



Devonport City Council

# PUBLIC NOTICE

## APPLICATION FOR PLANNING PERMIT

*Section 57(3) Land Use Planning Approvals Act 1993*

An application for a planning permit has been made which may affect you.

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### Application Details

Application Number:	<b>PA2025.0169</b>
Proposed Use or Development:	<b>Residential (single dwelling)</b>
Address of the Land:	<b>22 Curtis Place, Ambleside</b>
Date of Notice:	<b>29/11/2025</b>

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You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

**Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.**

Your representation must:

- be received by close of business on **15/12/2025**;
- be in writing; and
- addressed to the Chief Executive Officer, Devonport City Council:
  - P.O. Box 604, Devonport, Tasmania, 7310; or
  - [townplanning@devonport.tas.gov.au](mailto:townplanning@devonport.tas.gov.au)

If you make a representation then Council must consider your submission before making its decision on the application.

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### 22 Curtis Place, Ambleside



This map is made available for the purpose of providing access to Devonport City Council information and not as professional advice. The information contained on the map is diagrammatic only. All information should be verified on site, or with the appropriate State Government Department or Council Office, prior to being used for any purpose.

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Created: 26-11-2025 15:27:25



# DA

## TASMANIAN PLANNING SCHEME

### SHEET INDEX

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

### TOTAL FLOOR AREAS

MAIN DWELLING, FIRST FLOOR	
ALFRESCO	13.50
LIVING	258.01
PORCH	5.39
<b>TOTAL</b>	<b>276.90 m<sup>2</sup></b>

**HIGHLY REACTIVE / PROBLEMATIC SOIL TYPE. REFER TO HYDRAULICS PLANS AND DETAILS PREPARED BY GANDY AND ROBERTS**

### AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.**
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
  - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
  - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
  - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
  - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
  - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
  - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
  - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
  - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
  - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
  - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
  - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
  - SERVICES IN ACCORDANCE WITH NCC 2022.
  - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
  - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
  - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

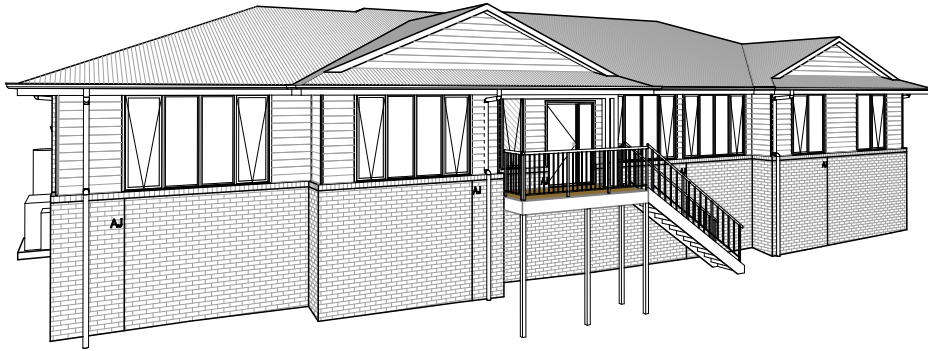
### SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-LOW
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	LOW
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T3
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	390m
WITHIN 50km BREAKING SURF	3.01km
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION AREA	

### BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
<b>SETBACKS</b>		
FRONT	MIN. 4,500mm	15,870mm
SIDE A	MIN. 1,500mm	1,570mm
SIDE B	MIN. 1,500mm	5,245mm
REAR	MIN. 1,500mm	12,985mm
<b>BULK &amp; SCALE</b>		
SITE AREA	1,359m <sup>2</sup>	
SITE COVERAGE - FIRST FLOOR	MAX. 50%	20.38%
<b>LANDSCAPE</b>		
NO APPLICABLE CONTROLS		
<b>EARTHWORKS</b>		
CUT DEPTH	MAX. 2,000mm	645mm
<b>ACCESS &amp; AMENITY</b>		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

### 3D PERSPECTIVE



### NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

### LOCATION MAP



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

### BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2595mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC
<b>INSULATION</b>	
ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	AIRCELL FOR B&J

### NCC 2022 LIVABLE HOUSING COMPLIANCE

- ACCESSIBLE SANITARY COMPARTMENT: BATH  
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.

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: \_\_\_\_\_

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

### PLAN ACCEPTANCE BY OWNER

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

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

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

### PRELIMINARY PLAN SET

3	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.10.30	TDO	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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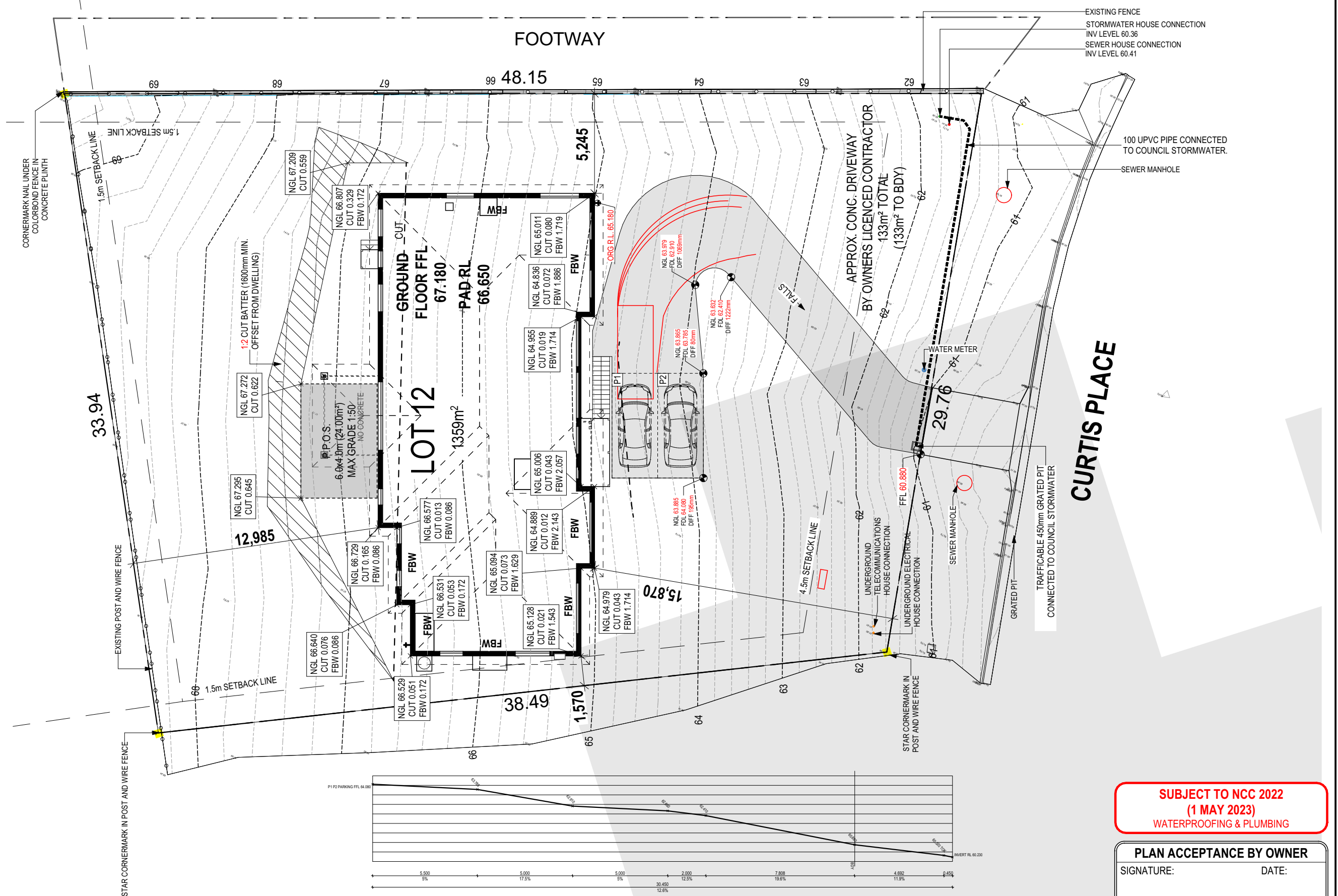
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COPYRIGHT: © 2025	1 CONSOLIDATED PROPOSAL - CP1	MFC 14/10/2025	BENJAMIN DAVID & BONNIE LOUISE SIMPSON	BALMORAL 35	H-WATBMR10SA	
	2 CONSOLIDATED PROPOSAL 2 - CP2	MFC 20/10/2025	ADDRESS: 22 CURTIS PLACE, AMBLESIDE TAS 7310	FACADE DESIGN: NEWHAVEN	FACADE CODE: F-WATBMR10NHAVA	
	3 PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025	LOT / SECTION / CT: 12 / - / 185995	COUNCIL: DEVONPORT	SHEET TITLE: COVER SHEET	SCALES: 1 / 22
						<b>714465</b>

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

APPROX. CUT/FILL		
CUT	34.36m³	77.31t
FILL	0.00m³	0.00t
DIFFERENCE	34.36m³	77.31t

**77 TONNES OF EXPORT FILL**

LOT SIZE: **1359m²**  
 HOUSE (COVERED AREA): **276.9m²**  
 SITE COVERAGE: **20.38%**



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

**PLAN ACCEPTANCE BY OWNER**

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

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

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COPYRIGHT:	2 CONSOLIDATED PROPOSAL 2 - CP2	MFC 20/10/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2025	3 PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025	22 CURTIS PLACE, AMBLESIDE TAS 7310	NEWHAVEN	F-WATBMR10NHAVA	
			LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:
			12 / - / 185995	DEVONPORT	SITE PLAN	2 / 22
						SCALES:
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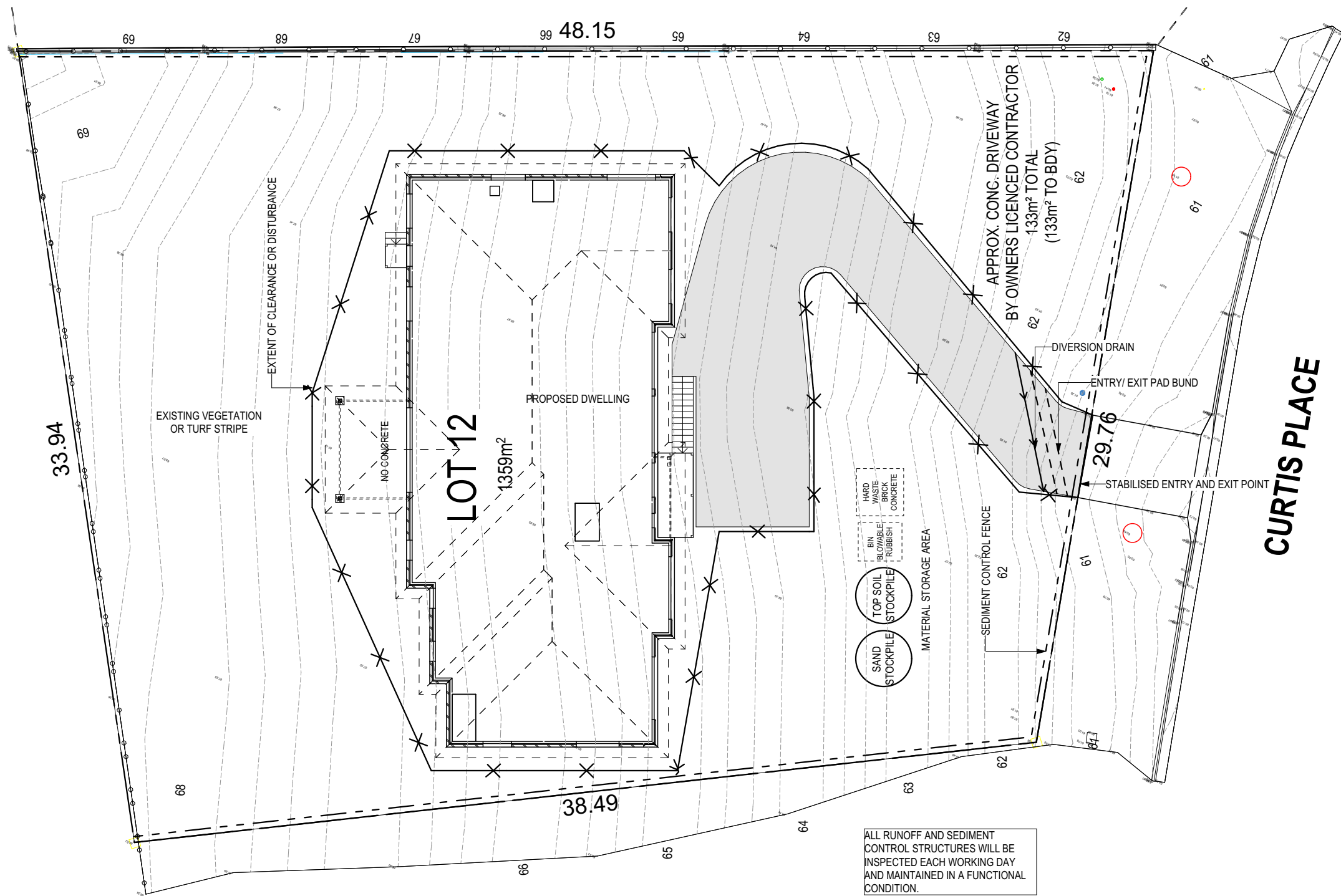
Last Published: Sunday, 2 November 2025 5:05 PM  
 Template Version: 24.038  
 File Location: P:\8\_Drafting\Job Files\7144007\14465 - Simpson (AC24)\Plans\714465 Simpson - AC24 - Prelim - 2025.11.02.pln

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

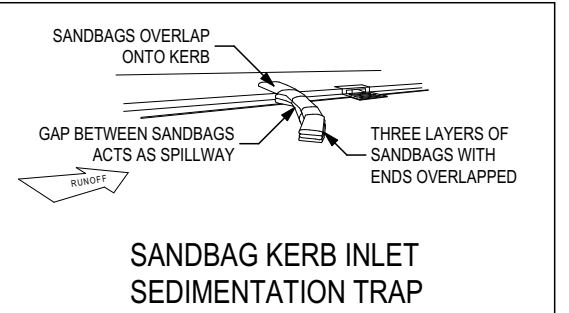
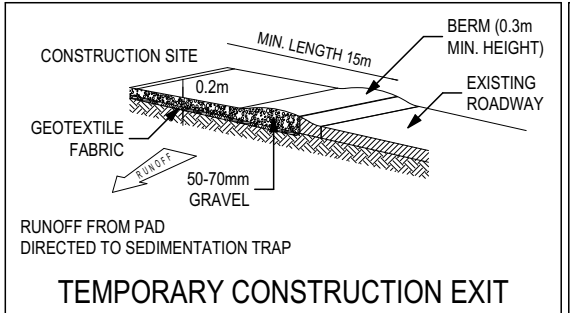
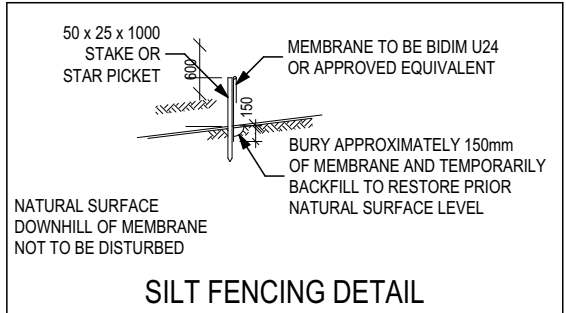
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

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



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

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.



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

**PLAN ACCEPTANCE BY OWNER**

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

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

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	1 CONSOLIDATED PROPOSAL - CP1	MFC 14/10/2025	BENJAMIN DAVID & BONNIE LOUISE SIMPSON	BALMORAL 35	H-WATBMR10SA	
	2 CONSOLIDATED PROPOSAL 2 - CP2	MFC 20/10/2025	ADDRESS: 22 CURTIS PLACE, AMBLESIDE TAS 7310	FACADE DESIGN: NEWHAVEN	FACADE CODE: F-WATBMR10NHAVA	
	3 PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025	LOT / SECTION / CT: 12 / - / 185995	COUNCIL: DEVONPORT	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN	SHEET No.: 3 / 22
					SCALES: 1:200	<b>714465</b>

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

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

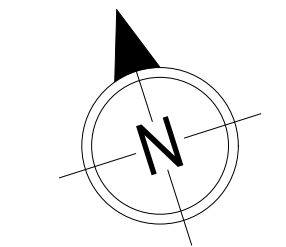
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

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

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE  
 ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

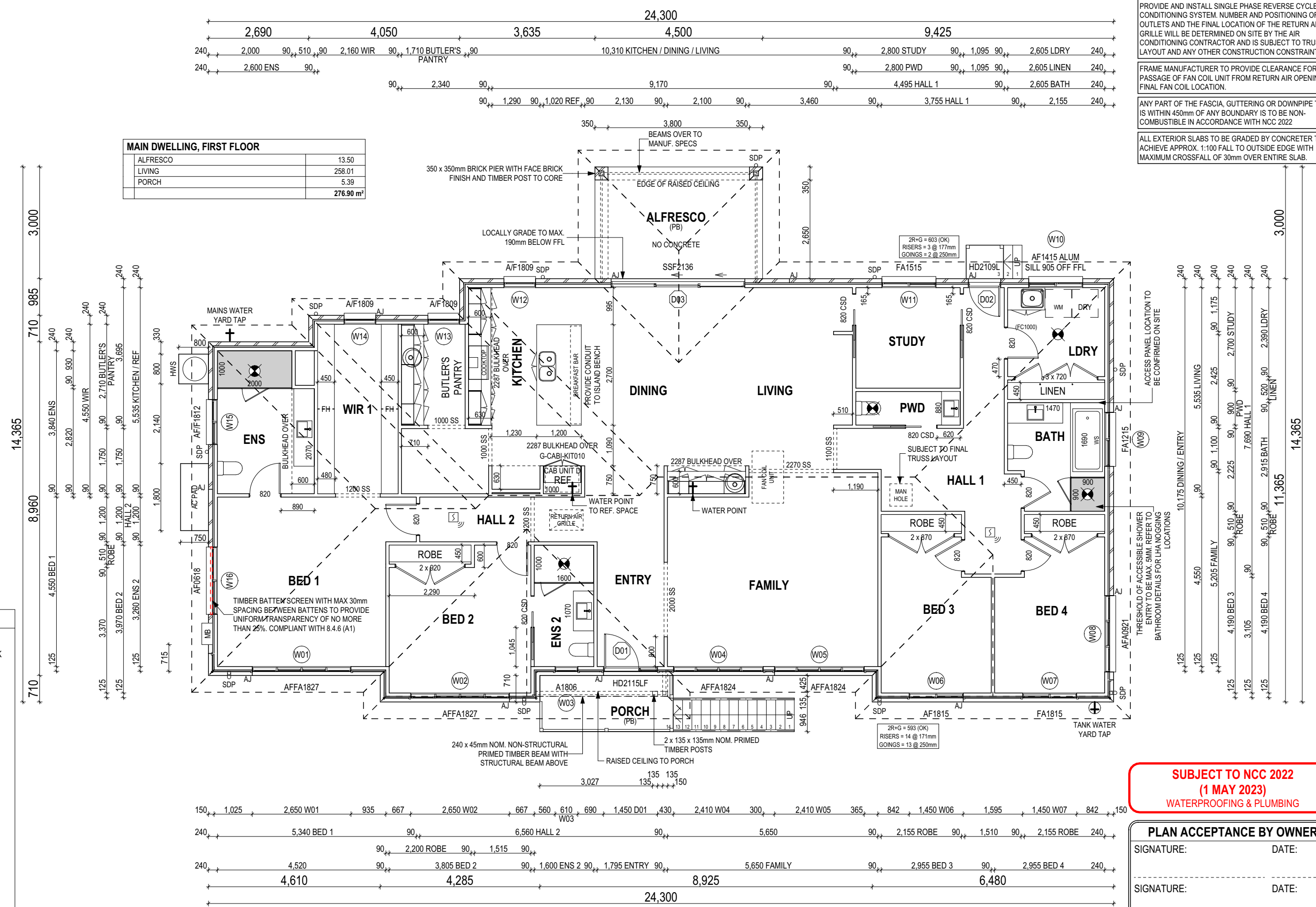


**LEGEND**

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

**MAIN DWELLING, FIRST FLOOR**

ALFRESCO	13.50
LIVING	258.01
PORCH	5.39
<b>TOTAL</b>	<b>276.90 m<sup>2</sup></b>



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

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

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

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

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

**PLAN ACCEPTANCE BY OWNER**

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

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

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**ALL DIMENSIONS ARE FRAME DIMENSIONS**

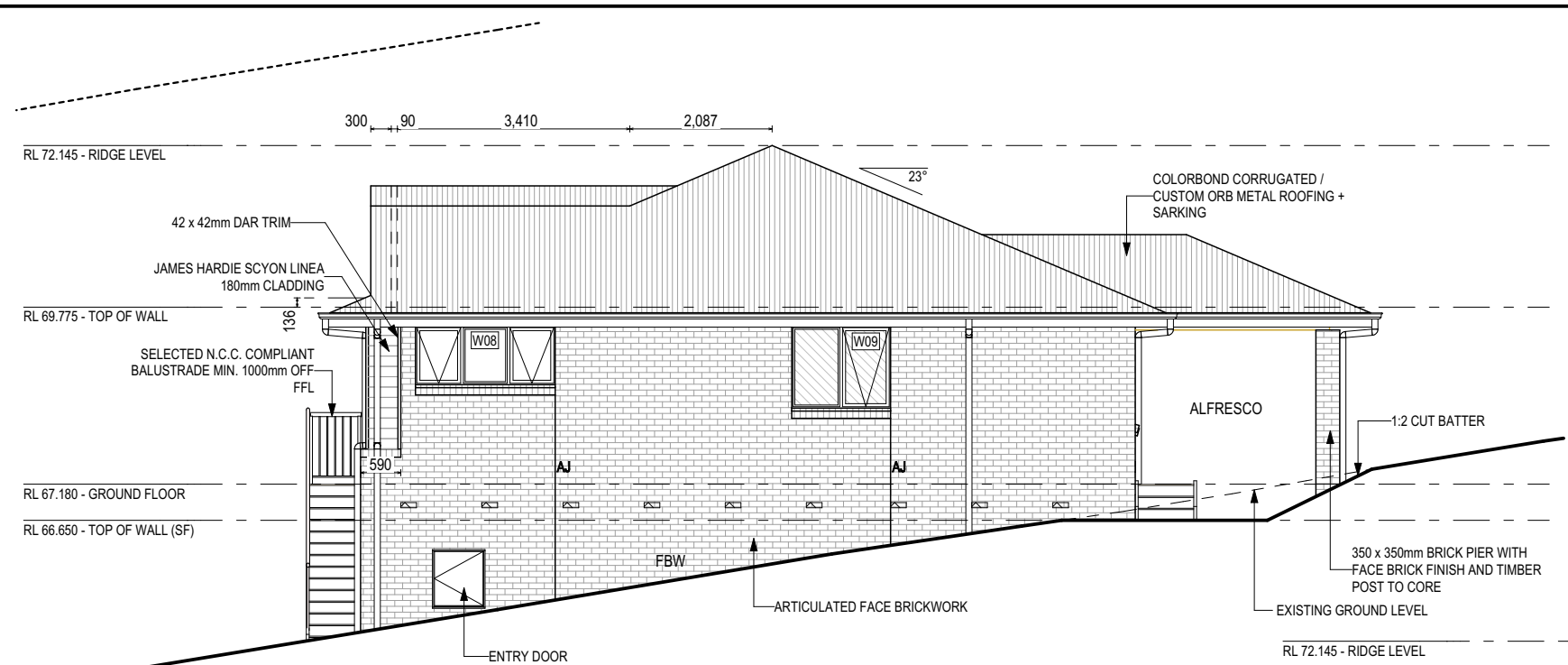
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						SCALES: 1:100	714465

Last Published: Sunday, 2 November 2025 5:05 PM

File Location: P:\8\_Drafting\Job Files\7144007\4465 - Simpson (AC24)\Plans\714465 Simpson - AC24 - Prelim - 2025.11.02.pln

Template Version: 24.038



**EAST ELEVATION**  
SCALE: 1:100

**Sub-Floor Vent**  

 PROVIDE SUBFLOOR VENTILATION AT MAX. 600mm FROM CORNERS AND EVENLY SPACED (REFER NCC FOR FURTHER DETAIL). FINAL LOCATIONS MAY BE ADJUSTED TO SUIT BRICKWORK GAUGE.

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

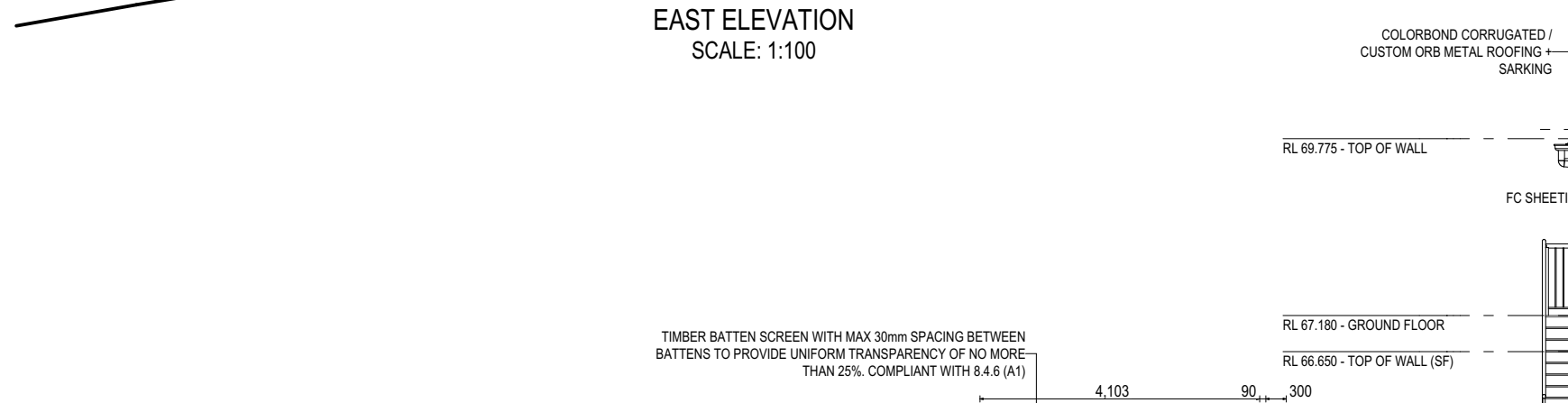
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

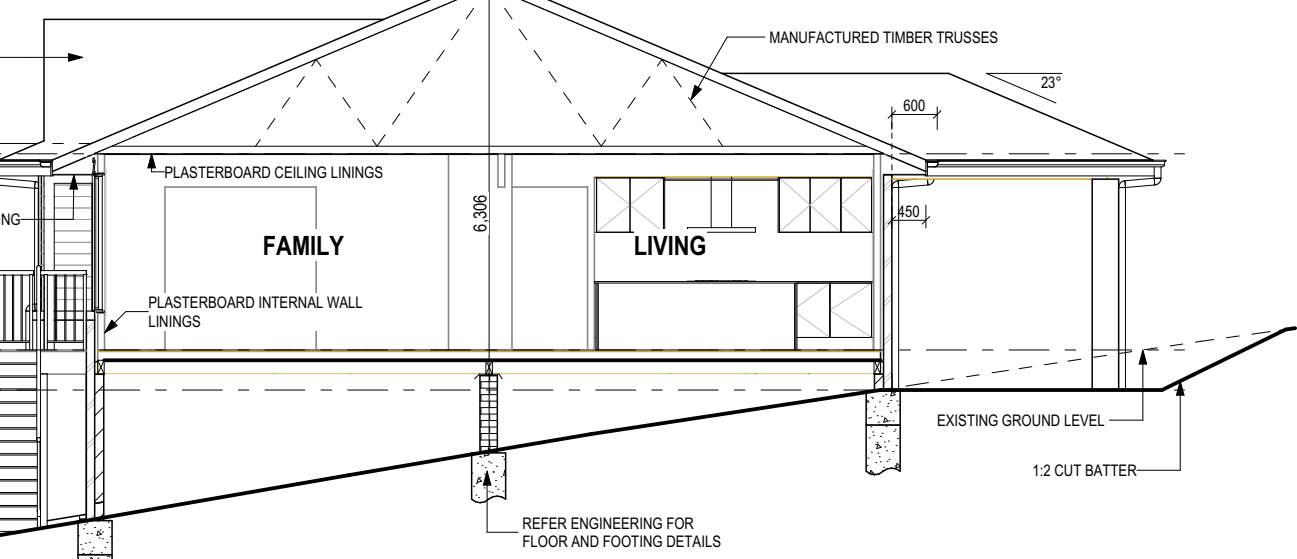
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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**



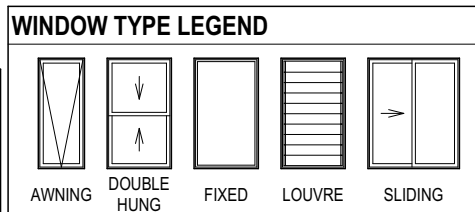
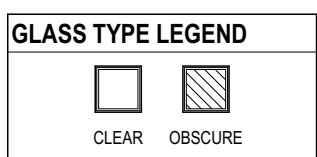
**WEST ELEVATION**  
SCALE: 1:100



**SECTION A-A**  
SCALE: 1:100

GROUND CLEARANCE IN ACCORDANCE WITH NCC TABLE 3.4.1.2 FOR CLIMATIC ZONE C TO BE 150mm FOR THE FIRST 2m THEN 400mm CLEARANCE FOR ACCESS TO SERVICES.

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



**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____

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

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SPECIFICATION:	NEXTGEN
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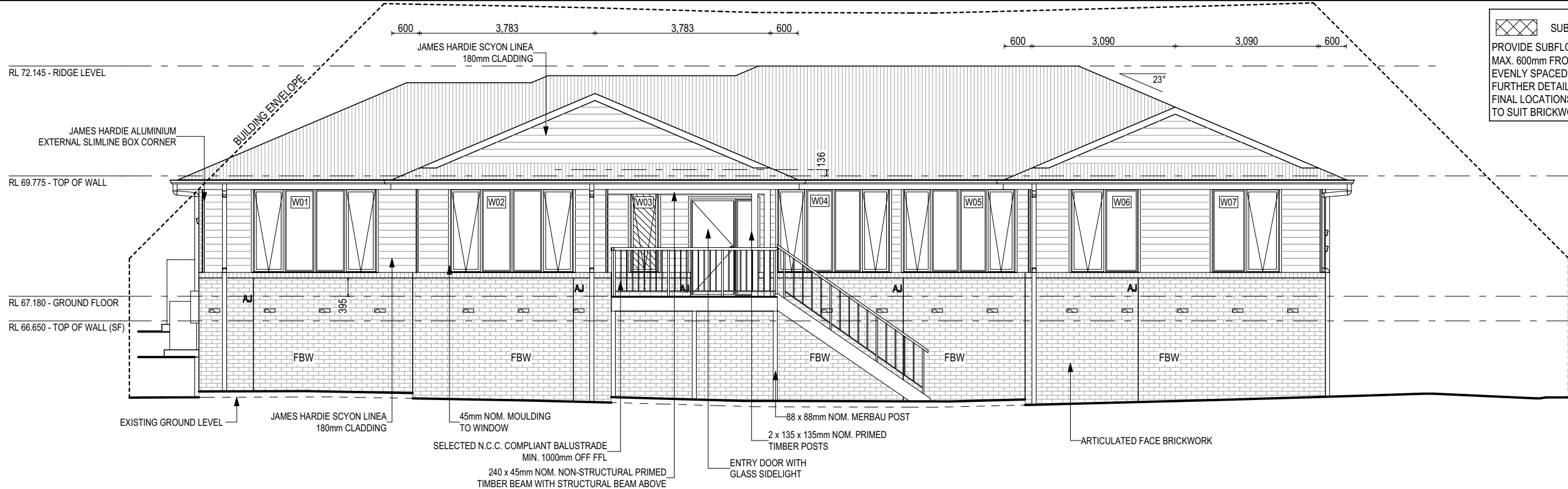
REVISION	DRAWN	CLIENT:
1 CONSOLIDATED PROPOSAL - CP1	MFC 14/10/2025	BENJAMIN DAVID & BONNIE LOUISE SIMPSON
2 CONSOLIDATED PROPOSAL 2 - CP2	MFC 20/10/2025	ADDRESS: 22 CURTIS PLACE, AMBLESIDE TAS 7310
3 PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025	LOT / SECTION / CT: 12 / - / 185995

COUNCIL:	DEVONPORT
----------	-----------


HOUSE DESIGN:	BALMORAL 35
FACADE DESIGN:	NEWHAVEN
SHEET TITLE:	ELEVATIONS / SECTION

HOUSE CODE:	H-WATBMR10SA
FACADE CODE:	F-WATBMR10NHAVA
SHEET No.:	5 / 22
SCALES:	1:100

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--	---------------



**SOUTH ELEVATION**  
SCALE: 1:100

 SUB-FLOOR VENT  
 PROVIDE SUBFLOOR VENTILATION AT MAX. 600mm FROM CORNERS AND EVENLY SPACED (REFER NCC FOR FURTHER DETAIL). FINAL LOCATIONS MAY BE ADJUSTED TO SUIT BRICKWORK GAUGE.

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

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)

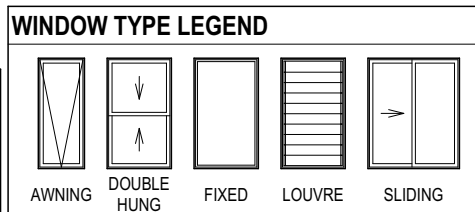
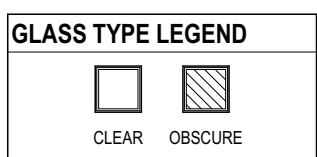
ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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



**NORTH ELEVATION**  
SCALE: 1:100

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



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

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3 PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025	LOT / SECTION / CT: 12 / - / 185995

COUNCIL:  
DEVONPORT

HOUSE DESIGN:  
BALMORAL 35

FACADE DESIGN:  
NEWHAVEN

SHEET TITLE:  
ELEVATIONS

HOUSE CODE:  
H-WATBMR10SA

FACADE CODE:  
F-WATBMR10NHAVA

SHEET No.:  
6 / 22

SCALES:  
1:100

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714465

Last Published: Sunday, 2 November 2025 5:05 PM  
 File Location: P:\8\_Drafting\Job Files\7144007\4465 - Simpson (AC24)\Plans\714465 Simpson - AC24 - Prelim - 2025.11.02.pln  
 Template Version: 24.038

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

STOREY	ID	CODE <sup>1</sup>	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m <sup>2</sup> )	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m <sup>2</sup> )	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION <sup>2</sup>
<b>WINDOW</b>															
GROUND FLOOR	W01	AFFA1827	AWNING	BED 1	1,800	2,650	8,900	4.77	ALUMINIUM	BAL-LOW	NONE	S	3.83	CLEAR, DOUBLE GLAZED	MP 663-663-663
GROUND FLOOR	W02	AFFA1827	AWNING	BED 2	1,800	2,650	8,900	4.77	ALUMINIUM	BAL-LOW	NONE	S	3.83	CLEAR, DOUBLE GLAZED	MP 663-663-663
GROUND FLOOR	W03	A1806	AWNING	ENS 2	1,800	610	4,820	1.10	ALUMINIUM	BAL-LOW	NONE	S	0.81	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W04	AFFA1824	AWNING	FAMILY	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-LOW	NONE	S	3.43	CLEAR, DOUBLE GLAZED	MP 603-603-603
GROUND FLOOR	W05	AFFA1824	AWNING	FAMILY	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-LOW	NONE	S	3.43	CLEAR, DOUBLE GLAZED	MP 603-603-603
GROUND FLOOR	W06	AF1815	AWNING	BED 3	1,800	1,450	6,500	2.61	ALUMINIUM	BAL-LOW	NONE	S	2.13	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W07	FA1815	AWNING	BED 4	1,800	1,450	6,500	2.61	ALUMINIUM	BAL-LOW	NONE	S	2.13	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W08	AFA0921	AWNING	BED 4	857	2,050	5,814	1.76	ALUMINIUM	BAL-LOW	ANGLED	E	1.29	CLEAR, DOUBLE GLAZED	MP 683-683
GROUND FLOOR	W09	FA1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	E	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W10	AF1415	AWNING	LDRY	1,372	1,450	5,644	1.99	ALUMINIUM	BAL-LOW	ANGLED	N	1.59	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W11	FA1515	AWNING	STUDY	1,457	1,450	5,814	2.11	ALUMINIUM	BAL-LOW	ANGLED	N	1.70	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W12	A/F1809	AWNING	KITCHEN	1,800	850	5,300	1.53	ALUMINIUM	BAL-LOW	ANGLED	N	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W13	A/F1809	AWNING	BUTLER'S PANTRY	1,800	850	5,300	1.53	ALUMINIUM	BAL-LOW	ANGLED	N	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W14	A/F1809	AWNING	WIR 1	1,800	850	5,300	1.53	ALUMINIUM	BAL-LOW	ANGLED	N	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W15	AF/F1812	AWNING	ENS	1,800	1,210	6,020	2.18	ALUMINIUM	BAL-LOW	ANGLED	W	1.72	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600, MP 0/605
GROUND FLOOR	W16	AF0618	AWNING	BED 1	600	1,810	4,820	1.09	ALUMINIUM	BAL-LOW	ANGLED	W	0.81	CLEAR, DOUBLE GLAZED	MP 905
								<b>40.00</b>					<b>31.65</b>		
<b>DOOR</b>															
GROUND FLOOR	D01	HD2115LF	SWINGING	ENTRY	2,100	1,450	7,100	3.05	ALUMINIUM	BAL-LOW	SNAP HEADER	S	2.19	CLEAR	1 x FIXED SIDELIGHT
GROUND FLOOR	D02	HD2109L	SWINGING	HALL 1	2,100	870	5,940	1.83	ALUMINIUM	BAL-LOW	NONE	N	1.22	NA	
GROUND FLOOR	D03	SSF2136	STACKER	LIVING	2,100	3,588	11,376	7.53	ALUMINIUM	BAL-LOW	SNAP HEADER	N	6.75	CLEAR, DOUBLE GLAZED, TOUGHENED	
								<b>12.41</b>					<b>10.16</b>		
								<b>52.41</b>					<b>41.81</b>		

**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</b>				
Window Type	WERS Code	U Value	SHGC	
Sliding Window	TND-034-001	3.1	0.61	
Awning Window	STG-001-066	3.91	0.54	
Fixed External Window	DOW-038-005	3.02	0.66	
Sliding Door	AUW-009-009	4.03	0.58	
Stacking Door	AUW-009-009	4.03	0.58	
Hinged Door	GRN-009-001	4.25	0.53	
Bi-Fold Door	DOW-020-001	4.1	0.54	
<b>BAL 29</b>				
Window Type	WERS Code	U Value	SHGC	
Sliding Window	TND-034-001	3.1	0.61	
Awning Window	STG-001-066	3.91	0.54	
Fixed External Window	DOW-038-005	3.02	0.66	
Sliding Door	AMJ-007-005	4.03	0.59	
Stacking Door	AMJ-007-005	4.03	0.59	
Hinged Door	GRN-009-001	4.29	0.53	

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m <sup>2</sup> )

**INTERIOR WINDOW & DOOR SCHEDULE**

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
<b>DOOR</b>							
GROUND FLOOR	2	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	1100 SS	SQUARE SET OPENING	2,155	1,100	N/A	
GROUND FLOOR	2	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
GROUND FLOOR	2	2 x 870	SWINGING	2,040	1,740	N/A	
GROUND FLOOR	1	2 x 920	SWINGING	2,040	1,840	N/A	
GROUND FLOOR	1	2000 SS	SQUARE SET OPENING	2,155	2,000	N/A	
GROUND FLOOR	1	2270 SS	SQUARE SET OPENING	2,155	2,270	N/A	
GROUND FLOOR	1	3 x 720	SWINGING	2,040	2,194	N/A	
GROUND FLOOR	7	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	4	820 CSD	CAVITY SLIDING	2,040	820	N/A	

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

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
 - SUSTAINABILITY REQUIREMENTS  
 - SITE CLASSIFICATION  
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**SUBJECT TO NCC 2022  
(1 MAY 2023)  
WATERPROOFING & PLUMBING**

**PLAN ACCEPTANCE BY OWNER**

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	NEXTGEN	1 CONSOLIDATED PROPOSAL - CP1	MFC 14/10/2025	BENJAMIN DAVID & BONNIE LOUISE SIMPSON	BALMORAL 35	H-WATBMR10SA	
	COPYRIGHT: © 2025	2 CONSOLIDATED PROPOSAL 2 - CP2	MFC 20/10/2025	ADDRESS: 22 CURTIS PLACE, AMBLESIDE TAS 7310	FACADE DESIGN: NEWHAVEN	FACADE CODE: F-WATBMR10NHAVA	
	3 PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025	LOT / SECTION / CT: 12 / - / 185995	COUNCIL: DEVONPORT	SHEET TITLE: WINDOW & DOOR SCHEDULES	SHEET No.: 7 / 22	SCALES:
							<b>714465</b>


# NATURAL LIGHT AND VENTILATION

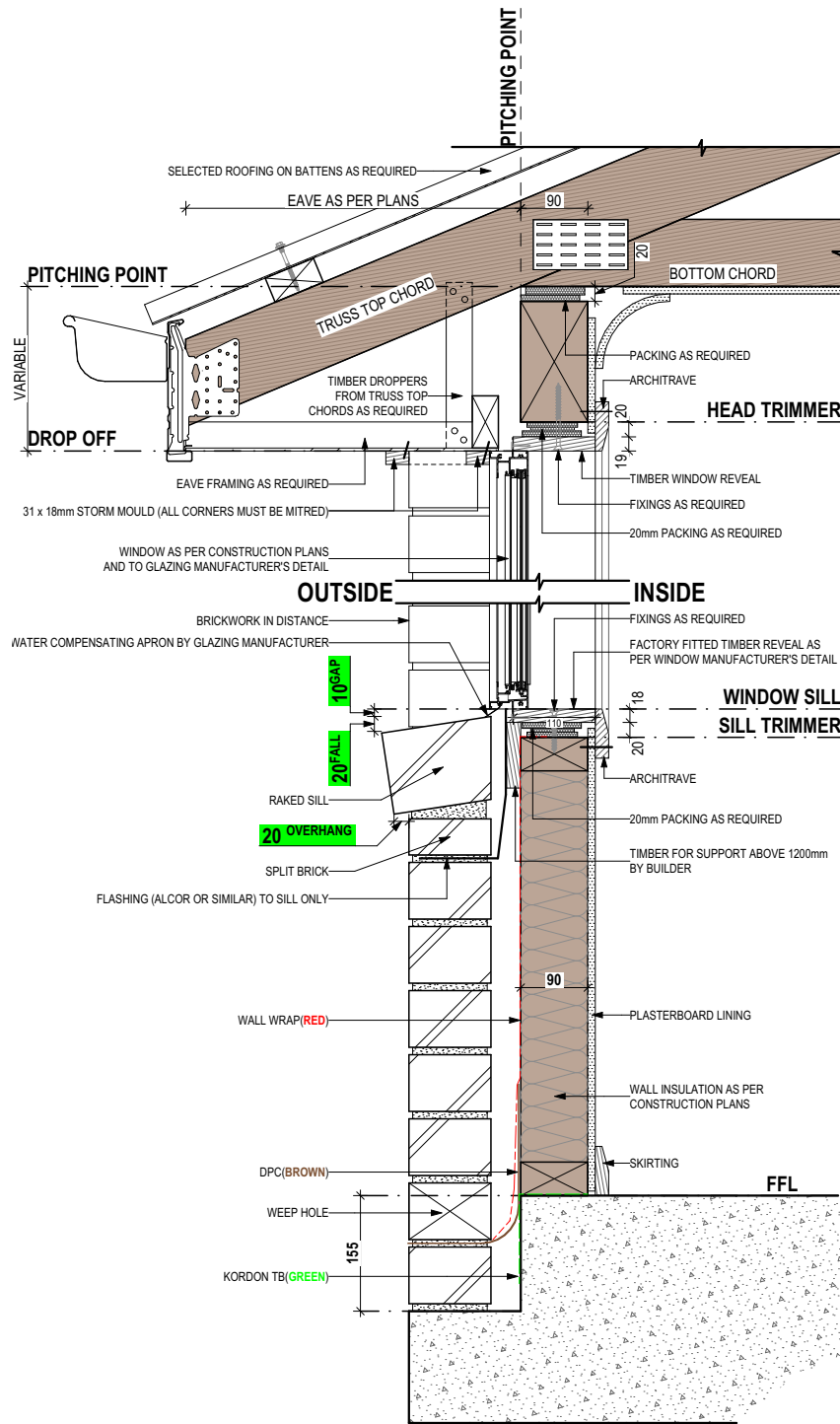
ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ'D (m2)	VENTILATION ACH'D (m2)
OPEN KITCHEN/ LIVING/ DINING	56.41 m <sup>2</sup>	D03, W12	5.64 m <sup>2</sup>	7.94 m <sup>2</sup>	2.82 m <sup>2</sup>	5.65 m <sup>2</sup>
BED 1	21.55 m <sup>2</sup>	W01, W16	2.16 m <sup>2</sup>	4.64 m <sup>2</sup>	1.08 m <sup>2</sup>	2.80 m <sup>2</sup>
BED 2	14.85 m <sup>2</sup>	W02	1.49 m <sup>2</sup>	3.83 m <sup>2</sup>	0.74 m <sup>2</sup>	2.20 m <sup>2</sup>
BED 3	12.61 m <sup>2</sup>	W06	1.26 m <sup>2</sup>	2.13 m <sup>2</sup>	0.63 m <sup>2</sup>	1.21 m <sup>2</sup>
BED 4	12.61 m <sup>2</sup>	W07, W08	1.26 m <sup>2</sup>	3.42 m <sup>2</sup>	0.63 m <sup>2</sup>	2.27 m <sup>2</sup>
STUDY	7.56 m <sup>2</sup>	W11	0.76 m <sup>2</sup>	1.70 m <sup>2</sup>	0.38 m <sup>2</sup>	0.97 m <sup>2</sup>
FAMILY	27.97 m <sup>2</sup>	W04, W05	2.80 m <sup>2</sup>	6.86 m <sup>2</sup>	1.40 m <sup>2</sup>	3.96 m <sup>2</sup>

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

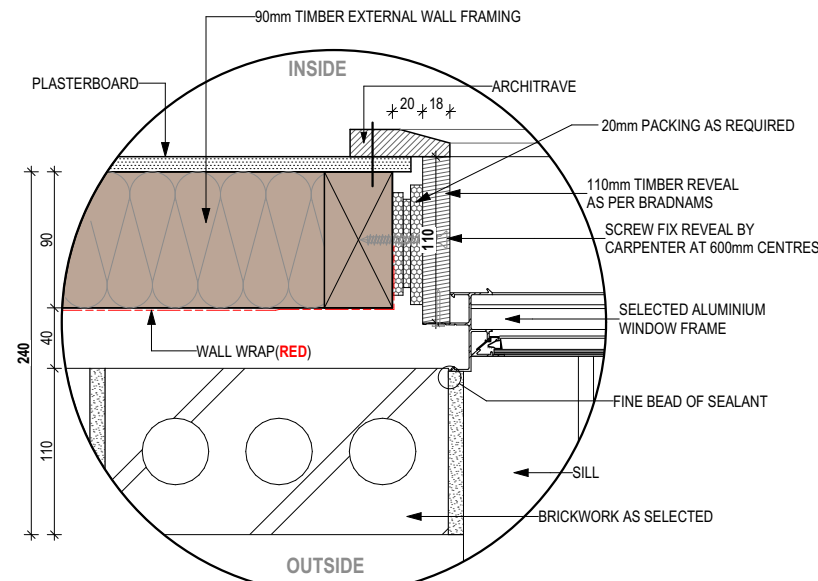
PART 10.6 VENTILATION: Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

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		3	PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025	LOT / SECTION / CT: 12 / - / 185995	COUNCIL: DEVONPORT	SHEET No.: 8 / 22	SCALES:



**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.

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

**PLAN ACCEPTANCE BY OWNER**

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

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

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

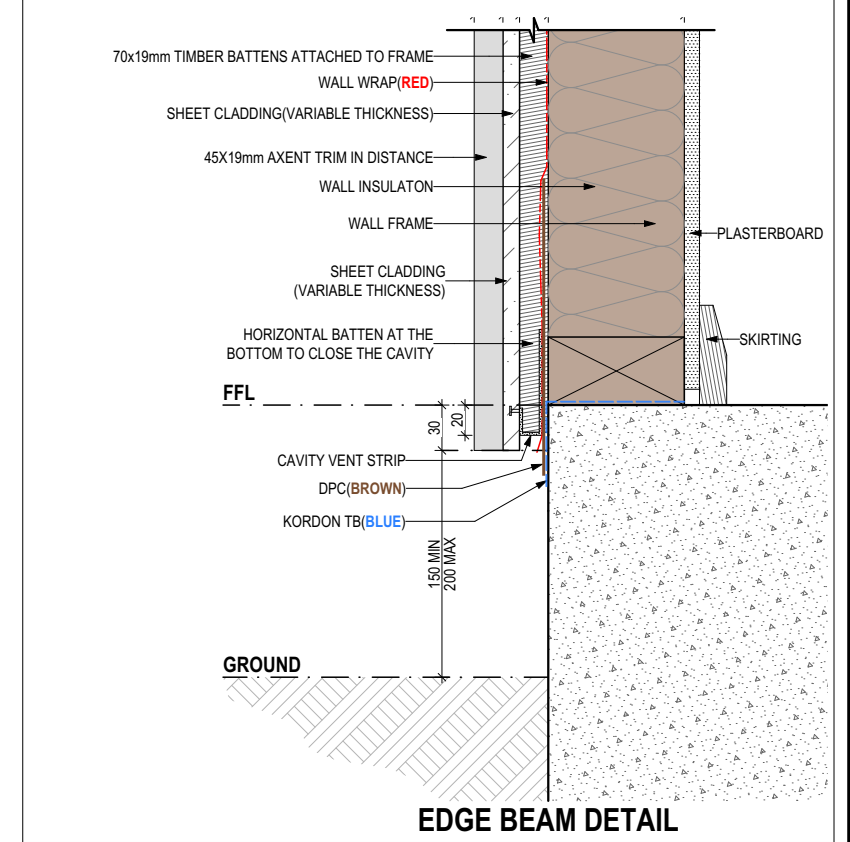
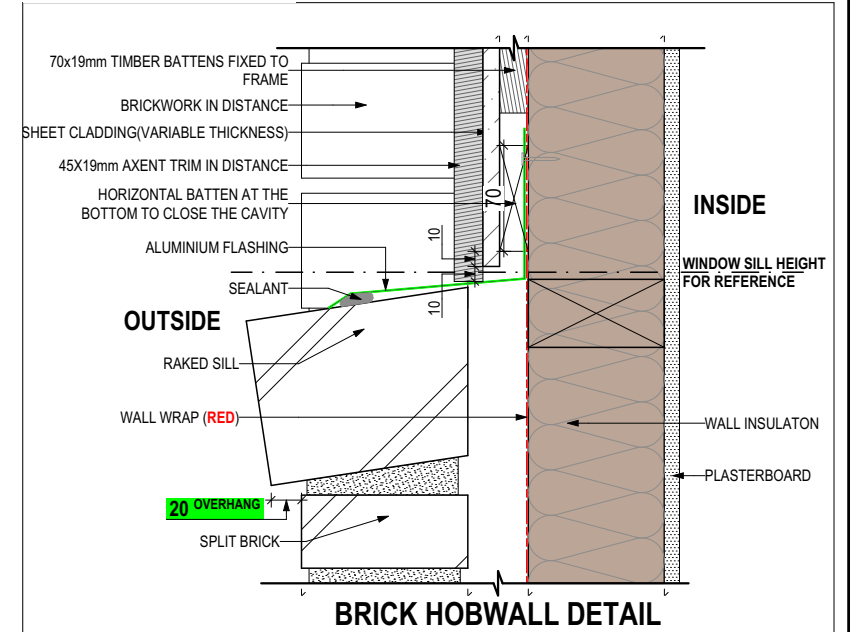
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	SPECIFICATION: <b>NEXTGEN</b>	REVISION	DRAWN	CLIENT: <b>BENJAMIN DAVID &amp; BONNIE LOUISE SIMPSON</b>	HOUSE DESIGN: <b>BALMORAL 35</b>	HOUSE CODE: <b>H-WATBMR10SA</b>	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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		2 CONSOLIDATED PROPOSAL 2 - CP2 MFC 20/10/2025	TDO 30/10/2025	LOT / SECTION / CT: <b>12 / - / 185995</b>	COUNCIL: <b>DEVONPORT</b>	SHEET TITLE: <b>DETAILS (FACE BRICKWORK)</b>	

714465

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

**SHEET CLADDING**



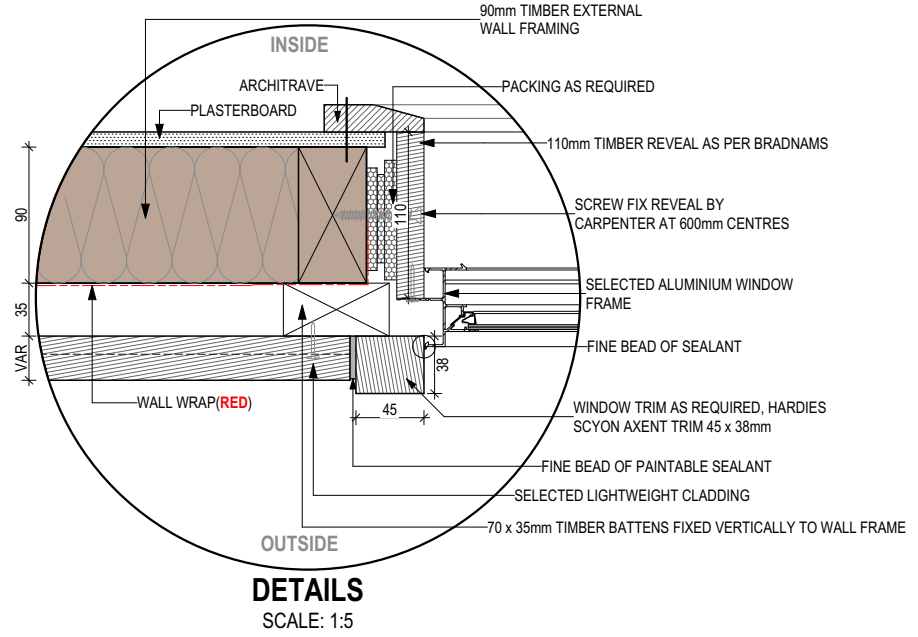
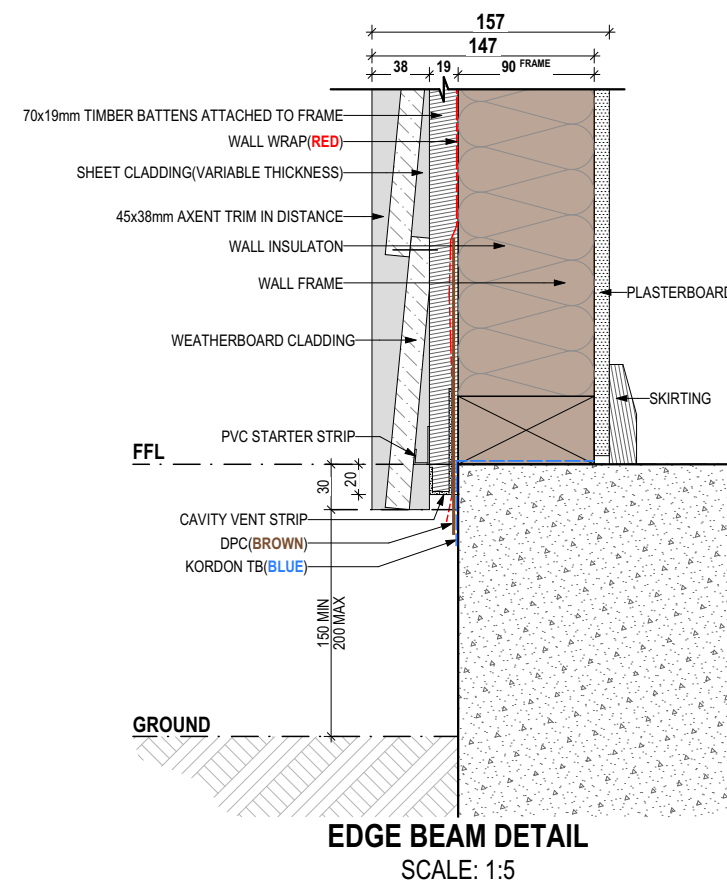
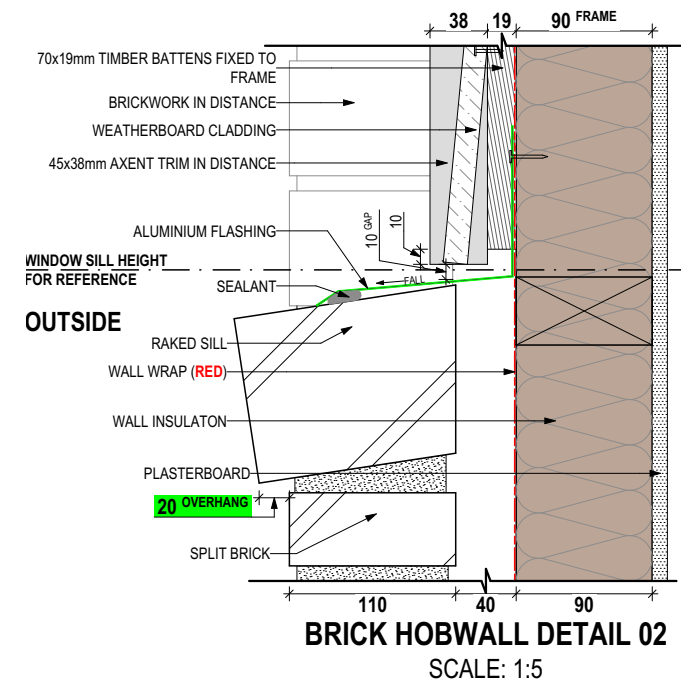
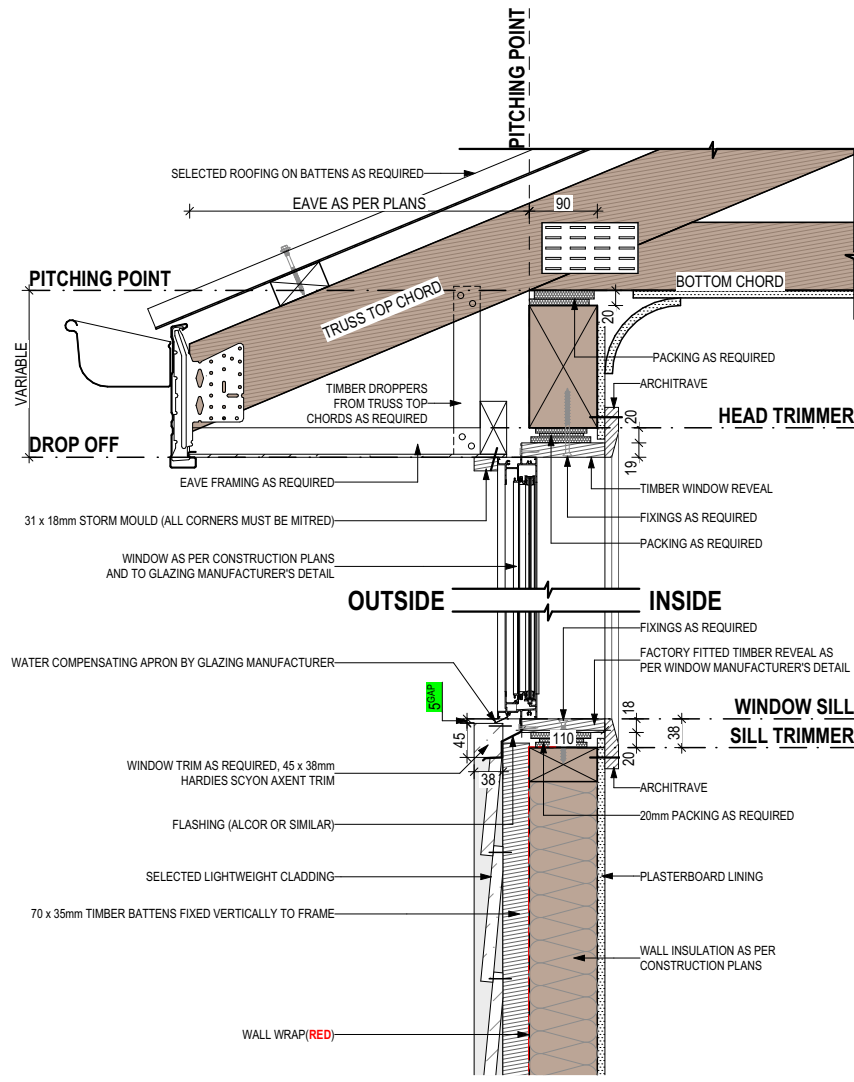
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**PLAN ACCEPTANCE BY OWNER**

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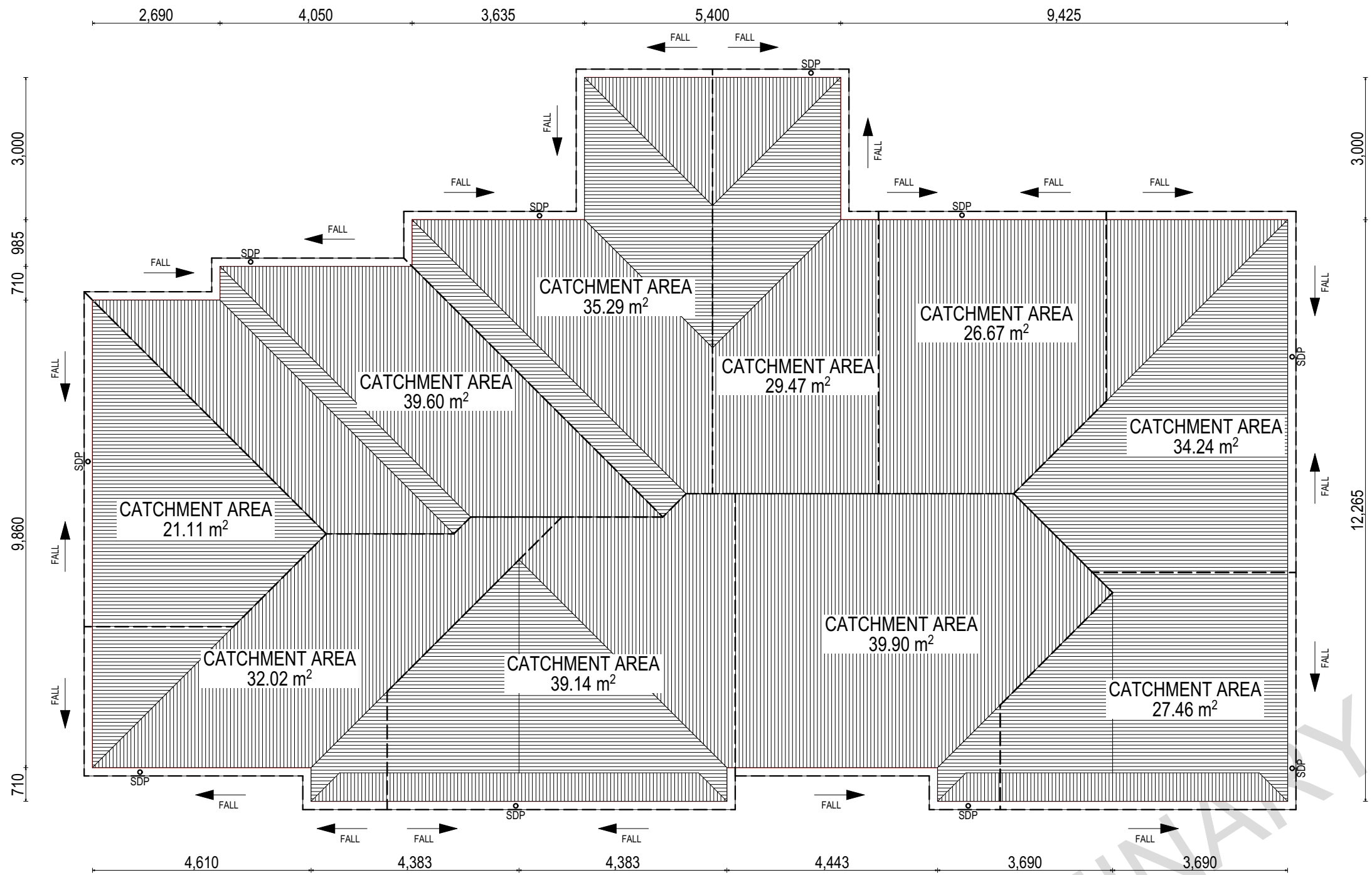
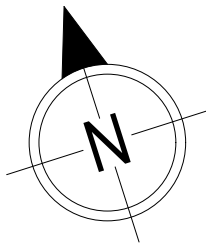


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SPECIFICATION: <b>NEXTGEN</b> COPYRIGHT: © 2025	REVISION 1 CONSOLIDATED PROPOSAL - CP1 2 CONSOLIDATED PROPOSAL 2 - CP2 3 PRELIM PLANS - INITIAL ISSUE	DRAWN MFC 14/10/2025 MFC 20/10/2025 TDO 30/10/2025	CLIENT: <b>BENJAMIN DAVID &amp; BONNIE LOUISE SIMPSON</b> ADDRESS: 22 CURTIS PLACE, AMBLESIDE TAS 7310 LOT / SECTION / CT: 12 / - / 185995 COUNCIL: DEVONPORT	HOUSE DESIGN: <b>BALMORAL 35</b> FACADE DESIGN: <b>NEWHAVEN</b> SHEET TITLE: DETAILS (CLADDING)	HOUSE CODE: <b>H-WATBMR10SA</b> FACADE CODE: <b>F-WATBMR10NHAVA</b> SCALES: SHEET No.: 10 / 22	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. <b>714465</b>
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 File Location: P:\8\_Drafting\Job Files\7144007\4465 - Simpson (AC24)\Plans\714465 Simpson - AC24 - Prelim - 2025.11.02.pln  
 Template Version: 24.038



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		
	310.30	Flat Roof Area (excluding gutter and slope factor) (m <sup>2</sup> )
	341.29	Roof Surface Area (includes slope factor, excludes gutter) (m <sup>2</sup> )
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	324.90	Area of roof catchment (including 115mm Slotted Quad Gutter) (m <sup>2</sup> )
Ac	393.13	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	119	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	6.14	Ac / Acdp
Downpipes Provided	10	

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

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

**PLAN ACCEPTANCE BY OWNER**

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

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NEXTGEN	1 CONSOLIDATED PROPOSAL - CP1	MFC 14/10/2025	BENJAMIN DAVID & BONNIE LOUISE SIMPSON	BALMORAL 35	H-WATBMR10SA	
COPYRIGHT: © 2025	2 CONSOLIDATED PROPOSAL 2 - CP2	MFC 20/10/2025	ADDRESS: 22 CURTIS PLACE, AMBLESIDE TAS 7310	FACADE DESIGN: NEWHAVEN	FACADE CODE: F-WATBMR10NHAVA	
	3 PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025	LOT / SECTION / CT: 12 / - / 185995	SHEET TITLE: ROOF DRAINAGE PLAN	SHEET No.: 11 / 22	714465
			COUNCIL: DEVONPORT		SCALES: 1:100	Template Version: 24.038

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
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 - SITE CLASSIFICATION  
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FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.  
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

**COVERINGS LEGEND**

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



PRELIMINARY

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REVISION	DRAWN
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2 CONSOLIDATED PROPOSAL 2 - CP2	MFC 20/10/2025
3 PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025

CLIENT:	BENJAMIN DAVID & BONNIE LOUISE SIMPSON
ADDRESS:	22 CURTIS PLACE, AMBLESIDE TAS 7310
LOT / SECTION / CT:	12 / - / 185995
COUNCIL:	DEVONPORT

HOUSE DESIGN:	BALMORAL 35
FACADE DESIGN:	NEWHAVEN
SHEET TITLE:	FLOOR COVERINGS

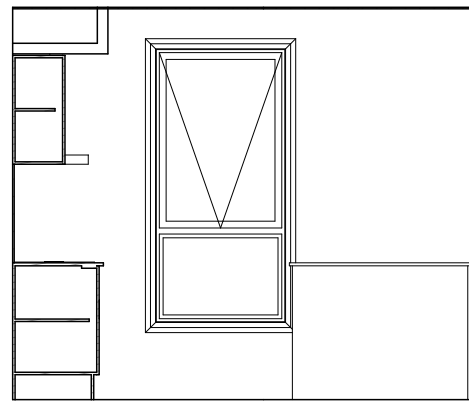
HOUSE CODE:	H-WATBMR10SA
FACADE CODE:	F-WATBMR10NHAVA
SHEET No.:	12 / 22
SCALES:	1:100

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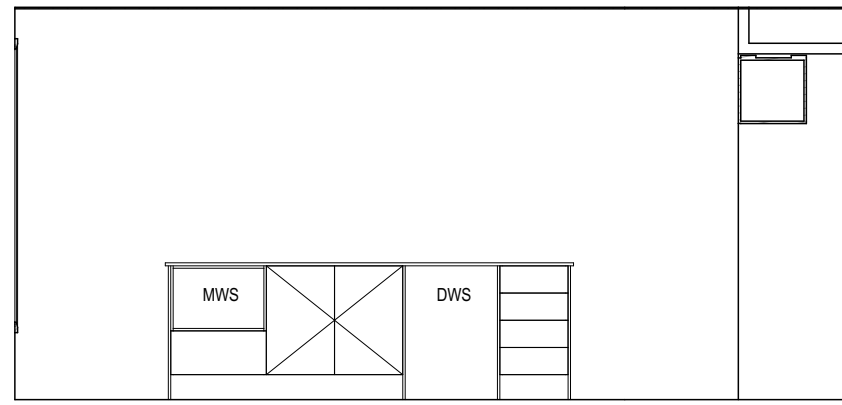
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 - SITE CLASSIFICATION  
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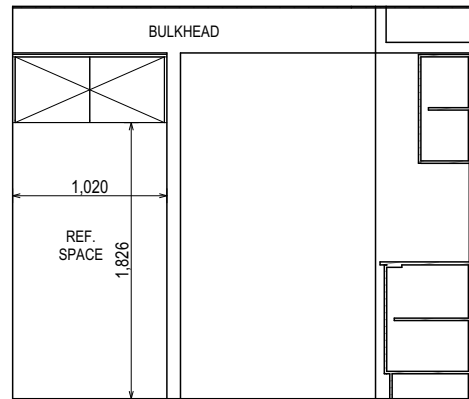
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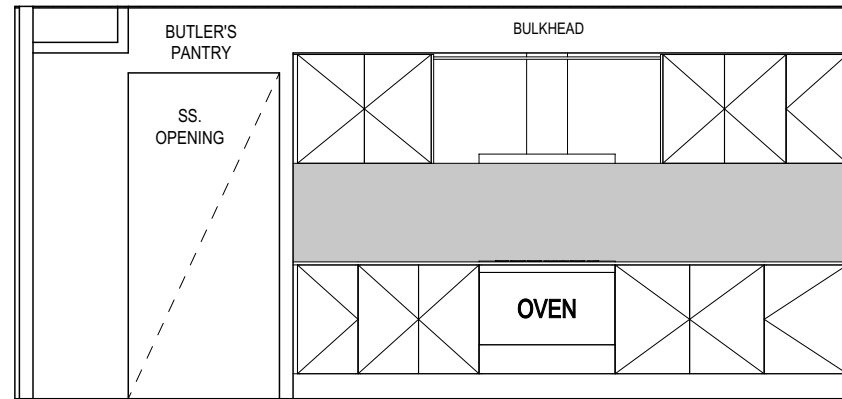
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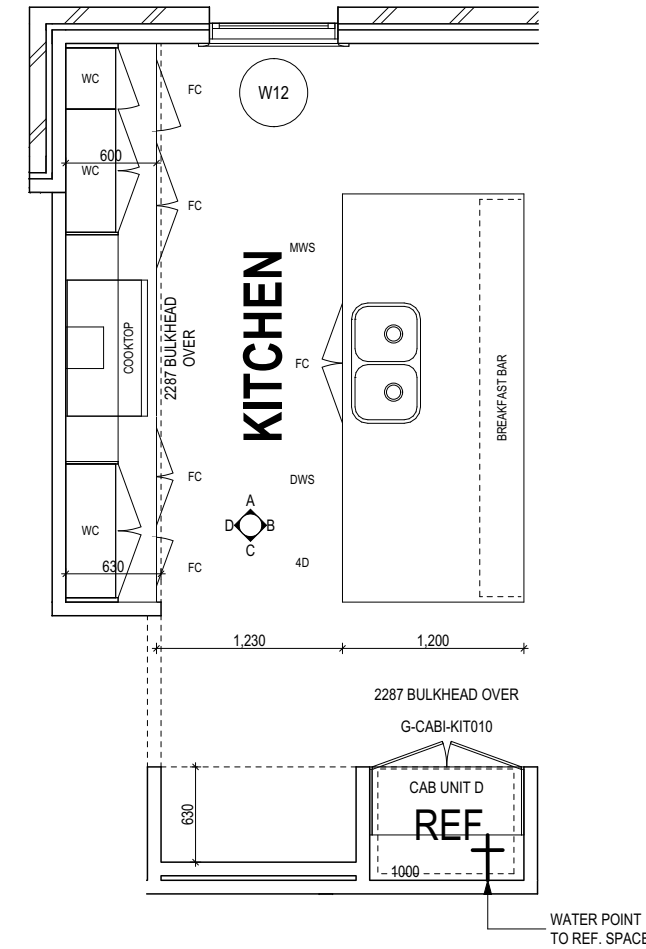
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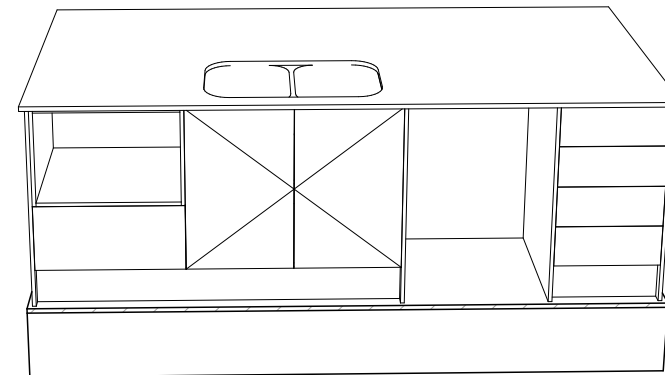
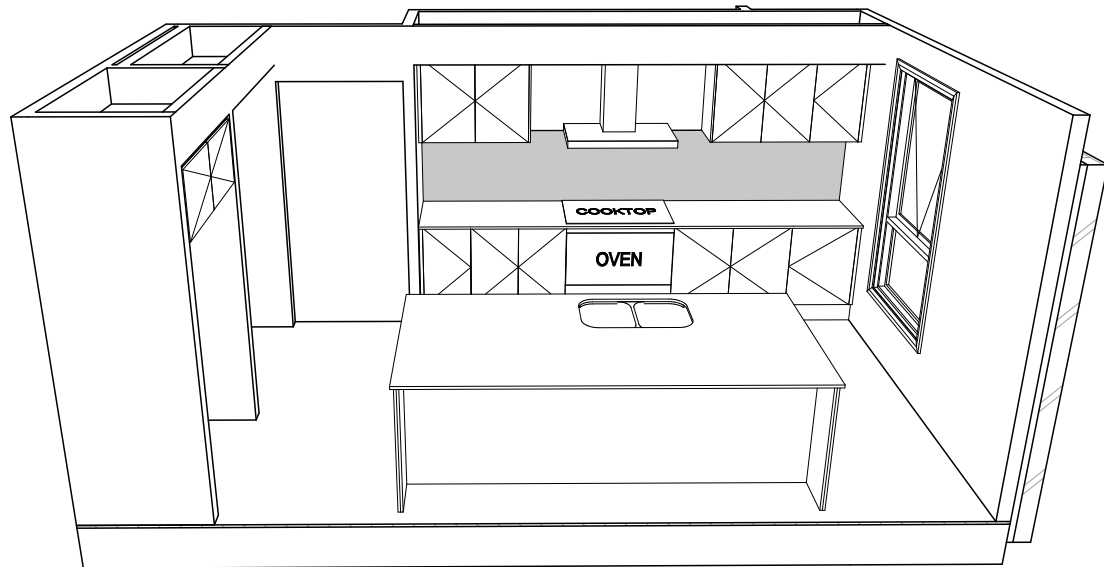
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SCALE: 1:50



ELEVATION D  
SCALE: 1:50



KITCHEN PLAN  
SCALE: 1:50



PRELIMINARY

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

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SIGNATURE: _____	DATE: _____
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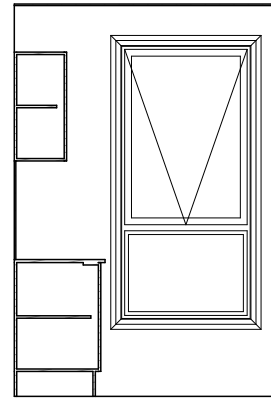
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		2 CONSOLIDATED PROPOSAL 2 - CP2	MFC 20/10/2025	LOT / SECTION / CT: <b>12 / - / 185995</b>	COUNCIL: <b>DEVONPORT</b>	SHEET TITLE: <b>KITCHEN DETAILS</b>	
		3 PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025			SCALES: <b>1:50</b>	<b>714465</b>

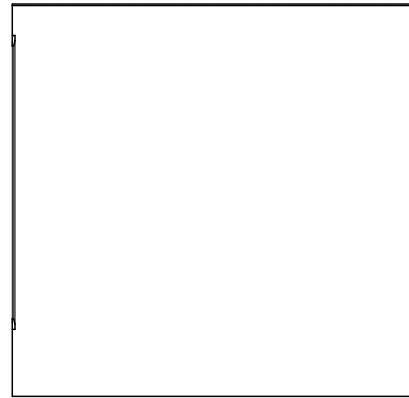
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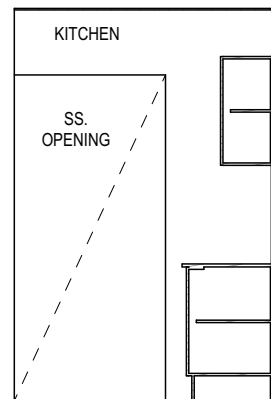
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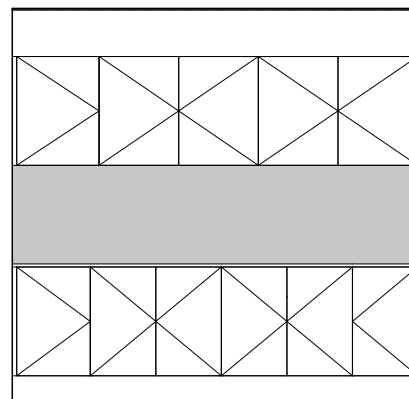
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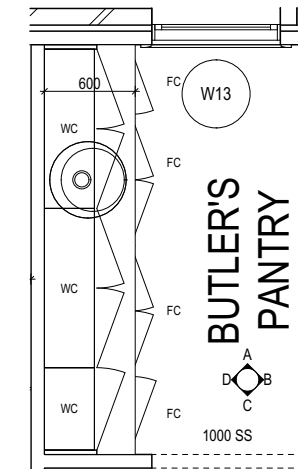
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SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



BUTLER'S PANTRY PLAN  
SCALE: 1:50

PRELIMINARY

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

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		2 CONSOLIDATED PROPOSAL 2 - CP2	MFC 20/10/2025	LOT / SECTION / CT: <b>12 / - / 185995</b>	COUNCIL: <b>DEVONPORT</b>	SHEET TITLE: <b>BUTLER'S PANTRY DETAILS</b>	
		3 PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025			SCALES: <b>1:50</b>	<b>714465</b>

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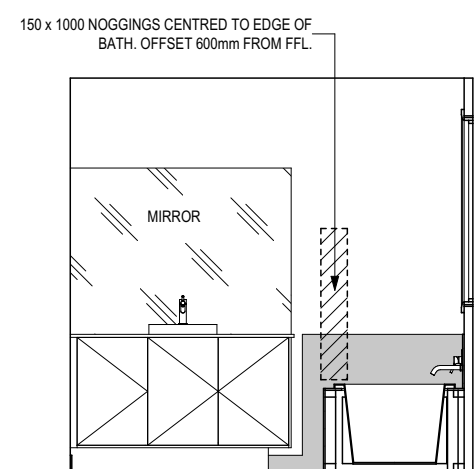
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**REFER TO THE FOLLOWING DETAILS:**  
 VANITY DETAILS G-VANI-001  
 WINDOW OVER BATH HOB D-WIND-ALU001  
 STANDARD BATH HOB D-WETA-BATH003  
 WET AREA TILING LAYOUTS D-WETA-TILE002  
 SQUARE SET WINDOWS G-WIND-SSET02  
 FULL HEIGHT TILING D-LINI-WETA

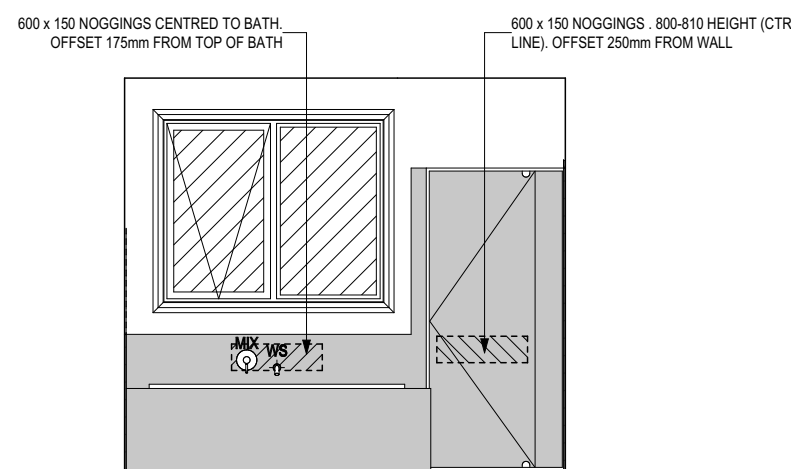
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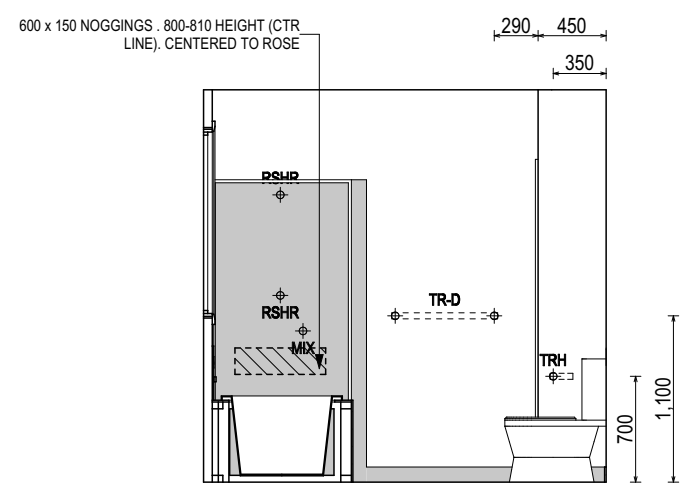
LEGEND	
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING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



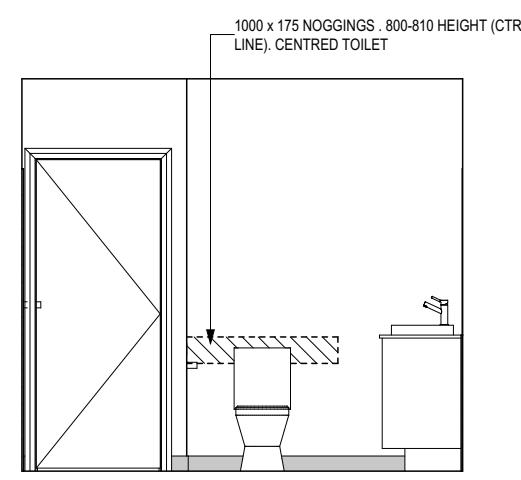
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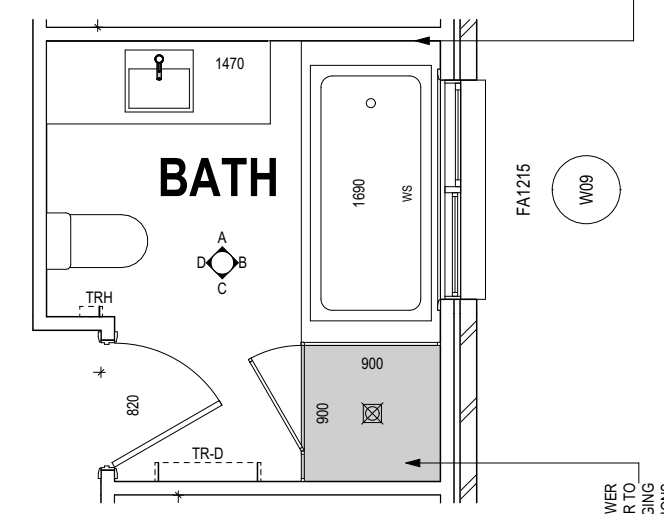
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**ELEVATION C**  
SCALE: 1:50



**ELEVATION D**  
SCALE: 1:50



**BATHROOM PLAN**  
SCALE: 1:50

PRELIMINARY

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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
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				LOT / SECTION / CT: <b>12 / - / 185995</b>	COUNCIL: <b>DEVONPORT</b>	SHEET TITLE: <b>BATHROOM DETAILS</b>		SHEET No.: <b>15 / 22</b>

714465

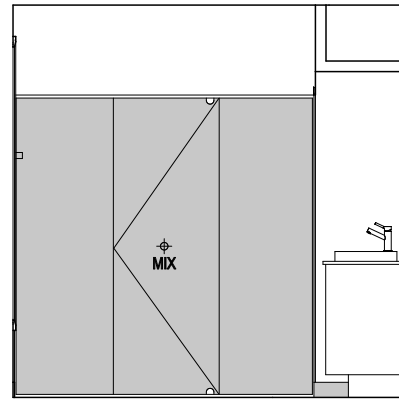
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 VANITY DETAILS G-VANI-001  
 WINDOW OVER BATH HOB D-WIND-ALU001  
 STANDARD BATH HOB D-WETA-BATH003  
 WET AREA TILING LAYOUTS D-WETA-TILE002  
 SQUARE SET WINDOWS G-WIND-SSET02  
 FULL HEIGHT TILING D-LINI-WETA

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

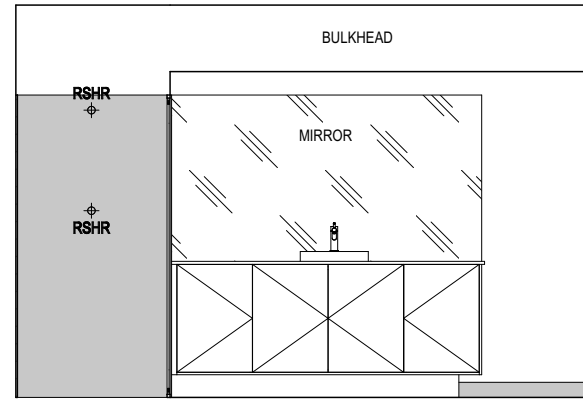
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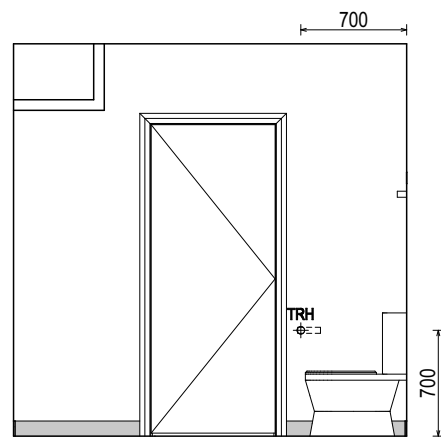
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- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
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- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



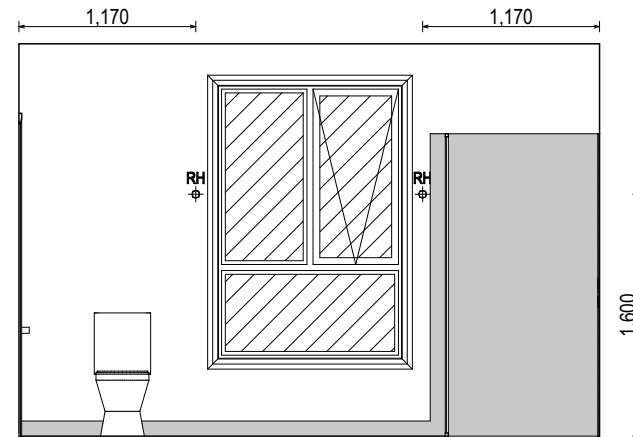
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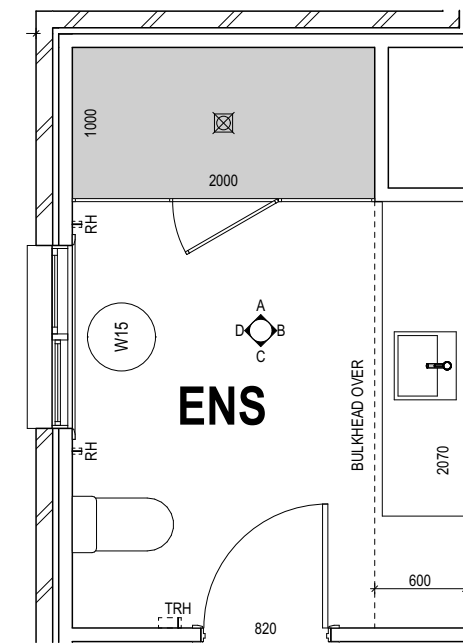
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ELEVATION D  
SCALE: 1:50



ENSUITE PLAN  
SCALE: 1:50

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

**PLAN ACCEPTANCE BY OWNER**

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

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

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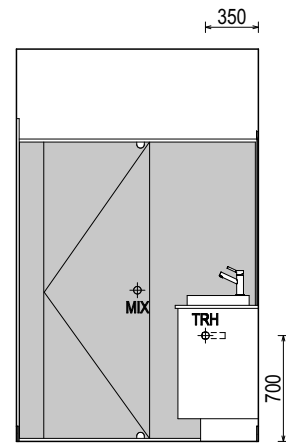
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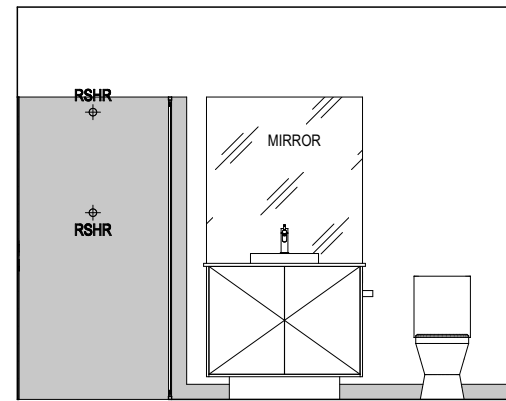
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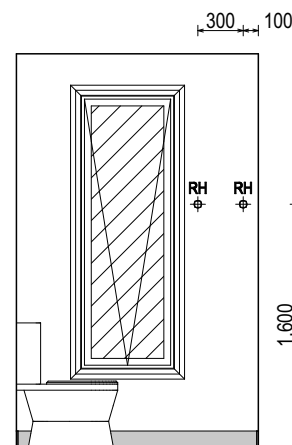
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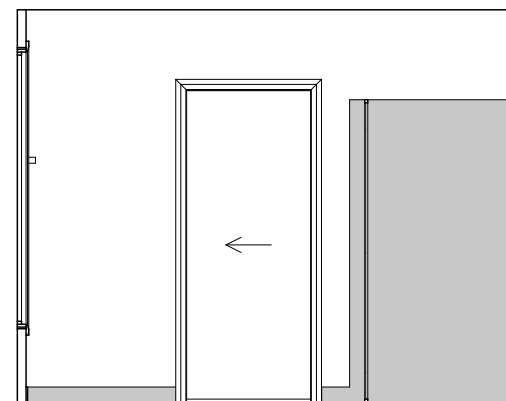
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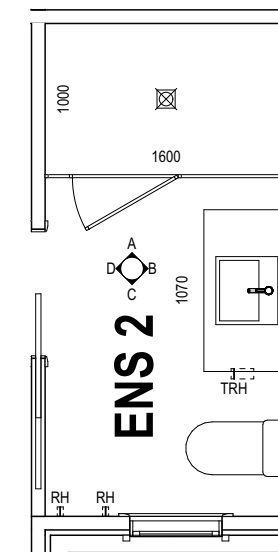
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ELEVATION C  
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ELEVATION D  
SCALE: 1:50



ENSUITE 2 PLAN  
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PRELIMINARY

**SUBJECT TO NCC 2022  
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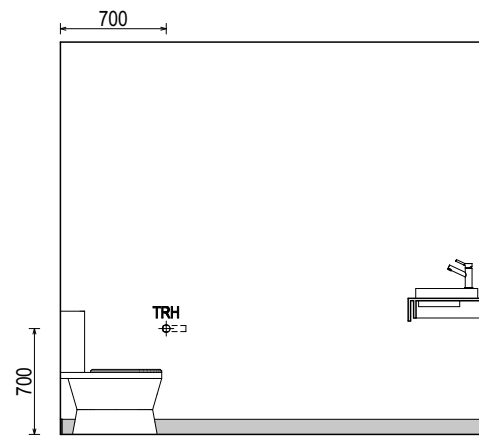
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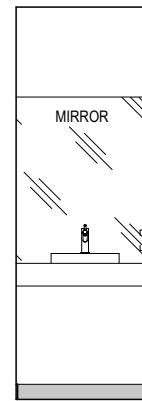
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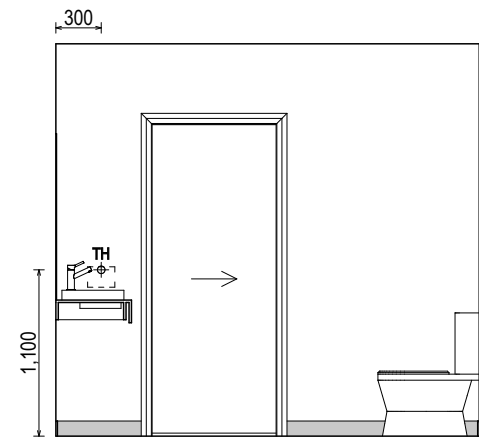
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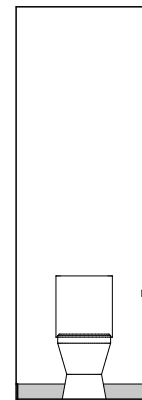
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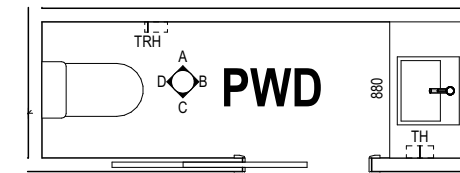
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ELEVATION C  
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ELEVATION D  
SCALE: 1:50



POWDER ROOM PLAN  
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PRELIMINARY

**SUBJECT TO NCC 2022  
(1 MAY 2023)  
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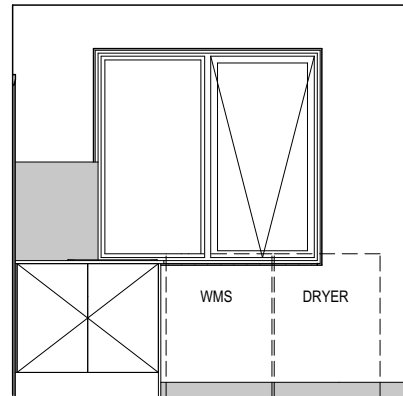
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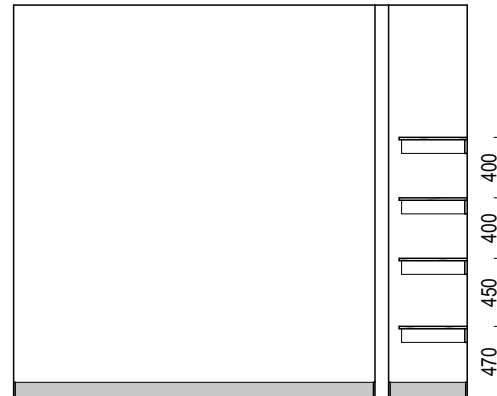
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		3 PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025			SCALES: <b>1:50</b>	<b>714465</b>

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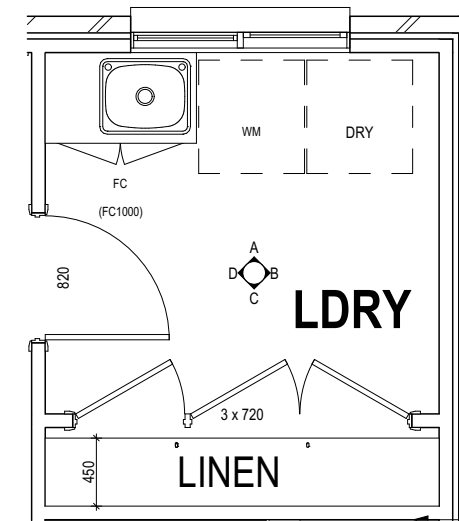
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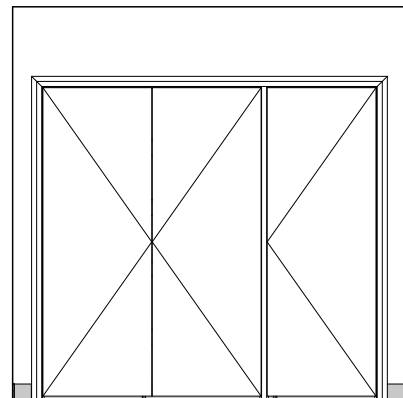
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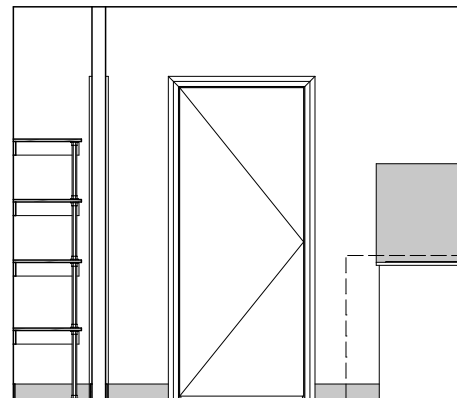
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ELEVATION D  
SCALE: 1:50

PRELIMINARY

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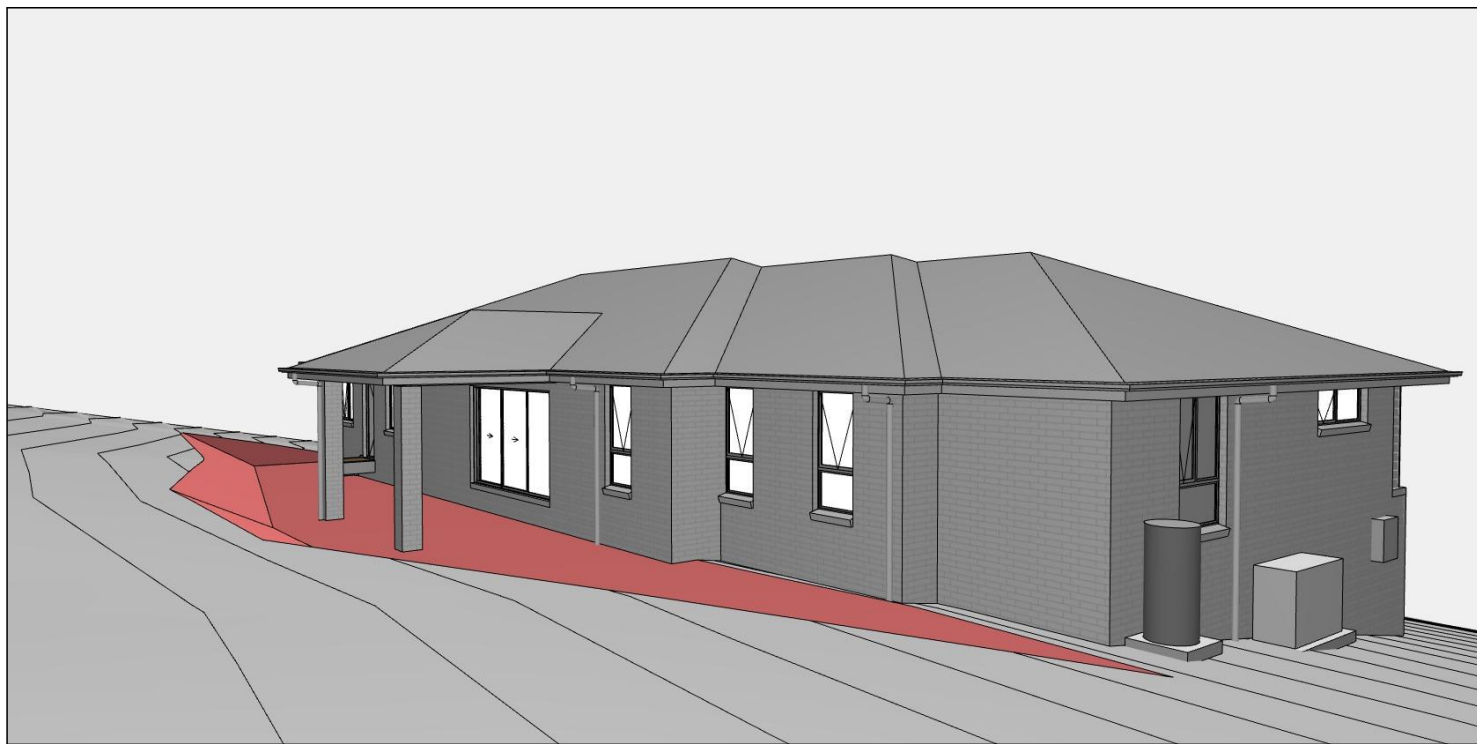
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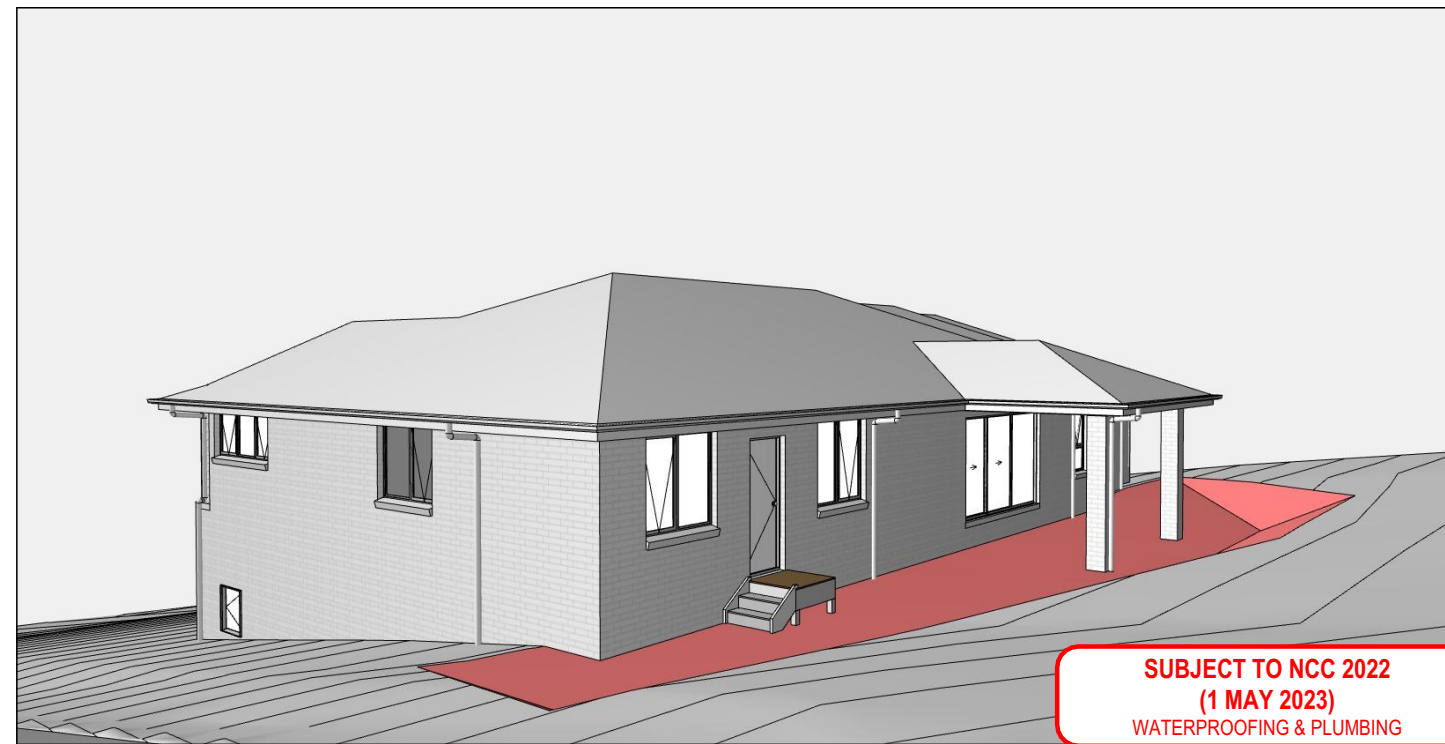
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FRONT RIGHT



REAR LEFT



REAR RIGHT

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REVISION	DRAWN
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3 PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025

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ADDRESS:	22 CURTIS PLACE, AMBLESIDE TAS 7310
LOT / SECTION / CT:	12 / - / 185995
COUNCIL:	DEVONPORT

HOUSE DESIGN:	BALMORAL 35
FACADE DESIGN:	NEWHAVEN
SHEET TITLE:	3D VIEWS
SHEET No.:	20 / 22

HOUSE CODE:	H-WATBMR10SA
FACADE CODE:	F-WATBMR10NHAVA
SCALES:	

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Template Version: 24.038

## GENERAL

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

## SITE WORKS

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

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

## MASONRY

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

## TIMBER FRAMING

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

## BRACING / LINTELS

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

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

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

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

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

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

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

## CONCRETE

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

## WINDOWS

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

## DRAINAGE / WATER

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

## STAIRCASES / BALUSTRADES / HANDRAILS

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

## ROOFING

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

## WET AREAS

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

## CONDENSATION

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

## WOOD HEATERS

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

## FIRE SAFETY


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

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

### PLAN ACCEPTANCE BY OWNER

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

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	NEXTGEN	1 CONSOLIDATED PROPOSAL - CP1	MFC 14/10/2025	BENJAMIN DAVID & BONNIE LOUISE SIMPSON	BALMORAL 35	H-WATBMR10SA		
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	3 PRELIM PLANS - INITIAL ISSUE	TDO 30/10/2025	LOT / SECTION / CT: 12 / - / 185995	COUNCIL: DEVONPORT	SHEET TITLE: GENERAL NOTES	SHEET No.: 21 / 22	SCALES:	714465

**WET AREA NOTES**

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

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

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

**ENERGY EFFICIENCY - GENERAL**

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

WAFFLE POD ALLOWANCES:

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

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

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

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

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

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

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

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

**3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION**

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

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

REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE

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

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

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

**3.12.3 - FOR BUILDING SEALING**

**3.12.3.1 - CHIMNEYS AND FLUES**

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

**3.12.3.2 - ROOF LIGHTS**

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

**3.12.0.1 - EXTERNAL WINDOWS AND DOORS**

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

**3.12.3.4 - EXHAUST FANS**

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

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

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

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

**3.12.3.6 - EVAPORATIVE COOLERS**

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

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

**3.12.5.5 - ARTIFICIAL LIGHTING**

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

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

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

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	SPECIFICATION: <b>NEXTGEN</b>	REVISION	DRAWN	CLIENT: <b>BENJAMIN DAVID &amp; BONNIE LOUISE SIMPSON</b>	HOUSE DESIGN: <b>BALMORAL 35</b>	HOUSE CODE: <b>H-WATBMR10SA</b>	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.
	COPYRIGHT: © 2025	1 CONSOLIDATED PROPOSAL - CP1	MFC 14/10/2025	ADDRESS: <b>22 CURTIS PLACE, AMBLESIDE TAS 7310</b>	FACADE DESIGN: <b>NEWHAVEN</b>	FACADE CODE: <b>F-WATBMR10NHAVA</b>	
		2 CONSOLIDATED PROPOSAL 2 - CP2	MFC 20/10/2025	LOT / SECTION / CT: <b>12 / - / 185995</b>	COUNCIL: <b>DEVONPORT</b>	SHEET No.: <b>22 / 22</b>	