



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/056417**

**PROPOSAL:** Dwelling

**LOCATION:** 126 Athena Drive, Risdon Vale

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 26 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 26 November 2025. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 26 November 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.



Clarence... a brighter place

# Clarence City Council

## APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

New Residential Dwelling

Location:

Address 126 ATHENA DR,

Suburb/Town RISDON VALE TAS Postcode 7016

Current Owners/s:

Name/s / Company PHAROS CUSTODIANS PTY LTD pending Transfer to Wilson Homes Tasmania Pty Ltd

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's  
Signature:

**Personal Information Removed**

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST  
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST  
BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

### 1. **MANDATORY DOCUMENTATION**

*This information is required for the application to be valid. An application lodged without these items is unable to proceed.*

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation.  
*May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.*
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the Council.

*Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.*

### 2. **ADDITIONAL DOCUMENTATION**

*In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.*

- Site analysis plan and site plan**, including where relevant:
  - *Existing and proposed use(s) on site.*
  - *Boundaries and dimensions of the site.*
  - *Topography, including contours showing AHD levels and major site features.*
  - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
  - *Soil type.*
  - *Vegetation types and distribution, and trees and vegetation to be removed.*
  - *Location and capacity of any existing services or easements on/to the site.*
  - *Existing pedestrian and vehicle access to the site.*
  - *Location of existing and proposed buildings on the site.*
  - *Location of existing adjoining properties, adjacent buildings and their uses.*
  - *Any natural hazards that may affect use or development on the site.*
  - *Proposed roads, driveways, car parking areas and footpaths within the site.*
  - *Any proposed open space, communal space, or facilities on the site.*
  - *Main utility service connection points and easements.*
  - *Proposed subdivision lot boundaries.*

- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
  - *Internal layout of each building on the site.*
  - *Private open space for each dwelling.*
  - *External storage spaces.*
  - *Car parking space location and layout.*
  - *Major elevations of every building to be erected.*
  - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
  - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
  - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
  - *Planting concepts.*
  - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
  - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

*This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.*

SEARCH OF TORRENS TITLE

VOLUME 185311	FOLIO 88
EDITION 1	DATE OF ISSUE 18-Jul-2023

SEARCH DATE : 17-Oct-2025

SEARCH TIME : 03.07 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 88 on Sealed Plan [185311](#)

Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude Campbell Cox

Prior CT [181250/502](#)

SCHEDULE 1

[E194624](#) TRANSFER to PHAROS CUSTODIANS PTY LTD Registered  
24-Apr-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP185311](#) COVENANTS in Schedule of Easements

[SP185311](#) FENCING COVENANT in Schedule of Easements

[SP168081](#), [SP172459](#), [SP174507](#) & [SP181250](#) COVENANTS in Schedule of Easements

[SP164707](#), [SP168081](#), [SP172459](#), [SP174507](#) & [SP181250](#) FENCING PROVISION in Schedule of Easements

[E255112](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered  
19-Aug-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185311

PAGE 1 OF 4 PAGE/S

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.

Lots 59 to 61, 80 to 85 and Lot 601 (all inclusive) (the "Lots") are subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide on the Plan (the "Easement Land").

Lots 62 to 68 (all inclusive) (the "Lots") are subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m wide on the Plan (the "Easement Land").

Lots 59 to 61, 80 to 85 and Lot 601 (all inclusive) (the "Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" in favour of the Clarence City Council.

Lots 62 to 68 (all inclusive) (the "Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m wide" in favour of the Clarence City Council.

Lot 601 is subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" in favour of the Clarence City Council and more fully set forth in SP174507.

(SP 174507)

Lot 601 is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" (SP174507) and more fully set forth in SP174507.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REF: 183638/125 and 181250/502 SOLICITOR & REFERENCE: William Justo: WCJ 069028	PLAN SEALED BY: Clarence City Council DATE: 30 <sup>th</sup> June 2023 PDP PLAN NO. 2019/..... REF NO. 008974 Stage 6 Council Delegate <i>C. Shea</i>
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

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*of EP*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 185311</b></p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 183638/125 and 181250/502</p>	

**Fencing Covenant**

The owner of each Lot on the Plan covenants with the Vendors, Pharos Custodians Pty Ltd, that the Vendors shall not be required to fence.

**Restrictive Covenants**

& that part of Lot 301 formerly comprised in Lot 502 on Sealed Plan 181250  
 Lots 87, 88, 89, 90 and 602 are each subject to Restrictive Covenants more fully set forth in SP168081, SP172459, ~~and SP174507, & SP181250~~  
 and that part of Lot 301 formerly comprised in Lot 125 on Sealed Plan 183638  
 Lots 80 to Lot 86 (inclusive), and Lot 601 are each subject to Restrictive Covenants more fully set forth  
 in ~~SP183638~~ SP168081, SP172459 & SP174507

**Definitions:**

**Pipeline and Services Easement** is defined as follows:-

**FIRSTLY, THE FULL RIGHT AND LIBERTY** for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land 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, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (1) without doing unnecessary damage to the Easement Land; and
  - (2) leaving the Easement Land in a clean and tidy condition;

**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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*SP E.P.*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 185311</b></p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 183638/125 and 181250/502</p>	

- (6) 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 any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

**SECONDLY**, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

**Interpretation:**

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

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

**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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CP  
E.P.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 4 PAGES	Registered Number <b>SP 185311</b>
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 183638/125 and 181250/502	

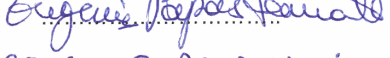
"TasWater" means Tasmanian Water and Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns

**EXECUTED** by Pharos Custodians Pty Ltd (ACN 131 759 807) in accordance with section 127 of the *Corporations Act 2001*:

Signature: 

Name: **ANTONIOS PAPASTAMATIS**  
PLEASE PRINT

**Director**

Signature: 

Name: **EUGENIA PAPASTAMATIS**  
PLEASE PRINT

**Director/Secretary \***

\* Delete as appropriate

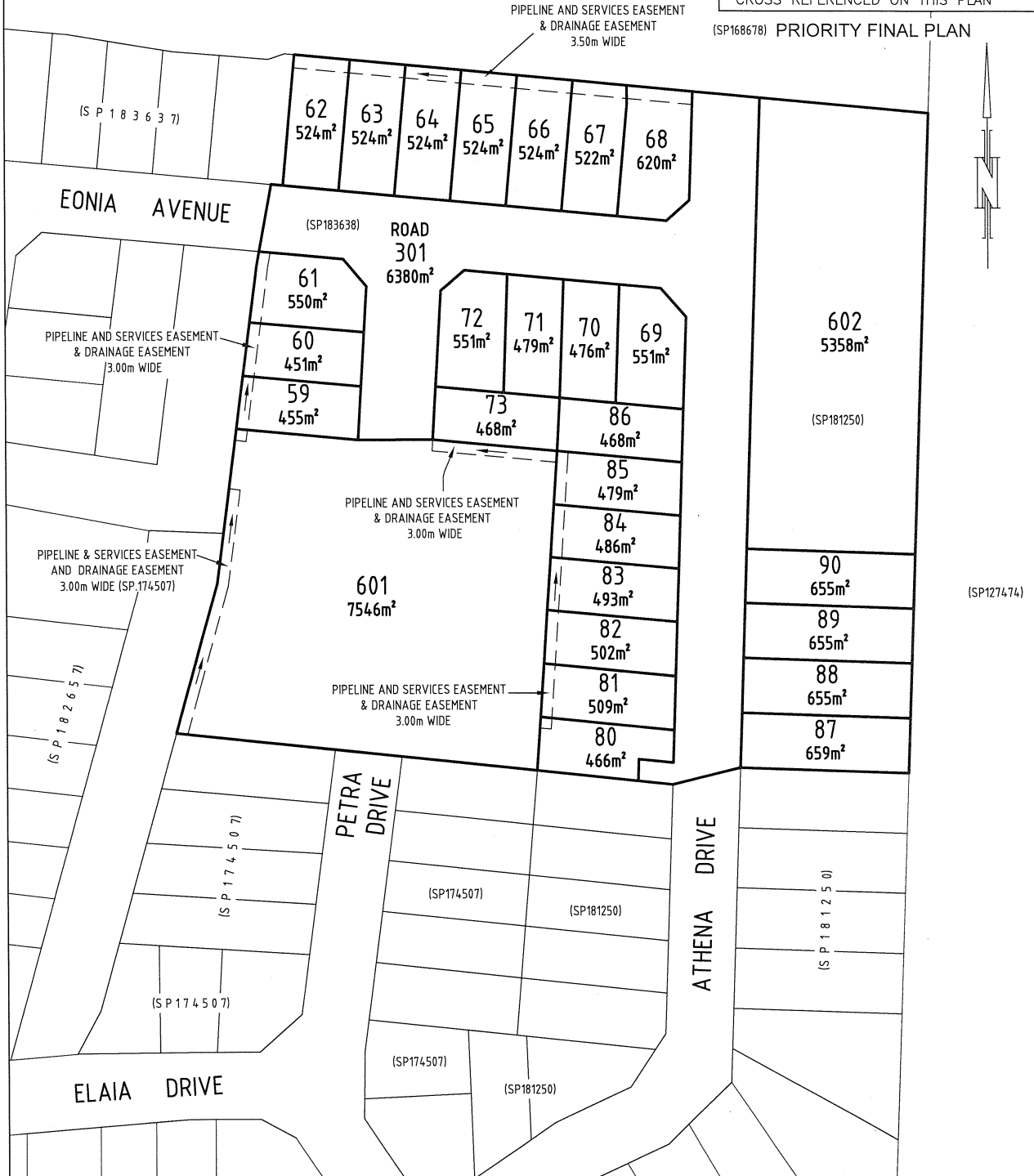
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OWNER PHAROS CUSTODIANS PTY LTD	<b>PLAN OF SURVEY</b> BY SURVEYOR ANDREW STEPHEN BIRCH <b>ROGERSON AND BIRCH SURVEYORS</b> UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0400-114-824	REGISTERED NUMBER <b>SP185311</b>
FOLIO REFERENCE C.T.183638/125 & C.T.181250/502		APPROVED EFFECTIVE FROM <b>18 JUL 2023</b>
GRANTEE PART OF LOT 31801 (248A-1R-OP) GTD. TO FANE CLAUDE CAMPBELL COX	CITY OF CLARENCE	<i>Renwick</i> Recorder of Titles
SCALE 1: 1,000 LENGTHS IN METRES		

LOT 601 IS COMPILED FROM C.T.183638/125 & THIS SURVEY

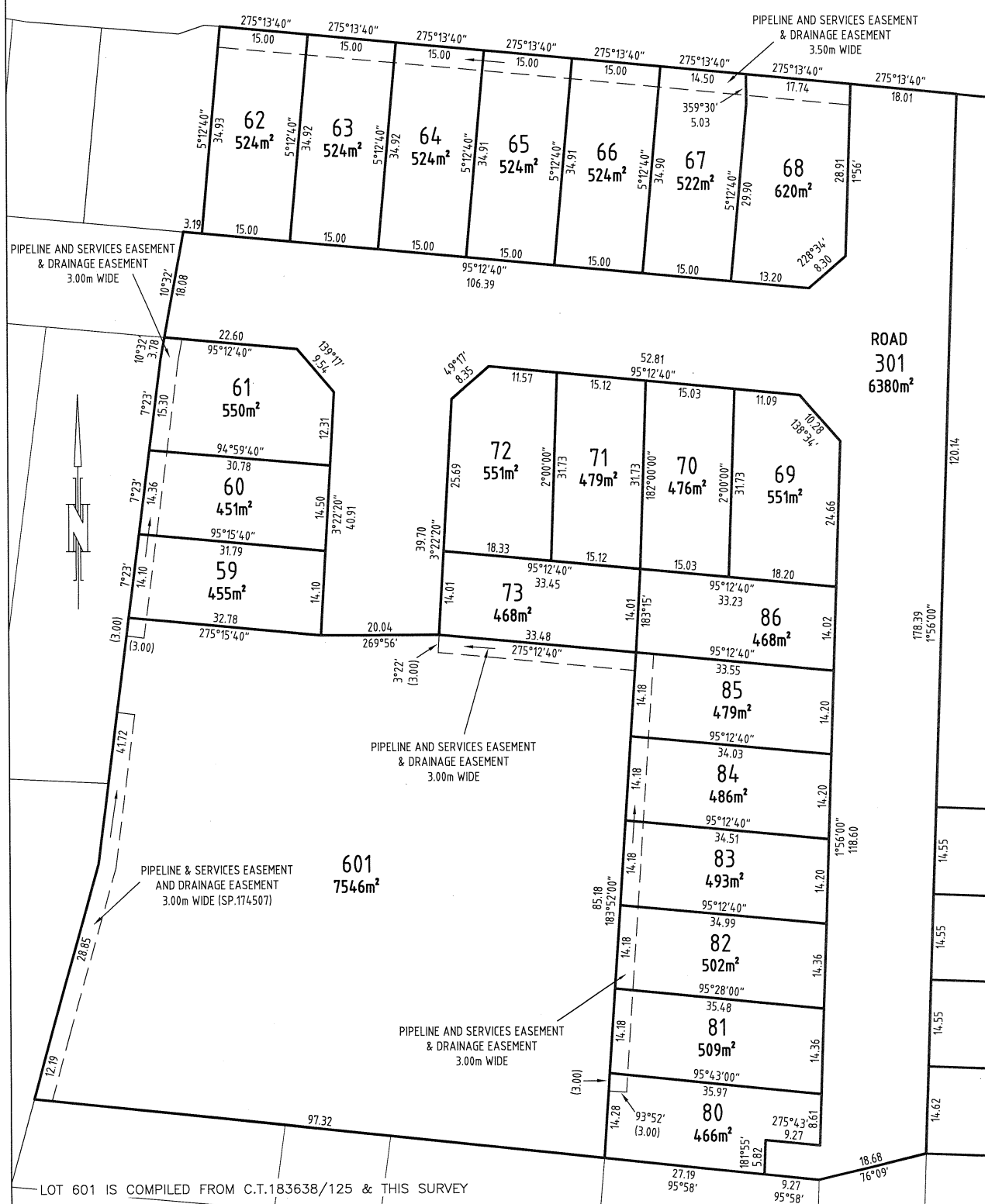
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



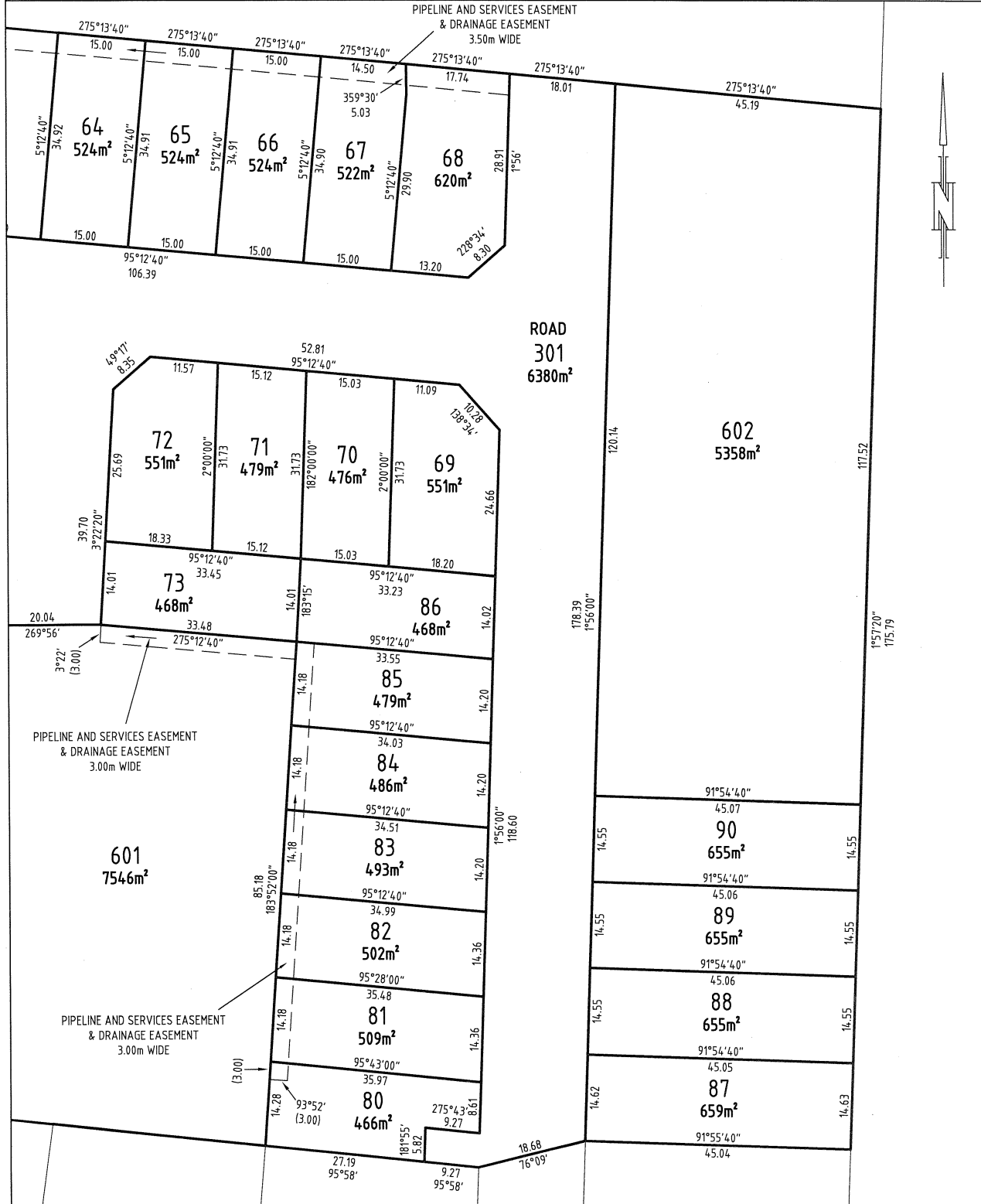
*AS*  
Registered Land Surveyor  
Date **8-6-2023**

*CL*  
Council Delegate **Claire Shea**  
Date **30.06.2023**

<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 1 OF 2 SHEETS</p>	<p>OWNER: PHAROS CUSTODIANS PTY LTD  FOLIO REFERENCE: C.T.183638/125 &amp; C.T.181250/502 SCALE 1:600 LENGTH IN METRES</p>	<p>Registered Number <b>SP 185311</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  ..... <i>C. Mear</i> ..... 30.09.2023 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  ..... <i>[Signature]</i> ..... 0-6-2023 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 18 JUL 2023  ..... <i>[Signature]</i> ..... Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS</p>	<p>OWNER: PHAROS CUSTODIANS PTY LTD  FOLIO REFERENCE: C.T.183638/125 &amp; C.T181250/502 SCALE 1:600 LENGTH IN METRES</p>	<p>Registered Number <b>SP 185311</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  .....<i>C. Dea</i>..... 30.06.2023 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  <i>[Signature]</i> Registered Land Surveyor Date 8-6-2023</p>	<p>APPROVED EFFECTIVE FROM 18 JUL 2023  <i>[Signature]</i> Recorder of Titles</p>





**WILSON**  
HOMES

**Direction to submit a Development Application**

This document confirms the direction from VAN DENBROEK/VAN DENBROEK, owners of Lot 88 Athena Drive RISDON VALE to Wilson Homes Tasmania Pty Limited to act as their agent within the meaning of the *Land Use Planning and Approvals Act 1993* (Tasmania).

Signature

17/10/25

Date of signature

Signature

17/10/25

Date of signature

Important Owner Confirmation

The owners acknowledge that Wilson Homes will incur non-refundable fees to third parties that are likely to exceed the proposal acceptance fee already paid, including but not limited to:

- Structural engineering fees
  - Hydraulic engineering fees
  - Development application fees
  - Overlay reports
  - Arborist reports
  - Bushfire reports
  - Farm management reports; and
  - Dispersive soil reports
- depending on the requirements of your council.

The owners acknowledge that in the unlikely event that they do not proceed to a contract, these fees will be payable by the owners to Wilson Homes.

Signature

17/10/25

Date of signature

Signature

17/10/25

Date of signature

**LOVE**  
**BEING**  
home

**1300 595 050**  
**wilsonhomes.com.au**

**Southern Head Office** 250 Murray Street, Hobart Tasmania

**Northern Head Office** Level 1, 78-96 Wellington Street, Launceston Tasmania

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**BUILDING INFORMATION**

GROUND FLOOR TOP OF WALL HEIGHT(S): 2445mm  
 (CEILING HEIGHT 45mm LOWER THAN TOP OF WALL)  
 ROOF PITCH (U.N.O.): 23.0°  
 ELECTRICITY SUPPLY: SINGLE PHASE  
 GAS SUPPLY: NONE

ROOF MATERIAL: SHEET METAL  
 ROOF COLOUR: N/A

WALL MATERIAL: BRICK VENEER

**INSULATION**

INSULATION TO BE INSTALLED IN ACCORDANCE WITH N.C.C. AND RELEVANT AUSTRALIAN STANDARDS

MIN. 60mm FOIL FACED BLANKET UNDER ROOFING  
 CEILING: R4.1 BATTS (EXCL. GARAGE, ALFRESCO)

EXTERIOR WALLS: R2.0 BATTS (EXCL. GARAGE)  
 WALL WRAP TO ENTIRE HOUSE  
 INTERIOR WALLS: R2.0 BATTS WHERE SHOWN ON PLANS AND WHERE ADJACENT TO GARAGE / SUBFLOOR / ROOF SPACES / SKYLIGHTS

BIAX SLAB R0.60  
 FLOOR INSULATION: R2.0 BATTS TO FLOOR SPACES ABOVE PORCH / ALFRESCO / GARAGE AREAS, IF APPLICABLE

**SITE & ENGINEERING INFORMATION**

DESIGN WIND CLASSIFICATION: N3  
 CLIMATE ZONE: ZONE 7 - COOL TEMPERATE  
 WIND REGION: A  
 TERRAIN CATEGORY: TC2  
 SHIELDING FACTOR: PS - PARTIAL SHIELDING  
 TOPOGRAPHIC CLASSIFICATION: T3  
 DESIGN WIND SPEED: 50 m/sec

SITE CLASSIFICATION: A  
 SLAB CLASSIFICATION: TBC

SLAB TO BE IN ACCORDANCE WITH AS 2870. REFER TO ENGINEER'S DRAWINGS FOR ALL SLAB DETAILS.

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C.

ALL TIMBER FRAMING TO BE DESIGNED TO AS1684-2010

**BAL-12.5 BUSHFIRE REQUIREMENTS**

THE BUILDER USES MATERIALS THAT HAVE BEEN TESTED TO AS1530.8.1 IN ACCORDANCE WITH AS3959-2018 (CLAUSE 3.8).

- PROVIDE FOIL FACED BLANKET INSULATION TO COLORBOND SHEET ROOFING
- PROVIDE SARKING TO TILED ROOF WITH PRESTITE TO VALLEYS
- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD/FRENCH/SLIDING/STACKER DOORS)
- PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING/STACKER DOORS
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS1530.8.1 WITHOUT SCREENS
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS1530.8.1 WITHOUT SCREENS TO FIXED PANELS
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS
- PROVIDE SPARK ARRESTORS TO EXTERNAL BRICKWORK
- PROVIDE SEAL TO GARAGE DOOR
- EXTERNAL TIMBER POSTS TO BE FIRE RETARDANT
- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE

(IF REQUIRED)

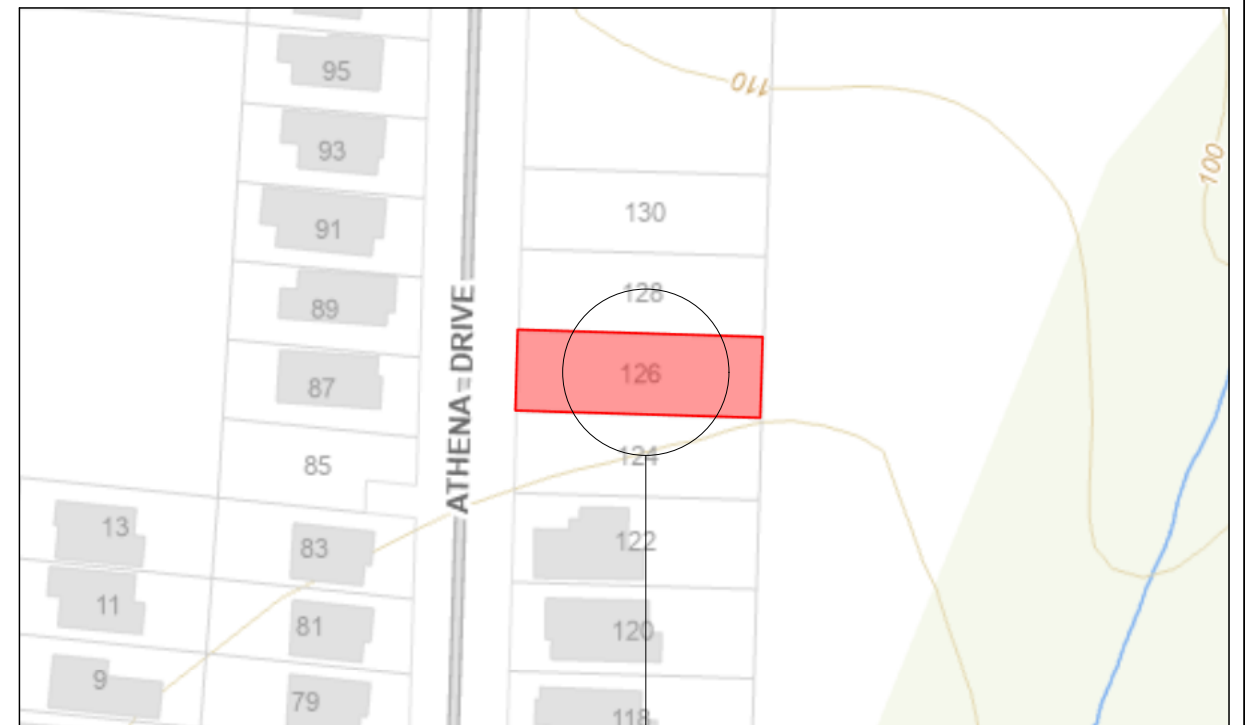
- PROVIDE MERBAU TIMBER POSTS AND EXPOSED BEAMS TO PATIO
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH AND DIAMOND GRILLE TO EXTERNAL HUNG DOORS

**NCC 2022 LIVABLE HOUSING COMPLIANCE**

ACCESSIBLE SANITARY COMPARTMENT: WC  
 ACCESSIBLE SHOWER LOCATION: BATH

**GENERAL NOTES:**

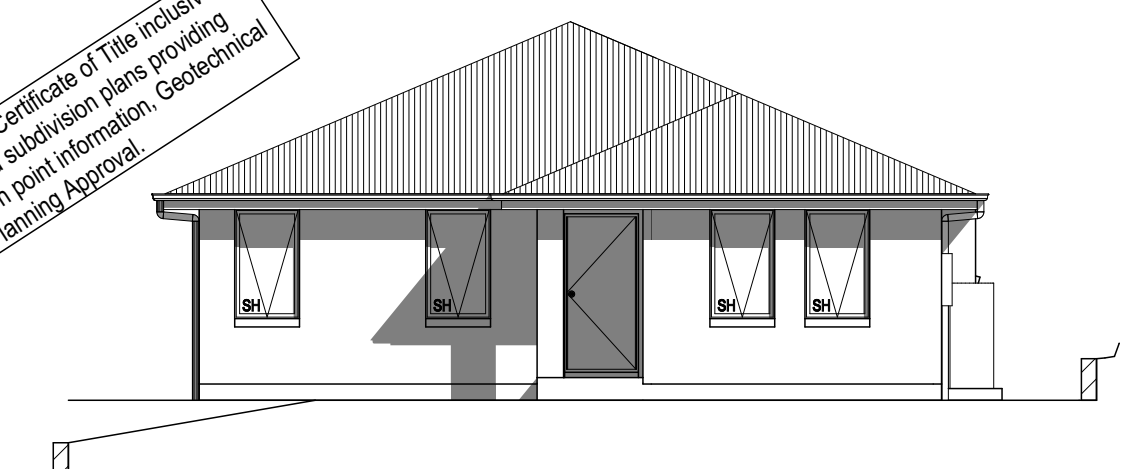
- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX.5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.



SITE LOCATION

LOCATION MAP

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



THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

THIS PLAN ACCEPTED BY: \_\_\_\_\_

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

SIGNATURE: \_\_\_\_\_

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**PRELIMINARY PLAN SET**

2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.10.06	TDO	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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1 DRAFT SALE PLAN - CT1	HMI 2025.09.22
2 PRELIM PLAN - INITIAL ISSUE	TDO 2025.10.06

CLIENT: MELODY JANE & BRANDON VAN DEN BROEK  
 ADDRESS: 126 ATHENA DR, RISDON VALE TAS 7016  
 LOT / SECTION / CT: 88 / - / 185311 COUNCIL: CLARENCE COUNCIL

HOUSE DESIGN: AMALFI ONE  
 FACADE DESIGN: CLASSIC  
 SHEET TITLE: COVER SHEET

HOUSE CODE: H-WDNAMF10SA  
 FACADE CODE: F-WDNAMF10CLASA  
 SCALES: SHEET No.: 1 / 23

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**714472**

ZONE: 8.0 GENERAL RESIDENTIAL  
 9.160Km DISTANCE FROM BREAKING SURF (OLD BEACH)

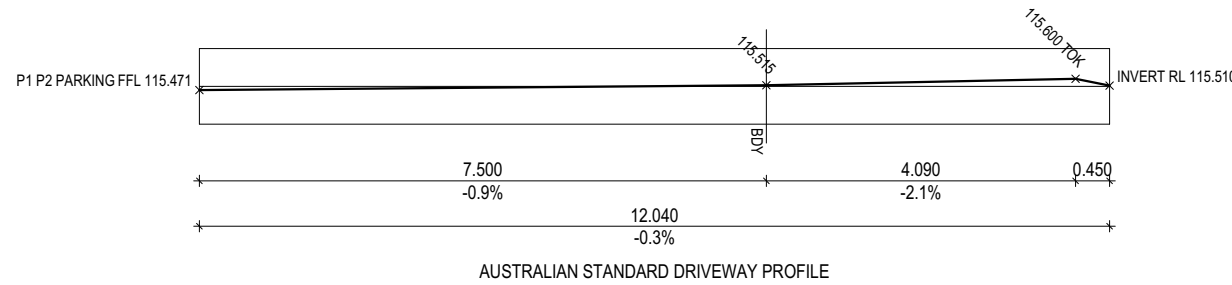
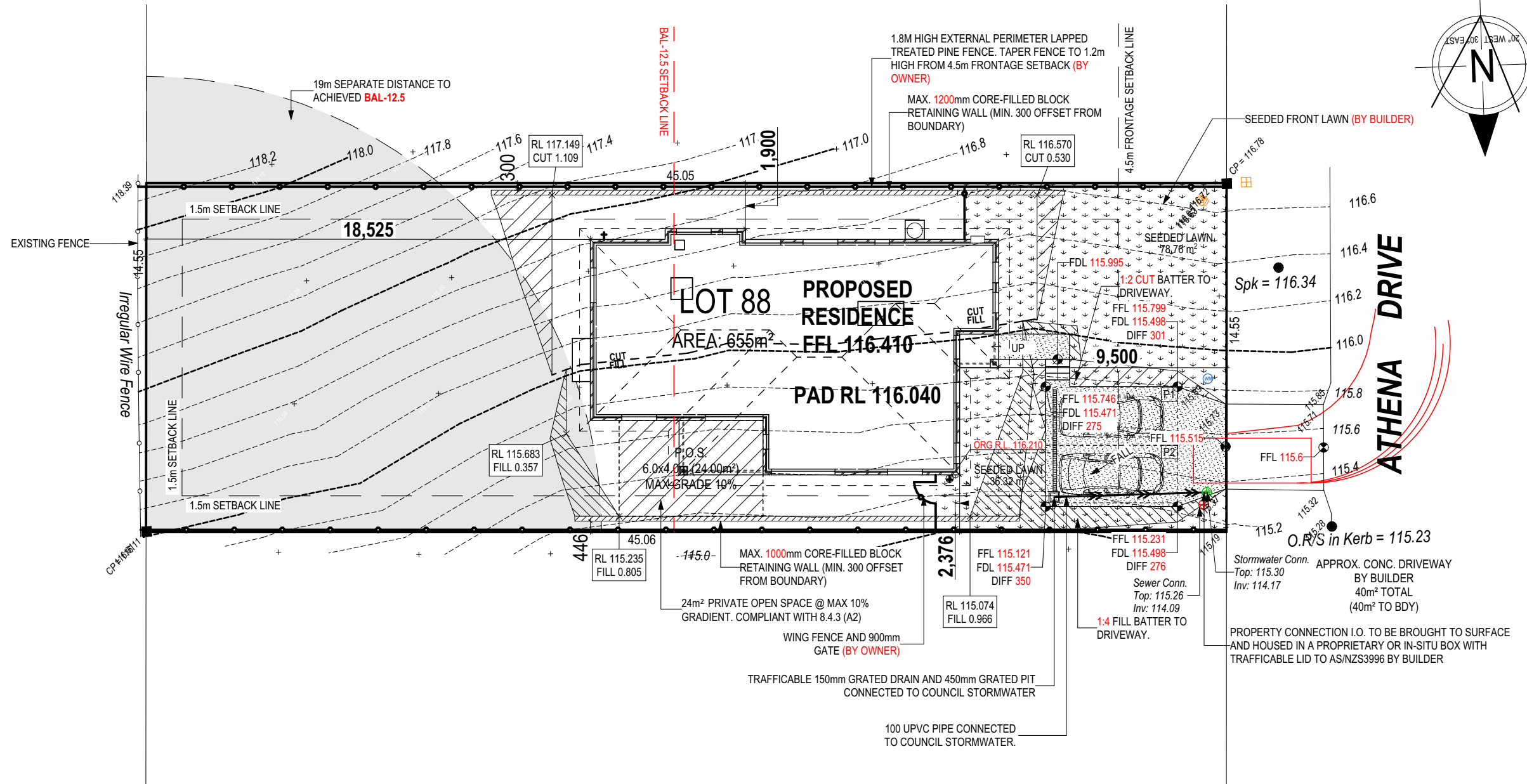
**BAL-12.5 BUSHFIRE REQUIREMENTS**  
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

WIND CLASSIFICATION	N3
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	0° 00' 00" S
LONGITUDE	0° 00' 00" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	57.99m <sup>3</sup>
FILL VOLUME	57.03m <sup>3</sup>
DIFFERENCE	0.96m <sup>3</sup>
EVEN CUT & FILL	

**LOT SIZE:** 655m<sup>2</sup>  
**HOUSE (COVERED AREA):** 153.06m<sup>2</sup>  
**SITE COVERAGE:** 23.37%



THIS PLAN ACCEPTED BY:

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**MELODY JANE & BRANDON VAN DEN BROEK**  
 ADDRESS:  
 126 ATHENA DR, RISDON VALE TAS 7016  
 LOT / SECTION / CT:  
 88 / - / 185311 COUNCIL:  
 CLARENCE COUNCIL

HOUSE DESIGN:  
**AMALFI ONE**  
 FACADE DESIGN:  
**CLASSIC**  
 SHEET TITLE:  
**SITE PLAN**

HOUSE CODE:  
**H-WDNAMF10SA**  
 FACADE CODE:  
**F-WDNAMF10CLASA**  
 SHEET No.:  
**2 / 23** SCALES:  
**1:200**

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**714472**

Last Published: Monday, October 6, 2025 3:38 PM  
 File Location: D:\New PC\JOB\Wilson Homes Job\714472 - Van Den Broek\MTek Issued\714472 - Van Den Broek - AC21 - Prelim - 2025.10.06.pln  
 Template Version: 2.1.040



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

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

**TOTAL FLOOR AREAS**

ALFRESCO	7.95
LIVING	142.83
PORCH	2.28
<b>TOTAL</b>	<b>153.06 m<sup>2</sup></b>

REFER 'BRICK COURSING AND WINDOW FLASHING DETAIL' AND W-BRIC-001 FOR BRICK COURSING & WINDOW FLASHING DETAILS.

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

REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

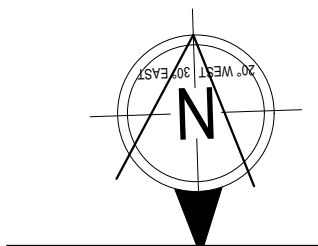
FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



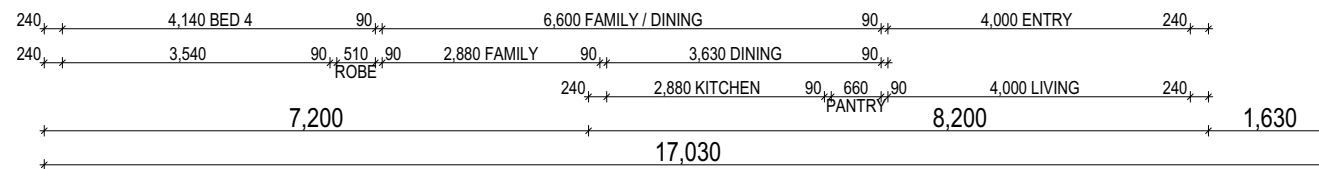
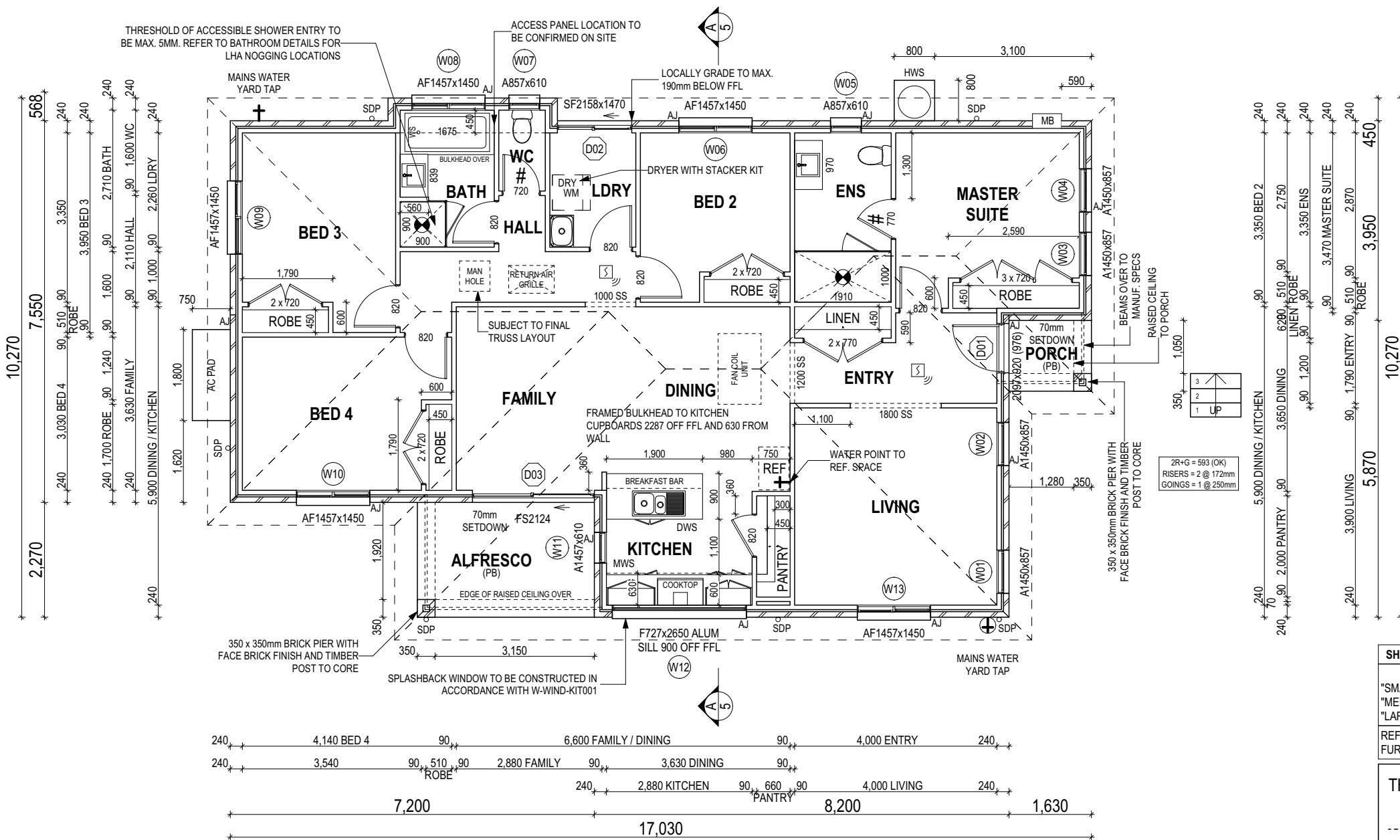
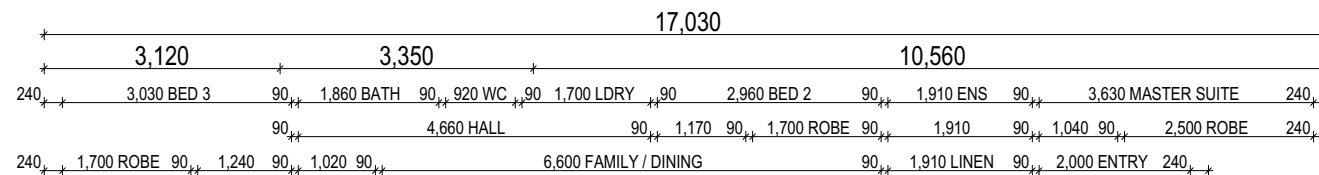
PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

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



**FLOOR PLAN LEGEND**

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



**ALL DIMENSIONS ARE FRAME DIMENSIONS**

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SHAMPOO RECESS SIZE	WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm
"MEDIUM"	800 x 380mm	878mm
"LARGE"	1500 x 380mm	1578mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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LOT / SECTION / CT:	88 / - / 185311
COUNCIL:	CLARENCE COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	GROUND FLOOR PLAN
SHEET No.:	4 / 23

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASA
SCALES:	1:100

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**714472**

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

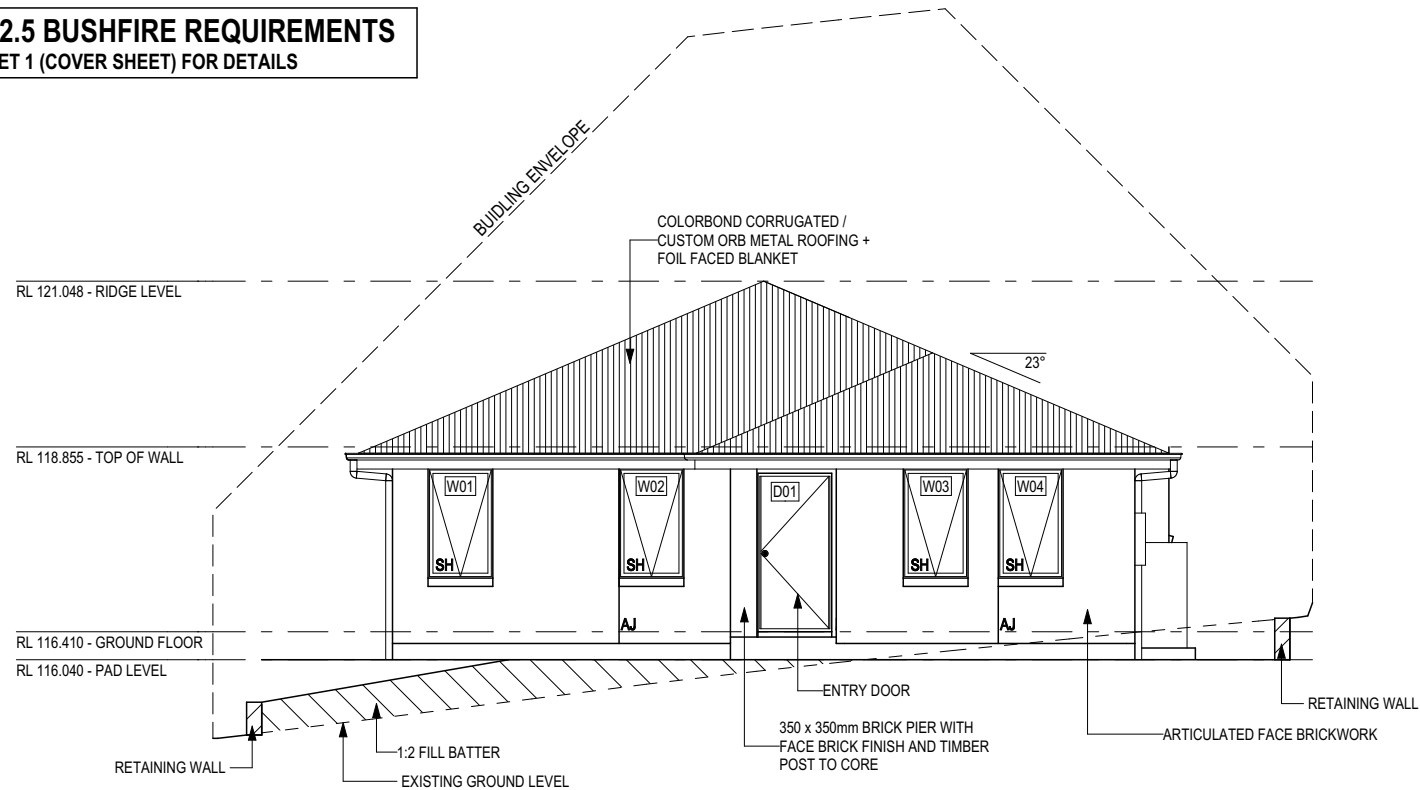
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
- SUSTAINABILITY REQUIREMENTS  
- SITE CLASSIFICATION  
- GENERAL BUILDING INFORMATION

SH = SNAP HEADER SILL

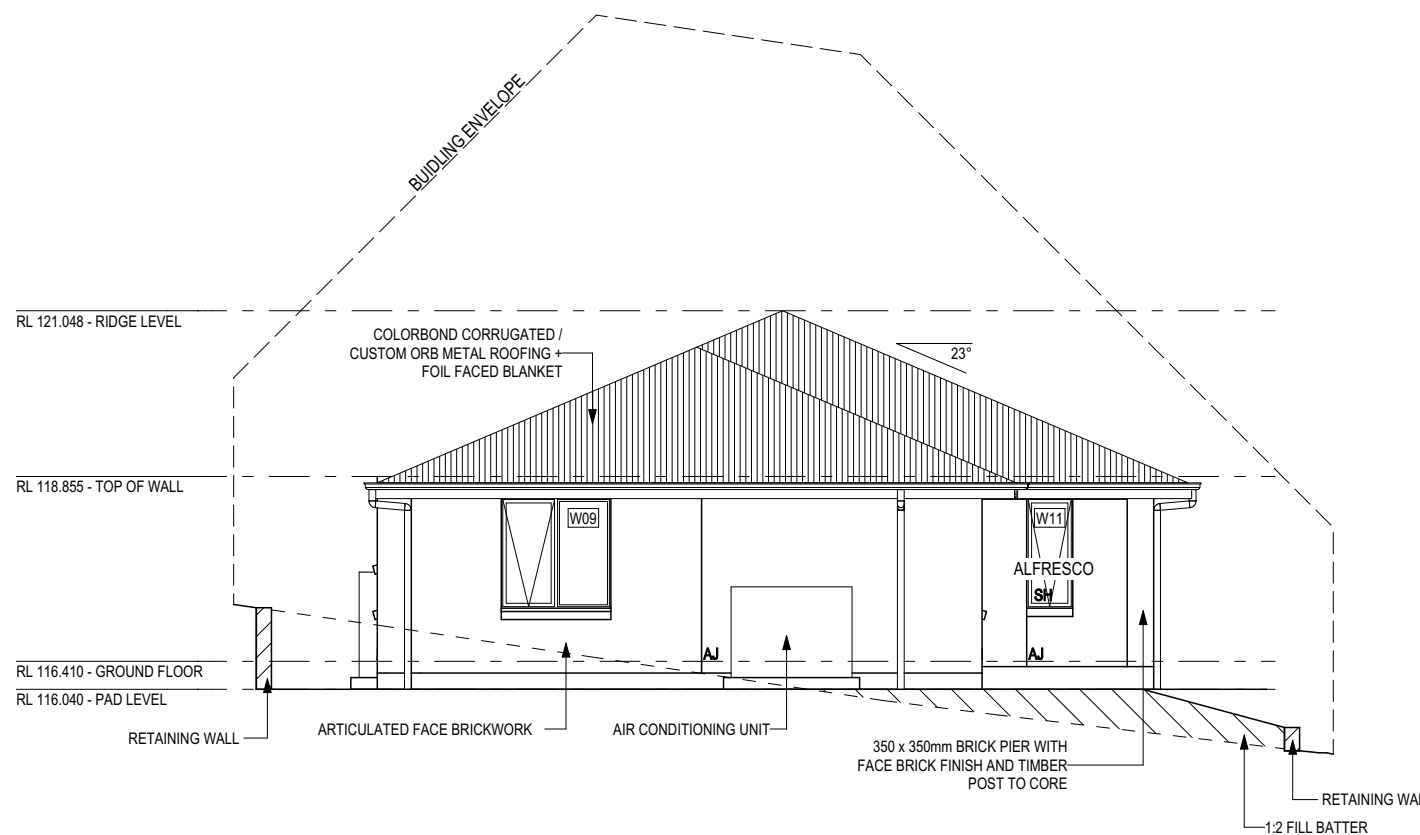
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

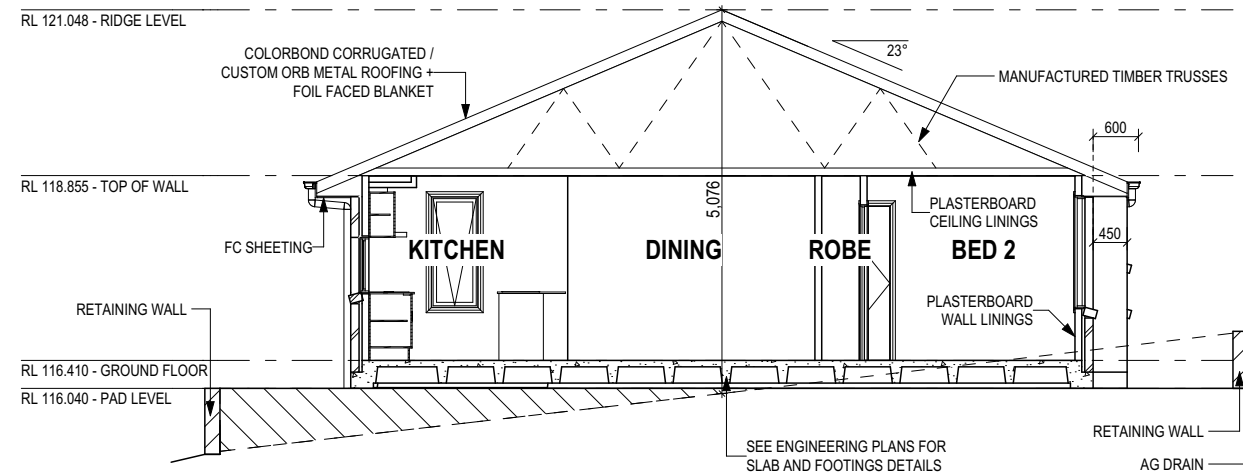
REFER TO THE FOLLOWING DETAILS:  
BRICK COURSING **W-BRIC-001**



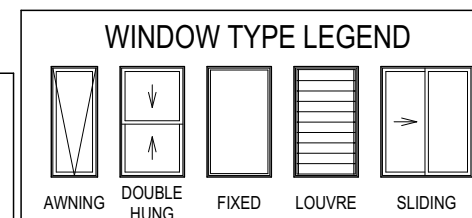
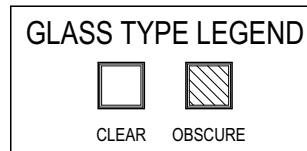
**WEST ELEVATION**  
Scale: 1:100



**EAST ELEVATION**  
Scale: 1:100



**SECTION A-A**  
Scale: 1:100



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HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	ELEVATIONS / SECTION
SHEET No.:	5 / 23

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASA
SCALES:	1:100

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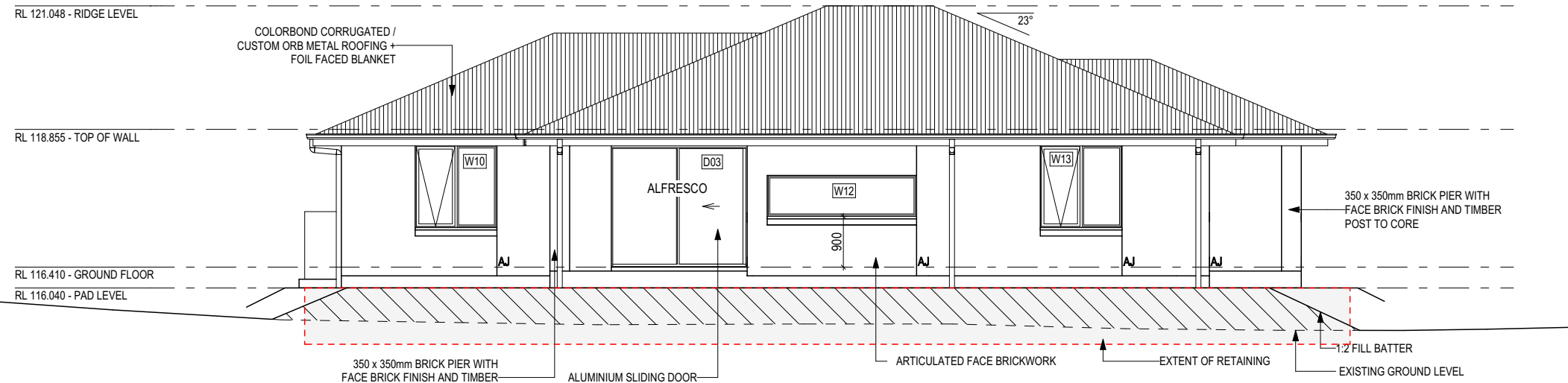
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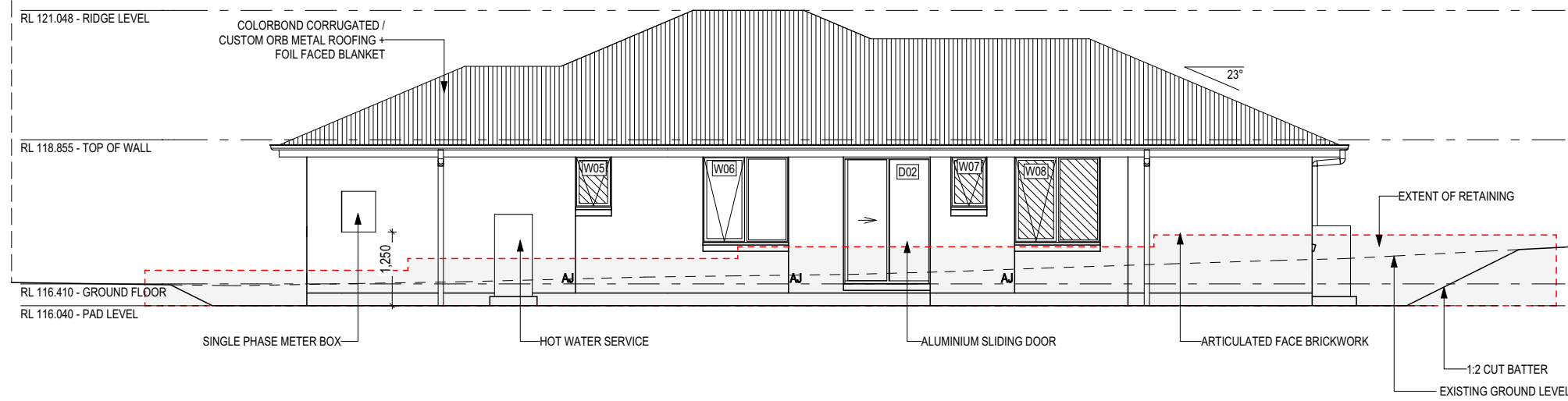
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ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

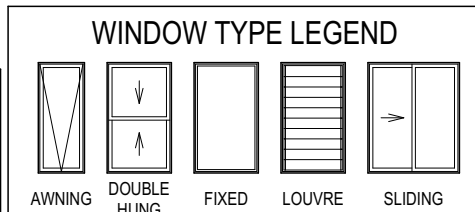
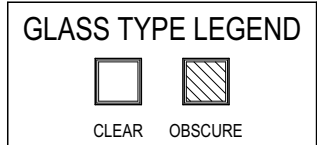
REFER TO THE FOLLOWING DETAILS:  
BRICK COURSING W-BRIC-001



**NORTH ELEVATION**  
Scale: 1:100



**SOUTH ELEVATION**  
Scale: 1:100



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SHEET TITLE:  
**ELEVATIONS**

HOUSE CODE:  
**H-WDNAMF10SA**  
FACADE CODE:  
**F-WDNAMF10CLASA**  
SHEET No.:  
**6 / 23**  
SCALES:  
**1:100**

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Last Published: Monday, October 6, 2025 3:38 PM  
File Location: D:\New PC\JOB\Wilson Homes Job\714472 - Van Den Broek\MTek Issued\714472 Van Den Broek - AC21 - Prelim - 2025.10.06.pln  
Template Version: 2.1.040

# WINDOW SCHEDULE

<sup>0,3</sup> ASSUME LOOKING FROM OUTSIDE <sup>1,2</sup> ASSUME LOOKING FROM INSIDE

ID	CODE*	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m <sup>2</sup> )	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m <sup>2</sup> )	GLAZING TYPE	ADDITIONAL INFORMATION*
W01	A1450x857	LIVING	1,450	857	4,614	1.24	ALUMINIUM	BAL-12.5	SNAP HEADER	W	0.97	CLEAR, DOUBLE GLAZED	
W02	A1450x857	LIVING	1,450	857	4,614	1.24	ALUMINIUM	BAL-12.5	SNAP HEADER	W	0.97	CLEAR, DOUBLE GLAZED	
W03	A1450x857	MASTER SUITE	1,450	857	4,614	1.24	ALUMINIUM	BAL-12.5	SNAP HEADER	W	0.97	CLEAR, DOUBLE GLAZED	
W04	A1450x857	MASTER SUITE	1,450	857	4,614	1.24	ALUMINIUM	BAL-12.5	SNAP HEADER	W	0.97	CLEAR, DOUBLE GLAZED	
W05	A857x610	ENS	857	610	2,934	0.52	ALUMINIUM	BAL-12.5	ANGLED	S	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED	
W06	AF1457x1450	BED 2	1,457	1,450	5,814	2.11	ALUMINIUM	BAL-12.5	ANGLED	S	1.70	CLEAR, DOUBLE GLAZED	MP 725
W07	A857x610	WC	857	610	2,934	0.52	ALUMINIUM	BAL-12.5	ANGLED	S	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED	
W08	AF1457x1450	BATH	1,457	1,450	5,814	2.11	ALUMINIUM	BAL-12.5	ANGLED	S	1.70	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
W09	AF1457x1450	BED 3	1,457	1,450	5,814	2.11	ALUMINIUM	BAL-12.5	ANGLED	E	1.70	CLEAR, DOUBLE GLAZED	MP 725
W10	AF1457x1450	BED 4	1,457	1,450	5,814	2.11	ALUMINIUM	BAL-12.5	ANGLED	N	1.70	CLEAR, DOUBLE GLAZED	MP 725
W11	A1457x610	KITCHEN	1,457	610	4,134	0.89	ALUMINIUM	BAL-12.5	SNAP HEADER	E	0.64	CLEAR, DOUBLE GLAZED	
W12	F727x2650	KITCHEN	727	2,650	6,754	1.93	ALUMINIUM	BAL-12.5	ANGLED	N	1.69	CLEAR, DOUBLE GLAZED	
W13	AF1457x1450	LIVING	1,457	1,450	5,814	2.11	ALUMINIUM	BAL-12.5	ANGLED	N	1.70	CLEAR, DOUBLE GLAZED	MP 725
						<b>19.37</b>							<b>15.41</b>

**NOTE:**  
Provide BAL-12.5 rated aluminium windows and external glass sliding doors in lieu of standard.  
Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

## Window Manufacturer: Dowell Windows

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

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

# EXTERIOR DOOR SCHEDULE

<sup>0,1</sup> ASSUME LOOKING FROM OUTSIDE

ID	CODE*	ROOM	HEIGHT	WIDTH	AREA (m <sup>2</sup> )	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING TYPE	DOOR TYPE	ADDITIONAL INFORMATION*
D01	2097x920	ENTRY	2,097	976	2,05	ALUMINIUM	BAL-12.5	SNAP HEADER	W	CLEAR	SWINGING	
D02	SF2158x1470	LDRY	2,158	1,470	3,17	ALUMINIUM	BAL-12.5	SNAP HEADER	S	CLEAR, DOUBLE GLAZED, TOUGHENED	SLIDING	
D03	FS2124	FAMILY	2,158	2,410	5,20	ALUMINIUM	BAL-12.5	SNAP HEADER	N	CLEAR, DOUBLE GLAZED, TOUGHENED	SLIDING	
					<b>10.42 m<sup>2</sup></b>							

# INTERIOR DOOR SCHEDULE

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

QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING	ADDITIONAL INFORMATION
1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
1	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
1	1800 SS	SQUARE SET OPENING	2,155	1,800	N/A	
3	2 x 720	SWINGING	2,040	1,440	N/A	
1	2 x 770	SWINGING	2,040	1,540	N/A	
1	3 x 720	SWINGING	2,040	2,194	N/A	
1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
1	770	SWINGING	2,040	770	N/A	LIFT-OFF HINGES
7	820	SWINGING	2,040	820	N/A	

# PICTURE / TV RECESS & SQUARE SET WINDOW SCHEDULE

QTY	TYPE	HEIGHT	WIDTH	AREA (m <sup>2</sup> )

SINGLE GLAZING U.N.O. REFER TO GENERAL NOTES FOR FURTHER DETAIL AND REQUIREMENTS.  
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
- SUSTAINABILITY REQUIREMENTS  
- SITE CLASSIFICATION  
- GENERAL BUILDING INFORMATION

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SIGNATURE:  
  
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DATE:  
  
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## BAL-12.5 BUSHFIRE REQUIREMENTS SEE SHEET 1 (COVER SHEET) FOR DETAILS

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**WILSON HOMES**

REVISION	DRAWN
1 DRAFT SALE PLAN - CT1	HMI 2025.09.22
2 PRELIM PLAN - INITIAL ISSUE	TDO 2025.10.06

**CLIENT:**  
MELODY JANE & BRANDON VAN DEN BROEK

**ADDRESS:**  
126 ATHENA DR, RISDON VALE TAS 7016

**LOT / SECTION / CT:**  
88 / - / 185311

**COUNCIL:**  
CLARENCE COUNCIL

**HOUSE DESIGN:**  
AMALFI ONE

**FAÇADE DESIGN:**  
CLASSIC

**SHEET TITLE:**  
WINDOW & DOOR SCHEDULES

**SHEET No.:**  
7 / 23

**HOUSE CODE:**  
H-WDNAMF10SA

**FAÇADE CODE:**  
F-WDNAMF10CLASA

**SCALES:**

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**714472**

## NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ'D (m2)	VENTILATION ACH'D (m2)
OPEN KITCHEN/ LIVING/ DINING	30.48 m <sup>2</sup>	D03, W11, W12	3.05 m <sup>2</sup>	6.57 m <sup>2</sup>	1.52 m <sup>2</sup>	3.23 m <sup>2</sup>
MASTER SUITE	12.31 m <sup>2</sup>	W03, W04	1.23 m <sup>2</sup>	1.94 m <sup>2</sup>	0.62 m <sup>2</sup>	2.30 m <sup>2</sup>
BED 2	9.71 m <sup>2</sup>	W06	0.97 m <sup>2</sup>	1.70 m <sup>2</sup>	0.49 m <sup>2</sup>	0.97 m <sup>2</sup>
BED 3	11.76 m <sup>2</sup>	W09	1.18 m <sup>2</sup>	1.70 m <sup>2</sup>	0.59 m <sup>2</sup>	0.97 m <sup>2</sup>
BED 4	12.34 m <sup>2</sup>	W10	1.23 m <sup>2</sup>	1.70 m <sup>2</sup>	0.62 m <sup>2</sup>	0.97 m <sup>2</sup>
LIVING	15.60 m <sup>2</sup>	W01, W02, W13	1.56 m <sup>2</sup>	3.64 m <sup>2</sup>	0.78 m <sup>2</sup>	3.27 m <sup>2</sup>

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

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

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REVISION	DRAWN
1 DRAFT SALE PLAN - CT1	HMI 2025.09.22
2 PRELIM PLAN - INITIAL ISSUE	TDO 2025.10.06

CLIENT:  
**MELODY JANE & BRANDON VAN DEN BROEK**

ADDRESS:  
126 ATHENA DR, RISDON VALE TAS 7016

LOT / SECTION / CT: 88 / - / 185311 COUNCIL: CLARENCE COUNCIL

HOUSE DESIGN:  
**AMALFI ONE**

FACADE DESIGN:  
**CLASSIC**

SHEET TITLE:  
CALCULATIONS

SHEET No.: 8 / 23

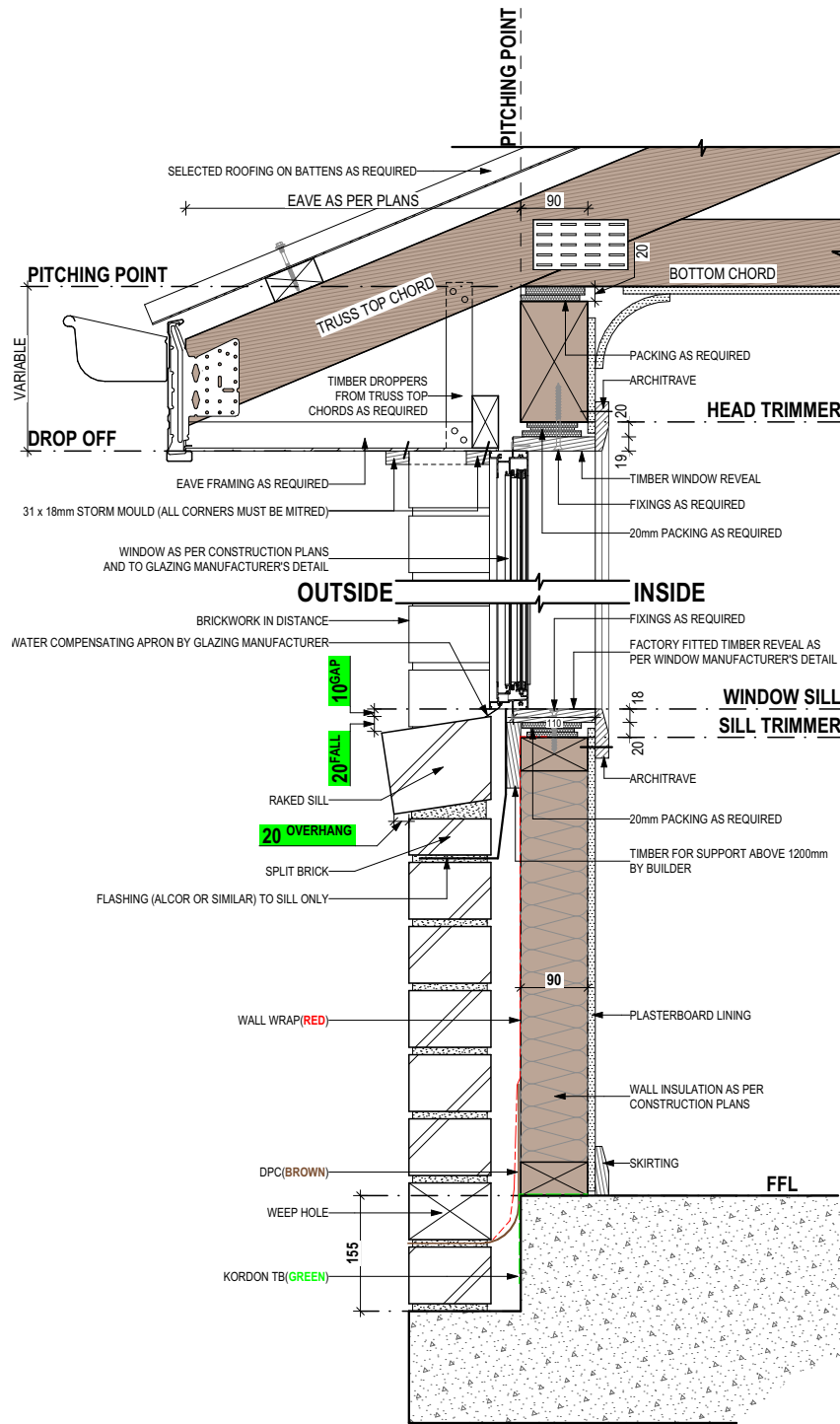
HOUSE CODE:  
H-WDNAMF10SA

FACADE CODE:  
F-WDNAMF10CLASA

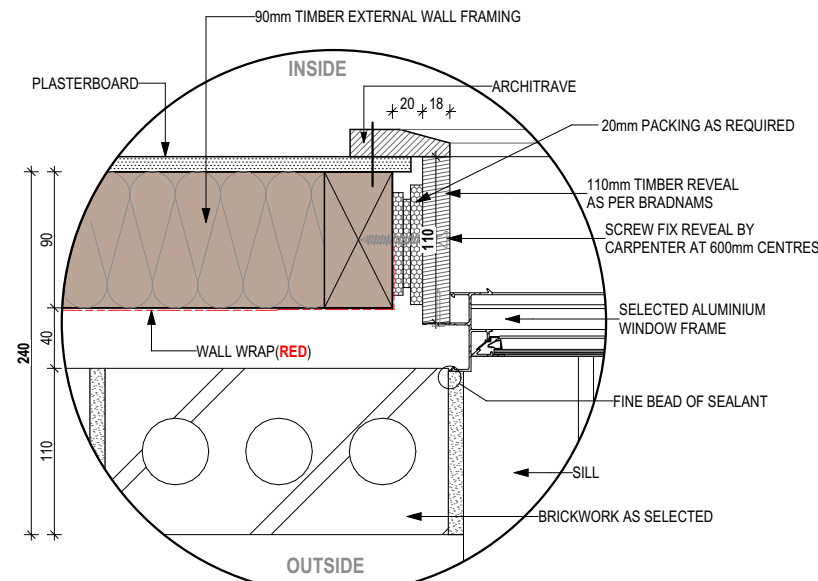
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**714472**



**SECTIONS**  
SCALE: 1:10



**DETAILS**  
SCALE: 1:5

STANDARD BRICK								STANDARD BRICK															
BRICKWORK DIMENSIONS				Bricks per m <sup>2</sup> in wall = 48.5 approx.				all dimensions in mm				BRICKWORK DIMENSIONS				Bricks per m <sup>2</sup> in wall = 48.5 approx.				all dimensions in mm			
FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:		FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:		FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:							
240x120x86mm		230x110x76mm		7 Courses to 600mm		240x120x86mm		230x110x76mm		7 Courses to 600mm		240x120x86mm		230x110x76mm		7 Courses to 600mm							
NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT				
1	230	250	86	26	6230	6250	2229	11	2630	2650	943	36' 2	8630						3086				
1 1/2	350	370		26 1/2	6350	6370		11 1/2	2750	2770		36 1/2	8750						3172				
2	470	490	172	27	6470	6490	2314	12	2870	2890	1029	37	8870						3257				
2 1/2	590	610		27 1/2	6590	6610		12 1/2	2990	3010		37 1/2	8990						3343				
3	710	730	257	28	6710	6730	2400	13	3110	3130	1114	38	9110						3429				
3 1/2	830	850		28 1/2	6830	6850		13 1/2	3230	3250		38 1/2	9230						3514				
4	950	970	343	29	6950	6970	2486	14	3350	3370	1200	39	9350						3600				
4 1/2	1070	1090		29 1/2	7070	7090		14 1/2	3470	3490		39 1/2	9470						3686				
5	1190	1210	429	30	7190	7210	2572	15	3590	3610	1286	40	9590						3772				
5 1/2	1310	1330		30 1/2	7310	7330		15 1/2	3710	3730		40 1/2	9710						3857				
6	1430	1450	514	31	7430	7450	2657	16	3830	3850	1372	41	9830						3943				
6 1/2	1550	1570		31 1/2	7550	7570		16 1/2	3950	3970		41 1/2	9950						4029				
7	1670	1690	600	32	7670	7690	2743	17	4070	4090	1457	42	10070						4114				
7 1/2	1790	1810		32 1/2	7790	7810		17 1/2	4190	4210		42 1/2	10190						4200				
8	1910	1930	686	33	7910	7930	2829	18	4310	4330	1543	43	10310						4286				
8 1/2	2030	2050		33 1/2	8030	8050		18 1/2	4430	4450		43 1/2	10430						4372				
9	2150	2170	772	34	8150	8170	2914	19	4550	4570	1629	44	10550						4457				
9 1/2	2270	2290		34 1/2	8270	8290		19 1/2	4670	4690		44 1/2	10670						4543				
10	2390	2410	857	35	8390	8400	3000	20	4790	4810	1714	45	10790						4629				
								20 1/2	4910	4930		45 1/2	10910						4714				
								21	5030	5050	1800	46	11030						4800				
								21 1/2	5150	5170		46 1/2	11150						4886				
								22	5270	5290	1886	47	11270						4972				
								22 1/2	5390	5410		47 1/2	11390						5057				
								23	5510	5530	1972	48	11510						5143				
								23 1/2	5630	5650		48 1/2	11630						5229				
								24	5750	5770	2057	49	11750						5314				
								24 1/2	5870	5890		49 1/2	11870						5400				
								25	5990	6010	2143	50	11990						5486				
								25 1/2	6110	6130		50	12110						5572				

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.

THIS PLAN ACCEPTED BY:

-----

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

SIGNATURE:

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DATE:

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

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1 DRAFT SALE PLAN - CT1	HMI 2025.09.22
2 PRELIM PLAN - INITIAL ISSUE	TDO 2025.10.06

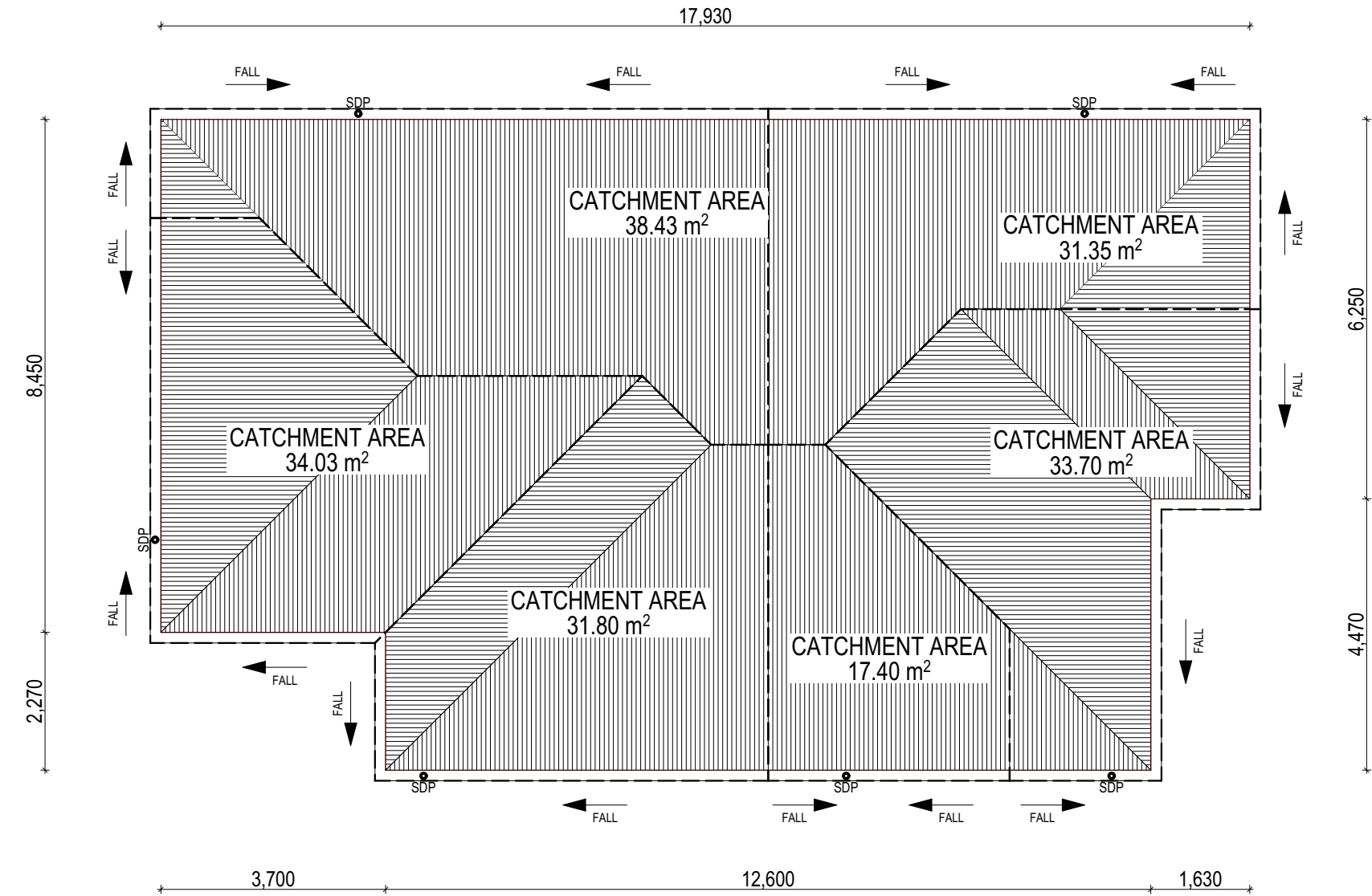
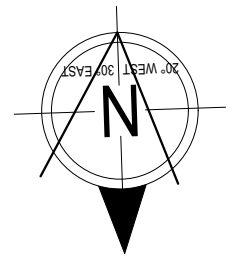
CLIENT:	MELODY JANE & BRANDON VAN DEN BROEK
ADDRESS:	126 ATHENA DR, RISDON VALE TAS 7016
LOT / SECTION / CT:	88 / - / 185311
COUNCIL:	CLARENCE COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	DETAILS - FACE BRICKWORK
SHEET No.:	9 / 23

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASA
SCALES:	

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

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

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

Roofing Data		
	176.52	Flat Roof Area (excluding gutter and slope factor) (m <sup>2</sup> )
	191.76	Roof Surface Area (includes slope factor, excludes gutter) (m <sup>2</sup> )
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	186.71	Area of roof catchment (including 115mm Slotted Quad Gutter) (m <sup>2</sup> )
Ac	225.92	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m <sup>2</sup> )
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm <sup>2</sup> )
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m <sup>2</sup> )
Required Downpipes	3.53	Ac / Acdp
Downpipes Provided	6	

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

THIS PLAN ACCEPTED BY:

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SIGNATURE:

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DATE:

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1 DRAFT SALE PLAN - CT1	HMI 2025.09.22
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CLIENT:  
MELODY JANE & BRANDON VAN DEN BROEK  
ADDRESS:  
126 ATHENA DR, RISDON VALE TAS 7016  
LOT / SECTION / CT:  
88 / - / 185311  
COUNCIL:  
CLARENCE COUNCIL

HOUSE DESIGN:  
AMALFI ONE  
FACADE DESIGN:  
CLASSIC  
SHEET TITLE:  
ROOF DRAINAGE PLAN

HOUSE CODE:  
H-WDNAMF10SA  
FACADE CODE:  
F-WDNAMF10CLASA  
SHEET No.:  
10 / 23  
SCALES:  
1:100

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



714472

PRELIMINARY

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

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

**COVERINGS LEGEND**

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



PRELIMINARY

THIS PLAN ACCEPTED BY:  
 \_\_\_\_\_  
 PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING  
 SIGNATURE:  
 \_\_\_\_\_  
 DATE:  
 \_\_\_\_\_

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

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1 DRAFT SALE PLAN - CT1	HMI 2025.09.22
2 PRELIM PLAN - INITIAL ISSUE	TDO 2025.10.06

CLIENT:	MELODY JANE & BRANDON VAN DEN BROEK
ADDRESS:	126 ATHENA DR, RISDON VALE TAS 7016
LOT / SECTION / CT:	88 / - / 185311
COUNCIL:	CLARENCE COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	FLOOR COVERINGS
SHEET No.:	11 / 23

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASA
SCALES:	1:100

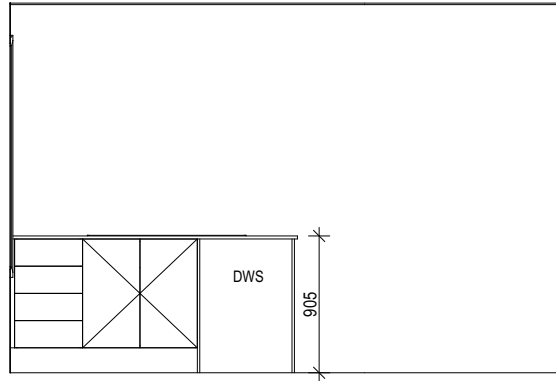
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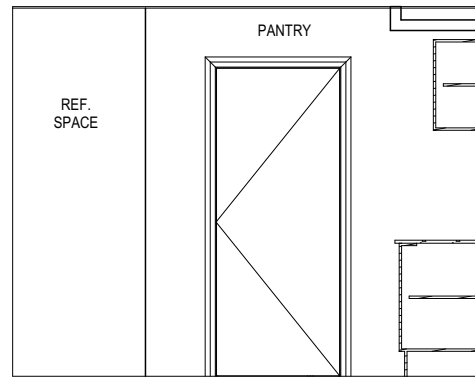
**BAL-12.5 BUSHFIRE REQUIREMENTS**  
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

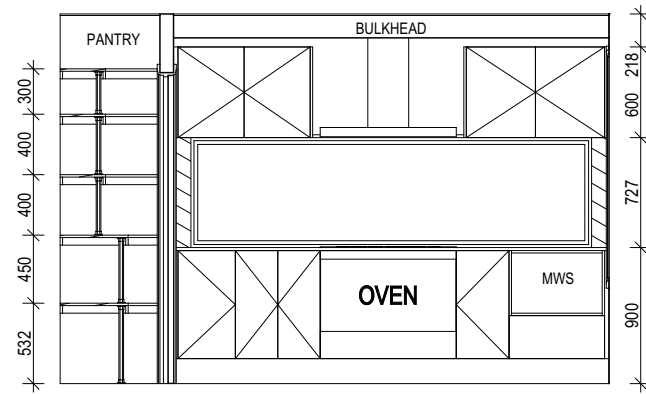
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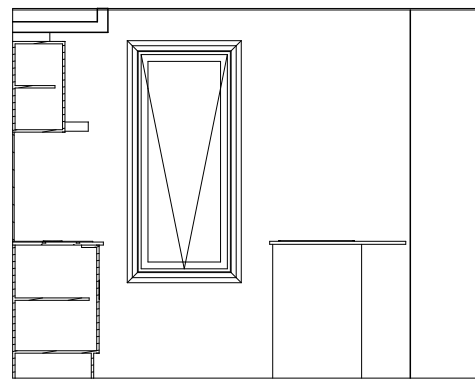
**ELEVATION A**  
Scale: 1:50



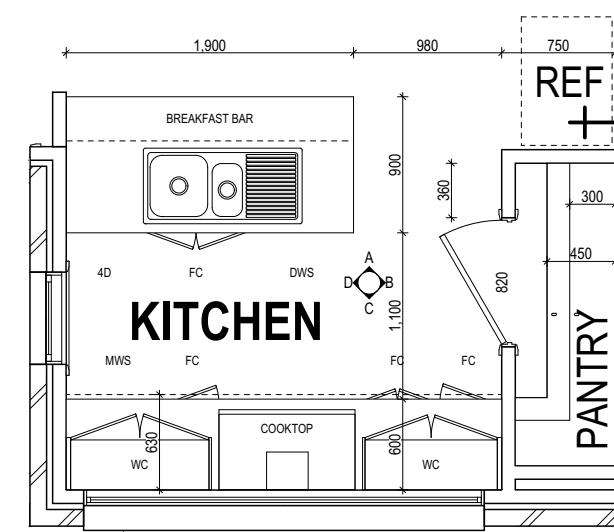
**ELEVATION B**  
Scale: 1:50



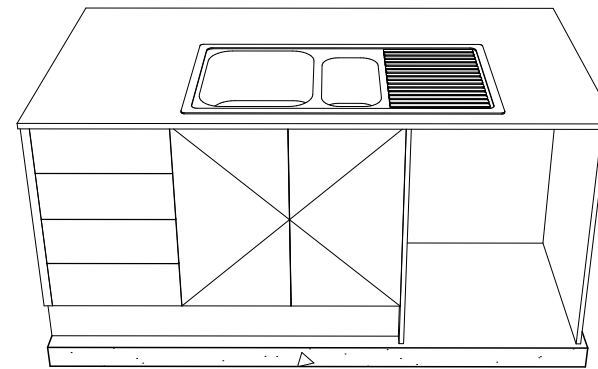
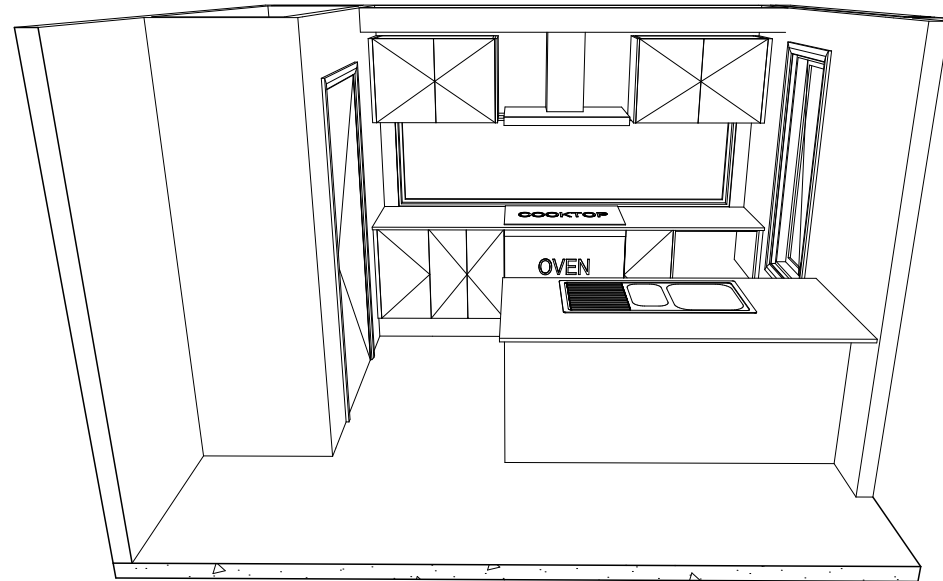
**ELEVATION C**  
Scale: 1:50



**ELEVATION D**  
Scale: 1:50



**KITCHEN PLAN**  
Scale: 1:50



**PRELIMINARY**

THIS PLAN ACCEPTED BY:  
-----  
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SIGNATURE:  
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DATE:  
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**ALL DIMENSIONS ARE FRAME DIMENSIONS**

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LOT / SECTION / CT: 88 / - / 185311 COUNCIL: CLARENCE COUNCIL

HOUSE DESIGN: AMALFI ONE  
FACADE DESIGN: CLASSIC  
SHEET TITLE: KITCHEN DETAILS

HOUSE CODE: H-WDNAMF10SA  
FACADE CODE: F-WDNAMF10CLASA  
SHEET No.: 12 / 23  
SCALES: 1:50

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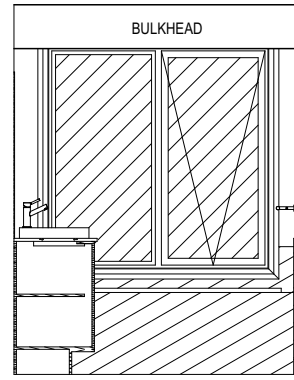
**714472**

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

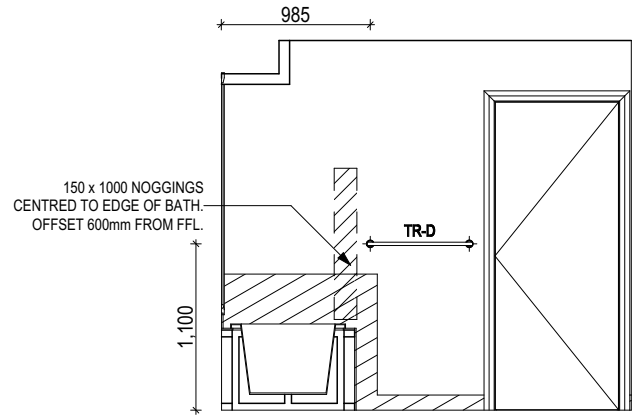
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
- SUSTAINABILITY REQUIREMENTS  
- SITE CLASSIFICATION  
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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

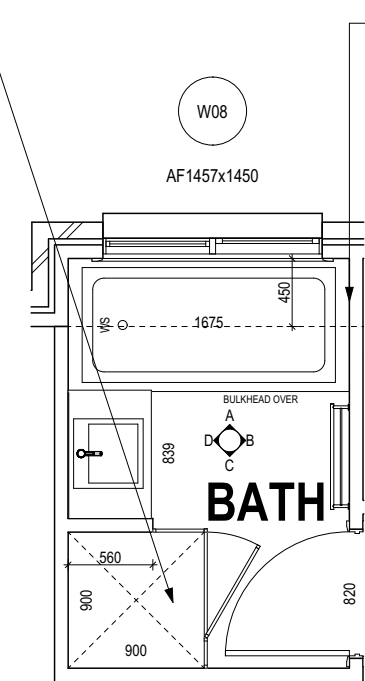


**ELEVATION A**  
Scale: 1:50



**ELEVATION B**  
Scale: 1:50

THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM. REFER TO BATHROOM DETAILS FOR LHA NOGGING LOCATIONS

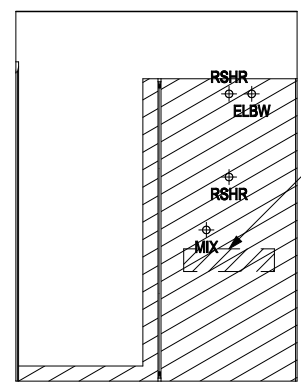


**BATHROOM PLAN**  
Scale: 1:50

ACCESS PANEL LOCATION TO BE CONFIRMED ON SITE

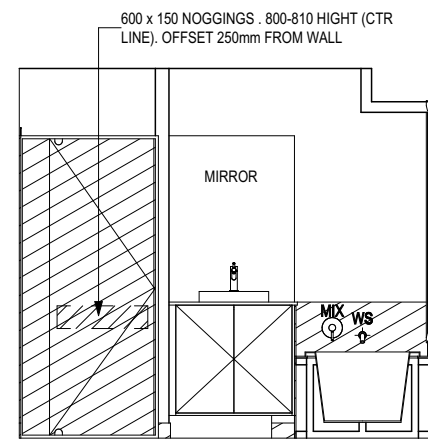
**LEGEND**

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



**ELEVATION C**  
Scale: 1:50

600 x 150 NOGGINGS . 800-810 HEIGHT (CTR LINE). CENTRED TO ROSE



**ELEVATION D**  
Scale: 1:50

600 x 150 NOGGINGS . 800-810 HIGHT (CTR LINE). OFFSET 250mm FROM WALL

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS	
	WIDTH	HEIGHT
"SMALL"	470 x 380mm	446mm
"MEDIUM"	800 x 380mm	446mm
"LARGE"	1500 x 380mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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1 DRAFT SALE PLAN - CT1	HMI 2025.09.22
2 PRELIM PLAN - INITIAL ISSUE	TDO 2025.10.06

CLIENT:	MELODY JANE & BRANDON VAN DEN BROEK
ADDRESS:	126 ATHENA DR, RISDON VALE TAS 7016
LOT / SECTION / CT:	COUNCIL:
88 / - / 185311	CLARENCE COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	BATHROOM DETAILS
SHEET No.:	13 / 23

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASA
SCALES:	1:50

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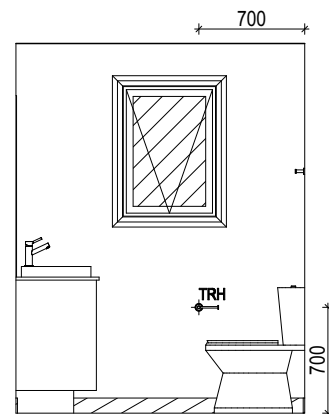
**714472**

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

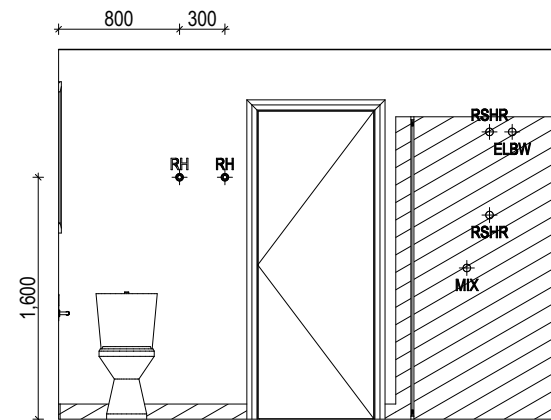
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
- SUSTAINABILITY REQUIREMENTS  
- SITE CLASSIFICATION  
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

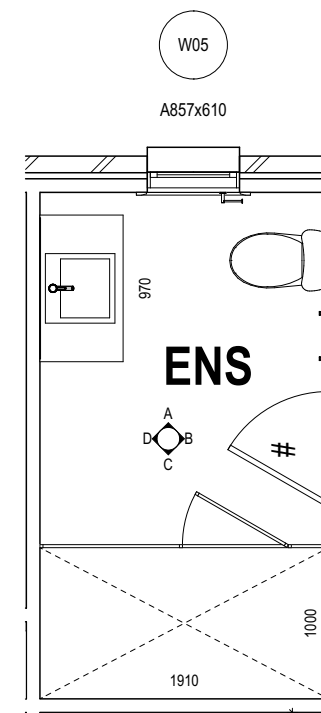
REFER TO THE FOLLOWING DETAILS:  
VANITY DETAILS G-VANI-001  
WINDOW OVER BATH HOB D-WIND-ALU001  
STANDARD BATH HOB D-WETA-BATH003  
WET AREA TILING LAYOUTS D-WETA-TILE002  
SQUARE SET WINDOWS G-WIND-SSET02  
FULL HEIGHT TILING D-LINI-WETA



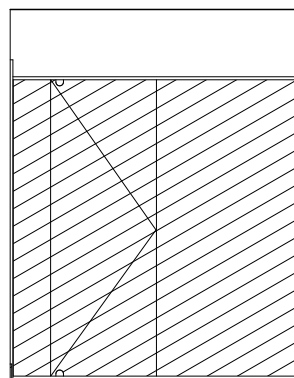
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Scale: 1:50



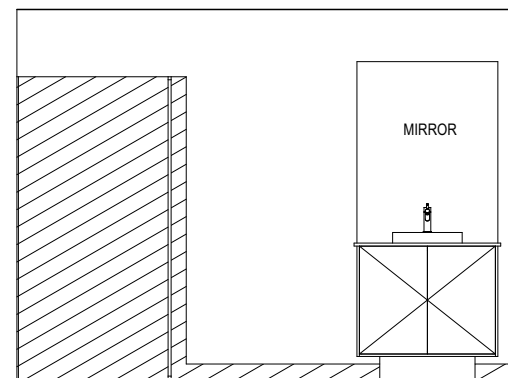
**ELEVATION B**  
Scale: 1:50



**ENSUITE PLAN**  
Scale: 1:50



**ELEVATION C**  
Scale: 1:50



**ELEVATION D**  
Scale: 1:50

**LEGEND**

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

SHAMPOO RECESS SIZE	WIDTH	HEIGHT
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"MEDIUM" 800 x 380mm	878mm	446mm
"LARGE" 1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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Last Published: Monday, October 6, 2025 3:38 PM  
File Location: D:\New PC\JOB\Wilson Homes Job\714472 - Van Den Broek\ITek Issued\714472 - Van Den Broek - AC21 - Prelim - 2025.10.06.pln  
Template Version: 2.1.040

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CLIENT:	MELODY JANE & BRANDON VAN DEN BROEK
ADDRESS:	126 ATHENA DR, RISDON VALE TAS 7016
LOT / SECTION / CT:	COUNCIL:
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HOUSE DESIGN:	AMALFI ONE
FAÇADE DESIGN:	CLASSIC
SHEET TITLE:	SHEET No.:
ENSUITE DETAILS	14 / 23

HOUSE CODE:	H-WDNAMF10SA
FAÇADE CODE:	F-WDNAMF10CLASA
SCALES:	1:50

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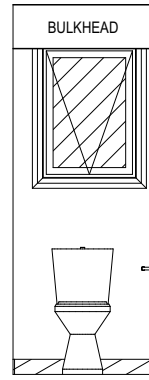
714472

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

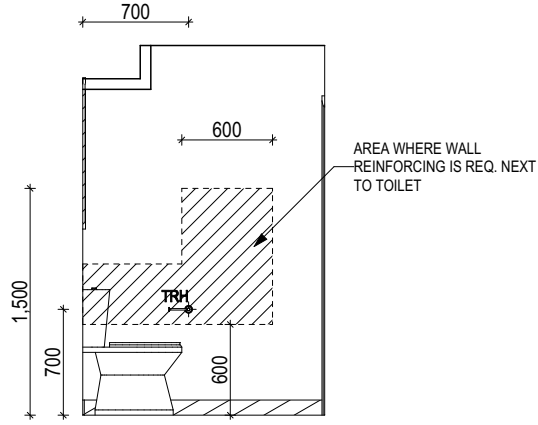
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- GENERAL BUILDING INFORMATION

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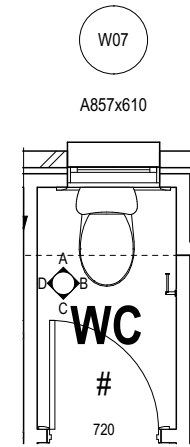
REFER TO THE FOLLOWING DETAILS:  
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WINDOW OVER BATH HOB D-WIND-ALU01  
STANDARD BATH HOB D-WETA-BATH003  
WET AREA TILING LAYOUTS D-WETA-TILE002  
SQUARE SET WINDOWS G-WIND-SSET02  
FULL HEIGHT TILING D-LINI-WETA



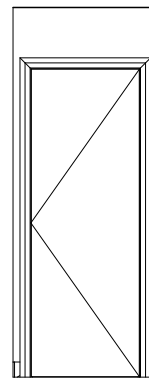
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Scale: 1:50



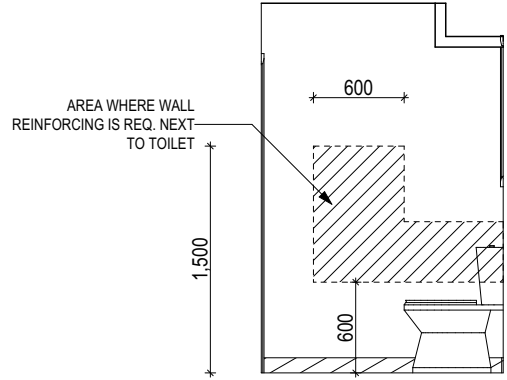
ELEVATION B  
Scale: 1:50



WC PLAN  
Scale: 1:50



ELEVATION C  
Scale: 1:50



ELEVATION D  
Scale: 1:50

**LEGEND**

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
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SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS
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2 PRELIM PLAN - INITIAL ISSUE	TDO 2025.10.06

CLIENT:	MELODY JANE & BRANDON VAN DEN BROEK
ADDRESS:	126 ATHENA DR, RISDON VALE TAS 7016
LOT / SECTION / CT:	COUNCIL:
88 / - / 185311	CLARENCE COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	SHEET No.:
WC DETAILS	15 / 23

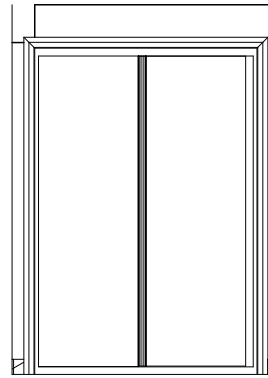
HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASA
SCALES:	1:50

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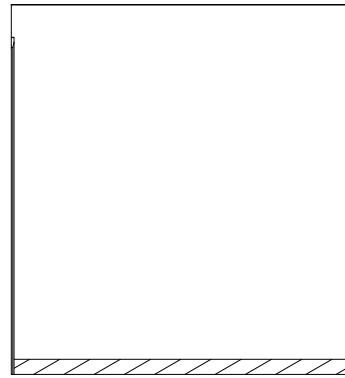
**714472**

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

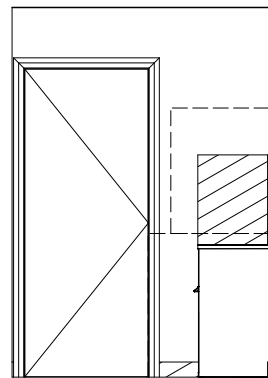
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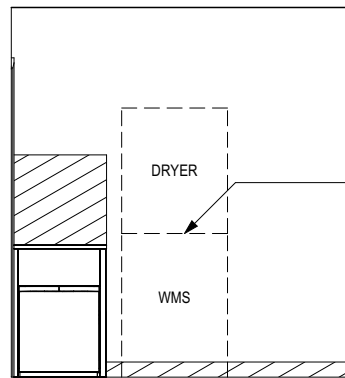
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Scale: 1:50



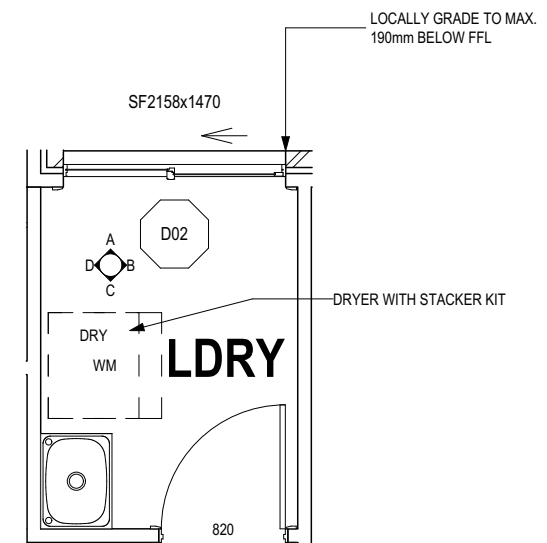
ELEVATION B  
Scale: 1:50



ELEVATION C  
Scale: 1:50



ELEVATION D  
Scale: 1:50



LAUNDRY PLAN  
Scale: 1:50

PRELIMINARY

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88 / - / 185311

COUNCIL:  
CLARENCE COUNCIL

HOUSE DESIGN:  
**AMALFI ONE**

FACADE DESIGN:  
**CLASSIC**

SHEET TITLE:  
LAUNDRY DETAILS

SHEET No.:  
16 / 23

HOUSE CODE:  
H-WDNAMF10SA

FACADE CODE:  
F-WDNAMF10CLASA

SCALES:  
1:50

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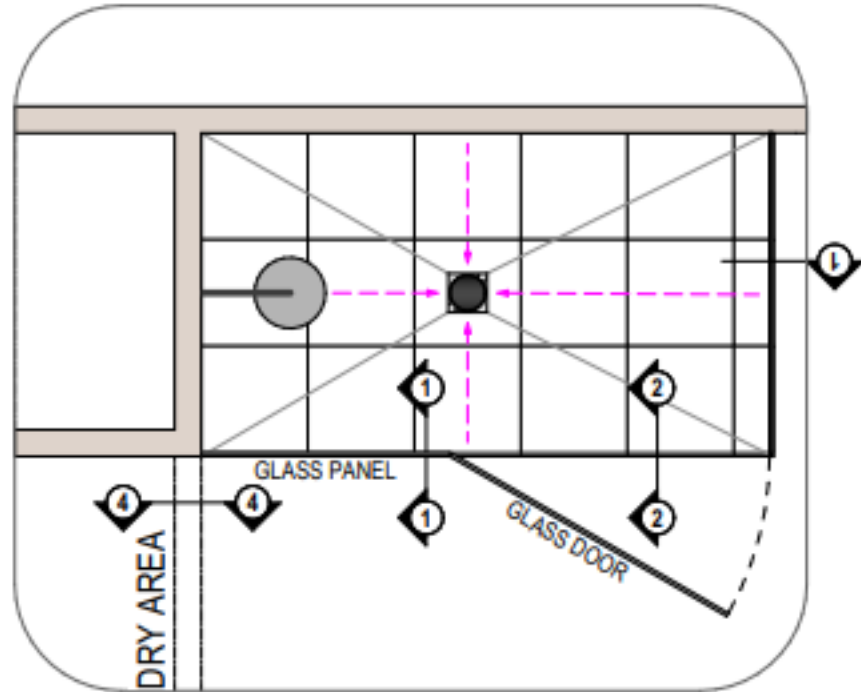
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Template Version: 2.1.040

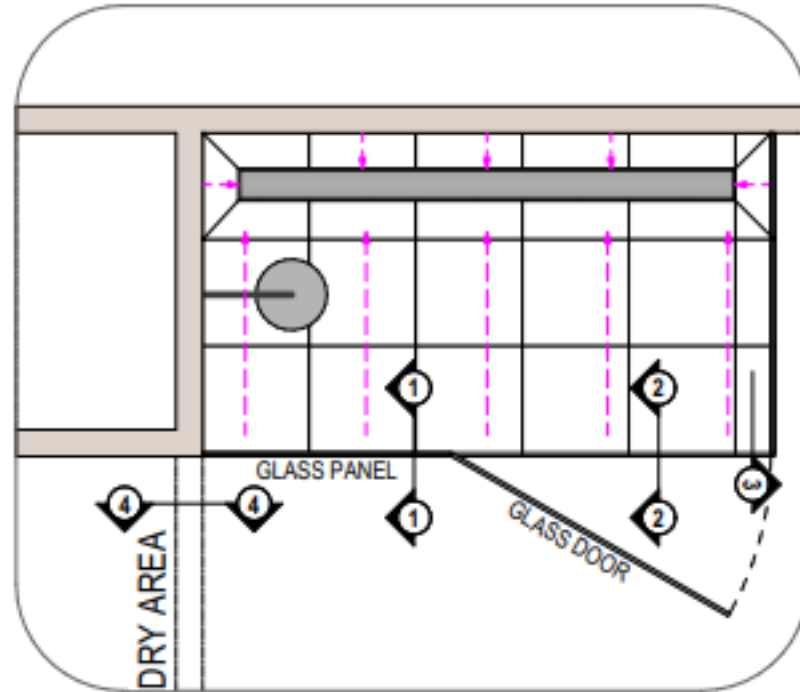
Last Published: Monday, October 6, 2025 3:38 PM  
File Location: D:\New PC\JOB\Wilson Homes Job\714472 - Van Den Broek\MTek Issued\714472 - Van Den Broek - AC21 - Prelim - 2025.10.06.pln

# STANDARD SHOWER & WATERPROOFING DETAIL

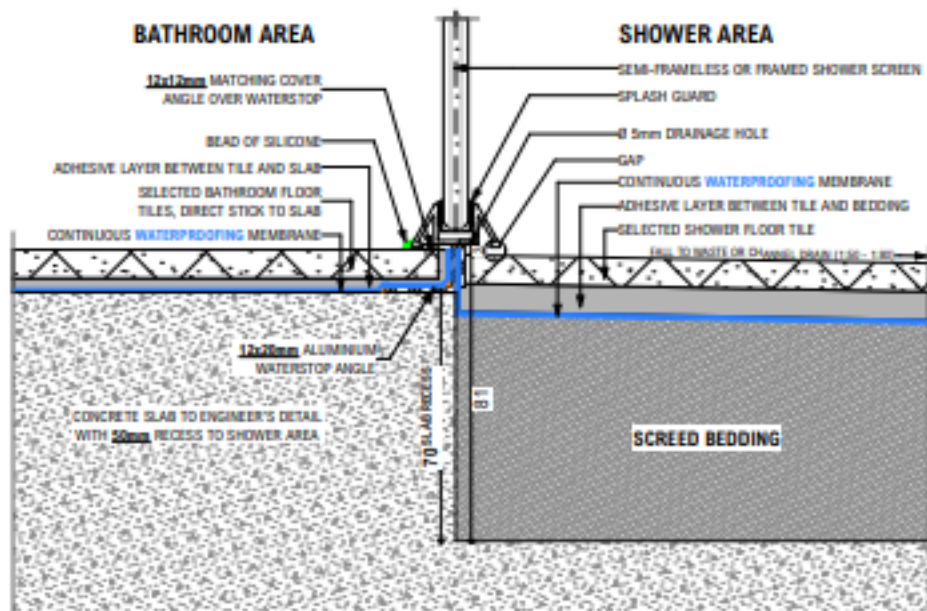
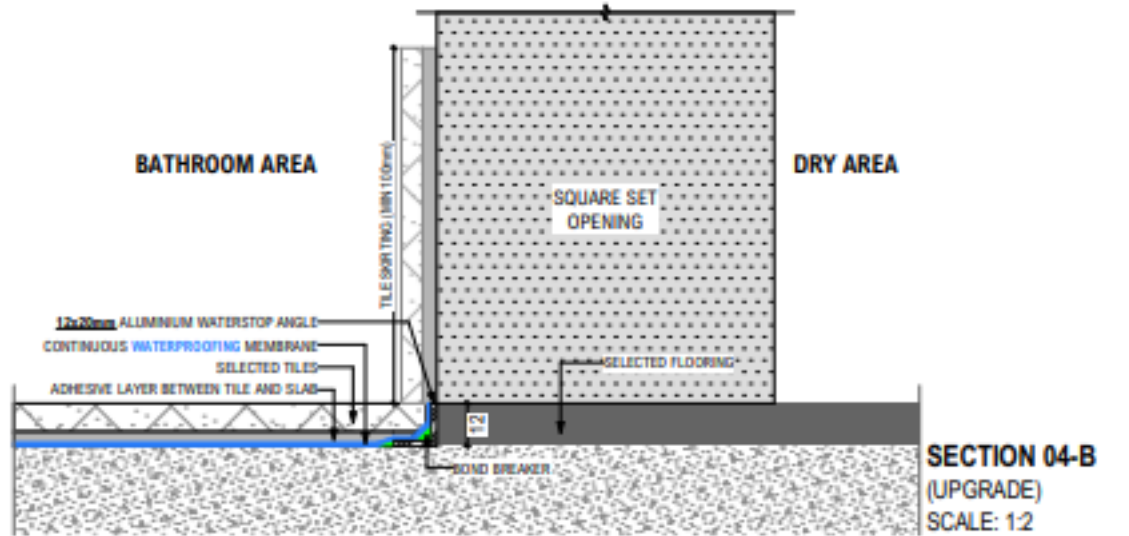
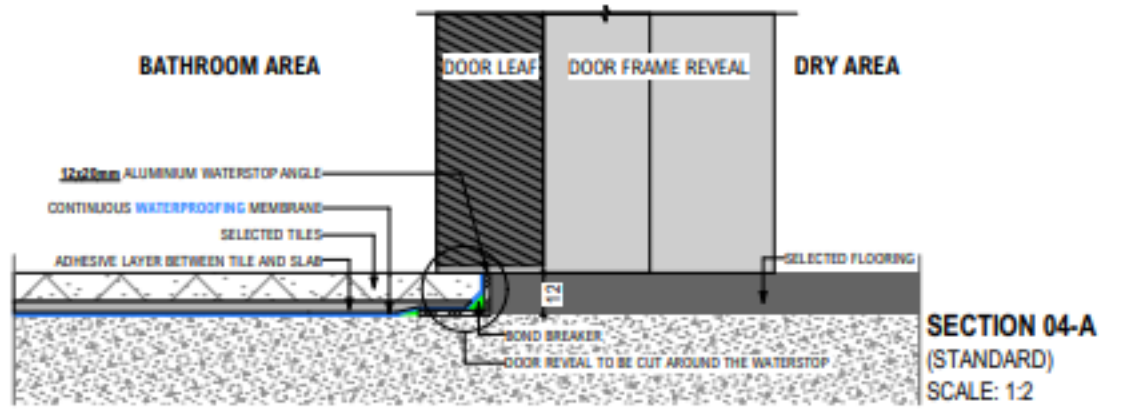
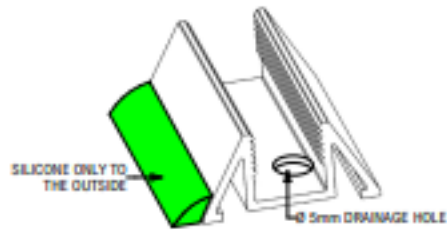
- ALL PLANS ARE DIAGRAMMATIC, REFER TO THE CONSTRUCTION PLANS FOR THE BATHROOM & SHOWER LAYOUTS.  
 - DO NOT SILICONE THE BOTTOM OF THE FRAME ON THE SHOWER SIDE.



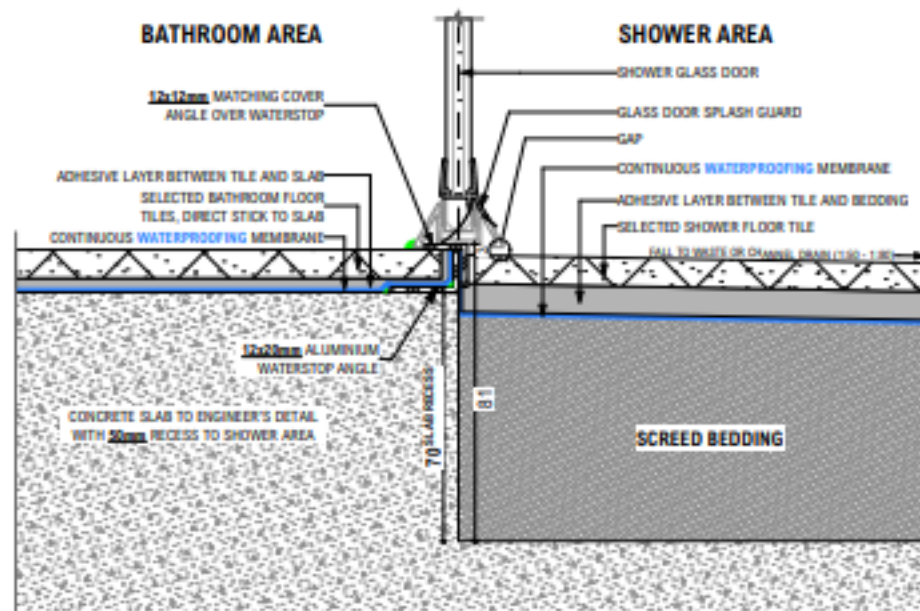
PLAN VIEW 1  
(STANDARD FW)  
SCALE: 1:20



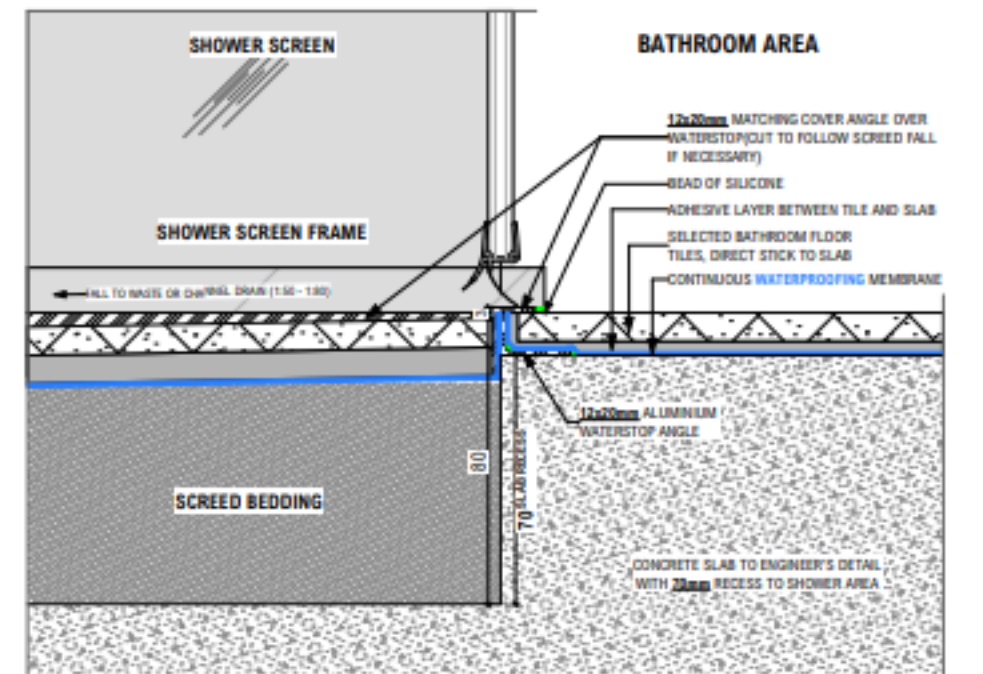
PLAN VIEW 2  
(CHANNEL DRAIN)  
SCALE: 1:20



SECTION 01 - THROUGH GLASS SCREEN  
SCALE: 1:2



SECTION 02 - THROUGH GLASS DOOR  
SCALE: 1:2



SECTION 03 - THROUGH GLASS SCREEN  
SCALE: 1:2

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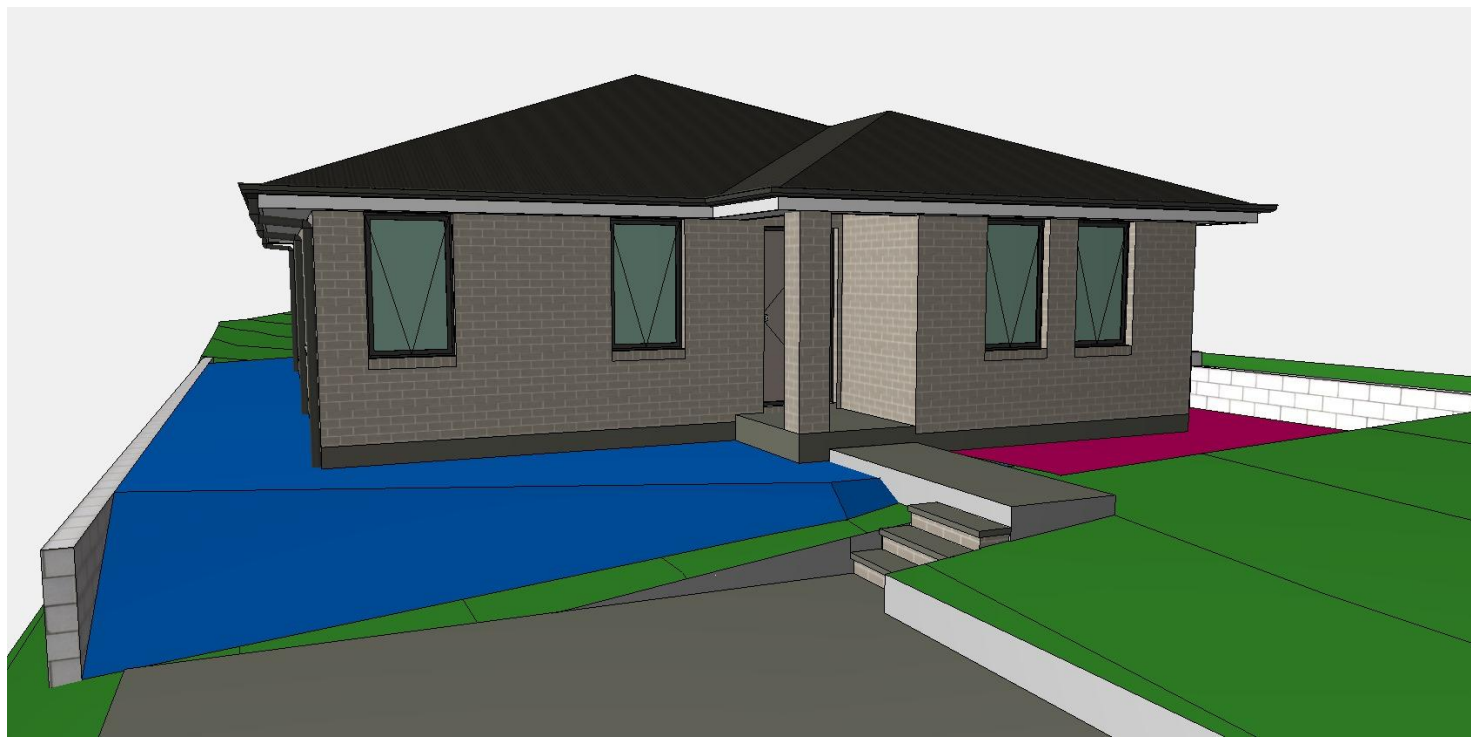
CLIENT:	MELODY JANE & BRANDON VAN DEN BROEK
ADDRESS:	126 ATHENA DR, RISDON VALE TAS 7016
LOT / SECTION / CT:	88 / - / 185311
COUNCIL:	CLARENCE COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	STANDARD SHOWER & WATERPROOFING
SHEET No.:	17 / 23

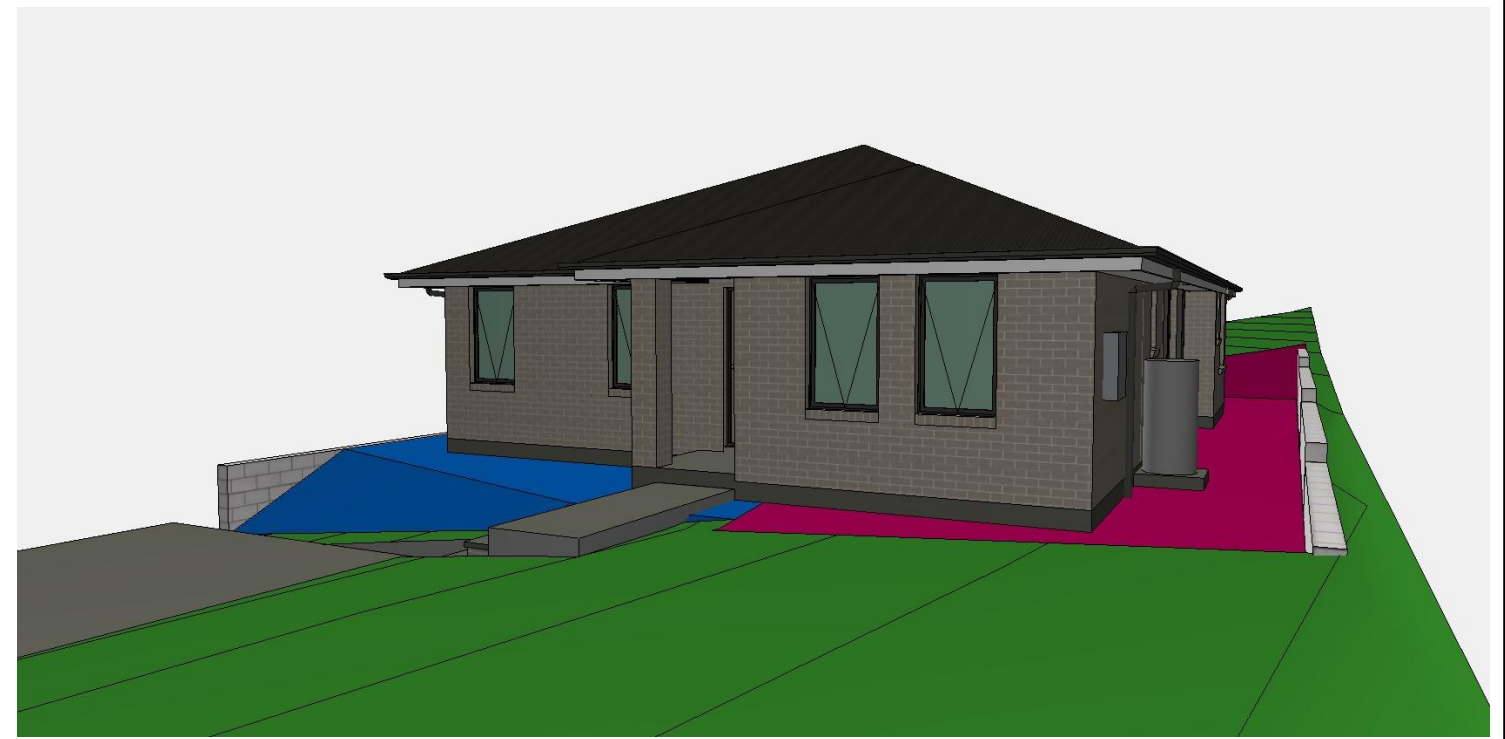
HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASA
SCALES:	

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**714472**



FRONT LEFT 3D



FRONT RIGHT 3D



REAR LEFT 3D



REAR RIGHT 3D

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

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COUNCIL:	CLARENCE COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	3D VIEWS
SHEET No.:	18 / 23

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASA
SCALES:	

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**714472**

## GENERAL

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

## SITE WORKS

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

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

## MASONRY

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

## TIMBER FRAMING

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

## BRACING / LINTELS

- WALL BRACING AS PER AS1684-2 2021 AND AS1170 WIND LOADS
- WALL BRACING AS SHOWN ON PLAN IS A MINIMUM ONLY. BUILDER TO PROVIDE ADDITIONAL BRACING TO SUIT THE CONSTRUCTION OF WALL FRAMES IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
- PLYWOOD BRACING IN ACCORDANCE WITH AS1684
- 65 x 19mm HW DIAGONAL TIMBER BRACING CHECKED INTO STUDS AND FIXED IN ACCORDANCE WITH AS1684

**TIMBER LINTELS FOR SINGLE (OR UPPER STORY) TO BE F17 HARDWOOD AS FOLLOWS:**  
 0 - 1500                      120 x 35  
 1500 - 2400                140 x 35  
 2400 - 2700                190 x 35

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

**STEEL LINTELS FOR SINGLE (OR UPPER STOREY) TO BE AS FOLLOWS:**  
 0 - 2700                      90 x 90 x 6 EA  
 2700 - 3200                100 x 100 x 8 EA  
 3200 - 4000                150 x 90 x 8 EA

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

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

## CONCRETE

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

## DRAINAGE / WATER

- DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY
- STORMWATER PIPES TO BE UPVC CLASS HD
- SEWER PIPES TO BE UPVC CLASS SH
- PROVIDE Ø20mm K2 POLYETHYLENE WATER RETICULATION
- TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY
- BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR
- PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE 150 MIN. BELOW LOWEST SANITARY DRAINAGE POINT.
- CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT N.C.C. TABLE 3.2.1
- AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M, H, E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5m FROM FOOTINGS IN ACCORDANCE WITH AS2870 SECTION 5.6
- PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3
- PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 SECTION 5.6.4 FOR ALL CLASS H AND E SITES. REFER TO GEOTECH FOR FURTHER INFORMATION
- DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3

Plumbing to AS3500	
ITEM	PIPE SIZE
ORG	DN100- TAP OVER
KITCHEN SINK	DN50
LAUNDRY TROUGH	DN50
SHOWER	DN50
BASIN	DN40
BATH	DN40
WC	DN100
VENT PIPE	DN50
ORG TO BE 150mm LOWER THAN LOWEST FIXTURE AND 75mm ABOVE FGL	
Minimum grades of discharge pipes	
Size of graded section of pipe DN	Minimum Grade %
40	2.50
50	2.50
65	2.50
80	1.65
100	1.65
125	1.25
150	1.00

## WINDOWS

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

## WET AREAS

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

## CONDENSATION

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

## ELECTRICAL

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

## ROOFING

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

## STAIRCASES / BALUSTRADES / HANDRAILS

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

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

## WOOD HEATERS

- ALL WOOD HEATERS ARE TO COMPLY WITH MANUFACTURERS SPECIFICATION AND N.C.C. PART 12.4

## FIRE SAFETY

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

THIS PLAN ACCEPTED BY:

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

SIGNATURE:

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DATE:

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SPECIFICATION:  
**DESIGNER**

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REVISION	DRAWN
1 DRAFT SALE PLAN - CT1	HMI 2025.09.22
2 PRELIM PLAN - INITIAL ISSUE	TDO 2025.10.06

CLIENT:  
**MELODY JANE & BRANDON VAN DEN BROEK**

ADDRESS:  
**126 ATHENA DR, RISDON VALE TAS 7016**

LOT / SECTION / CT: <b>88 / - / 185311</b>	COUNCIL: <b>CLARENCE COUNCIL</b>
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HOUSE DESIGN:  
**AMALFI ONE**

FACADE DESIGN:  
**CLASSIC**

SHEET TITLE:  
**GENERAL NOTES**

HOUSE CODE:  
**H-WDNAMF10SA**

FACADE CODE:  
**F-WDNAMF10CLASA**

SHEET No.:  
**19 / 23**

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

714472

**WET AREA NOTES**

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

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

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

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**ENERGY EFFICIENCY - GENERAL**

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

WAFFLE POD ALLOWANCES:  
 - REFER TO ENERGY CERTIFICATION

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

X-POD ALLOWANCE  
 - REFER TO ENERGY CERTIFICATION

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

CLEARANCE IS REQUIRED FOR UNCOMPRESSED INSTALLATION OF BULK INSULATION & TIMBERS SHOULD BE SIZED ACCORDINGLY  
 210mm FOR R4.1 BULK INSULATION  
 210mm FOR R5.0 BULK INSULATION  
 260mm FOR R6.0 BULK INSULATION  
 THESE DIMENSIONS ARE NOMINAL AND MAY VARY DEPENDING ON THE TYPE OF INSULATION TO BE INSTALLED

**N.C.C 2022 TAS PART H6**

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

**N.C.C 2019 3.12.0 (A)**

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

**3.12.3.4 - EXHAUST FANS**

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

**3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS**

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

**3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION**

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

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

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

**3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS**

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

**3.12.3.6 - EVAPORATIVE COOLERS**

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

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

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

**3.12.5.5 - ARTIFICIAL LIGHTING**

(a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:  
 (i) 5W/m<sup>2</sup> IN A CLASS 1 BUILDING  
 (ii) 4W/m<sup>2</sup> ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);  
 (iii) 3W/m<sup>2</sup> IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.  
 (b) THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.

**3.12.3 - FOR BUILDING SEALING**

**3.12.3.1 - CHIMNEYS AND FLUES**

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

**3.12.3.2 - ROOF LIGHTS**

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

**3.12.0.1 - EXTERNAL WINDOWS AND DOORS**

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

THIS PLAN ACCEPTED BY:

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

DATE:



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REVISION	DRAWN
1 DRAFT SALE PLAN - CT1	HMI 2025.09.22
2 PRELIM PLAN - INITIAL ISSUE	TDO 2025.10.06

CLIENT: <b>MELODY JANE &amp; BRANDON VAN DEN BROEK</b>	
ADDRESS: 126 ATHENA DR, RISDON VALE TAS 7016	
LOT / SECTION / CT: 88 / - / 185311	COUNCIL: CLARENCE COUNCIL

HOUSE DESIGN: <b>AMALFI ONE</b>	HOUSE CODE: H-WDNAMF10SA
FACADE DESIGN: <b>CLASSIC</b>	FACADE CODE: F-WDNAMF10CLASA
SHEET TITLE: WET AREA & ENERGY EFFICIENCY NOTES	SHEET No.: 20 / 23

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**714472**

Requirements for Building In Bushfire Hazard Areas

Building Act 2016

Directors Determination - Bushfire Hazard Areas

V1.1, dated 08 April 2021

Deemed-to-Satisfy Requirements (Part 2.3)

2.3.1 Design and construction

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

- (a) AS 3959-2018; or
- (b) Standard for Steel Framed Construction in Bushfire Areas published by the National Association of Steel Framed Housing Inc. (NASF), as appropriate for a BAL determined for that site using table 2.6 of AS 3959.
- (2) Subclause (1)(a) is only applicable to the following:
  - (a) a Class 1, 2 or 3 building; or
  - (b) a Class 10a building or deck associated with a Class 1, 2 or 3 building.
- (3) Subclause (1)(b) is only applicable to the following:
  - (a) a Class 1 building; or
  - (b) a Class 10a building or deck associated with a Class 1 building.

(4) Despite subsection (1) permissible, variations from requirements specified in 1(a) and 1(b) are as specified in Table 1.  
 (5) Despite subsections (1) and (4), performance requirements for buildings subject to BAL 40 or BAL Flame Zone (BAL-FZ) are not satisfied by compliance with subsections (1) or (4).

2.3.2 Property Access

- (1) A new building in a bushfire-prone area must be provided with property access to the building area and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4).
- (2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no property access available property access must be provided to the building area and the firefighting water point accessible by a carriageway as specified in subclause (4).
- (3) An addition or alteration to an existing building in a bushfire-prone area must not restrict any existing property access to the building area or to water supply for firefighting.
- (4) Vehicular access from a public road to a building must:
  - (a) comply with the property access requirements specified in Table 2;
  - (b) include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay; and
  - (c) include access to the hardstand area for the firefighting water point.

2.3.3 Water Supply for Fire fighting

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

2.3.4 Hazard Management Areas

- (1) A new building, and an existing building in the case of an addition or alteration to a building, in a bushfire-prone area must be provided with a hazard management area.
- (2) The hazard management area must comply with the requirements specified in Table 4.
- (3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959.
- (4) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

2.3.5 Bushfire emergency plan

- (1) An emergency plan must be provided for:
  - (a) a new building;
  - (b) an existing building in the case of an addition or alteration to a building;
  - (c) an existing building in the case of a change of building class;
  - (d) a building associated with the use, handling, generation or storage of a hazardous chemical or explosive; in a bushfire-prone area.
- (2) A bushfire emergency plan must comply with the requirements specified in Table 5.

7. Interpretation of Tables

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

Table 1 - Construction Requirements & Construction Variations

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

Table 2 - Requirements for Property Access

Column 1	Column 2
ELEMENT	REQUIREMENT
A. Property access length is less than 30 metres; or access is not for a fire appliance to access a water connection point.	There are no specified design and construction requirements.
B. Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> <li>(1) All-weather construction;</li> <li>(2) Load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>(3) Minimum carriageway widths of 4 metres;</li> <li>(4) Minimum vertical clearance of 4 metres;</li> <li>(5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;</li> <li>(6) Cross falls of less than 3° (1.20 or 5%);</li> <li>(7) Dips less than 7° (1.8 or 12.5%) entry and exit angle;</li> <li>(8) Curves with a minimum inner radius of 10 metres;</li> <li>(9) Maximum gradient of 15° (1.3.5 or 28%) for sealed roads, and 10° (1.5.5 or 18%) for unsealed roads; and</li> <li>(10) Terminate with a turning area for fire appliances provided by one of the following:                             <ul style="list-style-type: none"> <li>(a) A turning circle with a minimum inner radius of 10 metres;</li> <li>(b) A property access encircling the building; or</li> <li>(c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.</li> </ul> </li> </ul>
C. Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> <li>(1) The Requirements for B above; and</li> <li>(2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.</li> </ul>
D. Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> <li>(1) Complies with Requirements for B above; and</li> <li>(2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.</li> </ul>

Table 3A - Reticulated Water Supply for Firefighting

Column 1	Column 2
ELEMENT	REQUIREMENT
A. Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> <li>(1) The building area to be protected must be located within 120 metres of a fire hydrant; and</li> <li>(2) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.</li> </ul>
B. Design criteria for fire hydrants	The following requirements apply: <ul style="list-style-type: none"> <li>(1) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 - 2011-3.1 MRWA Edition 2.0; and</li> <li>(2) Fire hydrants are not installed in parking areas.</li> </ul>
C. Hardstand	A hardstand area for fire appliances must be provided: <ul style="list-style-type: none"> <li>(1) no more than three metres from the hydrant, measured as a hose lay;</li> <li>(2) No closer than six metres from the building area to be protected;</li> <li>(3) With a minimum width of three metres constructed to the same standard as the carriageway; and</li> <li>(4) Connected to the property access by a carriageway equivalent to the standard of the property access</li> </ul>

Table 3B - Static Water Supply for Firefighting

Column 1	Column 2
ELEMENT	REQUIREMENT
A. Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> <li>(a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and</li> <li>(b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.</li> </ul>
B. Static Water Supplies	A static water supply: <ul style="list-style-type: none"> <li>(a) May have a remotely located offtake connected to the static water supply;</li> <li>(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:                             <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6 mm thickness.</li> </ul> </li> </ul>
C. Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> <li>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) Where buried, have a minimum depth of 300mm</li> <li>(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</li> <li>(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</li> <li>(i) Where a remote offtake is installed, ensure the offtake is in a position that is:                             <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450 - 600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage by vehicles.</li> </ul> </li> </ul>
D. Signage for static water connections	(1) The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: <ul style="list-style-type: none"> <li>(a) comply with water tank signage requirements within AS 2304; or</li> <li>(b) comply with the TFS Water Supply Signage Guideline.</li> </ul>
E. Hardstand	A hardstand area for fire appliances must be provided: <ul style="list-style-type: none"> <li>(a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) No closer than six metres from the building area to be protected;</li> <li>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and</li> <li>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>

Table 4 - Requirements for Hazard Management Area

Column 1	Column 2
ELEMENT	REQUIREMENT
A. Hazard management areas for new buildings on lots provided with a BAL at the time of subdivision.	A new building must: <ul style="list-style-type: none"> <li>(a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined at the time of the subdivision; and</li> <li>(b) Have a HMA established in accordance with a certified bushfire hazard management plan.</li> </ul>
B. Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision.	A new building must: <ul style="list-style-type: none"> <li>(a) Be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and</li> <li>(b) Have an HMA established in accordance with a certified bushfire hazard management plan.</li> </ul>
C. Hazard management areas for alterations or additions to buildings.	An alteration or addition to a building must: <ul style="list-style-type: none"> <li>(a) Be located on the lot so as to be provided with a HMA which:                             <ul style="list-style-type: none"> <li>(i) Has the separation distances required for the BAL assessed for the construction of the existing building; or</li> <li>(ii) In the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and</li> </ul> </li> <li>(b) Have an HMA established in accordance with a certified bushfire hazard management plan.</li> </ul>
D. Hazard management areas for new buildings and additions and alterations to buildings classified as an accommodation building BCA Class 1b, BCA Class 2, or BCA Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an alteration or addition must: <ul style="list-style-type: none"> <li>(a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and</li> <li>(b) have a HMA established in accordance with a certified bushfire hazard management plan.</li> </ul>
E. Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme.	A new building or an addition or alteration including change of use must: <ul style="list-style-type: none"> <li>(a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and</li> <li>(b) have a HMA established in accordance with a certified bushfire hazard management plan.</li> </ul>
F. Hazard management areas for new buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemical or explosive.	A new building or an alteration or addition, including change of use, for a building determined as a hazardous use must: <ul style="list-style-type: none"> <li>(a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and</li> <li>(b) Have a HMA established in accordance with a certified bushfire hazard management plan.</li> </ul>

Table 5 - Requirements for Emergency Planning

Column 1	Column 2
ELEMENT	REQUIREMENT
A. Bushfire emergency plans	An emergency plan must be developed for the site which is: <ul style="list-style-type: none"> <li>(a) Consistent with TFS Bushfire Emergency Planning Guidelines; and</li> <li>(b) Approved by TFS or a person accredited by the TFS.</li> </ul>

THIS PLAN ACCEPTED BY:

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

DATE:

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

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HOUSE CODE: H-WDNAMF10SA

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**714472**

## AS3959 (2018)

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

### 5.1 GENERAL

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

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

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

### 5.2 SUBFLOOR SUPPORTS

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

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

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

### 5.3 FLOORS

#### 5.3.1 GENERAL

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

#### 5.3.2 ELEVATED FLOORS

##### 5.3.2.1 ENCLOSED SUBFLOOR SPACE

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

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

##### 5.3.2.2 UNENCLOSED SUBFLOOR SPACE

Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400mm above finished ground level, shall be one of the following -

(a) Materials that comply with the following:

- (i) Bearers and joists shall be -
  - (A) non-combustible; OR
  - (B) bushfire-resisting timber (see Appendix F); OR
  - (C) a combination of Items (A) and (B) above.
- (ii) Flooring shall be -
  - (A) non-combustible; OR
  - (B) bushfire-resisting timber (see Appendix F); OR
  - (C) timber (other than bushfire-resisting timber),

particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; OR  
(D) a combination of any Items (A), (B) or (C) above.

OR

(b) A system complying with AS1530.8.1

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

#### 5.4.1 WALLS

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

(a) Non-combustible material.

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

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

(b) Timber logs of a species with a density of 680kg/m<sup>3</sup> or greater at a 12 percent moisture content; of a minimum nominal overall thickness of 90mm and a minimum thickness of 70mm (see Clause 3.11); and gauge planed. OR

(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame and is -

- (i) non-combustible material; OR
- (ii) fibre cement a minimum of 6mm in thickness; OR
- (iii) bushfire-resisting timber (see Appendix F); OR
- (iv) a timber species as specified in Paragraph E1, Appendix E; pr
- (v) a combination of any of Items (i), (ii), (iii) or (iv) above. OR
- (d) A combination of any items (a), (b) or (c) above.

#### 5.4.2 JOINTS

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

### 5.4.3 VENTS AND WEEPHOLES

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

#### 5.5.1 BUSHFIRE SHUTTERS

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from -

- (a) non-combustible material; OR
- (b) a timber species as specified in Paragraph E1, Appendix E; OR
- (c) bushfire-resisting timber (see Appendix F); OR
- (d) a combination of Items (a), (b) and (c) above.

#### 5.5.2 SCREENS FOR WINDOWS AND DOORS

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

The frame supporting the mesh or perforated sheet shall be made from -

- (a) metal; OR
- (b) bushfire-resisting timber (see Appendix F); OR
- (c) a timber species as specified in Paragraph E2, Appendix E.

#### 5.5.3 WINDOWS AND SIDELIGHTS

Window assemblies shall:

- (a) be completely protected by a bushfire shutter that complies with Clause 3.7 and clause 5.5.1; OR
- (b) be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2
- (c) Conform with the following:
  - (i) Frame material For window assemblies less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having and angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery shall be made from:
    - (A) Bushfire-resisting timber (see Appendix F) OR
    - (B) A timber species as specified in Paragraph E2, Appendix F); OR
    - (C) Metal. OR
    - (D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
  - There are no specific restrictions on frame material for all other windows.
  - (ii) Hardware There are no specific restrictions on hardware for windows.
  - (iii) Glazing Where glazing is less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having and angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be Grade A safety glass a minimum of 4mm in thickness or glass blocks with no restriction on glazing methods.

NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only. For all other glazing, annealed glass may be used in accordance with AS 1288.  
(i) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.  
(ii) Screens The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 5.5.2.

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

NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only. For all other glazing, annealed glass may be used in accordance with AS 1288.

(i) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.  
(ii) Screens The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 5.5.2.

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

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall -

(a) Be protected by bushfire shutters that comply with Clause 3.7 and Clause 5.5.1.

OR

(b) Be protected externally by screens that comply with Clause 3.6 and Clause 5.5.2.

OR

(c) conform with the following:

- (i) Door panel material Materials shall be -
  - (A) non combustible; OR
  - (B) solid timber, laminated timber or reconstituted timber door, having a minimum thickness of 35mm for the first 400mm above the threshold; OR
  - (C) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400mm above the threshold; OR
  - (D) hollow core, solid timber, laminated timber or reconstituted timber protected externally by a screen that complies with Clause 5.5.2; OR
  - (E) for fully framed glazed door panels, the framing is made from metal or bushfire resisting timber (see Appendix F), or a timber species as specified in Paragraph E2, Appendix E or uPVC.
- (ii) Door frame material Door frames shall be made from:
  - (A) Bushfire-resisting timber (see Appendix F); OR
  - (B) a timber species as specified in Paragraph E2 of Appendix E;

OR

(C) Metal. OR  
(D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

(iii) Hardware There are no specific requirements for hardwarea at this BAL level.

(iv) Glazing the glazing shall be Grade A safety glass a minimum of 4mm in thickness, or glass blocks with no restriction on glazing methods. NOTE: Where double glazed units are used the above requirements apply to the external face of the window assembly only.

(v) Seals and weather strips Weather strips, draft excluders or draft seals shall be installed.

(vi) Screens There are no specific requirements for hardwarea at this BAL level.

(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

### 5.5.5 DOORS-SLIDING DOORS

Sliding doors shall:

(a) Be protected by bushfire shutters that comply with Clause 3.7 and Clause 5.5.1.

OR

(b) Be protected externally by screens that comply with Clause 3.6 and Clause 5.5.2.

OR

(c) conform with the following:

- (i) Frame material The material for door frames, including fully framed glazed doors, shall be -
  - (A) Bushfire-resisting timber (see Appendix F); OR
  - (B) a timber species as specified in Paragraph E2 of Appendix E; OR
  - (C) Metal. OR
  - (D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
- (ii) Hardware There are no specific requirements for hardwarea at this BAL level.
- (iii) Glazing Where doors incorporate glazing, the glazing shall be Grade A safety glass a minimum of 4mm in thickness,
- (iv) Seals and weather strips There are no specific requirements for hardwarea at this BAL level.
- (v) Screens There are no specific requirements for hardwarea at this BAL level.
- (vi) Sliding panels Sliding panels shall be tight-fitting in the frames.

#### 5.5.6 DOORS-VEHICLE ACCESS DOORS (GARAGE DOORS)

The following apply to vehicle access doors:

(a) The lower portion of a vehicle access door that is within 400mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from -

- (i) non combustible material; OR
- (ii) bushfire-resisting timber (see Appendix F); OR
- (iii) fibre- cement sheet, a minimum of 6mm in thickness; OR
- (iv) a timber species as specified in Paragraph E1, Appendix E; OR
- (v) a combination of any Items (i), (iii) or (iv) above.

(b) All vehicle access doors doors shall be fitted with suitable weather strips, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.

NOTES:

- 1 Refer to AS/NZS 4505 for door types.
  - 2 Gaps of door edges or building elements should be protected as per Section 3.
- C5.5.6(b) These guide tracks do not provide a direct passage for embers into the building.  
(c) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

#### 5.6.1 ROOFS - GENERAL

The following apply to all types of roofs and roofing systems:

(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.

(b) The roof/wall junction shall be sealed, or otherwise protected in accordance with Clause 3.6.

(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.

(d) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need to be screened externally.

#### 5.6.2 TILED ROOFS

Tiled roofs shall be fully sarked. The sarking shall -

(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;

(b) cover the entire roof area including ridges and hips; and

(c) extend into gutters and valleys.

#### 5.6.3 SHEET ROOFS

Sheet roofs shall—

(a) be fully sarked in accordance with Clause 5.6.2, except that foil-backed insulation blankets may be installed over the battens; and  
(b) have any gaps sealed at the fascia or wall line and at valleys, hips and ridges by -

(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium; or

(ii) mineral wool; or

(iii) other non-combustible material; or

(iv) a combination of any of Items (i), (ii) or (iii) above.

C5.6.3 - Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.

#### 5.6.4 VERANDA, CARPORT AND AWNING ROOFS

The following apply to veranda, carport and awning roofs:

(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 5.6.1,

to 5.6.6.

(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] complying with Clause 5.4 shall have a non-combustible roof covering, except where the roof covering is a translucent or transparent material.

NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the main roof space

### 5.6.5 ROOF PENETRATIONS

The following apply to roof penetrations:

(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors shall be sealed. The material used to seal the penetration shall be non-combustible.

(b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.

This requirement does not apply to a room sealed gas appliance.

NOTE: A gas appliance designed such that air for combustion dose not enter from, or combustion products enter into, the room which the appliance is located.

In the case of gas appliance flues, ember guards shall not be fitted.

NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowl. Advice can be obtained from manufacturers and State and Territory gas technical regulators.

(c) All overhead glazing shall be Grade A safety glass complying with AS 1288.

(d) Glazed elements in roof lights and skylights may be of polymer, provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm in thickness shall be used in the outer pane of the IGU.

(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index not exceeding five..

(f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

(g) Vent pipes made from PVC are permitted.

(h) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

#### 5.6.6 EAVES LININGS, FASCIAS AND GABLES

The following apply to eaves linings, fascias and gables:

(a) Gables shall comply with Clause 5.4.

(b) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 5.6.5.

(c) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium

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

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

#### 5.6.7 GUTTERS AND DOWNPIPES

This Standard does not provide material requirements for downpipes.

If installed, gutter and valley leaf guards shall be non-combustible. With the exception of box gutters, gutters shall be metal or PVC-U.

Box gutters shall be non-combustible and flashed at the junction with the roof with noncombustible material.

### 5.7.1 VERANDAS, DECKS, STEPS

#### AND LANDINGS - GENERAL

Decking may be spaced.

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

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

### 5.7.2 ENCLOSED SUBFLOOR SPACES OF VERANDAS,

#### DECKS, STEPS, RAMPS AND LANDINGS

5.7.2.1 Materials to enclose a subfloor space

This standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400mm from the ground.

Where the materials used to enclose a subfloor space are less than 400mm from the ground, they shall conform with Clause 5.4.

5.7.2.2 Supports

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

5.7.2.3 Framing

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

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

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

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300mm (measured horizontally at deck level) from glazed elements that are less than 400mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from -

(a) non-combustible material; or

(b) of bushfire-resisting timber (see Appendix F); or

(c) a timber species as specified in Paragraph E1, Appendix E; or

(d) uPVC; or

(e) a combination of Items (a), (b), (c) or (d).

#### 5.7.3 UNENCLOSED SUBFLOOR SPACES OF VERANDAS,

#### DECKS, STEPS, RAMPS AND LANDINGS

5.7.3.1 Supports

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

5.7.3.2 Framing

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

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

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

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300mm (measured horizontally at deck level) from glazed elements that are less than 400mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from-

(a) non-combustible material; or

(b) of bushfire-resisting timber (see Appendix F); or

(c) a timber species as specified in Paragraph E1, Appendix E; or

(d) uPVC; or

(e) a combination of any of Items (a), (b), (c) or (d).

#### 5.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS

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

#### 5.7.5 VERANDA POSTS

Verandah Posts -

(a) Shall be timber mounted on galvanised mounted shoes or stirrups with a clearance of no less than 75mm above adjacent ground level; or

(b) if less than 400mm (measured vertically) from the surface of the deck or ground (see Fig D2, Appendix D) shall be made from -

(i) non-combustible material;or

(ii) bushfire-resisting timber (see Appendix F); or

(iii) a timbers species as specified in Paragraph E1, Appendix E; or

(iv) a combination of any of Items (a) or (b).

### 5.8 WATER AND GAS SUPPLY PIPES

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

THIS PLAN ACCEPTED BY:

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

SIGNATURE:

DATE:

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

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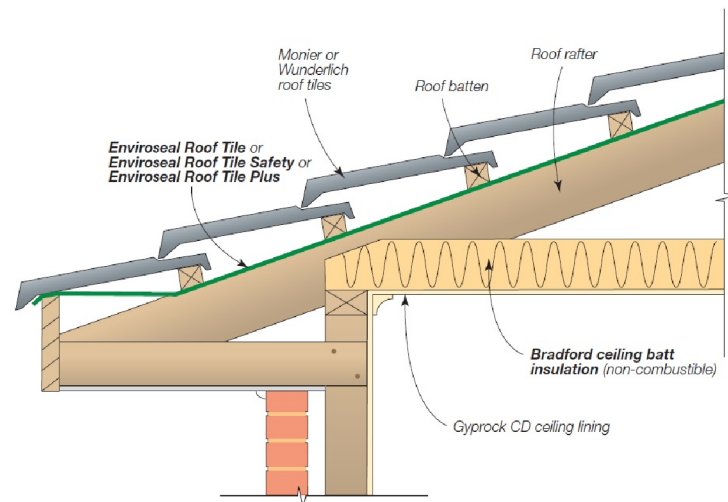
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	REVISION	DRAWN
1	DRAFT SALE PLAN - CT1	HMI 2025.09.22
2	PRELIM PLAN - INITIAL ISSUE	TDO 2025.10.06

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

**Figure 5.1. Tiled Roofs**

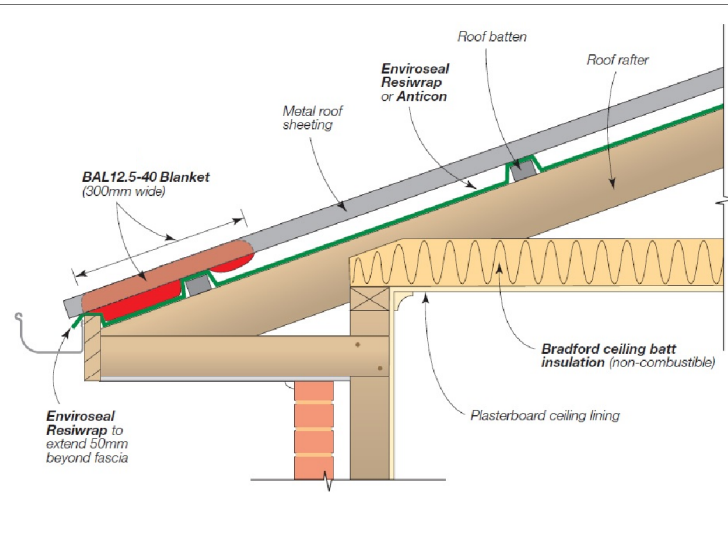
- Install EnviroSeal roof tile sarking on top of the roof framing and below the roof battens.
- For further fixing details contact CSR technical support.



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

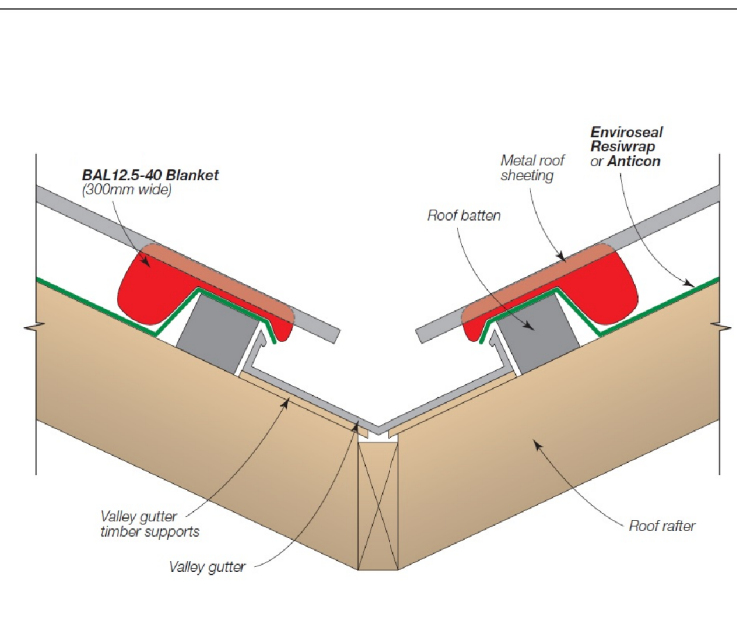
**Figure 5.2.1. Fascia Detail – Metal Roof (BAL12.5-40)**

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



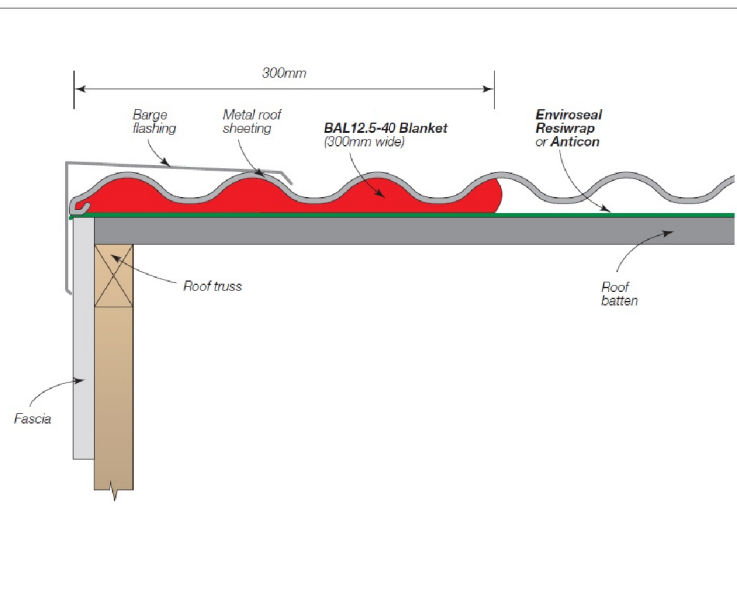
**Figure 5.2.2. Valley Detail – Steel Roof (BAL-12.5 – BAL-40)**

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



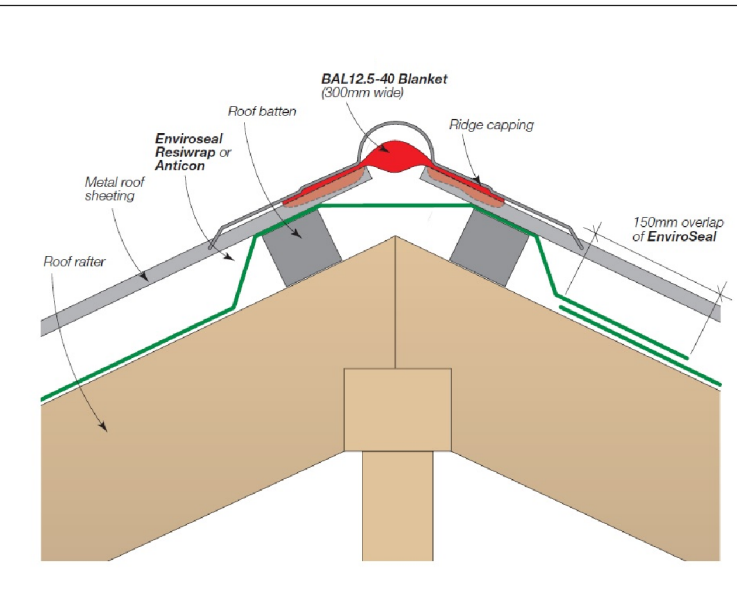
**Figure 5.2.3. Barge Detail – Steel Roof (BAL-12.5 – BAL-40)**

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



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

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



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

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

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LOT / SECTION / CT:	88 / - / 185311
COUNCIL:	CLARENCE COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	BAL 12.5 - BAL 40 ROOF DETAILS
SHEET No.:	23 / 23

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASA
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