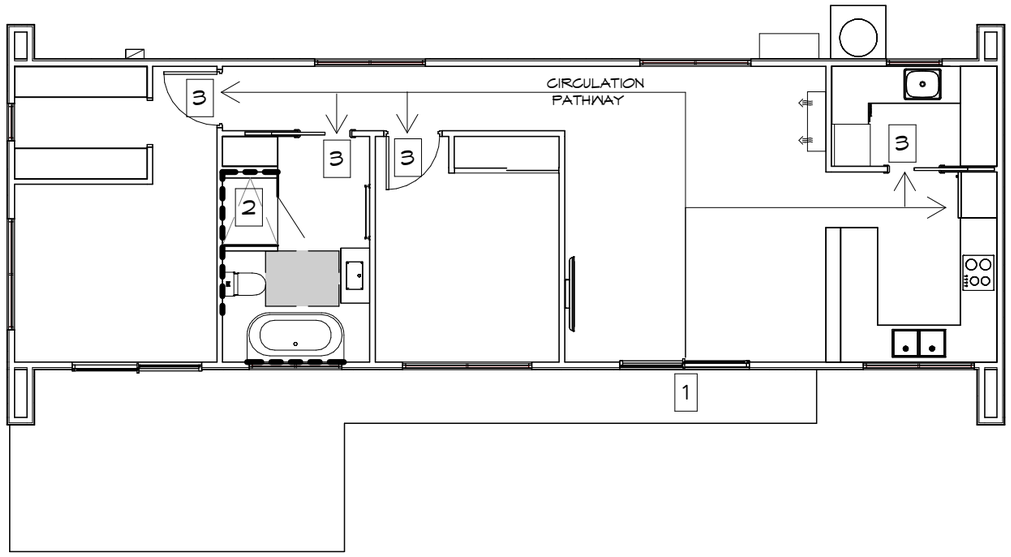
Project:
PROPOSED NEW RESIDENCE
221b BASKERVILLE ROAD,
OLD BEACH

Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
28.10.2026	R.K.	M.R.
Project/Drawing no:	**Scale:**	**Revision:**
PD26528 - 06		03

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LHDS PLAN

1 : 100

TO COMPLY WITH ABCB HOUSING PROVISIONS PART H8 & ABCB STANDARD FOR LIVABLE HOUSING DESIGN:
- PART 2.1, PART 3
- PART 4, PART 5, AND:
- PART 6.

IN ACCORDANCE WITH CBOS DIRECTORS DETERMINATION 2024

LEGEND

1 — 820 CLEAR OPENING WIDTH TO MAIN POINT OF ENTRY

2 — CURBLESS SHOWER

3 — A DOOR AS REQUIRED FOR LHDS PART 3 MIN 820 CLEAR OPENING WIDTH TO INTERNAL DOORWAYS

NOTE: THRESHOLDS OF AN INTERNAL DOORWAY SUBJECT TO PART 3, TO BE;
- LEVEL OR;
- HAVE A HEIGHT OF NOT MORE THAN 5mm IF LIP IS ROUNDED OR BEVELLED OR;
- RAMPED THRESHOLD IN ACCORDANCE WITH ABCB PART H8, & LHDS PART 3.2

LINE WALL WITH MIN 12mm STRUCTURAL PLYWOOD BEHIND PLASTER

900x1200 W/C CIRCULATION

1000 CLEAR HALLWAY CIRCULATION

REFER TO DETAILS ON BD?? & BD??

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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE 221b BASKERVILLE ROAD, OLD BEACH

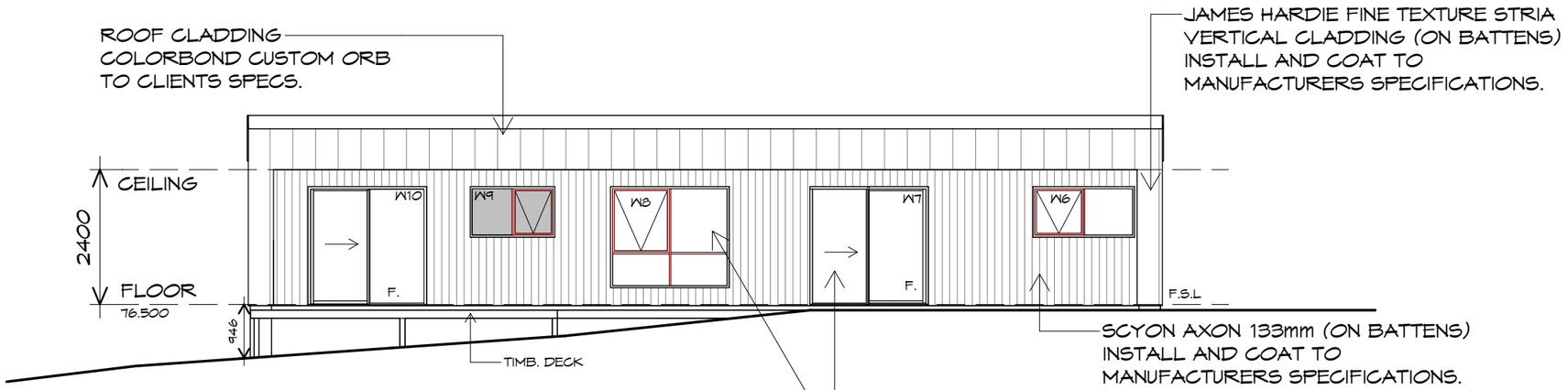
Drawing: LIVABLE HOUSING DESIGN

Date:	Drafted by:	Approved by:
28.10.2026	R.K.	M.R.
Project/Drawing no:	**Scale:**	**Revision:**
PD26528 - 07	1 : 100	03

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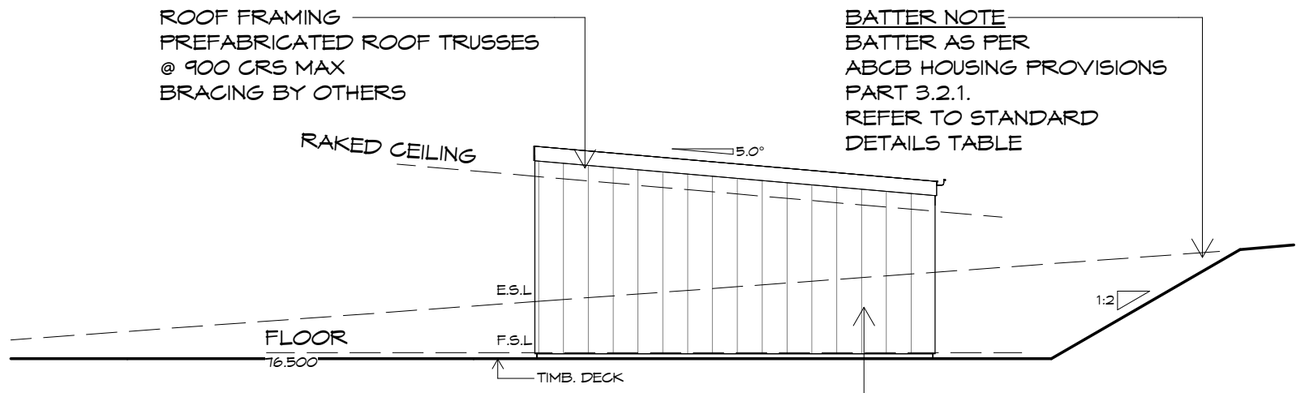
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SOUTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

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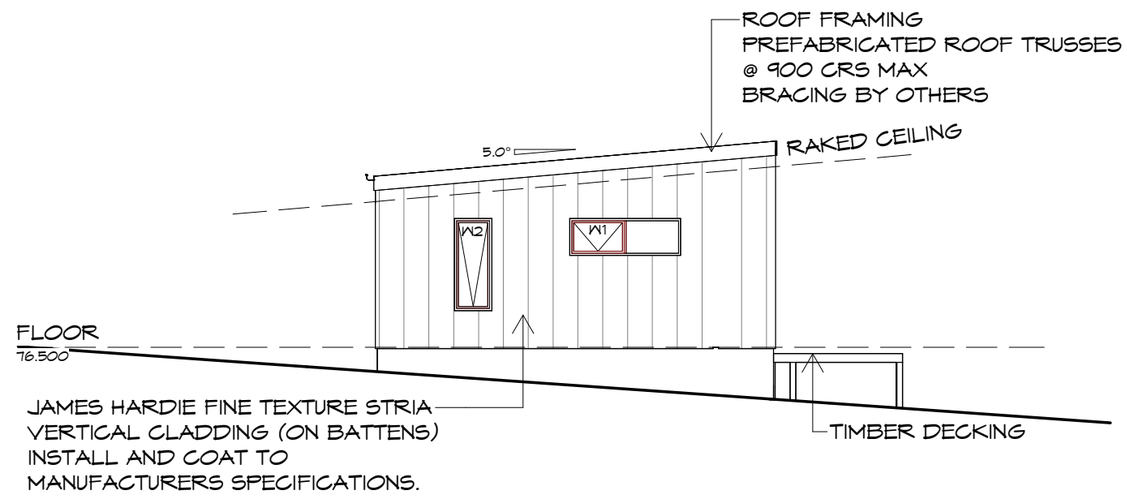
Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
28.10.2026	R.K.	M.R.
Project/Drawing no:	**Scale:**	**Revision:**
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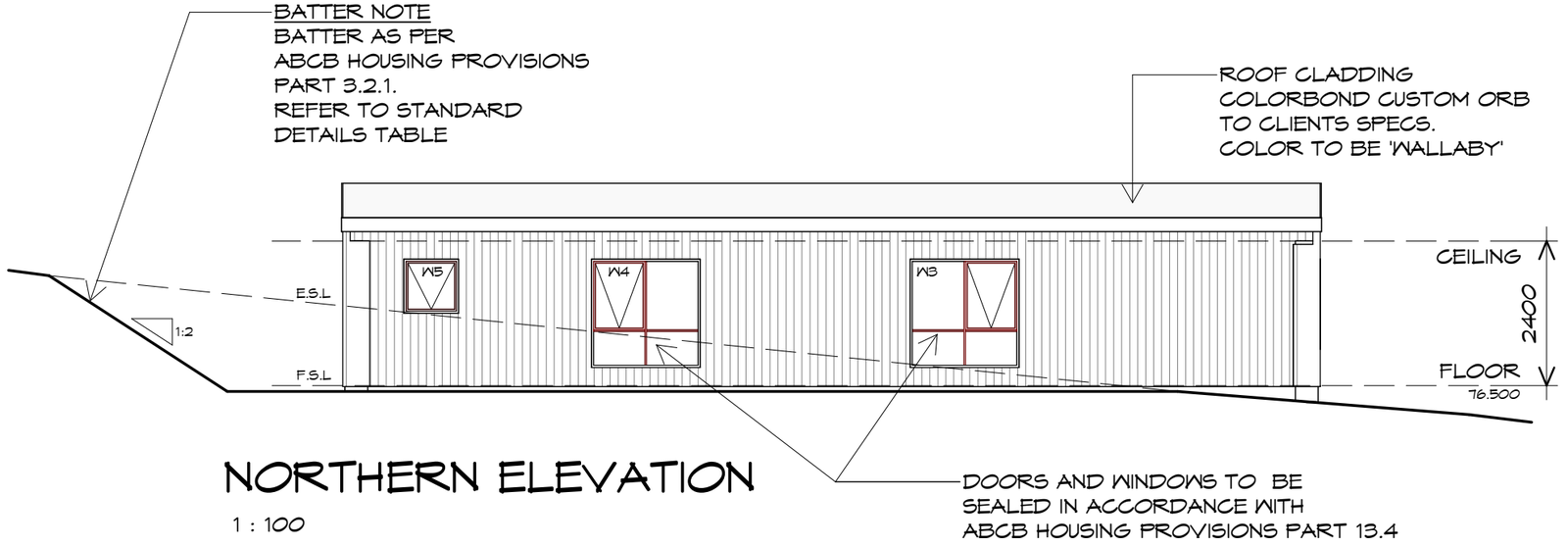
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WESTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100

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SJM property developments

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

Client name:
A.O. HAYDON & A.M. DOBRA

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
221b BASKERVILLE ROAD,
OLD BEACH

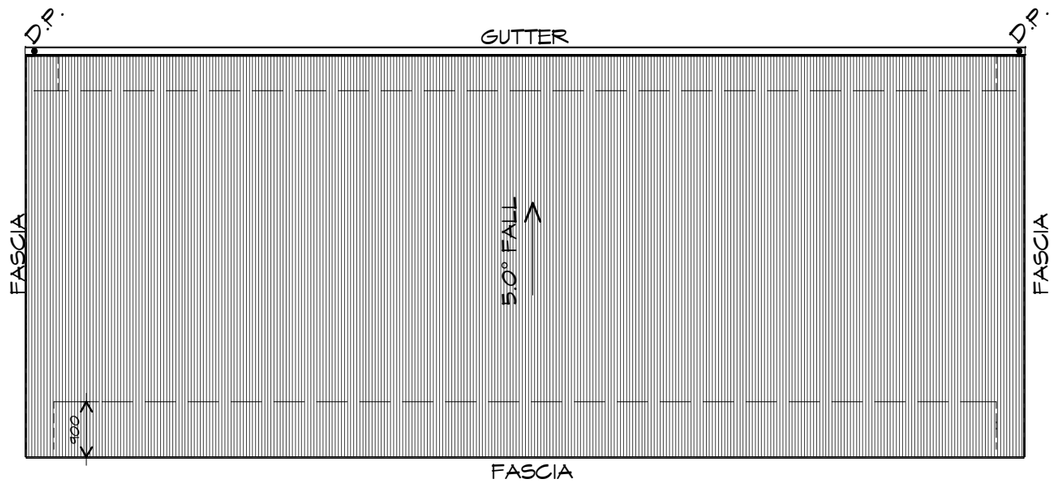
Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
28.10.2026	R.K.	M.R.
Project/Drawing no:	**Scale:**	**Revision:**
PD26528 - 09	1 : 100	03

Accredited building practitioner: Frank Geskus -No CC246A

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THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **12.5**
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

OVERFLOW MEASURES
INSTALL **FRONT FACE SLOTTED GUTTER *OR***
10mm CONTROLLED BACK GAP, STAND OFF BRACKET WITH SPACER.
BACK OF GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF FASCIA
INSTALL IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.6

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH AS33500.3:2021

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OFVALLEY GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

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OLD BEACH

Drawing:
ROOF PLAN

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DISCHARGE GROUND WATER TO PADDOCK VIA SPREADER. ENSURE CLEAR OF BUILDINGS

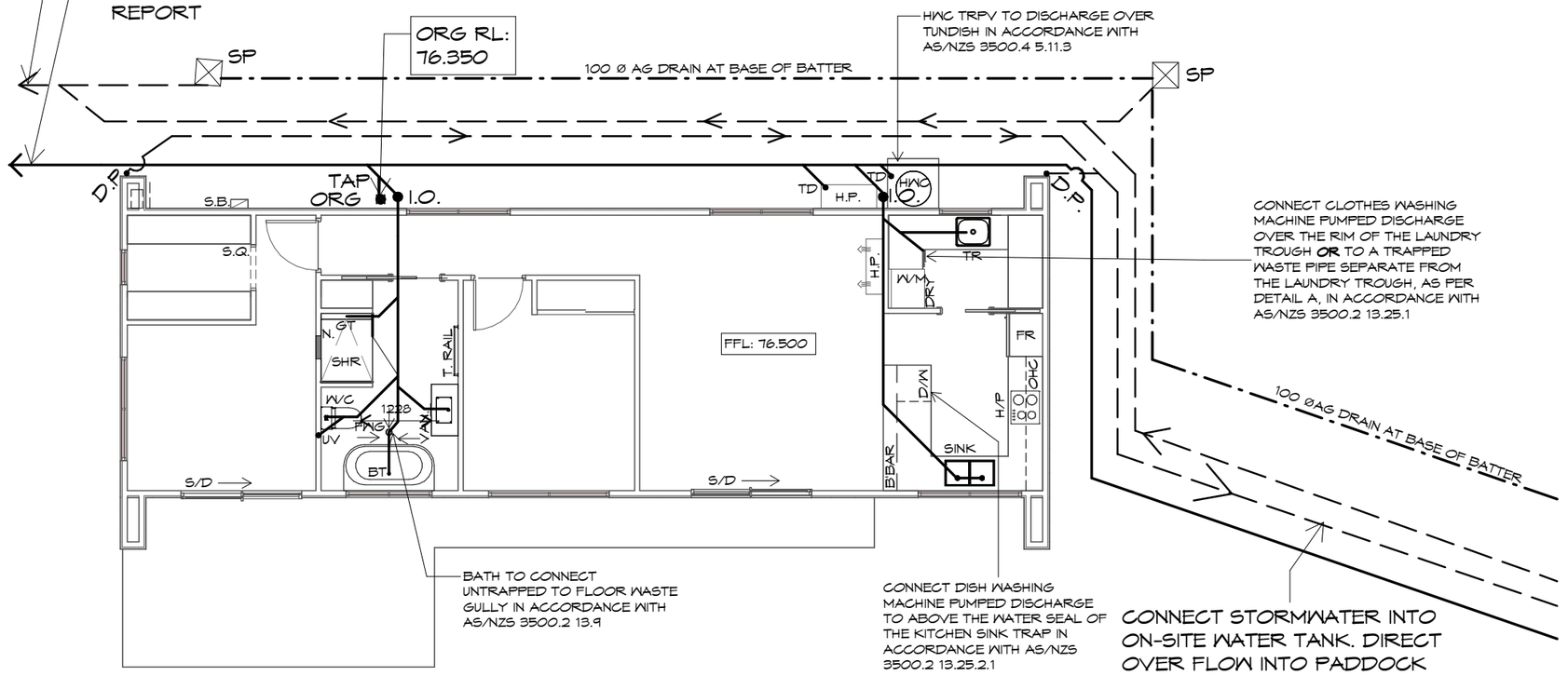
CONNECT SEWER INTO ON-SITE WASTE WATER SYSTEM REFER TO REPORT

FLOOR WASTE

WHERE A FLOOR WASTE IS INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.



PLUMBING PLAN

1 : 100

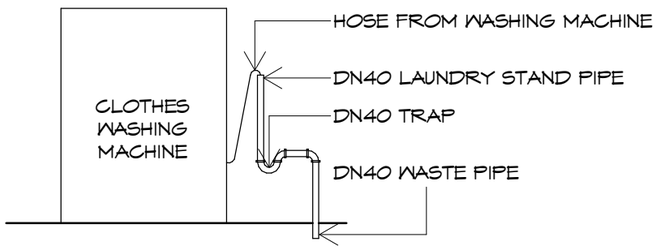
NOTE:
PLUMBING MAY BE SUBJECT TO CHANGE DUE TO UNFORESEEN SITE/HEIGHT CONDITIONS.

READ IN CONJUNCTION WITH SITE DRAINAGE PLAN

FINAL PITS LOCATION AND NUMBER TO BE CONFIRMED ON SITE TO ENSURE SURFACE WATER IS REMOVED FROM AROUND HOUSE.

SP SEDIMENT PIT - 300X300 EVERHARD SURFACE DRAINAGE PIT

GP GRATED PIT - *450x450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY/BATTERS*



LAUNDRY STAND PIPE

1 : 20

PLUMBING NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2025 & THE NATIONAL CONSTRUCTION CODE. AND MUST BE CARRIED OUT BY A LICENSED TRADESMAN ONLY.

- DRAINS SHOULD BE LOCATED EXTERNAL TO THE BUILDING WHEREVER PRACTICABLE
- SANITARY DRAINAGE ON SITES CLASSIFIES M, H1, H2 AND E SHOULD BE PROTECTED FROM GROUND MOVEMENT IN ACCORDANCE AS3500.2 APPENDIX G

LEGEND OF DIAMETERS

AAV	AIR ADMITTANCE VALVE
B	BASIN (DN40)
BATH	BATH TUB (DN50)
CWM	CLOTHES WASHING MACHINE (DN40)
DP	DONWPIPE (DN90)
DWM	DISH WASHING MACHINE
FWG	FLOOR WASTE GULLY (DN90)
HWC	HOT WATER CYLINDER
ORG	OVERFLOW RELIEF GULLY (DN100) + TAP OVER
S	SINK (DN65)
SHR	SHOWER (DN50)
TD	TUNDISH FOR HWC TPRV OR A/C CONDENSATE (DN50)
TR	TROUGH (LAUNDRY) (DN50)
UV	UPSTREAM VENT (DN50)
WC	WATER CLOSET PAN (DN100)

PIPES:

SEWER	DN100 uPVC SN6 (DWV) MIN 1:60 FALL
STORMWATER	DN100 uPVC SN6 (DWV) MIN 1:100 FALL
AG DRAIN	SLOTTED DN100 HDPE C/W GEOFAB SOCK WITH A UNIFORM FALL OF NOT LESS THAN 1:300 AS PER ABCB HOUSING PROVISIONS SECTION 3.3.4(a)

THE INSTALLATION OF WATER PIPE LINES, USE POLY OR COPPER PIPE, MUST COMPLY WITH AS/NZS 3500.2025.
MAIN COLD WATER LINE FROM METER TO HOUSE TO BE DN 25mm WITH DN 16mm BRANCHES & HOT WATER MAIN LINES TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES, ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.2025.

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50deg C, KITCHEN SINK & LAUNDRY SHALL BE 60deg C TO COMPLY WITH REQUIREMENTS OF AS/NZS 3500.2025

AT THE PROPERTY BOUNDARY, AN APPROVED BACKFLOW PROTECTION VALVE IS TO BE FITTED BEFORE EXTENDING THE DOMESTIC SUPPLY TO THE DWELLING.

HOT WATER CYLINDER TO BE INSTALLED AS PER NCC 2022 VOL 3

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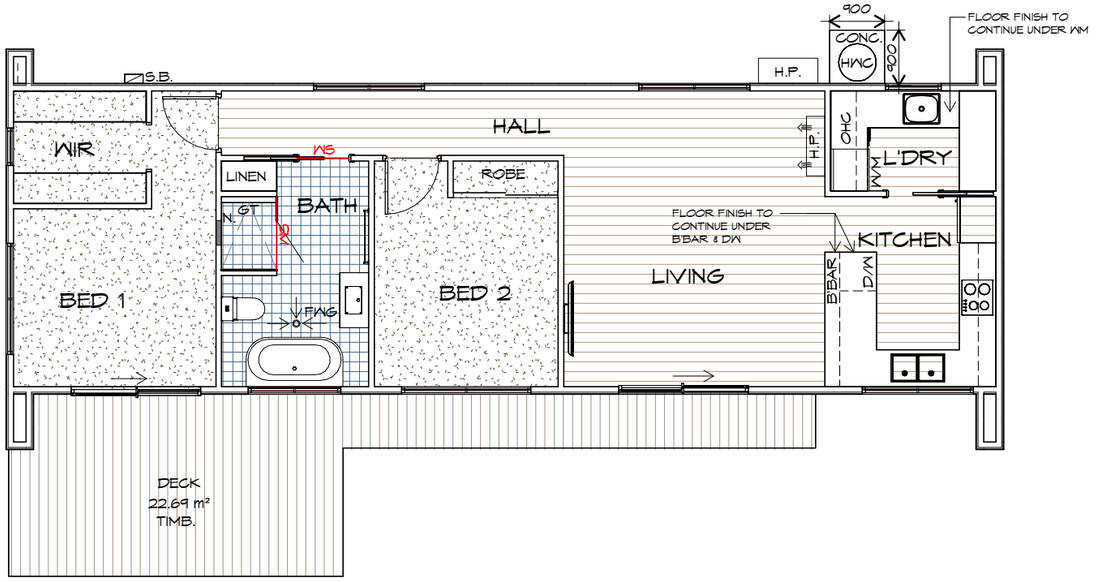
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PROPOSED NEW RESIDENCE
221b BASKERVILLE ROAD,
OLD BEACH

Drawing:
PLUMBING PLAN

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LEGEND

- CARPET
- TILES
- TIMBER
- TIMBER DECK
- WS WATERSTOP
- FWG FLOOR WASTE

IMPORTANT NOTE:
- REFER TO WATERPROOFING DETAILS ON BDXX
- NO ALLOWANCE GIVEN FOR HANDHELD SPRAY DEVICES ON SHOWERS, BATH OR W/C'S U.N.O.

FLOOR FINISHES PLAN

1 : 100

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON FLOOR TYPES AS NOTED IN THE REPORT.

IF AN ALTERNATIVE FLOORING IS CHOSEN OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

REFER TO ELECTRICAL PLAN AND REFLECTED CEILING PLAN FOR CEILING PENETRATIONS.

FLOOR WASTE
WHERE A FLOOR WASTE IS INSTALLED—
- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

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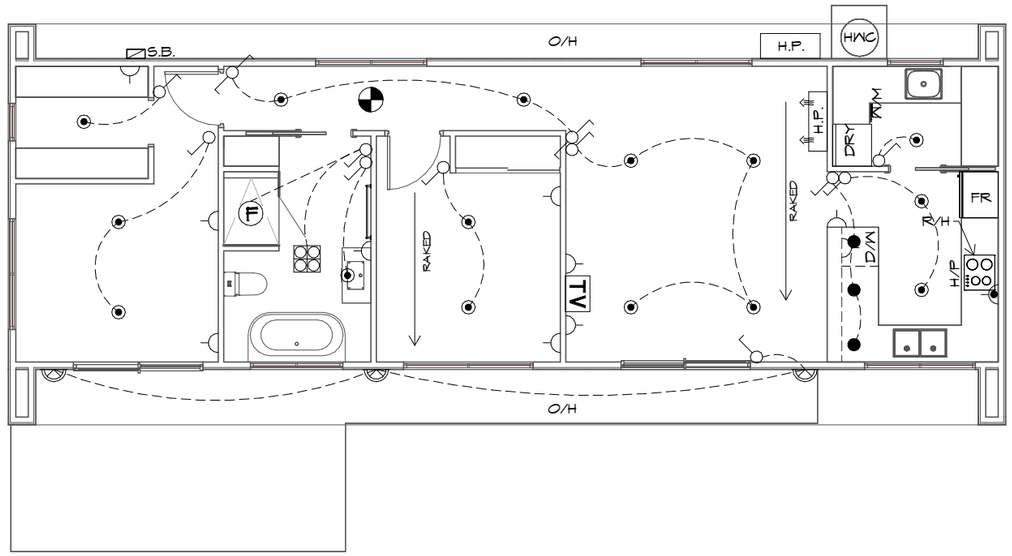
PLANNING
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Project:
PROPOSED NEW RESIDENCE
221b BASKERVILLE ROAD,
OLD BEACH

Drawing:
FLOOR FINISHES PLAN

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ELECTRICAL PLAN

1 : 100

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON THE ABOVE ELECTRICAL LAYOUT AND TYPES AS NOTED IN THE REPORT.
IF MORE PENETRATIONS ARE INCLUDED OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

ELECTRICAL
ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A GRADE ELECTRICAL CONTRACTOR. ALL WORKS TO COMPLY WITH LOCAL AUTHORITIES AND AS3000

ELECTRICAL INDEX

LIGHTING

- FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/W DAMPER, EXHAUST TO OUTSIDE*
- L.E.D. - SEALED DOWN LIGHT *
- HANGING PENDANT
- WEATHERPROOF WALL LIGHT

*INSTALL AS PER MANUFACTURERS SPECIFICATION

SWITCH TYPE

- ONE-WAY SWITCH
- TWO-WAY SWITCH

HEATING

- H.P. — HEAT PUMP
- H.P. — HEAT PUMP, OUTDOOR UNIT

WALL OUTLETS

- GENERAL PURPOSE OUTLET (DOUBLE)
- WEATHER PROOF OUTLET
- HOTPLATE SAFETY CUT-OFF
- TV — T.V. OUTLET

CEILING

- XXXX — DENOTES CEILING HEIGHT
- H.P. — HIGH POINT
- L.P. — LOW POINT
- SLOPE
- O/H — ROOF OVERHANG/EAVES

OTHER

- 240v SMOKE ALARM
- SWITCH BOX
- F — EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
- R/H — RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER

EXHAUST FANS
EXHAUST FANS TO ACHIEVE FLOW RATE TO COMPLY WITH HOUSING PROVISIONS 10.8.2

ARTIFICIAL LIGHTING
RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

ARTIFICIAL LIGHTING MUST NOT EXCEED:
- 5W/m2 FOR CLASS 1 BUILDING
- 4W/m2 FOR VERANDAHS & BALCONIES
- 3W/m2 FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

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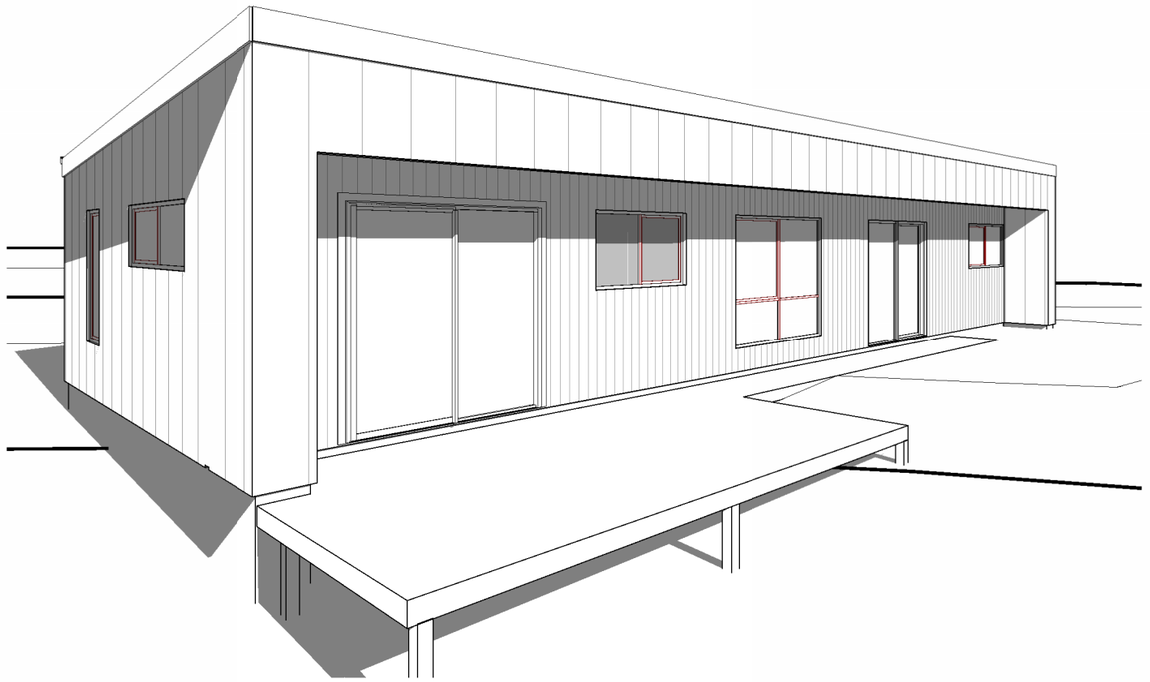
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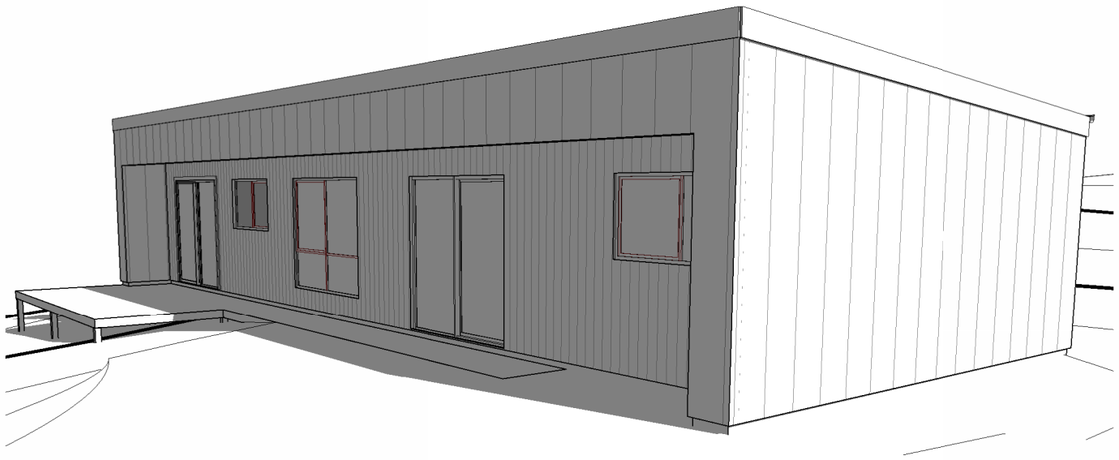
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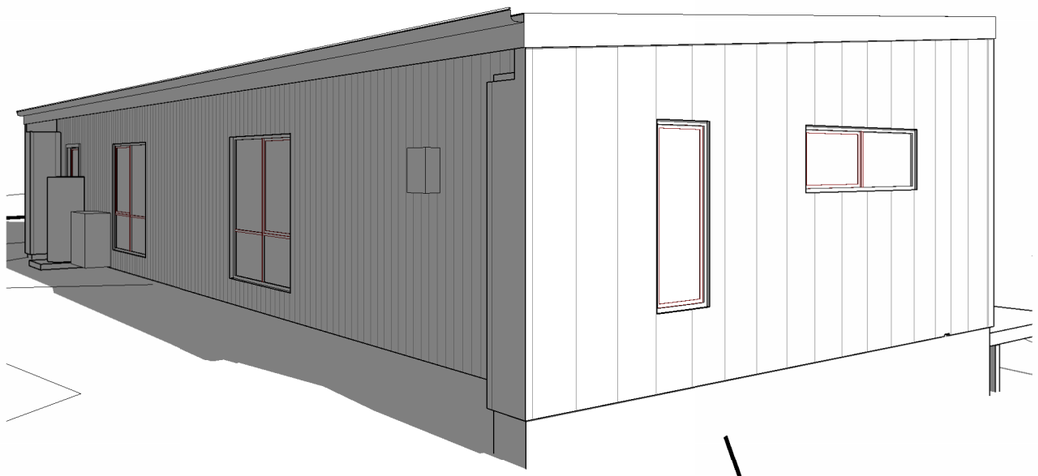
Drawing:
ELECTRICAL/REFLECTED CEILING PLAN

Date:	Drafted by:	Approved by:
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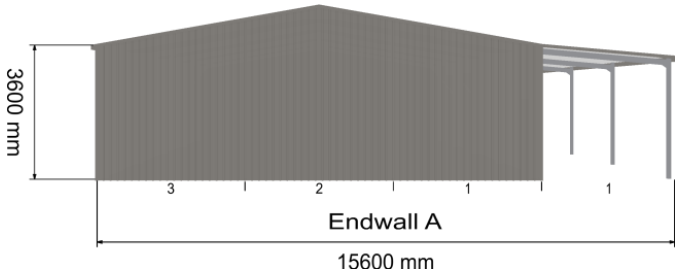
Drawing:
PERSPECTIVES

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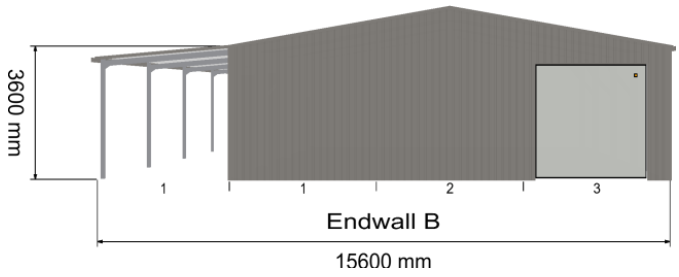
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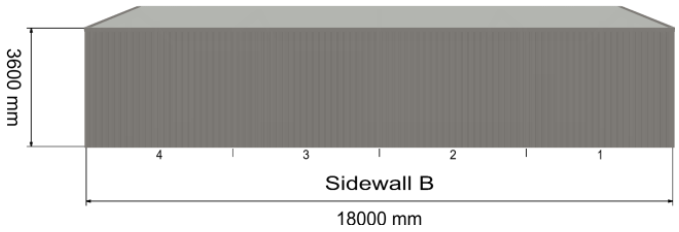
Front



Rear



Left Side



Right Side

