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\0107**
PROPERTY ADDRESS:	**24 Reiffers Road MEANDER (CT: 180876/2)**
DEVELOPMENT:	**Single dwelling & rainwater tanks - setbacks, attenuation area.**

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

Meander Valley Council
Working Together

- 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: | | | | | | **Assessment No:** | | - | | | | | - | | | | |

DA | | **PA** | | **PC** | |

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

Indicate by ✓ box

PROPERTY DETAILS:

Address: 24 Reiffers Road

Certificate of Title: 180876

Suburb: Meander, TAS 714444

Lot No: 2

Land area: 2784m2 *m^2 / ha*

Present use of land/building: Vacant Land *(vacant, residential, rural, industrial, commercial or forestry)*

- 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

☑ Building work ☐ Change of use ☐ Subdivision ☐ Demolition
☐ Forestry ☐ Other

Total cost of development *(inclusive of GST):* $ 510,000 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: New Dwelling

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

New floor area: 225.19 m^2 New building height: 5,032 m

Materials: External walls: Brick venner Colour: TBC

Roof cladding: Sheet metal Colour: TBC

RESULT OF SEARCH

ASSISTANT RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
180876	2
EDITION	DATE OF ISSUE
3	08-Oct-2025

SEARCH DATE : 13-Oct-2025
SEARCH TIME : 11.02 AM

DESCRIPTION OF LAND

Town of CHESHUNT
Lot 2 on Sealed Plan 180876
Derivation : Part of Lot 49 (Cheshunt Estate) Gtd. to J A H Jordan
Prior CT 128664/3

SCHEDULE 1

N281873 TRANSFER to KEITH DOUGLAS MIGHALL and SHIRLEY ROBERTA MIGHALL Registered 08-Oct-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP180876 FENCING COVENANT in Schedule of Easements
E253394 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 25-Mar-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: ZAMAR ENTERPRISES PTY LTD

FOLIO REFERENCE: FR128664/3

GRANTEE:

PART OF LOT 49 (CHESHUNT ESTATE) GTD. TO J.A.H. JORDAN.

PLAN OF SURVEY

BY SURVEYOR TERENCE S CROMER
1/3 Brooke St, Hobart, 7000
PH 0419 353 414
e-mail: terry@cromersurveyors.com.au

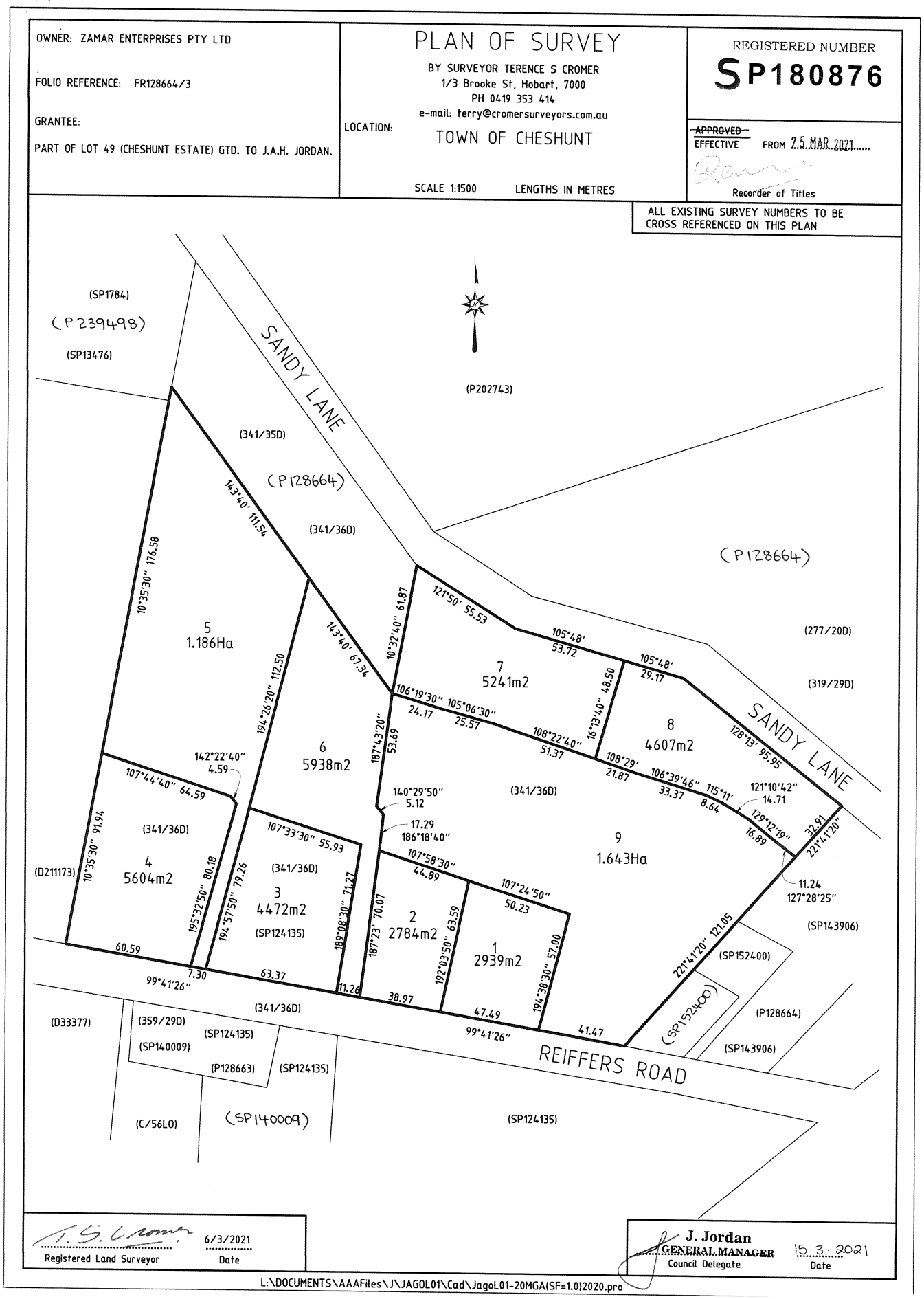
LOCATION: TOWN OF CHESHUNT

SCALE 1:1500 LENGTHS IN METRES

REGISTERED NUMBER
SP180876

~~APPROVED~~
EFFECTIVE FROM 25 MAR 2021
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor — 6/3/2021 Date

J. Jordan
GENERAL MANAGER
Council Delegate — 15.3.2021 Date

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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 180876

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.

FENCING COVENANT

The Owner of each Lot on the Plan covenants with the Vendor, Zamar Enterprises Pty Ltd, that the Vendor shall not be required to fence.

No other easements, covenants or profit a prendre shall be created to benefit or burden any Lot shown on the Plan.

Executed by **ZAMAR ENTERPRISES PTY LTD (ACN 100 394 303)** as the registered proprietor of the land comprised in Certificate of Title Volume 128664 Folio 3 in accordance with s127(1) of the Corporations Act 2001)

Gordon Wayne Brookes
Director/Secretary

Linda Dorraine Brookes
Director

SUBDIVIDER: ZAMAR ENTERPRISES PTY LTD FOLIO REF: Certificate of Title Volume 128664 Folio 3 SOLICITOR & REFERENCE: JLB:20210036 Julie Byrne Legal	PLAN SEALED BY: MEANDER VALLEY COUNCIL DATE: 15 March 2021 PA\21\0123 REF NO. Council Delegate J. Jordan GENERAL MANAGER
NOTE: The Council Delegate must sign the Certificate for the purposes of identification	

DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

ALFRESCO	14.00
GARAGE	39.43
LIVING	161.03
PORCH	10.73
	225.19 m²

ON SITE WASTEWATER TREATMENT REQUIRED. REFER TO REPORT PREPARED BY GES (TBC)

ON SITE STORMWATER MANAGEMENT. REFER TO REPORT PREPARED BY GES/FLUSSIG (TBC)

AS & NCC COMPLIANCE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.

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

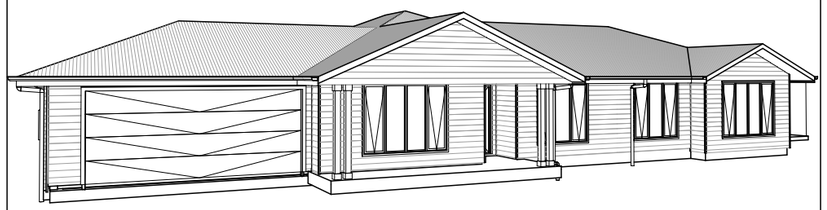
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-12.5
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	YES
KARST MANAGEMENT AREA	
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T3
WATERWAY & COASTAL OVERLAY	YES
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	NO
ZONING	VILLAGE
KARST LOW SENSITIVITY AREA	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	19,185mm
SIDE A	MIN. 3,000mm	7,144mm
SIDE B	MIN. 3,000mm	10,791mm
REAR	MIN. 3,000mm	33,671mm
BULK & SCALE		
SITE AREA	2,784m²	
SITE COVERAGE	MAX. 50%	8.09%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	154mm
FILL DEPTH	MAX. 1,000mm	163mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

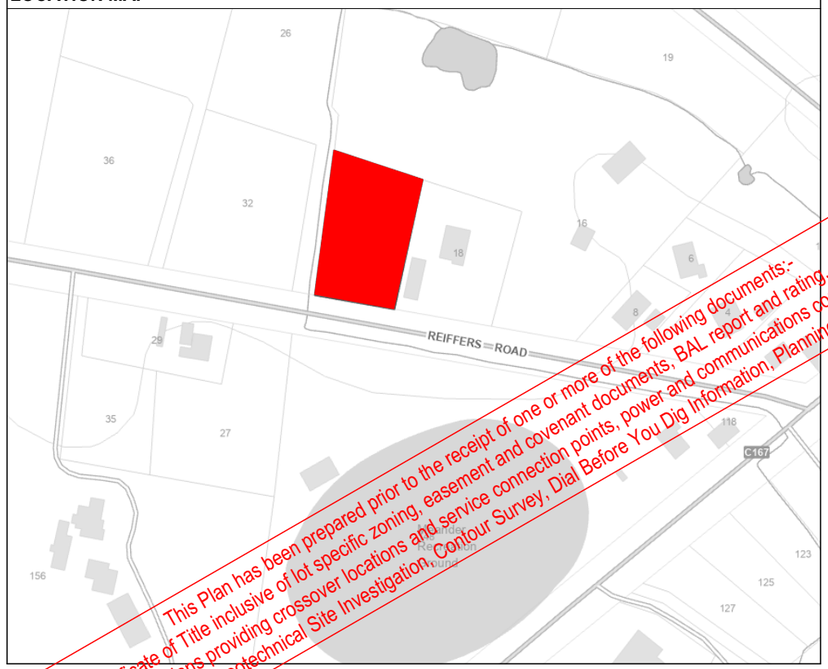
3D PERSPECTIVE



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)	2445mm
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	MIN. 50mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.0 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.

BUSHFIRE REQUIREMENTS - BAL-12.5

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018, NASH STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS 2014 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

ROOF:
- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
- PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
- PROVIDE BAL-12.5 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.

WALLS, POSTS AND BEAMS:
- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
- EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STIRRUPS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.

WINDOWS AND DOORS:
- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
- PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
- PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.

OTHER:
- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

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

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
4	PRELIMINARY PLAN SET - COLOUR UPDATE	ALL	2025.11.17	NVO	-
3	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.10.07	TRV	-

WILSON HOMES

SPECIFICATION: DISCOVERY

COPYRIGHT: © 2025

	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	JII	05/09/2025
2	DRAFT SALES PLAN - CT2	MFC	18/09/2025
3	PRELIM PLANS - INITIAL ISSUE	TRV	07/10/2025
4	PRELIM PLANS - COLOUR UPDATE	NVO	17/11/2025

CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL
ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304
LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 25
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES:

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.

714444

Last Published: Monday, November 17, 2025 8:13 AM

File Location: D:\NVO\Colour & Variation\714444 - Mighall\Mitek Issued\714444 - Mighall - AC24 - 2025.11.17.pln

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

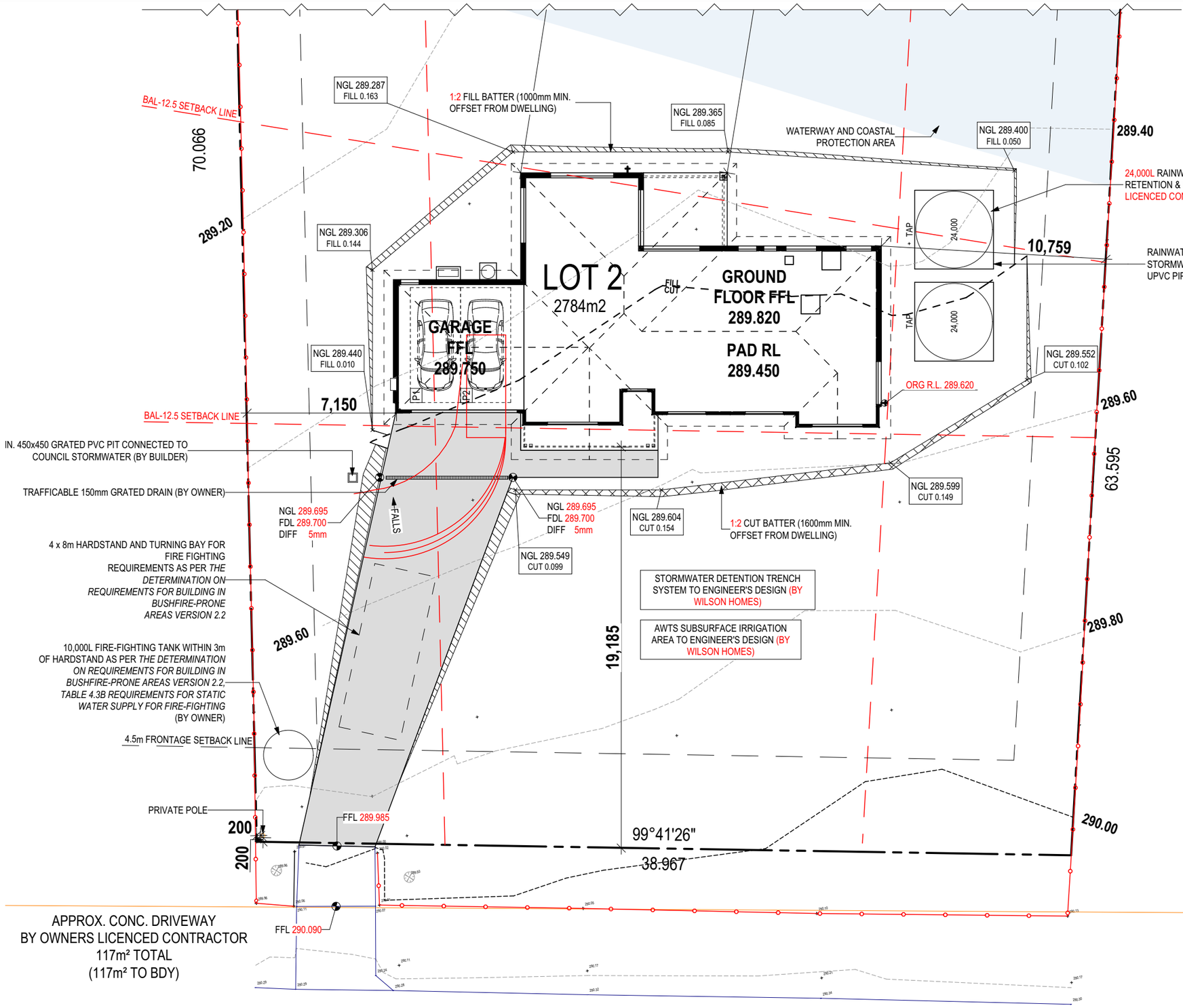
CUT	14.34m³	32.27t
FILL	15.05m³	33.86t
DIFFERENCE	0.71m³	1.60t

EVEN CUT & FILL

LOT SIZE:	**2784m²**
HOUSE (COVERED AREA)**:**	**225.19m²**
SITE COVERAGE:	**8.09%**

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

PLANS ARE PRELIMINARY ONLY PENDING ENGINEER'S DESIGN



REIFFERS ROAD

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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WILSON HOMES

SPECIFICATION: DISCOVERY
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	REVISION	DRAWN	
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LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: SITE PLAN
SHEET No.: 2 / 25
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES: 1:200

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DIFFERENCE	0.71m³	1.60t
EVEN CUT & FILL		

LOT SIZE:	**2784m²**
HOUSE (COVERED AREA)**:**	**225.19m²**
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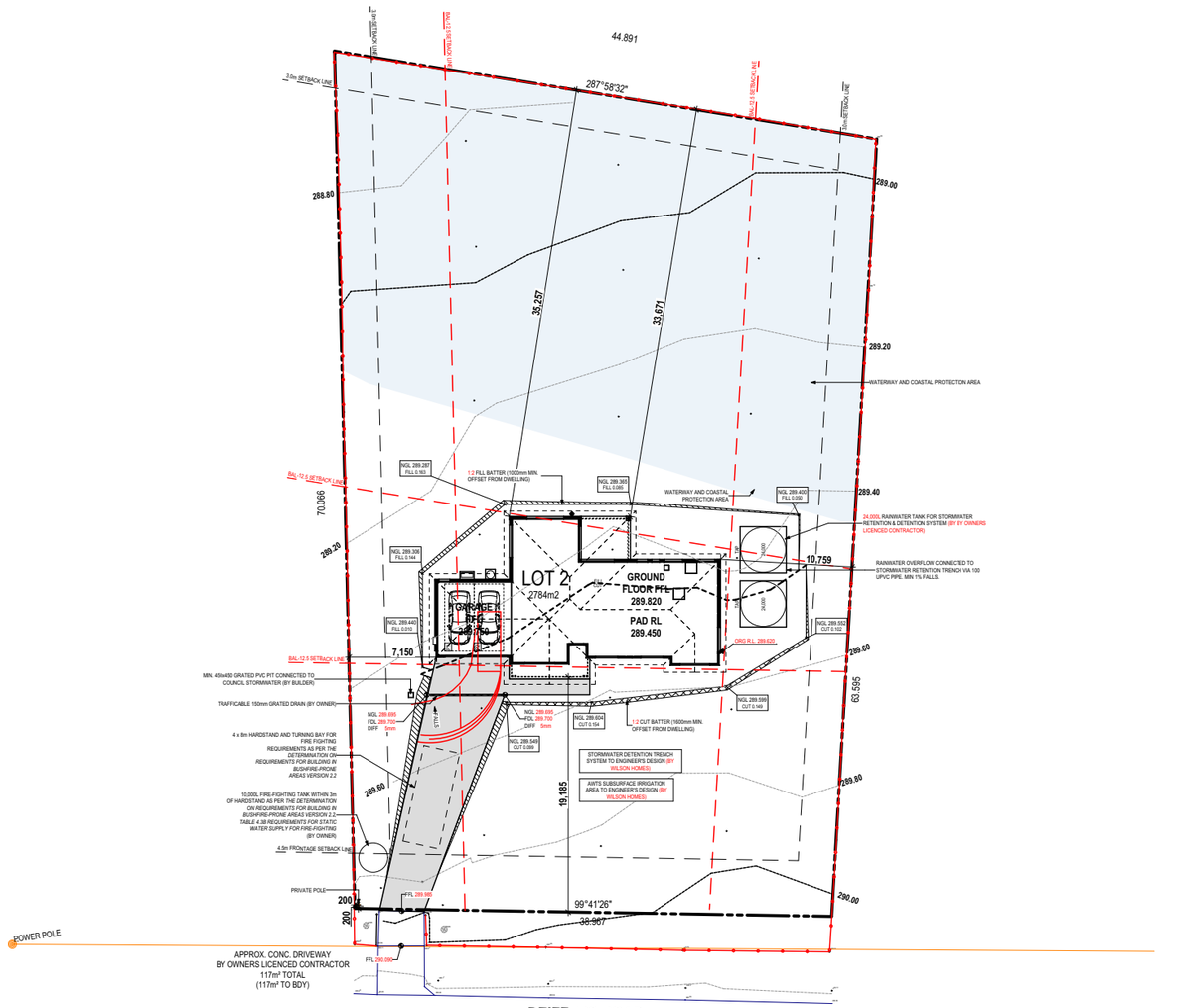

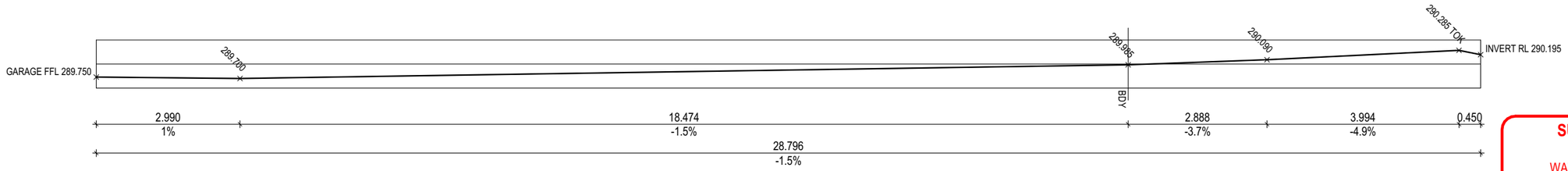

AUSTRALIAN STANDARD DRIVEWAY PROFILE

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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WILSON HOMES

SPECIFICATION: DISCOVERY	CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL	HOUSE DESIGN: HILLWOOD 15	HOUSE CODE: H-WDCHWD10SA
COPYRIGHT: © 2025	ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304	FACADE DESIGN: RHYDE	FACADE CODE: F-WDCHWD10RHYDA
	LOT / SECTION / CT: 2 / - / 180876	COUNCIL: MEANDER VALLEY	SHEET TITLE: SITE PLAN 1:500
			SHEET No.: 3 / 25
			SCALES: 1:500

	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	JII	05/09/2025
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ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

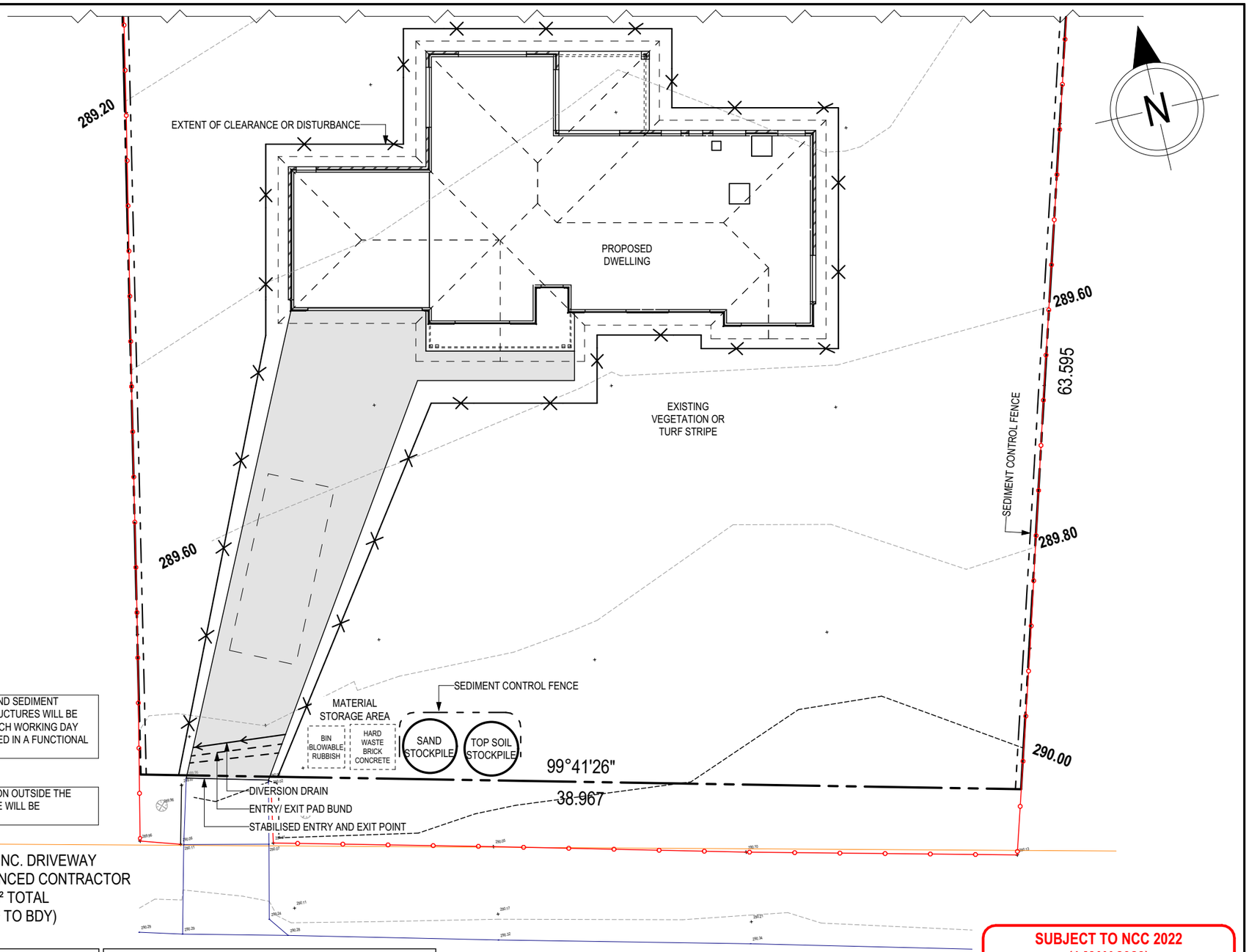
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMAMENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

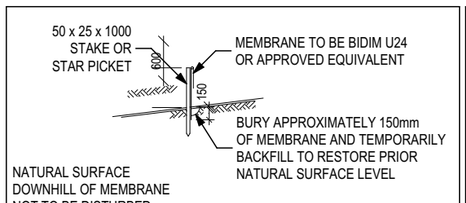
6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.

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

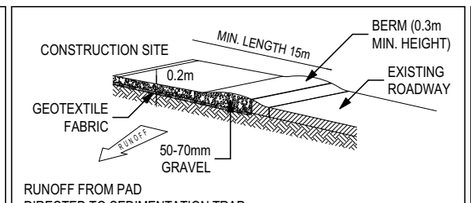
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.



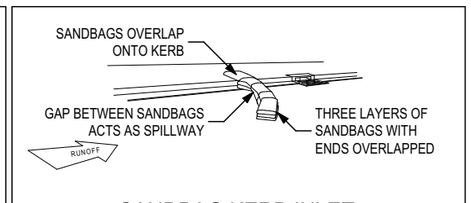
APPROX. CONC. DRIVEWAY
BY OWNERS LICENCED CONTRACTOR
117m² TOTAL
(117m² TO BDY)



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET
SEDIMENTATION TRAP

REIFFERS ROAD

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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3	PRELIM PLANS - INITIAL ISSUE	TRV	07/10/2025
4	PRELIM PLANS - COLOUR UPDATE	NVO	17/11/2025

CLIENT:	SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL	HOUSE DESIGN:	HILLWOOD 15
ADDRESS:	24 REIFFERS RD, MEANDER TAS 7304	FACADE DESIGN:	RHYDE
LOT / SECTION / CT:	2 / - / 180876	COUNCIL:	MEANDER VALLEY
SHEET TITLE:	SOIL & WATER MANAGEMENT PLAN	SHEET No.:	4 / 25
HOUSE CODE:	H-WDCHWD10SA		
FACADE CODE:	F-WDCHWD10RHYDA		
SCALES:	1:200		

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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

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

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

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

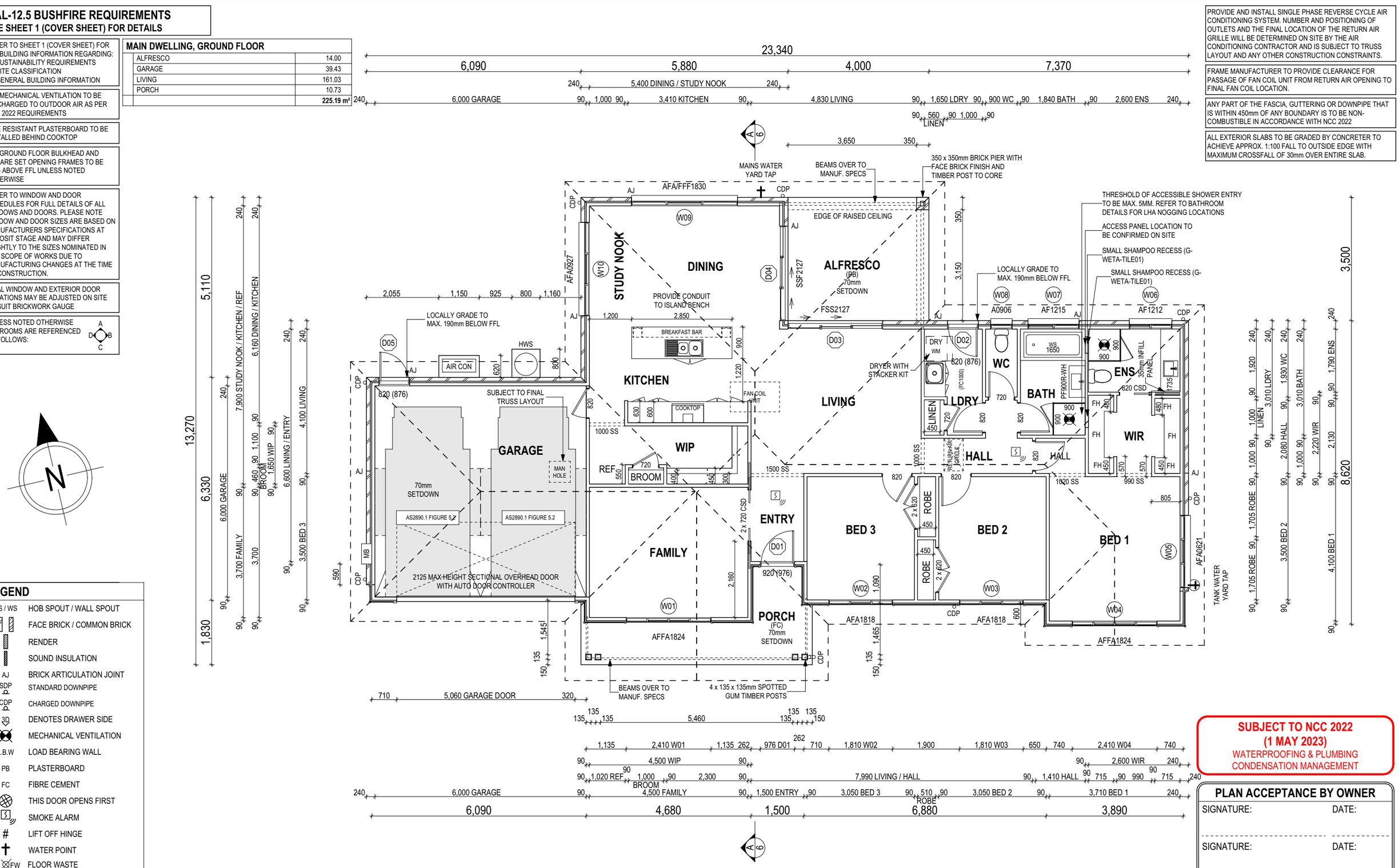
MAIN DWELLING, GROUND FLOOR	
ALFRESCO	14.00
GARAGE	39.43
LIVING	161.03
PORCH	10.73
	225.19 m²

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

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

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

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



LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
3D	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
	WATER POINT
FW	FLOOR WASTE
GAS	GAS BAYONET

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

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ALL DIMENSIONS ARE FRAME DIMENSIONS

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CLIENT:	SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL
ADDRESS:	24 REIFFERS RD, MEANDER TAS 7304
LOT / SECTION / CT:	2 / - / 180876
COUNCIL:	MEANDER VALLEY
HOUSE DESIGN:	HILLWOOD 15
FACADE DESIGN:	RHYDE
SHEET TITLE:	GROUND FLOOR PLAN
SHEET No.:	5 / 25
HOUSE CODE:	H-WDCHWD10SA
FACADE CODE:	F-WDCHWD10RHYDA
SCALES:	1:100

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BAL-12.5 BUSHFIRE REQUIREMENTS
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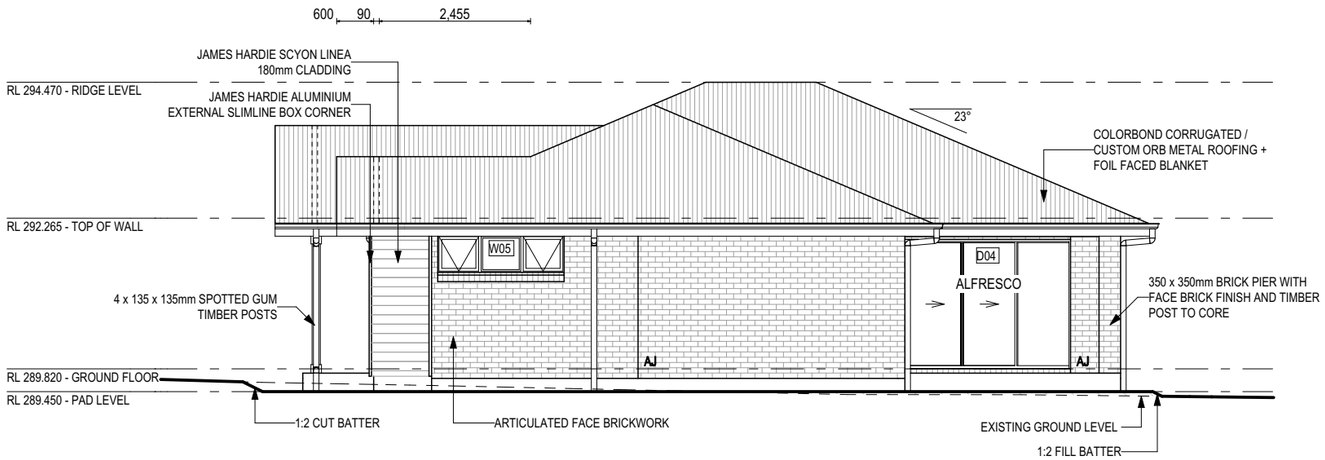
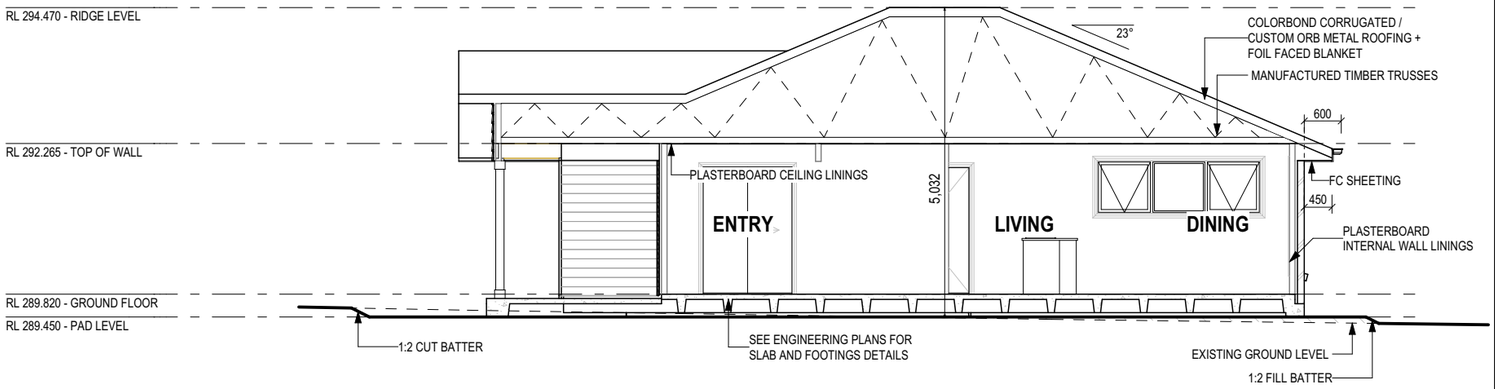
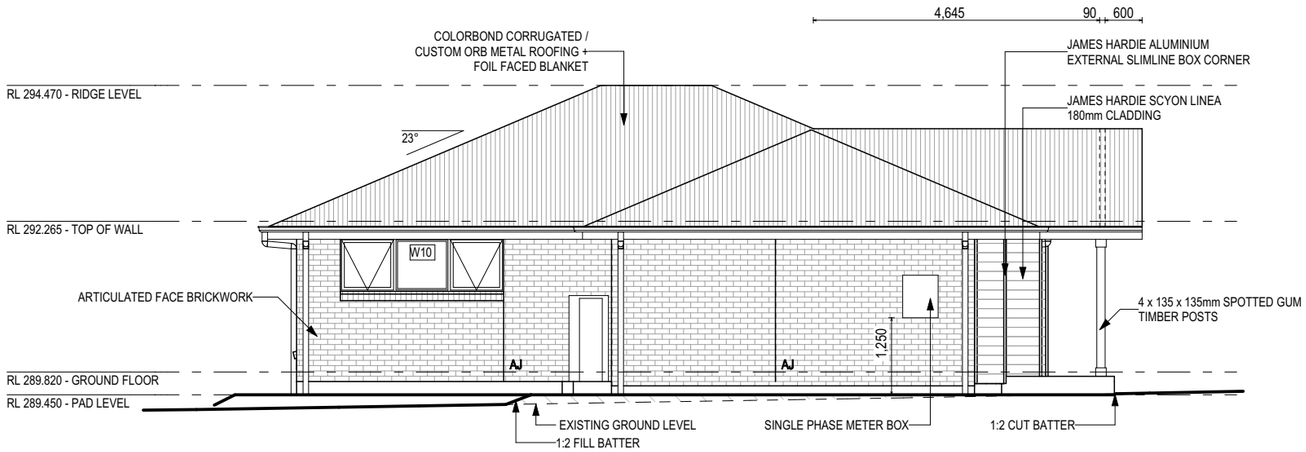


EAST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

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- GENERAL BUILDING INFORMATION

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SH = SNAP HEADER SILL

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

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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CLIENT:	HOUSE DESIGN:	HOUSE CODE:
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ADDRESS:	FACADE DESIGN:	FACADE CODE:
24 REIFFERS RD, MEANDER TAS 7304	RHYDE	F-WDCHWD10RHYDA
LOT / SECTION / CT: / COUNCIL:	SHEET TITLE: / SHEET No.:	SCALES:
2 / - / 180876 — MEANDER VALLEY	ELEVATIONS / SECTION — 6 / 25	1:100

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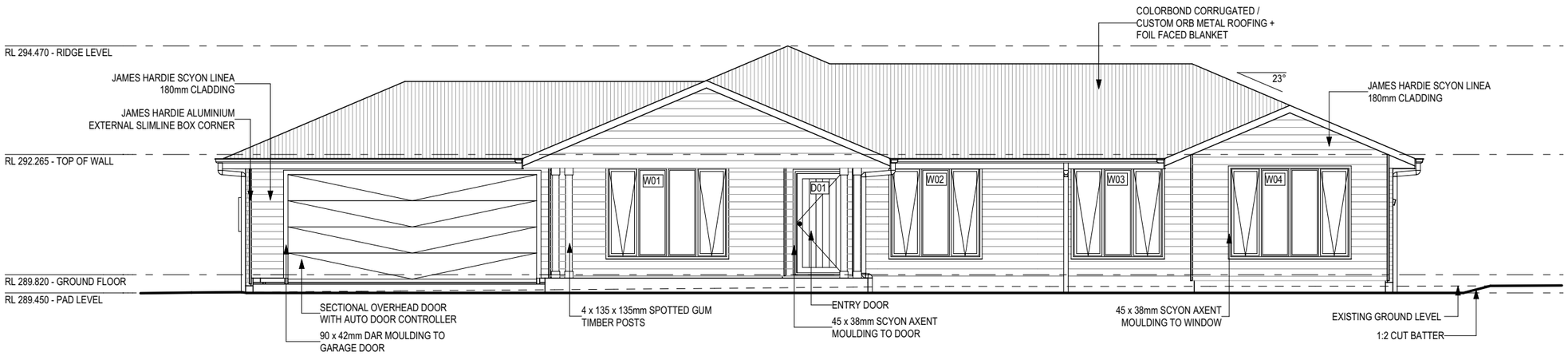
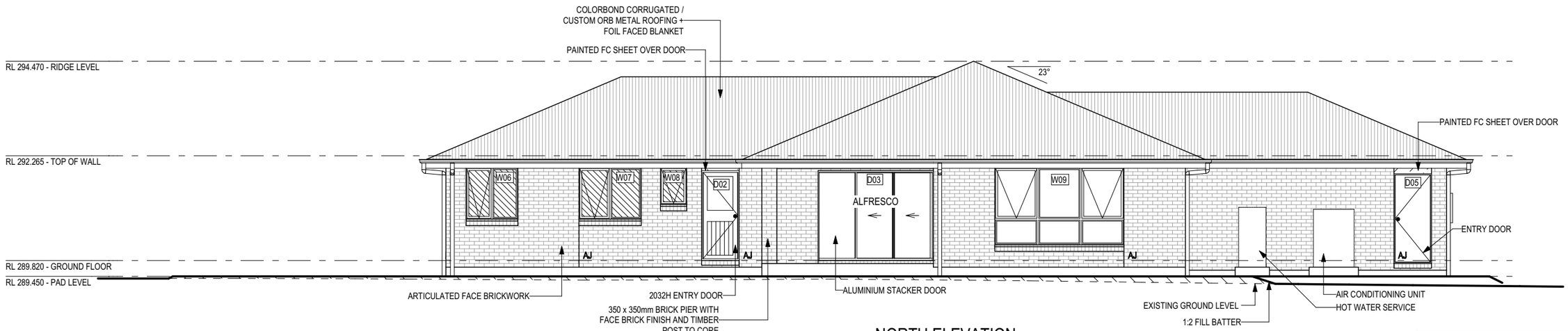


SOUTH ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

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

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

PLAN ACCEPTANCE BY OWNER
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CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL
ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304
LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: ELEVATIONS
SHEET No.: 7 / 25
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES: 1:100

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

STOREY	ID	CODE[1]	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION[2]
WINDOW															
GROUND FLOOR	W01	AFFA1824	AWNING	FAMILY	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-12.5	NONE	S	3.43	CLEAR, DOUBLE GLAZED	MP 603-603-603
GROUND FLOOR	W02	AFA1818	AWNING	BED 3	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-12.5	NONE	S	2.51	CLEAR, DOUBLE GLAZED	MP 603-603
GROUND FLOOR	W03	AFA1818	AWNING	BED 2	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-12.5	NONE	S	2.51	CLEAR, DOUBLE GLAZED	MP 603-603
GROUND FLOOR	W04	AFFA1824	AWNING	BED 1	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-12.5	NONE	S	3.43	CLEAR, DOUBLE GLAZED	MP 603-603-603
GROUND FLOOR	W05	AFA0621	AWNING	BED 1	600	2,050	5,300	1.23	ALUMINIUM	BAL-12.5	ANGLED	E	0.85	CLEAR, DOUBLE GLAZED	MP 683-683
GROUND FLOOR	W06	AF1212	AWNING	ENS	1,200	1,210	4,820	1.45	ALUMINIUM	BAL-12.5	ANGLED	N	1.11	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 605
GROUND FLOOR	W07	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-12.5	ANGLED	N	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W08	A0906	AWNING	WC	857	610	2,934	0.52	ALUMINIUM	BAL-12.5	ANGLED	N	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W09	AFA/FFF1830	AWNING	DINING	1,800	3,010	9,620	5.42	ALUMINIUM	BAL-12.5	ANGLED	N	4.41	CLEAR, DOUBLE GLAZED	BP 600, MP 1003-1003/1003-1003
GROUND FLOOR	W10	AFA0927	AWNING	STUDY NOOK	857	2,650	7,014	2.27	ALUMINIUM	BAL-12.5	ANGLED	W	1.74	CLEAR, DOUBLE GLAZED	MP 883-883
							66,268 mm	**27.83**					**21.72**		
DOOR															
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,097	976	6,146	2.05	ALUMINIUM	BAL-12.5	NONE	S	1.41	N\A	
GROUND FLOOR	D02	820	SWINGING	LDRY	2,097	876	5,946	1.84	ALUMINIUM	BAL-12.5	SNAP HEADER	N	1.23	CLEAR	
GROUND FLOOR	D03	FSS2127	STACKER	LIVING	2,100	2,688	9,576	5.64	ALUMINIUM	BAL-12.5	SNAP HEADER	N	4.96	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D04	SSF2127	STACKER	DINING	2,100	2,688	9,576	5.64	ALUMINIUM	BAL-12.5	SNAP HEADER	E	4.96	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D05	820	SWINGING	GARAGE	2,097	876	5,946	1.84	ALUMINIUM	BAL-12.5	SNAP HEADER	N	1.25	N\A	
							37,190 mm	**17.01**					**13.80**		
							103,458 mm	**44.84**					**35.52**		

NOTE:
Provide BAL-12.5 rated aluminium windows and external glass sliding doors in lieu of standard.

Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

Window Manufacturer: Dowell Windows

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

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

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	2	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	1020 SS	SQUARE SET OPENING	2,155	1,020	N/A	
GROUND FLOOR	1	1500 SS	SQUARE SET OPENING	2,155	1,500	N/A	
GROUND FLOOR	2	2 x 620	SWINGING	2,040	1,240	N/A	
GROUND FLOOR	1	2 x 720 CSD	CAVITY SLIDING	2,040	1,440	N/A	
GROUND FLOOR	3	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	6	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	1	990 SS	SQUARE SET OPENING	2,155	990	N/A	

PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

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BAL-12.5 BUSHFIRE REQUIREMENTS
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NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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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 / STUDY NOOK	51.36 m²	W09, W10, D03, D04	5.14 m²	16.07 m²	2.57 m²	10.64 m²
BED 1	15.21 m²	W04, W05	1.52 m²	4.28 m²	0.76 m²	2.70 m²
BED 2	11.54 m²	W03	1.15 m²	2.51 m²	0.58 m²	1.98 m²
BED 3	11.55 m²	W02	1.16 m²	2.51 m²	0.58 m²	1.98 m²
FAMILY	16.65 m²	W01	1.67 m²	3.43 m²	0.83 m²	1.98 m²

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

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

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3	PRELIM PLANS - INITIAL ISSUE	TRV	07/10/2025
4	PRELIM PLANS - COLOUR UPDATE	NVO	17/11/2025

CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL

ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304

LOT / SECTION / CT: 2 / - / 180876

COUNCIL: MEANDER VALLEY

HOUSE DESIGN: HILLWOOD 15

FACADE DESIGN: RHYDE

SHEET TITLE: CALCULATIONS

SHEET No.: 9 / 25

HOUSE CODE: H-WDCHWD10SA

FACADE CODE: F-WDCHWD10RHYDA

SCALES:

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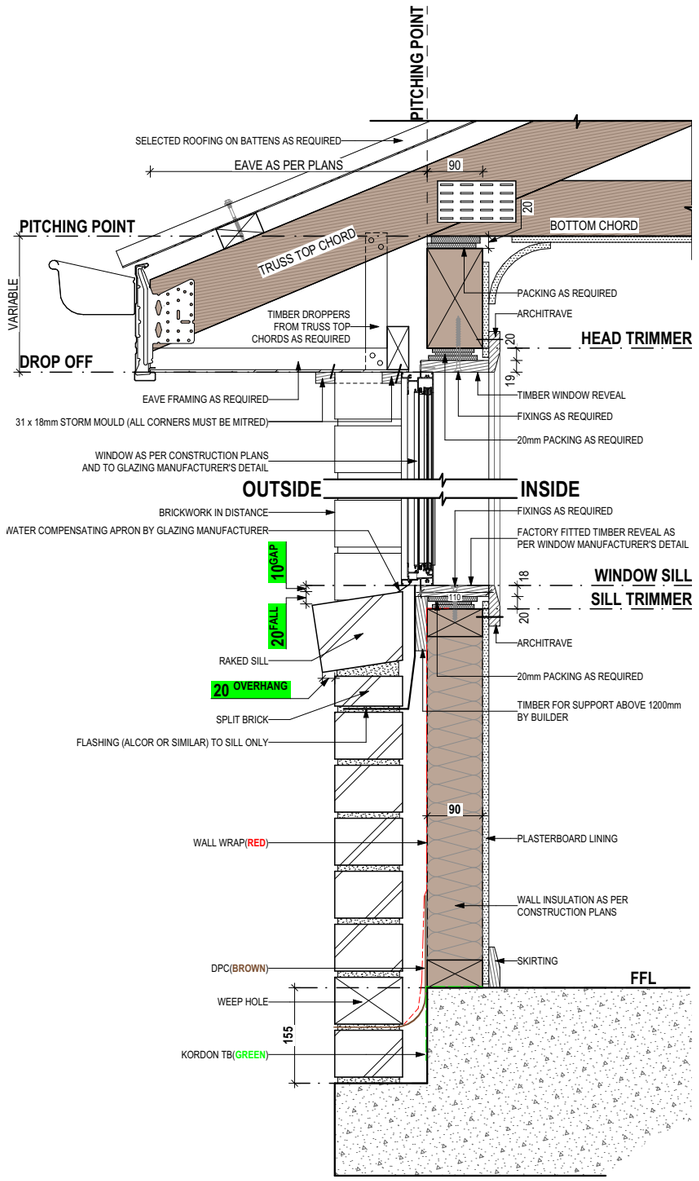
Template Version: 24.041



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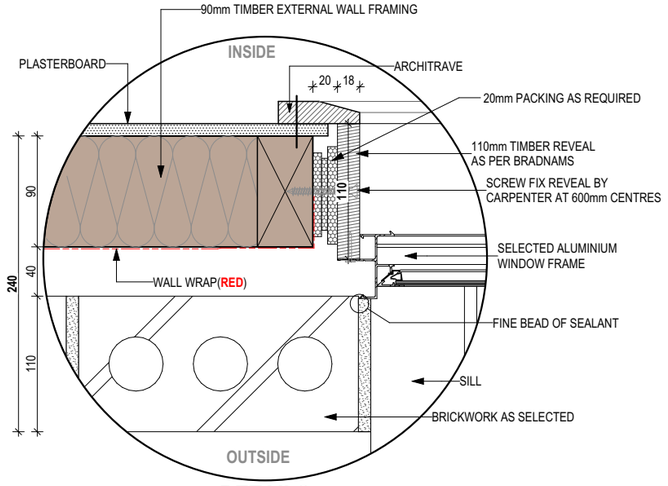

DETAILS
SCALE: 1:5

STANDARD BRICK

BRICKWORK DIMENSIONS Bricks per m² in wall = 48.5 approx. all dimensions in mm

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

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

STANDARD BRICK

BRICKWORK DIMENSIONS Bricks per m² in wall = 48.5 approx. all dimensions in mm

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

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

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

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

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

WILSON HOMES

SPECIFICATION: DISCOVERY
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	REVISION	DRAWN	
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4	PRELIM PLANS - COLOUR UPDATE	NVO	17/11/2025

CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL
ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304
LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: DETAILS (FACE BRICKWORK)
SHEET No.: 10 / 25
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES:

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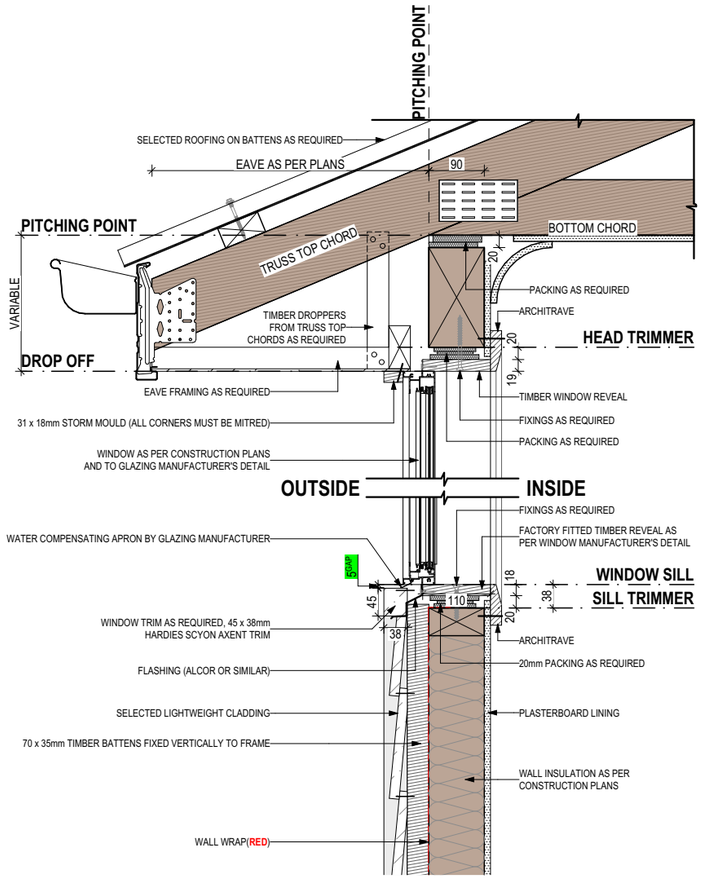
REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL



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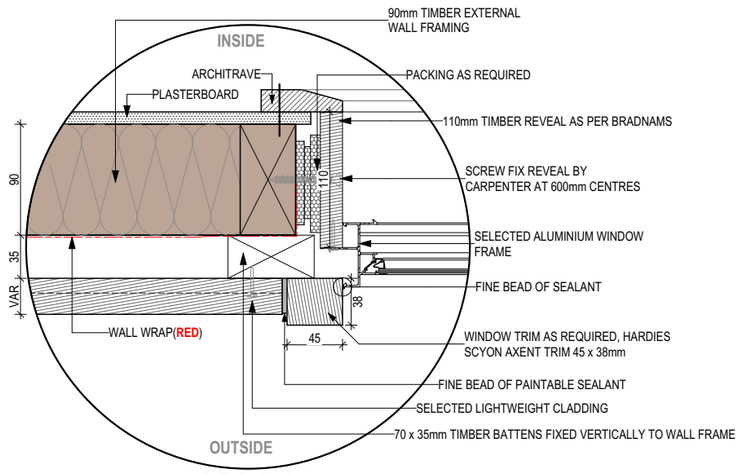

DETAILS
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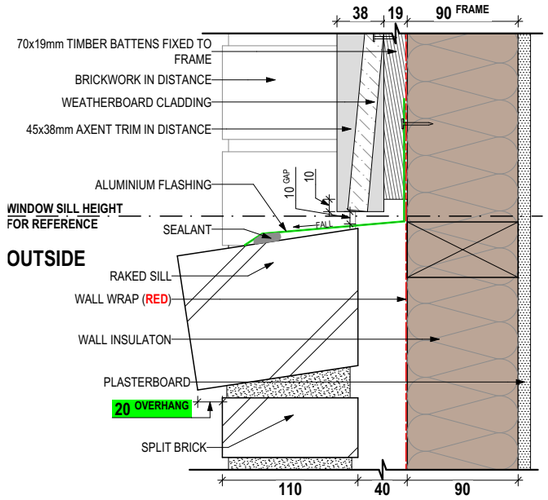
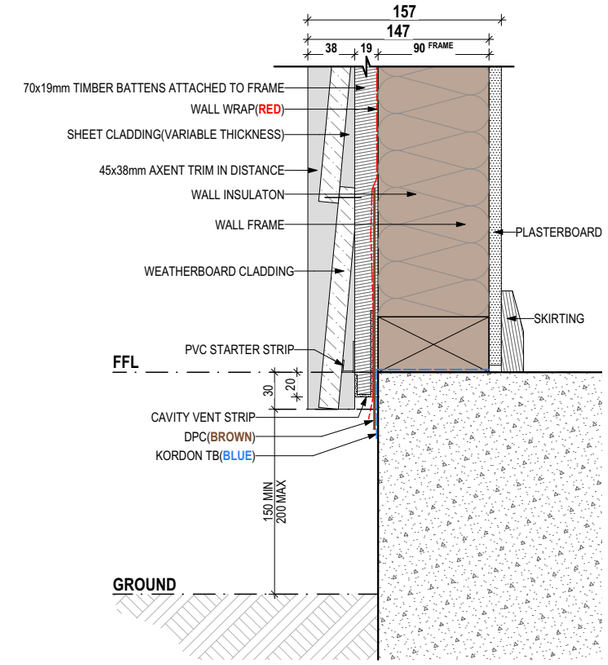
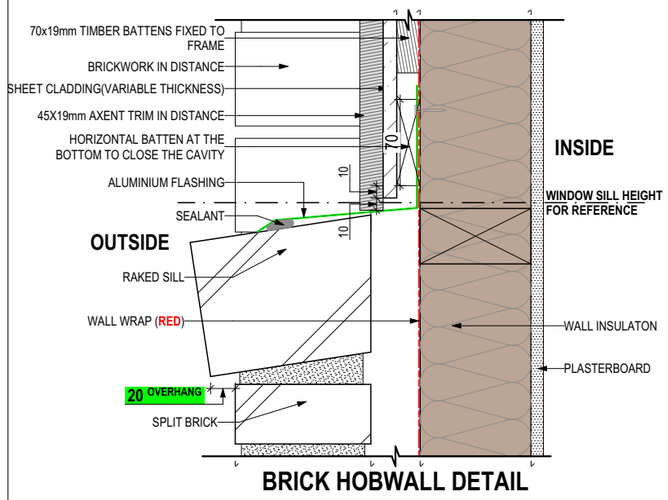


BRICK HOBWALL DETAIL 02
SCALE: 1:5

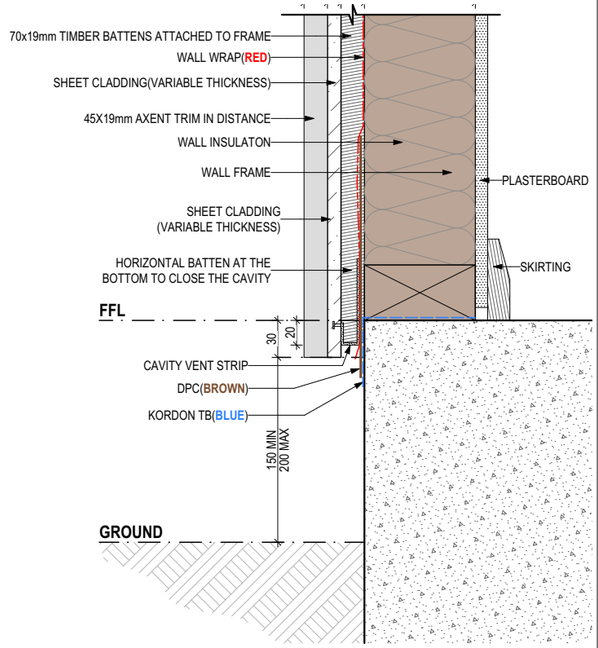


EDGE BEAM DETAIL
SCALE: 1:5

SHEET CLADDING



BRICK HOBWALL DETAIL



EDGE BEAM DETAIL

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

THIS DWELLING IS BEING CONSTRUCTED IN A BAL-12.5 AREA
(RESTRICTIONS FOR CONSTRUCTION METHODS/ MATERIALS APPLY. REFER TO NOTES)

WILSON HOMES

SPECIFICATION: DISCOVERY			
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4	PRELIM PLANS - COLOUR UPDATE	NVO	17/11/2025

CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL		HOUSE DESIGN: HILLWOOD 15	HOUSE CODE: H-WDCHWD10SA
ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304		FACADE DESIGN: RHYDE	FACADE CODE: F-WDCHWD10RHYDA
LOT / SECTION / CT: 2 / - / 180876	COUNCIL: MEANDER VALLEY	SHEET TITLE: DETAILS (CLADDING)	SHEET No.: 11 / 25
		SCALES:	

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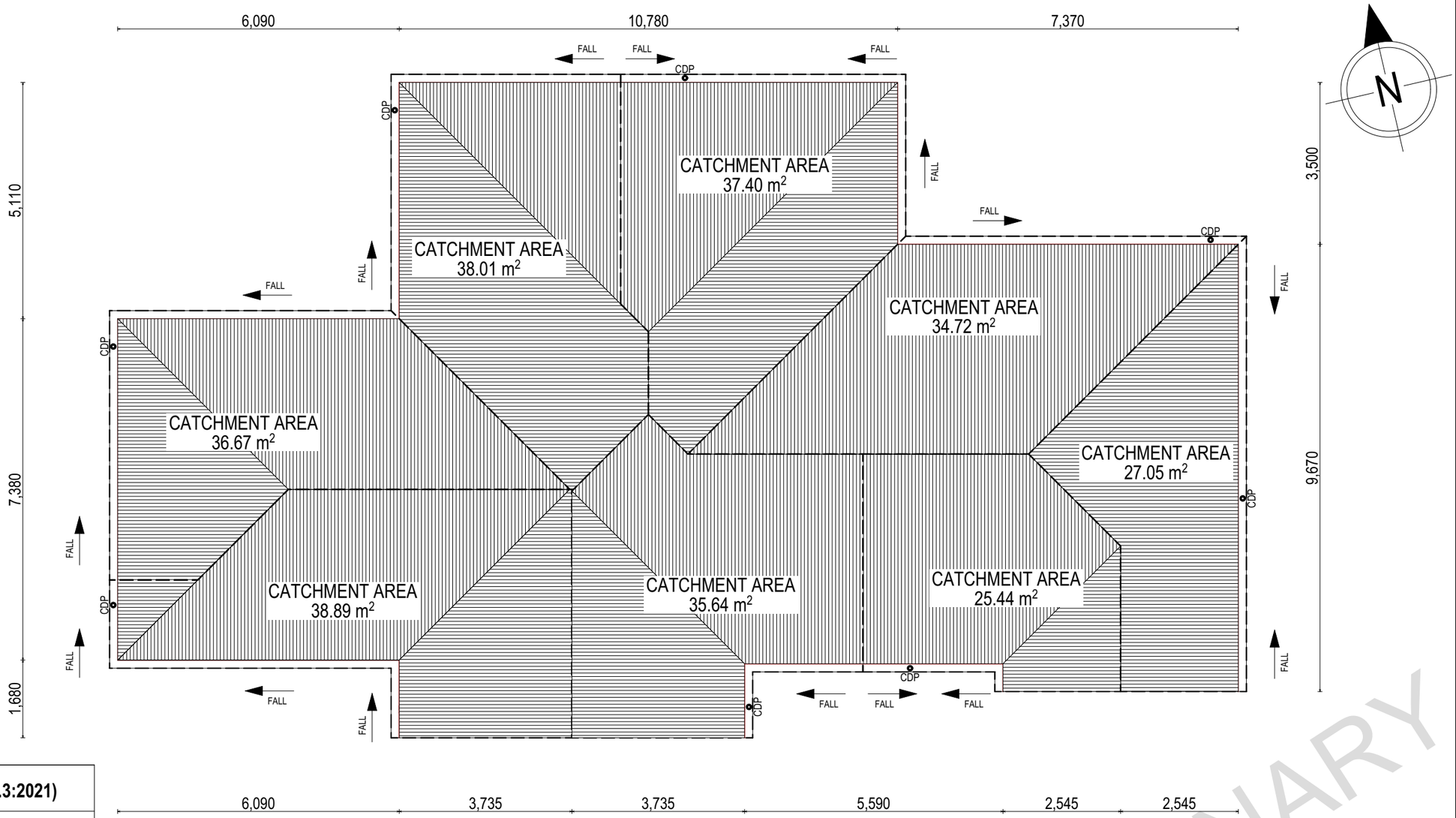

WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

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

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

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

Ah	273.81	Area of roof catchment (including 115mm Slotted Quad Gutter) (m^2)
Ac	331.31	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	5.18	Ac / Acdp
Downpipes Provided	8	

Roofing Data

	262.30	Flat Roof Area (excluding gutter and slope factor) (m^2)
	284.95	Roof Surface Area (includes slope factor, excludes gutter) (m^2)

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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WILSON HOMES

SPECIFICATION: DISCOVERY

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CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL

ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304

LOT / SECTION / CT: 2 / - / 180876

COUNCIL: MEANDER VALLEY

HOUSE DESIGN: HILLWOOD 15

FACADE DESIGN: RHYDE

SHEET TITLE: ROOF DRAINAGE PLAN

SHEET No.: 12 / 25

HOUSE CODE: H-WDCHWD10SA

FACADE CODE: F-WDCHWD10RHYDA

SCALES: 1:100

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

COVERINGS LEGEND

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

SUBJECT TO NCC 2022 (1 MAY 2023)
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CONDENSATION MANAGEMENT

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BAL-12.5 BUSHFIRE REQUIREMENTS
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WILSON HOMES

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CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL
ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304
LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: FLOOR COVERINGS
SHEET No.: 13 / 25
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES: 1:100

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BAL-12.5 BUSHFIRE REQUIREMENTS
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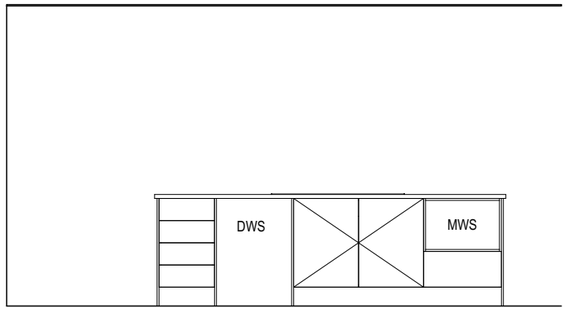

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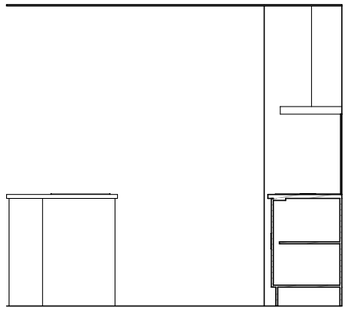

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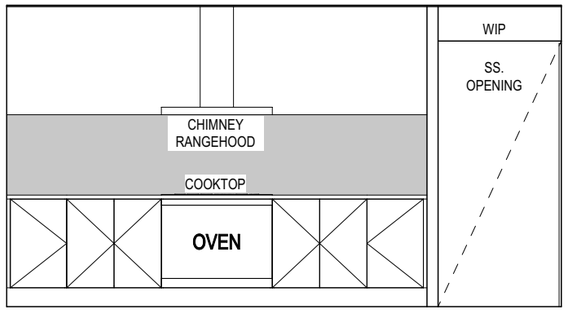

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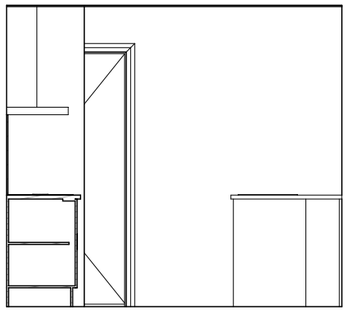

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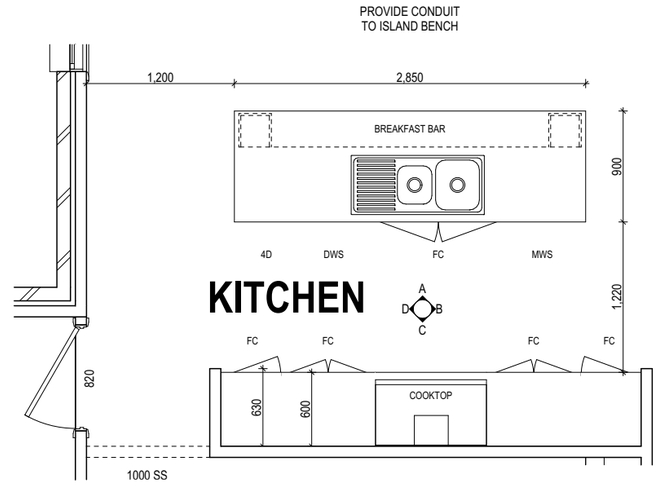

KITCHEN PLAN
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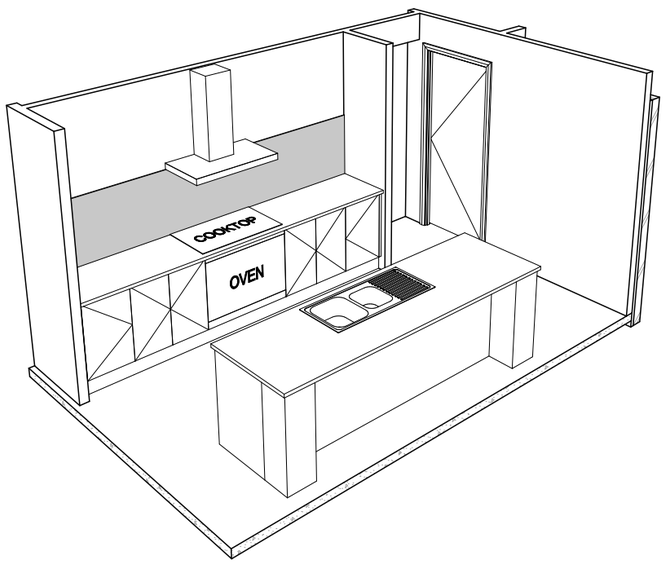

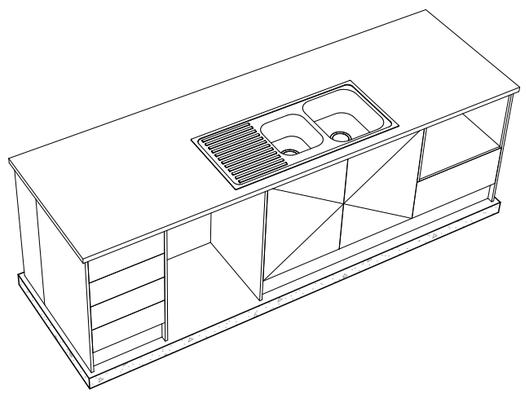

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

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WILSON HOMES

SPECIFICATION: DISCOVERY
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4	PRELIM PLANS - COLOUR UPDATE	NVO	17/11/2025

CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL
ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304
LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: KITCHEN DETAILS
SHEET No.: 14 / 25
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES: 1:50

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BAL-12.5 BUSHFIRE REQUIREMENTS
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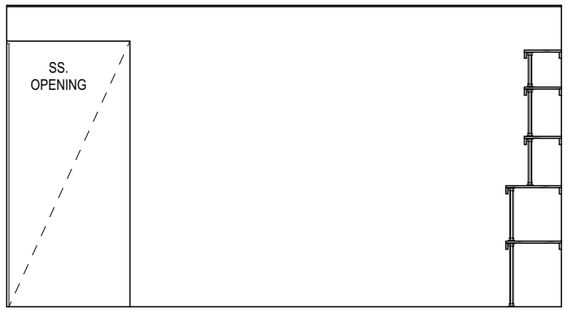

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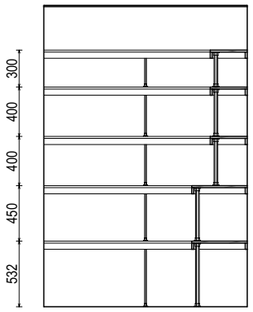

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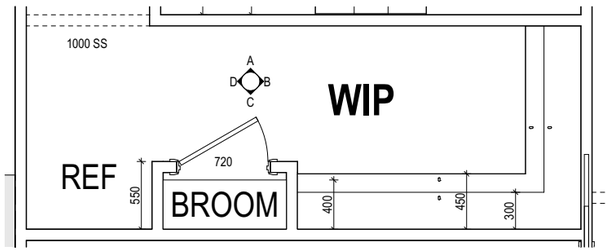

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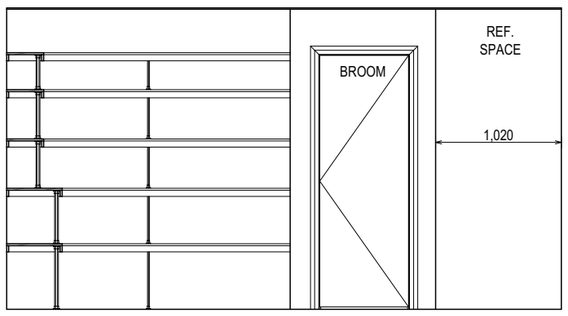

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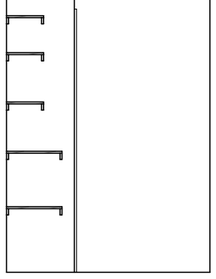

ELEVATION D
SCALE: 1:50

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CONDENSATION MANAGEMENT

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WILSON HOMES

SPECIFICATION:		REVISION	DRAWN	
DISCOVERY	1	DRAFT SALES PLAN - CT1	JII	05/09/2025
COPYRIGHT:	2	DRAFT SALES PLAN - CT2	MFC	18/09/2025
© 2025	3	PRELIM PLANS - INITIAL ISSUE	TRV	07/10/2025
	4	PRELIM PLANS - COLOUR UPDATE	NVO	17/11/2025

CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL		HOUSE DESIGN: HILLWOOD 15	HOUSE CODE: H-WDCHWD10SA
ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304		FACADE DESIGN: RHYDE	FACADE CODE: F-WDCHWD10RHYDA
LOT / SECTION / CT: 2 / - / 180876	COUNCIL: MEANDER VALLEY	SHEET TITLE: WIP DETAILS	SHEET No.: 15 / 25
			SCALES: 1:50

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714444

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BAL-12.5 BUSHFIRE REQUIREMENTS
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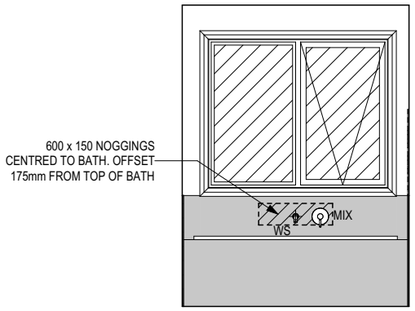
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY



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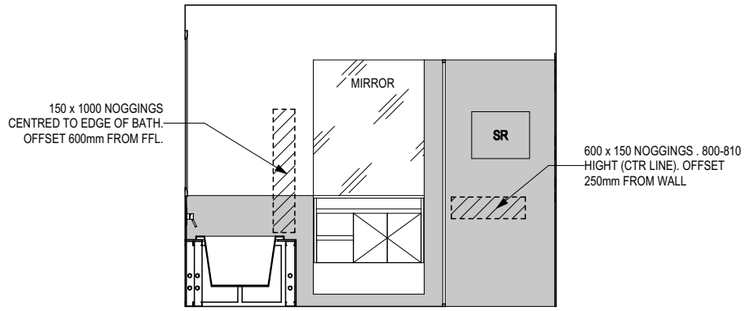
SCALE: 1:50



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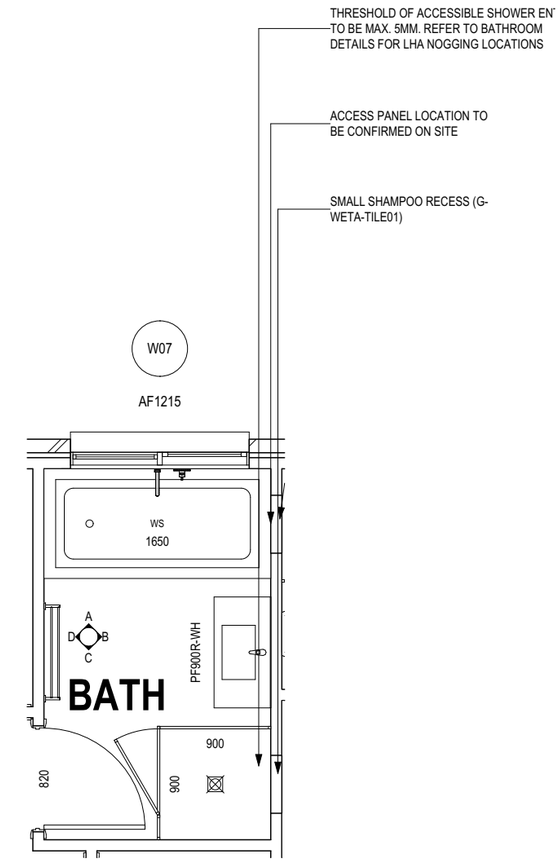

BATHROOM PLAN
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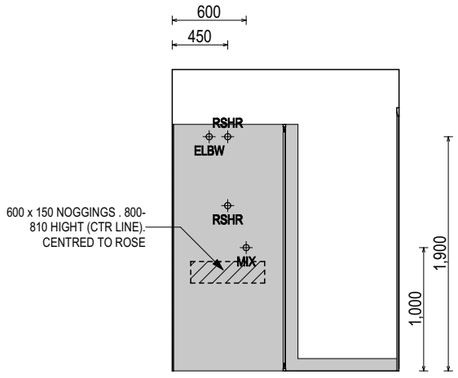

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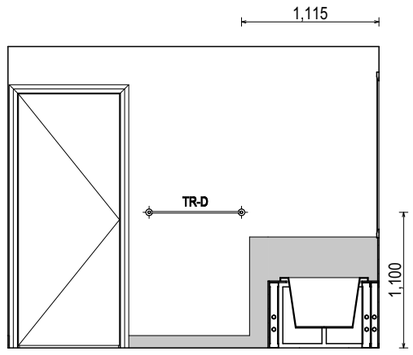

ELEVATION D
SCALE: 1:50

LEGEND

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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WILSON HOMES

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ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304
LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: BATHROOM DETAILS
SHEET No.: 16 / 25
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES: 1:50

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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
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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
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RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
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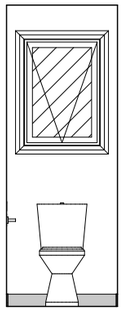

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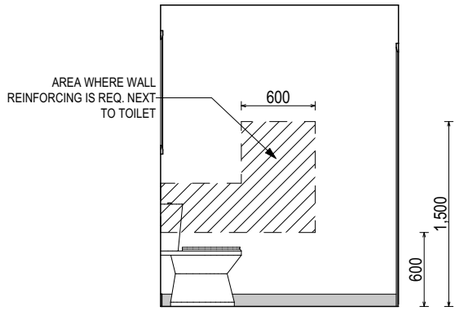

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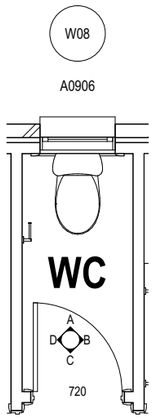
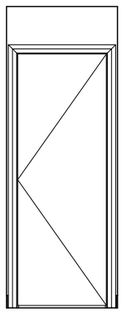


WC PLAN
SCALE: 1:50



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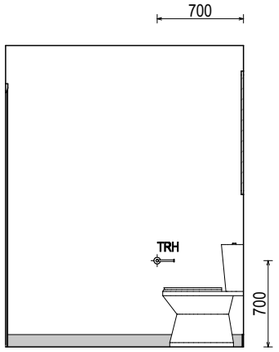

ELEVATION D
SCALE: 1:50

SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

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LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: WC DETAILS
SHEET No.: 17 / 25
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES: 1:50

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WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
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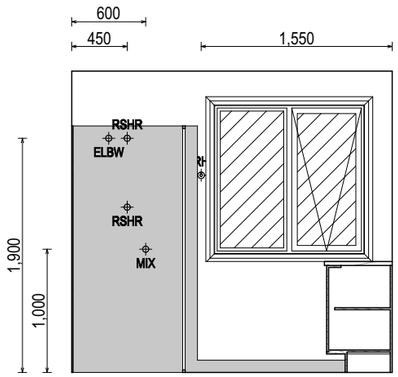

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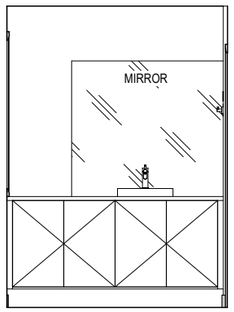

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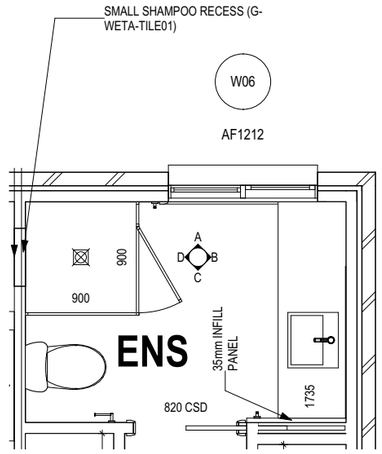

ENSUITE PLAN
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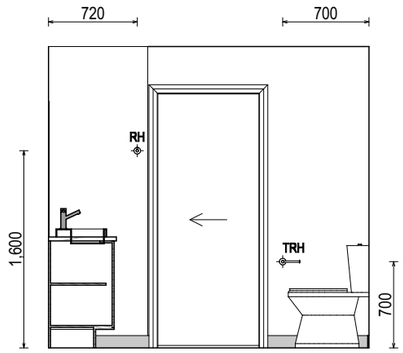

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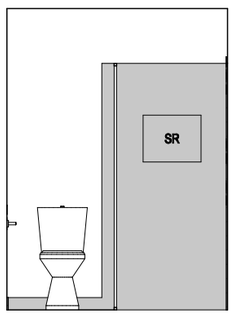

ELEVATION D
SCALE: 1:50

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LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: ENSUITE DETAILS
SHEET No.: 18 / 25
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES: 1:50

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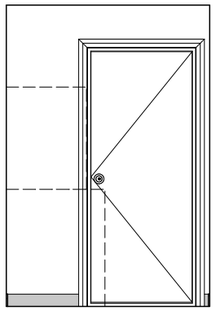

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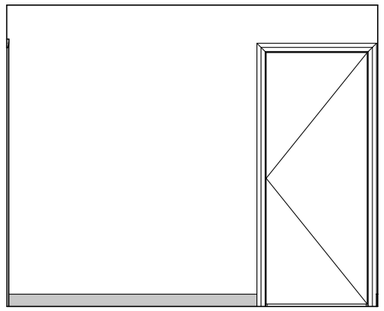

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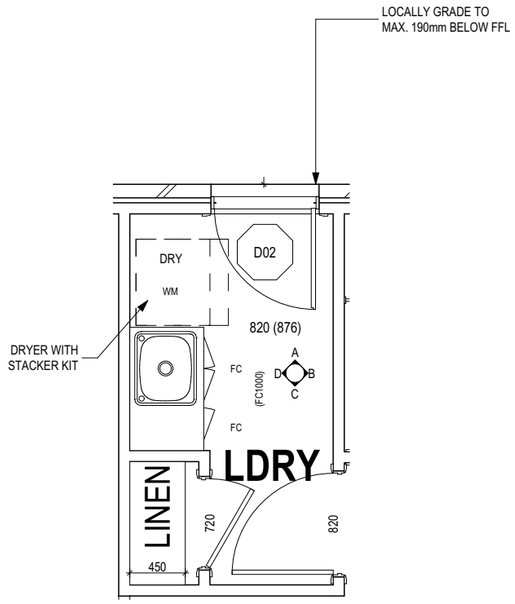

LAUNDRY PLAN
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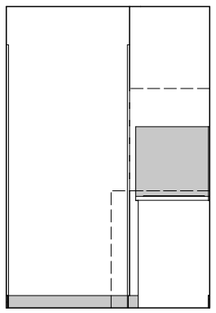

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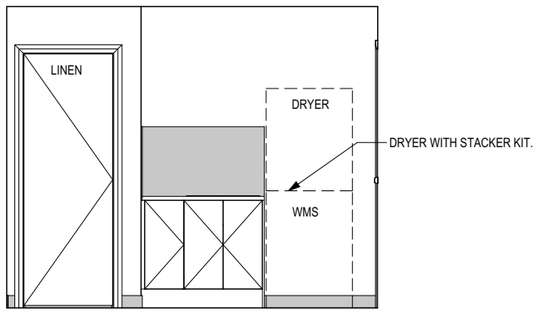

ELEVATION D
SCALE: 1:50

SUBJECT TO NCC 2022
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CONDENSATION MANAGEMENT

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SHEET TITLE: LAUNDRY DETAILS
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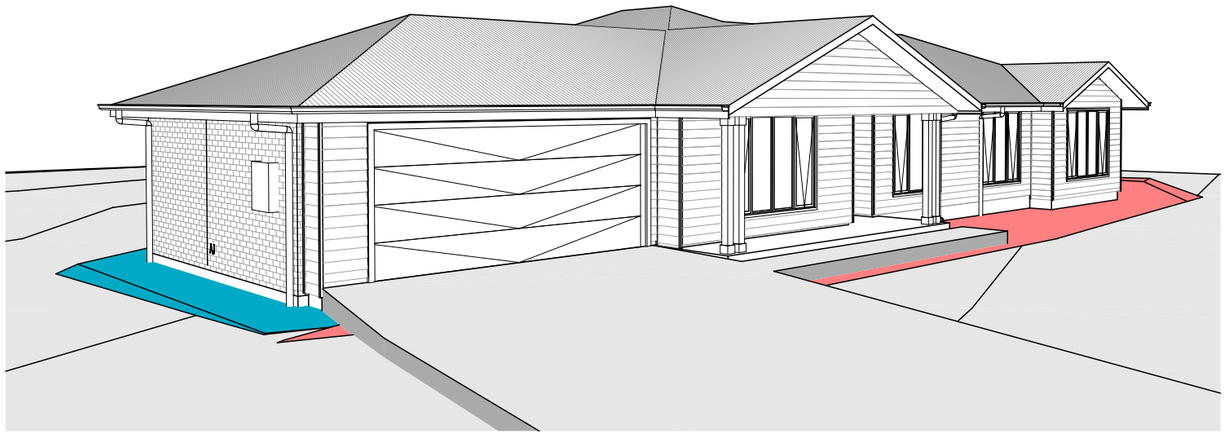

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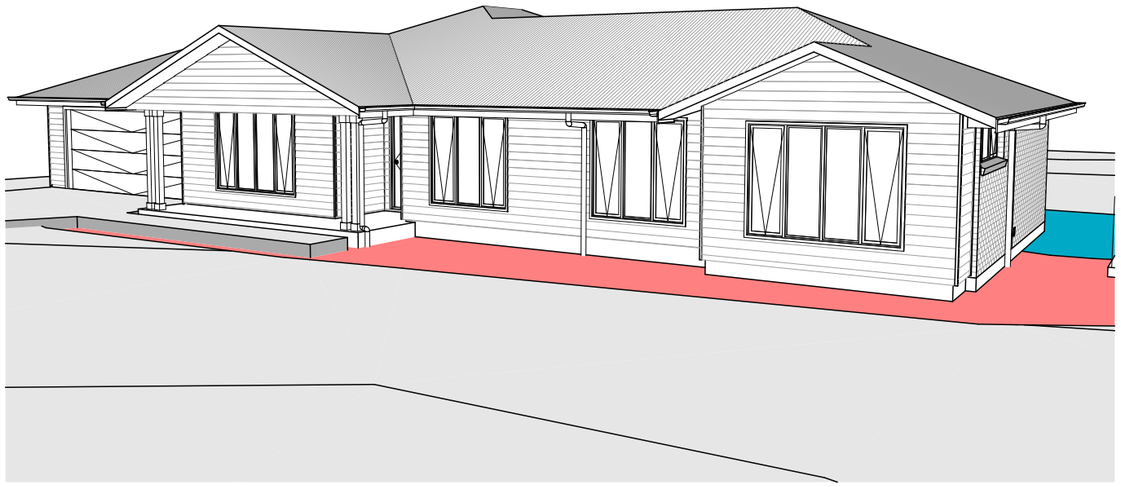

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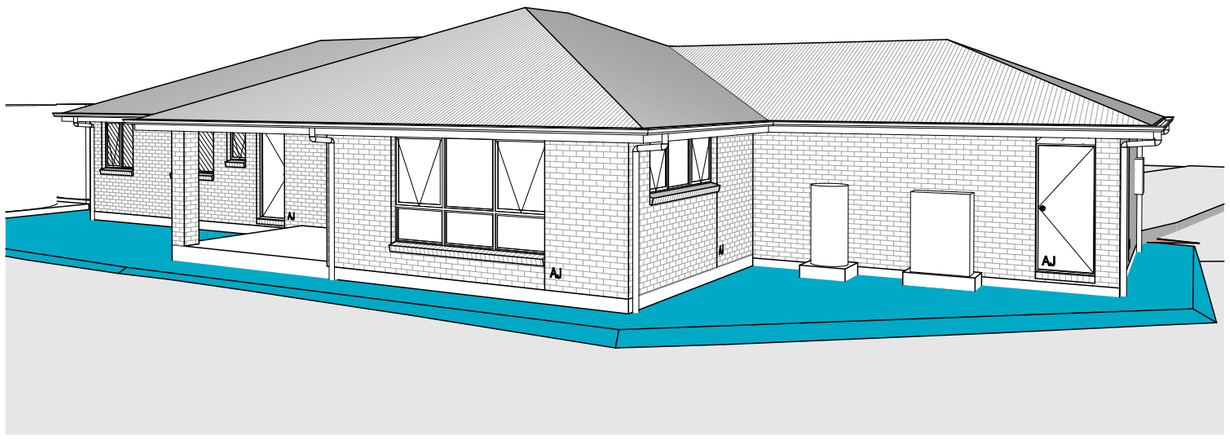

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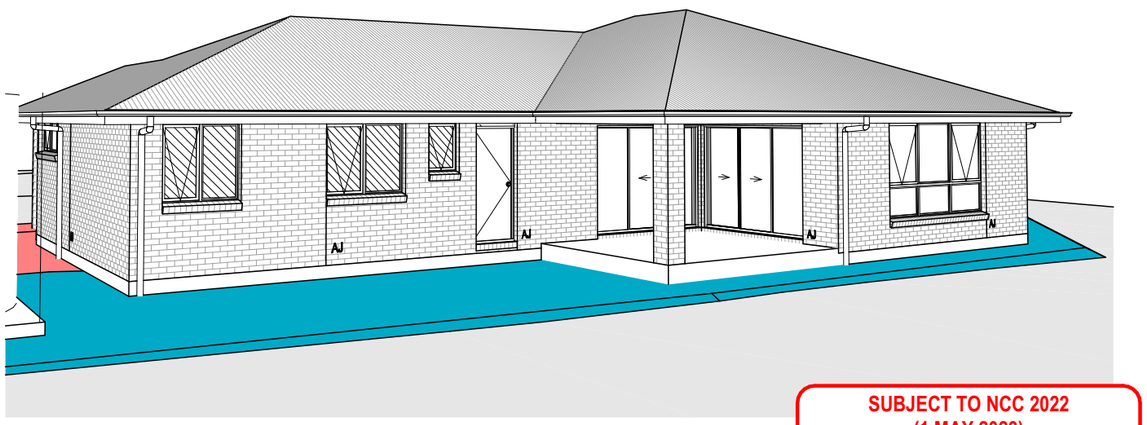

REAR RIGHT

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CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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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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LOT / SECTION / CT: 2 / - / 180876

COUNCIL: MEANDER VALLEY

HOUSE DESIGN: HILLWOOD 15

FACADE DESIGN: RHYDE

SHEET TITLE: 3D VIEWS

SHEET No.: 20 / 25

HOUSE CODE: H-WDCHWD10SA

FACADE CODE: F-WDCHWD10RHYDA

SCALES:

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Template Version: 24.041

GENERAL

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

SITE WORKS

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

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

MASONRY

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

TIMBER FRAMING

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

BRACING / LINTELS

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

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

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

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

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

****LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING***

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

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

WINDOWS

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

DRAINAGE / WATER

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

STAIRCASES / BALUSTRADES / HANDRAILS

STAIR TREADS 240mm MIN. - 355mm MAX.
STAIR RISERS 115mm MIN. - 190mm MAX.

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

ROOFING

- ROOF TO BE COLORBOND 'CUSTOM ORB' METALDECK UNLESS NOTED OTHERWISE. PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1 (IF TILED REFER TO AS2050)
- PREFABRICATED ROOF TRUSSES TO BE SUPPLIED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS. TRUSS MANUFACTURER TO CONFIRM LINTEL SIZES.

ELECTRICAL

- EXHAUST FAN TO COMPLY WITH CURRENT NCC PART 10.6.2 SECTION C
- EXHAUST FANS TO BE SEALED AND DUCTED TO OUTSIDE OF DWELLING IN ACCORDANCE WITH NCC VOLUME 2, PARTS 10.8.2 AND 10.8.3
- IF VENTING OCCURS DIRECTLY THROUGH WALLS/ROOF ADJACENT TO FAN, THEN UNIT REQUIRES SELF CLOSING BAFFLES TO BE CLASSIFIED AS A SEALED UNIT
- ELECTRICIAN IS TO ENSURE THAT ALL GPO'S IN WET AREAS MEET ALL STANDARD AND CODE REQUIREMENTS - ALL GPO'S TO BE 300mm FROM FFL UNLESS NOTED OTHERWISE

WET AREAS

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

CONDENSATION

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

WOOD HEATERS

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

FIRE SAFETY

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

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

WILSON HOMES

SPECIFICATION: DISCOVERY
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	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	JII	05/09/2025
2	DRAFT SALES PLAN - CT2	MFC	18/09/2025
3	PRELIM PLANS - INITIAL ISSUE	TRV	07/10/2025
4	PRELIM PLANS - COLOUR UPDATE	NVO	17/11/2025

CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL
ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304
LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: GENERAL NOTES
SHEET No.: 21 / 25
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES:

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.

714444

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WET AREA NOTES

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

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

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

ENERGY EFFICIENCY - GENERAL

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

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

WAFFLE POD ALLOWANCES:
- R0.6 - 175mm DEEP
- R0.7 - 225mm DEEP
- R0.8 - 300mm DEEP
- R0.9 - 375mm DEEP

N.C.C 2022 TAS PART H6

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

N.C.C 2019 3.12.0 (A)

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

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

3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION
BUILDER TO ENSURE THAT ALL INSULATION COMPLIES WITH AS/NZS 4859.1 AND BE INSTALLED TO N.C.C 3.12.1.1.

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

3.12.1.5(c) AND 3.12.1.5(d) - FOR FLOOR EDGE INSULATION
FOR CONCRETE SLAB ON GROUNG WITH IN SLAB HEATING OR COOLING.

3.12.3 - FOR BUILDING SEALING
3.12.3.1 - CHIMNEYS AND FLUES
THE CHIMNEY OR FLUE OF AN OPEN SOLID FUEL BURNING APPLIANCE MUST BE PROVIDED WITH A DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE.

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

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

3.12.3.4 - EXHAUST FANS
AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF CLOSE DAMPER, FILTER OR THE LIKE WHEN SERVING:
(a) A CONDITIONED SPACE; OR
(b) A HABITABLE ROOM IN THE CLIMATE ZONES 4, 5, 6, 7 OR 8.

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

3.12.3.6 - EVAPORATIVE COOLERS
AN EVAPORATIVE COOLER MUST BE FITTED WITH A SELF CLOSING DAMPER OR THE LIKE WHEN SERVING:
(a) A HEATED SPACE; OR
(b) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8.

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

WILSON HOMES

SPECIFICATION: DISCOVERY
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	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	JII	05/09/2025
2	DRAFT SALES PLAN - CT2	MFC	18/09/2025
3	PRELIM PLANS - INITIAL ISSUE	TRV	07/10/2025
4	PRELIM PLANS - COLOUR UPDATE	NVO	17/11/2025

CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL
ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304
LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: WET AREA & ENERGY EFFICIENCY NOTES
SHEET No.: 22 / 25
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES:

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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Requirements for Building In Bushfire Hazard Areas
Building Act 2016
Directors Determination - Bushfire Hazard Areas
V1.1, dated 08 April 2021

Deemed-to-Satisfy Requirements (Part 2.3)

2.3.1 Design and construction

(1) Building work in a bushfire-prone area must be designed and constructed in accordance with either: -

(a) AS 3959-2018; or

(b) Standard for Steel Framed Construction in Bushfire Areas published by the National Association of Steel Framed Housing Inc. (NASH). as appropriate for a BAL determined for that site using table 2.6 of AS 3959.

(2) Subclause (1)(a) is only applicable to the following:
(a) a Class 1, 2 or 3 building; or
(b) a Class 10a building or deck associated with a Class 1, 2 or 3 building.

(3) Subclause (1)(b) is only applicable to the following:
(a) a Class 1 building; or
(b) a Class 10a building or deck associated with a Class 1 building.

(4) Despite subsection (1) permissible, variations from requirements specified in 1(a) and 1(b) are as specified in Table 1.

(5) Despite subsections (1) and (4), performance requirements for buildings subject to BAL 40 or BAL Flame Zone (BAL-FZ) are not satisfied by compliance with subsections (1) or (4).

2.3.2 Property Access

(1) A new building in a bushfire-prone area must be provided with property access to the building area and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4).

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no property access available property access must be provided to the building area and the firefighting water point accessible by a carriageway as specified in subclause (4).

(3) An addition or alteration to an existing building in a bushfire-prone area must not restrict any existing property access to the building area or to water supply for firefighting.

(4) Vehicular access from a public road to a building must:
(a) comply with the property access requirements specified in Table 2;
(b) include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay; and
(c) include access to the hardstand area for the firefighting water point.

2.3.3 Water Supply for Fire fighting

(1) A new building constructed in a bushfire-prone area, must be provided with a water supply dedicated for fire fighting purposes as specified in Table 3A or Table 3B.

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no water supply for firefighting available the building must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B.

2.3.4 Hazard Management Areas

(1) A new building, and an existing building in the case of an addition or alteration to a building, in a bushfire-prone area must be provided with a hazard management area.

(2) The hazard management area must comply with the requirements specified in Table 4.

(3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959.

(4) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

2.3.5 Bushfire emergency plan

(1) An emergency plan must be provided for:
(a) a new building;
(b) an existing building in the case of an addition or alteration to a building;
(c) an existing building in the case of a change of building class;
(d) a building associated with the use, handling, generation or storage of a hazardous chemical or explosive; in a bushfire-prone area.

(2) A bushfire emergency plan must comply with the requirements specified in Table 5.

7. Interpretation of Tables

(1) For the purposes of the deemed-to-satisfy provisions in clause 2.3 of this Determination, Tables 1, 2, 3A, 3B, 4, and 5 must be complied with in the following way:
(a) for a particular element specified in column 1, the corresponding requirement specified in column 2 must be complied with.

Table 1 - Construction Requirements & Construction Variations

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Straw Bale Construction	May be used in exposures up to and including BAL 19.
B.	Shielding provisions under Section 3.5 of AS3959-2018	To reduce construction requirements due to shielding, building plans must include suitable detailed elevations or plans that demonstrate that the requirements of Section 3.5 of the Standard can be met. Comment: Application of Section 3.5 of the Standard cannot result in and assessment of BAL-LOW.

Table 2 - Requirements for Property Access

Column 1		
ELEMENT		REQUIREMENT
A.	Property access length is less than 30 metres; or access is not for a fire appliance to access a water connection point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway widths of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

Table 3A - Reticulated Water Supply for Firefighting

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Distance between building area to be protected and water supply	The following requirements apply: (1) The building area to be protected must be located within 120 metres of a fire hydrant; and (2) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Design criteria for fire hydrants	The following requirements apply: (1) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 - 2011-3.1 MRWA Edition 2.0; and (2) Fire hydrants are not installed in parking areas.
C.	Hardstand	A hardstand area for fire appliances must be provided: (1) no more than three metres from the hydrant, measured as a hose lay; (2) No closer than six metres from the building area to be protected; (3) With a minimum width of three metres constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access

Table 3B - Static Water Supply for Firefighting

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Distance between building area to be be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and (b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 - 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	(1)The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304; or (b) comply with the TFS Water Supply Signage Guideline.
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Table 4 - Requirements for Hazard Management Area

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Hazard managements areas for new buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) Be located on the lot so as to be provided wih a HMA no smaller than the required separation distances for the BAL determined at the time of the subdivision; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.
B.	Hazard management areas for new buildings on lots not provided with a BAL at the time of sub division.	A new building must: (a) Be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and (b) Have an HMA established in accordance with a certified bushfire hazard management plan.
C.	Hazard management areas for alterations or additions to buildings.	An alteration or addition to a building must: (a) Be located on the lot so as to be provided with a HMA which: (i) Has the separation distances required for the BAL assessed for the construction of the existing building; or (ii) In the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and (b) Have an HMA established in accordance with a certified bushfire hazard management plan.
D.	Hazard management areas for new buildings and additions and alterations to buildings classified as an accommodation building BCA Class 1b, BCA Class 2, or BCA Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an alteration or addition must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
E.	Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme.	A new building or an addition or alteration including change of use must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
F.	Hazard management areas for new buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemical or explosive.	A new building or an alteration or addition, including change of use, for a building determined as a hazardous use must: (a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.

Table 5 - Requirements for Emergency Planning

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Bushfire emergency plans	An emergency plan must be developed for the site which is: (a) Consistent with TFS Bushfire Emergency Planning Guidelines; and (b) Approved by TFS or a person accredited by the TFS.

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

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

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

WILSON HOMES

SPECIFICATION: DISCOVERY
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	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	JII	05/09/2025
2	DRAFT SALES PLAN - CT2	MFC	18/09/2025
3	PRELIM PLANS - INITIAL ISSUE	TRV	07/10/2025
4	PRELIM PLANS - COLOUR UPDATE	NVO	17/11/2025

CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL
ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304
LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: BUILDING ACT BUSHFIRE HAZARD AREAS
SHEET No.: 23 / 25
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES:

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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All specifications are per AS3959 (2018) and Wilson Homes request. Other materials and options may be available, refer to AS3959 for full list of compliant materials.

5.1 GENERAL

A building assessed in Section 2 as being BAL -12.5 shall comply with Section 3 and Clauses 5.2 to 5.8.

Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 5.2 to 5.8 (see Clause 3.8).

NOTE: BAL -12.5 is primarily concerned with protection from ember attack, and radiant heat up to and including 29kW/m^2 where the site is less than 100 m from the source of the bushfire attack.

5.2 SUBFLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with -
(a) a wall that complies with Clause 5.4; OR
(b) a mesh or perforated sheet with a maxium aperture of 2mm, made of corrosion resistant steel, bronze or aluminium; OR
(c) a combination of Items (a) and (b).

NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7)

C5.2 Combustile materials stored in the subfloor space may be ignited by embers and cause and impact to the building.

5.3 FLOORS

5.3.1 GENERAL

This Standard does not provide construction requirements for concrete slabs on the ground.

5.3.2 ELEVATED FLOORS

5.3.2.1 ENCLOSED SUBFLOOR SPACE

This standard does not provide consturction requirements for elevated floors, including bearers and joists and flooring, where the subfloor space is enclosed with

(a) a wall that complies with Clause 5.4; OR
(b) a mesh perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium; OR
(c) a combination of Items (a) and (b) above.

5.3.2.2 UNENCLOSED SUBFLOOR SPACE

Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400mm above finished ground level, shall be one of the following -
(a) Materials that comply with the following:
(i) Bearers and joists shall be -
(A) non-combustible; OR
(B) bushfire-resisting timber (see Appendix F); OR
(C) a combination of Items (A) and (B) above.
(ii) Flooring shall be -
(A) non-combustible; OR
(B) bushfire-resisting timber (see Appendix F); OR
(C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; OR
(D) a combination of any Items (A), (B) or (C) above.
OR
(b) A system complying with AS1530.8.1

This standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400mm or more above finished ground level.

5.4.1 WALLS

The exposed components of an external wall that is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar fittings having an angle of less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be:

(a) Non-combustible material.
NOTE: Examples include, but are not limited to, the following (with a minimum of 90 mm inthickness):

(i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
(ii) Precast or in situ walls of concrete or aerated concrete.
(iii) Earth wall including mud brick. OR

(b) Timber logs of a species with a density of 680kg/m^3 or greater at a 12 percent moisture content; of a minimum nominal overall thickness of 90mm and a minimum thickness of 70mm (see Clause 3.11); and gauge planed. OR
(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame and is -
(i) non-combustible material; OR
(ii) fibre cement a minimum of 6mm in thickness; OR
(iii) bushfire-resisting timber (see Appendix F); OR
(iv) a timber species as specified in Paragraph E1, Appendix E; pr
(v) a combination of any of Items (i), (ii), (iii) or (iv) above. OR
(d) A combination of any items (a), (b) or (c) above.

5.4.2 JOINTS

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.

5.4.3 VENTS AND WEEPHOLES

Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

5.5.1 BUSHFIRE SHUTTERS

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from -
(a) non-combustible material; OR
(b) a timber species as specified in Paragraph E1, Appendix E; OR
(c) bushfire-resisting timber (see Appendix F); OR
(d) a combination of Items (a), (b) and (c) above.

5.5.2 SCREENS FOR WINDOWS AND DOORS

Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.

The frame supporting the mesh or perforated sheet shall be made from -
(a) metal; OR
(b) bushfire-resisting timber (see Appendix F).
(c) a timber species as specified in Paragraph E2, Appendix E.

5.5.3 WINDOWS AND SIDELIGHTS

Window assemblies shall:
(a) be completely protected by a bushfire shutter that complies with Clause 3.7 and clause 5.5.1; OR

(b) Be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2.
(c) Conform with the following:
(i) Frame material For window assemblies less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having and angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery shall be made from:
(A) Bushfire-resisting timber (see Appendix F) OR
(B) A timber species as specified in Paragraph E2, Appendix F); OR
(C) Metal. OR
(D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
There are no specific restrictions on frame material for all other windows.
(ii) Hardware There are no specific restrictions on hardware for windows.
(iii) Glazing Where glazing is less than 400mm from the grounf or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having and angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be Grade A safety glass a minimum of 4mm in thickness or glass blocks with no restriction on glazing methods.
NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only. For all other glazing, annealed glass may be used in accordance with AS 1288.
(iv) Seals and weather strips THere are no specific requirements for seals and weather strips at this BAL level.
(iv) Screens The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 5.5.2.

C5.5.3 For Clause 5.5.3(c), screening of the openable portions of all windows is required in all BAL's to prevent the entry of embers to the building when the window is open.
For Clause 5.5.3 (c)(v), screening of the openable and fixed portions of some windows is required to reduce the effects of radiant heat on some tpes of glass. If the screening is required to reduce the effects of radiant heat on glass, and has to be externally fixed.
For Clause 5.5.3 (c)(v), If the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.

5.5.4 DOORS SIDE-HUNG EXTERNAL DOORS (including French Doors, Panel Fold and Bi-fold Doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall -
(a) Be protected by bushfire shutters that comply with Clause 3.7 and Clause 5.5.1.
OR
(b) Be protected externally by screens that comply with Clause 3.6 and Clause 5.5.2.
OR
(c) conform with the following:
(i) Door panel material Materials shall be -
(A) non combustible; OR
(B) solid timber, laminated timber or reconstituted timber door, having a minimum thickness of 35mm for the first 400mm above the threshold; OR
(C) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400mm above the threshold; OR
(D) hollow core, solid timber, laminated timber or reconstituted timber protected externally by a screen that complies with Clause 5.5.2; OR
(E) for fully framed glazed door panels, the framing is made from metal or bushfire resisting timber (see Appendix F), or a timber species as specified in Paragraph E2, Appendix E or uPVC.
(ii) Door frame material Door frames shall be made from:
(A) Bushfire-resisting timber (see Appendix F). OR
(B) a timber species as specified in Paragraph E2 of Appendix E; OR
(C) Metal. OR
(D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(iii) Hardware There are no specific requirements for hardwarea at this BAL level.
(iv) Glazing the glazing shall be Grade A safety glass a minimum of 4mm in thickness, or glass blocks with no restriction on glazing methods.
NOTE: Where double glazed units are used the above requirements apply to the external face of the window assembly only.
(v) Seals and weather strips Weather strips, draft excluders or draft seals shall be installed.
(vi) Screens There are no specific requirements for hardwarea at this BAL level.
(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

5.5.5 DOORS-SLIDING DOORS

Sliding doors shall:
(a) Be protected by bushfire shutters that comply with Clause 3.7 and Clause 5.5.1.
OR
(b) Be protected externally by screens that comply with Clause 3.6 and Clause 5.5.2.
OR
(c) conform with the following:
(i) Frame material The material for door frames, including fully framed glazed doors, shall be -
(A) Bushfire-resisting timber (see Appendix F). OR
(B) a timber species as specified in Paragraph E2 of Appendix E; OR
(C) Metal. OR
(D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(ii) Hardware There are no specific requirements for hardwarea at this BAL level.
NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.
(iii) Glazing Where doors incorporare glazing, the glazing shall be Grade A safety glass a minimum of 4mm in thickness,
(iv) Seals and weather strips There are no specific requirements for hardwarea at this BAL level.
(v) Screens There are no specific requirements for hardwarea at this BAL level.
(vi) Sliding panels Sliding panels shall be tight-fitting in the frames.

5.5.6 DOORS-VEHICLE ACCESS DOORS (GARAGE DOORS)

The following apply to vehicle access doors:
(a) The lower portion of a vehicle access door that is within 400mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from -
(i) non combustible material; OR
(ii) bushfire-resisting timber (see Appendix F); OR
(iii) fibre- cement sheet, a minimum of 6mm in thickness; OR
(iv) a timber species as specified in Paragraph E1, Appendix E; OR
(iv) a combination of any Items (i), (iii) or (iv) above.
(b) All vehicle access doors doors shall be fitted with suitable weather strips, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.
NOTES:
1 Refer to AS/NZS 4505 for door types.
2 Gaps of door edges or building elements should be protected as per Section 3.
C5.5.6(b) These guide tracks do not provide a direct passage for embers into the building.
(c) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

5.6.1 ROOFS - GENERAL

The following apply to all types of roofs and roofing systems:
(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
(b) The roof/wall junction shall be sealed, or otherwise protected in accordance with Clause 3.6.
(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
(d) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need to be screened externally.

5.6.2 TILED ROOFS

Tiled roofs shall be fully sarked. The sarking shall -
(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
(b) cover the entire roof area including ridges and hips; and
(c) extend into gutters and valleys.

5.6.3 SHEET ROOFS

Sheet roofs shall—
(a) be fully sarked in accordance with Clause 5.6.2, except that foil-backed insulation blankets may be installed over the battens; and
(b) have any gaps sealed at the fascia or wall line and at valleys, hips and ridges by -
(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium; **or**
(ii) mineral wool; **or**
(iii) other non-combustible material; **or**
(iv) a combination of any of Items (i), (ii) or (iii) above.
C5.6.3 - Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.

5.6.4 VERANDA, CARPORT AND AWNING ROOFS

The following apply to veranda, carport and awning roofs:
(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 5.6.1, to 5.6.6.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] complying with Clause 5.4 shall have a non-combustible roof covering, except where the roof covering is a translucent or transparent material.
NOTE: There is no requirement to line the inderside of a veranda, carport or awning roof that is separated from the main roof space

5.6.5 ROOF PENETRATIONS

The following apply to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors shall be sealed. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.
This requirement does not apply to a room sealed gas appliance.
NOTE: A gas appliance designed such that air for combustion dose not enter from, or combustion products enter into, the room which the appliance is located.
In the case of gas appliance flues, ember guards shall not be fitted.
NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.
(c) All overhead glazing shall be Grade A safety glass complying with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer, provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm in thickness shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index not exceeding five..
(f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.
(g) Vent pipes made from PVC are permitted.
(h) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

5.6.6 EAVES LININGS, FASCIAS AND GABLES

The following apply to eaves linings, fascias and gables:
(a) Gables shall comply with Clause 5.4.
(b) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 5.6.5.
(c) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium

Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

This standard does not provide construction requirements for fascias, bargeboards and eaves linings.

5.6.7 GUTTERS AND DOWNPIPES

This Standard does not provide material requirements for downpipes. If installed, gutter and valley leaf guards shall be non-combustible. With the exception of box gutters, gutters shall be metal or PVC-U. Box gutters shall be non-combustible and flashed at the junction with the roof with noncombustible material.

5.7.1 VERANDAS, DECKS, STEPS AND LANDINGS - GENERAL

Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

C5.7.7 - Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0 - 5 mm during service. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacings of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.

5.7.2 ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

5.7.2.1 Materials to enclose a subfloor space

This standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400mm from the ground.
Where the materials used to enclose a subfloor space are less than 400mm from the ground, they shall conform with Clause 5.4.

5.7.2.2 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

5.7.2.3 Framing

This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).

5.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings

This standard does not provide construction requirements for decking, stair treds and the trafficable surfaces and landings that are more than 300mm from a glazed element.

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300mm (measured horizontally at deck level) from glazed elements that are less than 400mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from -
(a) of non-combustible material; **or**
(b) of bushfire-resisting timber (see Appendix F); **or**
(c) a timber species as specified in Paragraph E1, Appendix E; or
(d) uPVC; or
(e) a combination of Items (a), (b), (c) or (d).

5.7.3 UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

5.7.3.1 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

5.7.3.2 Framing

This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).

5.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings

This Standard does not provide construction requirements for deshing, stair treds and the trafficable surfaces of ramps and landings that are more than 300mm from a glazed element.

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300mm (measured horizontally at deck level) from glazed elements that are less than 400mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from-
(a) of non-combustible material; **or**
(b) of bushfire-resisting timber (see Appendix F); **or**
(c) a timber species as specified in Paragraph E1, Appendix E; or
(d) uPVC; or
(e) a combination of any of Items (a), (b), (c) or (d).

5.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS

This Standard does not provide construction requirements for balustrades, handrails and other barriers.

5.7.5 VERANDA POSTS

Verandah Posts -
(a) Shall be timber mounted on galvanised mounted shoes or stirrups with a clearance of no less than 75mm above adjacent ground level; or
(b) if less than 400mm (measured vertically) from the surface of the deck or ground (see Fig D2, Appendix D) shall be made from -
(i) non-combustible material;or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) a timbers species as specified in Paragraph E1, Appendix E; or
(iv) a combination of any of items (a) or (b).

5.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water and gas supply pipes shall be metal.

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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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SPECIFICATION:		REVISION	DRAWN	
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	4	PRELIM PLANS - COLOUR UPDATE	NVO	17/11/2025

CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL		HOUSE DESIGN: HILLWOOD 15		HOUSE CODE: H-WDCHWD10SA
ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304		FACADE DESIGN: RHYDE		FACADE CODE: F-WDCHWD10RHYDA
LOT / SECTION / CT: 2 / - / 180876	COUNCIL: MEANDER VALLEY	SHEET TITLE: BAL 12.5 NOTES	SHEET No.: 24 / 25	SCALES:

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714444

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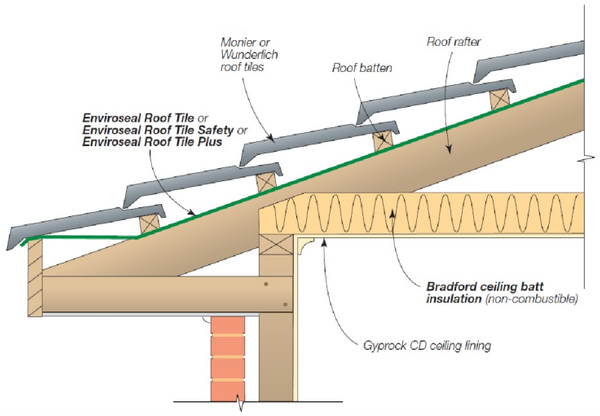
Template Version: 24.041

Rafter Spacing	Product
Up to and including 600mm	EnviroSeal™ Roof Tile or EnviroSeal™ Roof Tile Plus
Over 600m	EnviroSeal™ Roof Tile Safety

Figure 5.1. Tiled Roofs

- Install EnviroSeal roof tile sarking on top of the roof framing and below the roof battens.
- For further fixing details contact CSR technical support.



Application	Product
Sarking	EnviroSeal™ Resiwrap
Foil faced insulation blanket	Bradford Anticon™
Gap seal	Bradford Fireseal BAL 12.5 - 40 Blanket

Figure 5.2.1. Fascia Detail – Metal Roof (BAL12.5-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- Immediately above the fascia install [redacted] BAL12.5 – 40 Blanket extending up the roof and over the first batten. Compress with the roof sheeting.
- For further fixing details contact CSR technical support.

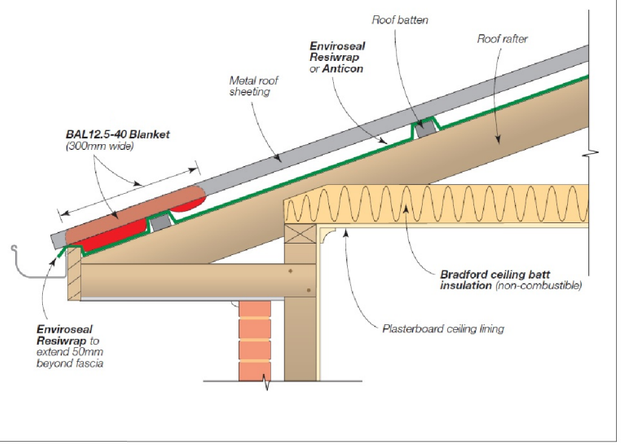


Figure 5.2.2. Valley Detail – Steel Roof (BAL-12.5 – BAL-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- [redacted] BAL12.5 – 40 Blanket to be laid over the top of the sarking extending into the outer edge of the valley gutter. Compress with roof sheeting.
- For further fixing details contact CSR technical support.

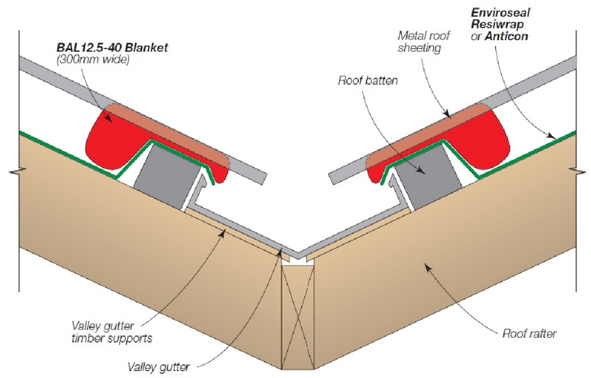


Figure 5.2.3. Barge Detail – Steel Roof (BAL-12.5 – BAL-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- At barge install [redacted] BAL12.5 – 40 Blanket and compress with roof sheeting.
- For further fixing details contact CSR technical support.

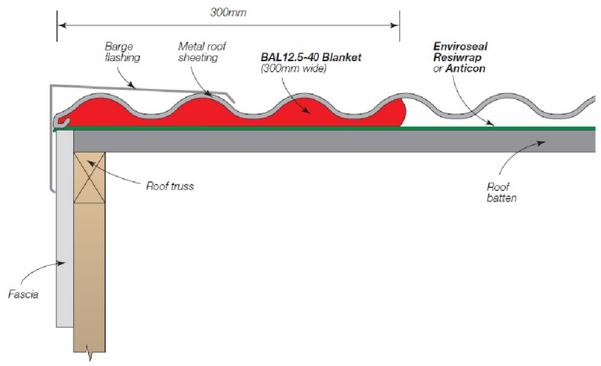
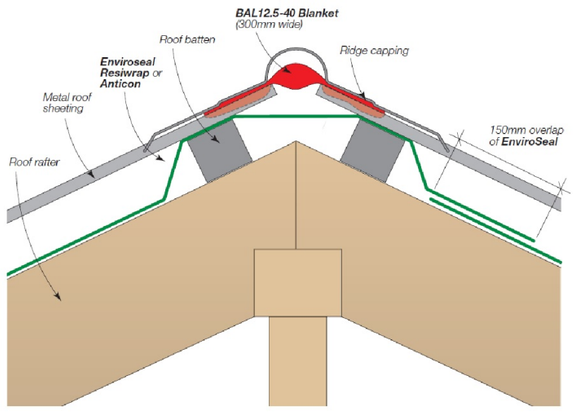


Figure 5.2.4. Hip/Ridge Detail – Steel Roof (BAL-12.5 – BAL-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- At the ridge/hip lay [redacted] BAL12.5 – 40 Blanket over the gap between the roof sheets and compress with the ridge capping to the roof profile.
- For further fixing details contact CSR technical support.



Details for the purpose of bushfire proofing only.
To be printed in colour.

Images sourced from Bradfords *"Bushfire Roofing System"*, Published 04/11.

Last Published: Monday, November 17, 2025 8:14 AM

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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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SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL	HILLWOOD 15	H-WDCHWD10SA	
ADDRESS:	FACADE DESIGN:	FACADE CODE:	
24 REIFFERS RD, MEANDER TAS 7304	RHYDE	F-WDCHWD10RHYDA	
LOT / SECTION / CT: / COUNCIL:	SHEET TITLE: / SHEET No.:	SCALES:	
2 / - / 180876 — MEANDER VALLEY	BAL 12.5 - BAL 40 ROOF DETAILS — 25 / 25		714444

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STORMWATER ASSESSMENT

24 Reiffers Road

Meander

January 2026

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Wilson Homes
Site Address:	24 Reiffers Road, Meander
Date of Inspection:	24/11/2025
Proposed Works:	New house
Investigation Method:	AMS Power Probe - Direct Push
Inspected by:	L. Ravanat

Site Details

Certificate of Title (CT):	180876/2
Title Area:	Approx. 2778 m²
Applicable Planning Overlays:	Bushfire-prone areas, Waterway and Coastal Protection Areas
Slope & Aspect:	1° N facing slope
Vegetation:	Pasture
Ground Surface:	Undisturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 800mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011 & AS1726:2017

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below.

Soil Profile Summary

TH 1 Depth (m)	TH 2 Depth (m)	USCS	Description
0.00-0.30	0.00-0.20	SM	**Sandy SILT**: Low plasticity, brown, wet, loose.
0.30-1.30	0.20-0.40	CL	**Silty CLAY**: Low plasticity, grey, moist, very stiff.
1.30-2.00	0.40-1.50	CH	**Silty CLAY**: High plasticity, grey mottled yellow, moist, very stiff.
	1.50-2.00	CH	**Silty CLAY**: High plasticity, white mottled orange, moist, very stiff, no refusal.

Site Notes

The soils on site consist of sandy silt topsoils overlying clay subsoils which have developed from Quaternary Sediments. A low permeability of 0.12m/day is expected.

GES have identified the following at the site:

- The site has a 2% slope and presents little to no risk to slope stability and landslip
- There are no proposals for cuts or change of grade which will impact on any proposed onsite stormwater absorption,
- The site soils have been identified as comprising of deep clay dominant soils.
- A water table was not identified during the investigation.
- There is no evidence to suggest saline water intrusion at the site
- Bedrock was not encountered.

Soil Dispersion

The site soils have been identified as non dispersive (Emerson class 7).

Existing Conditions and Assumptions

The site covers an area of approximately 2778m^2 with a total roof area of approx. 375m^2. To the East of the property there is a waterway that is classified as a public stormwater system. It is proposed that all stormwater flows connect to this waterway. The stormwater management report is prepared in accordance with the design criteria listed below:

- The stormwater drainage system is designed using Bureau of Meteorology (BOM) published rainfall Intensity Frequency Duration (IFD) data as a minor / major system to accommodate the 5% AEP / 20 min storm events.
- The flow rate of stormwater leaving the site shall be designed so that it does not exceed the pre- developed flow rate for both the minor and major rain events.
- The total site discharges are modelled as described in *Storm Drainage Design in Small Urban Catchments,* a handbook for Australian practice by *Australian Rainfall and Runoff (ARR2019)*, Book 9 – Runoff in Urban Areas.

Detention Calculations

Detention calculations area provided in Appendix A

Summary and Conclusions

- Detention design to be adopted as per design and documentation.
- The designed solution complies with the performance solution design check carried out.

It is also recommended that regular inspection and maintenance is conducted to ensure the stormwater system is operating without obstruction. A schematic of recommended checks is attached.

GES Stormwater Maintenance Plan Checklist

Indicative frequency	Inspection and criteria	Maintenance activities (where required)
Annual	Check whether any tree branches overhang the roof or are likely to grow to overhang the roof	If safe and where permitted, consider pruning back any overhanging branches
	Check that access covers to storage tanks are closed	Secure any open access covers to prevent risk of entry
	Check that screens on inlets, overflows and other openings do not have holes and are securely fastened	Repair any defective screens to keep out mosquitoes
	Inspect tank water for presence of rats, birds, frogs, lizards or other vermin or insects	Remove any infestations, identify point of entry and close vermin and insect-proof mesh
	Inspect tank water for presence of mosquito larvae (inspect more frequently in sub-tropical and tropical northern Australia, based on local requirements)	Identify point of entry and close with insect-proof mesh with holes no greater than 1.6 mm in diameter
	Inspect gutters for leaf accumulation and ponding	Clean leaves from gutters-remove more regularly if required. If water is ponding, repair gutter to ensure water flows to downpipe
	Check signage at external roof water taps and that any removable handle taps are being properly used	Replace or repair the missing or damaged signage and fittings
	Check plumbing and pump connections are watertight/without leakage	Repair any leaks as necessary
	Check suction strainers, in-line strainers and pump location for debris	Clean suction strainers, in-line strainers or debris from pump location
	Check pump installation is adequate for reliable ongoing operation	Modify and repair as required
	Check first flush diverter, if present	Clean first flush diverter, repair and replace if necessary
	Check condition of roof and coatings	Investigate and resolve any apparent changes to roof condition, such as loss of material coatings
	Drain, clean out and check the condition of the tank walls and roof to ensure no holes have arisen due to tank deterioration	Repair any tank defects

Triennial	Check sediment levels in the tank	Organise a suitable contractor to remove accumulated sediment if levels are approaching those that may block tank outlets
	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified
Ongoing		

Location

Label: Meander
Easting: 467490
Northing: 5388922
Zone: 55
Latitude: Nearest grid cell: 41.6625 (S)
Longitude: Nearest grid cell: 146.6125 (E)

IFD Design Rainfall Intensity (mm/h)

Issued: 07 January 2026

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

Table | Chart | Coefficients

Unit: mm/h

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	81.9	92.0	126	151	178	215	246
2 min	72.2	80.9	110	130	151	178	198
3 min	63.7	71.4	96.9	115	134	159	178
4 min	57.1	64.1	87.2	104	121	145	164
5 min	52.0	58.4	79.7	95.3	111	134	152
10 min	37.3	41.9	57.6	69.3	81.6	99.5	115
15 min	30.2	33.9	46.6	56.1	66.2	81.0	93.4
20 min	25.8	29.0	39.9	48.0	56.6	69.1	79.6
25 min	22.9	25.7	35.3	42.4	49.9	60.8	69.8
30 min	20.7	23.3	31.9	38.3	45.0	54.5	62.5
45 min	16.7	18.7	25.5	30.4	35.5	42.7	48.5
1 hour	14.3	16.0	21.7	25.8	30.0	35.7	40.3
1.5 hour	11.6	12.9	17.4	20.5	23.7	27.8	31.1
2 hour	9.94	11.1	14.8	17.4	20.0	23.3	25.9
3 hour	8.05	8.98	11.9	13.9	15.8	18.3	20.2
4.5 hour	6.50	7.23	9.50	11.0	12.5	14.4	15.8
6 hour	5.56	6.18	8.08	9.33	10.5	12.1	13.3
9 hour	4.42	4.91	6.38	7.34	8.25	9.55	10.5
12 hour	3.73	4.13	5.35	6.16	6.92	8.04	8.92
18 hour	2.89	3.19	4.13	4.75	5.35	6.27	7.01
24 hour	2.38	2.63	3.40	3.92	4.42	5.22	5.87
30 hour	2.04	2.25	2.91	3.36	3.80	4.51	5.09
36 hour	1.79	1.98	2.56	2.95	3.35	3.98	4.51
48 hour	1.45	1.60	2.07	2.39	2.72	3.25	3.70
72 hour	1.08	1.18	1.52	1.77	2.02	2.41	2.74
96 hour	0.872	0.956	1.23	1.43	1.63	1.93	2.19
120 hour	0.747	0.817	1.05	1.21	1.38	1.62	1.83
144 hour	0.663	0.724	0.924	1.07	1.21	1.41	1.57
168 hour	0.604	0.659	0.836	0.960	1.08	1.25	1.38

Note:
The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.
* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

STORMWATER DETENTION V5.05

Geo-Environmental Solutions

Location: **Meander, TAS**
Site: **375m² with tc = 20 and tcs = 15 mins.**
PSD: **AEP of 5%, Underground rectangular tank PSD = 1.77L/s**
Storage: **AEP of 5%, Underground rectangular tank volume = 6.15m³**

Design Criteria

(Custom AEP IFD data used)

Location = Meander, TAS
Method = E (A)RI 2001,A(E)P 2019

PSD annual exceedance probabiliy (APE) = 5 %
Storage annual exceedance probabiliy (APE) = 5 %

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom

Site Geometry

Site area (As) = 375 m² = 0.0375 Ha
Pre-development coefficient (Cp) = 0.30
Post development coefficient (Cw) = 0.86

Total catchment (tc) = 20 minutes
Upstream catchment to site (tcs) = 15 minutes

Coefficient Calculations

Pre-development

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	0	1.00	0
Gravel	0	0.50	0
Garden	375	0.30	113
Total	375 m²		113

Cp = ΣArea*C/Total = 0.300

Post development

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	266	1.00	266
Gravel	109	0.50	55
Garden	0	0.30	0
Total	375 m²		321

Cw = ΣArea*C/Total = 0.855

Permissible Site Discharge (PSD) (AEP of 5%)

PSD Intensity (I) = 56.6 mm/hr For catchment tc = 20 mins.
Pre-development (Qp = Cp*I*As/0.36) = 1.77 L/s
Peak post development (Qa = 2*Cw*I*As/0.36) = 10.08 L/s =(0.178 x I) Eq. 2.24

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) = 1.767 L/s

Above ground - Eq 3.8

$0 = PSD^2 - 2*Qa/tc*(0.667*tc*Qp/Qa + 0.75*tc+0.25*tcs)*PSD + 2*Qa*Qp$

Taking x as = PSD and solving

a = 1.0 b = -21.3 c = 35.6

$PSD = -b \pm \sqrt{(b^2-4ac)}/(2a)$

PSD = 1.835 L/s

Below ground pipe - Eq 3.3

$Qp = PSD*[1.6*tcs/\{tc*(1-2*PSD/(3*Qa))\}-0.6*tcs^{2.67}/\{tc*(1-2*PSDp/(3*Qa))\}^{2.67}]$

= 1.77

PSD = 1.818 L/s

Below ground rectangular tank - Eq 3.4

$t = tcs/(tc*(1-2*PSD/(3*Qa))) =$ 0.849

$Qp = PSD*[0.005-0.455*t+5.228*t^2-1.045*t^3-7.199*t^4+4.519*t^5]$

= 1.77

PSD = 1.767 L/s

Design Storage Capacity (AEP of 5%)

Above ground (Vs) = [0.5*Qa*td-[(0.875*PSD*td)(1-0.917*PSD/Qa)+(0.427*td*PSD²/Qa)]]*60/10³ m³ Eq 4.23

Below ground pipe (Vs) = [(0.5*Qa-0.637*PSD+0.089*PSD²/Qa)*td]*60/10³ m³ Eq 4.8

Below ground rect. tank (Vs) = [(0.5*Qa-0.572*PSD+0.048*PSD²/Qa)*td]*60/10³ m³ Eq 4.13

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	111.5	19.9			2.68
23	52.3	9.3			5.06
32	43.3	7.7			5.51
41	37.5	6.7			5.79
50	33.4	6.0			5.97
59	30.3	5.4			6.08
68	27.9	5.0			6.14
77	25.9	4.6			6.15
86	24.3	4.3			6.13
95	22.9	4.1			6.09

Table 1 - Storage as function of time for AEP of 5%

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m³)
Above				
Pipe				
B/ground	76.4	26.1	4.6	**6.15**

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

Qop2 = 0.75 Cl 2.4.5.1

Qp2 =Qop2*Qp1 (where Qp1=PSD) = 1.38 L/s at which time above ground storage occurs

I = 360*Qp2/(2*Cw*As*10³) = 7.7 mm/h Eq 4.24

Period of Storage

Time to Fill:

Above ground (tf) = td*(1-0.92*PSD/Qa) Eq 4.27

Below ground pipe (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Below ground rect. tank (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Time to empty:

Above ground (te) = (Vs+0.33*PSD²*td/Qa*60/10³)*(1.14/PSD)*(10³/60) Eq 4.28

Below ground pipe (te) = 1.464/PSD*(Vs+0.333*PSD²*td/Qa*60/10³)*(10³/60) Eq 4.32

Below ground rect. tank (te) = 2.653/PSD*(Vs+0.333*PSD²*td/Qa*60/10³)*(10³/60) Eq 4.36

Storage period (Ps = tf + te) Eq 4.26

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above						
Pipe						
B/ground	76.4	4.6	6.2	57.0	179.7	236.7

Table 3 - Period of Storage requirements for AEP of 5%

Orifice

Permissible site discharge (Qu=PSD) = 1.77 L/s (Underground storage)

Orifice coefficient (CD) = 0.61 For sharp circular orifice

Gravitational acceration (g) = 9.81 m/s²

Maximum storage depth above orifice (H) = 800 mm

Orifice flow (Q) = CD*Ao*√(2*g*H)

Therefore:

Orifice area (Ao) = 731 mm²

Orifice diameter (D = √(4*Ao/π)) = 30.5 mm

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

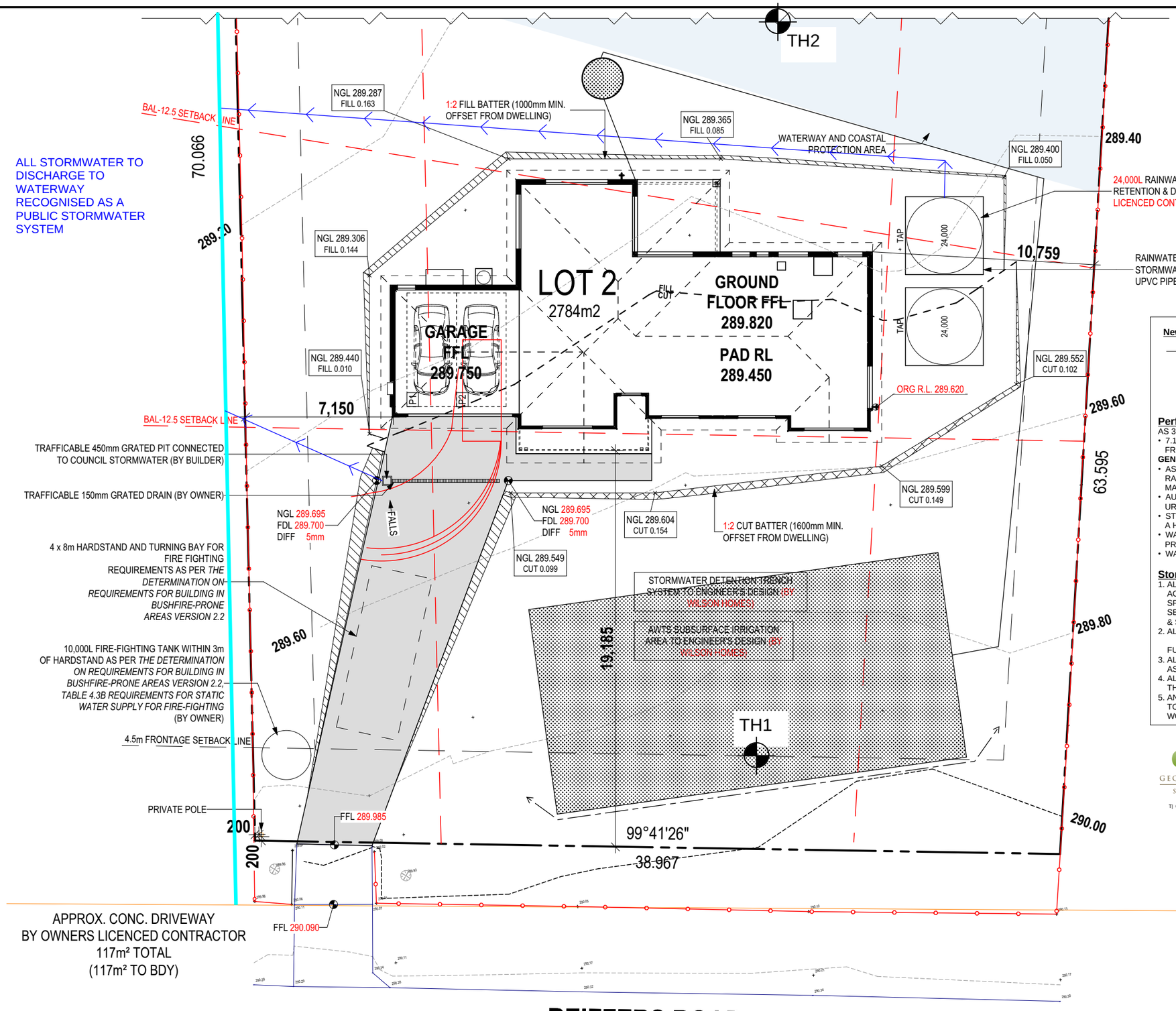
APPROX. CUT/FILL

CUT	14.34m³	32.27t
FILL	15.05m³	33.86t
DIFFERENCE	0.71m³	1.60t

EVEN CUT & FILL

LOT SIZE:	**2784m²**
HOUSE (COVERED AREA)**:**	**225.19m²**
SITE COVERAGE:	**8.09%**

ALL STORMWATER TO DISCHARGE TO WATERWAY RECOGNISED AS A PUBLIC STORMWATER SYSTEM



BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

New Services

STORMWATER PIPE WITH FLOW DIRECTION

GRATED STORMWATER PIT 450x450 CLASS A ACO GALVANISED HEELGUARD OR SIMILAR ENGINEER APPROVED

Performance Solution Compliance Notes:

AS 3500.3 - CL 7.10
- 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.

GENERAL
- AS/NZS 3500.3: PART 3 STORMWATER DRAINAGE AUSTRALIAN RAINFALL AND RUN-OFF VOLUME 8: URBAN STORMWATER MANAGEMENT
- AUSTRALIAN RUNOFF QUALITY - A GUIDE TO WATER SENSITIVE URBAN DESIGN
- STORM DRAINAGE DESIGN IN SMALL URBAN CATCHMENTS: A HANDBOOK FOR AUSTRALIAN PRACTICE
- WATER SENSITIVE URBAN DESIGN (WSUD) ENGINEERING PROCEDURE: STORMWATER
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODE (WSAA)

Stormwater Services Notes:
1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS: SECTION 168 OCCUPATIONAL HEALTH AND SAFETY & SECTION 176 ENVIRONMENTAL MANAGEMENT.
2. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
3. ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.
4. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
5. ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

GES GEO-ENVIRONMENTAL SOLUTIONS
29 Kirksway Place Battery Point
T| 62231839 E| office@geosolutions.net.au

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

REIFFERS ROAD

WILSON HOMES

SPECIFICATION: DISCOVERY
COPYRIGHT: © 2025

	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	JII	05/09/2025
2	DRAFT SALES PLAN - CT2	MFC	18/09/2025
3	PRELIM PLANS - INITIAL ISSUE	TRV	07/10/2025

CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL
ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304
LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: SITE PLAN
SHEET No.: 2 / 26
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES: 1:200

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.

714444

Last Published: Saturday, 11 October 2025 10:57 PM
File Location: G:\Wilson\8. Drafting\Job Files\714400\714444 - Mighall (AC24)\Plans\714444 - Mighall - Rev.03 - AC24 - 2025.10.07.pln
Template Version: 24.041

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SOLUTIONS
29 Kirksway Place, Battery Point
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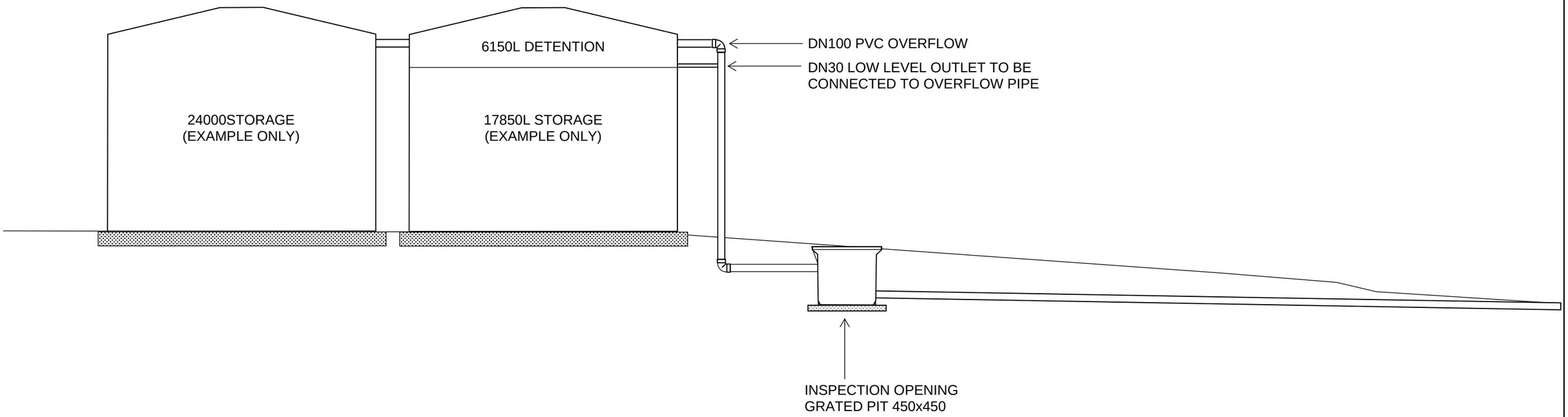

Do not scale from these drawings. Dimensions to take precedence over scale.	STORMWATER DETENTION SCHEMATIC CROSS-SECTION			RAINWATER TANK - SIZE TBC WITH 6150L DETENTION		Sheet 1 of 1

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Wilson Homes *Owner name*
156 New Town Road *Address*
New Town 7008 *Suburb/postcode*

Designer details:

Name: Vinamra Gupta
Category: Civil Engineer
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: 685982720
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Wilson Homes
Designer's project reference No. J12454
Address: 24 Reiffers Road
Lot No: 180876/2
Meander 7304

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:
On-site wastewater management system - design

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☒ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☐ Performance Solution: ☒ *(X the appropriate box)*

Other details:

Stormwater Assessment

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Jan-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Jan-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by: Geo-Environmental Solutions	Date: Jan-26
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Jan-26

Standards, codes or guidelines relied on in design process:

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Stormwater Assessment - 24 Reiffers Road Meander- 714444 - Jan-26

Attribution as designer:

I Vinamra Gupta, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		07/01/2026
Licence No:	685982720		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... Vinamra Gupta..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		07/01/2026

ONSITE-WASTEWATER ASSESSMENT

24 Reiffers Road

Meander

December 2025

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Wilson Homes
Site Address:	24 Reiffers Road, Meander
Date of Inspection:	24/11/2025
Proposed Works:	New house
Investigation Method:	AMS Power Probe - Direct Push
Inspected by:	L. Ravanat

Site Details

Certificate of Title (CT):	180876/2
Title Area:	Approx. 2778 m²
Applicable Planning Overlays:	Bushfire-prone areas, Waterway and Coastal Protection Areas
Slope & Aspect:	1° N facing slope
Vegetation:	Pasture
Ground Surface:	Undisturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 800mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	*AS2870:2011, AS1726:2017 & AS1547:2012*

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

TH 1 Depth (m)	TH 2 Depth (m)	USCS	Description
0.00-0.30	0.00-0.20	SM	**Sandy SILT**: Low plasticity, brown, wet, loose.
0.30-1.30	0.20-0.40	CL	**Silty CLAY**: Low plasticity, grey, moist, very stiff.
1.30-2.00	0.40-1.50	CH	**Silty CLAY**: High plasticity, grey mottled yellow, moist, very stiff.
	1.50-2.00	CH	**Silty CLAY**: High plasticity, white mottled orange, moist, very stiff, no refusal.

Site Notes

The soils on site consist of sandy silt topsoils overlying clay subsoils which have developed from Quaternary Sediments.

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Light Clay (category 5)**. The site is unsuited to the installation of a traditional septic tank and trenches due to limited space onsite. Secondary treatment of effluent will be required, and it is proposed to install a package treatment system (e.g. Econocycle, Envirocycle, UbiAqua, Ozzikleen etc) with treated effluent disposed by subsurface irrigation. A Design Irrigation Rate (DIR) of 3L/m^2/day has been assigned for this site. The proposed three-bedroom dwelling has a calculated maximum wastewater output of 600L/day. This is based on a tank water supply and a maximum occupancy of 5 people (120L/day/person). With secondary treatment this will require an absorption area of at least 200m^2. This can be accommodated by subsurface irrigation. Additional sandy loam (min 100mm) is to be added to the irrigation area during installation. For all calculations please refer to the Trench summary reports. A cut-off drain will be required and the area excluded from traffic or any future building works.

In light of the use of irrigation and secondary treatment the designation of a reserve area can be eliminated. This is justified by the ease at which irrigation systems can be replaced, with old lines and topsoil removed and replaced with new topsoil and irrigation systems within a 48 hour period.

The following setback distances are required to comply with the Building Act 2016:

Upslope or level buildings:	3m
Downslope buildings:	2.25m
Upslope or level boundaries:	1.5m
Downslope boundaries:	2.5m
Downslope surface water:	17m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Wilson Homes	Assess. Date	16-Dec-25
		Ref. No.	
Assessed site(s)	24 Reiffers Road Meander	Site(s) inspected	9-Sep-25
Local authority	Meander Valley	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 600 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 200
Sullage volume (L/day) = 400
Total nitrogen (kg/year) generated by wastewater = 1.8
Total phosphorus (kg/year) generated by wastewater = 1.2

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	38	42	58	67	85	100	95	80	65	80	56
Adopted rainfall (R, mm)	41	38	42	67	79	96	110	105	88	73	89	56
Retained rain (Rr, mm)	37	34	38	60	71	86	99	95	79	66	80	50
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**93**	**76**	**53**	**3**	**-29**	**-57**	**-68**	**-53**	**-16**	**18**	**25**	**76**

Annual evapotranspiration less retained rain (mm) = 121

Soil characterisitics

Texture = Light Clay Category = 5 Thick. (m) = 1.2
Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 3 Min depth (m) to water = 3

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	None
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	20
Width (m) =	10
Depth (m) =	0.3
Total disposal area (sq m) required =	200
comprising a Primary Area (sq m) of:	200
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

Comments
A DIR of 3mm/day has been assigned for this site. Therefore an irrigation area of 200 square meters swill be required to cope with extreme climatic and loading events.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Wilson Homes	Assess. Date	16-Dec-25
		Ref. No.	
Assessed site(s)	24 Reiffers Road Meander	Site(s) inspected	9-Sep-25
Local authority	Meander Valley	Assessed by	John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
A	Expected design area	sq m	300	V. high	High		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	1	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces N		V. high	Very low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	600	High	Moderate		
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	1.2	V. high	Very low		
	Depth to bedrock	m	1.2	V. high	Moderate		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	0.12	Mod.	Very low	Moderate	
A	Long Term Accept. Rate	L/day/sq m	3	High	High		

Comments

The site has the capability to accept wastewater onsite

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Wilson Homes	Assess. Date	16-Dec-25
		Ref. No.	
Assessed site(s)	24 Reiffers Road Meander	Site(s) inspected	9-Sep-25
Local authority	Meander Valley	Assessed by	John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	75	High	Moderate		
	Phos. adsorp. capacity	kg/cub m	0.6	High	Moderate		
	Annual rainfall excess	mm	-121	High	Very low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	3.1	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
AA	Dist. to nearest surface water	m	27	V. high	Very high		
AA	Dist. to nearest other feature	m	4.6	V. high	Very high		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	840	V. high	Very low		

Comments

The soil on site has a light clay texture and a good CEC, therefore the soil system has a good capacity to cope with the applied nutrient load from the system.

Demonstration of wastewater system consistency with the *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Consistent with A1 (b) (iii) Land application area will be located with a minimum separation distance of 2.25m from a downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A2 (b) (ii) Land application area will be located a minimum of 17m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Consistent with A3 (b) (iii) Land application area will be located with a minimum separation distance of 2.5m from a downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Consistent with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Consistent with A5 (b) No groundwater encountered
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Consistent with A5 (b)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Consistent

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AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 24 Reiffers Road Meander

System Capacity: 5 persons @ 120L/person/day

Summary of Design Criteria

DIR: 3mm/day.

Irrigaion area: 200m^2

Reserve area location /use: Not assigned. Irrigation lines and topsoil will need to be replaced within a 48 hour period

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the irrigation area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Wilson Homes *Owner name*
156 New Town Road *Address*
New Town 7008 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Wilson Homes
Designer's project reference No. J12454
Address: 24 Reiffers Road
Lot No: 180876/2
Meander 7304

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:
On-site wastewater management system - design

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (*X the appropriate box*)

Other details:

AWTS with subsurface irrigation

Design documents provided:

The following documents are provided with this Certificate –
Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Dec-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Dec-25
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Dec-25

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Onsite Wastewater Assessment - 24 Reiffers Road Meander- 714444 - Dec-25

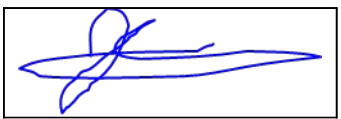
Onsite Wastewater Assessment - 24 Reiffers Road Meander- 714444 - Dec-25

Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		16/12/2025
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

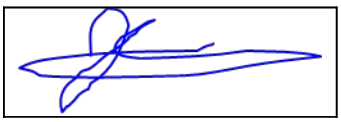
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		16/12/2025

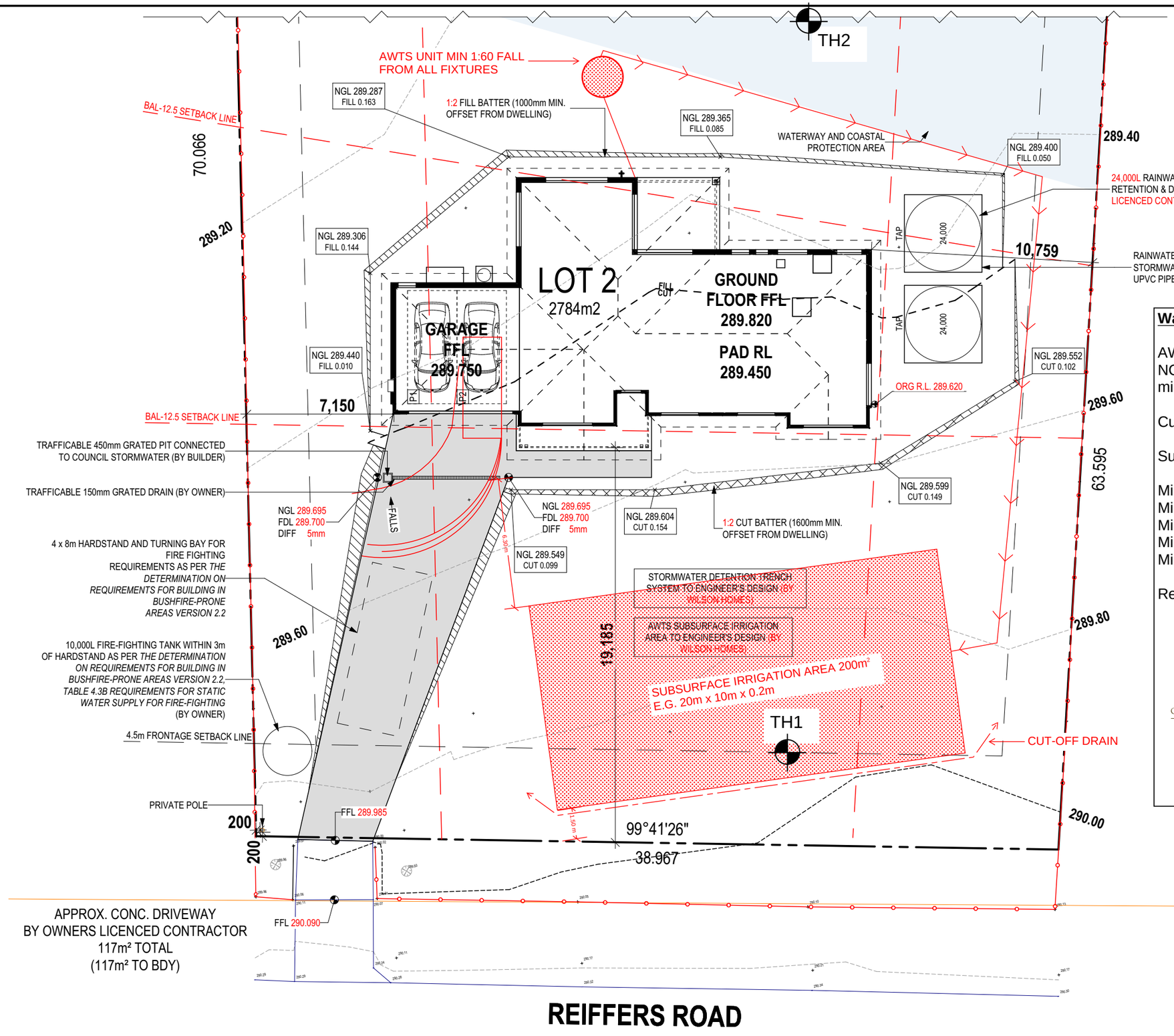
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

APPROX. CUT/FILL

CUT	14.34m³	32.27t
FILL	15.05m³	33.86t
DIFFERENCE	0.71m³	1.60t

EVEN CUT & FILL

LOT SIZE:	**2784m²**
HOUSE (COVERED AREA)**:**	**225.19m²**
SITE COVERAGE:	**8.09%**



BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

Wastewater system:

AWTS unit vented according to
NCC vol 3 Tas H101.2
min 1:60 fall from all fixtures

Cut-off drain

Subsurface irrigation - 200m²

Min 3m from upslope buildings
Min 2.25m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 2.5m from downslope boundary
Min 17m from downslope surface water

Refer to GES report

GES GEO-ENVIRONMENTAL SOLUTIONS
29 Kirkoway Place Battery Point
T| 62231839 E| office@geosolutions.net.au

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A
16/12/2025

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

WILSON HOMES

SPECIFICATION: DISCOVERY		REVISION	DRAWN	
COPYRIGHT: © 2025	1	DRAFT SALES PLAN - CT1	JII	05/09/2025
	2	DRAFT SALES PLAN - CT2	MFC	18/09/2025
	3	PRELIM PLANS - INITIAL ISSUE	TRV	07/10/2025

CLIENT: SHIRLEY ROBERTA & KEITH DOUGLAS MIGHALL
ADDRESS: 24 REIFFERS RD, MEANDER TAS 7304
LOT / SECTION / CT: 2 / - / 180876
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: HILLWOOD 15
FACADE DESIGN: RHYDE
SHEET TITLE: SITE PLAN
SHEET No.: 2 / 26
HOUSE CODE: H-WDCHWD10SA
FACADE CODE: F-WDCHWD10RHYDA
SCALES: 1:200

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.

714444

Last Published: Saturday, 11 October 2025 10:57 PM

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Template Version: 24.041

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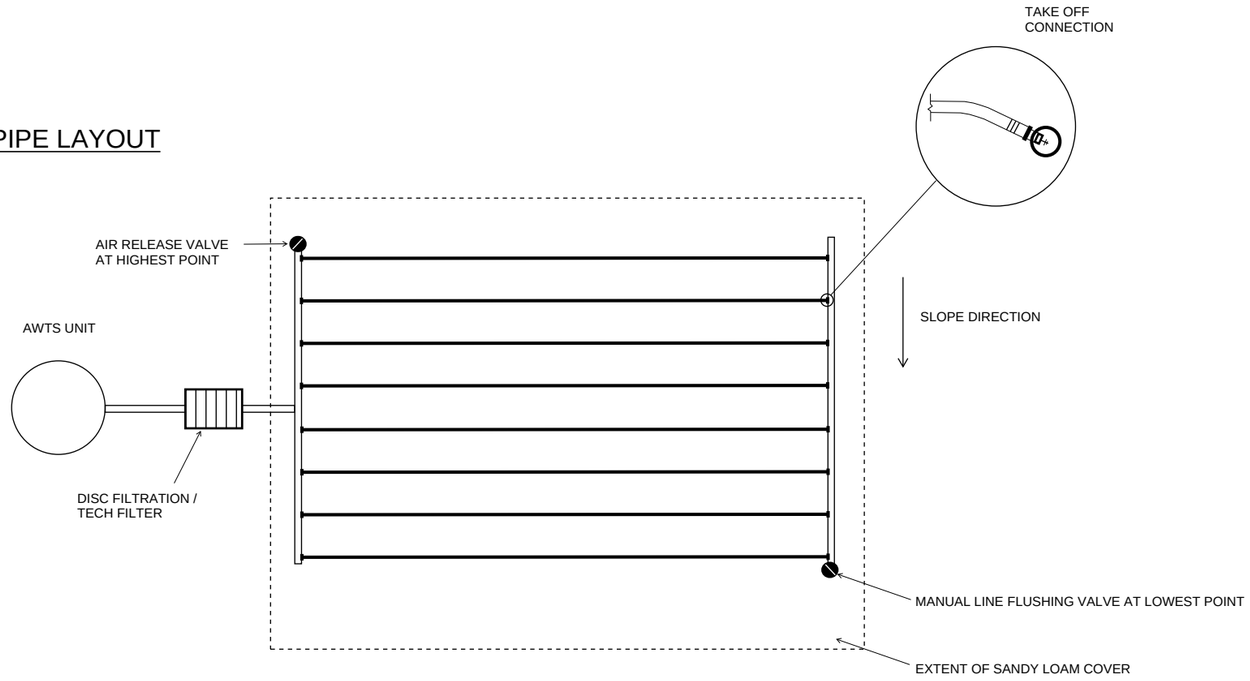
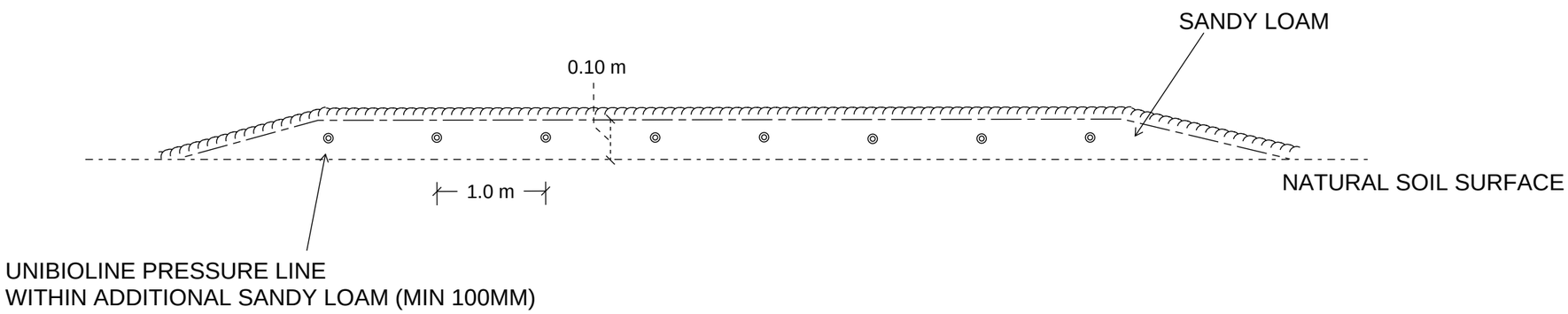
BED PLAN PIPE LAYOUT



APPLICATION AREA NOTES

1. APPLICABLE FOR SLOPE ANGLES UP TO 10%
2. BASE OF APPLICATION AREA TO BE SCARIFIED TO BREAK SURFACE LAYER. ALTERNATIVELY LINES CAN BE RIPPED INTO TOPSOIL WITH SUITABLE TRACTOR AND PIPE LAYER. SMEARING AND COMPACTION TO BE AVOIDED
3. IRRIGATION LINES TO BE INSTALLED INTO MIN 100mm ADDITIONAL SANDY LOAM
4. DEPENDANT ON TREATMENT SYSTEM A 200µm FILTER MAY BE INSTALLED AT THE PUMPING CHAMBER OUTLET, BUT A 100-120µm INLINE DISC FILTER SHOULD BE INSTALLED PRIOR TO DISCHARGE INTO THE IRRIGATION AREA.
5. A VACUUM BREAKER VALVE MUST BE INSTALLED AT THE HIGHEST POINT OF THE IRRIGATION AREA IN A MARKED AND PROTECTED VALVE CONTROL BOX.
6. A FLUSH LINE MUST BE INSTALLED AT THE LOWEST POINT OF THE IRRIGATION AREA
7. THE MINIMUM IRRIGATION PUMPING CAPACITY SHOULD BE EQUIVALENT TO 120 kpa (i.e. 12m OF HEAD) AT THE HIGHEST POINT OF THE IRRIGATION AREA.
8. CUT-OFF DIVERSION DRAIN UPSLOPE AS REQUIRED
9. ALL WORKS TO COMPLY WITH AS3500 AND TASMANIAN PLUMBING CODE

APPLICATION AREA CROSS-SECTION



Do not scale from these drawings. Dimensions to take precedence over scale.				CROSS-SECTION SUBSURFACE APPLICATION SLOPES <10%		Sheet 1 of 1 Drawn by: SR

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SOLUTIONS
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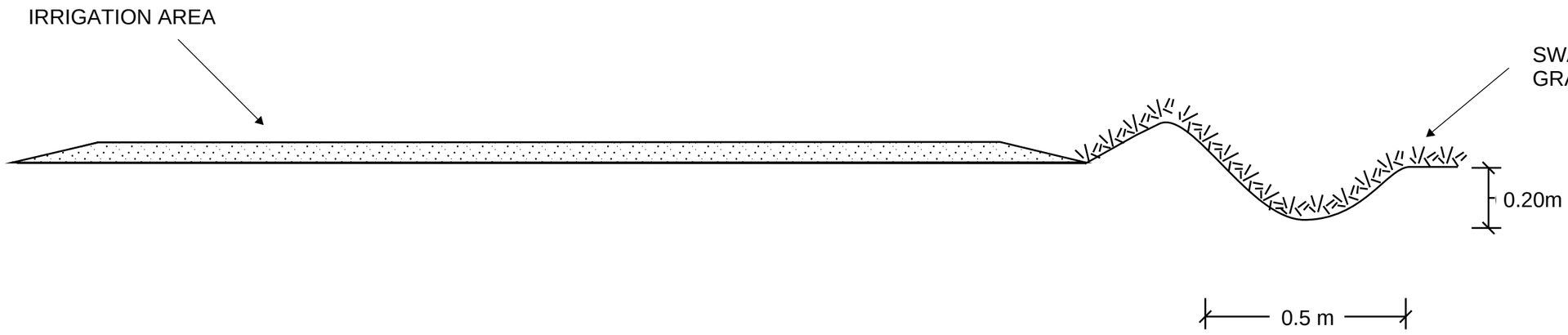
TYPICAL GRASSED SWALE DRAIN CROSS-SECTION

SWALE DRAIN TO BE MIN 0.5M WIDE BY MIN 0.20M DEEP

GRASS COVER TO BE MAINTAINED TO SLOW WATER FLOW AND MINIMSE EROSION



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions			Grassed swale drain typical cross-section	Sheet 1 of 1 Drawn by SR

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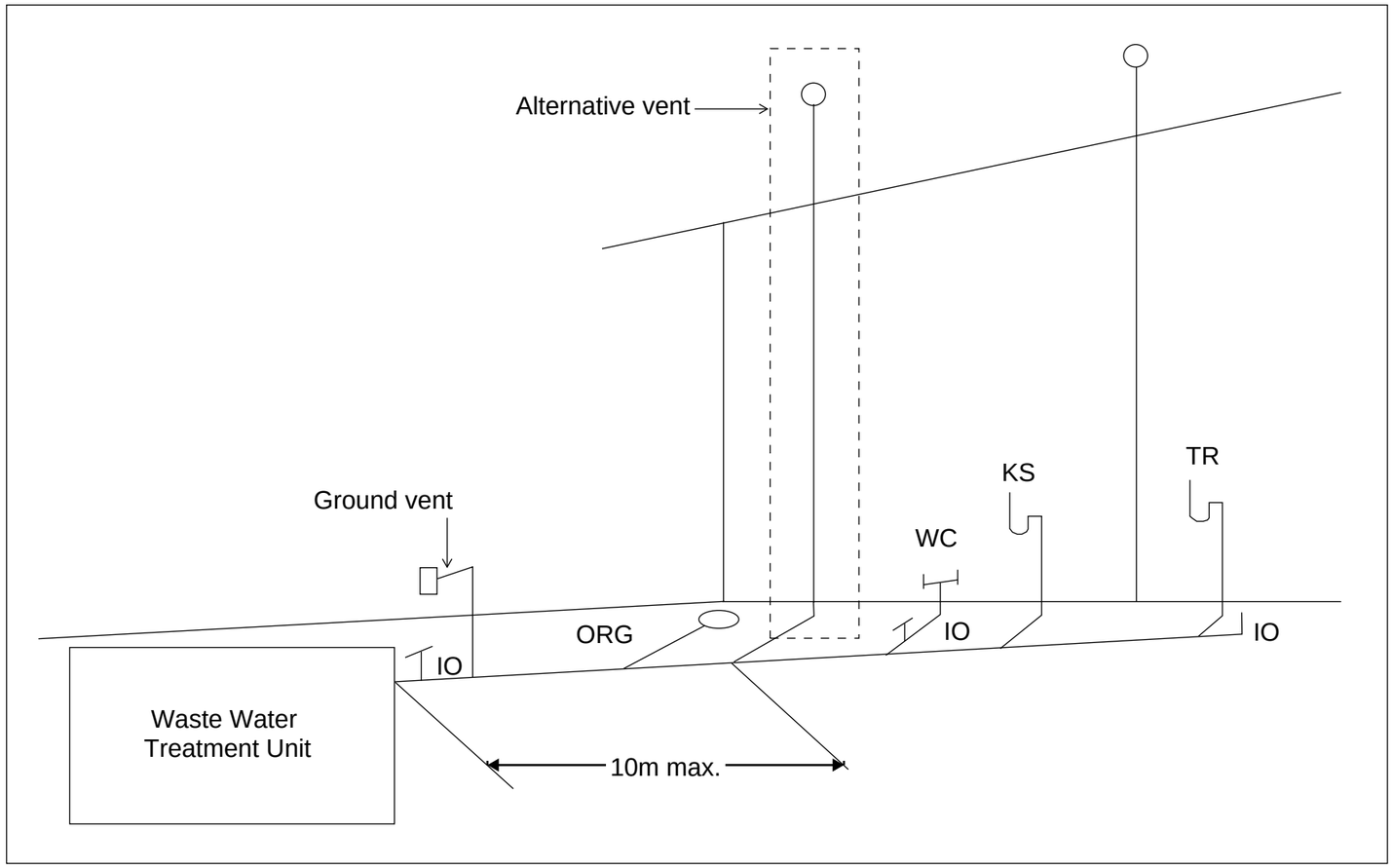

Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure C2D6 Alternative Venting Arrangements		Sheet 1 of 1