PLANNING NOTICE

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

APP NO.:	PA\26\0217
APPLICANT:	Abode Designer Homes
SITE:	16 Legacy Road, Prospect Vale (CT: 188351/34)
PROPOSAL:	Single dwelling - width of garage, traffic.

The application can be inspected until **Thursday, 16 April 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.

Notified on 28 March 2026.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

Meander Valley Council
Working Together

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

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

OFFICE USE ONLY

Property No: [ ][ ][ ][ ][ ] **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: 16 LEGACY RD

Certificate of Title: 188351/34

Suburb: PROSPECT VALE 7250

Lot No: 34

Land area: 602 ~~m²~~ / ha

Present use of land/building: VACANT

(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)*: $ 685,000.00

Includes total cost of building work, landscaping, road works and infrastructure

Description of work: NEW DWELLING

Use of building: DWELLING

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

New floor area: 274 m²

New building height: 6.54 m

Materials: External walls: BRICK + CLADDING Colour: RED + WHITE

Roof cladding: COLORBOND Colour: MONUMENT

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
188351	34
EDITION	DATE OF ISSUE
2	03-May-2025

SEARCH DATE : 17-Feb-2026
SEARCH TIME : 02.21 pm

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
Lot 34 on Sealed Plan 188351
Derivation : Part of 375A-1R-0P Gtd. to James Goodger
Prior CT 187707/1004

SCHEDULE 1

N250627 TRANSFER to TY TURNER DEVELOPMENTS PTY LTD
Registered 03-May-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP188351 EASEMENTS in Schedule of Easements
SP188351 FENCING PROVISION in Schedule of Easements
SP185985, SP186417 & SP187707 FENCING PROVISION in Schedule of Easements
SP10386 & SP18481 FENCING COVENANT in Schedule of Easements
E172249 INSTRUMENT Creating Restrictive Covenants Registered 05-Feb-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD

FOLIO REFERENCE: C.T.187707/1004

GRANTEE: PART OF 375A-1R-0P GRANTED TO JAMES GOODGER, PART OF 300 ACRES GRANTED TO JOSEPH PENNY

PLAN OF SURVEY

Woolcott LAND SERVICES

BY SURVEYOR: BRETT RICHARD WOOLCOTT

LOCATION: LAND DISTRICT OF CORNWALL
PARISH OF LAUNCESTON

SCALE 1:4000 LENGTHS IN METRES

REGISTERED NUMBER

SP188351

APPROVED
EFFECTIVE FROM - 5 FEB 2025

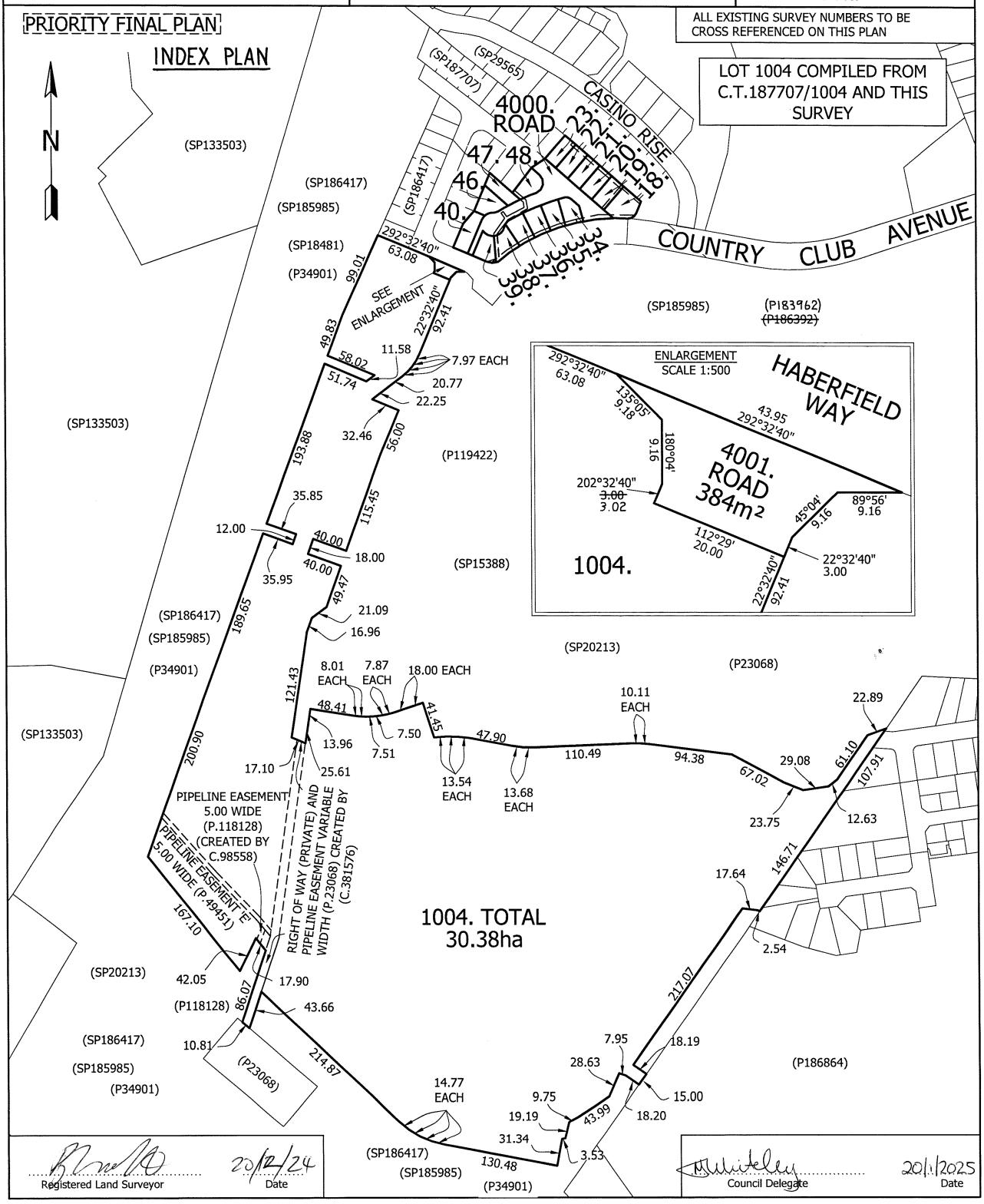
Recorder of Titles

PRIORITY FINAL PLAN

INDEX PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1004 COMPILED FROM C.T.187707/1004 AND THIS SURVEY



Registered Land Surveyor — Date 20/12/24

Council Delegate — Date 20/1/2025

PLAN OF SURVEY

Woolcott LAND SERVICES

ANNEXURE SHEET

SHEET 1 OF 3 SHEETS

OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD

FOLIO REFERENCE: C.T.187707/1004

SCALE 1:750 LENGTHS IN METRES

Registered Number

SP 188351

SIGNED FOR IDENTIFICATION PURPOSES

Council Delegate 20/1/2025 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

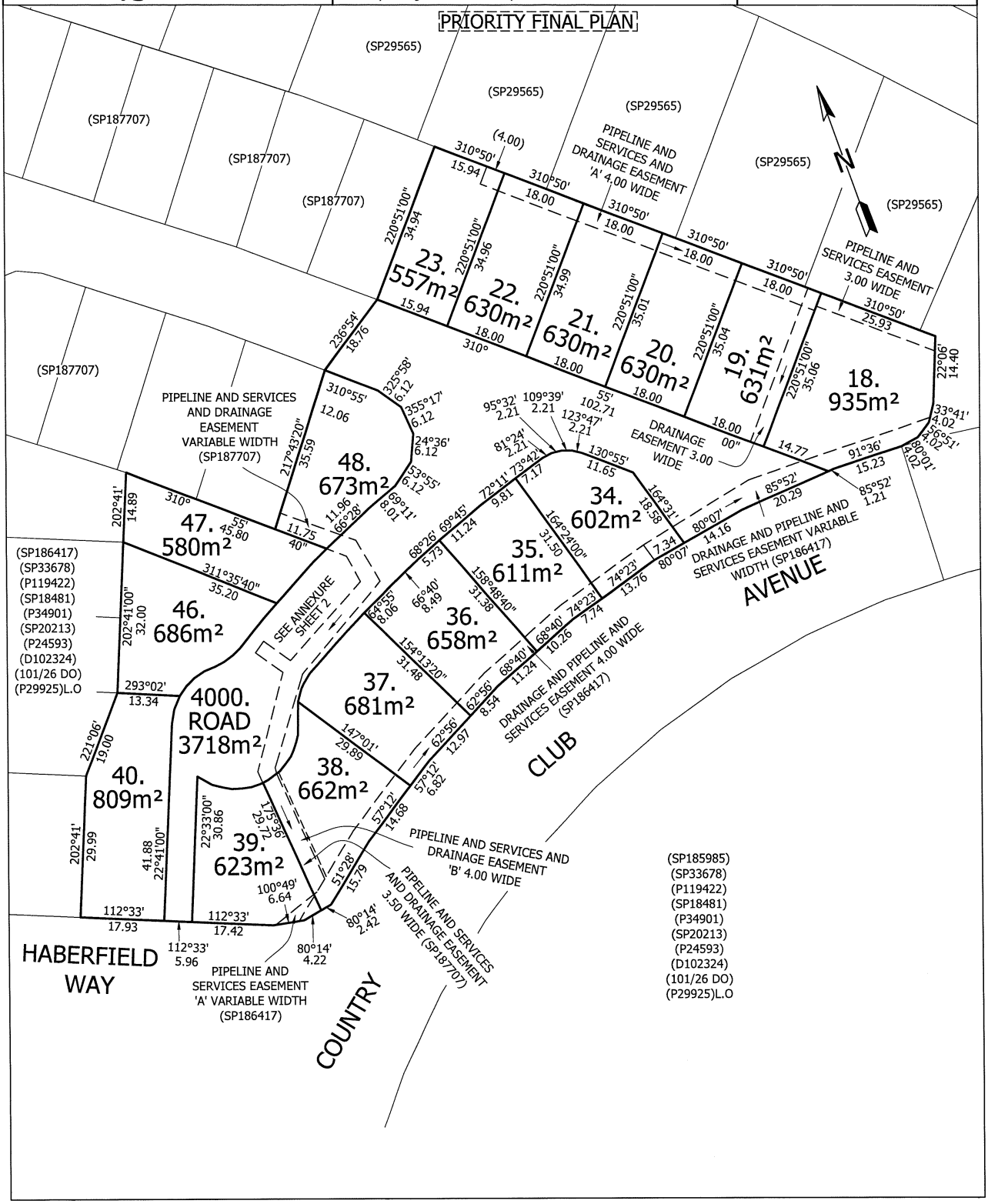
Registered Land Surveyor 20/12/24 Date

APPROVED

EFFECTIVE FROM - 5 FEB 2025

Recorder of Titles

PRIORITY FINAL PLAN



PLAN OF SURVEY

Woolcott LAND SERVICES

ANNEXURE SHEET

SHEET 2 OF 3 SHEETS

OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD

FOLIO REFERENCE: C.T.187707/1004

SCALE 1:200 LENGTHS IN METRES

Registered Number

SP 188351

SIGNED FOR IDENTIFICATION PURPOSES

Council Delegate 20/1/2025 Date

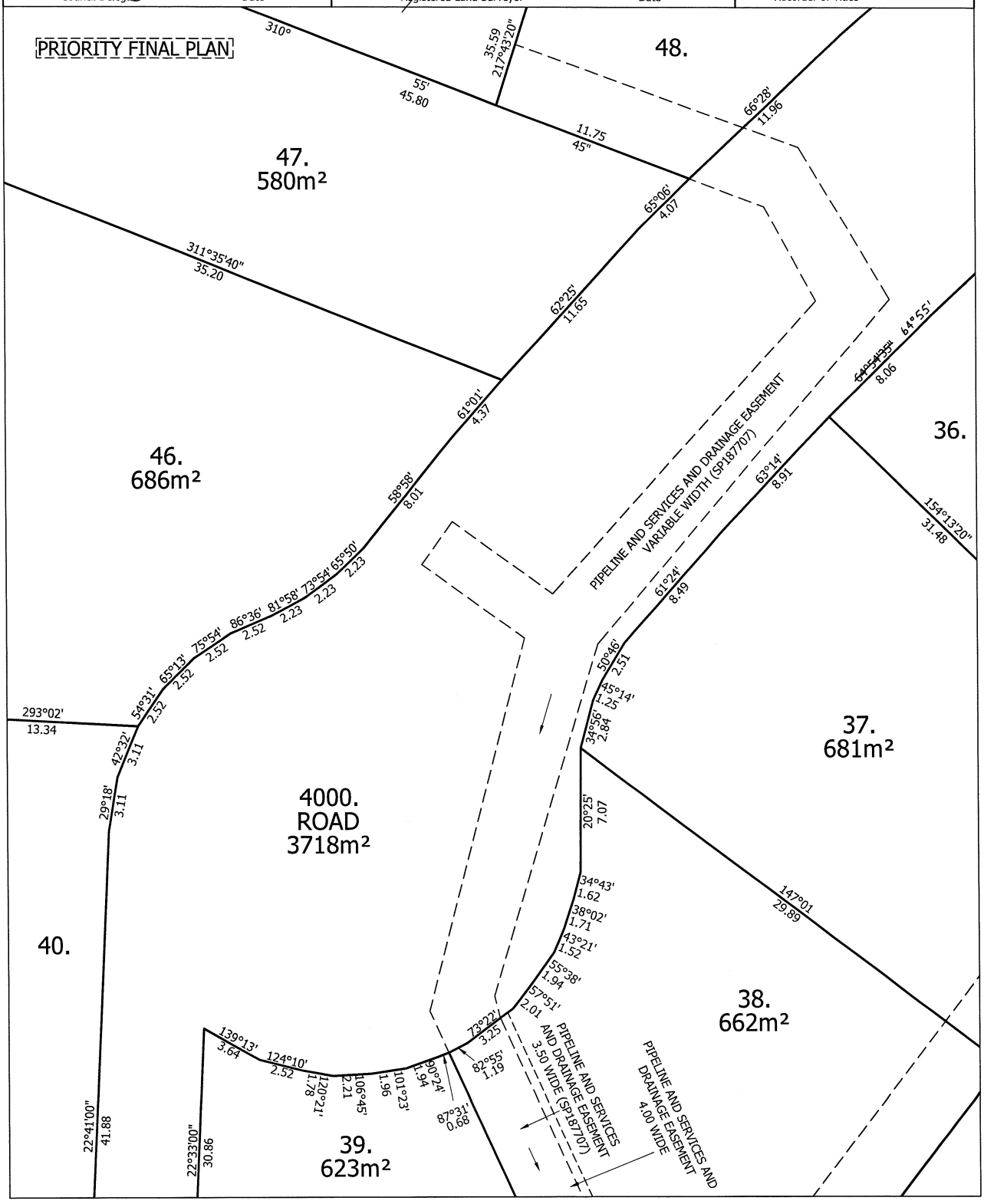
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Registered Land Surveyor 20/12/24 Date

APPROVED EFFECTIVE FROM - 5 FEB 2025

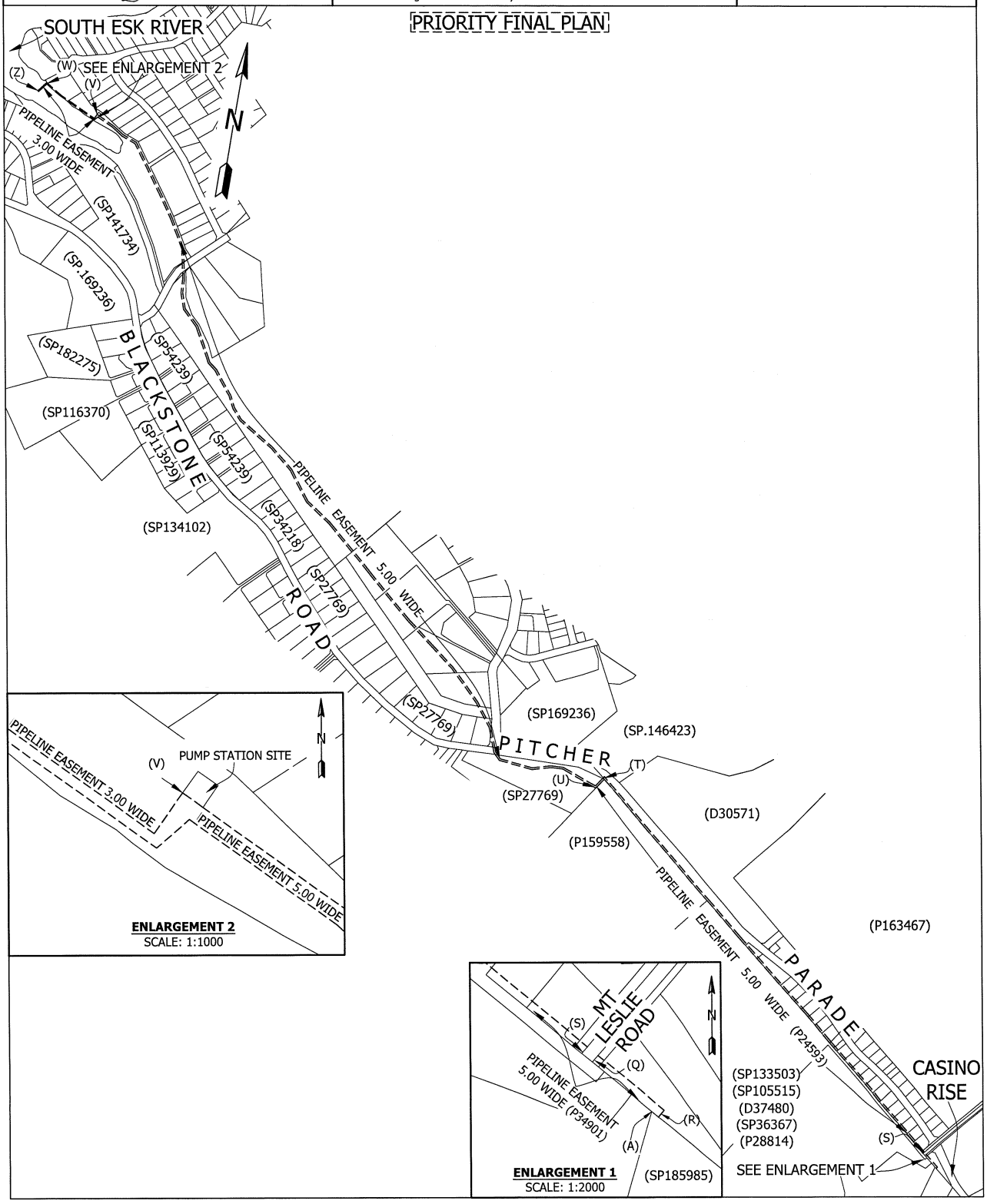
Recorder of Titles

PRIORITY FINAL PLAN



PLAN OF SURVEY Woolcott LAND SERVICES ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: C.T.187707/1004 SCALE 1:10000 LENGTHS IN METRES	Registered Number SP 188351
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 20/1/2025 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 20/12/24 Date	APPROVED EFFECTIVE FROM - 5 FEB 2025 Recorder of Titles

PRIORITY FINAL PLAN



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188351

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.

EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 187707 FOLIO 1004

1. Lot 1004 on the Plan is subject to a pipeline easement (as fully defined in dealing no. C381576) in favour of the Meander Valley Council over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.

2. Lot 1004 on the Plan is subject to a right of carriage way (appurtenant to lot 8 on Plan No. 23068) over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.

3. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. B805803) in favour of Tasmania Irrigation Pty Ltd (ACN 722 799 075) over the land marked "PIPELINE EASEMENT 'E' 5.00 WIDE" on the Plan (subject to the provisions contained in dealing B805803).

4. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. C98558) in favour of TasWater over the land marked "PIPELINE EASEMENT 5.00 WIDE" shown on the Plan (subject to provisions contained in dealing C98558).

5. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with water supply pipeline and pump rights (as fully defined in dealing no. A979664) over the land marked "PIPELINE EASEMENT 5.00 WIDE" and the land marked "PIPELINE EASEMENT 3.00 WIDE" and also marked "STUVWZ" and 'PUMP STATION SITE' as shown on the Plan.

6. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with the full right and liberty for the registered proprietor for the time being (which registered proprietor is hereinafter referred to as "the Owner") of the said land within described (which land is hereinafter referred to as "the Dominant Land") to draw and convey water from the South Esk River to the Dominant Land by means of a water supply pipeline installed or to be installed as hereinafter appears within that portion of the land marked "PIPELINE EASEMENT 5.00 WIDE" and also marked "Q R" on the Plan (and which portion of land is hereinafter referred to as "the Servient Land") and to install lay relay inspect maintain repair renew remove and cleanse a one hundred and fifty millimetre water supply pipeline along within and under the Servient Land and at a depth where practicable of at least one half of a metre below the surface together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary.

.....
Daniel Joseph Hanna
Director

.....
Colin Paul Dewhurst
Director

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REF 187707/1004 SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT:241677	PLAN SEALED BY: Meander Valley Council DATE: 20/1/2025 PA/22/0243 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 188351
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

7. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183692 is together with the full right and liberty for the owner of the Dominant Land for the purposes set forth herein to enter upon the Servient Land at any time with or without inspectors workmen servants agents or other persons authorised by the owner of the Dominant Land to pass and repass on foot or with motor vehicles in over along and upon the Servient Land PROVIDED THAT the water supply pipeline shall be of such strength and so jointed in every part as not to permit the escape of any water passing through the same AND PROVIDED FURTHER THAT the owner of the Dominant Land shall make good any damage or disturbance which may be caused to the Servient Land in relation to any installation inspection maintenance repair renewal removal replacement of cleaning of the water supply pipeline.

8. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.

9. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.

10. Lot 38 on the Plan is subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.

11. Lot 38 on the Plan is subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.

12. Lot 38 and 39 on the Plan is subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT "A" VARIABLE WIDTH" as shown passing through Lot 39 on the Plan.

13. Lots 18, 34 and 4000 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of Tas Water over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

14. Lots 18, 34 and 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

.....
Daniel Joseph Hanna
Director

.....
Colin Paul Dewhurst
Director

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

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP. 188351
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

15. Lot 48 and Lot 4000 on the Plan are subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

16. Lot 48 and Lot 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

NEW EASEMENTS CREATED

17. Lot 18 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 3.00 WIDE" as shown passing through Lot 18 on the Plan.

18. Lot 19 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "DRAINAGE EASEMENT ~~4.00~~ 3.00 WIDE" as shown passing through Lot 19 on the Plan.

19. Lots 19, 20, 21, 22, and 23 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan.

20. Lots 19, 20, 21, 22 and 23 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan.

21. Lot 38 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.

22. Lot 38 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.

FENCING PROVISION

In respect of the Lots shown on the Plan the Vendor, Tasmanian Country Club Properties Pty Ltd, shall not be required to fence.

Daniel Joseph Hanna
Director

Colin Paul Dewhurst
Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 188351
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

DEFINITIONS

In this Schedule of Easements:

The **Pipeline and Services Easement** is defined to mean:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to

(1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
(4) remove and replace the Infrastructure;
(5) run and pass sewage, water and electricity through and along the Infrastructure;
(6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
    (a) without doing unnecessary damage to the Easement Land; and
    (b) leaving the Easement Land in a clean and tidy condition; and
(7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the subject lot from the highway at any then existing vehicle entry and cross the subject lot to the Easement Land; and
(8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the subject lot.

PROVIDED ALWAYS THAT:

(a) The registered proprietors of each Lot on the Plan that are subject to the **Pipeline and Services Easement** (each described as "the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
    (i) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
    (ii) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
    (iii) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
    (iv) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
    (v) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
    (vi) permit or allow any action which the Owner must not do or acquiesce in that action.
    (vii) TasWater is not required to fence any part of the Easement Land.

.....
Daniel Joseph Hanna
Director

.....
Colin Paul Dewhurst
Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 188351
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

(b) The Owner may erect a fence across the Easement Land at the boundaries of the subject Lot.

(c) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- (i) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
- (ii) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

(d) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(e) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (i) reinstate the ground level of the Easement Land; or
- (ii) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
- (iii) replace anything that supported, protected or covered the Infrastructure.

And for the purpose of the definition of **Pipeline and Services Easement** and this Schedule of Easements:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:
- (i) sewer pipes and water pipes and associated valves;
- (ii) telemetry and monitoring devices;
- (iii) inspection and access pits;
- (iv) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (vi) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (vii) anything reasonably required to support, protect or cover any of the Infrastructure;
- (viii) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (ix) where the context permits, any part of the Infrastructure.

"Easement Land" means the land described as:
- (i) "Pipeline and Services Easement 3.00 Wide"
- (ii) "Pipeline and Services and Drainage Easement "A" 4.00 Wide"
- (iii) "Pipeline and Services and Drainage Easement "B" 4.00 Wide"

"TasWater" means the Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

.....
Daniel Joseph Hanna
Director

.....
Colin Paul Dewhurst
Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 188351
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

Executed by **Tasmanian Country Club Properties Pty Ltd** (ACN 647 888 873) pursuant to section 127(1) of the *Corporations Act 2001* (Cth)

By:

Daniel Joseph Hanna - Director

Colin Paul Dewhurst - Director

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

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PROPOSED NEW DWELLING

16 LEGACY ROAD, PROSPECT VALE

PLANNING PERMIT ASSESSMENT AGAINST THE PERFORMANCE CRITERIA OF THE TASMANIAN PLANNING SCHEME

As identified by council in Planning Review PC/26/0113

Clause	Reason	Reponse
8.4.5	The width of the garage door is greater than half of the width of the primary frontage.	Given the shape of the corner block having two road frontages, and the location of the existing crossover, Council have determined that Cheval Close is the primary frontage .The design will not result in the dominance of garage doors in the façade given the dominance of the building façade to Legacy Road.
C3.5.1	Width of crossover in the road reserve is widened.	Due to the existing location of the crossover on the corner of Legacy Road and Cheval Close the driveway crossover will need to be widened to allow practical vehicular access to the garage. See driveway gradient detail.

CONSTRUCTION ISSUE

REVISION G

PROPOSED RESIDENCE FOR

ABODE DESIGNER HOMES

AT

LOT 34 NO.16 LEGACY ROAD
PROSPECT VALE TAS 7250

PAGE LIST

GENERAL NOTES:

1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH:
   - THE CURRENT NATIONAL CONSTRUCTION CODES (NCC)
   - THE STATE DEVELOPMENT CODE
   - BUILDING REGULATIONS
   - CURRENT ISSUES OF AUSTRALIAN STANDARDS & MANUFACTURERS SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED
2. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES.
3. SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.
4. 3D VIEWS, PERSPECTIVES AND ILLUSTRATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.
5. ALL DIMENSIONS IN MILLIMETERS.
6. DIMENSIONS TAKE PREFERENCE TO SCALE AND ARE TO STRUCTURE NOT FINISH ON NEW WORK. EXISTING WALLS MAY BE NOMINALLY DIMENSIONED.
7. ALL DIMENSIONS, DETAILS, SITE LEVELS AND FINISHED FLOOR LEVELS TO BE CONFIRMED BY CONTRACTOR BEFORE COMMENCEMENT OF ANY CONSTRUCTION AND RESPONSIBLE PEOPLE NOTIFIED OF ANY DISCREPANCIES.
8. MANUFACTURER'S SPECIFICATION MEANS A CURRENT APPROVED SPECIFICATION FOR USE UNDER THE CONDITIONS APPLICABLE THESE DRAWINGS ARE AVAILABLE DIGITALLY, IF REQUIRED.
9. ANY DATA SUPPLIED BY OTHERS AND SHOWN ON THESE DRAWINGS ARE NOT THE RESPONSIBILITY OF THIS DESIGNER. ALL USERS OF THESE DRAWINGS ARE ADVISED TO CHECK OTHER SUPPLIED DATA.
10. OWNER REMAINS RESPONSIBLE FOR ONGOING MAINTENANCE OF BUILDING. STRUCTURAL ELEMENTS IN PARTICULAR ARE TO REMAIN PROTECTED BY THE METHODS SHOWN AND LISTED IN THESE DRAWINGS.
11. ALL WINDOW AND DOOR DIMENSIONS ARE NOMINAL.

SITE WORKS NOTES:

1. POSITION OF DWELLING TO BE CONFIRMED BY SURVEYOR & CLIENT PRIOR TO ANY SITE WORKS.
2. ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH THE CURRENT ***ABCB HOUSING PROVISIONS PART 3.3*** AND STATE LEGISLATION/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.
3. BUILDER TO ENSURE THAT ACTUAL SEWER LINE AND MANHOLE POSITIONS MATCH THOSE AS SHOWN AS BASED ON LOCAL AUTHORITY DOCUMENTS. ANY DISCREPANCIES MUST BE BROUGHT TO ATTENTION AND RESOLVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. BUILDER TO DETERMINE APPROPRIATE PLATFORMING METHOD ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. FINISHED FLOOR LEVEL IS TO BE ABOVE THE MINIMUM LEVEL AS PER LOCAL AUTHORITIES REQUIREMENTS & TO COMPLY WITH THE CURRENT ***ABCB HOUSING PROVISIONS PART 3.3.3***
5. FALL OF LAND UNKNOWN AND IS TO BE CONFIRMED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION. ANY REQUIRED EARTHWORKS INCLUDING CUT, FILL, BATTERS AND RETAINING MUST COMPLY WITH THE CURRENT ***ABCB HOUSING PROVISIONS PART 4.2.2*** AS 3798, AS4200 & ***AS 4678***.
6. THE FINISHED SURFACE IMMEDIATELY SURROUNDING THE DWELLING, 1000mm WIDE, IS TO FALL AWAY FROM THE DWELLING AT A SLOPE OF 1 IN 20 MINIMUM.
7. STORMWATER MUST BE CONNECTED TO A LEGAL POINT OF DISCHARGE -
   - STORMWATER KERB ADAPTERS TO STREET (2 MAX.)
   - ROOFWATER/STORMWATER PIPE
   - BUBBLERS TO COUNCIL SPECIFICATION.
   - RAINWATER TANK, OVERFLOW MUST CONNECT TO STORMWATER SYSTEM.
8. SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO ADJOINING PROPERTIES.
9. ALL SUB-FLOOR AREAS MUST BE GRADED TO AVOID THE PONDING OF WATER.
10. THE HEIGHT OF FENCES, INCLUDING THE HEIGHT OF RETAINING WALLS ARE NOT TO EXCEED 2.0m ABOVE FINISHED GROUND LEVEL ***UNLESS*** INDICATED ON THE PLANS AND TO LOCAL AUTHORITY APPROVAL.
11. WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL IS ACHIEVED TO SUPPORT CONCRETE.

PATH/DRIVEWAY NOTES:

1. DRIVEWAY SLOPE NOT TO EXCEED 1:4. CHECK WITH LOCAL AUTHORITY REQUIREMENTS PRIOR TO CONSTRUCTING ANY DRIVEWAYS, PATHWAYS OR CROSSOVERS BETWEEN THE PROPERTY BOUNDARY AND ROAD KERB.
2. PROVIDE A LAYER OF SAND A MINIMUM OF 20mm THICK UNDER THE SLAB, COMPACTED AND LEVELED.
3. SLAB THICKNESS, MESH TO ENGINEERS DESIGN.

3D VIEW NOTES:

1. GROUND LINE OR SLOPE OF SITE IS NOT REPRESENTED ON 3D VIEWS.
2. FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
3. 3D VIEWS, PERSPECTIVES AND ILLUSTRATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

ELECTRICAL NOTES:

1. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ***ABCB HOUSING PROVISIONS PART 9.5*** SMOKE ALARMS MUST COMPLY WITH AS 3786.
   - ONLY USE PHOTOELECTRIC TYPE SMOKE ALARMS
   - ALL SMOKE ALARMS TO BE INTERCONNECTED
   - INSTALL LOCATIONS:
     1. ON EACH LEVEL OF LIVING SPACE
     2. OUTSIDE EACH BEDROOM AREA
     3. IN EVERY BEDROOM ***(QLD)***
2. THIS PLAN IS INDICATIVE ONLY AND IS TO BE USED ONLY AS AN EXAMPLE. OWNERS TO NOMINATE FINAL POSITIONS OF ELECTRICAL APPLIANCES, LIGHTING AND ELECTRICAL FITTINGS.

ELEVATION NOTES:

1. WALL FINISHES AND WINDOW TYPES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS.
2. GROUND LINE SHOWN ON ELEVATIONS DOES NOT RELATE TO ACTUAL SLOPE OF SITE.
3. FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
4. ELEVATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

SECTION NOTES:

1. TRUSS DESIGN IS INDICATIVE ONLY AND IS NOT PRESCRIPTIVE. FINAL DESIGN TO TRUSS MANUFACTURER SPECIFICATIONS.
2. ALL PINE TO BE JD4 MIN.
3. ALL HWD. TO BE F14 MIN.
4. GROUND LINE SHOWN DOES NOT RELATE TO ACTUAL SLOPE OF SITE.
5. FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
6. SECTIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

FOUNDATION NOTES:

1. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES. SITE CLASSIFICATION IS TO BE CONFIRMED BY INSPECTION OF FOOTING EXCAVATIONS.
2. PLUMBER RESPONSIBLE TO LOCATE AND CONFIRM SEWER HOUSE CONNECTION LOCATION ACCURATELY PRIOR TO COMMENCEMENT. PLUMBER IS TO VERIFY WITH SITE SUPERVISOR PRIOR TO SETTING OUT FIXTURE DRAINAGE POINTS. NO AMENDMENTS OR SPECIAL FIXTURES HAVE BEEN NOMINATED.
3. WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL ACHIEVED TO SUPPORT CONCRETE.
4. REBATE GARAGE DOORS & SLIDING GLASS DOORS 20mm, AND SHOWER RECESSES 50mm IN LOCATIONS SHOWN.
5. ACCORDING TO MANUF' SPEC. OR BUILDERS DIRECTIONS.
6. MINIMUM COVER TO GROUND - 50mm.
7. TOP COVER TO SLAB REINFORCEMENT - 30mm.
8. GRADE FINISHED GROUND SURFACE TO DIVERT WATER AWAY FROM BUILDING.
9. WATERPROOF MEMBRANE IS 0.2mm POLYETHYLENE. JOINTS ARE TO BE LAPPED 300mm AND TAPED.
10. REINFORCEMENT TO BE SUPPORTED ON PLASTIC CHAIRS AT 1000mm CRS.
11. ALL CONCRETE IS TO BE MECHANICALLY VIBRATED DURING PLACING.
12. FILL MATERIAL AND SAND UNDER SLABS IS TO BE COMPACTED TO 95% OF MAX. DRY DENSITY.
13. FLOORS TO ALL WET AREAS TO HAVE A FALL TO A FLOOR WASTE.

SITE INFORMATION:
LAND TITLE REFERENCE: 188351/34
SUBURB: PROSPECT VALE
LOCALITY: PROSPECT VALE
LOCAL AUTHORITY: MEANDER VALLEY
ZONING: GENERAL RESIDENTIAL

LAND SIZE: 602m²
DWELLING FLOOR AREA: 228.5m²
SITE COVERAGE: 37%
PORCH/PATIO AREA: 46.2m²

OVERLAYS:
- BUSHFIRE-PRONE AREAS

WIND CLASSIFICATION: N- (-m/s)
TERRAIN CATEGORY: TC ???
SHIELDING: ???
BAL LEVEL: ???
TOPOGRAPHIC: ???
CLIMATE ZONE: ???
CORROSION ENVIRONMENT: ???
SOIL TYPE: CLASS ???

FLOOR PLAN NOTES:

1. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ***ABCB HOUSING PROVISIONS PART 9.5*** SMOKE ALARMS MUST COMPLY WITH AS3786.
   - ONLY USE PHOTOELECTRIC TYPE SMOKE ALARMS
   - ALL SMOKE ALARMS TO BE INTERCONNECTED
   - INSTALL LOCATIONS:
     1. ON EACH LEVEL OF LIVING SPACE
     2. OUTSIDE EACH BEDROOM AREA
     3. IN EVERY BEDROOM ***(QLD ONLY)***
2. WALL FINISHES AND WINDOW TYPES ON 3D VIEWS ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
3. ALL GLAZING TO BE IN ACCORDANCE WITH AS1288. WINDOWS SIZES MAY VARY DUE TO MANUFACTURER'S SPECIFICATIONS.
4. BUILDER TO CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE CLADDING/LININGS (UNO).
5. S.S. BALUSTRADING TO COMPLY WITH THE CURRENT ***ABCB HOUSING PROVISIONS PART 11.3.6***
6. DOORS TO W.C.'S TO HAVE LIFT OFF HINGES (ONLY IF THE DOORS SWING IN TOWARDS THE W.C).
7. MASONRY CONSTRUCTION TO AS 3700.
8. REFER ENGINEERS DRAWINGS & SPECIFICATIONS FOR ALL STRUCTURAL DETAILS, FRAMING, BRACING, TIE DOWN AND SLAB/FOOTING DETAILS.
9. SEAL WET AREAS IN ACCORDANCE WITH AS3740 & THE CURRENT ***ABCB HOUSING PROVISIONS PART 10.2***.
10. PROVIDE FLOOR WASTE TO ALL WET AREAS.

ROOF DRAINAGE NOTES:

1. ALL GUTTER AND DOWNPIPE WORKS TO AS/NZS 3500.3 AND THE CURRENT ***ABCB HOUSING PROVISIONS PART 7.4***.
2. DOWNPIPES (DP) TO BE 90mmØ UPVC.
3. TEMPORARY DOWNPIPES TO BE PROVIDED AT DP LOCATIONS DURING CONSTRUCTION DRAINING ROOFWATER ONTO GROUND, 2M MIN AWAY FROM BUILDING.
4. ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH ***THE CURRENT NCC VOL. 3 PART B6 AND B7***, THE CURRENT ***ABCB HOUSING PROVISIONS PART 7.4***, STATE LEGISLATION/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.
5. THE ROOF DRAINAGE SYSTEM MUST BE PROVIDED WITH AN OVERFLOW TO PREVENT THE BACKFLOW OF WATER INTO THE BUILDING.
6. THE AREA SPECIFIC RAINFALL INTENSITY ***FOR GUTTERING SELECTION, OVERFLOW MEASURES & DOWNPIPES MUST BE SELECTED FROM THE RELEVANT TABLES IN THE CURRENT ABCB HOUSING PROVISIONS PART 7.4*** OR FROM AS/NZ3500.
7. EAVES GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 500 WITH SUPPORT BRACKETS AT 1.2m MAXIMUM CENTRES.
8. BOX GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 100 IN ACCORDANCE WITH AS/NZ3500.3.
9. DOWNPIPES MUST SERVE NOT MORE THAN 12 METERS OF GUTTER LENGTH FOR EACH DOWNPIPE WHICH MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS. EAVES GUTTERS MUST BE PROVIDED WITH AN OVERFLOW SYSTEM WHERE DOWNPIPES ARE LOCATED MORE THAN 1.2 METRES FROM A VALLEY GUTTER.

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PLAN NUMBER: #2405/25	CLIENT: **ABODE DESIGNER HOMES**	PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**	CHECKED: N.WILTSHIRE
BUILDERS NUMBER: N/A			PAGE NO: 01 OF 07
AREI PLAN CODE: **CUSTOM**	DRAWING NAME: **COVER**		SCALE @ A3 NTS

REV	DESCRIPTION	DRAWN	DATE
D	PRELIMINARY ISSUE	RL	13/10/25
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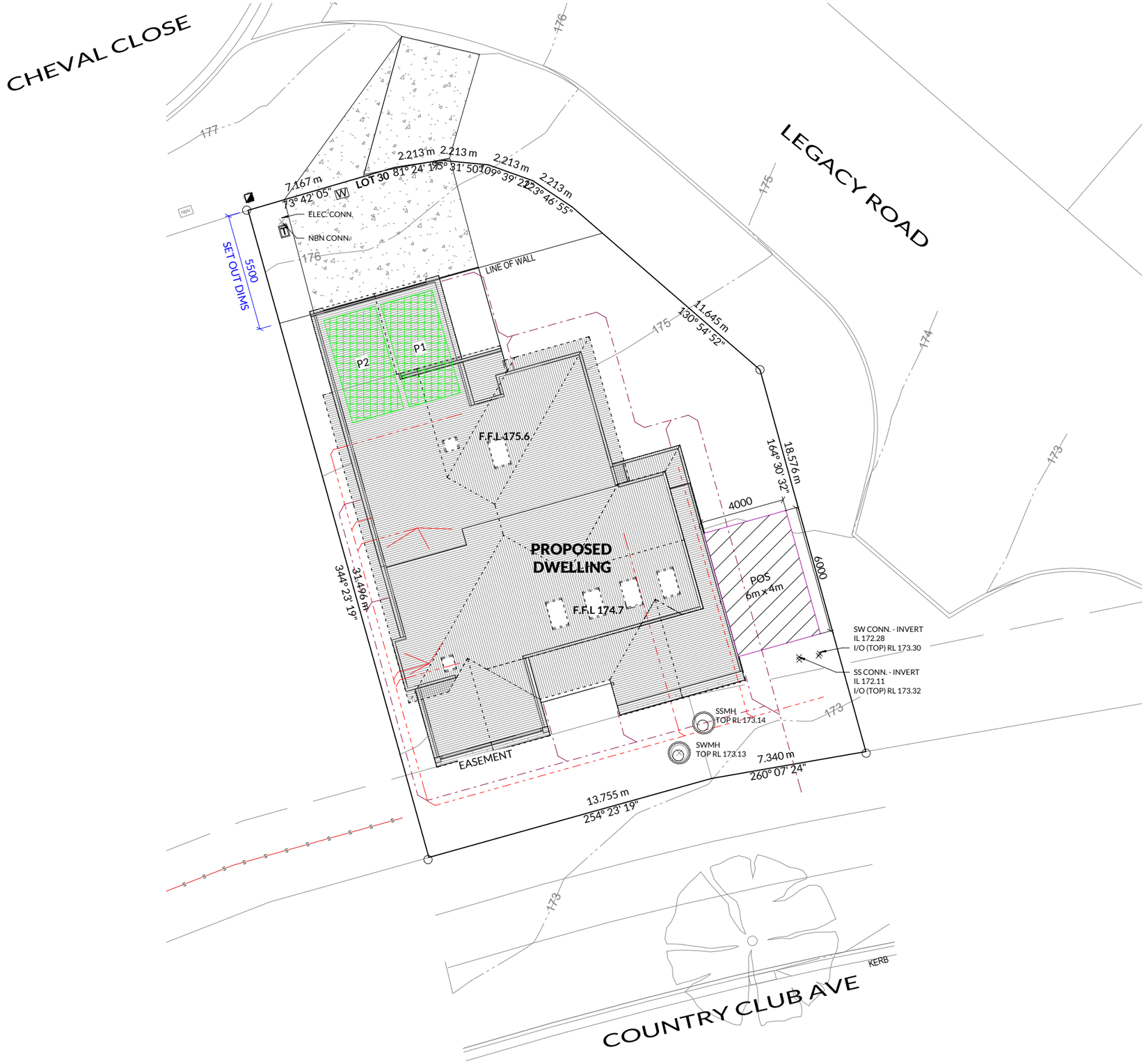
SCALE NOT APPLICABLE



COUNCIL ONLINE MAPPING AERIAL VIEW

LEGEND

- GM — UNDERGROUND GAS MARKER
- H — HYDRANT
- STORM WATER PIT
- W — WATER CONNECTION
- ELECTRICAL TURRET
- T — TELSTRA PIT
- MAN HOLE
- DP — 100mm DOWN PIPE
- PP — POWER POLE
- STREET LIGHT
- SITE BENCH MARK
- SEWER LINE
- CONTOUR LINE
- EXISTING RETAINING
- NEW RETAINING
- ROOF LINE
- DOWNPIPE (DP) STORM WATER LINE
- FENCE
- ELECTRICAL (UNDERGROUND)
- ELECTRICAL (OVERHEAD)
- TELSTRA COMMUNICATIONS
- WATER LINE

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| PLAN NUMBER: #2405/25
| BUILDERS NUMBER: N/A
| AREI PLAN CODE: **CUSTOM**

| CLIENT: **ABODE DESIGNER HOMES**

| DRAWING NAME: **SITE PLAN**

| PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**

| CHECKED: N.WILTSHIRE
| PAGE NO: 02 OF 07
| SCALE @ A3 1:200

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0m 1 2m 3 4m 5 6m 7 8m 9 10m

FLOOR AREAS

ROOM	SQUARES	SQM
DECK	3.85	35.8 m²
GARAGE	4.18	38.9 m²
LIVING	20.18	187.4 m²
PORCH	1.26	11.7 m²
TOTAL	29.47	273.8 m²

LIVABLE HOUSING DESIGN REQUIREMENTS
THIS DWELLING IS REQUIRED TO COMPLY WITH THE NCC LIVABLE HOUSING REQUIREMENTS.
PLEASE REFER TO 'LIVABLE HOUSING REQUIREMENTS' SHEET FOR COMPLIANCE DETAILS.

PD4.1 CLAUSE 10.4.4
W2 SATISFIES A1.

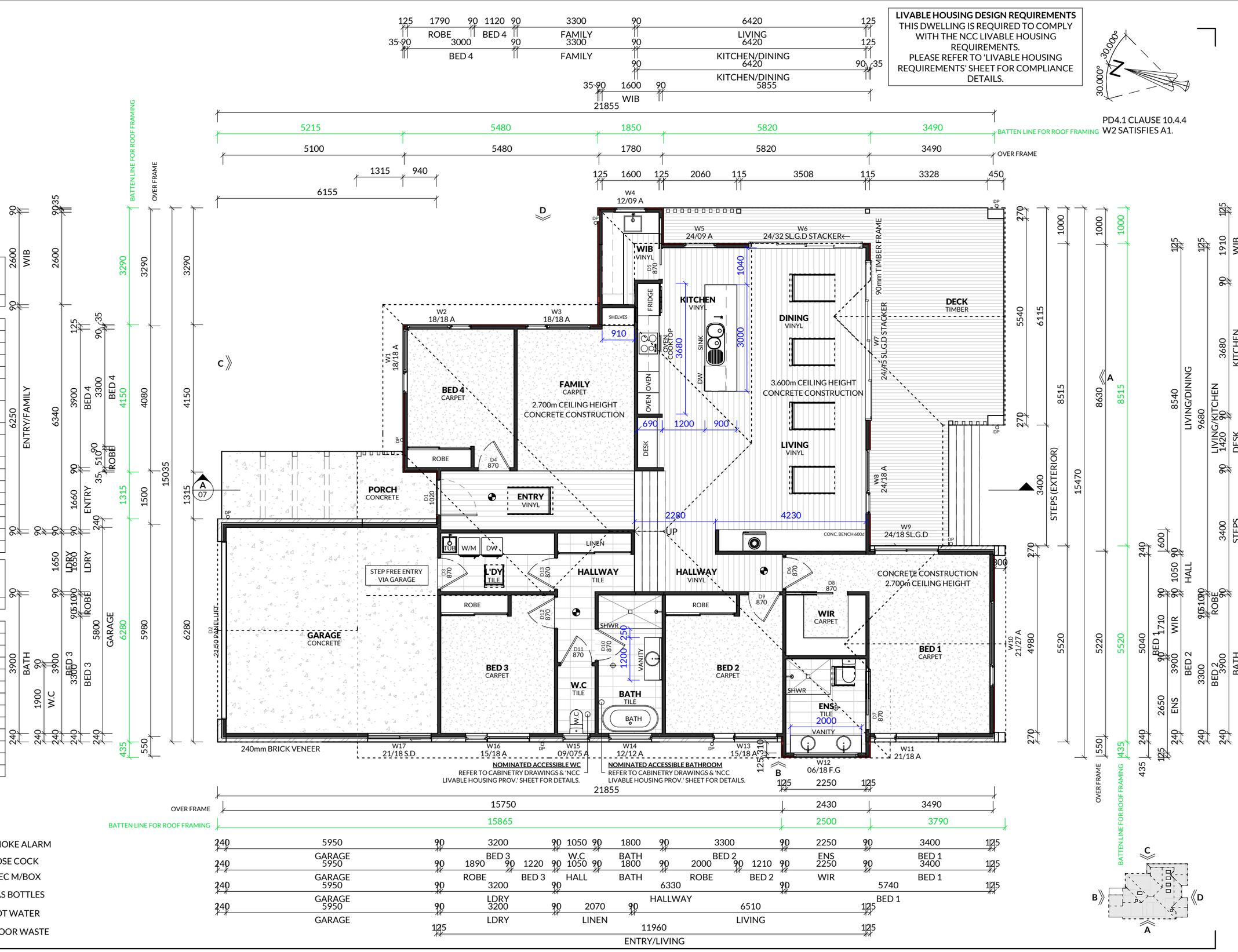
ENERGY EFFICIENCY REQUIREMENTS
- R5.0 BATTS TO CEILING
- R2.5 BATTS TO EXTERNAL WALLS AND GARAGE INTERNAL WALL
- DOWNLIGHTS TO BE MIN IC RATED
- ALL WINDOWS AND SLIDING GLASS DOORS DOUBLE GLAZED

WINDOW SCHEDULE

MARK	SIZE	DESCRIPTION
W1	1800 x 1800	ALUM. FRAMED FIXED GLASS
W2	1800 x 1800	ALUM. FRAMED FIXED GLASS
W3	1800 x 1800	ALUM. FRAMED FIXED GLASS
W4	1200 x 900	ALUM. FRAMED AWNING
W5	2400 x 900	ALUM. FRAMED AWNING
W6	2400 x 3200	ALUM. FRAMED SLIDING GLASS DOOR 4 PANEL STACKER
W7	2400 x 4500	ALUM. FRAMED SLIDING GLASS DOOR 4 PANEL STACKER
W8	2400 x 1200	ALUM. FRAMED FIXED GLASS
W9	2400 x 1800	ALUM. FRAMED SLIDING GLASS DOOR
W10	2100 x 2700	ALUM. FRAMED FIXED GLASS
W11	2100 x 1800	ALUM. FRAMED FIXED GLASS
W12	600 x 1800	ALUM. FRAMED FIXED GLASS
W13	1500 x 1800	ALUM. FRAMED FIXED GLASS
W14	1200 x 1200	ALUM. FRAMED AWNING
W15	900 x 750	ALUM. FRAMED AWNING
W16	1500 x 1800	ALUM. FRAMED FIXED GLASS
W17	2100 x 1800	ALUM. FRAMED SLIDING WINDOW

DOOR SCHEDULE

MARK	SIZE	DOOR TYPE
D1	2040 x 1020	GLASS ENTRY DOOR
D2	2100 x 5000	PANEL LIFT DOOR
D3	2040 x 870	HOLLOW CORE SWING
D4	2040 x 870	HOLLOW CORE SWING
D5	2040 x 870	HOLLOW CORE CAVITY SLIDER
D6	2040 x 870	HOLLOW CORE SWING
D7	2040 x 870	HOLLOW CORE CAVITY SLIDER
D8	2040 x 870	HOLLOW CORE CAVITY SLIDER
D9	2040 x 870	HOLLOW CORE SWING
D10	2040 x 870	HOLLOW CORE SWING
D11	2040 x 870	HOLLOW CORE SWING
D12	2040 x 870	HOLLOW CORE SWING
D13	2040 x 870	HOLLOW CORE SWING



LEGEND

C	CASEMENT WINDOW
SL.G.D	SLIDING GLASS DOOR
S.W	SLIDING WINDOW
A	AWNING WINDOW
D.HU	DOUBLE HUNG WINDOW
B.D.	BIFOLD DOORS
LU	LOUVERS
SL	SIDELIGHT
M.V.	MECHANICAL VENT
SKL	SKYLIGHT
F.G.	FIXED GLASS WINDOW

SMOKE ALARM
HOSE COCK
ELEC M/BOX
GAS BOTTLES
HOT WATER
FLOOR WASTE

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PLAN NUMBER: #2405/25	CLIENT: **ABODE DESIGNER HOMES**	PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**	CHECKED: N.WILTSHIRE
BUILDERS NUMBER: N/A	DRAWING NAME: **FLOOR PLAN**		PAGE NO: 03 OF 07
AREI PLAN CODE: **CUSTOM**			SCALE @ A3 1:100

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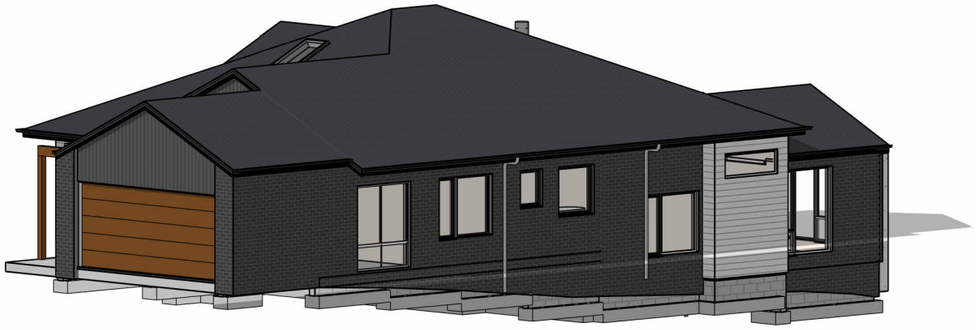

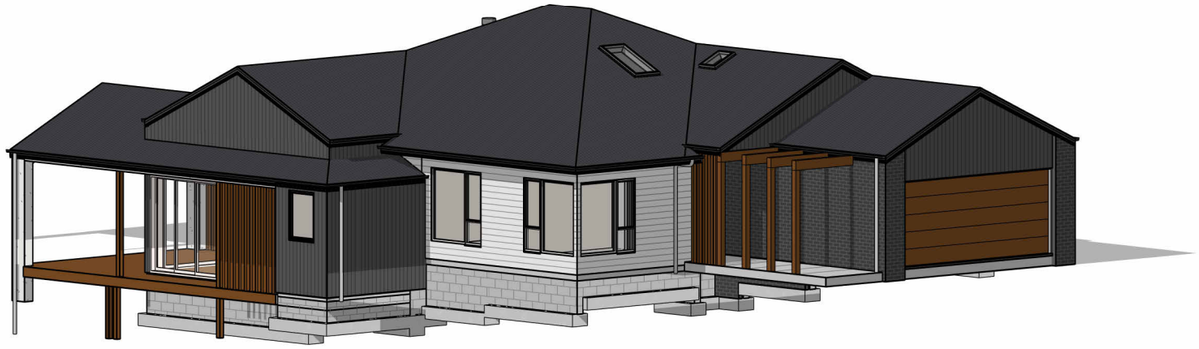

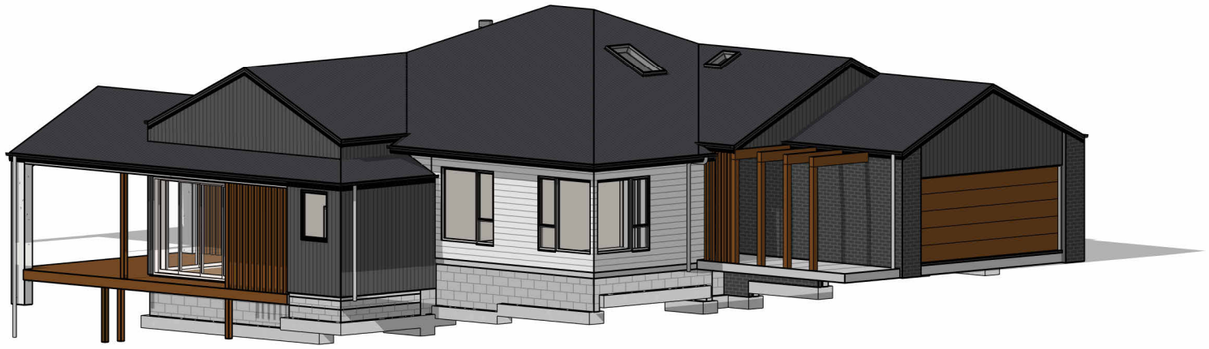

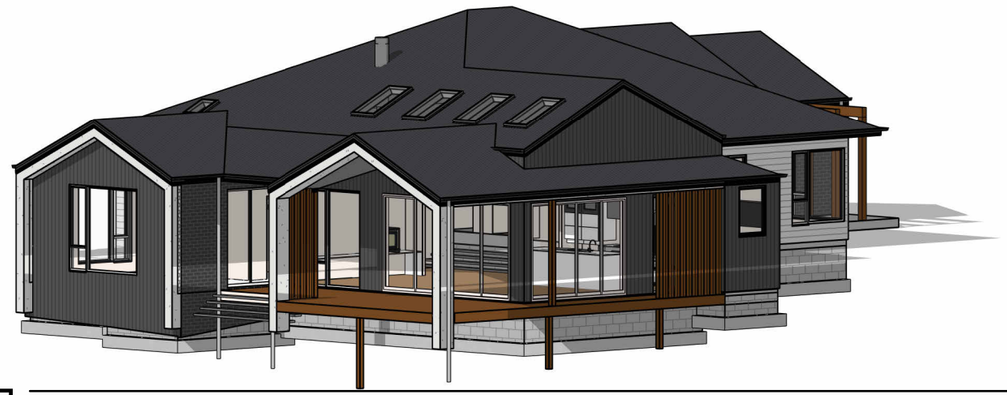

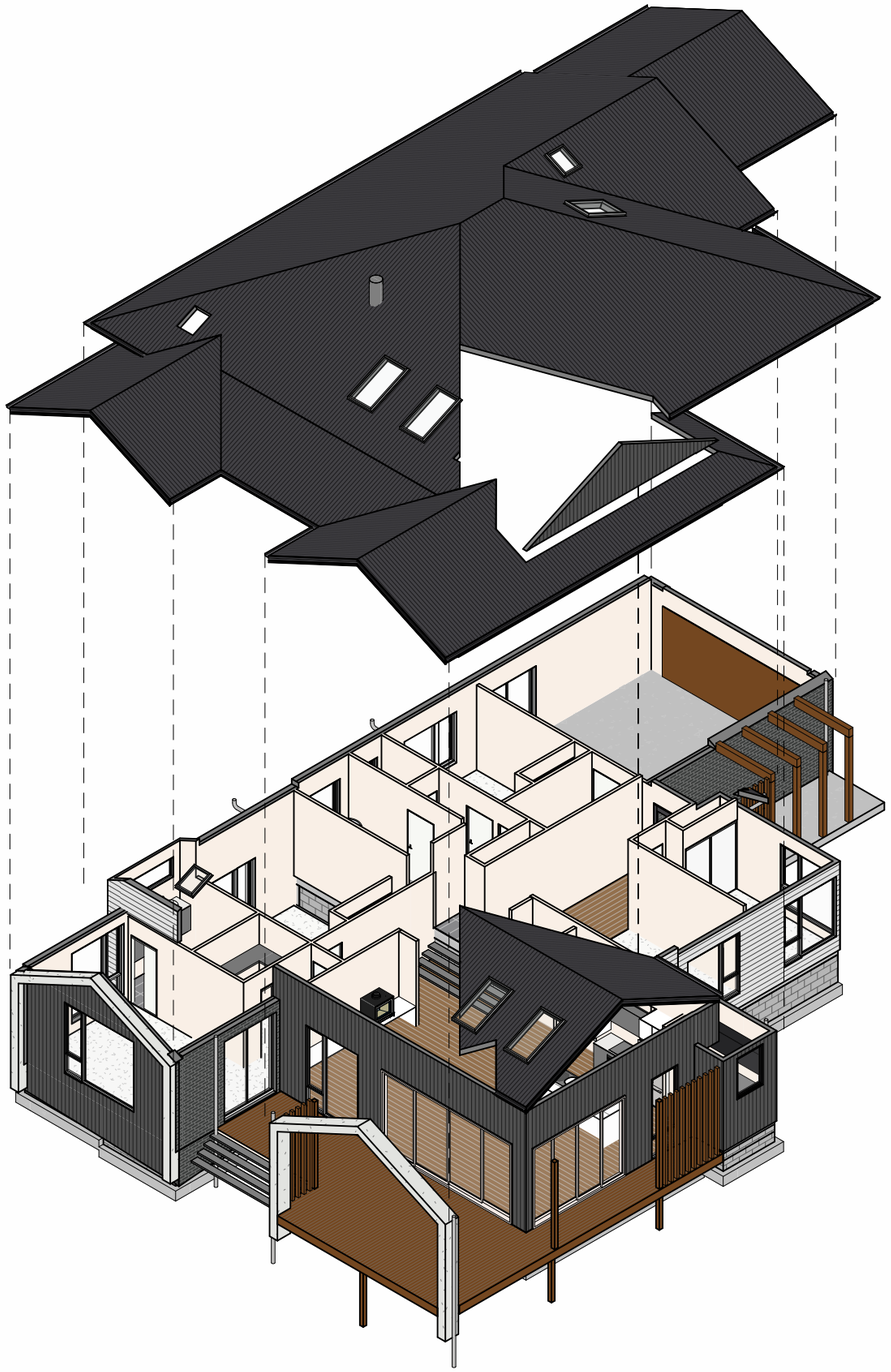

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| PLAN NUMBER: #2405/25
| BUILDERS NUMBER: N/A
| AREI PLAN CODE: **CUSTOM**

| CLIENT: **ABODE DESIGNER HOMES**

| DRAWING NAME: **3D VIEWS**

| PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**

| CHECKED: N.WILTSHIRE
| PAGE NO: 04 OF 07
| SCALE @ A3 NTS

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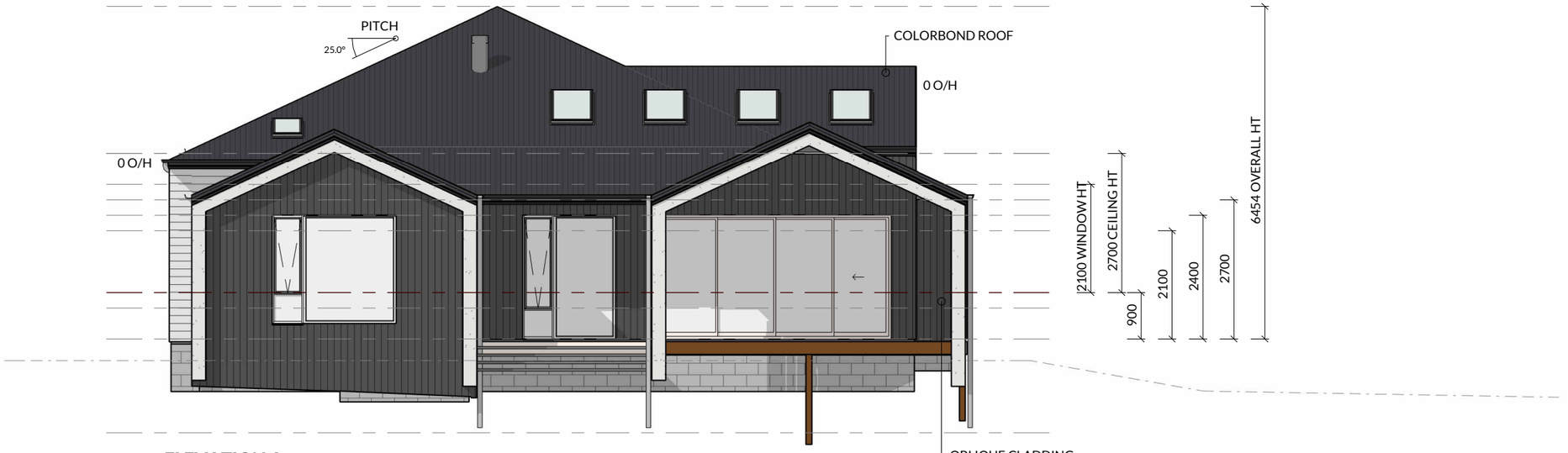
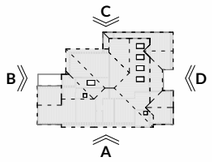
SCALE NOT APPLICABLE

NOTE:
- ALL WINDOWS AND SLIDING GLASS DOORS DOUBLE GLAZED EXCEPT GARAGE



ELEVATION A

ELEVATION B



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| CLIENT: **ABODE DESIGNER HOMES**

| DRAWING NAME: **ELEVATIONS A & B**

| PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**

| CHECKED: N.WILTSHIRE
| PAGE NO: 05 OF 07
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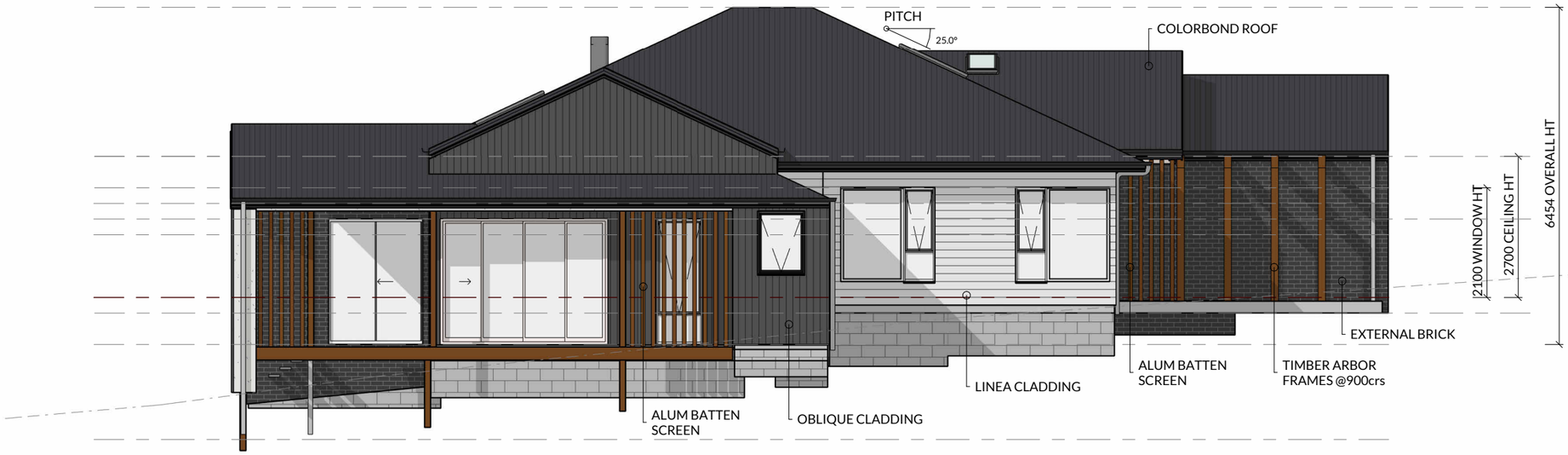
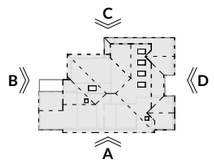
NOTE:
- ALL WINDOWS AND SLIDING GLASS DOORS DOUBLE GLAZED EXCEPT GARAGE

ELEVATION C



ELEVATION D



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| BUILDERS NUMBER: N/A
| AREI PLAN CODE: **CUSTOM**

| CLIENT: **ABODE DESIGNER HOMES**

| DRAWING NAME: **ELEVATIONS C & D**

| PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**

| CHECKED: N.WILTSHIRE
| PAGE NO: 06 OF 07
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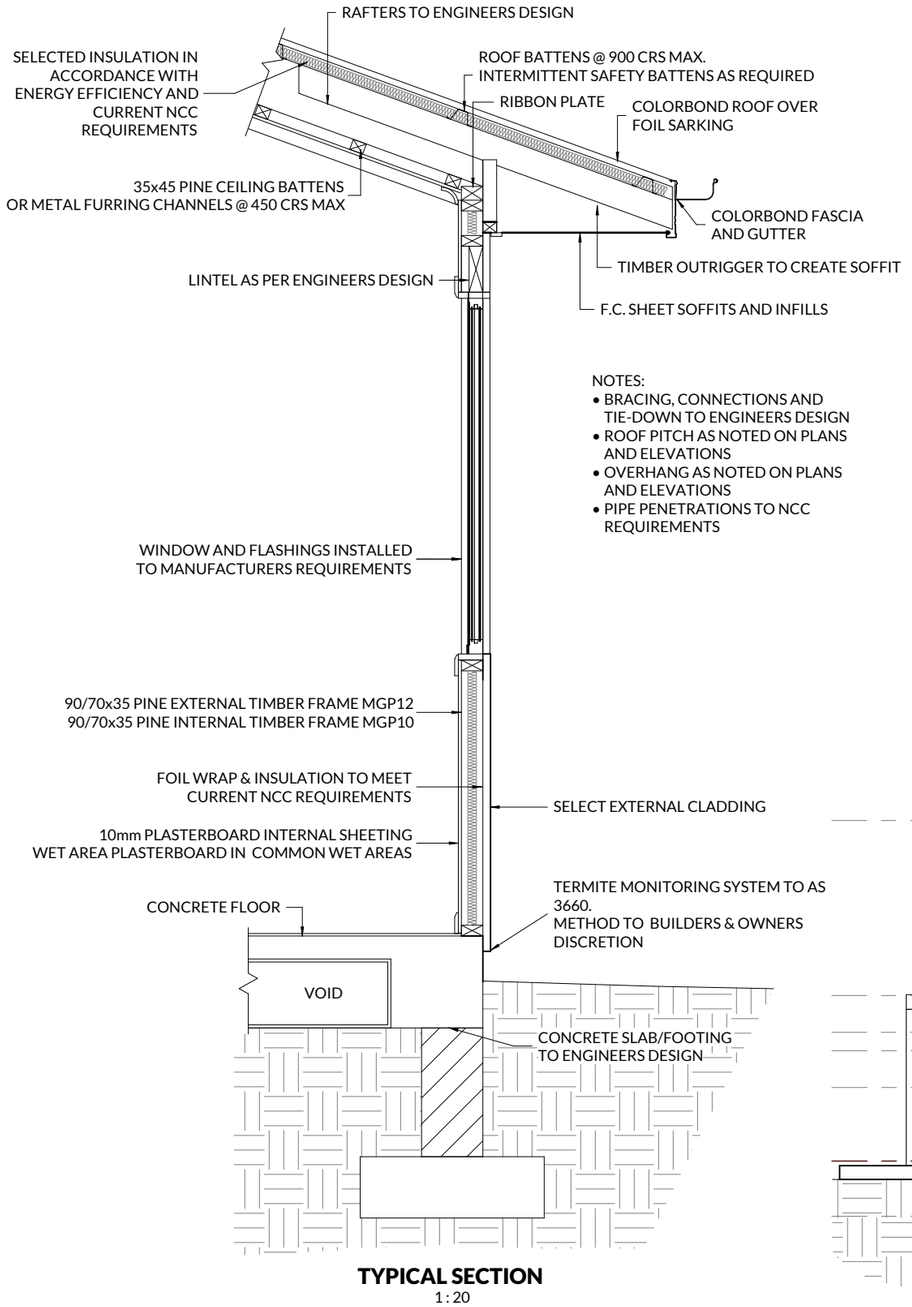
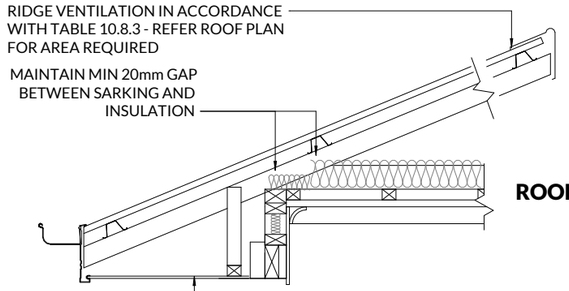
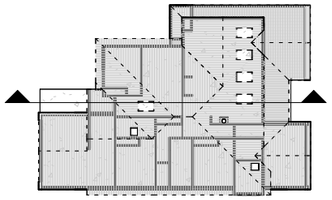


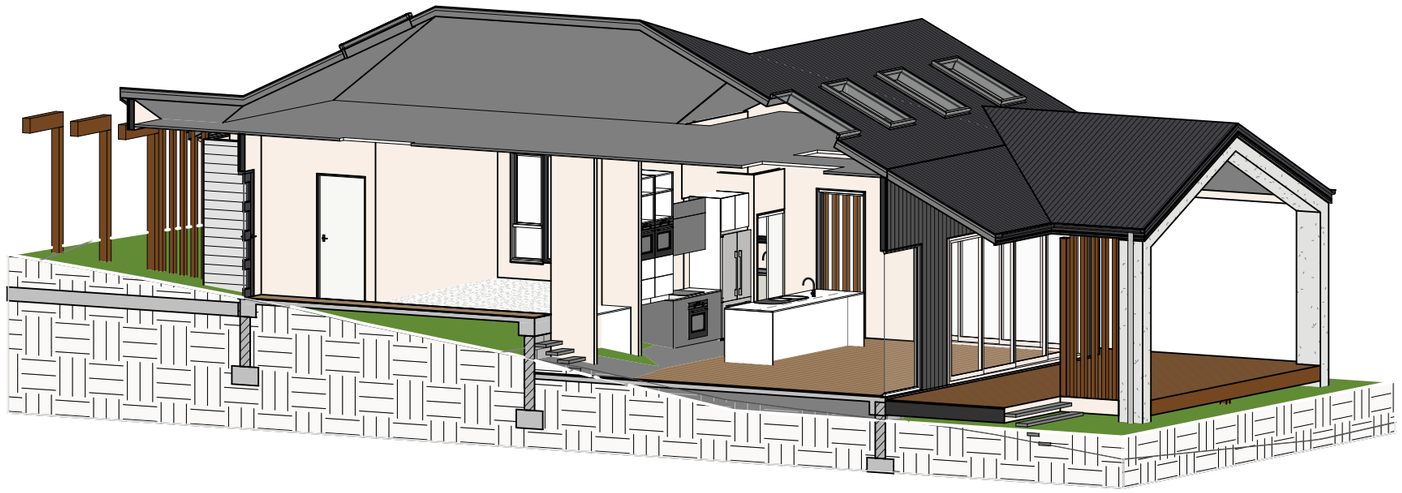
NOTES:
- BRACING, CONNECTIONS AND TIE-DOWN TO ENGINEERS DESIGN
- ROOF PITCH AS NOTED ON PLANS AND ELEVATIONS
- OVERHANG AS NOTED ON PLANS AND ELEVATIONS
- PIPE PENETRATIONS TO NCC REQUIREMENTS

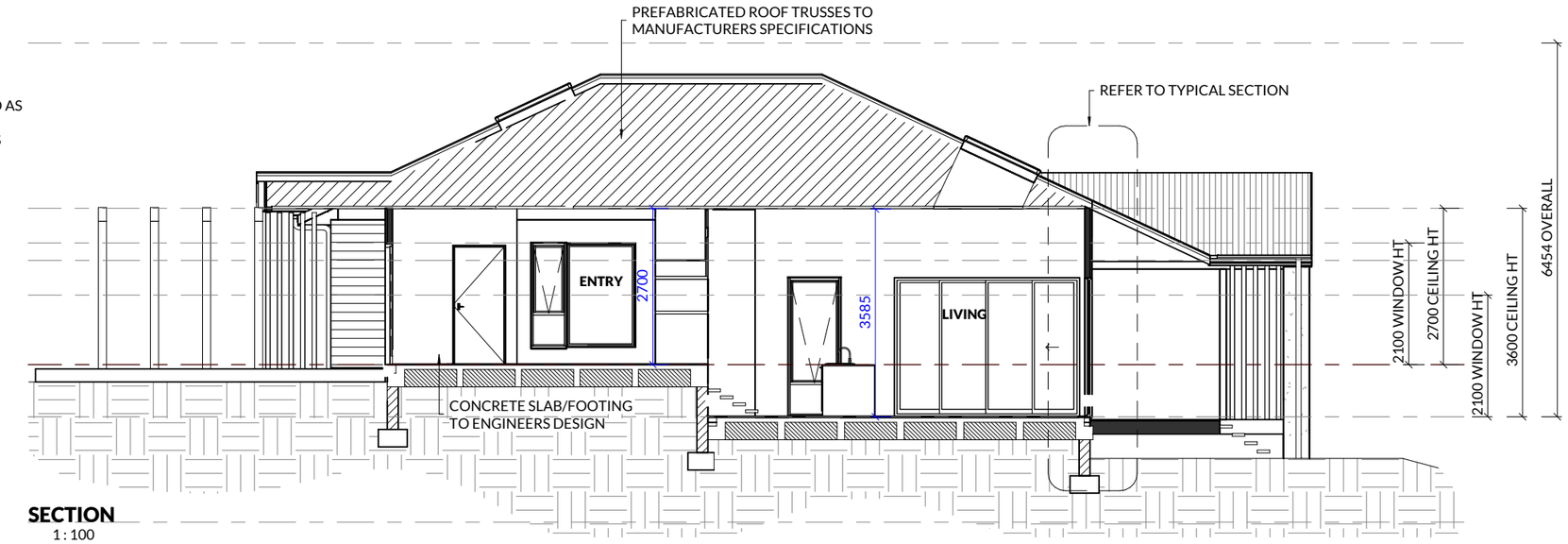
TYPICAL SECTION
1 : 20



ROOF VENTILATION
1 : 20







SECTION
1 : 100

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PLAN NUMBER: #2405/25
BUILDERS NUMBER: N/A
AREI PLAN CODE: **CUSTOM**

CLIENT: **ABODE DESIGNER HOMES**

DRAWING NAME: **CROSS SECTION**

PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**

CHECKED: N.WILTSHIRE
PAGE NO: 07 OF 07
SCALE @ A3 1:100

REV	DESCRIPTION	DRAWN	DATE
D	PRELIMINARY ISSUE	RL	13/10/25
E	CONSTRUCTION ISSUE	KM	23/10/25
F	CONSTRUCTION ISSUE	RL	18/12/25
G	CONSTRUCTION ISSUE	RL	19/12/25

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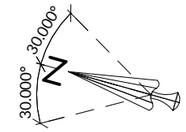
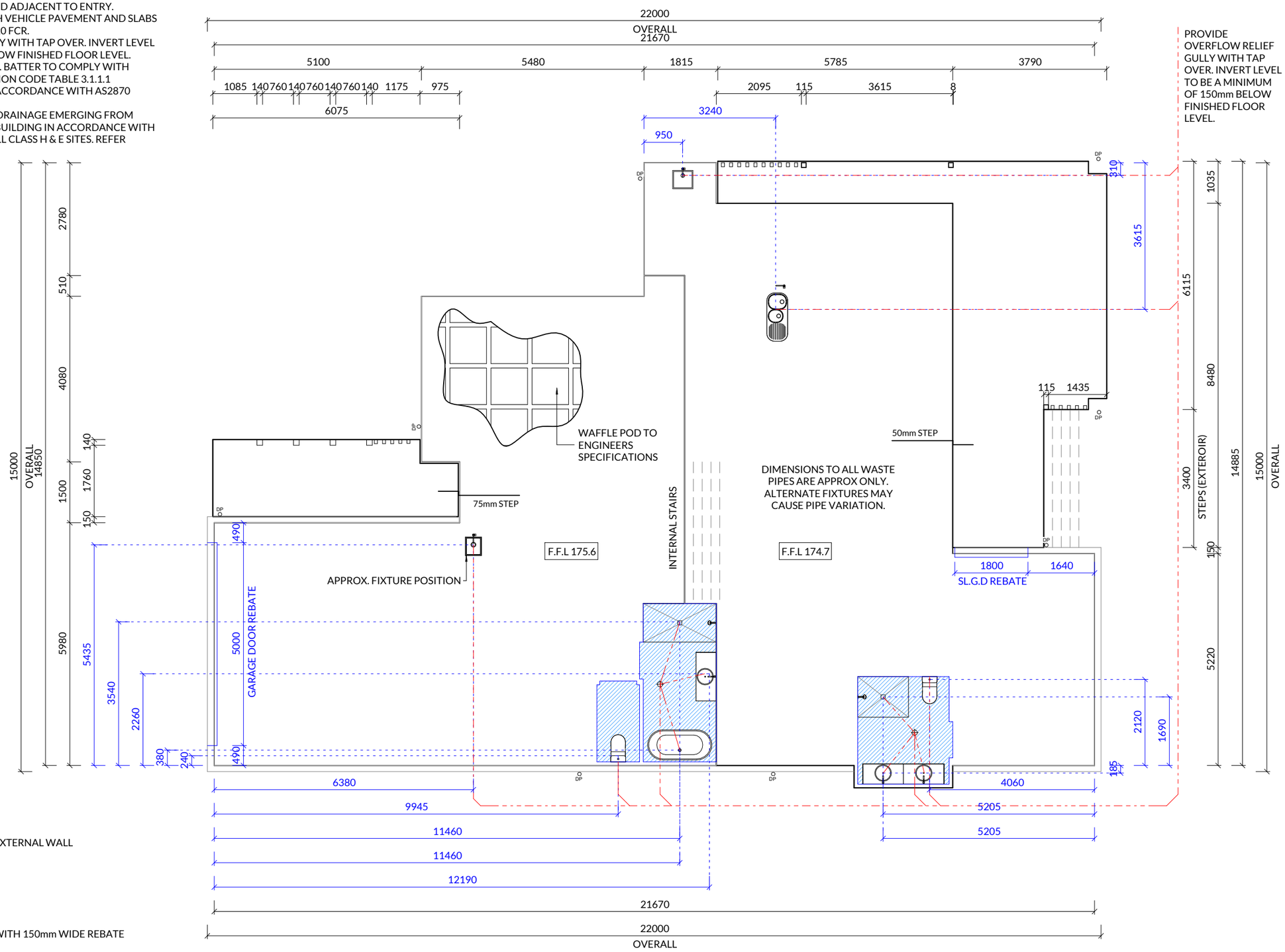
0m 1m 2m 3m 4m 5m

DRAINAGE

1. DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY.
2. STORMWATER PIPES TO BE UPVC CLASS HD
3. SEWER PIPES TO BE UPVC CLASS SH
4. PROVIDE 20∅ K2 POLYETHYLENE WATER RETICULATION
5. TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY.
6. BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR.
7. PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE A MINIMUM OF 150MM BELOW FINISHED FLOOR LEVEL.
8. CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT NATIONAL CONSTRUCTION CODE TABLE 3.1.1.1
9. PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3.
10. PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 2011 SECTION 5.6.4 FOR ALL CLASS H & E SITES. REFER GEOTECH FOR YS



PD4.1 CLAUSE 10.4.4
W2 SATISFIES A1.



LEGEND

SLAB TOP EDGE (BLACK LINE)

OUTSIDE FACE OF EXTERNAL WALL (GREY LINE)

SLAB REBATE (BLUE LINE)

NOTE:
DIMENSIONS ARE TO SLAB TOP EDGE WITH 150mm WIDE REBATE

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| PLAN NUMBER: #2405/25
| BUILDERS NUMBER: N/A
| AREI PLAN CODE: **CUSTOM**

| CLIENT: **ABODE DESIGNER HOMES**

| DRAWING NAME: **FOUNDATION PLAN**

| PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**

| CHECKED: N.WILTSHIRE
| PAGE NO: 08 OF 07
| SCALE @ A3 1:100

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0m 5 1m 5 2m 5 3m 5 4m 5 5m

ELECTRICAL & FIXTURES LEGEND

LIGHTING

SYMBOL	DESCRIPTION
	DOWN LIGHT RECESSED
	FLUORO SINGLE 1200mm
	FLUORO DOUBLE 1200mm
	DOWN LIGHT RECESSED 200mm
	PENDANT
	OYSTER LED LIGHT
	TRACK LIGHT
	UP/DOWN LIGHT
	EXTERIOR SENSOR LIGHT
	FLOOD LIGHT EXTERNAL
	FLOOD LIGHT EXTERNAL (2)
	HEAT LAMP LIGHT
	HEAT EXHAUST LIGHT (3in1)
	EXHAUST LIGHT
	LED STRIP LIGHTING

POWER & COMMS

SYMBOL	DESCRIPTION
	GPO SINGLE
	UBO & R/HOOD CONNECTIONS W/ EXHAUST FAN (EXHAUST MIN. 40L/s)
	GPO DOUBLE
	GPO SINGLE WATERPROOF
	GPO DOUBLE WATERPROOF
	TELEVISION POINT
	PHONE/DATA POINT
	DISTRIBUTION BOX
	METER BOX
	NBN CONNECTION

FIXTURES

SYMBOL	DESCRIPTION
	SMOKE ALARM
	AIR CON HEAD (SPLIT)
	AIR CON UNIT (SPLIT)
	HOT WATER SYSTEM
	FLOOR WASTE
	GAS BOTTLES
	GAS CONNECTION
	HOSE COCK
	EXHAUST CEILING FAN
	EXHAUST WALL FAN
	CEILING FAN
	CEILING FAN W/ LIGHT
MH	MANHOLE
DHU	DUCTED HEATING UNIT
	ELECTRICAL LINE
	CLOTHES LINE

ELECTRICAL ITEMS SCHEDULE

DESCRIPTION	QTY
DOWN LIGHT RECESSED	12
FLUORO SINGLE 900mm	1
OYSTER LED LIGHT	20
HEAT EXHAUST LIGHT (3in1)	2
GPO SINGLE	4
UBO RHOOD CONNECTIONS	1
GPO DOUBLE	21
TELEVISION POINT	2
PHONE/DATA POINT	1
SMOKE ALARM	3

NOTES:-

MECHANICAL VENTS
ALL MECHANICAL VENTS TO COMPLY WITH NCC 10.8.2. AND DISCHARGE TO OUTDOOR AIR. MIN. FLOW RATE OF 25L/s FOR BATHROOMS & SANITARY COMPARTMENTS, 40L/s FOR KITCHEN AND LAUNDRY.

ARTIFICIAL LIGHTING
ARTIFICIAL LIGHTING WATTAGES TO COMPLY WITH NCC 13.7.6. 5W/m² FOR MAIN RESIDENCE, 4W/m² FOR VERANDAHS & BALCONIES, 3 W/m² FOR GARAGES/CARPORTS.

SPECIAL SWITCH TYPES

2W TWO WAY SWITCH

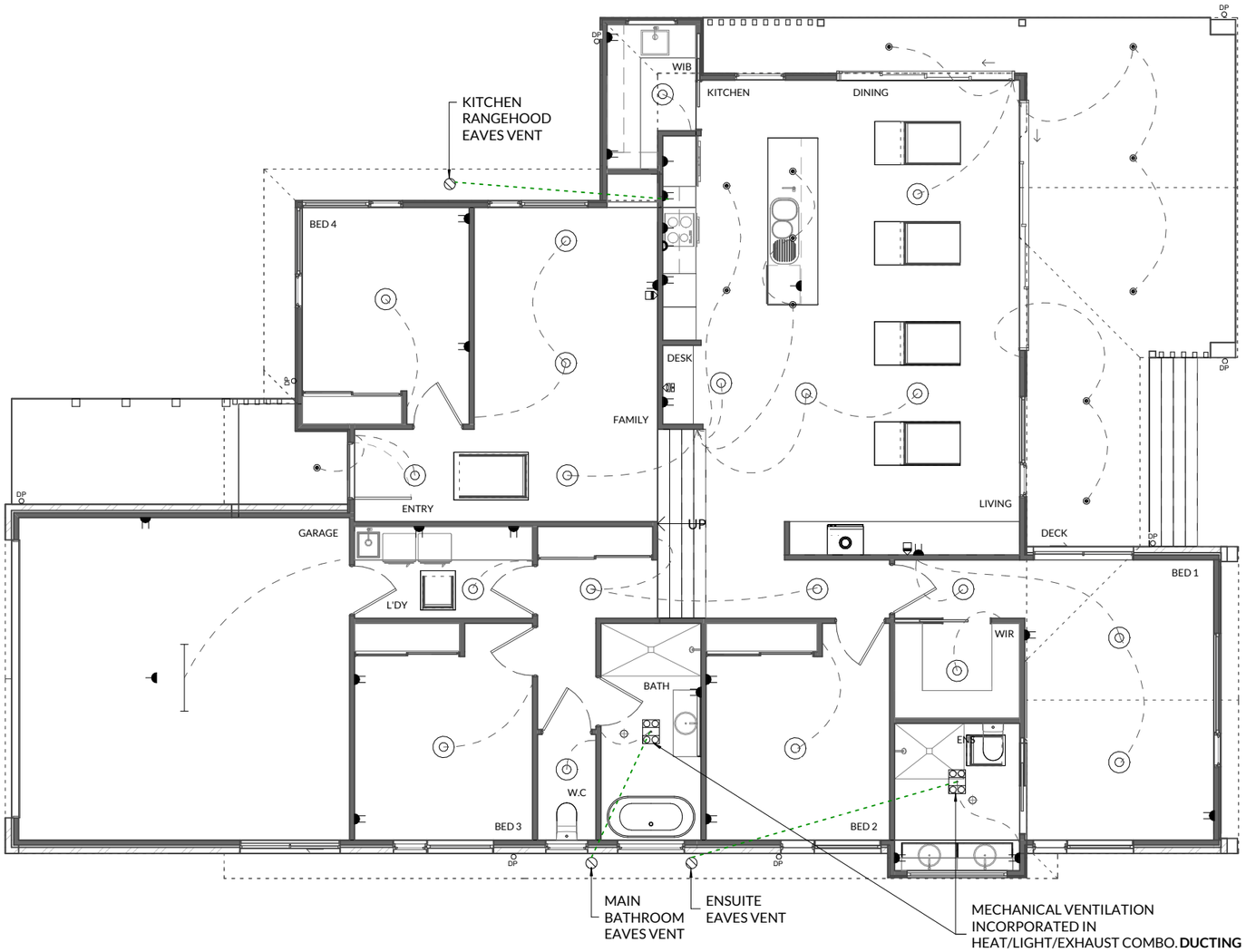
3W THREE WAY SWITCH

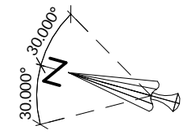
POWER POINT HEIGHTS AFL

LIGHT SWITCHES	1150mm	AFL
WALL MOUNTED LIGHTS	2000mm	AFL
POWER OUTLETS (STANDARD)	300mm	AFL

POWER OUTLETS OTHER

M/WAVE OVEN POWER	1800mm	AFL
M/WAVE UNDER BENCH	300mm	AFL
KITCHEN BENCH	1000mm	AFL
REFRIGERATOR	1500mm	AFL
RANGEHOOD	1800mm	AFL
D/WASH	300mm	AFL
VANITY BASINS	1000mm	AFL
LAUNDRY BENCH	1000mm	AFL
W/MACHINE	1500mm	AFL





PD4.1 CLAUSE 10.4.4
W2 SATISFIES A1.

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| PLAN NUMBER: #2405/25
| BUILDERS NUMBER: N/A
| AREI PLAN CODE: **CUSTOM**

| CLIENT: **ABODE DESIGNER HOMES**

| DRAWING NAME: **ELECTRICAL PLAN**

| PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**

| CHECKED: N.WILTSHIRE
| PAGE NO: 09 OF 07
| SCALE @ A3 1:100

REV	DESCRIPTION	DRAWN	DATE
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0m 1m 2m 3m 4m 5m

ABCB

National Construction Code

Lighting

Class 1 & 10a buildings

Calculator

Building name/description	Classification
LOT 34 NO.12 LEGACY ROAD PROSPECT VALE TAS 7250	Class 1

Number of rows preferred in table below	20	*(as currently displayed)*

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
						Adjustment factors						
1	GARAGE	Other	34.5 m²	50 W	Class 10a building					3.0 W/m²	1.4 W/m²	100% of 47%
2	BED 3	Bedroom	11.3 m²	15 W	Class 1 building					5.0 W/m²	1.3 W/m²	2% of 54%
3	LAUNDRY	Laundry	5.3 m²	15 W	Class 1 building					5.0 W/m²	2.8 W/m²	4% of 54%
4	ENTRY	Corridor	9.0 m²	30 W	Class 1 building					5.0 W/m²	3.3 W/m²	5% of 54%
5	BED 4	Bedroom	10.6 m²	15 W	Class 1 building					5.0 W/m²	1.4 W/m²	2% of 54%
6	FAMILY	Living room	13.7 m²	30 W	Class 1 building					5.0 W/m²	2.2 W/m²	3% of 54%
7	DESK	Other	1.0 m²	15 W	Class 1 building					5.0 W/m²	*14.6 W/m²*	21% of 54%
8	KITCHEN	Kitchen	13.6 m²	45 W	Class 1 building					5.0 W/m²	3.3 W/m²	5% of 54%
9	WIB	Kitchen	3.7 m²	15 W	Class 1 building					5.0 W/m²	4.1 W/m²	6% of 54%
10	DINING	Lounge room	14.0 m²	15 W	Class 1 building					5.0 W/m²	1.1 W/m²	2% of 54%
11	BED 1	Bedroom	19.6 m²	45 W	Class 1 building					5.0 W/m²	2.3 W/m²	3% of 54%
12	ENS	Bathroom	6.0 m²	50 W	Class 1 building					5.0 W/m²	*8.4 W/m²*	12% of 54%
13	WIR	Bedroom	3.8 m²	15 W	Class 1 building					5.0 W/m²	3.9 W/m²	6% of 54%
14	BED 2	Bedroom	11.6 m²	15 W	Class 1 building					5.0 W/m²	1.3 W/m²	2% of 54%
15	BATH	Bathroom	7.0 m²	50 W	Class 1 building					5.0 W/m²	*7.1 W/m²*	10% of 54%
16	W.C	Toilet	2.0 m²	15 W	Class 1 building					5.0 W/m²	*7.5 W/m²*	11% of 54%
17	HALLWAY	Corridor	9.0 m²	30 W	Class 1 building					5.0 W/m²	3.3 W/m²	5% of 54%
18	LIVING	Living room	25.5 m²	30 W	Class 1 building					5.0 W/m²	1.2 W/m²	2% of 54%
19	PORCH	Verandah or balcony	10.9 m²	9 W	Verandah or balcony					4.0 W/m²	0.8 W/m²	33% of 35%
20	DECK	Verandah or balcony	34.7 m²	54 W	Verandah or balcony					4.0 W/m²	1.6 W/m²	67% of 35%

246.8 m²	558 W

	Allowance	*Design average*
Class 1 building	5.0 W/m²	2.7 W/m²
Verandah or balcony	4.0 W/m²	1.4 W/m²
Class 10a building (associated with a Class 1 building)	3.0 W/m²	1.4 W/m²

If inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The

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PLAN NUMBER: #2405/25
BUILDERS NUMBER: N/A
AREI PLAN CODE: CUSTOM

CLIENT: **ABODE DESIGNER HOMES**

DRAWING NAME: **LIGHTING CALCULATOR**

PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**

CHECKED: N.WILTSHIRE
PAGE NO: 10 OF 07
SCALE @ A3 NTS

REV	DESCRIPTION	DRAWN	DATE
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SCALE NOT APPLICABLE

DRAINAGE

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2. STORMWATER PIPES TO BE UPVC CLASS HD
3. SEWER PIPES TO BE UPVC CLASS SH
4. PROVIDE 20Ø K2 POLYETHYLENE WATER RETICULATION
5. TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY.
6. BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR.
7. PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE A MINIMUM OF 150MM BELOW FINISHED FLOOR LEVEL.
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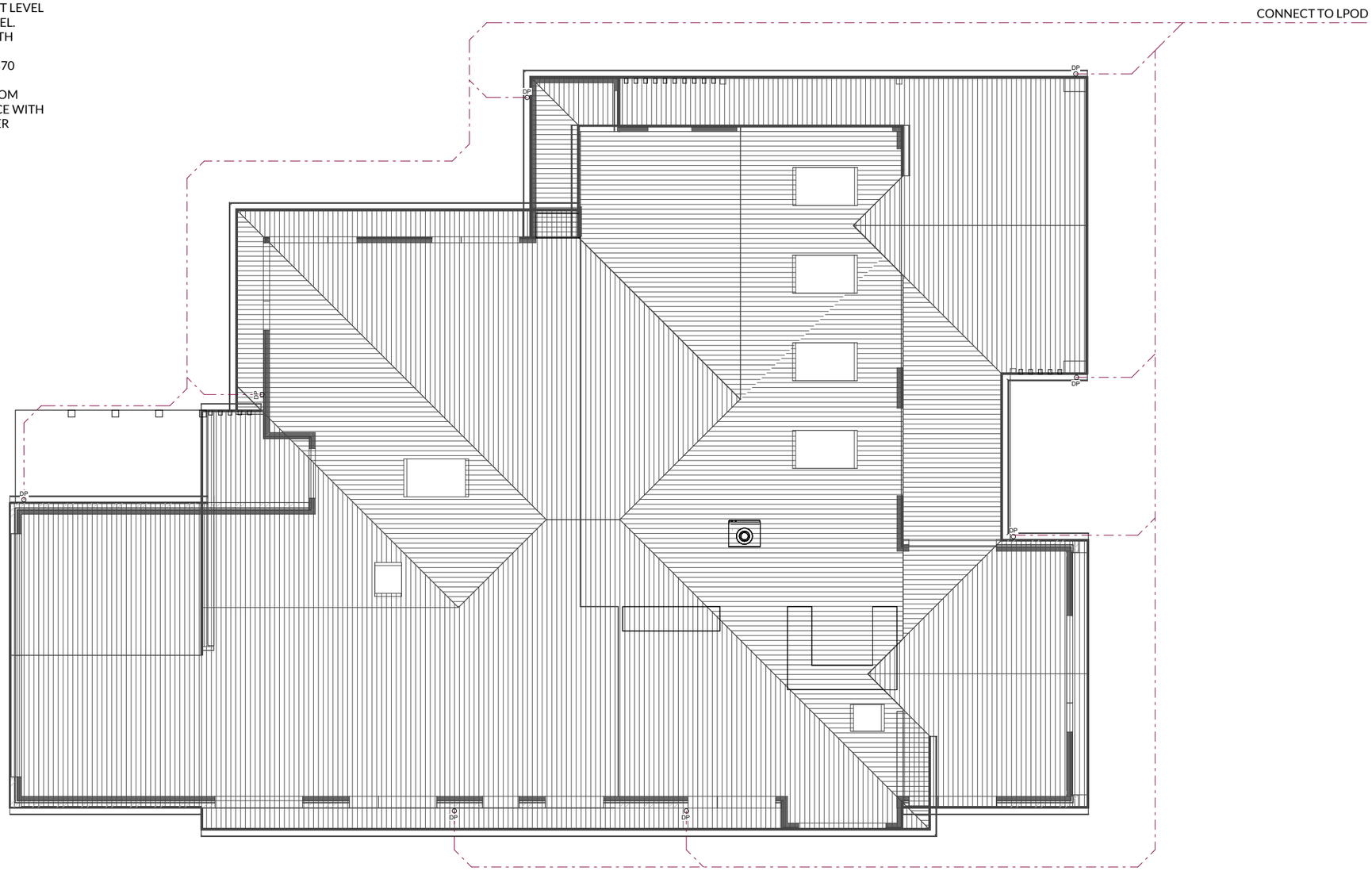

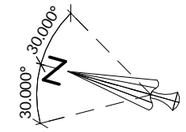

PD4.1 CLAUSE 10.4.4
W2 SATISFIES A1.

TOTAL ROOF AREA = 355.0 m²

ROOF TYPE:	TILES
FASCIA & GUTTER TYPE:	TILES
EAVES (TYP. O/H):	0mm
ROOF PITCH:	25°

DOWNPIPES (DP):

DP MAX. LINEAL SPACING:	12 m
RAINFALL INTENSITY LOCATION:	TAS - LAUNCESTON
ARI ONCE IN 20 YEARS mm/hr:	90 mm
ARI ONCE IN 100 YEARS mm/hr	121 mm
MIN. DP DIAMETER (Ø):	90 mm
MIN. GUTTER CROSS SECTION:	5400 mm²
MAX. ROOF AREA PER DP:	45 m²

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| CLIENT: **ABODE DESIGNER HOMES**

| DRAWING NAME: **ROOF DRAINAGE**

| PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**

| CHECKED: N.WILTSHIRE
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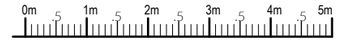


NCC 2022 REQUIREMENTS FOR WATERPROOFING

As detailed in Part 10.2 WET AREA WATERPROOFING of the ABCB (NCC) Housing Provisions Standard.

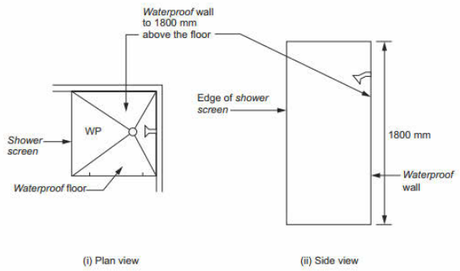
WET AREAS REQUIRED TO BE PROTECTED WITH WATERPROOFING

10.2.1 Wet areas
(1) Building elements in *wet areas* within a building must be protected with a *waterproofing system*.
(2) The *waterproofing system* in (1) must be either *waterproof* or *water resistant* in accordance with 10.2.2 to 10.2.6.

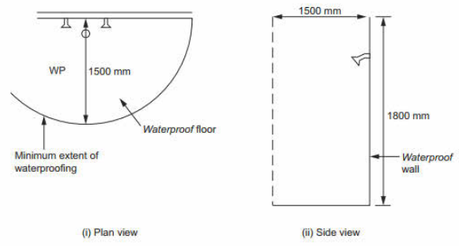
WATERPROOFING OF SHOWER AREAS

10.2.2 Shower area (enclosed and unenclosed)
(1) For a *shower area* with a hob, step-down or level threshold, the following applies:
(a) The floor of the *shower area* must be *waterproof*, including any hob or step-down (see Figure 10.2.2); and
(b) The walls of the *shower area* must be *waterproof* not less than 1800 mm above the floor substrate (see Figure 10.2.2).
(c) Wall junctions and joints within the *shower area* must be *waterproof* not less than 40 mm either side of the junction (see Figure 10.2.2).
(d) Wall/floor junctions within the *shower area* must be *waterproof* (see Figure 10.2.2).
(e) Penetrations within the *shower area* must be *waterproof*.
(2) A shower with a *preformed shower base* must also comply with the requirements of (1), except for (a) which is not applicable.

Figure 10.2.2: Extent of treatment for shower areas — concrete compressed fibre-cement and fibre-cement sheet floors



(a) Enclosed shower



(b) Unenclosed shower

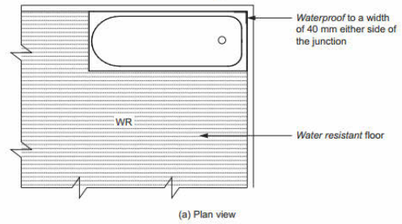
WATERPROOFING AREA OUTSIDE SHOWER AREA

10.2.3 Area outside shower area
(1) For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room must be *water resistant*.
(2) For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room must be *waterproof*.
(3) Wall/floor junctions must be —
(a) *waterproof*; and
(b) where a *flashing* is used, the horizontal leg must be not less than 40 mm.

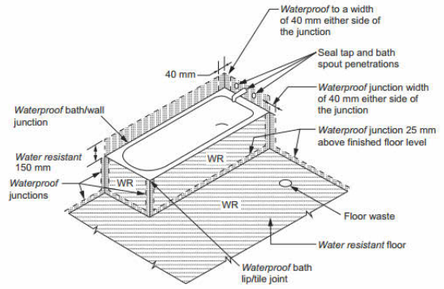
WATERPROOFING AREAS ADJACENT TO BATHS

10.2.4 Areas adjacent to baths and spas without showers
(1) For areas adjacent to all baths and spas, the following applies:
(a) For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room must be *water resistant*.
(b) For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room must be *waterproof*.
(c) Tap and spout penetrations must be *waterproof* where they occur in horizontal surfaces.
(2) For areas adjacent to non-freestanding baths and spas, the following applies:
(a) Walls must be *water resistant* (see Figure 10.2.4a and Figure 10.2.4b) —
(i) to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall; and
(ii) for all exposed surfaces below *vessel* lip.
(b) Wall junctions and joints must be *water resistant* within 150 mm above a *vessel* for the extent of the *vessel*.
(c) Wall/floor junctions must be *waterproof* for the extent of the *vessel* (see Figure 10.2.4a and Figure 10.2.4b).
(3) For inserted baths and spas, the following applies:
(a) For floors and horizontal surfaces:
(i) Any shelf area adjoining the bath or spa must be *waterproof* and include a *waterstop* under the *vessel* lip.
(ii) There are no requirements for the floor under a bath or spa.
(b) For walls:
(i) *Waterproof* to not less than 150 mm above the lip of a bath or spa.
(ii) There are no requirements for the floor under a bath or spa.
(c) For wall junctions and joints, the following applies:
(i) *Waterproof* junctions within 150 mm of a bath or spa.
(ii) There are no requirements for junctions and joints in walls beneath the lip of a bath or spa.
(d) Tap and spout penetrations must be *waterproof* where they occur in horizontal surfaces.

Figure 10.2.4a: Areas adjacent to baths and spas without showers for concrete, compressed fibre-cement and fibre-cement sheet flooring

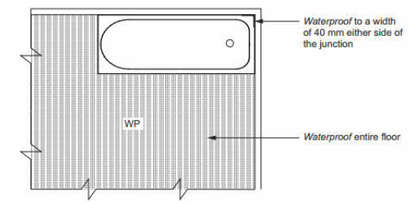


(a) Plan view

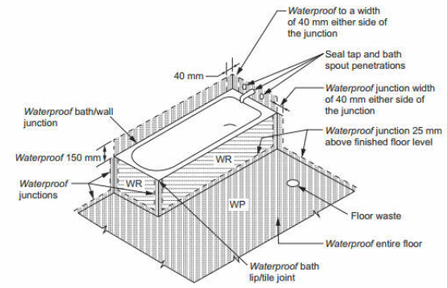


(b) Isometric view

Figure 10.2.4b: Areas adjacent to baths and spas without showers for timber floors including particleboard, plywood and other floor materials



(a) Plan view

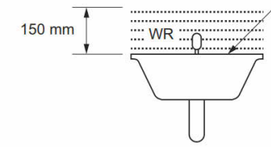


(b) Isometric view

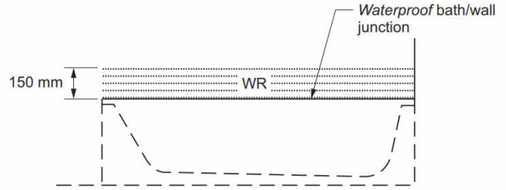
WATERPROOFING OTHER AREAS

10.2.5 Other areas
(1) For walls adjoining other types of *vessels* (e.g. sink, basin or laundry tub), the following applies:
(a) Walls must be *water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall (see Figure 10.2.5).
(b) *Waterproof* wall junctions where a *vessel* is fixed to a wall.
(c) *Waterproof* tap and spout penetrations where they occur in surfaces required to be *waterproof* or *water resistant*.
(2) For laundries and WCs, the following applies:
(a) The floor of the room must be *water resistant*.
(b) Wall/floor junctions must be *water resistant*, and where a *flashing* is used, the horizontal leg must not be less
(3) For WCs with handheld bidet spray installations, the following applies:
(a) The floor of the room must be *waterproof*.
(b) Walls must be —
(i) *waterproof* in WC area within a 900 mm radius from the wall connection of the handheld bidet spray device to a height of not less than 150 mm above the floor substrate; and
(ii) *water resistant* in WC area within a 900 mm radius from the wall connection of the handheld bidet device to not less than 1200 mm above the finished floor level of the WC.
(c) Wall junctions within the WC area within 900 mm radius from the wall connection of the handheld bidet spray device must be *waterproof*.
(d) Wall/floor junctions within the WC area within 1000 mm radius from the wall connection of the handheld bidet spray device must be *waterproof*.
(e) Penetrations in the WC area must be *waterproof*.

Figure 10.2.5: Bath and vessel abutting wall — areas to be protected



(a) Vessel abutting wall



(b) Wall/bath junction

WATERPROOFING SYSTEMS

10.2.6 Waterproofing systems
(1) For the purposes of this Part, a *waterproofing system* is deemed—
(a) *waterproof*, if it complies with (2); or
(b) *water resistant*, if it complies with (3).
(2) For a *waterproofing system* required to be *waterproof* in accordance with 10.2.2 to 10.2.5, the materials nominated in 10.2.8 must be used.
(3) For a *waterproofing system* required to be *water resistant* in accordance with 10.2.2 to 10.2.5, the materials nominated in 10.2.9 must be used in conjunction with the materials in 10.2.10.

WATERPROOFING MATERIALS

10.2.7 Materials
Where *required* to be installed in accordance with 10.2.2 to 10.2.6, materials used in *wet areas* forming a *waterproofing system* must be either *waterproof* or *water resistant* in accordance with 10.2.8 and 10.2.9.
10.2.8 Materials — waterproof
The following materials used in *waterproofing systems* are deemed to be *waterproof*:
(a) Stainless steel.
(b) Flexible *waterproof* sheet flooring material with *waterproof* joints.
(c) *Membranes* complying with AS/NZS 4858.
(d) *Waterproof* sealant.
10.2.9 Materials — water resistant substrates
The following materials are deemed to be *water resistant*:
(a) For walls:
(i) Concrete complying with AS 3600, treated to resist moisture movement.
(ii) Cement render, treated to resist moisture movement.
(iii) Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2.
(iv) *Water resistant* plasterboard sheeting.
(v) Masonry in accordance with AS 3700, treated to resist moisture movement.
(b) For floors:
(i) Concrete complying with AS 3600.
(ii) Concrete slabs complying with AS 2870.
(iii) Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2 and supported on a structural floor.
10.2.10 Materials — water resistant surface materials
The following surface materials are deemed to be *water resistant*:
(a) For walls:
(i) Thermosetting laminate.
(ii) Pre-decorated compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2.
(iii) Tiles when used in conjunction with a substrate listed in 10.2.9.
(iv) *Water resistant* flexible sheet wall material with sealed joints when used in conjunction with a substrate listed in 10.2.9.
(v) Sanitary grade acrylic linings.
(b) For floors, when used in conjunction with a substrate listed in 10.2.9:
(i) Tiles.
(ii) *Water resistant* flexible sheet flooring material with sealed joints.
(c) Concrete treated to resist moisture movement.
Explanatory Information
Sheet vinyl or linoleum would satisfy the requirements of this clause
10.2.11 Construction of wet areas — wall and floor substrate materials
For the purposes of this Part, materials used in wall and floor substrates must comply with 10.2.9.
10.2.12 Construction of wet area floors— falls
Where a *floor waste* is installed—
(a) the minimum continuous fall of a floor plane to the waste must be 1:80; and
(b) the maximum continuous fall of a floor plane to the waste must be 1:50.
10.2.13 Construction of wet areas — wall and floor surface materials
For the purposes of this Part, wall and floor surface materials must comply with 10.2.10.
10.2.14 Shower area requirements
Shower areas must be designed as either *enclosed* or *unenclosed*—
(a) to include a *floor waste* with falls complying with 10.2.12; and
(b) with a—
(i) stepdown complying with 10.2.15; or
(ii) *hob* complying with 10.2.16; or
(iii) level threshold complying with 10.2.17.
10.2.15 Stepdown showers
For stepdown showers, the highest finished floor level of the *shower area* must be stepped down a minimum of 25 mm lower than the finished floor level outside the shower (see Figures 10.2.15a, 10.2.15b, 10.2.15c and 10.2.15d).
10.2.16 Hob construction
(1) *Hobs* must be constructed of —
(a) masonry; or
(b) concrete; or
(c) autoclaved aerated concrete; or
(d) extruded polyurethane foam,
in accordance with Figure 10.2.16.
(2) All gaps, joints and intersections of the *hob* substrate must be made flush before application of a *membrane*.
(3) *Hobs* must be adequately secured to the floor and sealed against the wall prior to applying a *membrane*.
(4) Timber must not be used for *hob* construction.

Figure 10.2.15a: Typical enclosed stepped down shower construction (membrane below tile bed)

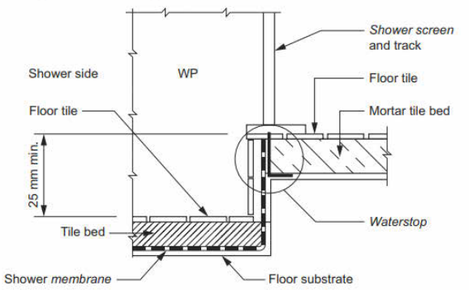


Figure 10.2.15b: Typical enclosed stepped down shower construction (membrane above tile bed)

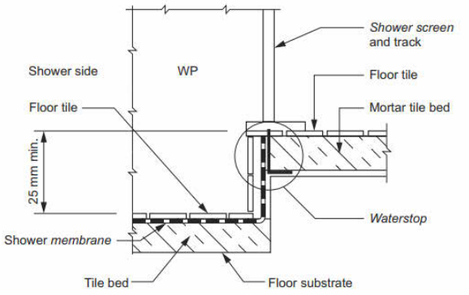


Figure 10.2.15c: Typical unenclosed stepped down shower construction (membrane below tile bed)

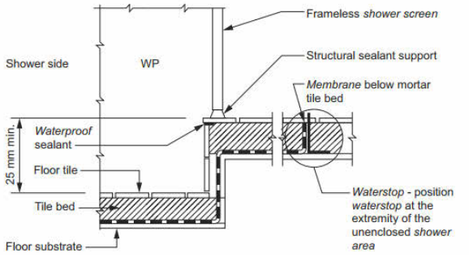


Figure 10.2.15d: Typical unenclosed stepped down shower construction (membrane above tile bed)

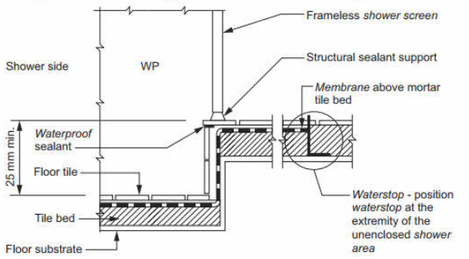
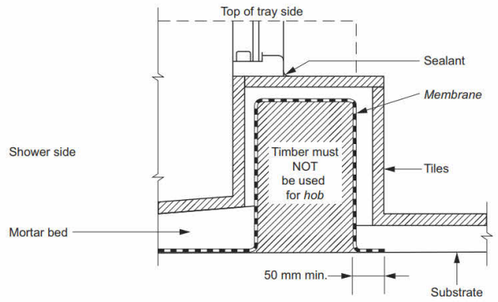


Figure 10.2.16: Typical hob construction — internal membrane



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PLAN NUMBER: #2405/25	CLIENT: **ABODE DESIGNER HOMES**	PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**	CHECKED: N.WILTSHIRE
BUILDERS NUMBER: N/A	DRAWING NAME: **NCC WATERPROOFING 1**		PAGE NO: 12 OF 07
AREI PLAN CODE: **CUSTOM**			SCALE @ A3 NTS

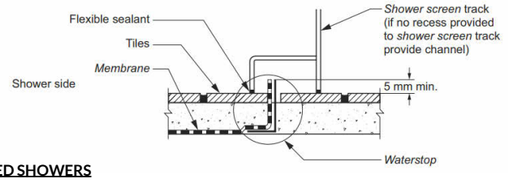
REV	DESCRIPTION	DRAWN	DATE
D	PRELIMINARY ISSUE	RL	13/10/25
E	CONSTRUCTION ISSUE	KM	23/10/25
F	CONSTRUCTION ISSUE	RL	18/12/25
G	CONSTRUCTION ISSUE	RL	19/12/25

SCALE NOT APPLICABLE

ENCLOSED SHOWERS WITH LEVEL THRESHOLD

10.2.17 Enclosed showers with level threshold (without hob or set down)
For enclosed showers without a stepdown or a *hob*, at the extremity of the *shower area*, a *waterstop* must be positioned so that its vertical leg finishes —
(a) where a *shower screen* is to be installed, not less than 5 mm above the finished floor level (see Figure 10.2.17); and
(b) where the *waterstop* intersects with a wall or has a joint, the junction must be waterproof.

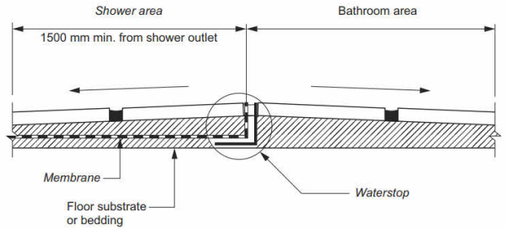
Figure 10.2.17: Typical hobless construction



UNENCLOSED SHOWERS

10.2.18 Unenclosed showers
(1) Unenclosed showers must be constructed as follows:
(a) A *waterstop* must be installed a minimum horizontal distance of 1500 mm from the shower rose.
(b) The vertical leg of the *waterstop* must finish —
(i) flush with the top surface of the floor (see Figure 10.2.18); and
(ii) where the *waterstop* intersects with a wall or is joined —
(A) the junction must be *waterproof*; or
(B) the whole *wet area* floor must be waterproofed and drained to a *floor waste* as for the *shower area*.
(2) In the case of (1)(b)(ii)(B), at doorways, where the height of the tiling angle needs to be adjusted for tiling purposes, the angle must be fixed with a sealant compatible with the waterproofing *membrane* without damaging the *waterproofing system*.

Figure 10.2.18: Typical termination of membrane at extent of shower area



PREFORMED SHOWER BASES

10.2.19 Preformed shower bases
Preformed shower bases must —
(a) have an upturn lip (see Figure 10.2.19a and Figure 10.2.19b); and
(b) be recessed into the wall to allow the *water resistant* surface materials and substrate materials to pass down inside the perimeter upturn lip of the shower base (see Figure 10.2.19a and Figure 10.2.19b); and
(c) be supported to prevent distortion or cracking.

Figure 10.2.19a: Typical preformed shower base wall/floor junction

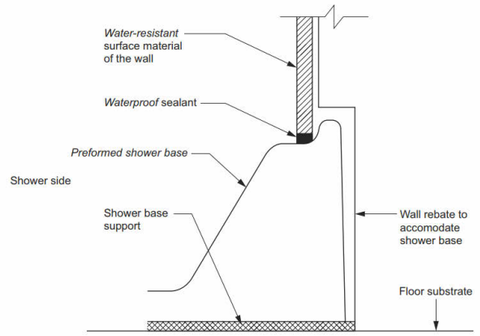
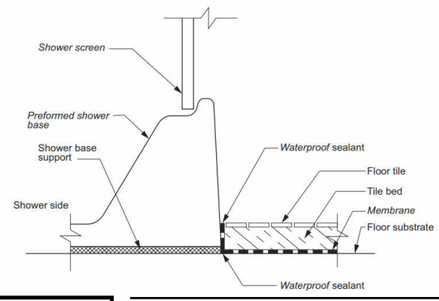


Figure Notes
(1) Rebating of timber and steel framed walls must be in accordance with AS 1684 or NASH Standard Part 2 as appropriate.
(2) Where rebating of masonry walls is required, it must be accommodated in the design in accordance with AS 3700.

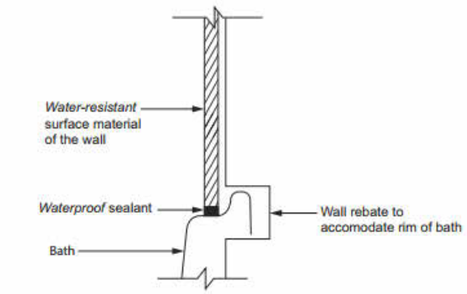
Figure 10.2.19b: Typical preformed shower base/floor junction on timber floors, including particleboard, plywood and other timber materials



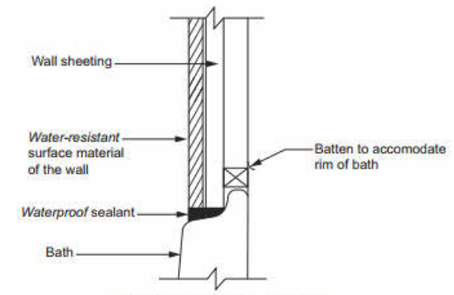
BATHS & SPAS

10.2.20 Baths and spas
Baths and spas, except freestanding baths and spas, must —
(a) have an upturn lip; and
(b) be recessed into the wall (see Figure 10.2.20); and
(c) have the *water resistant* substrate materials of the wall pass down inside the upturn lip (see Figure 10.2.20).

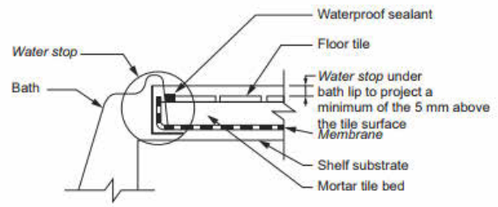
Figure 10.2.20: Typical bath junctions



(a) Bath/wall junction - recessed



(b) Bath/wall junction - battened



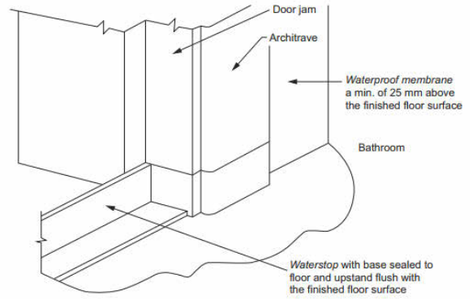
(c) Bath/shelf junction

Figure Notes
(1) Rebating of timber and steel framed walls must be in accordance with AS 1684 or NASH Standard Part 2 as appropriate.
(2) Where rebating of masonry walls is required, it must be accommodated for in the design in accordance with AS 3700.
(3) For diagram (c), where a *waterstop* cannot be provided, a Type 1 or Type 2 junction can be used with AS 3740.

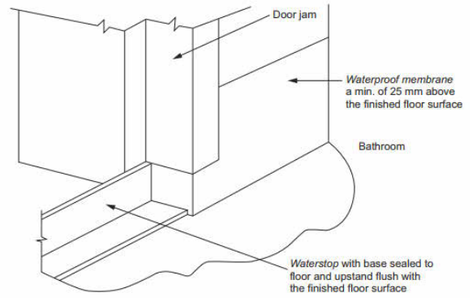
MEMBRANES, PENETRATIONS & FLASHINGS

10.2.21 Membrane installation for screed
Where a *screed* is used in conjunction with a *waterproof* membrane, the *waterproof* membrane can be installed either above or below the tile bed or *screed*.
10.2.22 Substrate surface preparation for application of membrane
The substrate surface area where a membrane is to be applied must —
(a) be clean and dust free; and
(b) free of indentations and imperfections.
10.2.23 Penetrations
Penetrations within *shower areas* must comply with the following:
(a) Penetrations for taps, shower nozzles and the like must be waterproofed by sealing with —
(i) sealants; or
(ii) proprietary flange systems; or
(iii) a combination of (i) and (ii).
(b) The spindle housing of the tap body must be able to be removed to enable replacement of the washer without damaging the seal.
(c) The following must be waterproofed:
(i) All penetrations due to mechanical fixings or fastenings of substrate materials.
(ii) Any penetration of the surface materials due to mechanical fixings or fastenings.
(iii) Recessed soap holders (niches) and the like.
(d) Tap and spout penetrations on horizontal surfaces surrounding baths and spas must be waterproofed by —
(i) sealing the tap body to the substrate with sealants; or
(ii) proprietary flange systems.
10.2.24 Flashings/junctions
Flashings must be installed in accordance with 10.2.2 to 10.2.5 and the following:
(a) Perimeter *flashing* to wall/floor junctions must have a —
(i) vertical leg that extends a minimum of 25 mm above the finished floor level, except across doorways; and
(ii) horizontal leg that has a minimum width of not less than 50 mm.
(b) Where a *water resistant* substrate is used in conjunction with a *water resistant* surface material, a *waterproof* sealant must be installed at the substrate junction at the wall/floor junction.
(c) Perimeter *flashings* at a floor level opening must comply with the following:
(i) Where the whole *wet area* floor is *waterproof*, at floor level openings, a *waterstop* must be installed that has a vertical leg finishing flush with the top of the finished floor level with the floor *membrane* being terminated to create a *waterproof* seal to the *waterstop* and to the perimeter *flashing* (see Figure 10.2.24).
(ii) In any other case, at a floor level opening a *waterstop* must be installed that has a vertical leg finishing flush with the top of the finished floor level and waterproofed to the perimeter *flashing*.
(d) A vertical *flashing*, either external to the *wet area* or internal, must extend a minimum of 1800 mm above the finished floor level.

Figure 10.2.24: Typical bathroom door details for whole bathroom waterproofing



(a) After installation of architrave

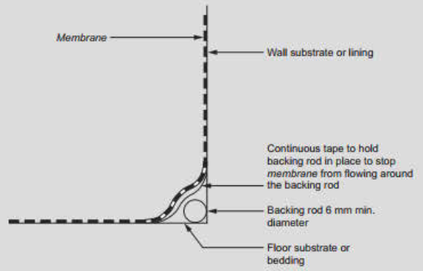


(b) Prior to installation of architrave

Explanatory Information
Vertical *flashing* may be used as follows:
(a) External vertical *flashing* may be used with external *membrane* systems and installed behind the wall sheeting or render. They must have legs of sufficient width to allow the wall sheeting or render to overlap by not less than 32 mm.
(b) Internal vertical *flashing* may be used with both external and internal *membrane* systems provided each leg has a minimum overlap of 40 mm to the wall sheeting or render and where used with —
(i) internal *membrane*, must extend vertically from the shower tray; and
(ii) external *membranes*, must overlap the top edge of the floor *waterproofing system* by not less than 20 mm; and
(iii) *preformed shower bases* or baths, must extend to the bottom edge of the wall sheeting or render.

10.2.25 Shower area floor membrane application
For hobless showers, or showers with hobs or stepdowns, the *membrane* must be applied over the floor and up the vertical face of the wall substrate to a minimum height of 1800 mm above the finished tile level of the floor.
10.2.26 Shower area membrane requirements for wall sheeting substrates
(1) Where wall sheeting is used with an external *membrane* system in a *shower area* it must be *waterproof* to prevent water movement by capillary action.
(2) Where *water resistant* plasterboard is used all cut edges that have the potential to be affected by water and moisture must be waterproofed, including the bottom edge over a *preformed shower base*.
10.2.27 Bond breaker installation for bonded membranes
(1) *Bond breakers* must be installed at all wall/wall, wall/floor, *hob*/wall junctions and at movement joints where the *membrane* is bonded to the substrate.
(2) *Bond breakers* must be of the type compatible with the flexibility class of the *membrane* to be used.
Explanatory Information
Typical details for *bond breaker* types are given in Explanatory Figure 10.2.27.
10.2.28 Installation of internal membranes
(1) Where a shower has a *hob* the *membrane* must be brought over the top of the *hob*, down the outside face and terminate not less than 50 mm onto the floor (see Figure 10.2.16).
(2) Where the shower has a *waterstop*, the *membrane* must be brought to the top of the finished floor, except where it is under a framed *shower screen* where it must terminate not less than 5 mm above the finished tile surface (see Figure 10.2.17 and Figure 10.2.18).
10.2.29 Membrane to drainage connection
(1) *Membrane* drainage connections in concrete floors must comply with one of the following:
(a) A *drainage flange* must be installed with the waterproofing *membrane* terminated at or in the *drainage flange* to provide a *waterproof* connection (see Figure 10.2.29).
(b) Where a *preformed shower base* is used, provision must be made to drain the tile bed and provide a *waterproof* connection to the drain.
(2) For *membrane* drainage connections in other floors, a *drainage flange* must be installed with the waterproofing *membrane* terminated at or in the *drainage flange* to provide a *waterproof* connection (see Figure 10.2.29).
(3) Where a *preformed shower base* is used, provision must be made to drain the tile bed and provide a *waterproof* connection to the drain.
(4) *Floor wastes* must be of sufficient height to suit the thickness of the tile and tile bed at the outlet position.
10.2.30 Drainage riser connection
(1) Where a *preformed shower base* is used, the *drainage riser* must be connected to the tray with a *waterproof* joint.
(2) Where an in situ shower tray is used, the *membrane* must be able to form a permanent *waterproof* seal to the *drainage riser* or *drainage flange* (see Figure 10.2.29).

Figure 10.2.27 (explanatory): Typical bond breaker details



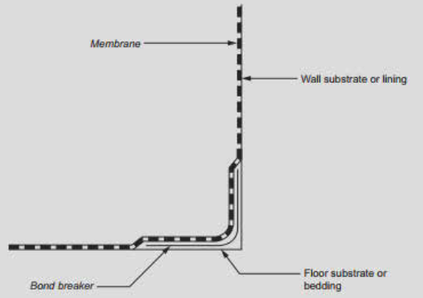


Figure Notes
(1) *Bond breakers* for Class I *membranes* (low extensibility) allow the *membrane* to flex rather than stretch.
(2) *Bond breakers* for Class II *membranes* (medium extensibility) allow the *membrane* to stretch. If a tape is used as a *bond breaker*, either the *membrane* must not bond to the tape or the tape must have elastic properties similar to the *membrane*.
(3) *Bond breakers* for Class III *membranes* (high extensibility) allow the *membrane* to have an even thickness.

Figure 10.2.29: Typical membrane termination at drainage outlet

Explanatory Information: Drainage flanges
- For *membrane* drainage connections in concrete floors: *drainage flange* may be either cast into the concrete slab or set into the top surface of the concrete slab or the tile bed.
- For *membrane* drainage connections in other floors: *drainage flange* may be either set into the floor substrate or the tile bed.

10.2.31 Door jambs on tiled floors
Where the bottom of a door jamb does not finish above the floor tiling, the portion of the door frame below the floor tiling must be waterproofed to provide a continuous seal between the perimeter *flashing* and the *waterstop*.
10.2.32 Shower screens
(1) For a shower with a *hob*, the *shower screen* must be installed flush with the *shower area* side of the *hob* or overhang into the *shower area*.
(2) For a shower with a stepdown, the *shower screen* must be installed flush with the finished vertical surface of the stepdown of the *shower area*.
(3) For a shower without a *hob* or stepdown, the *shower screen* must incorporate or be mounted on an inverted channel, positioned over the top of the *waterstop*, that defines the *shower area*.
(4) For bath end walls and dividing walls abutting a shower, the *shower screen* must be positioned so that the bottom edge within the *shower area* is either flush with the outside edge of the bath or overhanging into the *shower area*.

Explanatory Information
A self-draining sub-sill is considered to be part of the *shower screen*.

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| PLAN NUMBER: #2405/25
| BUILDERS NUMBER: N/A
| AREI PLAN CODE: **CUSTOM**

| CLIENT: **ABODE DESIGNER HOMES**

| DRAWING NAME: **NCC WATERPROOFING 2**

| PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**

| CHECKED: N.WILTSHIRE
| PAGE NO: 13 OF 07
| SCALE @ A3 NTS

REV	DESCRIPTION	DRAWN	DATE
D	PRELIMINARY ISSUE	RL	13/10/25
E	CONSTRUCTION ISSUE	KM	23/10/25
F	CONSTRUCTION ISSUE	RL	18/12/25
G	CONSTRUCTION ISSUE	RL	19/12/25

SCALE NOT APPLICABLE

NCC 2022 LIVABLE HOUSING REQUIREMENTS

As detailed in the ABCB (NCC) Livable Housing Design Standard

GENERAL SUMMARY OF REQUIREMENTS

THE BELOW SUMMARY IS INTENDED TO PROVIDE A GENERAL OVERVIEW OF THE LIVABLE DESIGN REQUIREMENTS, AND IS NOT PRESCRIPTIVE OR EXHAUSTIVE. ALWAYS REFER TO THE NCC LIVABLE HOUSING DESIGN STANDARD FOR COMPLIANCE PURPOSES.

DWELLING ACCESS

PROVIDE A SAFE, CONTINUOUS STEP-FREE PATHWAY FROM THE FRONT BOUNDARY OF THE PROPERTY TO AN ENTRY DOOR TO THE DWELLING.

1. PATH OF TRAVEL TO HAVE:
   - MIN. CLEAR WIDTH OF 1000mm
   - NO STEPS
   - AN EVEN, FIRM, SLIP RESISTANT SURFACE
   - A CROSSFALL OF NOT MORE THAN 1:40
   - A MAXIMUM PATHWAY SLOPE OF 1:14
2. ENTRY DOOR TO HAVE A MIN. 820mm CLEAR OPENING WIDTH.
3. A LEVEL STEP-FREE TRANSITION AND THRESHOLD (MAX. VERTICAL TOLERANCE OF 5mm BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED.
4. A LANDING AREA OF MIN. 1200mm x 1200mm IS TO BE PROVIDED AT THE LEVEL (STEP-FREE) ENTRY.
5. THIS ACCESS PATH MAY BE VIA THE GARAGE/CARPORT AREA.

INTERNAL DOORS & CORRIDORS

- DOORWAYS TO ROOMS ON THE ENTRY OR GROUND LEVEL PROVIDING ACCESS TO HABITABLE ROOMS (LIVING SPACES AND BEDROOMS), LAUNDRY AND THE ACCESSIBLE SANITARY COMPARTMENT & STEP-FREE SHOWER NOMINATED ON THE PLANS ARE TO HAVE A MIN. 820mm CLEAR OPENING WIDTH. A LEVEL TRANSITION & THRESHOLD (MAXIMUM VERTICAL TOLERANCE OF 5mm BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED
- INTERNAL CORRIDORS/PASSAGEWAYS TO THE DOORSWAYS REFERRED TO ABOVE, SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000mm

TOILET/WC (SANITARY COMPARTMENT)

A W.C./TOILET TO SUPPORT EASY ACCESS IS REQUIRED ON GROUND LEVEL/ENTRY LEVEL OF A DWELLING.
TO TOILET MUST HAVE A CLEAR CIRCULATION SPACE AS FOLLOWS:

- FOR SANITARY COMPARTMENTS LOCATED IN A SEPARATE ROOM, A CLEAR WIDTH OF NOT LESS THAN 900mm BETWEEN FINISHED SURFACES OF WALLS
- FOR SANITARY COMPARTMENTS LOCATED IN A COMBINED BATHROOM, TOILET PAN MUST BE LOCATED AT LEAST 450mm FROM ANY OTHER FIXED OBSTRUCTION
- A CLEAR CIRCULATION SPACE OF 1200mm x 900mm MUST BE PROVIDED FROM THE FRONT EDGE OF THE TOILET PAN.
- IF THE TOILET PAN IS LOCATED IN A COMBINED BATHROOM, THE TOILET PAN SHOULD BE LOCATED IN THE CORNER OF THE ROOM TO ALLOW FOR REINFORECEMENT OF WALLS FOR INSTALLATION OF FUTURE GRABRAILS.
- IN A COMBINED BATHROOM THE TOILET PAN TO THE SIDE WALL IS TYPICALLY MEASURED AT 460mm.

STEP-FREE SHOWER (AND ASSOCIATED BATHROOM)

- AT LEAST ONE SHOWER IN THE DWELLING MUST HAVE A HOBLESS, STEP-FREE ENTRY.
- A LIP NOT MORE THAN 5mm CAN BE PROVIDED TO ASSIST WITH WATER RETENTION.
- THE SHOWER RECESS SHOULD BE LOCATED IN THE CORNER OF THE BATHROOM TO ALLOW FOR REINFORCEMENTS OF WALLS FOR FUTURE INSTALLATION OF GRABRAILS.
- SHOWER TO BE MIN. 900mm x 900mm IN SIZE.
- SHOWER SCREENS MUST BE ABLE TO BE REMOVED AT A LATER DATE.
- A BUILT-IN BATH, IF PROVIDED IN THE ROOM WITH THE STEP-FREE SHOWER, MUST BE PROVIDED WITH WALL REINFORCEMENTS TO ALLOW FOR FUTURE GRABRAILS.

REINFORCEMENT OF BATHROOM & TOILET WALLS
THE WALLS AROUND THE TOILET, BATH & HOBLESS SHOWER THAT ARE REQUIRED TO BE ACCESSIBLE ARE
TO BE REINFORCED BY INSTALLING EITHER:
A. 12mm (MIN.) THICK PLYWOOD OR
B. TIMBER NOGGINGS WITH A MIN. THICKNESS OF 25mm.

ABCB (NCC) LIVABLE HOUSING DESIGN STANDARD

PART 1 DWELLING ACCESS

1.1 Step-free access path
(1) A continuous path to a dwelling entrance door must be provided from —
(a) the pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
(b) an appurtenant Class 10a garage or carport; or
(c) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
(2) Access for the purposes of (1) must be —
(a) via a pathway that —
(i) has no steps; and
(ii) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
(iii) if crossfall is provided, has a crossfall not more than 1:40; and
(iv) has a minimum width of 1000 mm; and
(v) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance
with AS/NZS 1170.1; and
(vi) connects to a dwelling entrance door that complies with Section 2; or
(b) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of
Section 2, other than Clause 2.3.
(3) For the purposes of (2), the following applies:
(a) Any gates along the access path must have a minimum clear opening width of 820 mm, measured as if the gate
were an entrance door.
(b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard – Residential and
Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).
(4) Where one or more ramps are used, the following applies:
(a) The aggregate length of ramping (excluding landings) must not be more than —
(i) 9 m for a 1:14 gradient; or
(ii) 15 m for a 1:20 gradient; or
(iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
(b) The minimum width of the ramp must be maintained at 1000 mm between any handrails and/or kerbs (if provided) at each side of the ramp.
(c) At each end of a ramp there must be a landing that is —
(i) not less than 1200 mm long; and
(ii) at least as wide as the ramp to which it connects; and
(iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.
(d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).
(5) The access path may incorporate one step ramp having a —
(a) height of not more than 190 mm; and
(b) gradient not more than 1:10; and
(c) width of at least 1000 mm or equivalent to that of the access path, whichever is the greater; and
(d) maximum length of 1900 mm.
Applications
Clause 1.1 only applies to a Class 1a building.
Information: Access via a garage, carport or parking space
Where step-free access is provided from a garage, carport or parking space, this can be through a connecting door between the garage, carport or parking space and the dwelling. The connecting door need not be the main entrance door (sometimes referred to as the 'front' door) but would need to comply with Section 2. Any carparking spaces forming part of the required path of travel must be free of obstructions, including structural elements such as columns or engaged brick piers that would otherwise reduce the space for free movement.
Information: Class 2 buildings
For a Class 2 building, requirements for a step-free access path are provided in Section D of NCC Volume One and the 'Disability (Access to Premises — Buildings) Standards 2010 '. Therefore, Clause 1.1 only applies to Class 1a buildings.

1.2 Parking space incorporated into step-free access path
(1) Where one or more car parking spaces are connected to or form part of a required access path, at least one of the car parking spaces must have —
(a) a minimum unobstructed car parking space of 3200 mm wide x 5400 mm long; and
(b) a gradient not more than 1:33 for bitumen, or 1:40 for any other surface material.
(2) For the purposes of (1), a required access path means an access path provided for the purposes of compliance with
Clause 1.1.
Applications
(1) Clause 1.2 only applies to a car parking space provided for the exclusive use of the occupants of the dwelling.
(2) Clause 1.2 does not apply —
(a) if there are no car parking spaces provided for the exclusive use of the occupants of the dwelling; or
(b) to a Class 2 building.

PART 2 DWELLING ENTRANCE

2.1 Clear opening width
(1) At least one entrance door to the dwelling must have a minimum clear opening width of 820 mm.
(2) The minimum clear opening width required by (1) must be measured in accordance with Figure 2.1.

Figure 2.1: Measurement of clear opening width

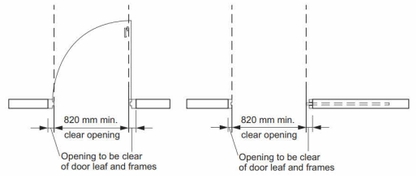


Figure Notes
(1) Double doors, bi-fold doors, stacking doors, multiple sliding door panels and other types of hinged door sets may
use a smaller leaf provided the overall clear opening width with the doors fully open is not less than 820 mm.
(2) Clear opening width for sliding doors must be measured with the door panel(s) installed and in the fully open position.
(3) The door handle may encroach the required minimum clear opening width.
Information: Door leaf dimensions
An 820 mm clear opening width, for a single swinging door, can generally be achieved using an 870 mm door leaf.
Information: Meaning of 'entrance door'
An entrance door for the purposes of 2.1 may be a door other than the front door, provided that the door connects to the step-free access path in accordance with Clause 1.1(2). For example, compliance with 2.1 could be achieved via a side door that is connected to the garage via a step-free path.

2.2 Threshold
The threshold of an entrance door that is subject to Clause 2.1 must —
(a) be level; or
(b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or
(c) have a ramped threshold that —
(i) does not extend beyond the depth of the door jamb; and
(ii) has a gradient not steeper than 1:8; and
(iii) is at least as wide as the minimum clear opening width of the entrance door; and
(iv) does not intrude into the minimum dimensions of a landing area that is required by Clause 2.3; or
(d) for external entrance doors, have a sill with a total lip height not more than 15 mm and with no one part of the profile or upstand greater than 5 mm in any part of its profile.
Information: Termite management
For termite management, where *required* by the NCC, the NCC referenced document AS 3660.1 includes solutions for termite management in cases where there is no step-up into a dwelling: see clauses 2.2, 2.3, 4.4 and 6.5 of AS 3660.1.
AS 3660.1 is referenced in the NCC, therefore an appropriate solution for termite management that complies with AS 3660.1 can be used as part of a *Deemed-to-Satisfy Solution* under the NCC.
Information: Damp-proof course
For masonry construction, a *damp-proof course* is to be located above the external finished surface (e.g. clause 5.7.4 of the ABCB Housing Provisions). Therefore, the construction of a ramp, threshold or the like is to maintain compliance with this requirement.

2.3 Landing area
An entrance door that is subject to Clause 2.1 must have a space of at least 1200 mm x 1200 mm on the external (arrival)
side of the door that is —
(a) unobstructed (other than by a gate or a screen door); and
(b) level, or has a gradient not more than 1:40 if a gradient is necessary to allow for drainage.
Applications
(1) Clause 2.3 only applies to a Class 1a building.
(2) Clause 2.3 does not apply to a dwelling that is exempt from compliance with Clause 1.1.
(3) Clause 2.3 does not apply to an entrance door that serves an appurtenant Class 10a garage or carport in accordance with 1.1(b).
Information: Entrance doors to Class 2 sole-occupancy units
Requirements for landing areas outside the entrance door to a Class 2 *sole-occupancy unit* located on an *accessible* floor are set out in Section D of NCC Volume One and the Disability (Access to Premises — Buildings) Standards 2010.

2.4 Weatherproofing for external step-free entrance
Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:
(a) Where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for the width of the entrance.
(b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is to be provided that meets the requirements of Volume Two H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are to be no greater than —
(i) 8 mm: or
(ii) in a *designated bushfire prone area*, that permitted by AS 3959.
(c) A roof covering an area no smaller than 1200 mm by 1200 mm, where the area is provided with a fall away from the building not greater than 1:40.
Applications (1) The provisions of 2.4 do not apply to an entrance door that is provided through an interconnected garage. (2) A channel drain provided in accordance with (a) can also act as an inspection zone for the purposes of termite management provisions provided the inspected zone required by AS 3660.1 can be accessed. (3) Consideration should be given to the ability for cleaning drains in (a), particularly in bushfire prone areas. (4) For the purposes of (c), any posts, columns, or structural supports for the roof cover, must not encroach the clear space required by 1.1(4) for a landing or entrance path provided under 1.1.

PART 3 INTERNAL DOORS & CORRIDORS

3.1 Clear opening width
Internal doorways must provide a minimum clear opening width of 820 mm, measured in accordance with Figure 2.1.
Applications
Clause 3.1 only applies to a doorway that connects to, or is in the path of travel to, any of the following:
(a) *Habitable room* or laundry on the ground or entry level.
(b) Attached Class 10a garage or carport that forms part of an access path required by Clause 1.1.
(c) *Sanitary compartment* on the ground or entry level complying with Parts 4 and 6.
(d) room containing a shower complying with Parts 5 and 6.
Information: Clear opening width
An 820 mm clear opening width, for a single swinging door, can generally be achieved using an 870 mm door leaf.
Information: Split level designs
The requirements of 3.1 do not prevent the use of split levels within the dwelling, including on the ground or entrance level. However, where a split level is used in the path of travel to one or more of the doors listed in the Application, those doors will still need to comply with 3.1.

3.2 Threshold
The threshold of an internal doorway that is subject to Clause 3.1 must —
(a) be level; or
(b) have a height not more than 5 mm if the lip is rounded or bevelled; or
(c) have a ramped threshold that —
(i) does not extend beyond the depth of the door jamb; and
(ii) has a gradient not steeper than 1:8; and
(iii) is at least as wide as the minimum clear opening width of the doorway it serves.

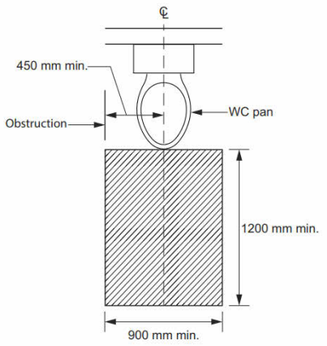
3.3 Corridor width
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000 mm, measured between the finished surfaces of opposing walls.
Applications Clause 3.3 does not apply to a stairway that is in the path of travel to a shower complying with Parts 5 and 6 that is on a level other than the ground or entry level.
Information Skirting boards, architraves, timber mouldings, skirting tiles, door stops, conduits, general power outlets and the like may be disregarded for the purposes of compliance with Clause 3.3. Door hardware may encroach the required minimum corridor width.

PART 4 SANITARY COMPARTMENT

4.1 Location
There must be at least one *sanitary compartment* located on the ground or entry level of a dwelling.
Information
The term *sanitary compartment* refers to a room or space containing a toilet. It applies equally to any type of room or space containing a toilet, such as a bathroom, ensuite, powder room or other separate room. It is used in place of the word 'toilet' for consistency with the wording of the NCC and to avoid confusion with the use of the word 'toilet' to refer to a plumbing fixture rather than the room in which that fixture is located.
"At least one *sanitary compartment*" means that in a dwelling with two or more *sanitary compartments*, only one needs to be located on the ground or entry level and comply with the requirements of this Part.

4.2 Circulation space
A *sanitary compartment* that is subject to Clause 4.1 must be constructed in accordance with the following:
(a) For a toilet pan located in a separate *sanitary compartment*, there must be a clear width of not less than 900 mm between the finished surfaces of opposing walls either side of the toilet pan; or
(b) For a toilet pan located in a *sanitary compartment* that is combined with a bathroom, the toilet pan must be located at least 450 mm from any other fixed obstruction, such as a basin or a vanity unit.
(c) A clear minimum circulation space of 1200 mm by 900 mm must be provided from the front edge of the toilet pan.
(d) Compliance with (c) must be determined in accordance with Figure 4.2.
Applications 4.2(c) requires that a minimum circulation space of 1200 mm long by 900 mm wide clear space be provided in front of the toilet pan, and this applies for both a separate *sanitary compartment* and for a *sanitary compartment* that is combined with a bathroom. The minimum circulation space must be clear of the door swing and applies regardless of whether the door is inwards or outwards swinging or is a cavity slider.

Figure 4.2: Circulation space for a toilet pan



PART 5 SHOWER

5.1 Application
At least one shower must comply with Clause 5.2.
Information "At least one shower " means that in a dwelling with two or more showers, only one of the showers needs to comply with the requirements of this Part. A shower subject to this Part is not required to be located on the ground or entry level of the dwelling.

5.2 Hobless and step-free entry
(1) At least one shower must have a hobless and step-free entry.
(2) A lip not more than 5 mm in height may be provided for water retention purposes.
Applications
For the purposes of 5.2, a lip meeting the requirements of 5.2(b) is not a step.
Information: Hobless and step-free Clause 5.2(1) refers to a shower entry being 'hobless' and 'step-free' because those two terms have different meanings. A shower where the floor within the shower compartment is level with the floor adjacent to its entry would be 'step-free' but could still have a hob. Conversely, a shower with a step-down into the shower recess does not have a 'hob' (i.e.'hobless'), but would not be 'step-free'. Therefore, to achieve the intent of Clause 5.2(1), it is necessary to specify that the shower is both 'hobless' and 'step-free'.
Information: Waterproofing AS 3740 and Part 10.2 of the ABCB Housing Provisions include specific requirements for waterproofing a hobless, step-free shower area. Both are referenced in the NCC *Deemed-to-Satisfy Provisions* for general waterproofing of *wet areas* (note that Part 10.2 of the ABCB Housing Provisions only applies to Class 1 and 10 buildings).

PART 6 REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS

6.1 Location
(1) Reinforcing in accordance with Clause 6.2 must be provided to any —
(a) *sanitary compartment* that is subject to Part 4; and
(b) bathroom containing a —
(i) shower that is subject to Part 5; or
(ii) bath (if provided), other than a freestanding bath where the bath is located in a room that also contains a shower that is subject to Part 5.
(2) The requirements of (1) need not be complied with if the walls of the room are constructed of concrete, masonry or another material capable of supporting grabrails without additional reinforcement.
(3) Where the wall supporting the reinforcement includes a cavity slider, it must be designed and constructed in way to support loads imposed by reinforcement, linings and the future provision of handrails and provided for the extent *required* by Figures 6.2a, 6.2b, 6.2c, 6.2d, 6.2e, 6.2f and 6.2g.
Information: Intent of Part 6 The intent of this Part is to ensure that walls adjacent to toilet pans, showers and baths provide a fixing surface able to support the future installation of grabrails, if needed. This Part does not require the installation of grabrails at the time of construction.
A freestanding bath is excluded from Clause 6.1(1)(b)(ii) because it does not have any adjoining walls to which grabrails could be fixed. A bath with only one adjoining wall need only have reinforcing provided in the adjoining wall (unless exempted by Clause
6.1(2)). Care is required when locating a cavity sliding door adjacent to a fixture which requires reinforcement to 6.1(1) as the framing that surrounds the cavity into which the door retracts demands careful consideration of fixings and members that will safely support a grabrail and not impede the operation of the door.
Information: Non-combustibility of walls Where noggings are *required* to achieve compliance with this Part, provided they do not extend further than necessary, these noggings may be installed within an *external wall* that is *required* to be *non-combustible* under C2D10(4)(i)(ii) of NCC Volume 1.

6.2 Construction
(1) Reinforcing constructed in accordance with the requirements of (3) must be provided in the locations depicted in —
(a) Figures 6.2a or 6.2b for walls surrounding a bath; and
(b) Figures 6.2c or 6.2d for shower walls; and
(c) Figure 6.2e for a wall adjacent to and within 460 mm of the centreline of a toilet pan; and
(d) Figures 6.2f or 6.2g for a wall behind a toilet pan where a wall described in (c) is not provided or a window sill or a door encroaches on the area *required* to be provided with reinforcing or where the toilet pan is not provided in a corner of the bathroom.
(2) Reinforcing need only be provided across the available width of the wall where a wall referred to in (1)(a) or (b) —
(a) is narrower than the width of the area *required* to be provided with reinforcing; or
(b) terminates at a window sill lower than the height or the area required to be provided with reinforcing.
(3) Reinforcing required by (1) must be constructed using one of the following materials:
(a) A minimum of 12 mm thick structural grade plywood, or similar.
(b) Timber noggings with a minimum thickness of 25 mm.
(c) Light gauge steel framing noggings or metal plate in accordance with the NASH Standard.

Figure 6.2a: Location of noggings for walls surrounding a bath

Figure Notes
(1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.
(2) Where the height of the bathtub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing

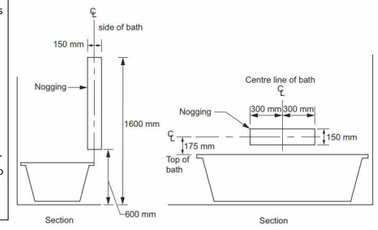


Figure 6.2b: Location of sheeting for walls surrounding a bath

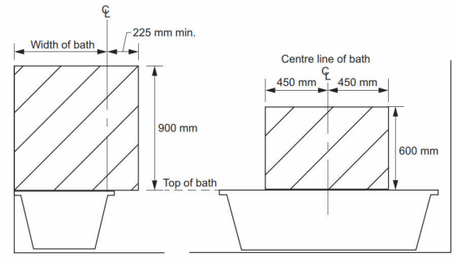


Figure Notes (1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing. (2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

Figure Notes
Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

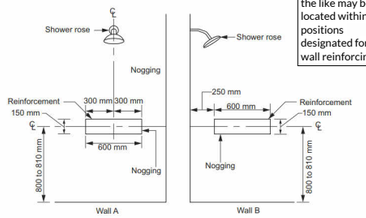


Figure 6.2d: Location of sheeting for shower walls

Figure Notes
Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

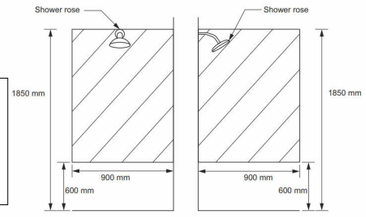


Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan

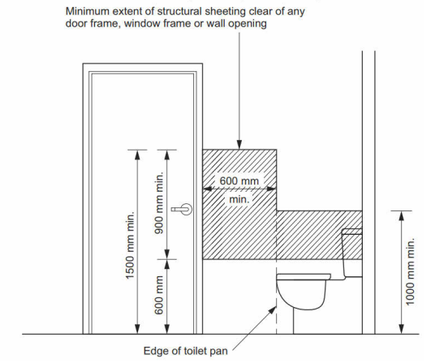


Figure 6.2f: Location of noggings for a wall behind a toilet pan

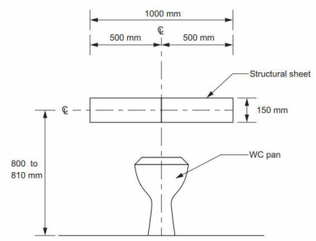
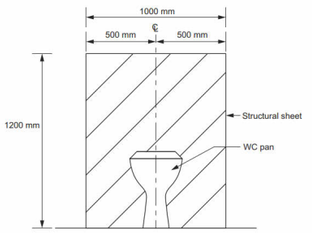


Figure 6.2g: Location of sheeting for a wall behind a toilet pan



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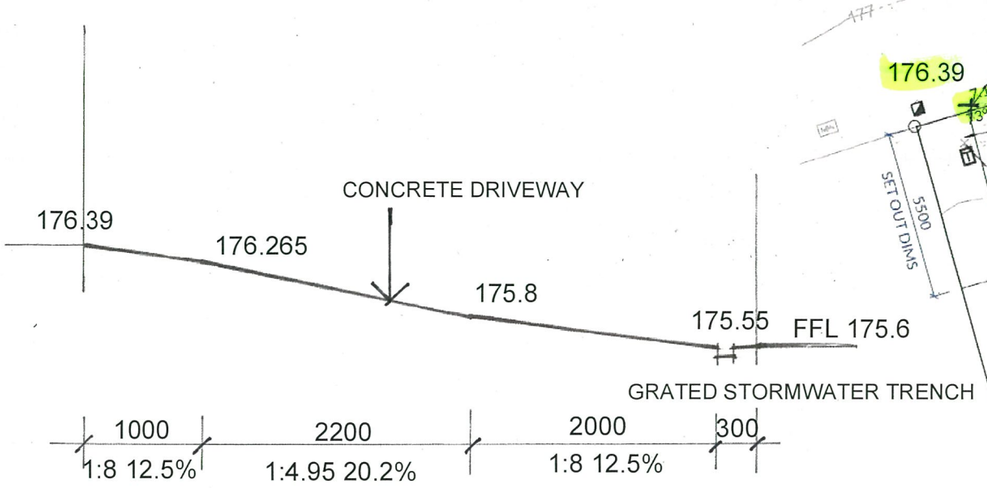
PLAN NUMBER: #2405/25	CLIENT: **ABODE DESIGNER HOMES**	PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**	CHECKED: N.WILTSHIRE
BUILDERS NUMBER: N/A	DRAWING NAME: **LIVABLE HOUSING REQUIREMENTS**		PAGE NO: 14 OF 07
AREI PLAN CODE: **CUSTOM**			SCALE @ A3 NTS

REV	DESCRIPTION	DRAWN	DATE
D	PRELIMINARY ISSUE	RL	13/10/25
E	CONSTRUCTION ISSUE	KM	23/10/25
F	CONSTRUCTION ISSUE	RL	18/12/25
G	CONSTRUCTION ISSUE	RL	19/12/25

SCALE NOT APPLICABLE



DRIVEWAY SECTION

COUNCIL ONLINE MAPPING AERIAL VIEW

LEGEND

- GM — UNDERGROUND GAS MARKER
- HYDRANT
- STORM WATER PIT
- W — WATER CONNECTION
- ELECTRICAL TURRET
- TELSTRA PIT
- MAN HOLE
- DP — 100mm DOWN PIPE
- PP — POWER POLE
- STREET LIGHT
- SITE BENCH MARK
- SEWER LINE
- CONTOUR LINE
- EXISTING RETAINING
- NEW RETAINING
- ROOF LINE
- DOWNPIPE (DP) STORM WATER LINE
- FENCE
- ELECTRICAL (UNDERGROUND)
- ELECTRICAL (OVERHEAD)
- TELSTRA COMMUNICATIONS
- WATER LINE

AREI
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E: plans@areidesigns.com.au
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QLD QBCC: 15040886
VIC VBA: CDB-U 73620
TAS BSP: 071565667
ABN: 31 615 195 818

PLAN NUMBER: #2405/25
BUILDERS NUMBER: N/A
AREI PLAN CODE: CUSTOM

CLIENT: **ABODE DESIGNER HOMES**

DRAWING NAME: **SITE PLAN**

PROJECT: **PROPOSED RESIDENCE FOR ABODE DESIGNER HOMES AT LOT 34 NO.16 LEGACY ROAD PROSPECT VALE TAS 7250**

CHECKED: N.WILTSHIRE
PAGE NO: 02 OF 07
SCALE @ A3 1:200

REV	DESCRIPTION	DRAWN	DATE
D	PRELIMINARY ISSUE	RL	13/10/25
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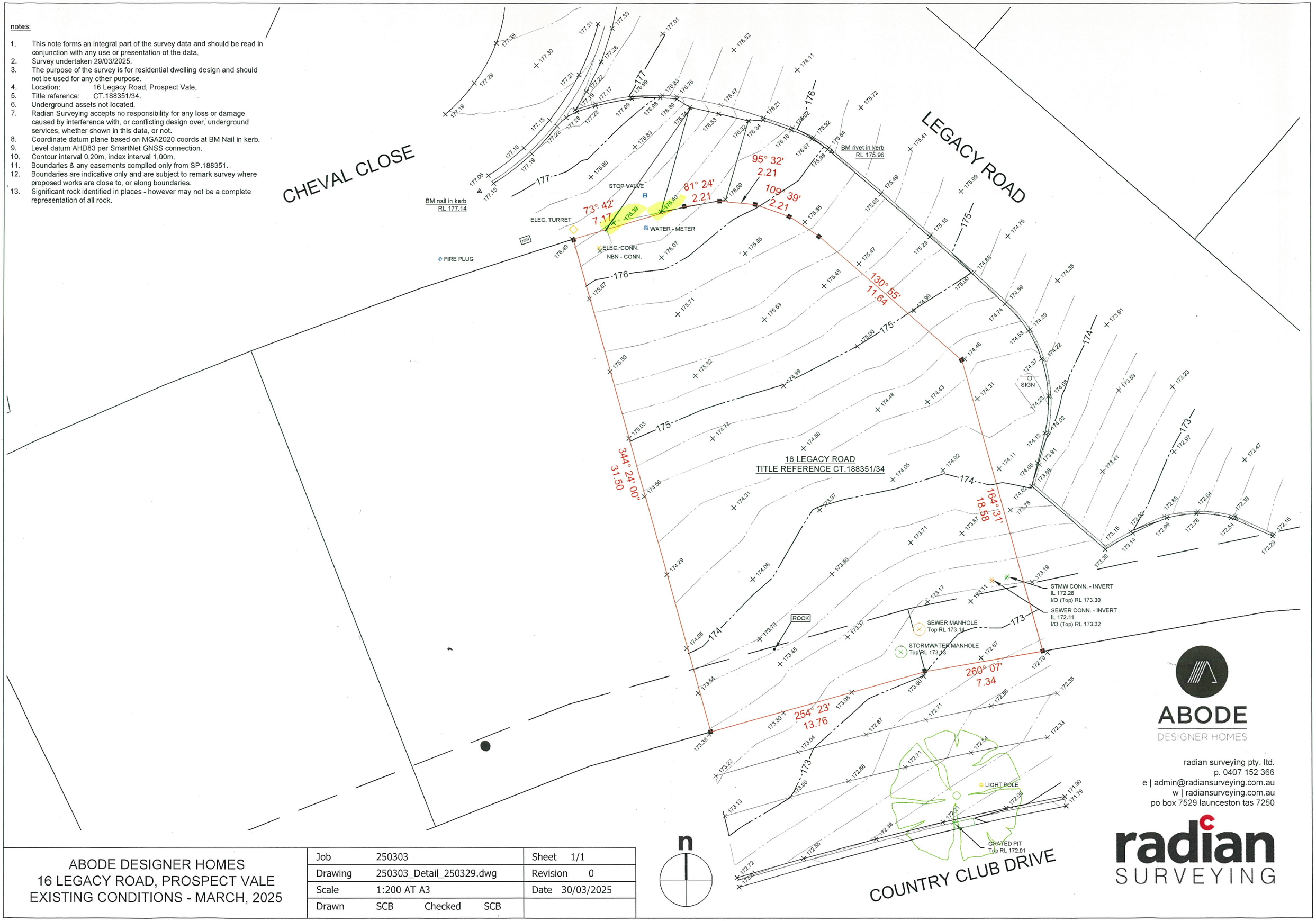
USE SCALE & RULER AS A GUIDE ONLY

0m 2m 4m 6m 8m 10m

notes:

1. This note forms an integral part of the survey data and should be read in conjunction with any use or presentation of the data.
2. Survey undertaken 29/03/2025.
3. The purpose of the survey is for residential dwelling design and should not be used for any other purpose.
4. Location: 16 Legacy Road, Prospect Vale.
5. Title reference: CT.188351/34.
6. Underground assets not located.
7. Radian Surveying accepts no responsibility for any loss or damage caused by interference with, or conflicting design over, underground services, whether shown in this data, or not.
8. Coordinate datum plane based on MGA2020 coords at BM Nail in kerb.
9. Level datum AHD83 per SmartNet GNSS connection.
10. Contour interval 0.20m, index interval 1.00m.
11. Boundaries & any easements compiled only from SP.188351.
12. Boundaries are indicative only and are subject to remark survey where proposed works are close to, or along boundaries.
13. Significant rock identified in places - however may not be a complete representation of all rock.



ABODE DESIGNER HOMES 16 LEGACY ROAD, PROSPECT VALE EXISTING CONDITIONS - MARCH, 2025	Job	250303	Sheet 1/1
	Drawing	250303_Detail_250329.dwg	Revision 0
	Scale	1:200 AT A3	Date 30/03/2025
	Drawn	SCB Checked SCB	

ABODE
DESIGNER HOMES

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radian
SURVEYING

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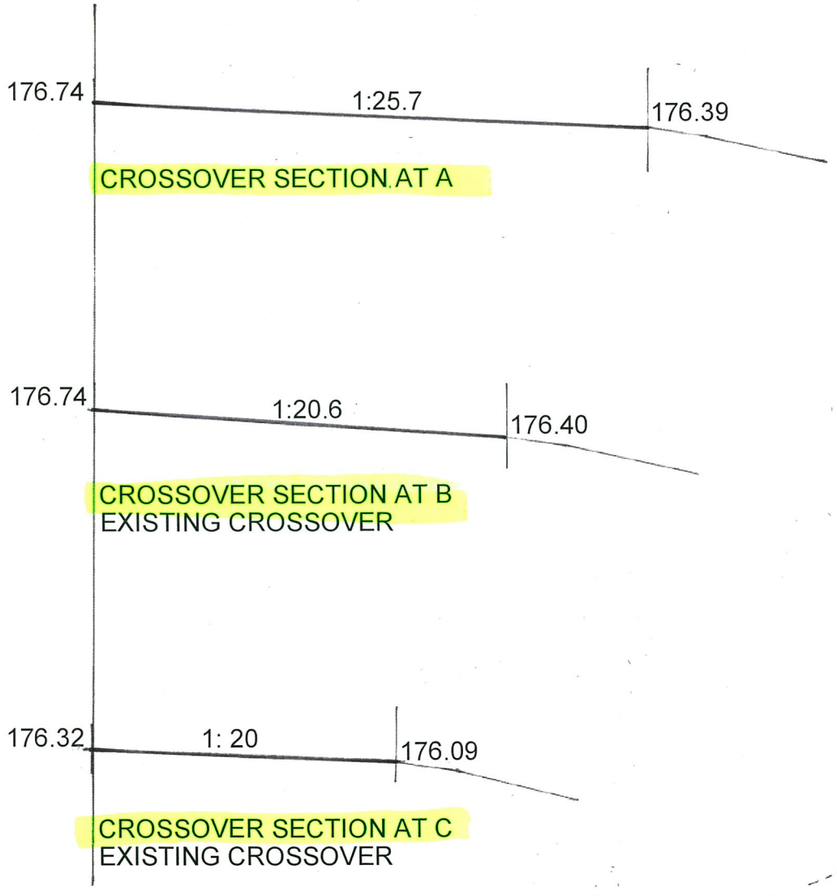

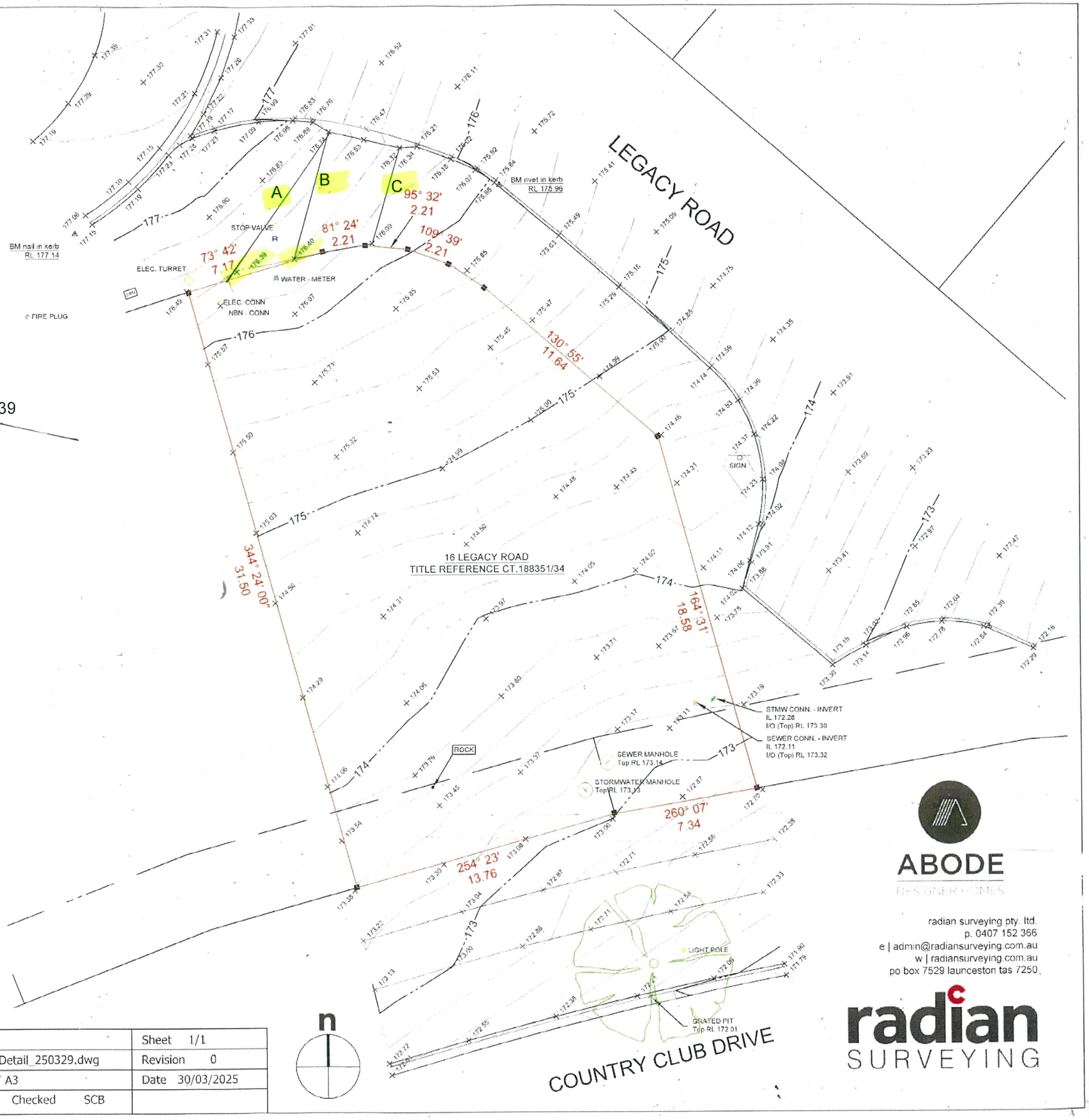

ABODE DESIGNER HOMES

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ABODE DESIGNER HOMES 16 LEGACY ROAD, PROSPECT VALE EXISTING CONDITIONS - MARCH, 2025	Job	250303	Sheet 1/1
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