



Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	Wilson Homes Tasmania Pty Ltd - PA\26\0106
PROPERTY ADDRESS:	10 Grigg Street DELORAINE (CT: 181497/2)
DEVELOPMENT:	Single dwelling – building envelope, driveway.

The application can be inspected until **Tuesday, 10 February 2026**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 24 January 2026.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="10 GRIGG ST"/>	Certificate of Title:	<input type="text" value="181497/2"/>
Suburb:	<input type="text" value="DELORAINIE TAS"/>	<input type="text" value="7304"/>	Lot No: <input type="text" value="2"/>
Land area:	<input type="text" value="1441m2"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Vacant Land"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

Total cost of development (inclusive of GST): *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work:

Use of building: *(main use of proposed building – dwelling, garage, farm building, factory, office, shop)*

New floor area: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 181497	FOLIO 2
EDITION 3	DATE OF ISSUE 13-Sep-2025

SEARCH DATE : 16-Oct-2025

SEARCH TIME : 04.00 PM

DESCRIPTION OF LAND

Parish of CALSTOCK Land District of WESTMORLAND

Lot 2 on Sealed Plan [181497](#)

Derivation : Part of Lot 277, 510 Acres Gtd. to Pearson Foote.

Prior CTs [147116/1](#) and [147137/1](#)

SCHEDULE 1

[N277102](#) TRANSFER to FIONA JAYNE GROENING and KEIRAN DAMON
ALLDRITT Registered 13-Sep-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP181497](#) EASEMENTS in Schedule of Easements

[SP181497](#) FENCING COVENANT in Schedule of Easements

[SP181497](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 181497

PAGE 1 OF 3 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 is together with a right of drainage over those parts of Lot 2 marked "DRAINAGE EASEMENT 3.00 WIDE" and "DRAINAGE, PIPELINE & SERVICES EASEMENT 'B' 3.00 WIDE" on the Plan.

Lot 2 is subject to a right of drainage appurtenant to Lot 1 on the Plan over those parts of Lot 2 marked "DRAINAGE EASEMENT 3.00 WIDE" and "DRAINAGE, PIPELINE & SERVICES EASEMENT 'B' 3.00 WIDE" on the Plan.

Lot 2 is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "PIPELINE & SERVICES EASEMENT 'A' 2.50 WIDE" and "DRAINAGE, PIPELINE & SERVICES EASEMENT 'B' 3.00 WIDE" on the Plan.

DEFINITIONS

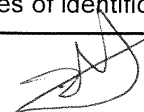
PIPELINE & SERVICES & DRAINAGE EASEMENT means:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ZACHARY MICHEAL LEES	PLAN SEALED BY: MEANDER VALLEY COUNCIL
FOLIO REF: Certificates of Title Volume 147116 Folio 1 and Volume 147137 Folio 1	DATE: 14.9.2021
SOLICITOR & REFERENCE: JLB.20200313	PA/20/0215
	REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 181497</p>
<p>SUBDIVIDER: ZACHARY MICHEAL LEES FOLIO REFERENCES: 147116/1 & 147137/1</p>	

- (4) remove and replace the Infrastructure;
- (5) run and pass sewerage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (i) without doing unnecessary damage to the Easement Land; and
 - (ii) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lots from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lots in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove anything that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or their employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater are not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 181497</p>
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- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace anything that supported, protected or covered the Infrastructure.

INTERPRETATION

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

FENCING COVENANT

The Owner of each Lot on the Plan covenants with Zachary Micheal Lees (called "the Owner") that the Owner shall not be required to fence.

Signed by **ZACHARY MICHEAL LEES**)
 as the registered proprietor of the land)
 comprised in Certificates of Title Volume)
 147116 Folio 1 and Volume 147137 Folio)
 1 in the presence of:)



Julie Lynn Byrne
 63 Emu Bay Road Deloraine TAS 7304
 Solicitor

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DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN (1:200)
3	SITE PLAN (1:500)
4	SOIL & WATER MANAGEMENT PLAN
5	GROUND FLOOR PLAN
6	ELEVATIONS
7	ELEVATIONS
8	SECTION
9	WINDOW & DOOR SCHEDULES
10	CALCULATIONS
11	DETAILS (FACE BRICKWORK)
12	DETAILS (CLADDING)
13	ROOF DRAINAGE PLAN
14	FLOOR COVERINGS
15	KITCHEN DETAILS
16	BATHROOM DETAILS
17	WC DETAILS
18	ENSUITE DETAILS
19	LAUNDRY DETAILS
20	3D VIEWS
21	GENERAL NOTES
22	WET AREA & ENERGY EFFICIENCY NOTES

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	17.87
GARAGE	39.22
LIVING	172.14
PORCH	9.37
TOTAL	238.60 m²

PLEASE REFER TO RAILWAY NOISE IMPACT ASSESSMENT REPORTS AND RECOMMENDATIONS PREPARED BY NVC (16.01.2026)

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).

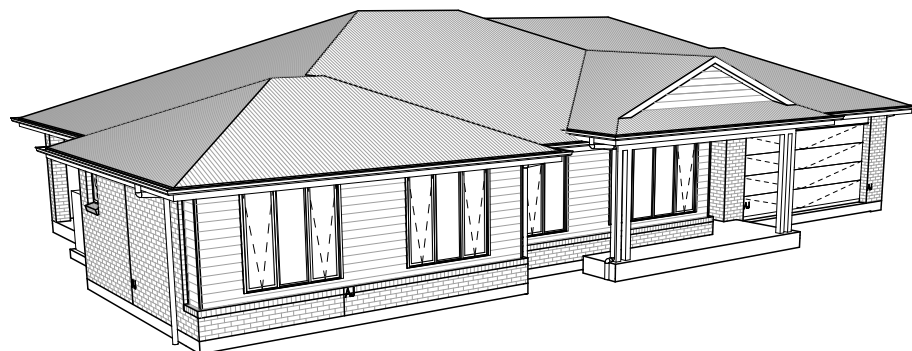
SITE SPECIFIC CONTROLS

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	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	42.00km
ZONING	GENERAL RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	9,950mm
SIDE A	MIN. 1,500mm	5,865mm
SIDE B	MIN. 1,500mm	2,517mm
REAR	MIN. 1,500mm	20,241mm
BULK & SCALE		
SITE AREA	1,441m ²	
SITE COVERAGE	MAX. 50%	16.56%
BUILDING HEIGHT	MAX. 8,500mm	5,940mm
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	476mm
FILL DEPTH	MAX. 1,000mm	494mm
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



This Plan has been prepared prior to the receipt of one or more of the following documents:- Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig Information, Planning Approval.

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2595mm
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	LIGHT
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

ACCESSIBLE SANITARY COMPARTMENT: WC
ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

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

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
08	PRELIMINARY PLAN SET - RFI UPDATE - NOISE VIBRATION REPORT STAMP ADDED TO COVER SHEET & WINDOW SCHEDULE	ALL	2026.01.21	RT2	
07	PRELIMINARY PLAN SET - COLOUR UPDATE	ALL	2025.11.20	TRV	
06	PRELIMINARY PLAN SET - UPDATE + CORRECTION TO ENS. MIRROR & HWS	ALL	2025.11.17	MFC	
05	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.09.23	TNG	

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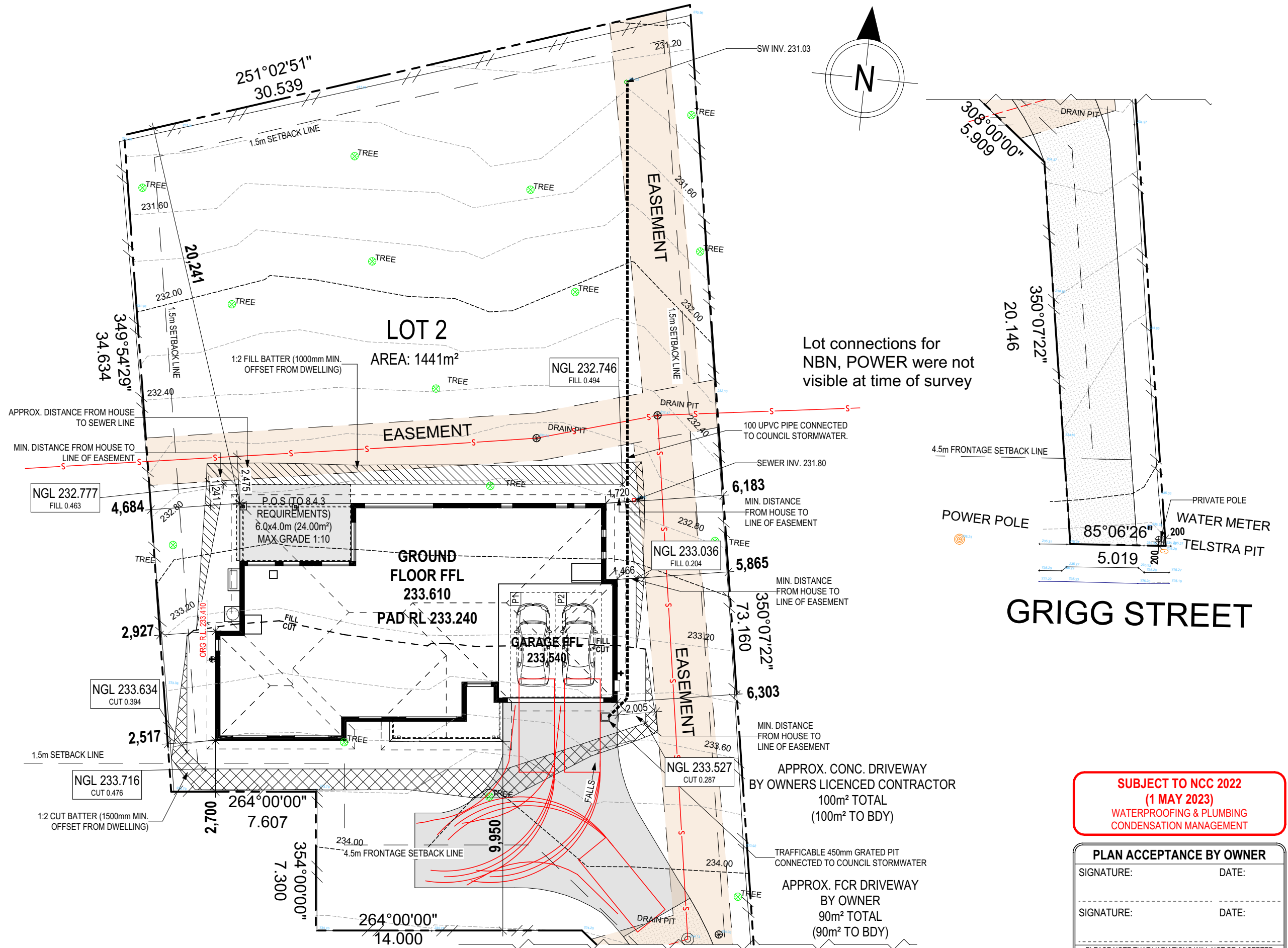
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COPYRIGHT:	© 2026	4 CT2 AMENDMENTS	MFC 03/09/2025	KEIRAN DAMON ALLDRITT & FIONA JAYNE GROENING	EATON 22	H-WDNEAT10SA	
		5 PRELIM PLANS - INITIAL ISSUE	TNG 23/09/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	714351
		6 PRELIM PLANS - CORRECTIONS	MFC 17/11/2025	10 GRIGG ST, DELORAIN TAS 7304	NEWHAVEN (MODIFIED)	F-WDNEAT10NHAVA	
		7 PRELIM PLANS - COLOURS UPDATE	TRV 20/11/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
		8 PRELIM PLANS- RFI UPDATE + NVC STAMP	RT2 21/01/2026	2 / - / 181497	COUNCIL:	1 / 22	
				MEANDER VALLEY	COVER SHEET		

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

APPROX. CUT/FILL		
CUT	44.39m ³	99.88t
FILL	45.69m ³	102.80t
DIFFERENCE	1.30m ³	2.93t

EVEN CUT & FILL

LOT SIZE: 1441m²
HOUSE (COVERED AREA): 238.6m²
SITE COVERAGE: 16.56%



GRIGG STREET

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

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			COUNCIL:		SCALES:	
			MEANDER VALLEY		1:200	

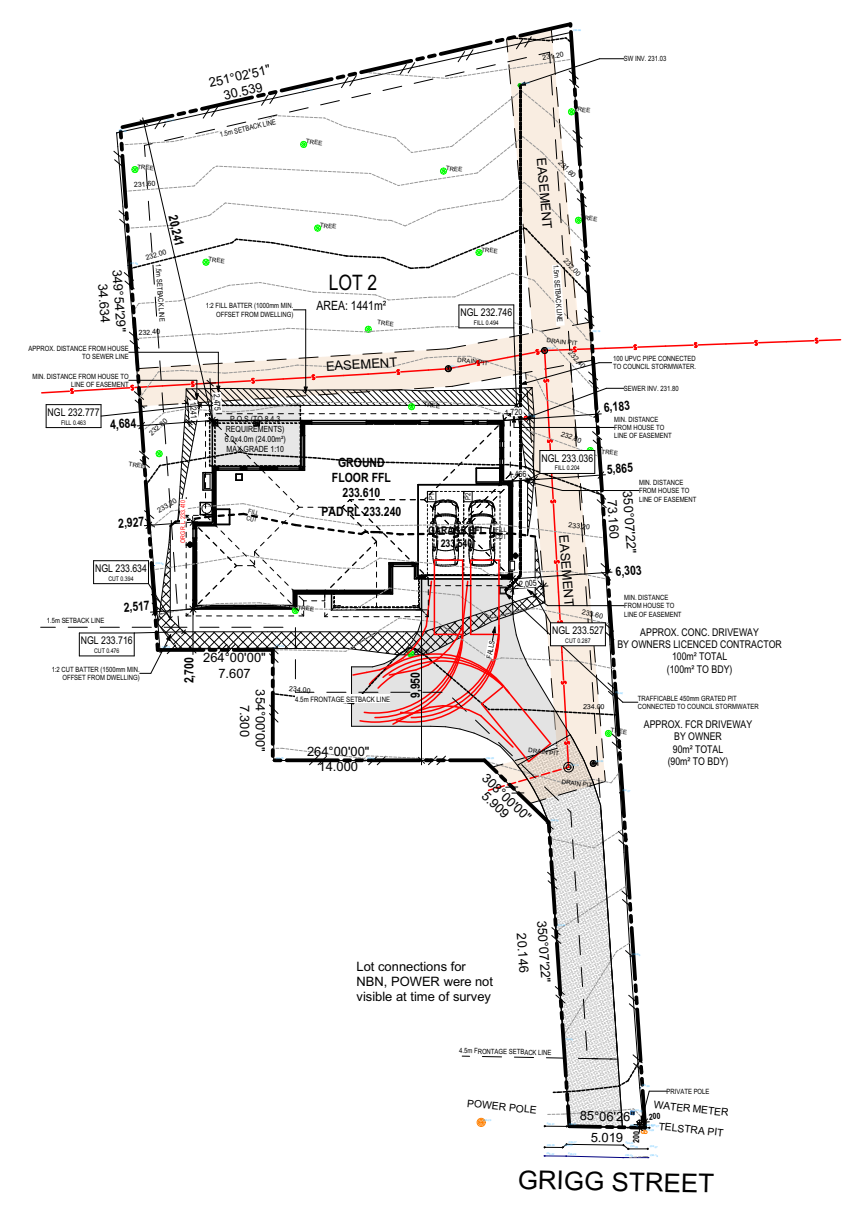
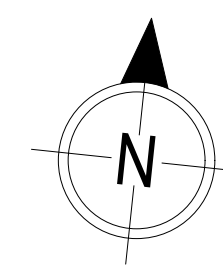
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 Last Published: Wednesday, 21 January 2026 11:05 AM
 Template Version: 24.041

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

APPROX. CUT/FILL		
CUT	44.39m ³	99.88t
FILL	45.69m ³	102.80t
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EVEN CUT & FILL		

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SITE COVERAGE: 16.56%



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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

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	8 PRELIM PLANS- RFI UPDATE + NVC STAMP	RT2 21/01/2026	2 / - / 181497	SITE PLAN (1:500)	3 / 22	
			COUNCIL:		SCALES:	714351
			MEANDER VALLEY		1:500	

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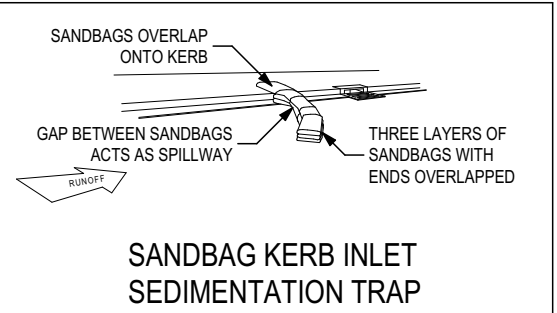
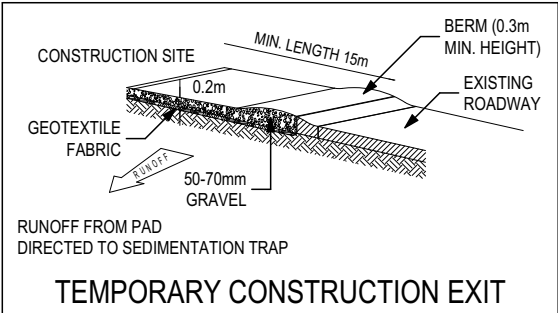
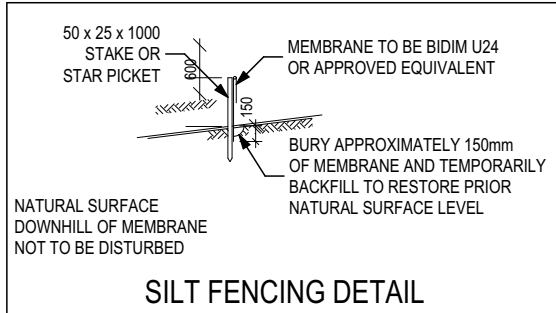
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

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

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

Lot connections for NBN, POWER were not visible at time of survey



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

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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	8 PRELIM PLANS - RFI UPDATE + NVC STAMP	RT2 21/01/2026	2 / - / 181497	SOIL & WATER MANAGEMENT PLAN	4 / 22		
			COUNCIL:	MEANDER VALLEY	SCALES:		1:200
							714351

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

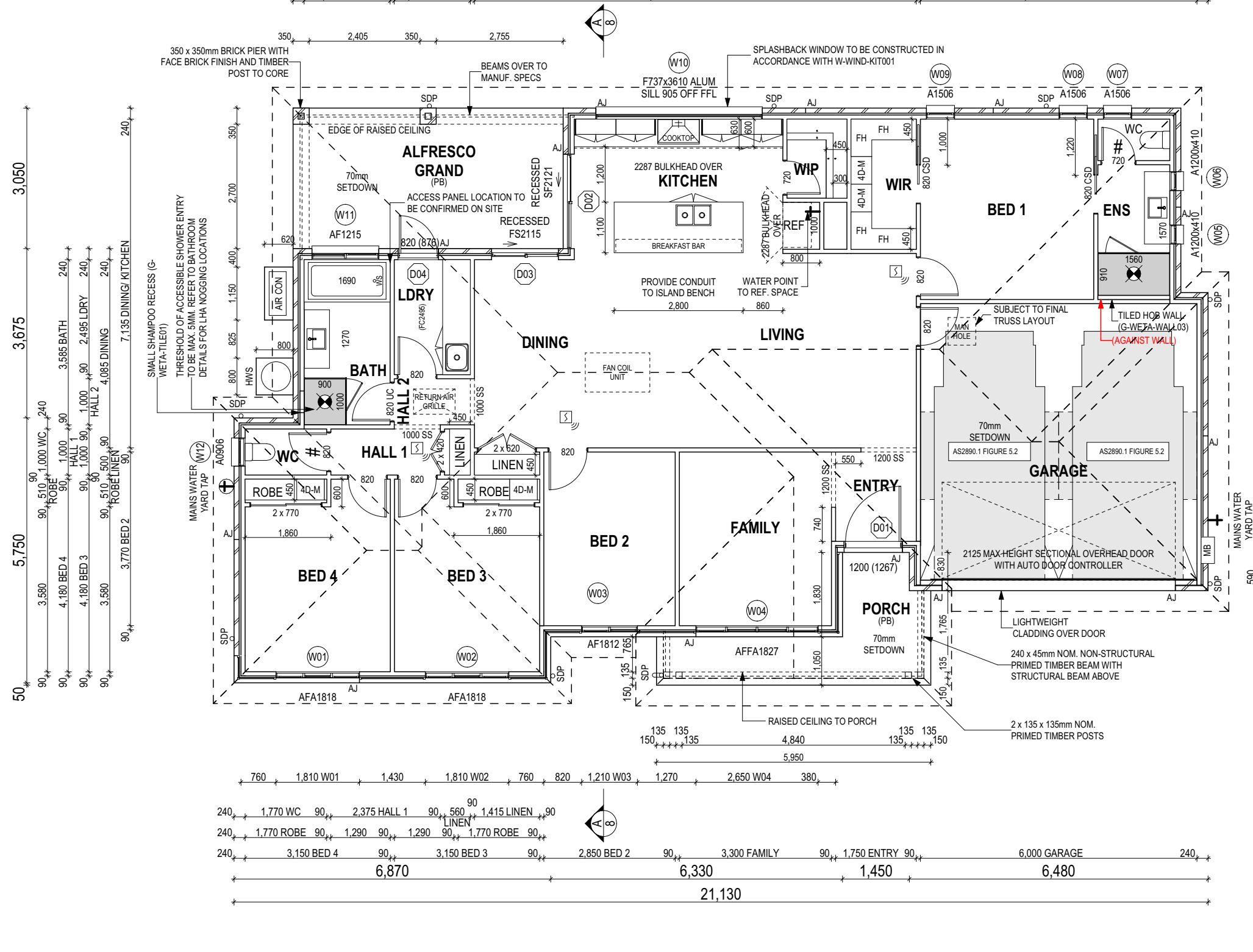
REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	17.87
GARAGE	39.22
LIVING	172.14
PORCH	9.37
TOTAL	238.60 m²

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

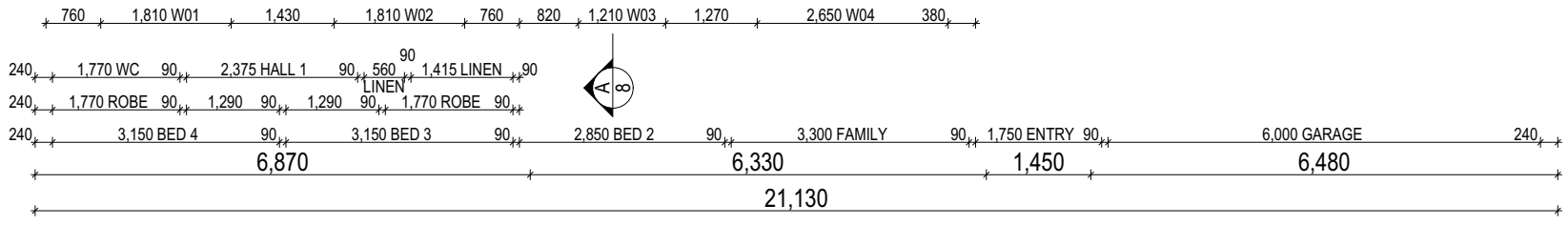
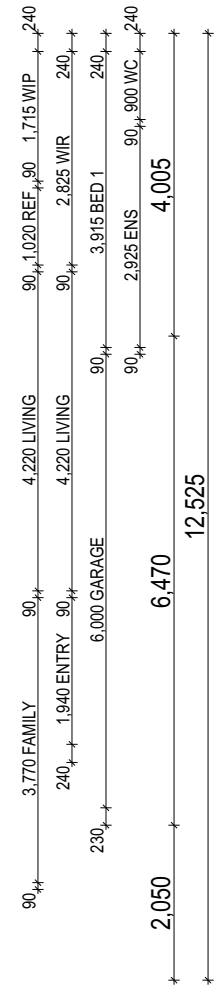


PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

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 CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



ALL DIMENSIONS ARE FRAME DIMENSIONS

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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			COUNCIL:	MEANDER VALLEY	SCALES:	1:100

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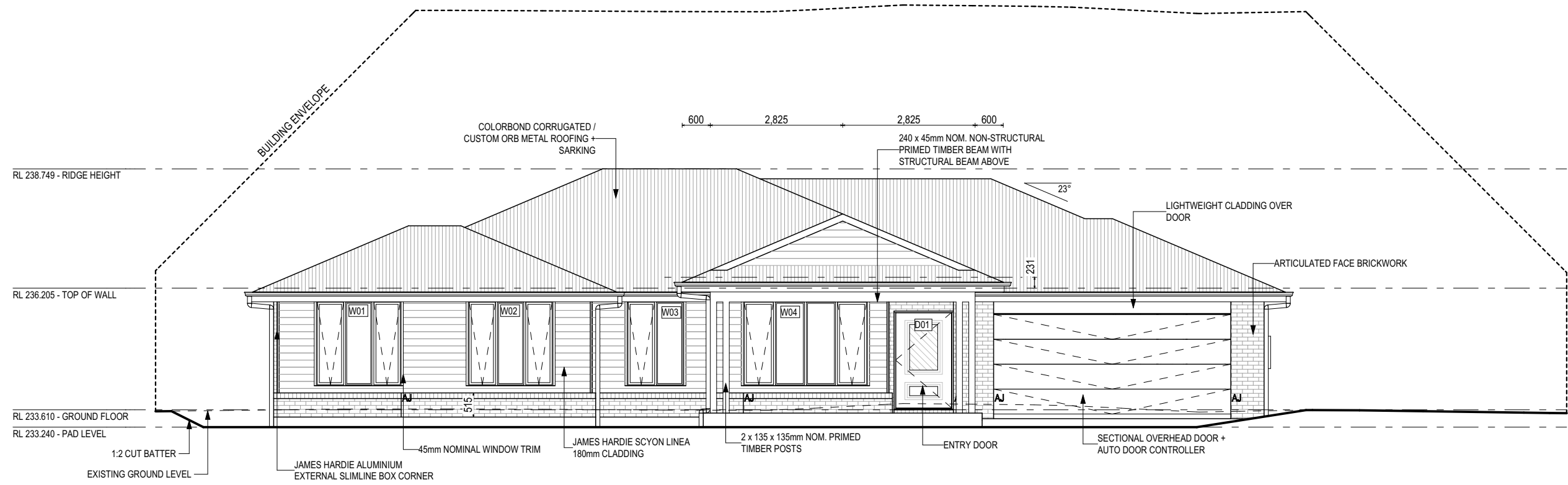
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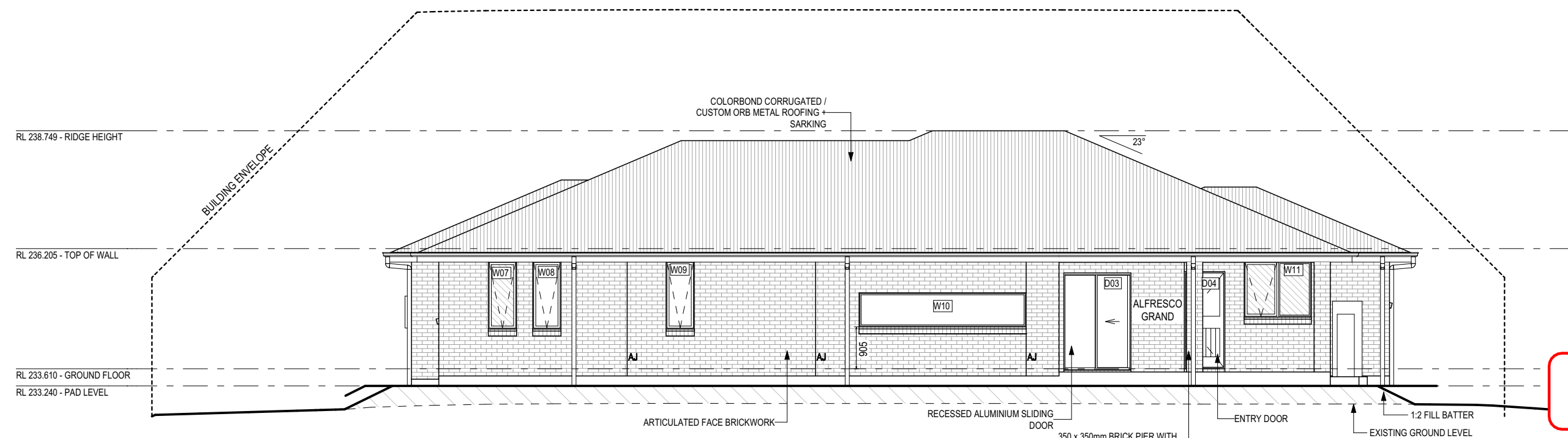
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

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



SOUTH ELEVATION
 SCALE: 1:100



NORTH ELEVATION
 SCALE: 1:100

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

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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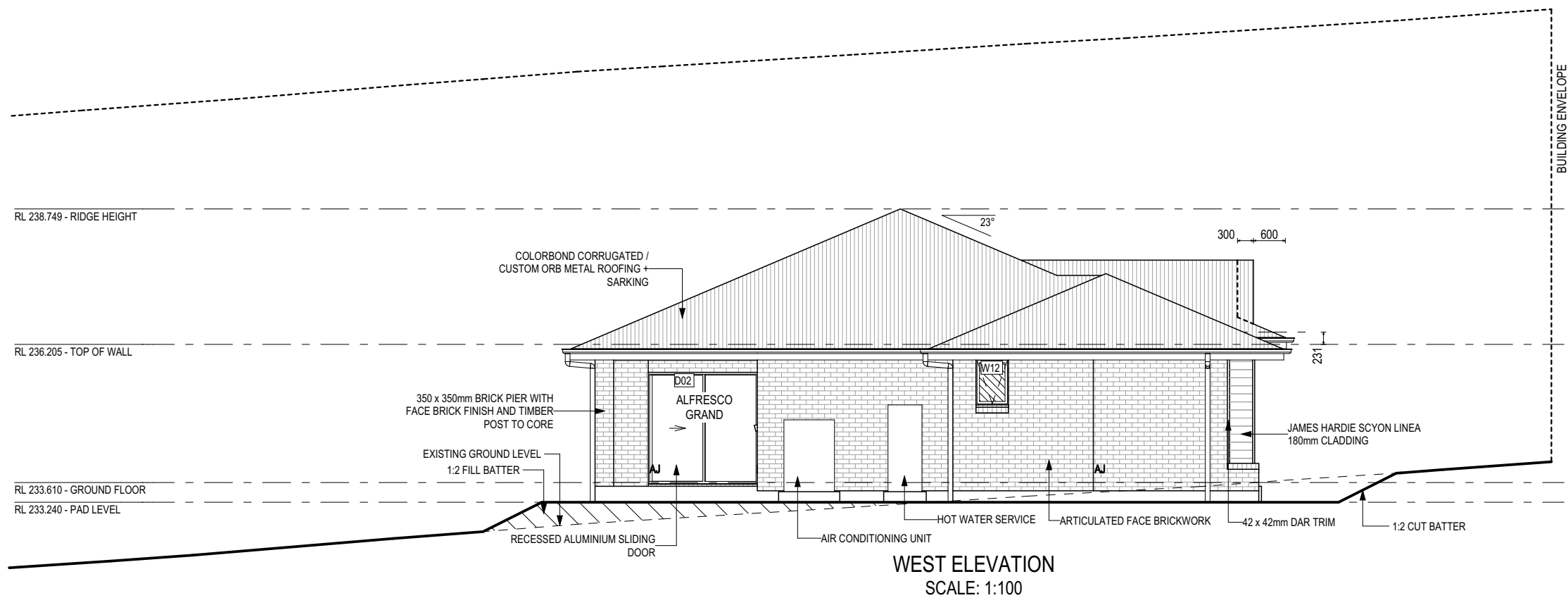
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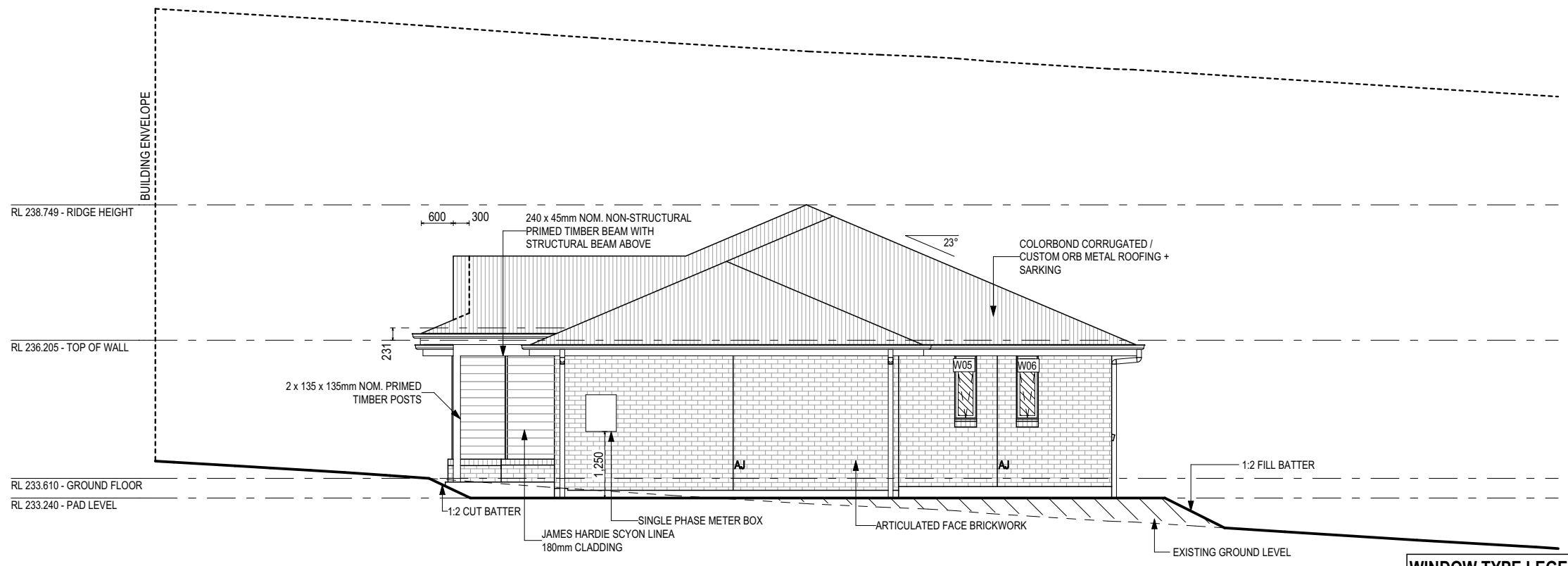
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 BRICK COURSING W-BRIC-001



WEST ELEVATION
 SCALE: 1:100



EAST ELEVATION
 SCALE: 1:100

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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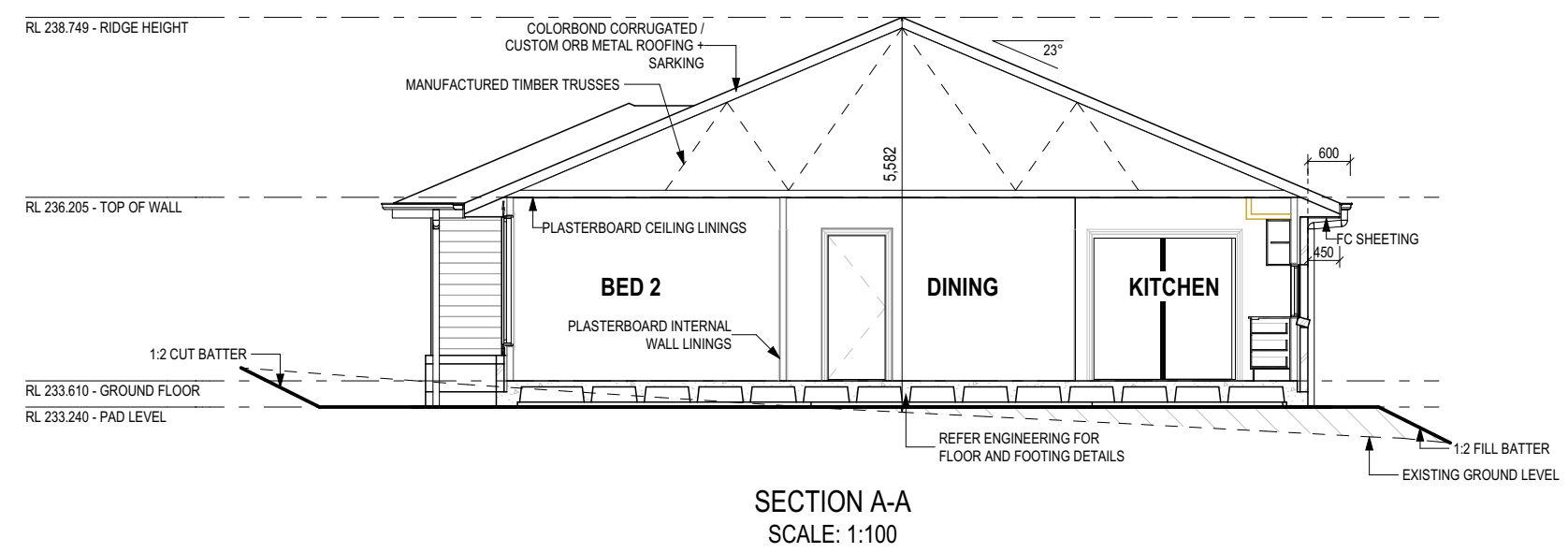
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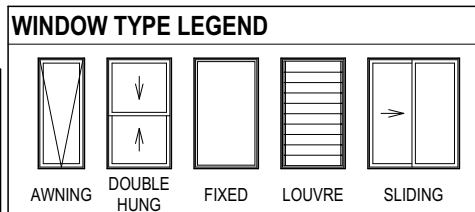
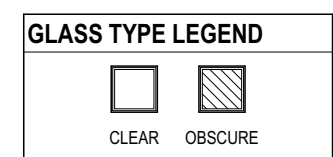
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			MEANDER VALLEY		SCALES:	
					1:100	

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

STOREY	ID	CODE ¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m ²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION ²
WINDOW															
GROUND FLOOR	W01	AFA1818	AWNING	BED 4	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	NONE	S	2.51	CLEAR, DOUBLE GLAZED	MP 603-603, STANDARD FIBRE GLASS
GROUND FLOOR	W02	AFA1818	AWNING	BED 3	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	NONE	S	2.51	CLEAR, DOUBLE GLAZED	MP 603-603, STANDARD FIBRE GLASS
GROUND FLOOR	W03	AF1812	AWNING	BED 2	1,800	1,210	6,020	2.18	ALUMINIUM	N/A	NONE	S	1.72	CLEAR, DOUBLE GLAZED	MP 605, STANDARD FIBRE GLASS
GROUND FLOOR	W04	AFFA1827	AWNING	FAMILY	1,800	2,650	8,900	4.77	ALUMINIUM	N/A	NONE	S	3.83	CLEAR, DOUBLE GLAZED	MP 663-663-663, STANDARD FIBRE GLASS
GROUND FLOOR	W05	A1200x410	SPECIAL	ENS	1,200	410	3,220	0.49	ALUMINIUM	N/A	ANGLED	E	0.30	OBSCURE, DOUBLE GLAZED, TOUGHENED	STANDARD FIBRE GLASS
GROUND FLOOR	W06	A1200x410	SPECIAL	ENS	1,200	410	3,220	0.49	ALUMINIUM	N/A	ANGLED	E	0.30	OBSCURE, DOUBLE GLAZED, TOUGHENED	STANDARD FIBRE GLASS
GROUND FLOOR	W07	A1506	AWNING	WC	1,457	610	4,134	0.89	ALUMINIUM	N/A	ANGLED	N	0.64	OBSCURE, DOUBLE GLAZED, TOUGHENED	STANDARD FIBRE GLASS
GROUND FLOOR	W08	A1506	AWNING	BED 1	1,457	610	4,134	0.89	ALUMINIUM	N/A	ANGLED	N	0.64	CLEAR, DOUBLE GLAZED	STANDARD FIBRE GLASS
GROUND FLOOR	W09	A1506	AWNING	BED 1	1,457	610	4,134	0.89	ALUMINIUM	N/A	ANGLED	N	0.64	CLEAR, DOUBLE GLAZED	STANDARD FIBRE GLASS
GROUND FLOOR	W10	F737x3610	SPECIAL	KITCHEN	737	3,610	8,694	2.66	ALUMINIUM	N/A	ANGLED	N	2.35	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W11	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	N	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725, STANDARD FIBRE GLASS
GROUND FLOOR	W12	A0906	AWNING	WC	857	610	2,934	0.52	ALUMINIUM	N/A	ANGLED	W	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED	STANDARD FIBRE GLASS
							65,130 mm	22.04					17.20		
DOOR															
GROUND FLOOR	D01	1200	SWINGING	ENTRY	2,106	1,267	6,746	2.67	TIMBER	N/A	SNAP HEADER	S	---	DOOR(S): OBSCURE - SIDELIGHT(S): N/A	LEAF SIZE: 2040 x 1200mmSTANDARD FLYSCREEN MESH
GROUND FLOOR	D02	SF2121	SLIDING	KITCHEN	2,100	2,050	8,300	4.31	ALUMINIUM	N/A	SNAP HEADER	W	3.79	CLEAR, TOUGHENED	STANDARD FLYSCREEN MESH
GROUND FLOOR	D03	FS2115	SLIDING	DINING	2,100	1,450	7,100	3.05	ALUMINIUM	N/A	SNAP HEADER	N	2.59	CLEAR, TOUGHENED	STANDARD FLYSCREEN MESH
GROUND FLOOR	D04	820	SWINGING	LDRY	2,097	876	5,946	1.84	ALUMINIUM	N/A	SNAP HEADER	N	1.25	CLEAR	STANDARD FLYSCREEN MESH
							28,092 mm	11.86					7.63		
							93,222 mm	33.89					24.84		



10 Grigg Street – Railway Noise Impact Assessment

7. RECOMMENDATIONS

Though not specifically required, the following recommendations are relevant to minimising the likelihood of unreasonable sleep disturbance, should trains occur during the night time:

- Glazing for the master bedroom (Bed 1) should target a minimum sound isolation rating of R_w 36.
 - Example of appropriate glazing includes minimum 6.5 mm acoustic laminated single glazing (VLam Hush, or equivalent), or double glazing comprising 4 mm float, 12 mm air gap, 6.5 mm acoustic laminated glass (VLam Hush, or equivalent).
 - All operable windows on the northern facade are casement or awning type and fitted with full acoustic seals that achieve a manufacturer rating of R_w 36.
 - A reputable seal manufacturer such as *Raven*⁵ should be engaged to determine appropriate seals.
- Given the proposed uses and orientation of the dwelling, there are no specific recommendations for glazing or facade construction for any other rooms with regard to noise intrusion from railway noise emissions. As such, any facade construction and/or glazing specification is appropriate.

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 U_w 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.

PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m ²)

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	2	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	2	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
GROUND FLOOR	1	2 x 420	SWINGING	2,040	840	N/A	
GROUND FLOOR	1	2 x 620	SWINGING	2,040	1,240	N/A	
GROUND FLOOR	2	2 x 770	ROBEMAKER SLIDING	2,040	1,560	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	6	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	LIFT-OFF HINGES
GROUND FLOOR	2	820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	1	820 UC	SWINGING	2,040	820	N/A	20mm UNDERCUT

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

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

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(1 MAY 2023)
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	7	PRELIM PLANS - COLOURS UPDATE	TRV	20/11/2025	COUNCIL: MEANDER VALLEY		WINDOW & DOOR SCHEDULES		9 / 22			
	8	PRELIM PLANS - RFI UPDATE + NVC STAMP	RT2	21/01/2026	2 / - / 181497							
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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	54.17 m ²	D02, D03, W10	5.42 m ²	8.73 m ²	2.71 m ²	3.40 m ²
3ED 1	14.72 m ²	W08, W09	1.47 m ²	1.28 m ²	0.74 m ²	1.62 m ²
3ED 2	10.74 m ²	W03	1.07 m ²	1.72 m ²	0.54 m ²	0.99 m ²
3ED 3	12.95 m ²	W02	1.30 m ²	2.51 m ²	0.65 m ²	1.98 m ²
FAMILY	12.44 m ²	W04	1.24 m ²	3.83 m ²	0.62 m ²	2.20 m ²
3ED 4	12.95 m ²	W01	1.30 m ²	2.51 m ²	0.65 m ²	1.98 m ²

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

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

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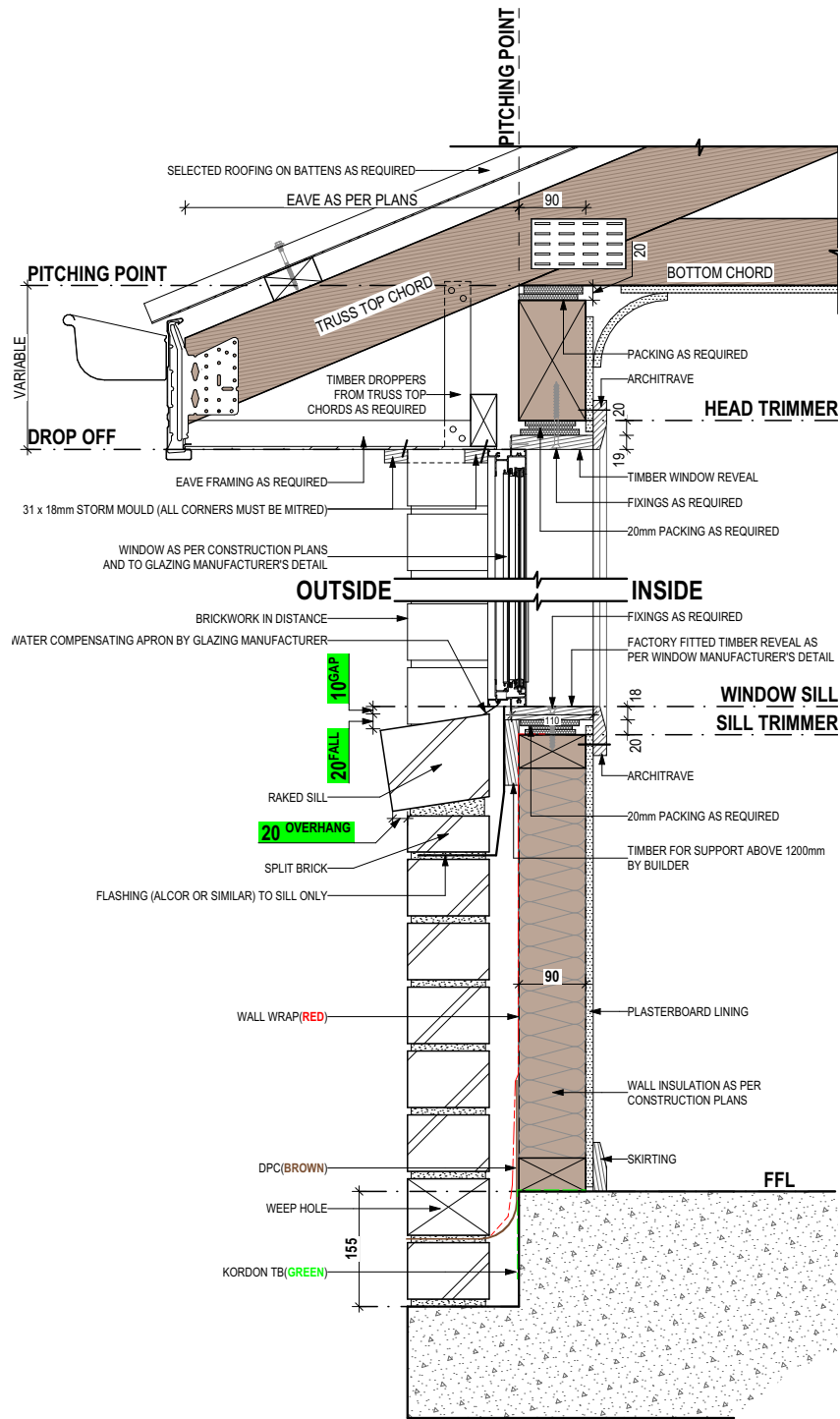
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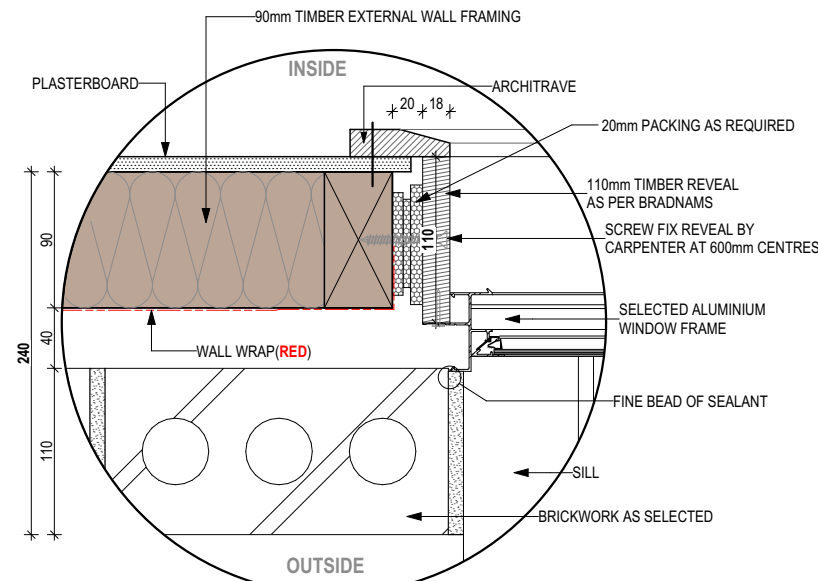


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SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

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

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.

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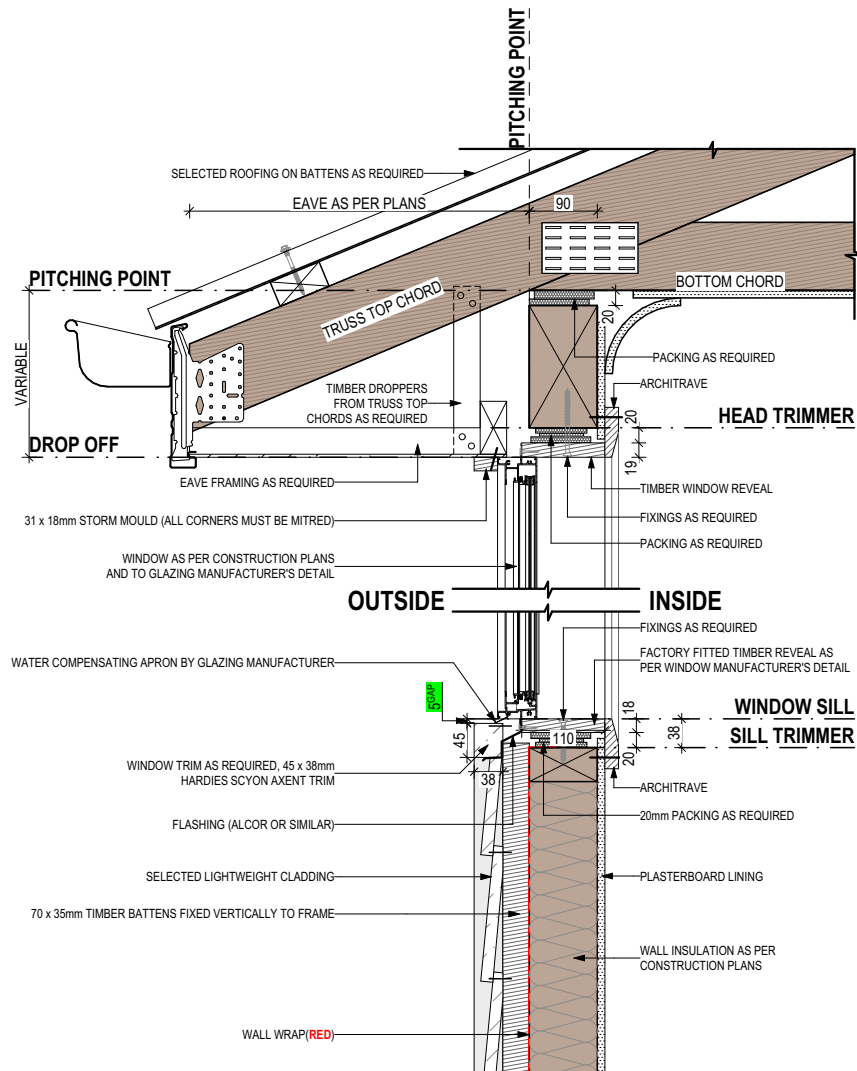
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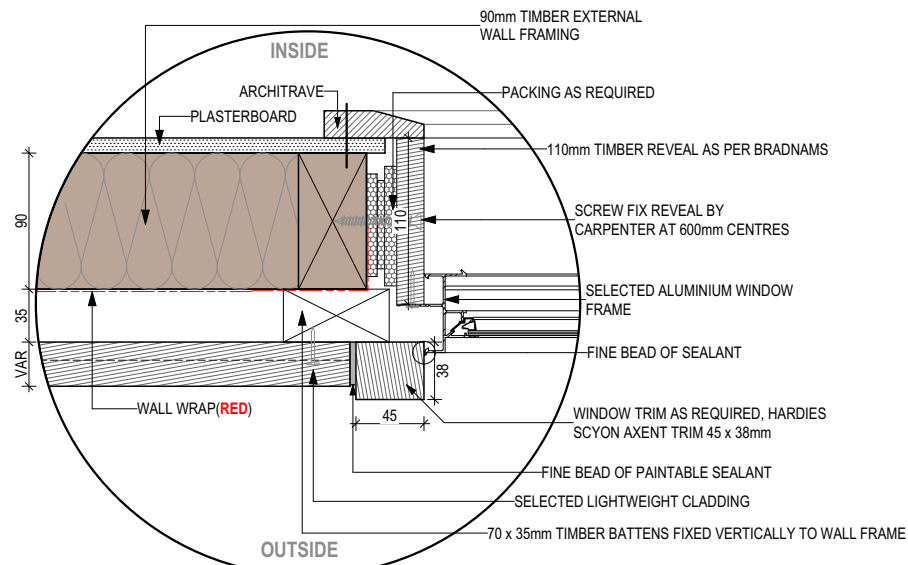
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			6 PRELIM PLANS - CORRECTIONS	MFC 17/11/2025	LOT / SECTION / CT:	2 / - / 181497	COUNCIL:		MEANDER VALLEY
			7 PRELIM PLANS - COLOURS UPDATE	TRV 20/11/2025	HOUSE DESIGN:	NEWHAVEN (MODIFIED)	SHEET TITLE:		DETAILS (FACE BRICKWORK)
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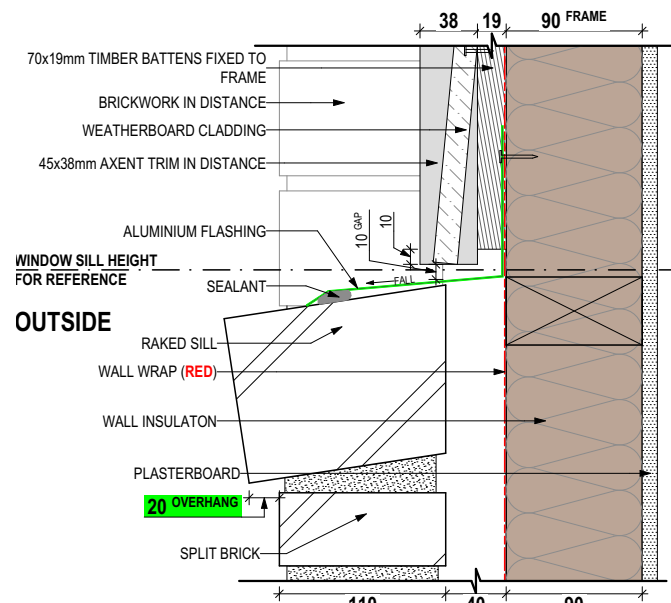
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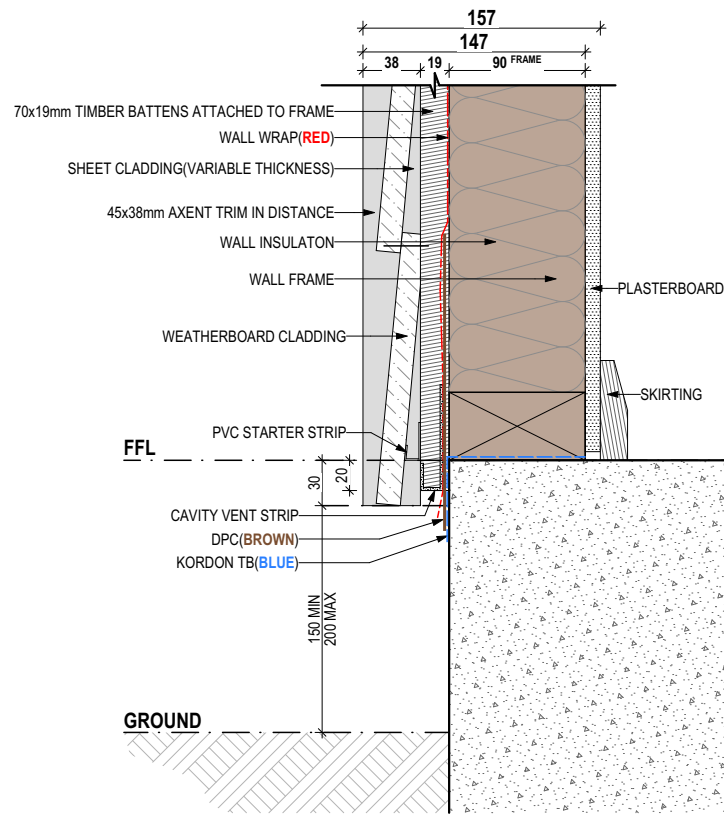
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DETAILS
SCALE: 1:5

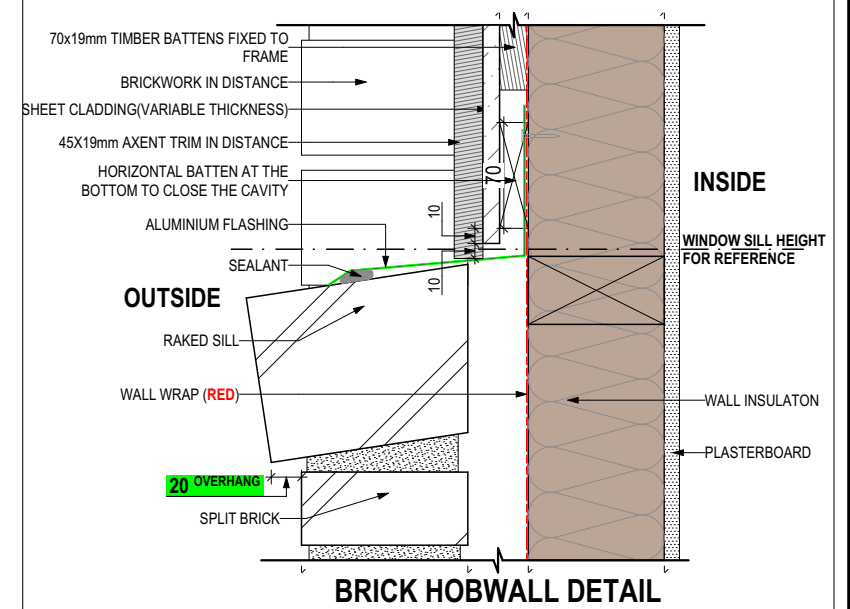


BRICK HOBWALL DETAIL 02
SCALE: 1:5

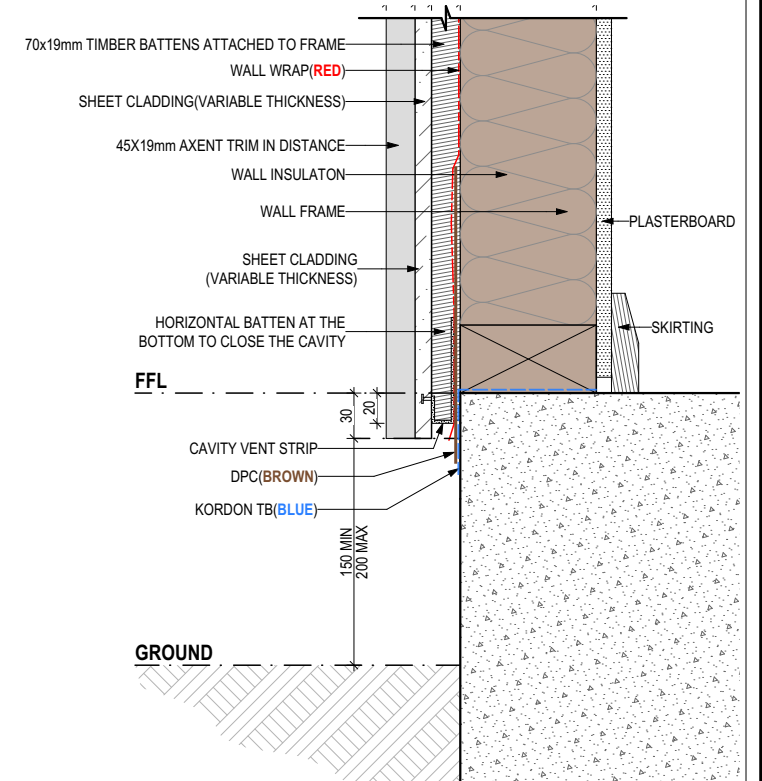


EDGE BEAM DETAIL
SCALE: 1:5

SHEET CLADDING



BRICK HOBWALL DETAIL



EDGE BEAM DETAIL

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SIGNATURE:

DATE:

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7 PRELIM PLANS - COLOURS UPDATE	TRV 20/11/2025
8 PRELIM PLANS- RFI UPDATE + NVC STAMP	RT2 21/01/2026

CLIENT:	KEIRAN DAMON ALLDRITT & FIONA JAYNE GROENING
ADDRESS:	10 GRIGG ST, DELORAIN TAS 7304
LOT / SECTION / CT:	2 / - / 181497
COUNCIL:	MEANDER VALLEY

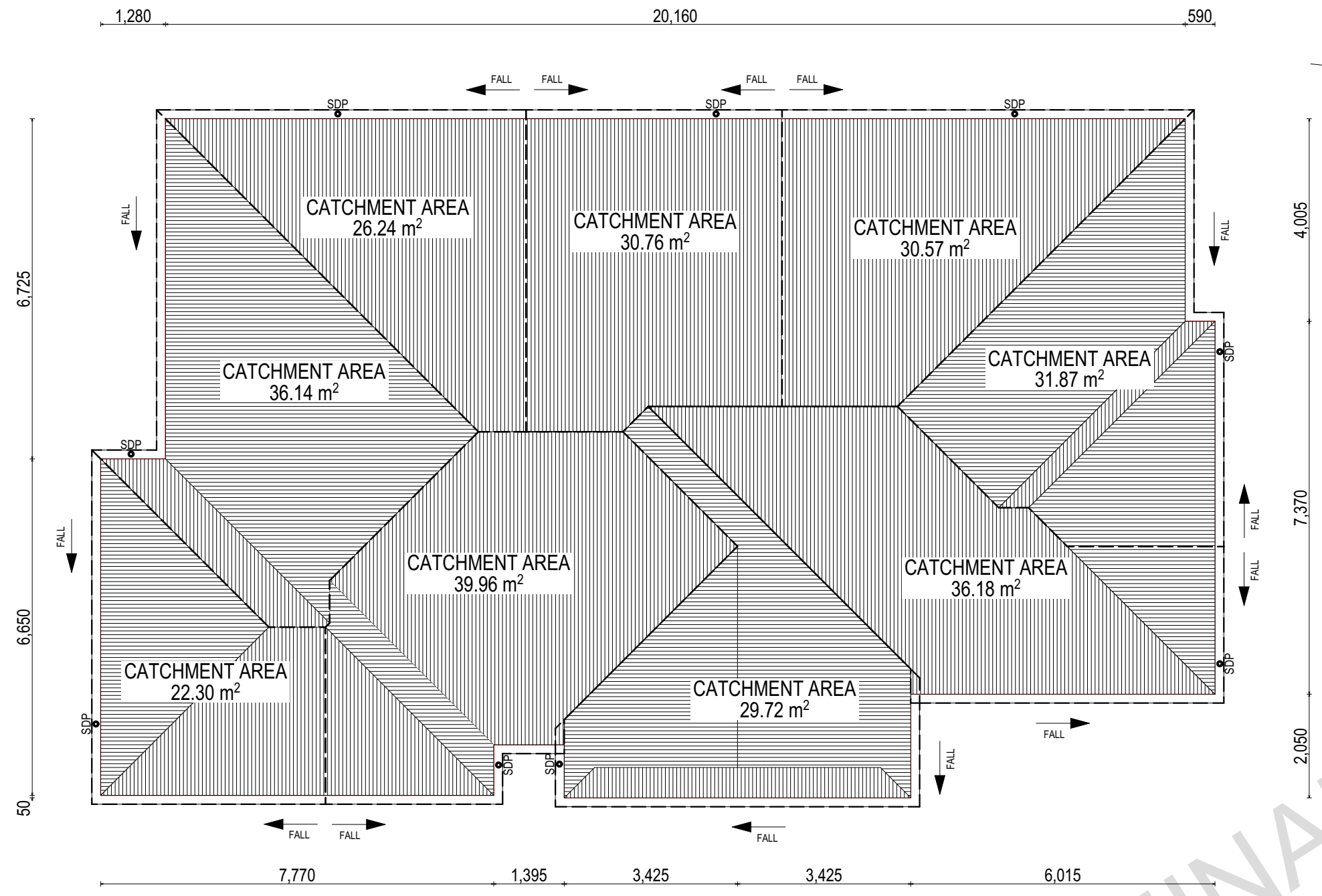
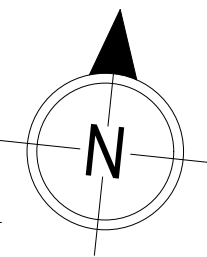
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FACADE DESIGN:	NEWHAVEN (MODIFIED)
SHEET TITLE:	DETAILS (CLADDING)
SHEET No.:	12 / 22

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FACADE CODE:	F-WDNEAT10NHAVA
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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.

AREAS SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	270.60	Flat Roof Area (excluding gutter and slope factor) (m ²)
	295.71	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZS3500.3:2021)		
Ah	283.74	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	343.33	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	91	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	5.36	Ac / Acdp
Downpipes Provided	9	

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EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

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

PLAN ACCEPTANCE BY OWNER
SIGNATURE: _____ DATE: _____
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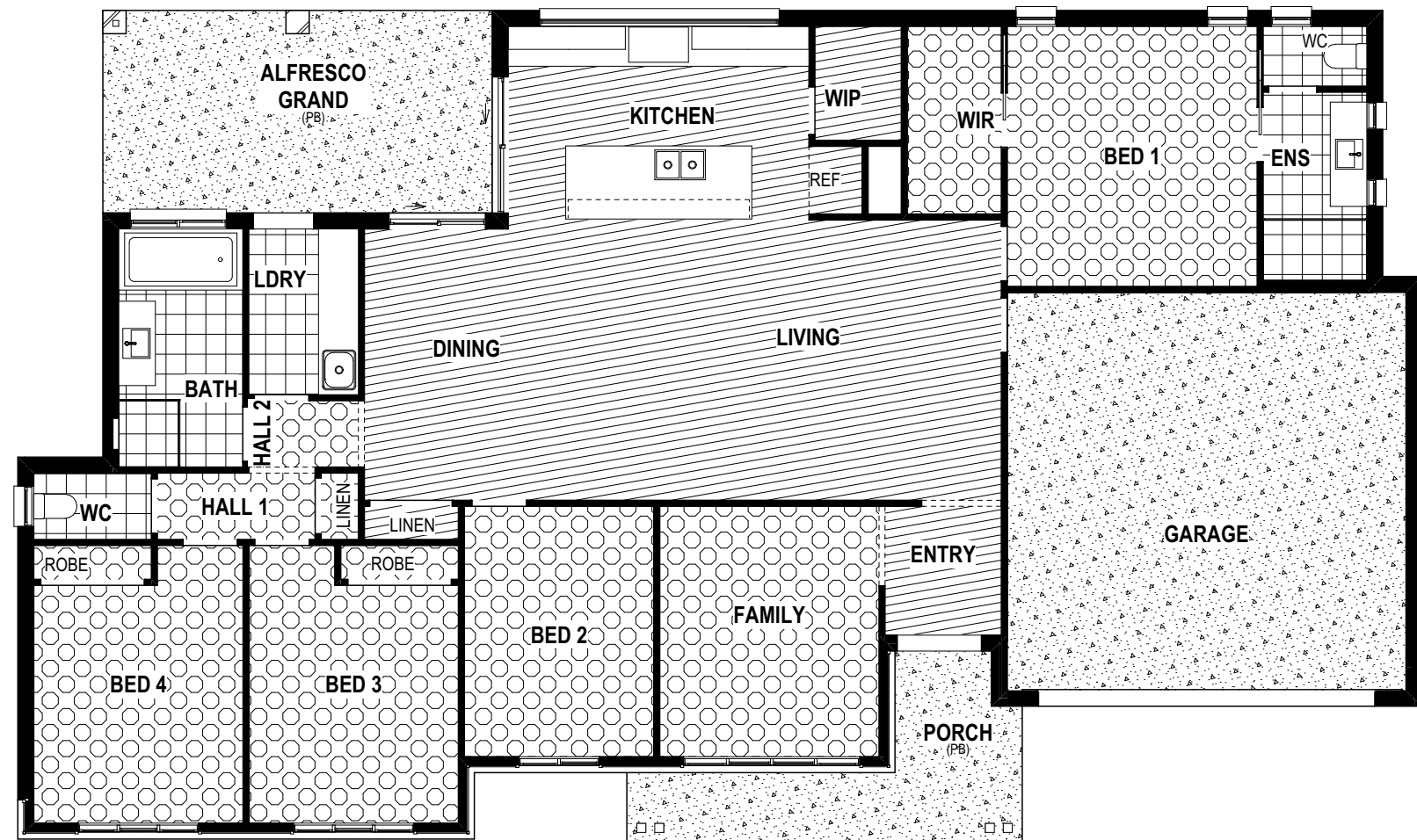
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DESIGNER	4 CT2 AMENDMENTS	MFC 03/09/2025	KEIRAN DAMON ALLDRITT & FIONA JAYNE GROENING	EATON 22	H-WDNEAT10SA	
COPYRIGHT:	5 PRELIM PLANS - INITIAL ISSUE	TNG 23/09/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	714351
© 2026	6 PRELIM PLANS - CORRECTIONS	MFC 17/11/2025	10 GRIGG ST, DELORAINÉ TAS 7304	NEWHAVEN (MODIFIED)	F-WDNEAT10NHAVA	
	7 PRELIM PLANS - COLOURS UPDATE	TRV 20/11/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	8 PRELIM PLANS- RFI UPDATE + NVC STAMP	RT2 21/01/2026	2 / - / 181497	ROOF DRAINAGE PLAN	13 / 22	
			COUNCIL:		SCALES:	
			MEANDER VALLEY		1:100	

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

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

COVERINGS LEGEND

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



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 CONDENSATION MANAGEMENT**

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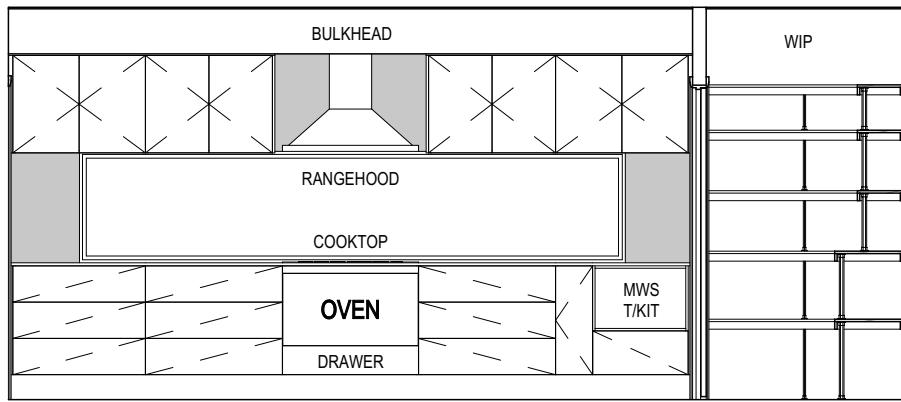
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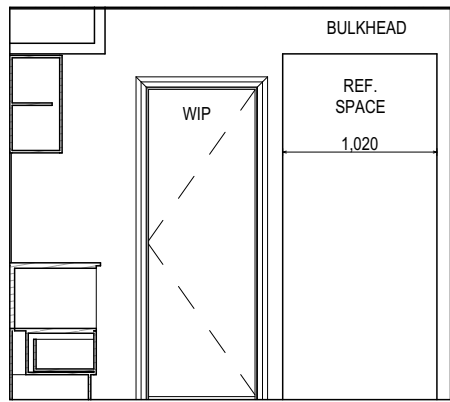
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	5 PRELIM PLANS - INITIAL ISSUE	TNG 23/09/2025	ADDRESS: 10 GRIGG ST, DELORAINE TAS 7304	FACADE DESIGN: NEWHAVEN (MODIFIED)	FACADE CODE: F-WDNEAT10NHAVA		
	6 PRELIM PLANS - CORRECTIONS	MFC 17/11/2025	LOT / SECTION / CT: 2 / - / 181497	COUNCIL: MEANDER VALLEY	SHEET TITLE: FLOOR COVERINGS		SHEET No.: 14 / 22
	7 PRELIM PLANS - COLOURS UPDATE	TRV 20/11/2025			SCALES: 1:100		
	8 PRELIM PLANS- RFI UPDATE + NVC STAMP	RT2 21/01/2026					

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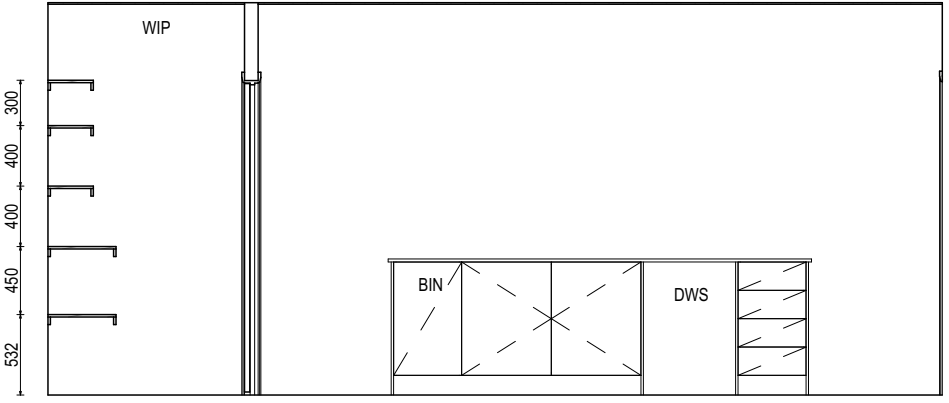
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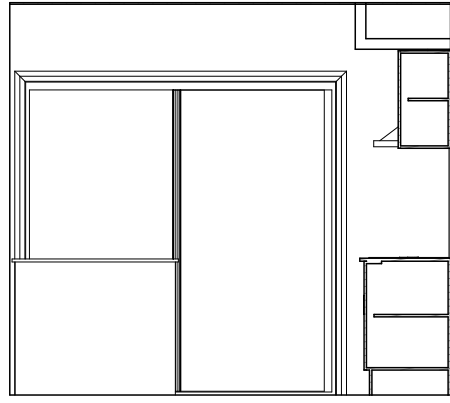
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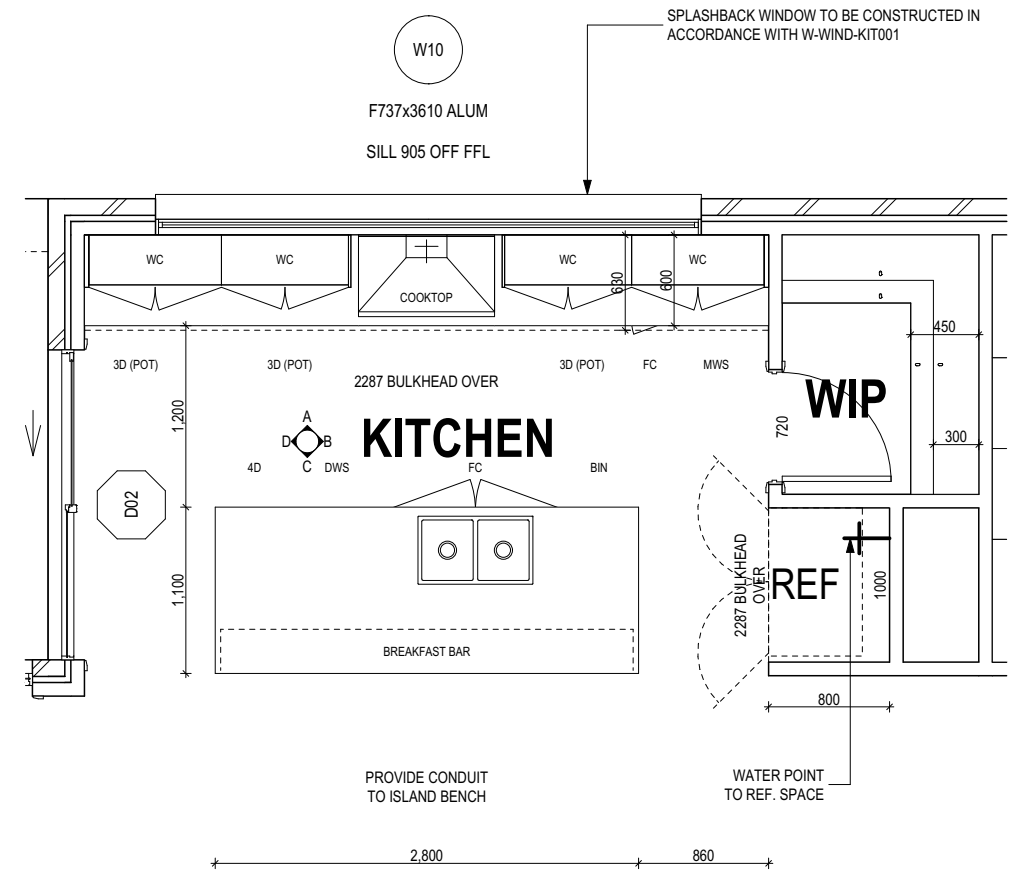
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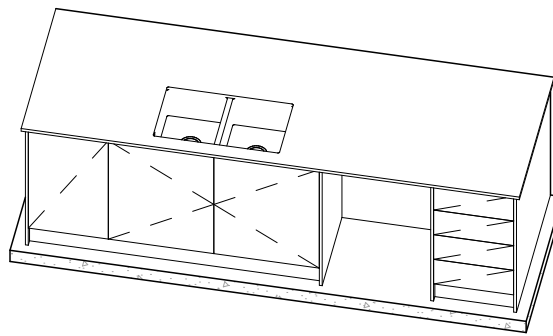
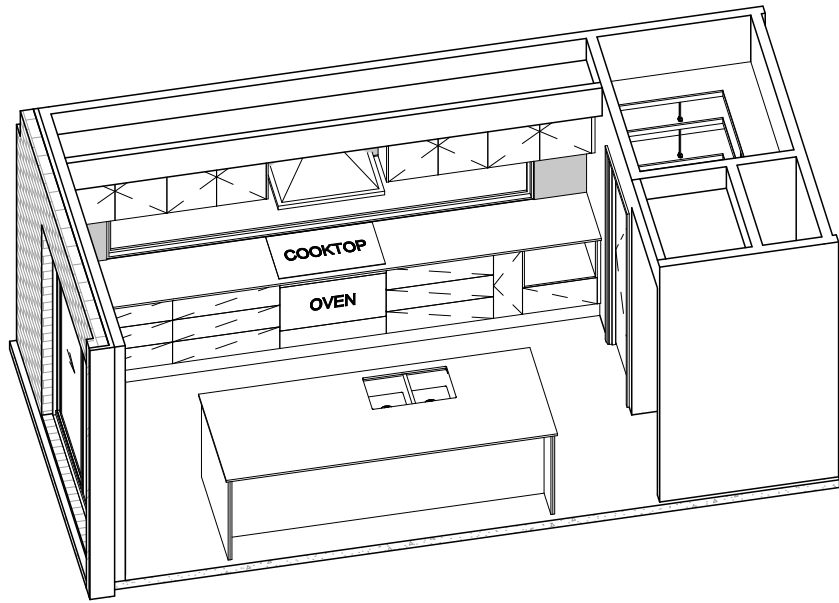
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



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

PLAN ACCEPTANCE BY OWNER

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	6 PRELIM PLANS - CORRECTIONS	MFC 17/11/2025	LOT / SECTION / CT: 2 / - / 181497	COUNCIL: MEANDER VALLEY	SHEET TITLE: KITCHEN DETAILS		SHEET No.: 15 / 22
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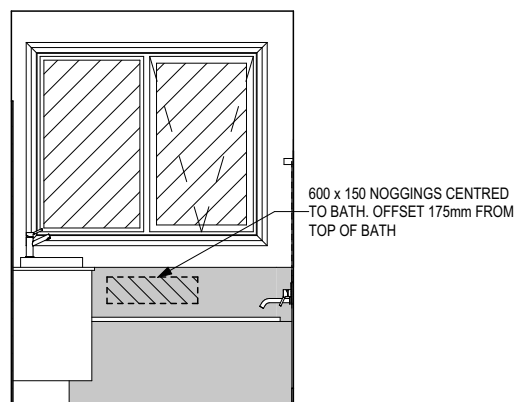
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 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

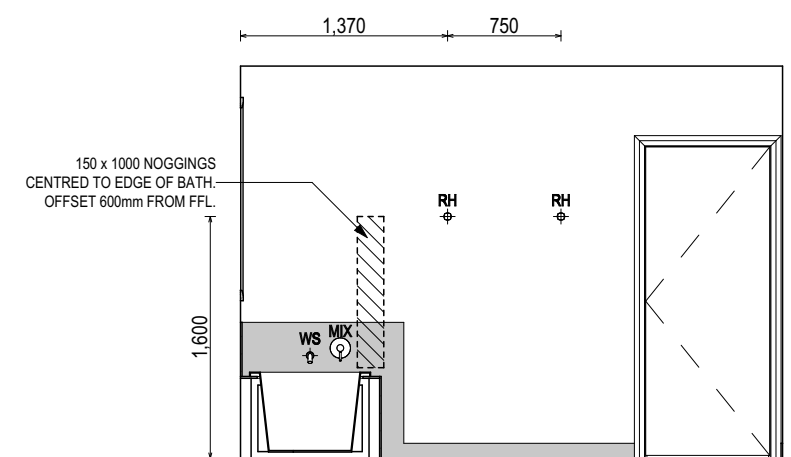
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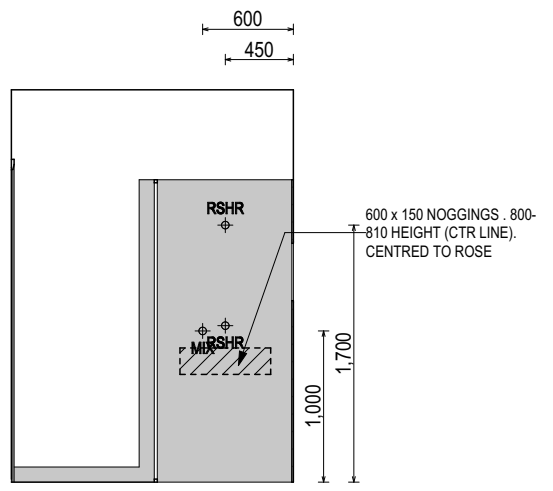
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER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



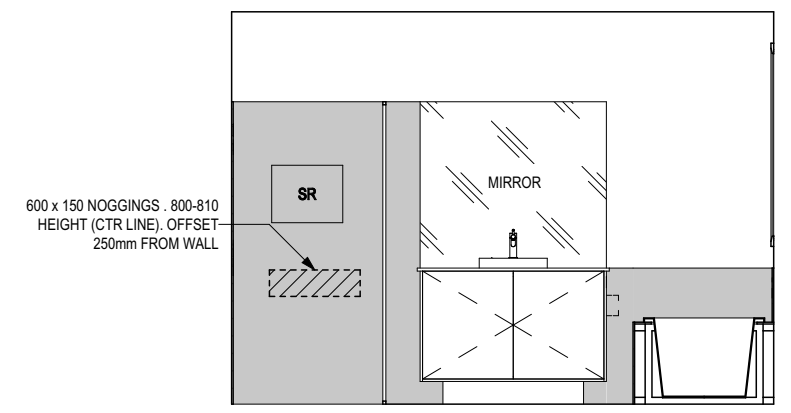
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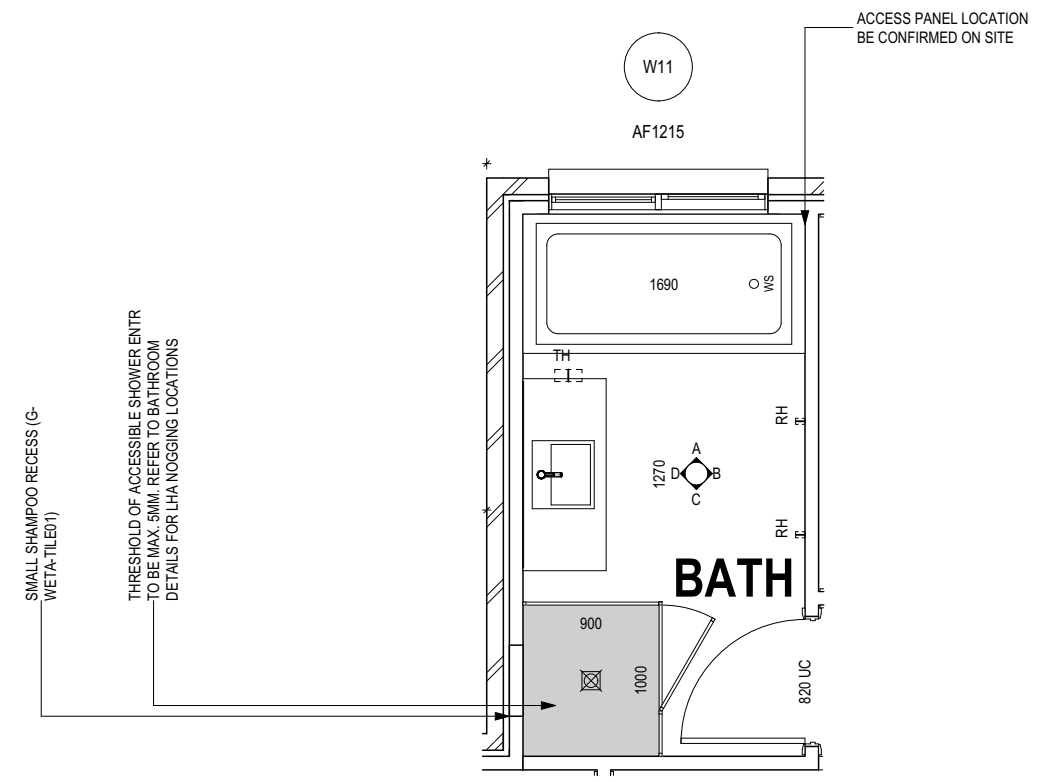
ELEVATION B
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER	
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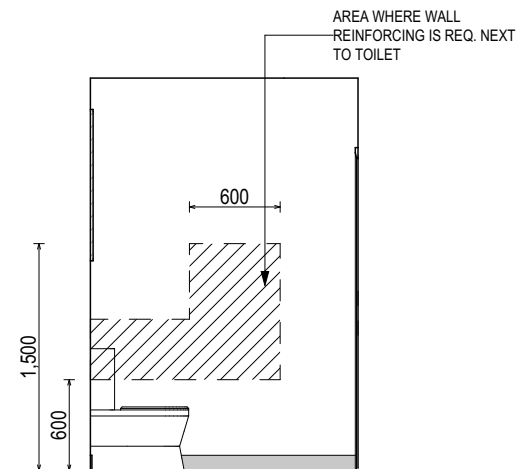
	SPECIFICATION:			CLIENT:	KEIRAN DAMON ALLDRITT & FIONA JAYNE GROENING		HOUSE DESIGN:	EATON 22		HOUSE CODE:	H-WDNEAT10SA		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
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 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

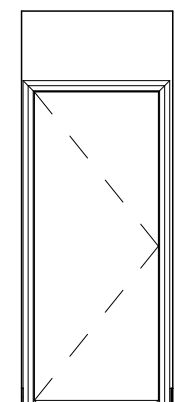
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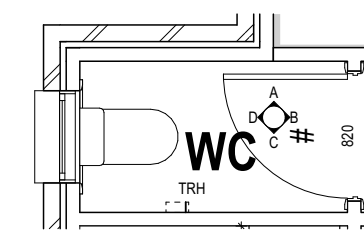
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ELBW	SHOWER ELBOW CONNECTION
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CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
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TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
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SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



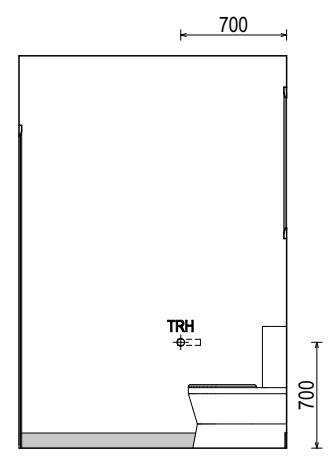
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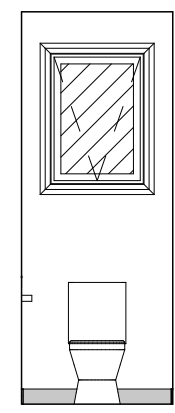
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WC PLAN
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**SUBJECT TO NCC 2022
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PLAN ACCEPTANCE BY OWNER	
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			7	PRELIM PLANS - COLOURS UPDATE	TRV	20/11/2025							SCALES:	1:50		
			8	PRELIM PLANS- RFI UPDATE + NVC STAMP	RT2	21/01/2026										

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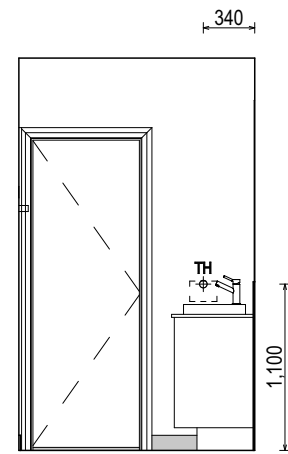
REFER TO THE FOLLOWING DETAILS:
 VANITY DETAILS G-VANI-001
 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LIN-WETA

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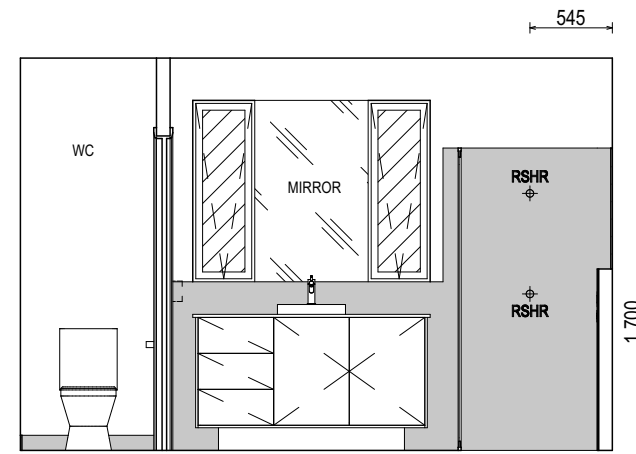
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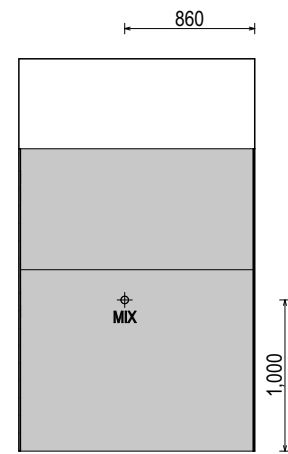
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- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
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- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



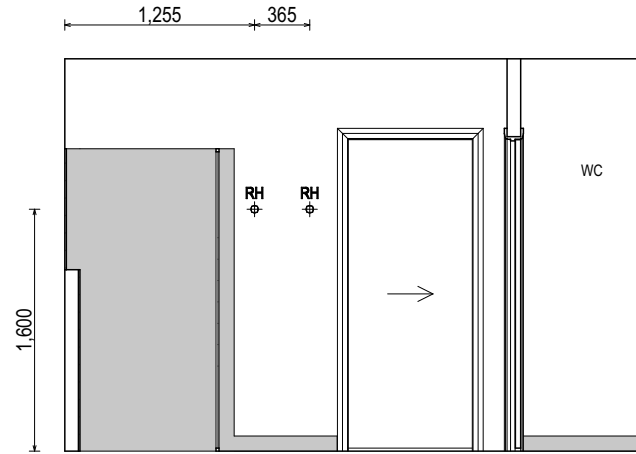
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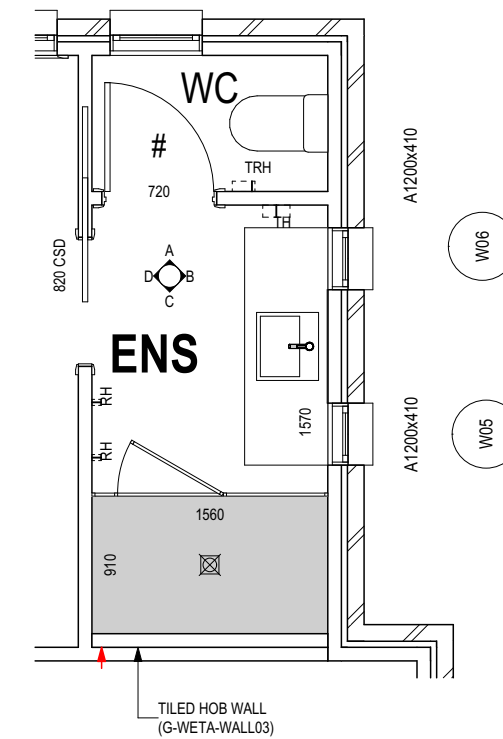
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50

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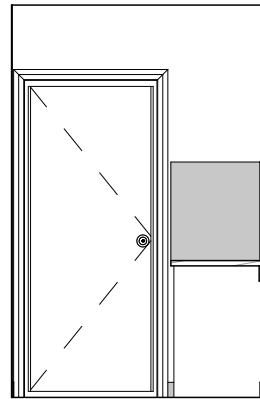
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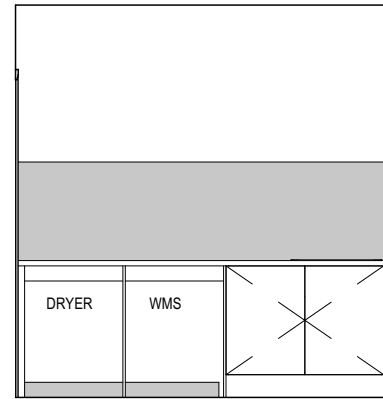
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 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

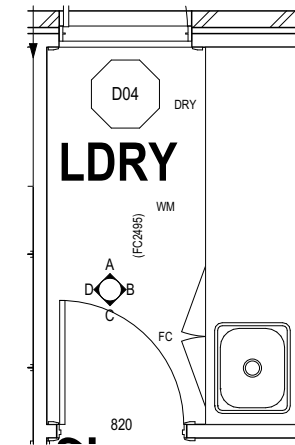
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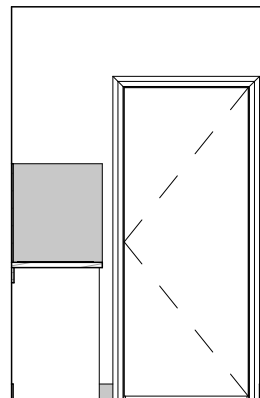
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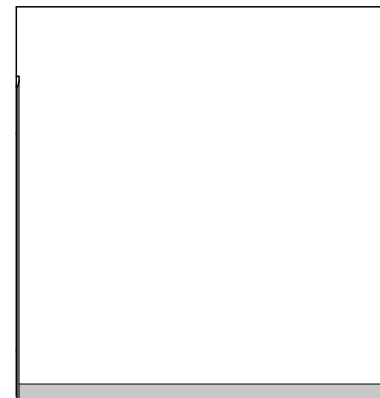
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LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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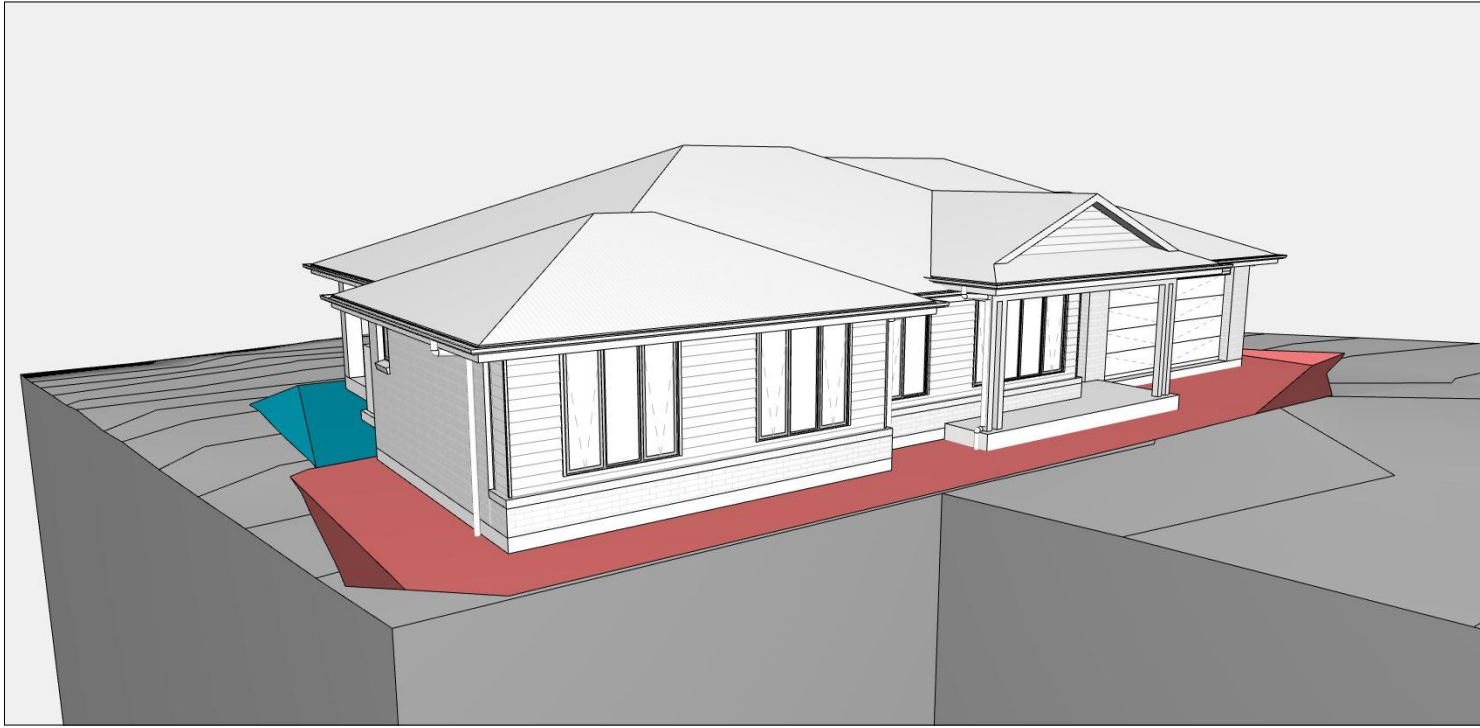
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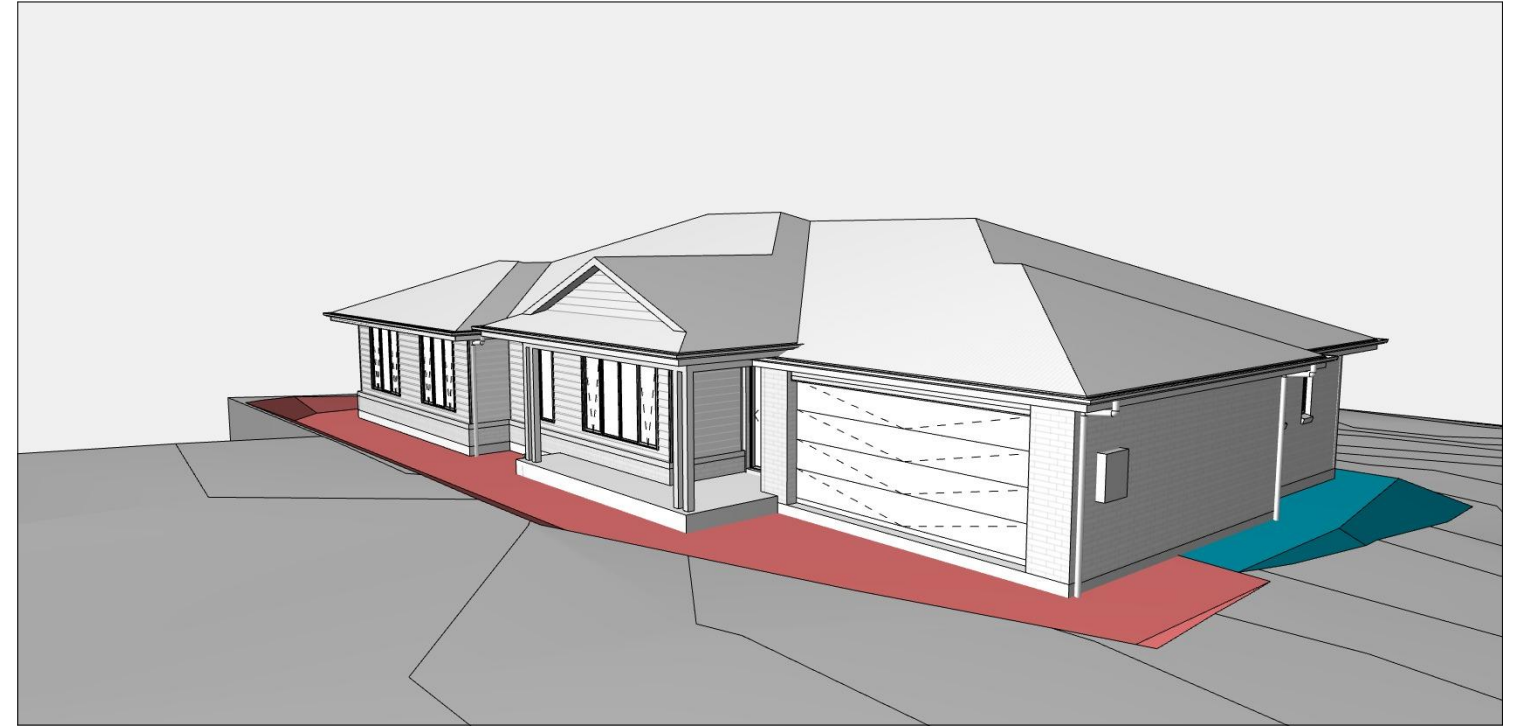
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		8	PRELIM PLANS- RFI UPDATE + NVC STAMP	RT2 21/01/2026	2 / - / 181497	LAUNDRY DETAILS		1:50
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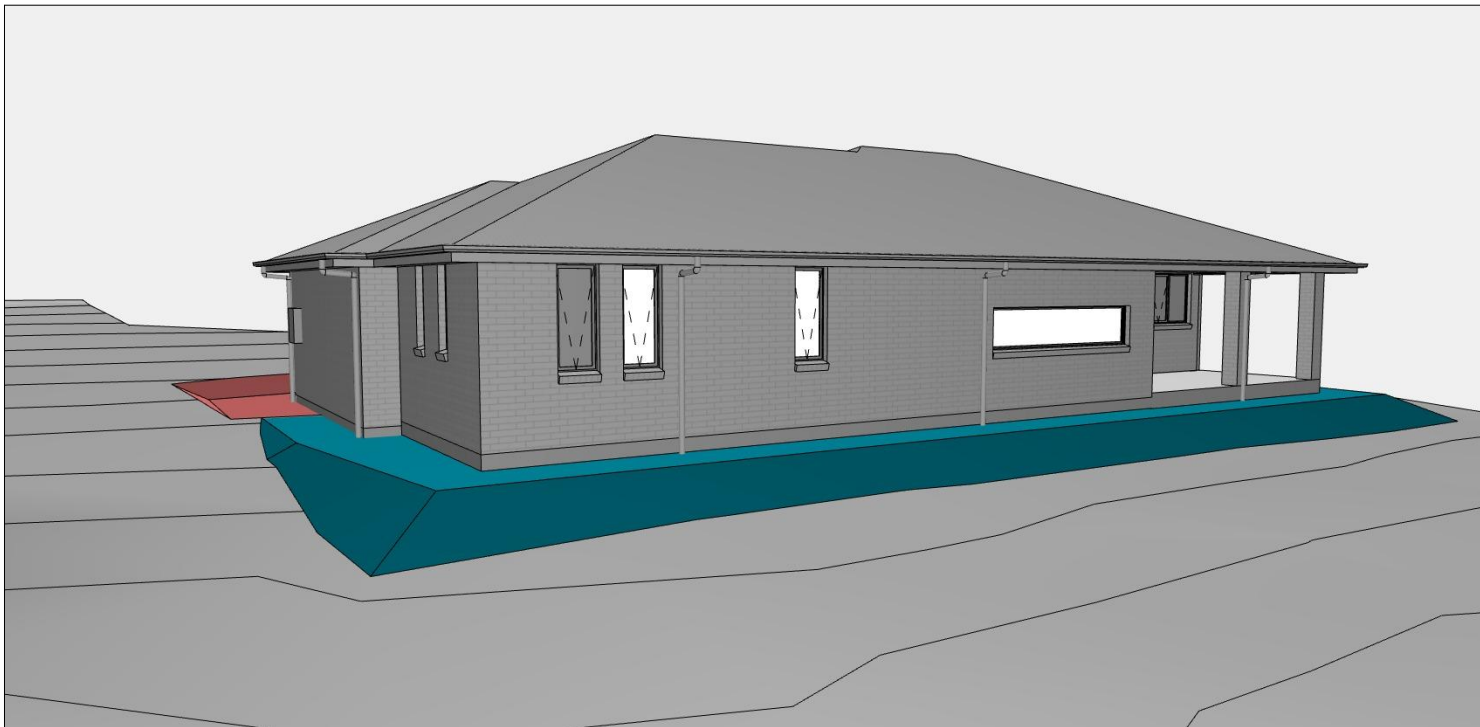
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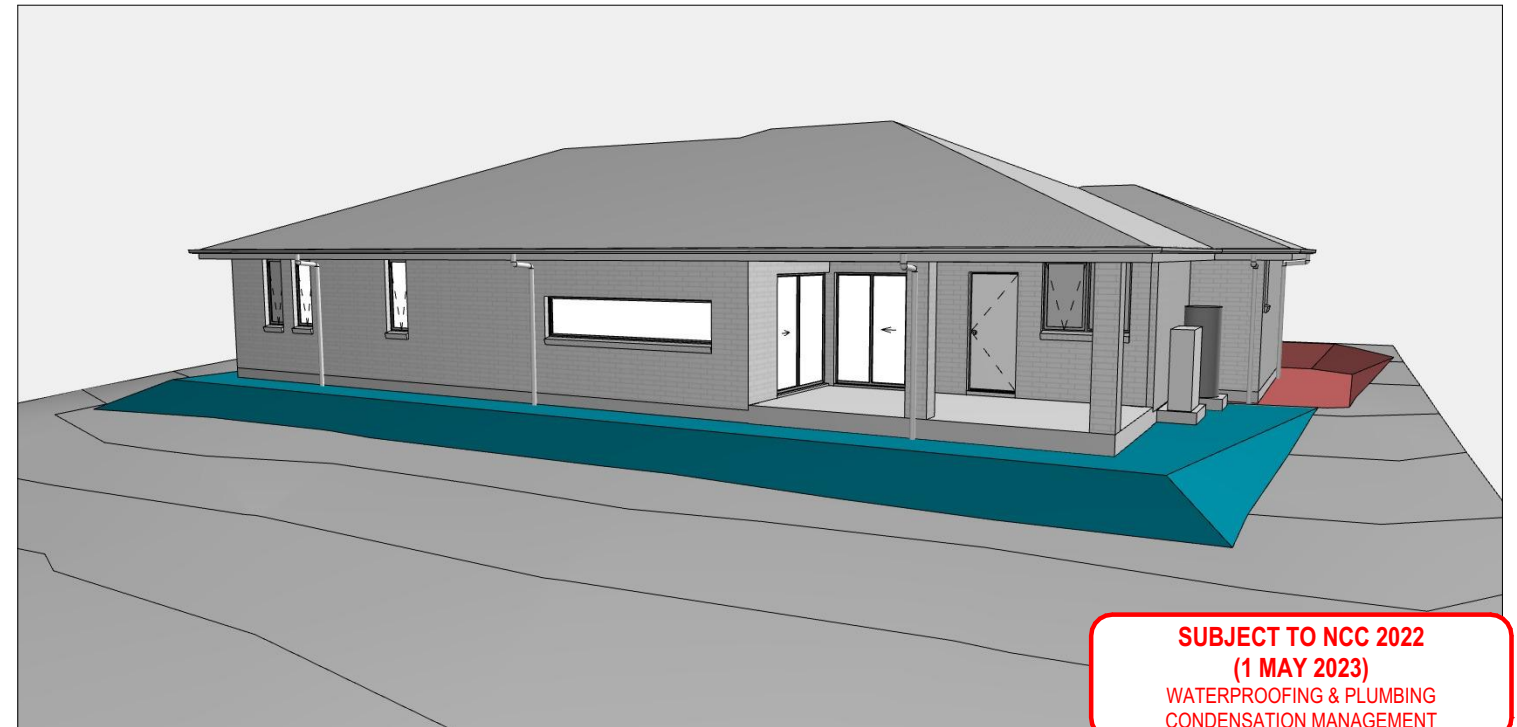
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**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER

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

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					MEANDER VALLEY	SCALES:	

GENERAL

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

SITE WORKS

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

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

MASONRY

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

TIMBER FRAMING

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

BRACING / LINTELS

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

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

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

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

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

*LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

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

WINDOWS

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

DRAINAGE / WATER

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

STAIRCASES / BALUSTRADES / HANDRAILS

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

ROOFING

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

WET AREAS

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

CONDENSATION

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

WOOD HEATERS

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


FIRE SAFETY

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

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PLAN ACCEPTANCE BY OWNER	
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									714351

WET AREA NOTES

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

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

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

ENERGY EFFICIENCY - GENERAL

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

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

WAFFLE POD ALLOWANCES:

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

N.C.C 2022 TAS PART H6

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

N.C.C 2019 3.12.0 (A)

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

3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS

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

3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION

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

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

REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE

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

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

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

3.12.3 - FOR BUILDING SEALING

3.12.3.1 - CHIMNEYS AND FLUES

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

3.12.3.2 - ROOF LIGHTS

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

3.12.3.4 - EXHAUST FANS

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

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

3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS

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

3.12.3.6 - EVAPORATIVE COOLERS

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

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

3.12.5.5 - ARTIFICIAL LIGHTING

- (a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:
 - (i) 5W/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**


PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

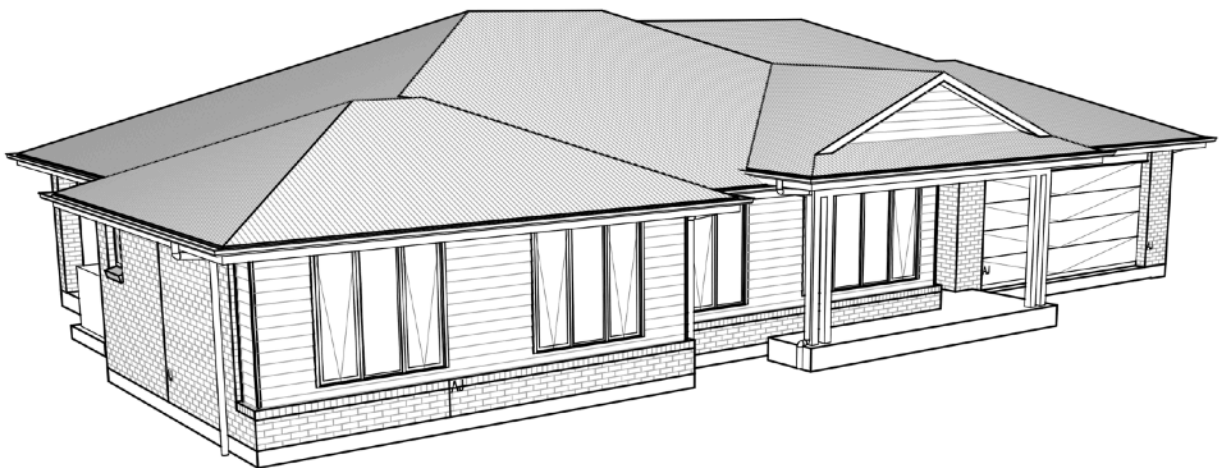
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		8	PRELIM PLANS- RFI UPDATE + NVC STAMP	RT2 21/01/2026	2 / - / 181497	COUNCIL:	SCALES:	
						MEANDER VALLEY	WET AREA & ENERGY EFFICIENCY NOTES 22 / 22	
							714351	

10 Grigg Street

Railway Noise Impact Assessment



Ref: 25123 10 Grigg Street Railway NIA

16 January 2026

10 Grigg Street Railway Noise Impact Assessment

Prepared for:
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Document Control

Reference	Date	Author	Reviewed	Comments
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1. INTRODUCTION

A residential dwelling is proposed at 10 Grigg Street, Deloraine. The site is located within 50 m of the existing TasRail owned and operated 'Western Line', and thus Council requires a Noise Impact Assessment against C3.0 - *Road and Railway Assets Code* of the Tasmanian Planning Scheme. NVC has been engaged by Wilson Homes to conduct such an assessment, the methodology and results of which are summarised within this report, completed in January 2026.

2. BACKGROUND

2.1. Site and Surroundings

The site is an existing vacant lot located at 10 Grigg Street, Deloraine, and is denoted by the solid white outline in Figure 2.1, below. The TasRail owned and operated ‘Western Line’ (the railway) is located nominally 35 m to the north of site and traverses nominally east to west. A level crossing is located approximately 250 m to the west of site, with Figure A.1 in Appendix A showing its location in relation to site.

The site and surrounding area comprise primarily flat land, with no topographical features in the intervening land between site, the railway, and the level crossing that provide meaningful acoustic screening. However, various dwellings and large commercial sheds are located between site and the level crossing, providing some acoustic screening from site towards the crossing.



FIGURE 2.1: SITE AND SURROUNDING AREA

2.2. Proposed Development

The proposed development comprises a single residential dwelling, located towards the southern portion of site (see Figure A.2 in Appendix A). The proposed facade construction comprises primarily brick, with a portion of cement sheet weatherboard cladding (James Hardie Linea¹) on the southern facade, on the opposite side to the railway. NVC has been informed that the proposed glazing specification is not yet known at the time of writing of this report.

Plans of the proposed dwelling show the master bedroom is located on the northern side of the dwelling, facing the railway, with the remainder of the northern portion of the dwelling occupied by the kitchen and dining areas (see Figure 2.2, below). The southern portion of the dwelling comprises the remaining three bedrooms and a family room.

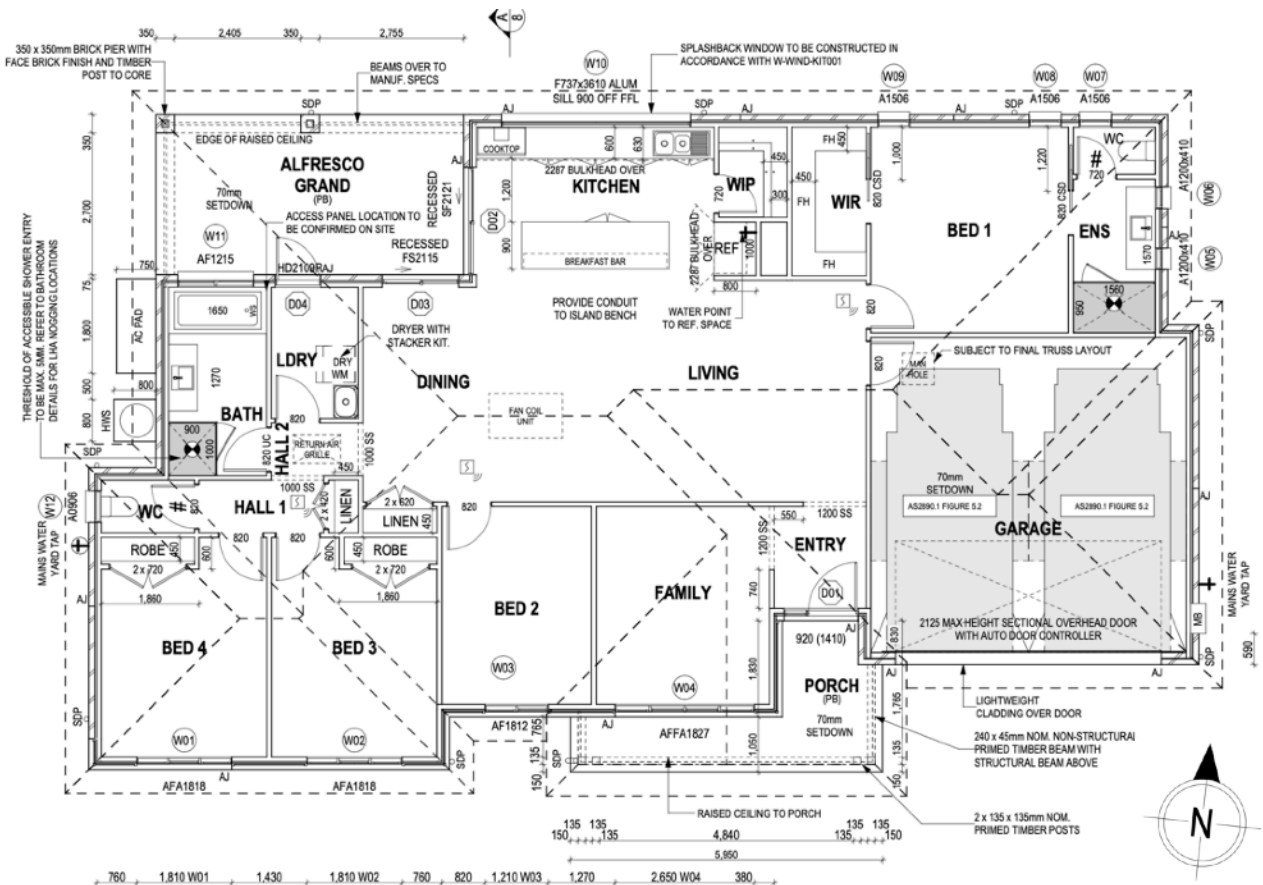


FIGURE 2.2: PROPOSED FLOOR PLAN

2.3. Noise Sources

The key noise source in the context of this assessment is train noise from the railway. Previous measurements and observations of railway noise shows that the key noise sources are noise emissions from the train as it moves (a result of engine and wheel noise), and noise from the train horn, which is used as a safety device. TasRail has advised that the train horn is required to be sounded twice over a level crossing for a minimum of one second, with the train driver also having the discretion to sound the horn at any time they perceive a risk.

It is noted that TasRail does not make rail movement details publicly available, and thus it has been assumed that nominally two train pass-by events occur per day. Whilst TasRail has not specifically provided train scheduling details or operating hours, it has previously advised that the railway may operate 24 hours a day, 7 days a week for freight services, and that the configuration and schedule of these services are subject to change at any time.

¹ 'Linea', James Hardie, <https://www.jameshardie.com.au/productrange/scyon-linea-weatherboard>

3. ASSESSMENT CRITERIA

Road and Railway Attenuation Zone

The Tasmanian Planning Scheme contains, under section C3.0, the *Road and Railways Assets Code*. Specifically relevant is Clause C3.6.1 which details criteria specific to habitable buildings for sensitive uses within a road or railway attenuation area. The relevant parts of this clause have been reproduced below:

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area	
Objective:	To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.
Acceptable Solutions	Performance Criteria
<p>A1 Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be:</p> <p>(a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building;</p> <p>(b) an extension which extends no closer to the existing or future major road or rail network than:</p> <p>(i) the existing habitable building; or</p> <p>(ii) an adjoining habitable building for a sensitive use; or</p> <p>(c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the <i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i>.</p>	<p>P1 Habitable buildings for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the proposed setback;</p> <p>(c) any buffers created by natural or other features;</p> <p>(d) the location of existing or proposed buildings on the site;</p> <p>(e) the frequency of use of the rail network;</p> <p>(f) the speed limit and traffic volume of the road;</p> <p>(g) any noise, vibration, light and air emissions from the rail network or road;</p> <p>(h) the nature of the road;</p> <p>(i) the nature of the development;</p> <p>(j) the need for the development;</p> <p>(k) any traffic impact assessment;</p> <p>(l) any mitigating measures proposed;</p> <p>(m) any recommendations from a suitably qualified person for mitigation of noise; and</p> <p>(n) any advice received from the rail or road authority.</p>

Table C3.2 provides numerical criteria as noted in the Acceptable Solution (C3.6.1-A1) and has been reproduced below:

Roads	Railways
The arithmetic average of the A-weighted L10 sound pressure levels for each of the one-hour periods between 6:00am and midnight on any day [L10 (18-hour)] of 63 dB(A).	A 24-hour Leq and Lmax noise level of 65 dB(A) and 87dB(A) Lmax assessed as a single event maximum sound pressure level.

Given the above, the adopted project criteria are summarised in Table 3.1, below.

TABLE 3.1: SUMMARY OF ASSESSMENT CRITERIA

Sound Pressure Level	Metric	Applicability
65 dBA	Leq(24-hour)	At a height of 1.2 m above ground level, 1 m from the worst-affected residential facade, as per Part D of the Tasmanian Noise Measurements Procedures Manual.
87 dBA	Lmax	

4. NOISE MODELLING

4.1. Model Description and Assumptions

Predictions of the noise levels on site due to rail movements have been carried out using *iNoise*² software, which implements the ISO 9613³ algorithms for environmental noise. The predictions account for geometric divergence, barrier attenuation, atmospheric absorption, reflections and screening from buildings, and ground absorption. The following key considerations are relevant to the noise model:

- 1 m topographical contours (from LiDAR data) have been used for the site and surrounding area.
- The ground has been assumed to have a ground factor of 0.2 (80% reflective) over the entire model. Given the surrounding land comprises primarily grass with some roads and hard-packed gravel areas, this is deemed to be conservative.
- The building façades are modelled with a reflection factor of 0.8 (80% reflective).
- No residential fences have been included in the model. This is conservative, as any fences will only provide additional attenuation of noise, reducing predicted noise levels on site.
- As per the TAS Noise Measurement Procedures Manual⁴, noise levels across the site are predicted at 1.2 m above ground level.

4.2. Model Input Data

The following is relevant to the input data used within the noise modelling of railway noise emissions:

- Source sound power levels and the height at which they have been modelled are summarised below in Table 4.1, below.
 - The modelled noise sources for the train movement and train horn are taken from previous noise measurements conducted by NVC adjacent the ‘Western Line’. The modelled sound power levels (SWLs) are representative of the loudest of several noise measurements made over a nominal 48-hour period.

TABLE 4.1: SUMMARY OF MODELLED NOISE SOURCES

Source	Description	Qty.	SWL	Modelled Height
Train Movements	Representative of a train passing by on the ‘Western Line’.	2 / day	113 dBA	0.5 m
Train Horn	Representative of the maximum sound power level for a typical train horn.	-	142 dBA	4 m

- The train horn has been modelled to occur nominally 50 m from the level crossing, representative of a train driver sounding the horn to signal that a train is approaching.
- Noise levels have been predicted at the approximate location of the worst-affected of the proposed residential dwelling, denoted location A in Figure 4.1, below.

² *iNoise* V2024.1 Pro, DGMR Software

³ ‘ISO 9613 - Attenuation of sound during propagation outdoors’, International Organization for Standardization, 1996

⁴ ‘Noise Measurement Procedures Manual’, 2nd Ed., Department of Environment, Parks, Heritage and Arts, 2008

Figure 4.1, below, shows the locations of the modelled noise sources and location A, representative of the worst-affected facade of the proposed dwelling.

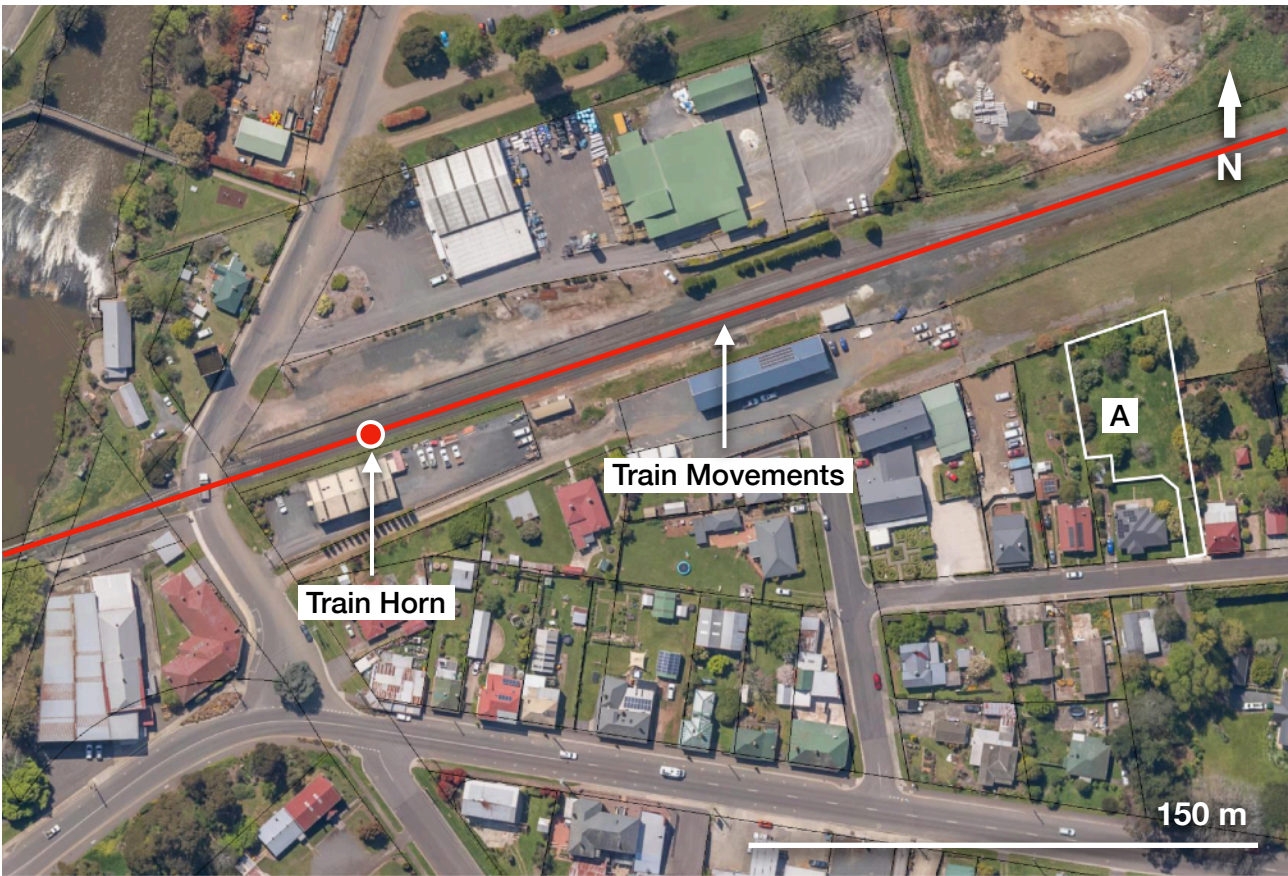


FIGURE 4.1: NOISE MODEL LAYOUT

4.3. Predicted Results

Given the above software noise modelling methodology, the predicted noise levels at the worst-affected building facade (location A) are presented in Table 4.2, below.

It is noted that the Lmax criterion applies to all noise sources from the railway, including the Lmax from the train horn, as well as whilst a train passes by. Therefore, Table 4.2, below, presents predicted Leq(24-hour) from train movements, as well as Lmax noise levels due to a train passing by, and during the train’s use of its horn.

TABLE 4.2: SUMMARY OF PREDICTED NOISE LEVELS

Location	Sound Pressure Level (dBA)		
	Leq(24-hour)	Lmax	
	Train Movements	Train Movements	Train Horn
A	38	67	78

5. DISCUSSION

Following the noise modelling as described in Section 4, above, the following key points are relevant to the assessment.

- As per Part D of the TAS Noise Measurement Procedures Manual, in the absence of the proposed dwelling, an absence-of-facade adjustment of +2.5 dB must be applied to the predicted noise levels. Therefore, the resultant assessable noise levels are as follows:

TABLE 5.1: SUMMARY OF ASSESSABLE NOISE LEVELS

Location	Sound Pressure Level (dBA _{adj})		
	Leq _(24-hour)	Lmax	
	Train Movements	Train Movements	Train Horn
A	41	70	81

- As shown in Table 5.1, above, the predicted noise levels comfortably satisfy the Leq_(24-hour) and Lmax criteria.
 - The predicted Leq_(24-hour) is nominally 24 dB under the criterion.
 - The predicted Lmax from train movements and train horns are nominally 17 dB and 6 dB below the 87 dB criterion respectively.
- Assuming nominally two train movements a day, the predicted Lmax due to train movements and the train horn is predicted to have no meaningful impact on the overall Leq_(24-hour).
- Noise modelling shows that moderate increases in train movements in the future will not significantly change the impact on the proposed residential dwellings.
- It is noted that increasing the number of rail movements does not increase the predicted Lmax.

6. ASSESSMENT

As noted in Section 5, above, noise levels at the proposed dwelling location comfortably satisfy the respective $Leq_{(24-hour)}$ and L_{max} criteria outlined within Clause C3.0 of the Tasmanian Planning Scheme, as shown in Table 6.1, below. As such, there are no noise control or facade construction requirements.

TABLE 6.1: SUMMARY OF ASSESSMENT

Location	Sound Pressure Level (dBA _{adj})		
	Leq _(24-hour)	Lmax	
	Train Movements	Train Movements	Train Horn
A	41	70	81
Criteria	65	87	
Satisfies Criteria?	Yes	Yes	Yes

Therefore:

The proposed development of the residential dwelling at 10 Grigg Street, Deloraine, satisfies the Acceptable Solutions outlined within Clause C3.6.1-A1 of the Tasmanian Planning Scheme.

7. RECOMMENDATIONS

Though not specifically required, the following recommendations are relevant to minimising the likelihood of unreasonable sleep disturbance, should trains occur during the night time:

- Glazing for the master bedroom (Bed 1) should target a minimum sound isolation rating of R_w 36.
 - Example of appropriate glazing includes minimum 6.5 mm acoustic laminated single glazing (VLam Hush, or equivalent), or double glazing comprising 4 mm float, 12 mm air gap, 6.5 mm acoustic laminated glass (VLam Hush, or equivalent).
 - All operable windows on the northern facade are casement or awning type and fitted with full acoustic seals that achieve a manufacturer rating of R_w 36.
 - A reputable seal manufacturer such as *Raven*⁵ should be engaged to determine appropriate seals.
- Given the proposed uses and orientation of the dwelling, there are no specific recommendations for glazing or facade construction for any other rooms with regard to noise intrusion from railway noise emissions. As such, any facade construction and/or glazing specification is appropriate.

⁵ 'Raven', <https://raven.com.au/>

Appendix A – Additional Figures



FIGURE A.1: LOCATION OF LEVEL CROSSING

Appendix B – Acoustic Glossary

<i>Ambient Noise</i>	All noise associated with a measurement, and typically ignoring the particular noise under investigation. Typically measured as Leq and will usually comprise noise from many sources.
<i>Background Noise</i>	Background noise describes the underlying level of noise present in the ambient noise. It may be described as the average of the minimum noise levels measured, and is typically measured by the statistical L90 level.
<i>Decibel [dB]</i>	The scale used for describing sound. It is a logarithmic scale that uses a reference sound pressure of 20 µPa, or reference sound power of 10 ⁻¹² Watts.
<i>dBA</i>	A-weighted decibel. The human ear does not perform linearly and is better at hearing high frequency rather than low frequency sounds, ie. low frequency sound at the same dB level as a high frequency sound will be perceived as quieter. To replicate the human ear response a frequency weighting, denoted as an A-weighting, is applied to the sound. A sound measured in this way is then an A-weighted sound pressure level with units dBA. Practically all noise is measured using the A-weighting.
<i>Leq</i>	Energy averaged sound pressure level over a period of time, usually 10 to 15 minutes. Units of decibels, typically A weighted (LAeq). Because the decibel scale is a logarithmic ratio, the higher noise levels have far more sound energy, and therefore the Leq level tends to indicate an average which is strongly influenced by short-term, high level noise events. Many studies show that human reaction to level-varying sounds tends to relate closer to the LAeq noise level than any other descriptor.
<i>Frequency</i>	Frequency is synonymous with pitch and has the units of Hertz (Hz) or cycles per second. A bass drum produces a low frequency sound, and a small bell a high frequency sound. The frequency range for human hearing is approximately 30Hz to 16kHz.
<i>L10, L90...</i>	Ln is the sound pressure level that is exceeded for n% of the time. Hence the L10 describes the noisier events during the interval, and L90 the quieter events. The L90 is often used to describe the background level. A significant variation between the L10 and L90 would indicate an environment where there is a strong variation in noise levels, and the background is not the dominant source. As the variation between the L10 and L90 decreases, the background becomes a more dominant.
<i>Lmax</i>	The instantaneous maximum level using the time response and frequency weighting set for the meter (typically Fast response, A weighted).
<i>Inversion</i>	A condition typically occurring on clear, still nights which is characterised by the air near the ground being colder than air at higher altitudes. The increasing speed of sound with altitude bends the sound back towards the ground causing a focussing of the sound in a small area. The inversion effect can cause increases in noise levels of 5 to 10 dB with greater increases in exceptional circumstances.