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## Application for Planning

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### *S.57 Land Use Planning and Approvals Act 1993*

The following application has been received:

Application No.: **DA2025265**

Location: **17 Udiminia Drive, Ulverstone**

Proposal: **Residential - single dwelling**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: [www.centralcoast.tas.gov.au](http://www.centralcoast.tas.gov.au) Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au) and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.

**The representation must be made on or before 16 January 2026**

Date of Notification: **20 December 2025**



**PERMIT APPLICATION INFORMATION**

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

**Proposed Use**

Residential

**Use Class**

Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

**Proposed Development** (please submit all documentation in PDF format to [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au) separating A4 documents & forms from A3 documents).

New Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Value of the development** – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$ 391,175 ..... Estimate/ Actual

Total floor area of the development 128.93 .....m<sup>2</sup>

**Declaration of Notice to Landowner**

**If land is NOT in the applicant's ownership**

I Lutzia Brown , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant *Lutzia Brown*

Date 30.10.25

**If the application involves land within a Strata Corporation**

I , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

**If the application involves land owned or administered by the CENTRAL COAST COUNCIL**

Central Coast Council consents to the making of this permit application.

General Managers Signature \_\_\_\_\_ Date \_\_\_\_\_

**If the permit application involves land owned or administered by the CROWN**

I, \_\_\_\_\_ the Minister  
 responsible for the land, consent to the making of this permit application.

Minister (Signature) \_\_\_\_\_ Date \_\_\_\_\_

*NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.*

**Applicants Declaration**

I/ we \_\_\_\_\_  
 declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s \_\_\_\_\_ Date \_\_\_\_\_

<b>Office Use Only</b>	
Planning Permit Fee	\$ .....
Public Notice Fee	\$ .....
Permit Amendment / Extension Fee	\$ .....
No Permit Required Assessment Fee	\$ .....
<b>TOTAL</b>	<b>\$ .....</b>
Validity Date	

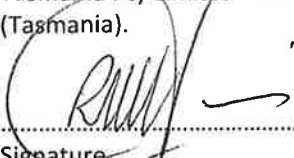


**WILSON**  
HOMES

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	30/10/2025
Application No:	DA2025265
Doc ID:	536541

**Direction to submit a Development Application**

This document confirms the direction from HOSIE, owners of Lot 60 Udiminia Drive ULVERSTONE 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

30/10/25  
.....  
Date of signature

.....  
Signature


.....  
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

30/10/25  
.....  
Date of signature

.....  
Signature

.....  
Date of signature



**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

SEARCH OF TORRENS TITLE

VOLUME 183774	FOLIO 60
EDITION 3	DATE OF ISSUE 24-Feb-2025

SEARCH DATE : 28-Oct-2025  
SEARCH TIME : 11.29 AM



DESCRIPTION OF LAND

Town of ULVERSTONE  
Lot 60 on Sealed Plan [183774](#)  
Derivation : Part of Lot 350, 630 Acres Gtd. to John Thompson,  
F M Innes & Adye Douglas  
Prior CT [240610/1](#)

SCHEDULE 1

[N229835](#) TRANSFER to ROGER MAXWELL HOSIE Registered  
24-Feb-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[SP183774](#) EASEMENTS in Schedule of Easements  
[SP183774](#) FENCING PROVISION in Schedule of Easements  
[A546711](#) PROCLAMATION under Section 9A and 52A of the Roads  
and Jetties Act 1935 Entered 23.2.1977  
[B67319](#) PROCLAMATION under Section 9A and 52A of the Roads  
and Jetties Act 1935 Registered 04-Sep-1986 at noon  
[E406327](#) MORTGAGE to Westpac Banking Corporation Registered  
24-Feb-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

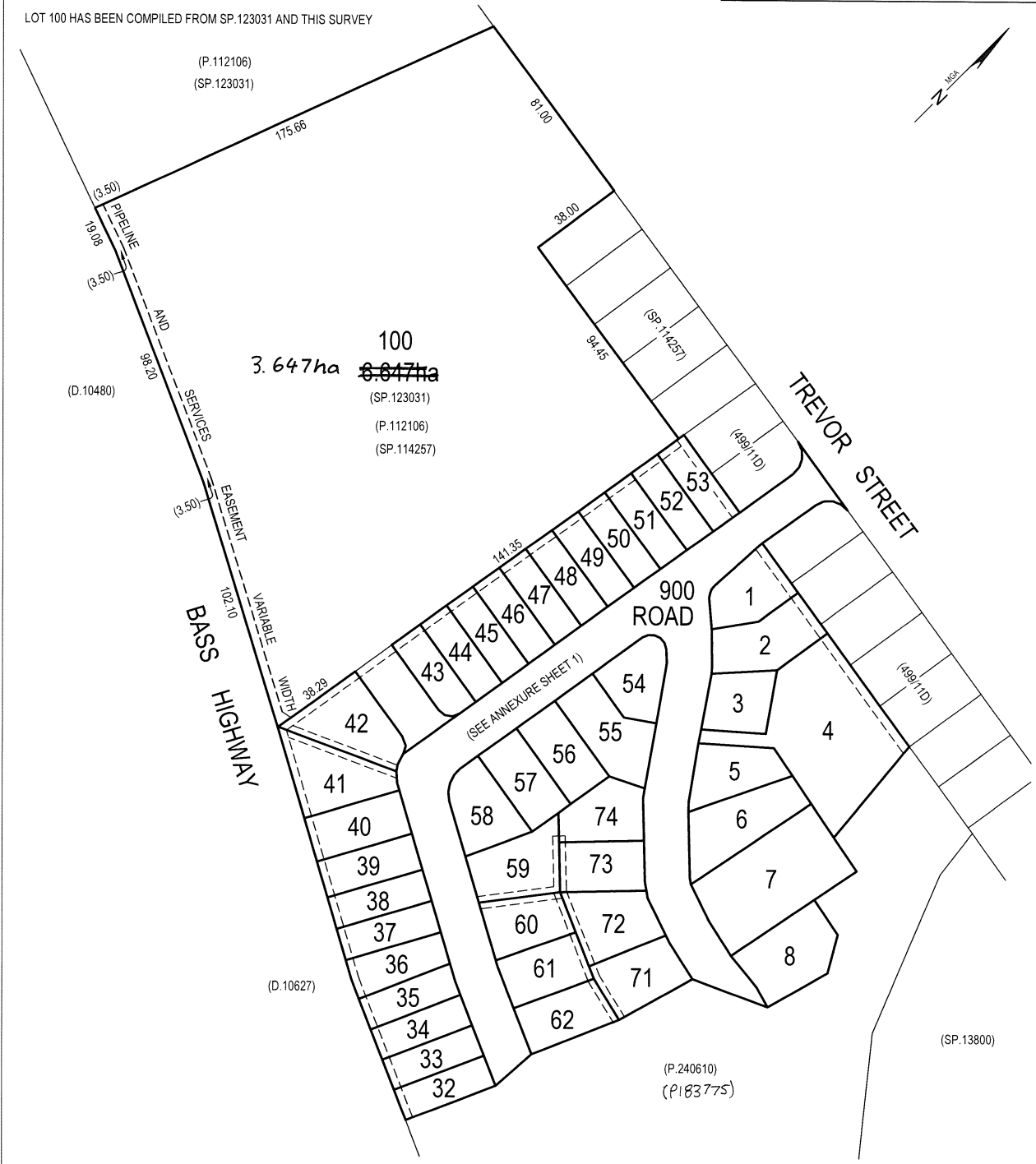
No unregistered dealings or other notations

OWNER: UDIMINIA DEVELOPMENTS ULVERSTONE PTY LTD  
 FOLIO REFERENCE: CT.240610/1  
 GRANTEE: Part of Lot 350 Gtd to John Thompson & Others As below  
 OWNER: G M & J L HAMILTON  
 FOLIO REFERENCE: CT.123031/3  
 GRANTEE: Part of Lot 350, 630 acres Gtd to John Thompson, Frederick Maitland Innes & Adye Douglas.

**PLAN OF SURVEY**  
 BY SURVEYOR: N. D. LEARY of LEARY COX & CRIPPS SURVEYORS Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com  
 LOCATION: TOWN OF ULVERSTONE  
 SCALE 1:1500 LENGTHS IN METRES

REGISTERED NUMBER  
**SP183774**  
 APPROVED EFFECTIVE FROM 17 APR 2023  
*Remy*  
 Recorder of Titles

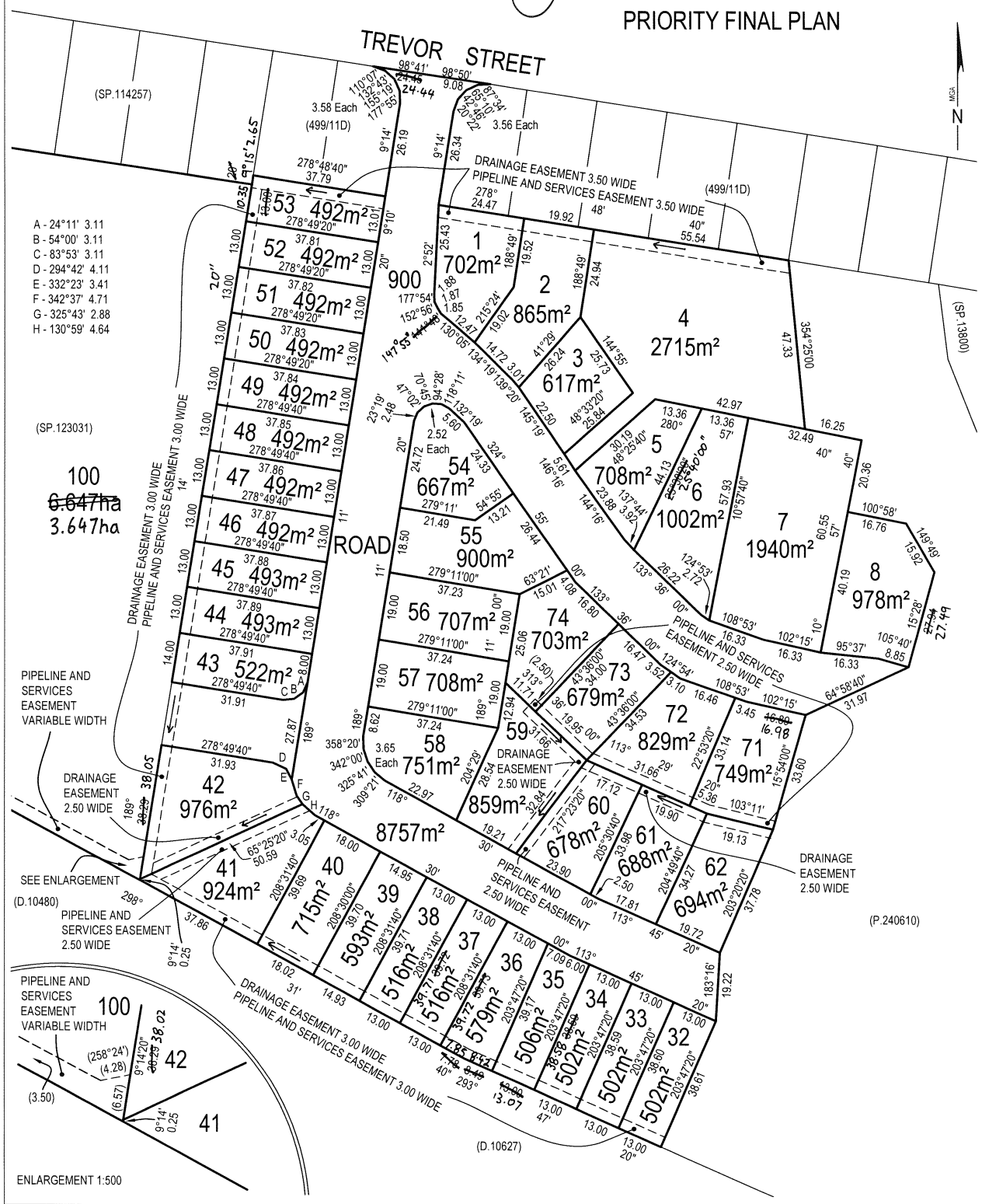
**PRIORITY FINAL PLAN**  
 LOT 100 HAS BEEN COMPILED FROM SP.123031 AND THIS SURVEY  
 ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



*N. D. Leary*  
 Registered Land Surveyor  
 5/12/22  
 Date

*Nanda Adye*  
 Council Delegate  
 20-01-23  
 Date

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER: UDIMINIA DEVELOPMENTS ULVERSTONE PTY LTD FOLIO REFERENCE: CT.240610/1 OWNER: G M &amp; J L HAMILTON FOLIO REFERENCE: CT.240610/1 SCALE 1:1000 LENGTH IN METRES</p>	<p>Registered Number <b>SP183774</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>Sandra Ayn</i> 20.01.2023 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 22/2/23 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 17 APR 2023 <i>[Signature]</i> Recorder of Titles</p>



CENTRAL COAST COUNCIL	
CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	30/10/2025
Application No:	DA2025265
Doc ID:	536546

<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 183774

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.

**Covenants**

That part of Lot 100 on the Plan which formerly comprised Lot 3 on Sealed Plan 123031 is burdened by the restrictive covenants more fully set forth in Sealed Plan 114257 and Sealed Plan 123031.

**1. Definitions**

In this schedule of easements:

“Drainage Easement” means a right of drainage within the meaning of Schedule 8 of the *Conveyancing and Law of Property Act 1884*;

“Easement Land” means any land shown on the Plan subject to a Pipeline and Services Easement;

“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;

Sole Director / Sole Secretary  
Udiminia Developments Ulverstone Pty Ltd

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Udiminia Developments Ulverstone Pty Ltd & Geoffrey Michael Hamilton and Janet Lesley Hamilton FOLIO REF: 240610/1 & 123031/3 SOLICITOR & REFERENCE: Douglas & Collins (K Beyerle)	PLAN SEALED BY: Central Coast Council DATE: 20.01.2023 50152009.3 REF NO.  Council Delegate
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**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 183774</b></p>
<p>SUBDIVIDER: Udiminia Developments Ulverstone Pty Ltd &amp; Geoffrey Michael Hamilton and Janet Lesly Hamilton FOLIO REFERENCE: 240610/1 &amp; 123031/3</p>	


- (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 sewerage 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;




“Lot” means a lot shown on the Plan;

“Pipeline and Services Easement” means:

FIRSTLY, THE FULL AND FREE 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:
  - (a) without doing unnecessary damage to the Easement Land; and
  - (b) leaving the Easement Land in a clean and tidy condition;

  
 Sole Director/ Sole Secretary  
 Udiminia Developments Ulverstone Pty Ltd

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

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 183774</b></p>
<p>SUBDIVIDER: Udiminia Developments Ulverstone Pty Ltd &amp; Geoffrey Michael Hamilton and Janet Lesley Hamilton FOLIO REFERENCE: 240610/1 &amp; 125031/3</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 carriage way 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;

“Plan” means the sealed plan to which this schedule of easements relates;

“Subdivider” means Udiminia Developments Ulverstone Pty Ltd (ACN 649 794 589); and

*and Geoffrey Michael Hamilton  
and Janet Lesley Hamilton*

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

**2. Easements**

- 2.1 Lots 1, 2, 4, and 53 on the Plan are subject to a Pipeline and Services Easement in gross in favour of TasWater over the land marked “Pipeline and Services Easement 3.50 Wide” as shown on the Plan.
- 2.2 Lots 1, 2, 4, and 53 on the Plan are subject to a Drainage Easement in gross in favour of Central Coast Council over the land marked “Drainage Easement 3.50 Wide” as shown on the Plan.
- 2.3 Lots 71, 72, 73, and 74 on the Plan are subject to a Pipeline and Services Easement in gross in favour of TasWater over the land marked “Pipeline and Services Easement 2.50 Wide” as shown on the Plan.
- 2.4 Lot 59 on the Plan is subject to a Drainage Easement in gross in favour of Central Coast Council over the land marked “Drainage Easement 2.50 Wide” as shown on the Plan.

.....  
Sole Director/Sole Secretary  
Udiminia Developments Ulverstone Pty Ltd

*[Handwritten signatures]*

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 4 PAGES	Registered Number  <b>SP 183774</b>
SUBDIVIDER: Udiminia Developments Ulverstone Pty Ltd & Geoffrey Michael Hamilton and Janet Lesley Hamilton FOLIO REFERENCE: 240610/1 & 12505/13	

- 2.5 Lots 60, 61 and 62 on the Plan are subject to a Drainage Easement in gross in favour of Central Coast Council over the land marked "Drainage Easement 2.50 Wide" as shown on the Plan.
- 2.6 Lot 60 on the Plan is subject to a Pipeline and Services Easement in gross in favour of TasWater over the land marked "Pipeline and Services Easement 2.50 Wide" as shown on the Plan.
- 2.7 Lots 32-41 (inclusive) and Lot 100 are subject to a Drainage Easement in gross in favour of Central Coast Council over the area marked "Drainage Easement 3.00 Wide" as shown on the Plan.
- 2.8 Lots 32-41 (inclusive) and Lot 100 are subject to a Pipeline and Services Easement in gross in favour of TasWater over the area marked "Pipeline and Services Easement 3.00 Wide" as shown on the Plan.
- 2.9 Lot 41 on the Plan is subject to a Pipeline and Services Easement in gross in favour of TasWater over the area marked "Pipeline and Services Easement 2.50 Wide" as shown on the Plan.
- 2.10 Lot 42 on the Plan is subject to a Drainage Easement in gross in favour of Central Coast Council over the area marked "Drainage Easement 2.50 Wide" as shown on the Plan.
- 2.11 Lots 42-53 (inclusive) are subject to a Drainage Easement in gross in favour of Central Coast Council over the area marked "Drainage Easement 3.00 Wide" as shown on the Plan.
- 2.12 Lots 42-53 (inclusive) are subject to a Pipeline and Services Easement in gross in favour of TasWater over the area marked "Pipeline and Services Easement 3.00 Wide" as shown on the Plan.
- 2.13 Lot 100 is subject to a Pipeline and Services Easement in gross in favour of TasWater over the area marked "Pipeline and Services Easement Variable Width" as shown on the Plan.

**3. Fencing Provision**

With respect to each of the lots on the Plan, the Subdivider is not required to fence.

**Executed as a Schedule of Easements**

Executed by Udiminia Developments Ulverstone Pty Ltd pursuant to Section 127 of the Corporations Act:

Signed by Geoffrey Michael Hamilton and Janet Lesley Hamilton in the presence of:

*[Signature]*

GLYNN FRANCIS MARTIN WILLIAMS  
SB REIDEN

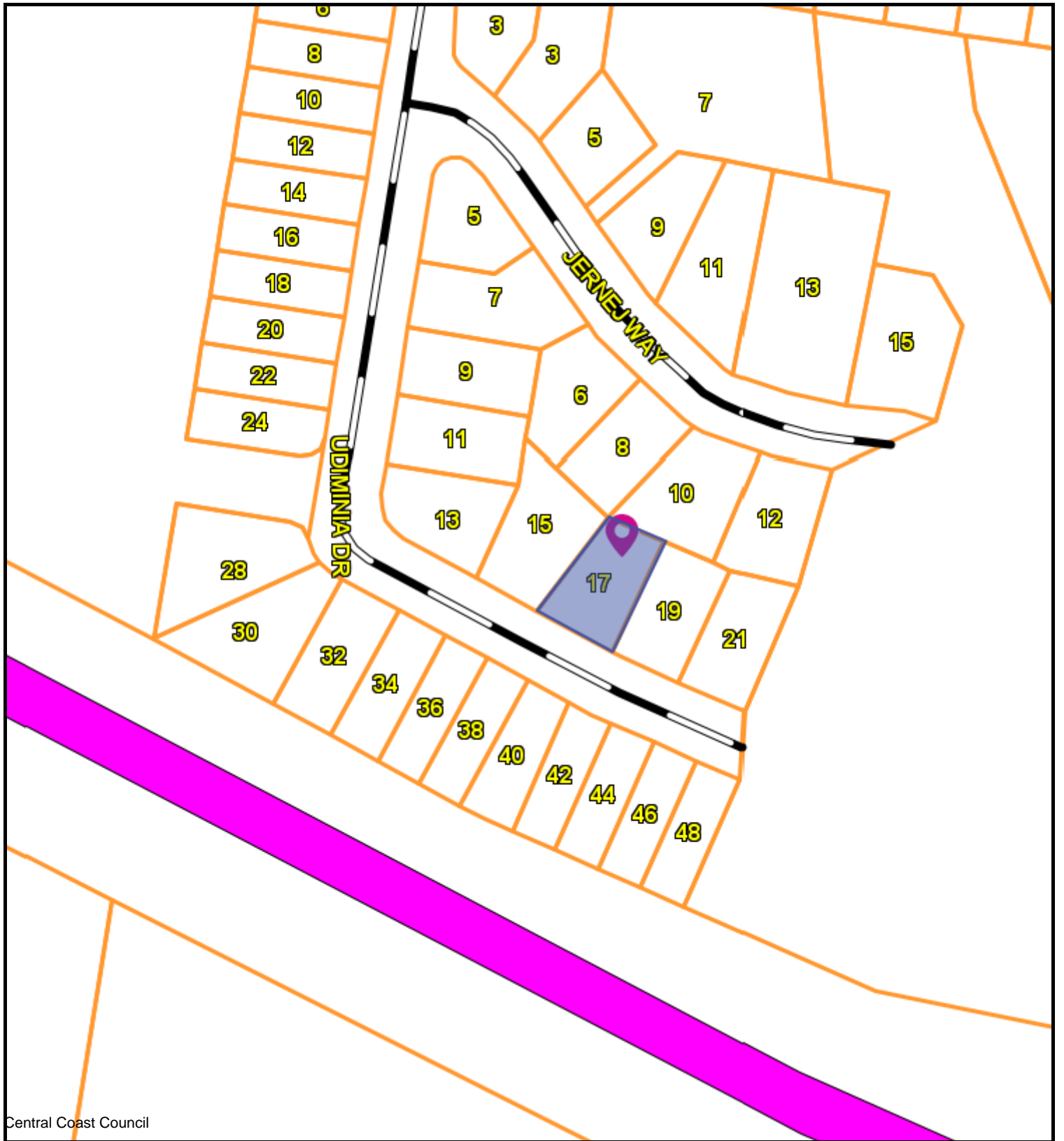
Sole Director / Sole Secretary  
Udiminia Developments Ulverstone Pty Ltd

*[Signature]*  
Sole Director / Sole Secretary  
Signed by Janet Lesley Hamilton by her attorney Geoffrey Michael Hamilton under Power of Attorney dated 6 April 2022 PA 135926 who hereby declares that no notice of alteration or revocation of the said Power of Attorney has been received.

Executed by Australia Pacific Mortgage Fund Ltd under Memorandum of Mortgage pursuant to section 127 of the Corporations Act

*[Signature]* × *[Signature]*  
Director

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



Central Coast Council



CENTRAL COAST COUNCIL  
 19 King Edward St  
 Ulverstone  
 TAS 7315  
 Telephone: 03 6429 8900  
 admin@centralcoast.tas.gov.au



18-Dec-2025

**17 UDIMINIA DRIVE,  
 ULVERSTONE  
 DA2025265**

**IMPORTANT**

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

**Disclaimer**

This map is not a precise survey document  
 All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.

© The List 2025.  
 © Central Coast Council 2025.

**50 m**

Scale =  
**1:1470.420**



Our Ref: L251114

X Ref: 714467

CCC ref: DA2025265



19 November 2025

Planning Department

Tasman Council

By email [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au) [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au)

Dear Planning

## Response to Further Information Request – DA2025265 – 17 Udiminia Drive, ULVERSTONE

The following is provided in response to the RFI received requesting a response to show no detriment to the surrounding area.

The following response is provided against 8.4.2 Setbacks and building envelope for all dwellings, as the use and development is residential, not a use that falls under 7.10. While retaining walls are listed under 6.2.6, the retaining walls included to the proposal are directly related to a residential development and are generally assessed as such.

The Use of a single dwelling as proposed is a No Permit Required use. The Development Standards apply:

### 8.4 Development Standards for Dwellings

#### 8.4.2 Setbacks and building envelope for all dwellings

##### Objective

The siting and scale of dwellings:

- a) provides reasonably consistent separation between dwellings and their frontage within a street;
- b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and



d) provides reasonable access to sunlight for existing solar energy installations.

Acceptable Solutions		Performance Criteria	
A3	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>i. a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>ii. projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>i. does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>ii. does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	P3	<p>The siting and scale of a dwelling must:</p> <p>a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>i. reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>ii. overshadowing the private open space of a dwelling on an adjoining property;</p> <p>iii. overshadowing of an adjoining vacant property; and</p> <p>iv. visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>i. an adjoining property; or</p> <p>ii. another dwelling on the same site.</p>

**Response**

A3 The acceptable solution is achieved.

The dwelling development includes a retaining wall towards the east side boundary with a reduced setback of 0.3m. The length of the wall will be 6.6m (within the setback). The side boundary is 33.9m; one third of the boundary is 11.3m. The length of the retaining wall is not greater than 9m or 11.3m in length and so meets the acceptable solution.



**Woolcott**  
LAND SERVICES



**Launceston**

P 03 6332 3760  
E [enquiries@woolcott.au](mailto:enquiries@woolcott.au)  
A 10 Goodman Court Invermay TAS 7248  
W [woolcottland.au](http://woolcottland.au)

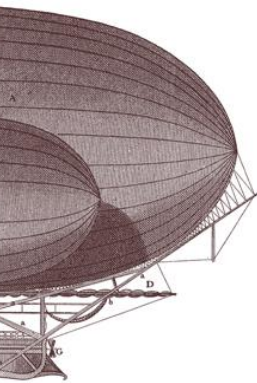
**St Helens**

P 03 6376 1972  
E [admin@ecosurv.com.au](mailto:admin@ecosurv.com.au)  
A Cecilia Street, St Helens TAS 7216  
W [woolcottland.au](http://woolcottland.au)

With regards

Michelle Schleiger  
*BUrbRegEnvPlan*  
Town Planner

Woolcott Land Services



# ENGINEERS ADVICE

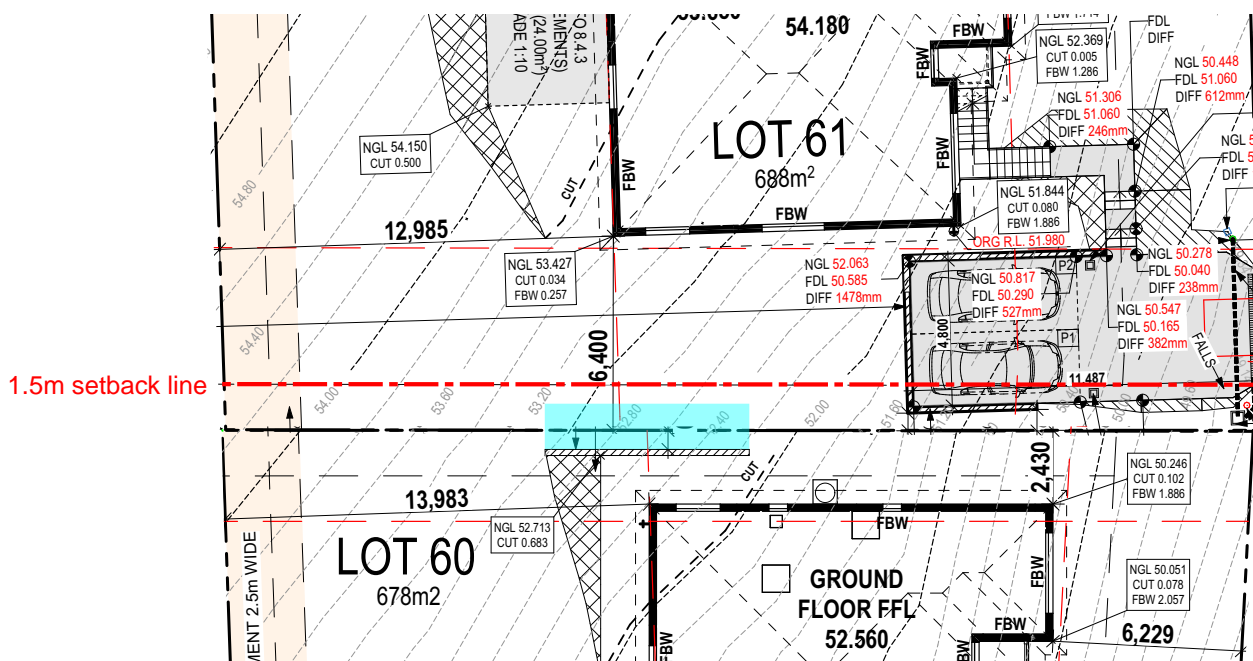
TO	Tanya Hill	DATE	9/12/25
FROM	James Hill	TIME	
PROJECT	17 Udiminia Drive - 714467	PROJECT N <sup>o</sup>	25.0431
SUBJECT	Retaining wall influence	REF N <sup>o</sup>	EA-S01

**GANDY AND ROBERTS**  
 159 DAVEY ST  
 HOBART TASMANIA  
 AUSTRALIA 7000  
**CONSULTING ENGINEERS**

Gandy & Roberts have been engaged by Wilson Homes to asses any potential impact to adjoining lots created by the boundary retaining walls.

Lot 60 (17 Uldiminia Drive) has a boundary retaining wall with a maximum height of 800mm, offset a minimum of 300mm from the boundary. The zone of influence on this wall will extend a maximum of 700 mm beyond the boundary and into the neighbouring property.

Gandy & Roberts have designed the wall to withstand domestic vehicle surcharge and a 1:4 back slope. No further surcharge allowance has been made within the zone of influence of the wall (highlighted in blue below). Any development in this zone should be designed to avoid applying any additional surcharge on the boundary retaining wall.



SIGNED: *James Hill*

**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

Received: 11/12/2025  
 Application No: DA2025265  
 Doc ID: 540327

SHOULD THIS ADVICE ENTAIL A COST VARIATION THE CONTRACTOR SHALL INFORM THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK

# 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	ROOF DRAINAGE PLAN
11	FLOOR COVERINGS
12	KITCHEN DETAILS
13	BATHROOM DETAILS
14	ENSUITE DETAILS
15	LAUNDRY DETAILS
16	STANDARD SHOWER & WATERPROOFING
17	3D VIEWS
18	GENERAL NOTES
19	WET AREA & ENERGY EFFICIENCY NOTES
20	BUILDING ACT BUSHFIRE HAZARD AREAS
21	BAL 12.5 NOTES
22	BAL 12.5 - BAL 40 ROOF DETAILS

### TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	13.45
LIVING	113.50
PORCH	1.97
<b>TOTAL</b>	<b>128.93 m<sup>2</sup></b>

### 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-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T3
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	1.73km
ZONING	GENERAL RESIDENTIAL

### BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
<b>SETBACKS</b>		
FRONT	MIN. 4,500mm	6,229mm
SIDE A	MIN. 1,500mm	2,430mm
SIDE B	MIN. 1,500mm	6,961mm
REAR	MIN. 1,500mm	13,983mm
<b>BULK &amp; SCALE</b>		
SITE AREA	678m <sup>2</sup>	
SITE COVERAGE	MAX. 50%	19.02%
<b>LANDSCAPE</b>		
NO APPLICABLE CONTROLS		
<b>EARTHWORKS</b>		
CUT DEPTH	MAX. 2,000mm	683mm
<b>ACCESS &amp; AMENITY</b>		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

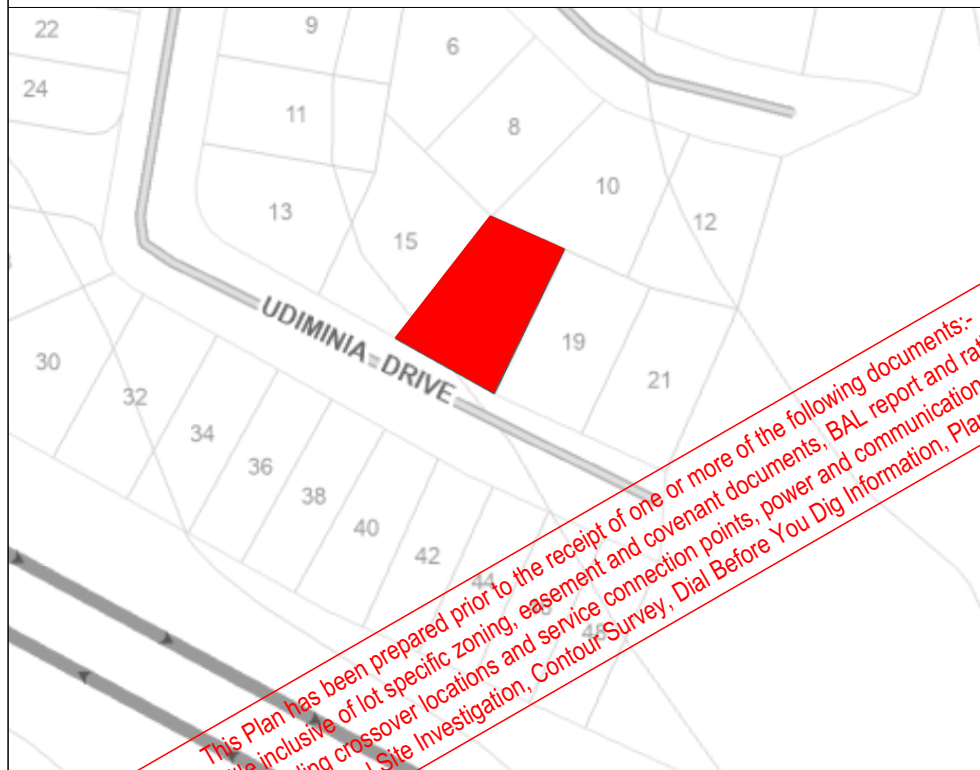
### 3D PERSPECTIVE



### 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)	2445mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

### INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET 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 WC  
ACCESSIBLE SHOWER LOCATION: BATH

### GENERAL NOTES:

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

### BUSHFIRE REQUIREMENTS - BAL-12.5

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

### ROOF:

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

### WALLS, POSTS AND BEAMS:

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

### WINDOWS AND DOORS:

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

### OTHER:

- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

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: \_\_\_\_\_  
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### PRELIMINARY PLAN SET

2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.10.17	TRV	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: **30/10/2025**

Application No: **DA2025265**

Doc ID: **536543**



SPECIFICATION: <b>DISCOVERY</b>	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	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 DRAFT SALES PLAN - CP1	MFC 09/10/2025	ROGER MAXWELL HOSIE	ASCOT 12	H-WDCASC10SA	
	2 PRELIM PLANS - INITIAL ISSUE	TRV 17/10/2025	ADDRESS: 17 UDIMINIA DRIVE, ULVERSTONE TAS 7315	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCYOR10CLASA	
			LOT / SECTION / CT: 60 / - / 183774	COUNCIL: CENTRAL COAST	SHEET No.: 1 / 22	
					SCALES: 1:100	<b>714467</b>

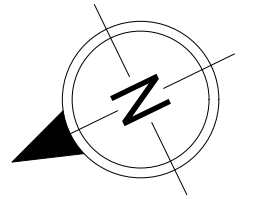
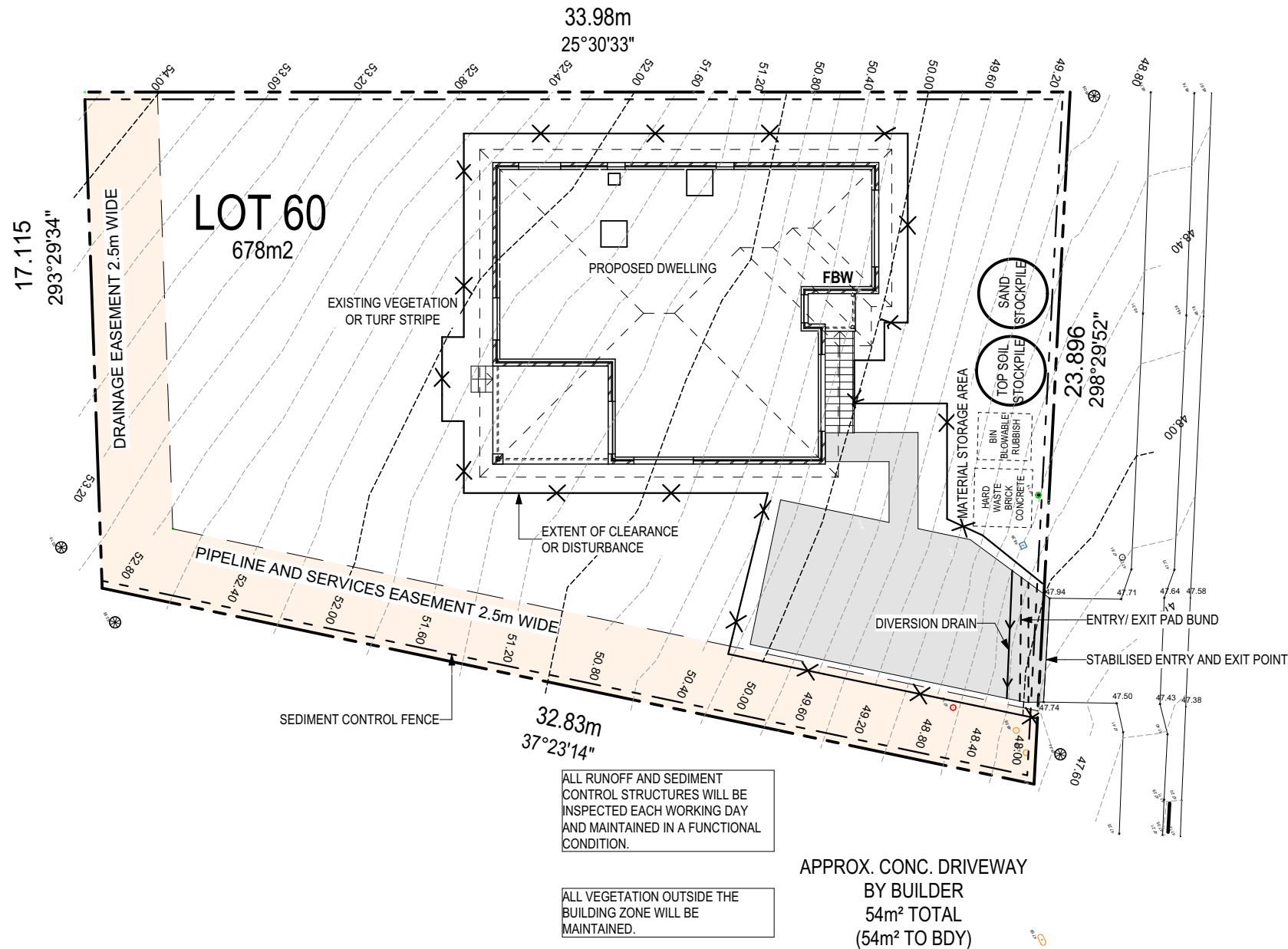


ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

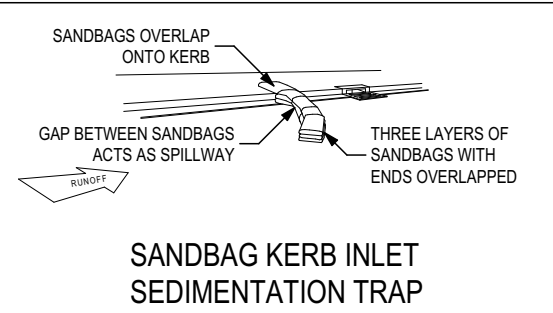
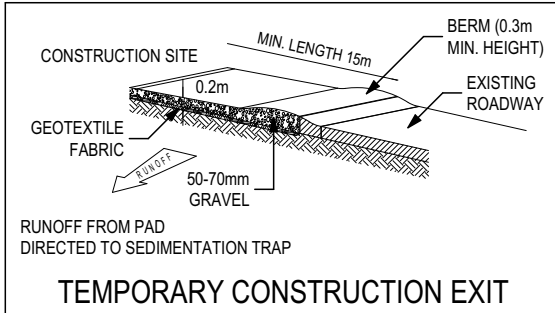
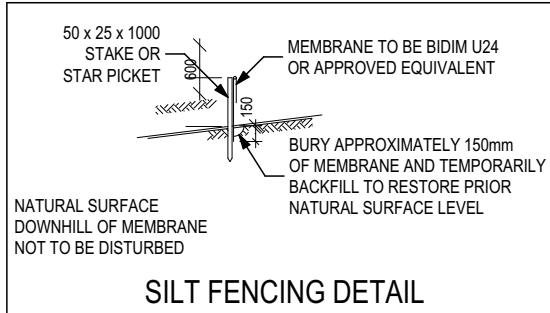
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

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.



Last Published: Friday, October 17, 2025 9:53 AM



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

**PLAN ACCEPTANCE BY OWNER**

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

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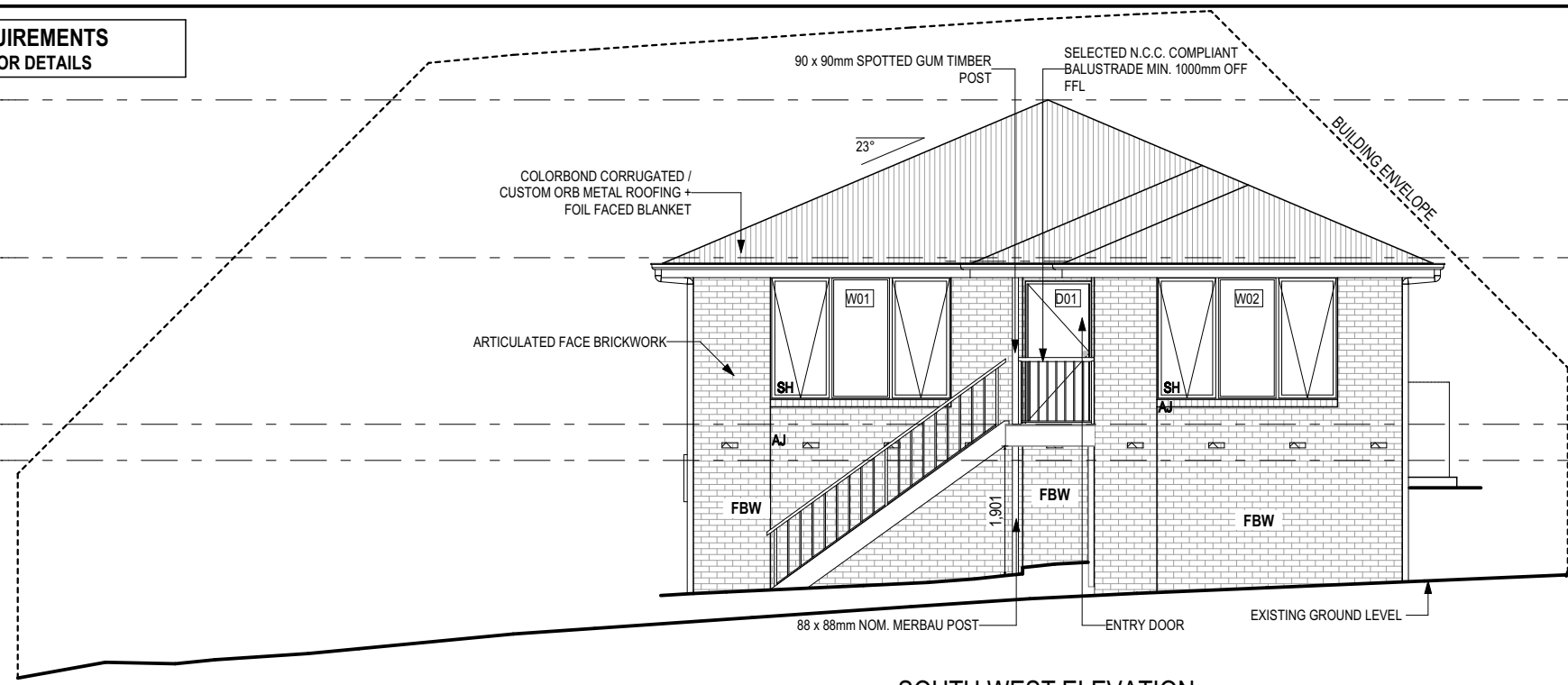
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			LOT / SECTION / CT: 60 / - / 183774	COUNCIL: CENTRAL COAST	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN	
					SCALES: 1:200	

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Template Version: 24.039



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

RL 57.321 - RIDGE LEVEL  
RL 55.005 - TOP OF WALL  
RL 52.560 - GROUND FLOOR  
RL 52.030 - PAD LEVEL



**SOUTH WEST ELEVATION**  
SCALE: 1:100

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: **30/10/2025**  
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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

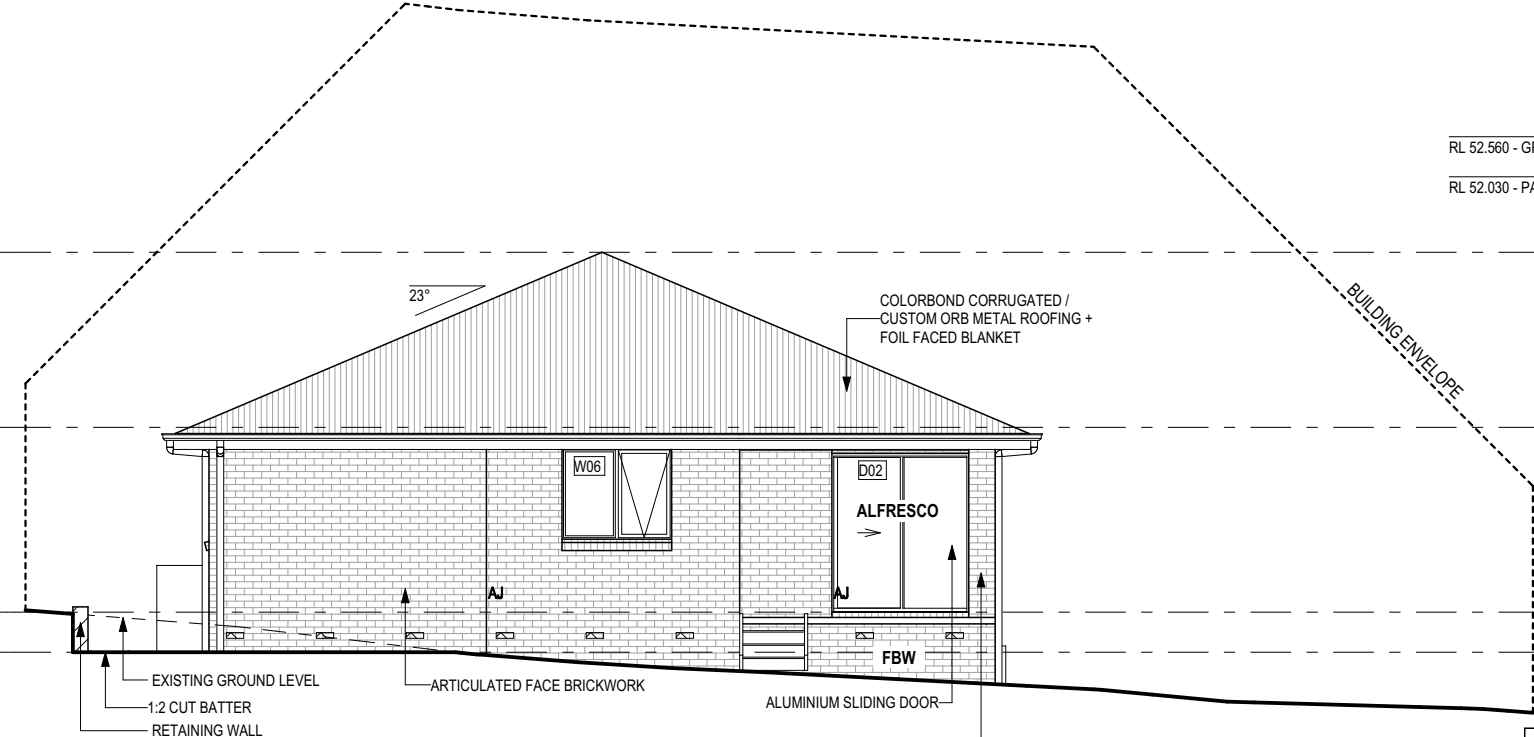
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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**

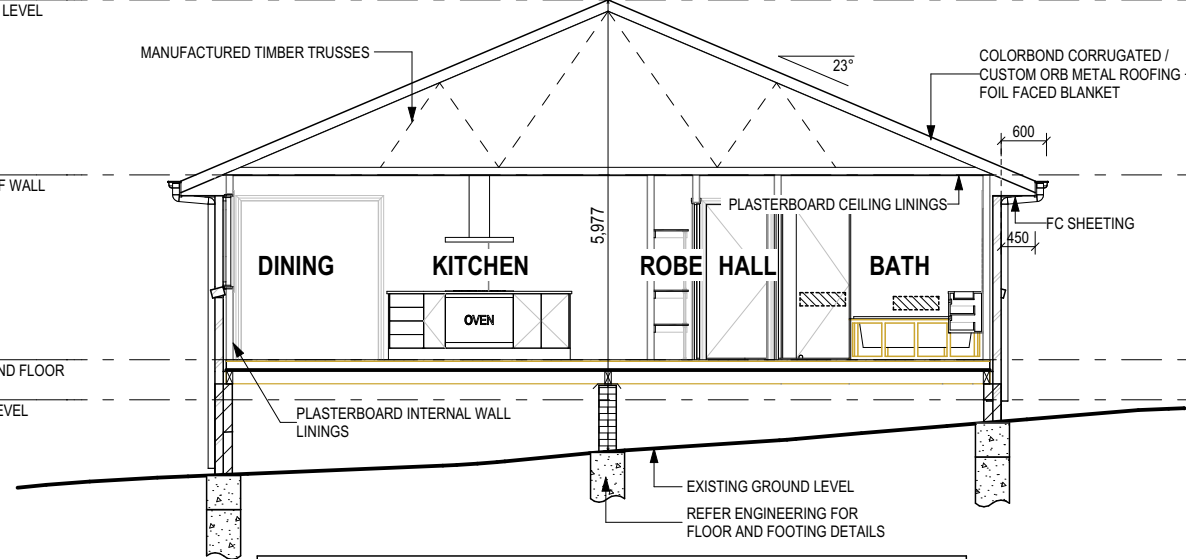
SUB-FLOOR VENT  
PROVIDE SUBFLOOR VENTILATION AT MAX. 600mm FROM CORNERS AND EVENLY SPACED (REFER NCC FOR FURTHER DETAIL).  
FINAL LOCATIONS MAY BE ADJUSTED TO SUIT BRICKWORK GAUGE.

RL 57.321 - RIDGE LEVEL  
RL 55.005 - TOP OF WALL  
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RL 52.030 - PAD LEVEL



**NORTH EAST ELEVATION**  
SCALE: 1:100

RL 57.321 - RIDGE LEVEL  
RL 55.005 - TOP OF WALL  
RL 52.560 - GROUND FLOOR  
RL 52.030 - PAD LEVEL



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.

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

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

**GLASS TYPE LEGEND**

CLEAR OBSCURE

**WINDOW TYPE LEGEND**

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

**PLAN ACCEPTANCE BY OWNER**

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

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

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REVISION	DRAWN	CLIENT:
1 DRAFT SALES PLAN - CP1	MFC 09/10/2025	ROGER MAXWELL HOSIE
2 PRELIM PLANS - INITIAL ISSUE	TRV 17/10/2025	ADDRESS: 17 UDIMINIA DRIVE, ULVERSTONE TAS 7315
		LOT / SECTION / CT: 60 / - / 183774
		COUNCIL: CENTRAL COAST

HOUSE DESIGN:  
**ASCOT 12**  
FACADE DESIGN:  
**CLASSIC**  
SHEET TITLE:  
ELEVATIONS / SECTION

HOUSE CODE:  
**H-WDCASC10SA**  
FACADE CODE:  
**F-WDCYOR10CLASA**  
SHEET No.:  
5 / 22  
SCALES:  
1:100

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**714467**

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

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
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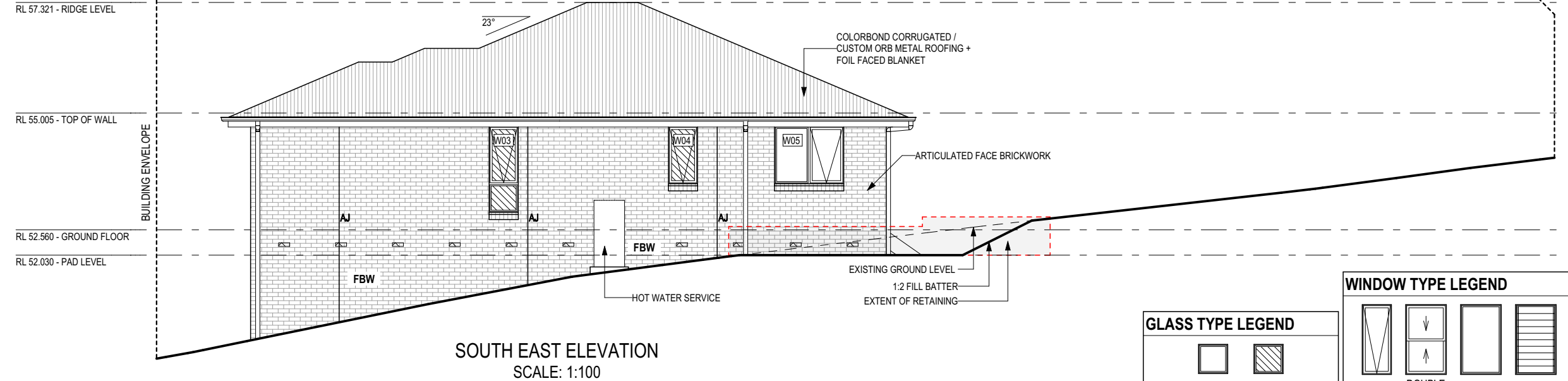
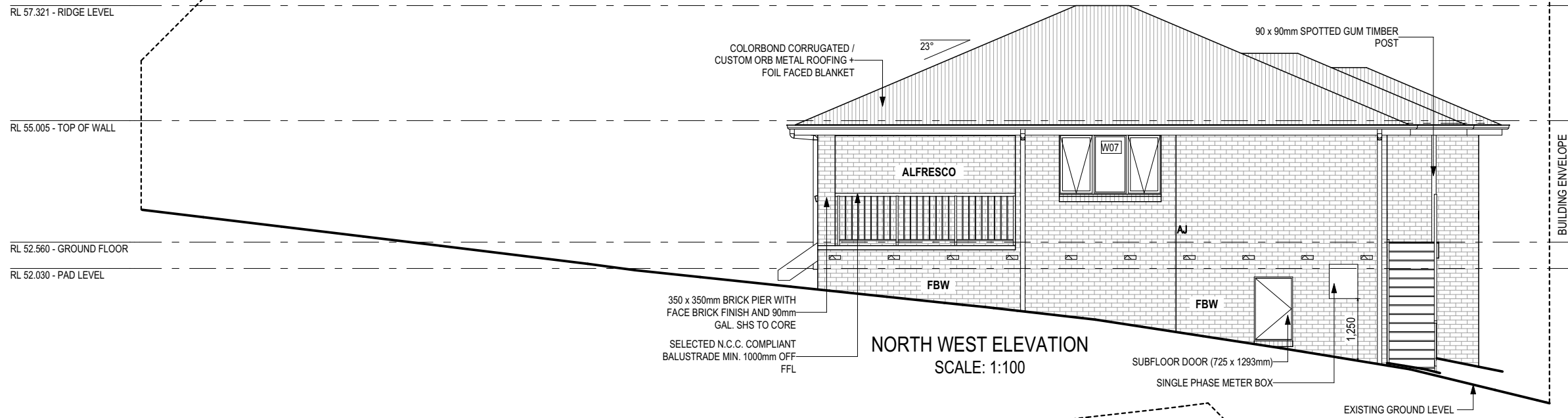
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BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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



**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

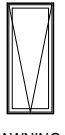
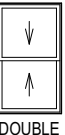


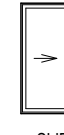
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**SUBJECT TO NCC 2022**  
**(1 MAY 2023)**  
**WATERPROOFING & PLUMBING**

**GLASS TYPE LEGEND**

 CLEAR  
 OBSCURE

**WINDOW TYPE LEGEND**

 AWNING  
 DOUBLE HUNG  
 FIXED  
 LOUVRE  
 SLIDING

**PLAN ACCEPTANCE BY OWNER**

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

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File Location: D:\Truong\VOUBSP\PRELIMS\74467 - Hosie\MTek Issues\714467 - Hosie - Lot 60 - AC24 - Rev.02 - Prelim - 2025-10-17.jm  
Template Version: 24.039

**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	AFA1827	AWNING	LIVING	1,800	2,650	8,900	4.77	ALUMINIUM	BAL-12.5	SNAP HEADER	SW	3.93	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W02	AFA1827	AWNING	BED 1	1,800	2,650	8,900	4.77	ALUMINIUM	BAL-12.5	SNAP HEADER	SW	3.93	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W03	A/F1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	ANGLED	SE	0.80	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
GROUND FLOOR	W04	A1206	AWNING	BATH	1,200	610	3,620	0.73	ALUMINIUM	BAL-12.5	ANGLED	SE	0.52	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W05	FA1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-12.5	ANGLED	SE	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W06	FA1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-12.5	ANGLED	NE	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W07	AFA1221	AWNING	DINING	1,200	2,050	6,500	2.46	ALUMINIUM	BAL-12.5	ANGLED	NW	1.88	CLEAR, DOUBLE GLAZED	MP 683-683
							<b>43,340 mm</b>	<b>17.31</b>							
<b>DOOR</b>															
GROUND FLOOR	D01	HD2110L	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	BAL-12.5	SNAP HEADER	SW	1.41	NA	
GROUND FLOOR	D02	SF2118	SLIDING	DINING	2,100	1,810	7,820	3.80	ALUMINIUM	BAL-12.5	SNAP HEADER	NE	3.31	CLEAR, DOUBLE GLAZED, TOUGHENED	
							<b>13,960 mm</b>	<b>5.84</b>							
							<b>57,300 mm</b>	<b>23.15</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			
<b>No BAL / BAL 12.5</b>			
<b>Window Type</b>	<b>WERS Code</b>	<b>U Value</b>	<b>SHGC</b>
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>			
<b>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</b>			
<b>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.

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
<b>DOOR</b>							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	1080 SS	SQUARE SET OPENING	2,155	1,080	N/A	
GROUND FLOOR	2	2 x 520	SWINGING	2,040	1,040	N/A	
GROUND FLOOR	4	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	1	2 x 820	SWINGING	2,040	1,640	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	3	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	LIFT-OFF HINGES



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

**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

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**

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

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	SPECIFICATION: DISCOVERY	REVISION: 1 DRAFT SALES PLAN - CP1	DRAWN: MFC 09/10/2025	CLIENT: ROGER MAXWELL HOSIE	HOUSE DESIGN: ASCOT 12	HOUSE CODE: H-WDCASC10SA	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	2 PRELIM PLANS - INITIAL ISSUE	TRV 17/10/2025	ADDRESS: 17 UDIMINIA DRIVE, ULVERSTONE TAS 7315	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCYOR10CLASA	
			LOT / SECTION / CT: 60 / - / 183774	COUNCIL: CENTRAL COAST	SHEET TITLE: WINDOW & DOOR SCHEDULES	SHEET No.: 7 / 22	SCALES: <b>714467</b>

Last Published: Friday, October 17, 2025 9:53 AM  
File Location: D:\Truong\VOUBSPRELI\MS17\4467 - Hosie\ITek Issues\17\4467 - Hosie - Lot 60 - AC24 - Rev.02 - Prelim - 2025.10.17.jpg  
Template Version: 24.039

# 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	33.82 m <sup>2</sup>	W01, W07, D02	3.38 m <sup>2</sup>	9.12 m <sup>2</sup>	1.69 m <sup>2</sup>	6.22 m <sup>2</sup>
BED 1	14.61 m <sup>2</sup>	W02	1.46 m <sup>2</sup>	3.93 m <sup>2</sup>	0.73 m <sup>2</sup>	2.96 m <sup>2</sup>
BED 2	10.30 m <sup>2</sup>	W05	1.03 m <sup>2</sup>	1.38 m <sup>2</sup>	0.52 m <sup>2</sup>	0.79 m <sup>2</sup>
BED 3	11.64 m <sup>2</sup>	W06	1.16 m <sup>2</sup>	1.38 m <sup>2</sup>	0.58 m <sup>2</sup>	0.79 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).

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

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**CENTRAL COAST COUNCIL**  
 LAND USE PLANNING

Received: 30/10/2025  
 Application No: DA2025265  
 Doc ID: 536543


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

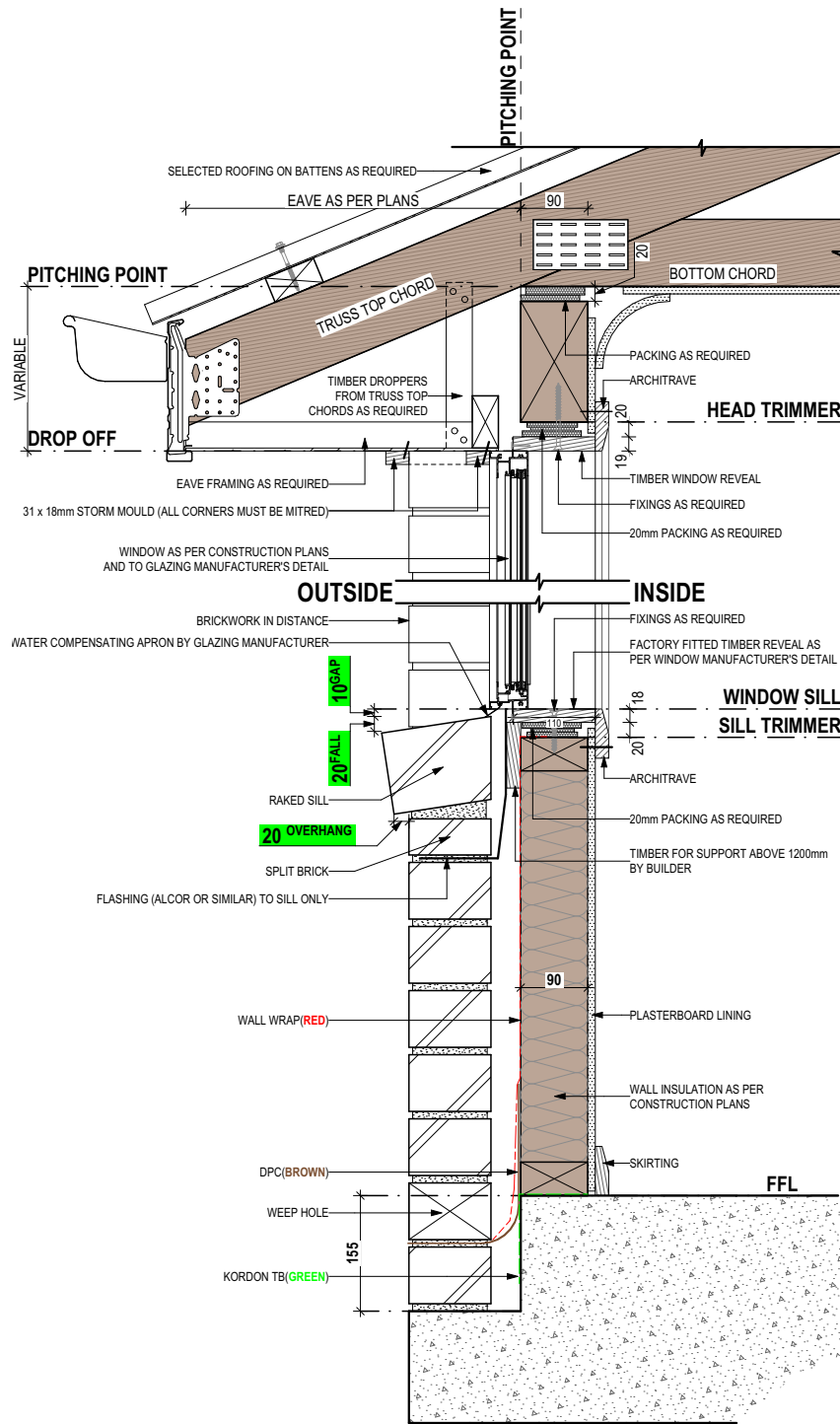
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SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

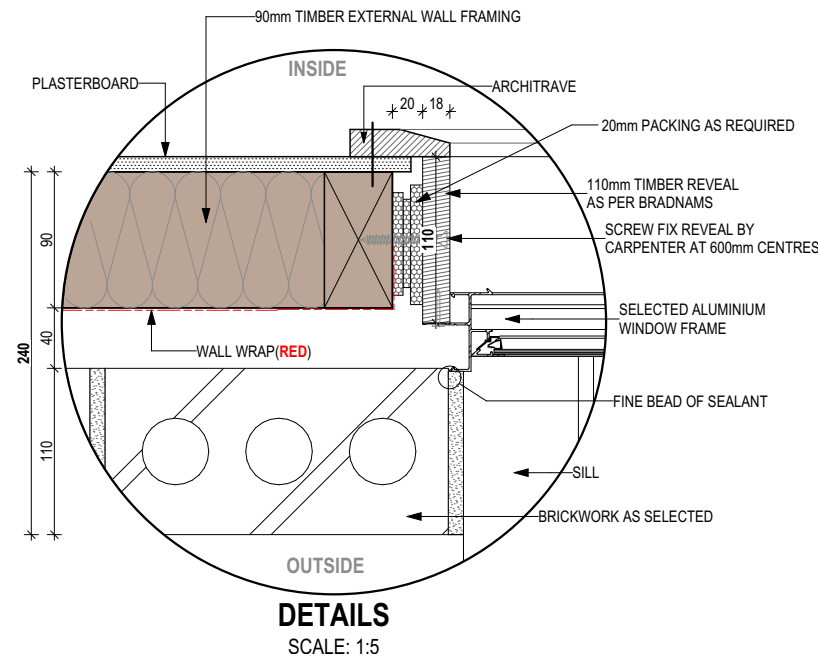
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PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

	SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	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 DRAFT SALES PLAN - CP1	MFC 09/10/2025	ROGER MAXWELL HOSIE	ASCOT 12	H-WDCASC10SA	
		2 PRELIM PLANS - INITIAL ISSUE	TRV 17/10/2025	ADDRESS: 17 UDIMINIA DRIVE, ULVERSTONE TAS 7315	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCYOR10CLASA	<b>714467</b>
				LOT / SECTION / CT: 60 / - / 183774	COUNCIL: CENTRAL COAST	SHEET No.: 8 / 22	



**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: 240x120x86mm		MANUFACTURING SIZE: 230x110x76mm		VERTICAL GAUGE: 7 Courses to 600mm				FORMAT SIZE: 240x120x86mm		MANUFACTURING SIZE: 230x110x76mm		VERTICAL GAUGE: 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
1	230	250	86	26	6230	6250	2229	11	2630	2650	943	36 <sup>1</sup> / <sub>2</sub>	8630		3086
1 <sup>1</sup> / <sub>2</sub>	350	370		26 <sup>1</sup> / <sub>2</sub>	6350	6370		11 <sup>1</sup> / <sub>2</sub>	2750	2770		36 <sup>1</sup> / <sub>2</sub>	8750		
2	470	490	172	27	6470	6490	2314	12	2870	2890	1029	37	8870		3172
2 <sup>1</sup> / <sub>2</sub>	590	610		27 <sup>1</sup> / <sub>2</sub>	6590	6610		12 <sup>1</sup> / <sub>2</sub>	2990	3010		37 <sup>1</sup> / <sub>2</sub>	8990		
3	710	730	257	28	6710	6730	2400	13	3110	3130	1114	38	9110		3257
3 <sup>1</sup> / <sub>2</sub>	830	850		28 <sup>1</sup> / <sub>2</sub>	6830	6850		13 <sup>1</sup> / <sub>2</sub>	3230	3250		38 <sup>1</sup> / <sub>2</sub>	9230		
4	950	970	343	29	6950	6970	2486	14	3350	3370	1200	39	9350		3343
4 <sup>1</sup> / <sub>2</sub>	1070	1090		29 <sup>1</sup> / <sub>2</sub>	7070	7090		14 <sup>1</sup> / <sub>2</sub>	3470	3490		39 <sup>1</sup> / <sub>2</sub>	9470		
5	1190	1210	429	30	7190	7210	2572	15	3590	3610	1286	40	9590		3429
5 <sup>1</sup> / <sub>2</sub>	1310	1330		30 <sup>1</sup> / <sub>2</sub>	7310	7330		15 <sup>1</sup> / <sub>2</sub>	3710	3730		40 <sup>1</sup> / <sub>2</sub>	9710		
6	1430	1450	514	31	7430	7450	2657	16	3830	3850	1372	41	9830		3514
6 <sup>1</sup> / <sub>2</sub>	1550	1570		31 <sup>1</sup> / <sub>2</sub>	7550	7570		16 <sup>1</sup> / <sub>2</sub>	3950	3970		41 <sup>1</sup> / <sub>2</sub>	9950		
7	1670	1690	600	32	7670	7690	2743	17	4070	4090	1457	42	10070		3600
7 <sup>1</sup> / <sub>2</sub>	1790	1810		32 <sup>1</sup> / <sub>2</sub>	7790	7810		17 <sup>1</sup> / <sub>2</sub>	4190	4210		42 <sup>1</sup> / <sub>2</sub>	10190		
8	1910	1930	686	33	7910	7930	2829	18	4310	4330	1543	43	10310		3686
8 <sup>1</sup> / <sub>2</sub>	2030	2050		33 <sup>1</sup> / <sub>2</sub>	8030	8050		18 <sup>1</sup> / <sub>2</sub>	4430	4450		43 <sup>1</sup> / <sub>2</sub>	10430		
9	2150	2170	772	34	8150	8170	2914	19	4550	4570	1629	44	10550		3772
9 <sup>1</sup> / <sub>2</sub>	2270	2290		34 <sup>1</sup> / <sub>2</sub>	8270	8290		19 <sup>1</sup> / <sub>2</sub>	4670	4690		44 <sup>1</sup> / <sub>2</sub>	10670		
10	2390	2410	857	35	8390	8400	3000	20	4790	4810	1714	45	10790		3857
								20 <sup>1</sup> / <sub>2</sub>	4910	4930		45 <sup>1</sup> / <sub>2</sub>	10910		
								21	5030	5050	1800	46	11030		3943
								21 <sup>1</sup> / <sub>2</sub>	5150	5170		46 <sup>1</sup> / <sub>2</sub>	11150		
								22	5270	5290	1886	47	11270		4029
								22 <sup>1</sup> / <sub>2</sub>	5390	5410		47 <sup>1</sup> / <sub>2</sub>	11390		
								23	5510	5530	1972	48	11510		4114
								23 <sup>1</sup> / <sub>2</sub>	5630	5650		48 <sup>1</sup> / <sub>2</sub>	11630		
								24	5750	5770	2057	49	11750		4200
								24 <sup>1</sup> / <sub>2</sub>	5870	5890		49 <sup>1</sup> / <sub>2</sub>	11870		
								25	5990	6010	2143	50	11990		4286
								25 <sup>1</sup> / <sub>2</sub>	6110	6130		100	23990		8572

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: **30/10/2025**  
Application No: **DA2025265**  
Doc ID: **536543**

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

**PLAN ACCEPTANCE BY OWNER**

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

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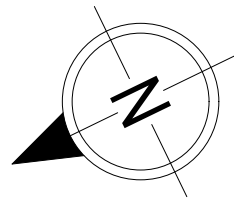
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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

**BAL-12.5 BUSHFIRE REQUIREMENTS**  
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	SPECIFICATION: <b>DISCOVERY</b>	REVISION	DRAWN	CLIENT: <b>ROGER MAXWELL HOSIE</b>	HOUSE DESIGN: <b>ASCOT 12</b>	HOUSE CODE: <b>H-WDCASC10SA</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 DRAFT SALES PLAN - CP1 2 PRELIM PLANS - INITIAL ISSUE	MFC TRV	09/10/2025 17/10/2025	ADDRESS: <b>17 UDIMINIA DRIVE, ULVERSTONE TAS 7315</b>	FACADE DESIGN: <b>CLASSIC</b>	
				LOT / SECTION / CT: <b>60 / - / 183774</b>	COUNCIL: <b>CENTRAL COAST</b>	SHEET TITLE: <b>DETAILS (FACE BRICKWORK)</b>	SHEET No.: <b>9 / 22</b>
						SCALES:	<b>714467</b>

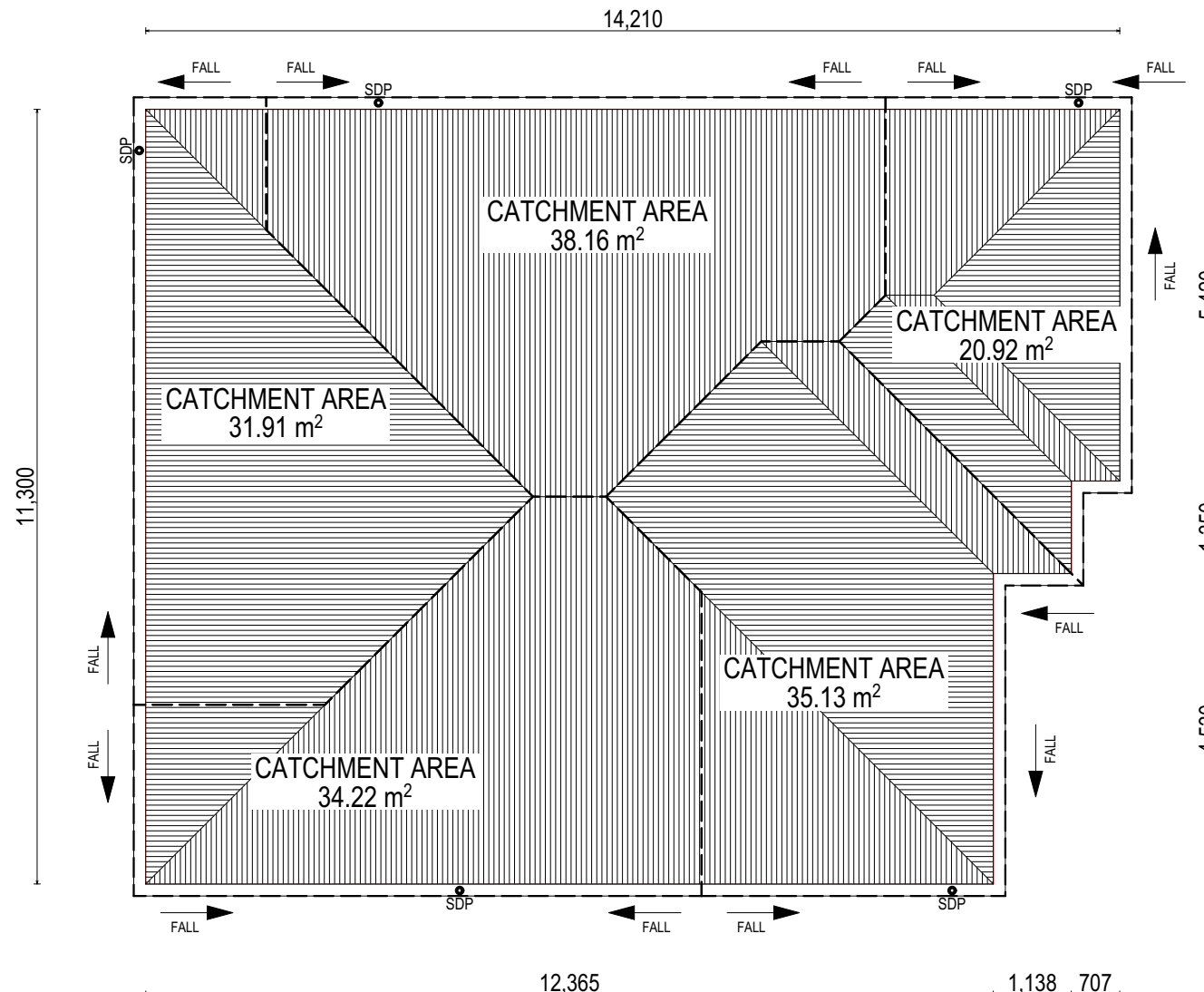


WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

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

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

Roofing Data		
	151.26	Flat Roof Area (excluding gutter and slope factor) (m <sup>2</sup> )
	164.32	Roof Surface Area (includes slope factor, excludes gutter) (m <sup>2</sup> )
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	160.35	Area of roof catchment (including 115mm Slotted Quad Gutter) (m <sup>2</sup> )
Ac	194.02	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	128	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	3.03	Ac / Acdp
Downpipes Provided	5	



**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 30/10/2025  
Application No: DA2025265  
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PRELIMINARY

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: \_\_\_\_\_

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

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	SPECIFICATION: <b>DISCOVERY</b>	REVISION	DRAWN	CLIENT: <b>ROGER MAXWELL HOSIE</b>	HOUSE DESIGN: <b>ASCOT 12</b>	HOUSE CODE: <b>H-WDCASC10SA</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 DRAFT SALES PLAN - CP1 2 PRELIM PLANS - INITIAL ISSUE	MFC TRV	09/10/2025 17/10/2025	ADDRESS: <b>17 UDIMINIA DRIVE, ULVERSTONE TAS 7315</b>	FACADE DESIGN: <b>CLASSIC</b>		FACADE CODE: <b>F-WDCYOR10CLASA</b>	
				LOT / SECTION / CT: <b>60 / - / 183774</b>	COUNCIL: <b>CENTRAL COAST</b>	SHEET TITLE: <b>ROOF DRAINAGE PLAN</b>	SHEET No.: <b>10 / 22</b>	SCALES: <b>1:100</b>	<b>714467</b>

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

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

**COVERINGS LEGEND**

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



PRELIMINARY

**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	

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: **30/10/2025**

Application No: **DA2025265**

Doc ID: **536543**

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

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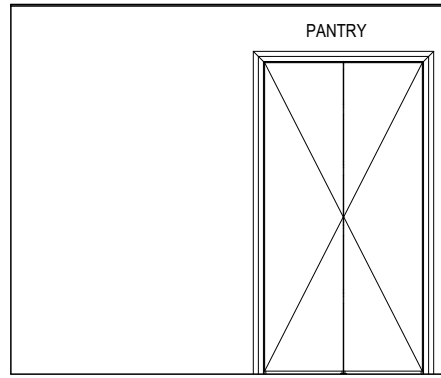


SPECIFICATION: <b>DISCOVERY</b>	REVISION	DRAWN	CLIENT: <b>ROGER MAXWELL HOSIE</b>	HOUSE DESIGN: <b>ASCOT 12</b>	HOUSE CODE: <b>H-WDCASC10SA</b>	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2025	1 DRAFT SALES PLAN - CP1	MFC 09/10/2025	ADDRESS: <b>17 UDIMINIA DRIVE, ULVERSTONE TAS 7315</b>	FACADE DESIGN: <b>CLASSIC</b>	FACADE CODE: <b>F-WDCYOR10CLASA</b>	
	2 PRELIM PLANS - INITIAL ISSUE	TRV 17/10/2025	LOT / SECTION / CT: <b>60 / - / 183774</b>	COUNCIL: <b>CENTRAL COAST</b>	SHEET TITLE: <b>FLOOR COVERINGS</b>	SHEET No.: <b>11 / 22</b>
					SCALES: <b>1:100</b>	<b>714467</b>

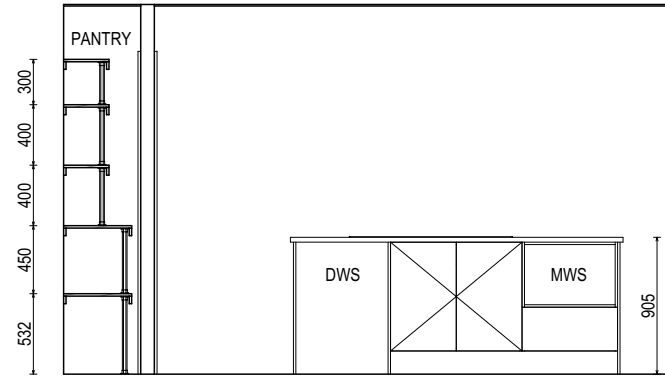
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- SUSTAINABILITY REQUIREMENTS  
- SITE CLASSIFICATION  
- GENERAL BUILDING INFORMATION

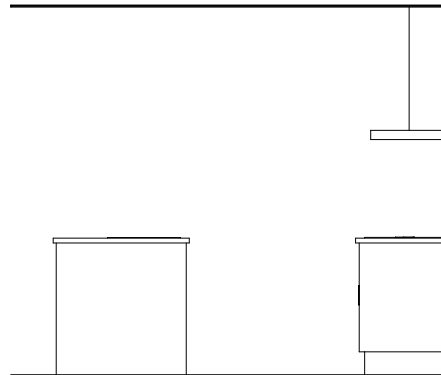
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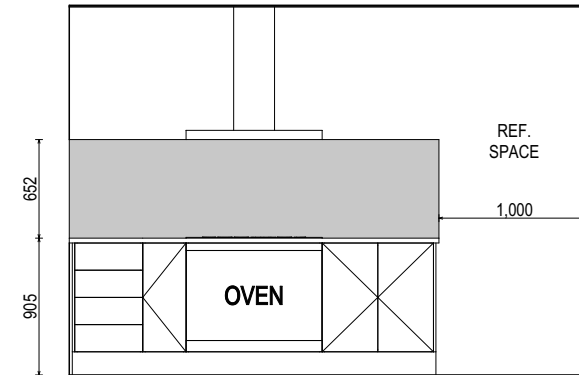
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SCALE: 1:50



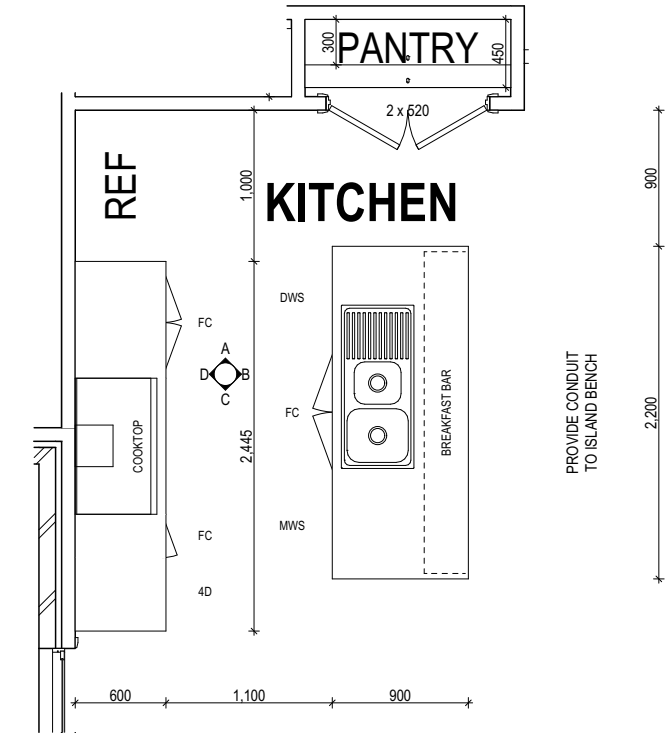
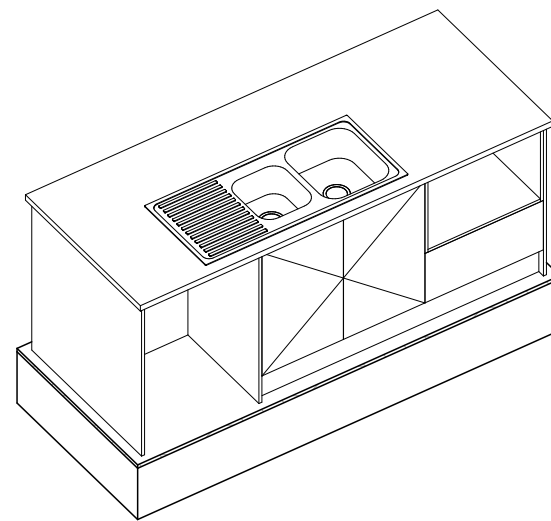
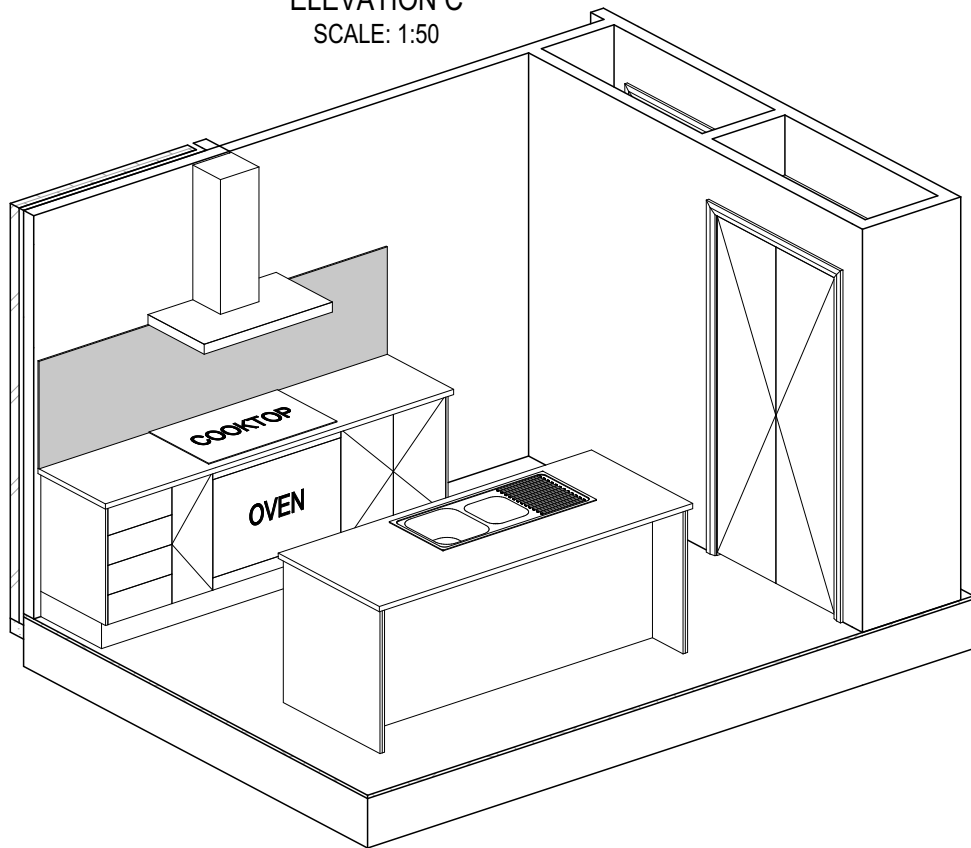
**ELEVATION B**  
SCALE: 1:50



**ELEVATION C**  
SCALE: 1:50



**ELEVATION D**  
SCALE: 1:50



**KITCHEN PLAN**  
SCALE: 1:50

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING  
Received: 30/10/2025  
Application No: DA2025265  
Doc ID: 536543

PRELIMINARY

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

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SPECIFICATION:  
**DISCOVERY**  
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REVISION	DRAWN	CLIENT:
1 DRAFT SALES PLAN - CP1	MFC 09/10/2025	ROGER MAXWELL HOSIE
2 PRELIM PLANS - INITIAL ISSUE	TRV 17/10/2025	ADDRESS: 17 UDIMINIA DRIVE, ULVERSTONE TAS 7315
		LOT / SECTION / CT: 60 / - / 183774
		COUNCIL: CENTRAL COAST

HOUSE DESIGN:  
**ASCOT 12**  
FACADE DESIGN:  
**CLASSIC**  
SHEET TITLE:  
**KITCHEN DETAILS**

HOUSE CODE:  
**H-WDCASC10SA**  
FACADE CODE:  
**F-WDCYOR10CLASA**  
SHEET No.:  
**12 / 22**  
SCALES:  
**1:50**

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**714467**

Last Published: Friday, October 17, 2025 9:53 AM  
File Location: D:\Truong\VOUBSP\PRELIMS\714467 - Hosie\1714467 - Hosie - Lot 60 - AC24 - Rev.02 - Prelim - 2025.10.17.jpg  
Template Version: 24.039

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

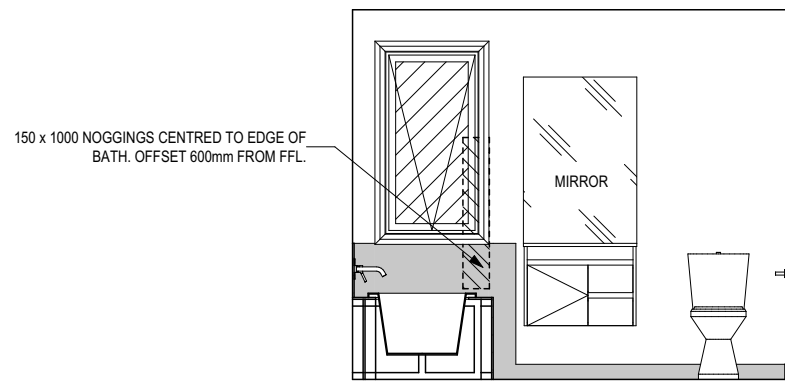
REFER TO THE FOLLOWING DETAILS:  
 VANITY DETAILS G-VANI-001  
 WINDOW OVER BATH HOB D-WIND-ALU001  
 STANDARD BATH HOB D-WETA-BATH003  
 WET AREA TILING LAYOUTS D-WETA-TILE002  
 SQUARE SET WINDOWS G-WIND-SSET02  
 FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
 - SUSTAINABILITY REQUIREMENTS  
 - SITE CLASSIFICATION  
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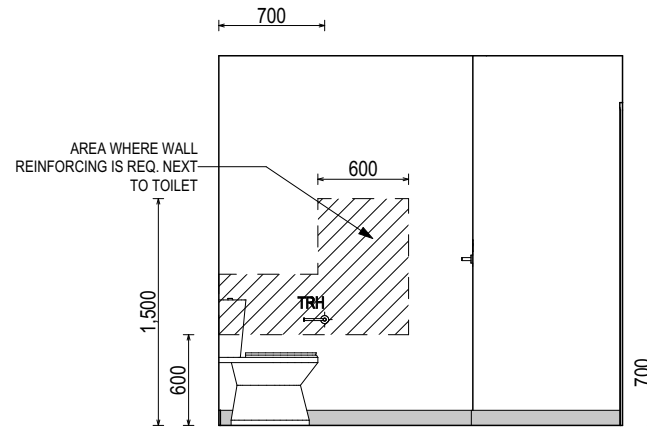
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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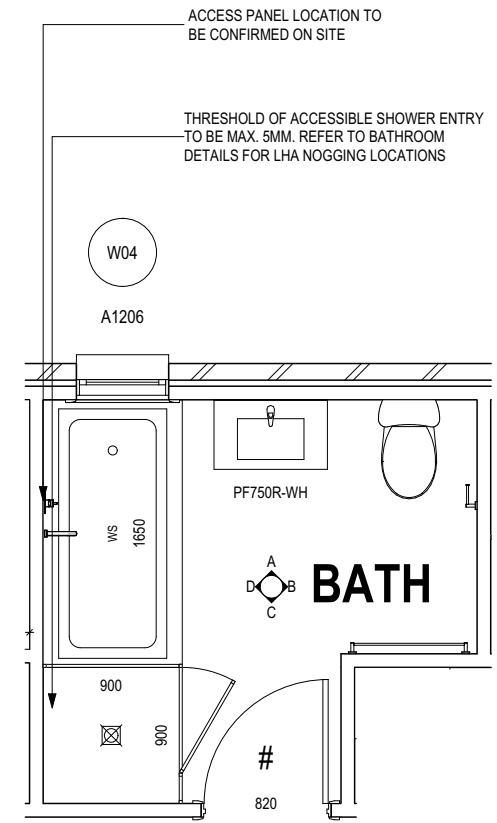
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



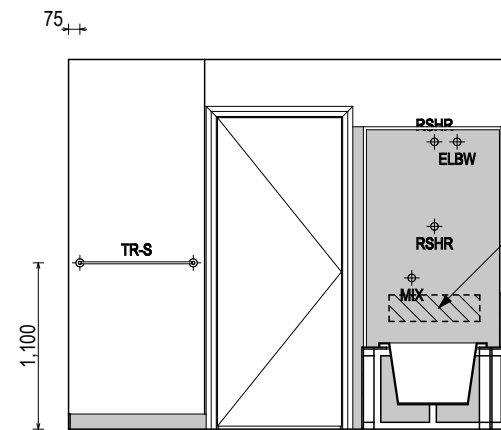
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SCALE: 1:50



ELEVATION B  
SCALE: 1:50



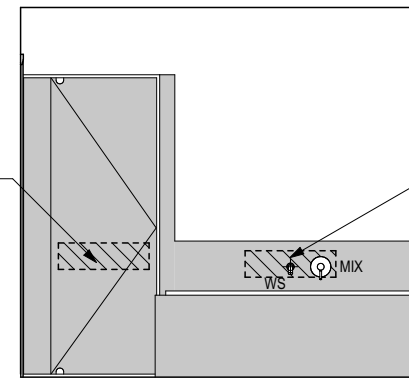
BATHROOM PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50

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

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



ELEVATION D  
SCALE: 1:50

600 x 150 NOGGINGS CENTRED TO BATH. OFFSET 175mm FROM TOP OF BATH

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"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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**CENTRAL COAST COUNCIL**  
**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

Received: **30/10/2025**

Application No: **DA2025265**

Doc ID: **536543**

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	SPECIFICATION:	DISCOVERY	REVISION:	1 DRAFT SALES PLAN - CP1	DRAWN:	MFC 09/10/2025	CLIENT:	ROGER MAXWELL HOSIE	HOUSE DESIGN:	ASCOT 12	HOUSE CODE:	H-WDCASC10SA	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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					LOT / SECTION / CT:	60 / - / 183774	COUNCIL:	CENTRAL COAST	SHEET TITLE:	BATHROOM DETAILS	SHEET No.:	13 / 22	SCALES:	1:50	714467

Last Published: Friday, October 17, 2025 9:53 AM  
File Location: D:\Truong\VOUBSP\PRELIMS\714467 - Hosie\Lot 60 - AC24 - Rev.02 - Prelim - 2025.10.17.jpg  
Template Version: 24.039

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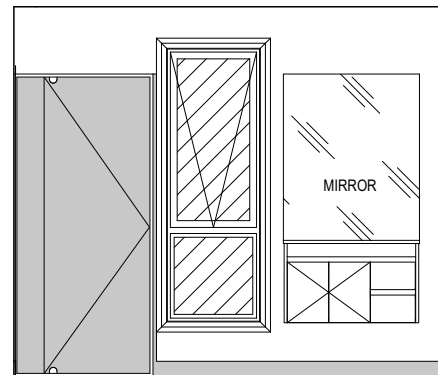
**REFER TO THE FOLLOWING DETAILS:**  
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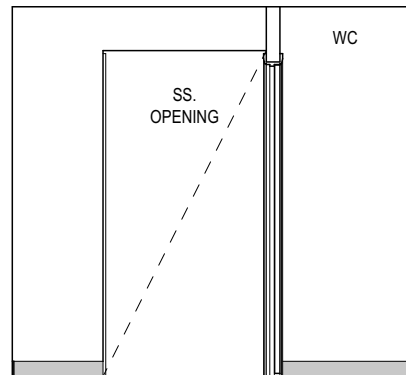
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**LEGEND**

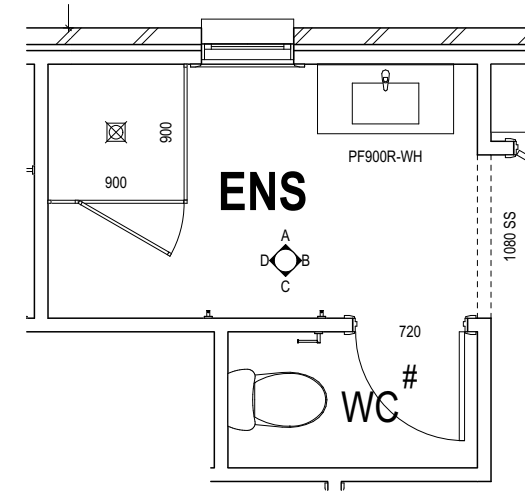
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
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- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



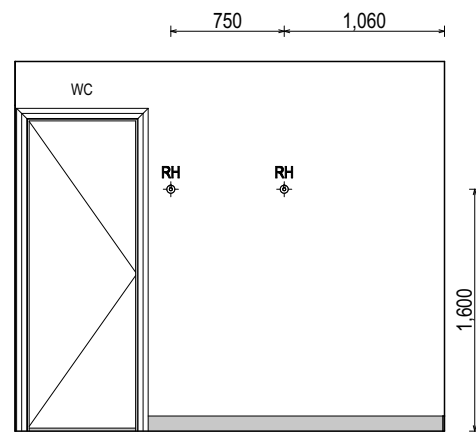
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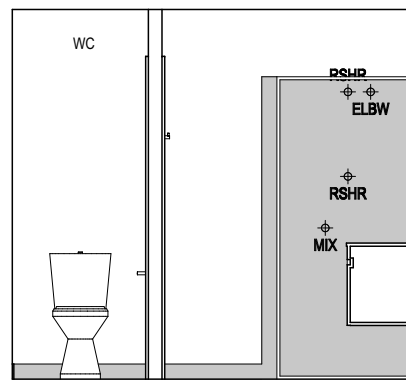
ELEVATION B  
SCALE: 1:50



ENSUITE PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

**CENTRAL COAST COUNCIL**  
 CENTRAL COAST COUNCIL  
 LAND USE PLANNING

Received: 30/10/2025  
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SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
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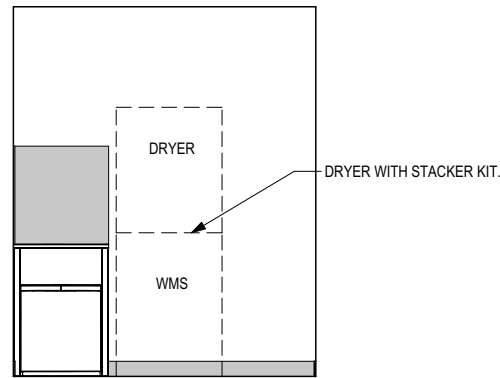
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		2 PRELIM PLANS - INITIAL ISSUE	TRV 17/10/2025	ADDRESS: 17 UDIMINIA DRIVE, ULVERSTONE TAS 7315	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCYOR10CLASA	714467
				LOT / SECTION / CT: 60 / - / 183774	COUNCIL: CENTRAL COAST	SHEET No.: 14 / 22	

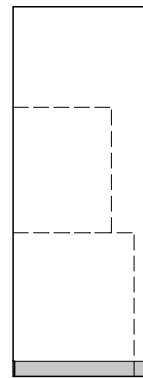
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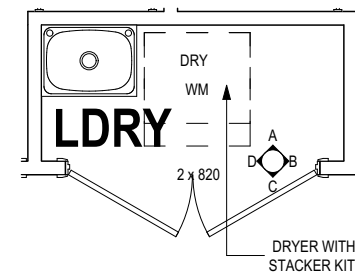
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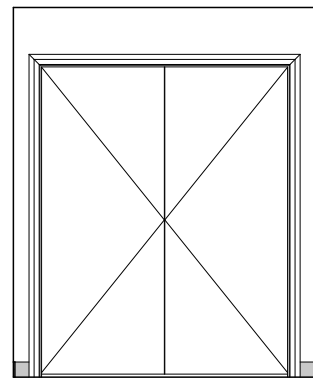
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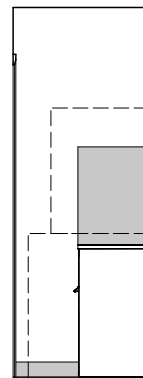
ELEVATION B  
SCALE: 1:50



LAUNDRY PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

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	DISCOVERY	1 DRAFT SALES PLAN - CP1	MFC 09/10/2025	ROGER MAXWELL HOSIE	ASCOT 12	H-WDCASC10SA	
COPYRIGHT:				ADDRESS:	FACADE DESIGN:	FACADE CODE:	<b>714467</b>
© 2025				17 UDIMINIA DRIVE, ULVERSTONE TAS 7315	CLASSIC	F-WDCYOR10CLASA	
				LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:
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				COUNCIL:			
				CENTRAL COAST			

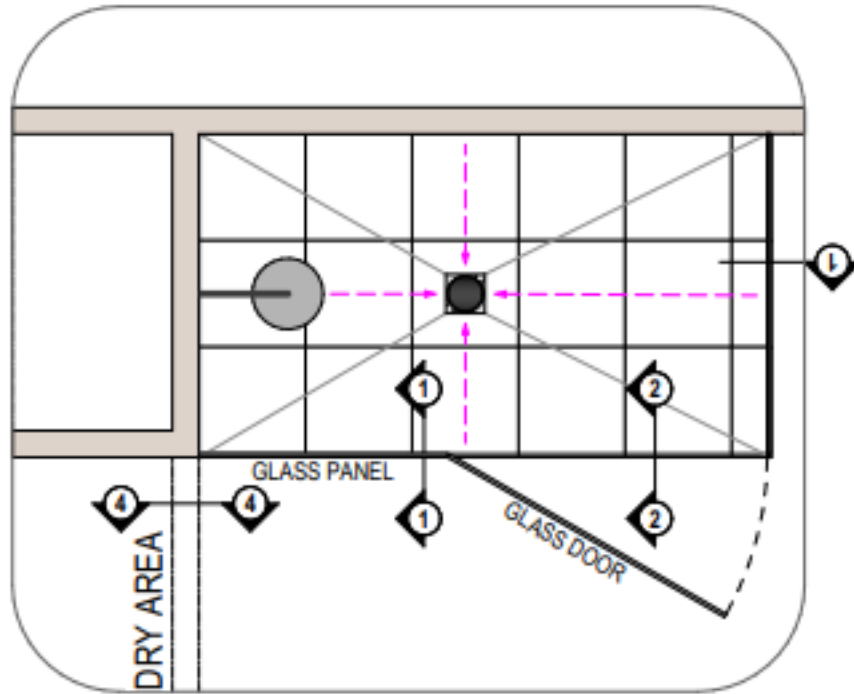
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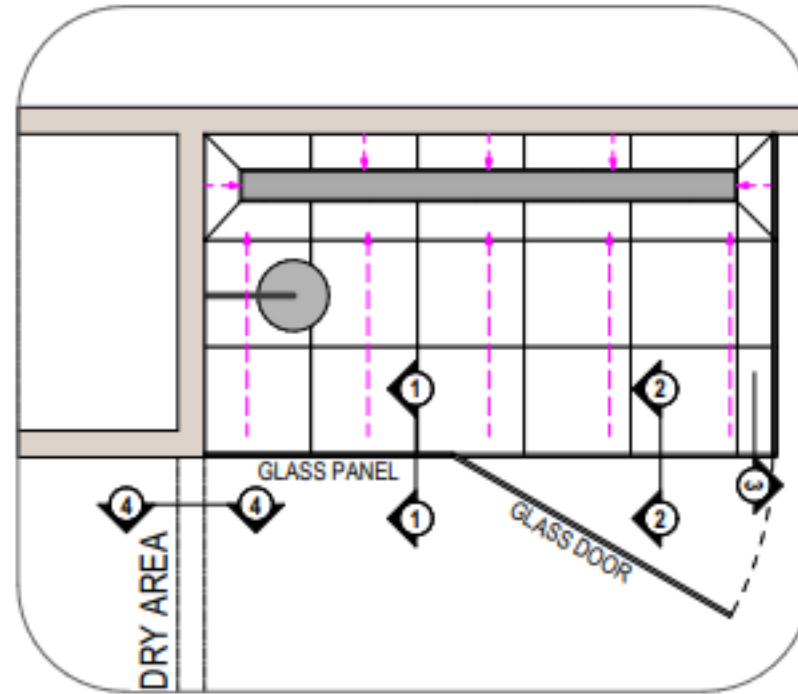
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# STANDARD SHOWER & WATERPROOFING DETAIL

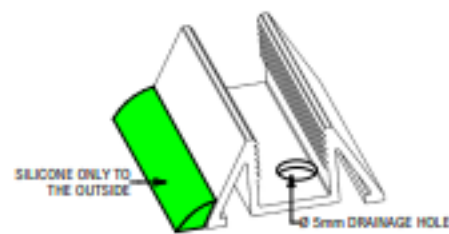
- ALL PLANS ARE DIAGRAMATIC, REFER TO THE CONSTRUCTION PLANS FOR THE BATHROOM & SHOWER LAYOUTS.
- DO NOT SILICONE THE BOTTOM OF THE FRAME ON THE SHOWER SIDE.



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

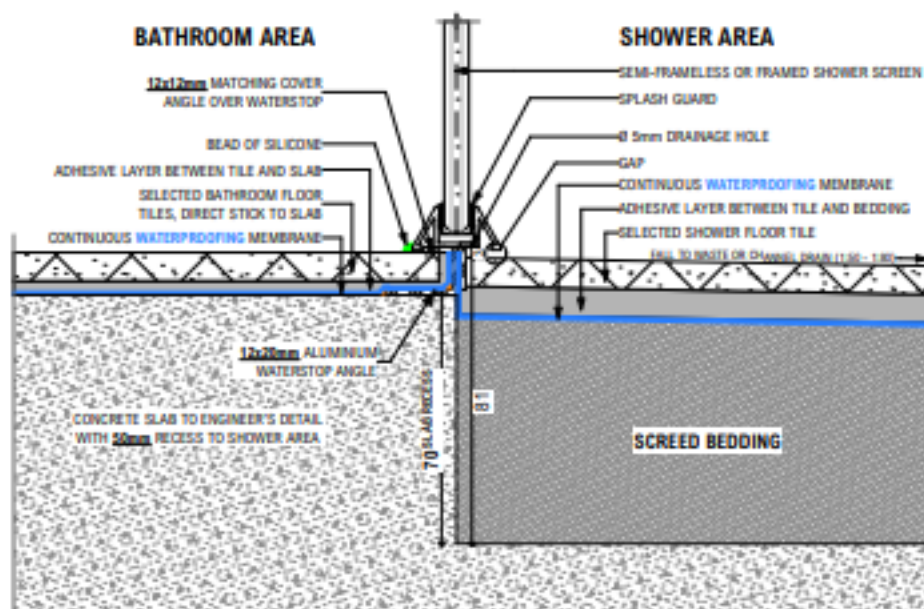
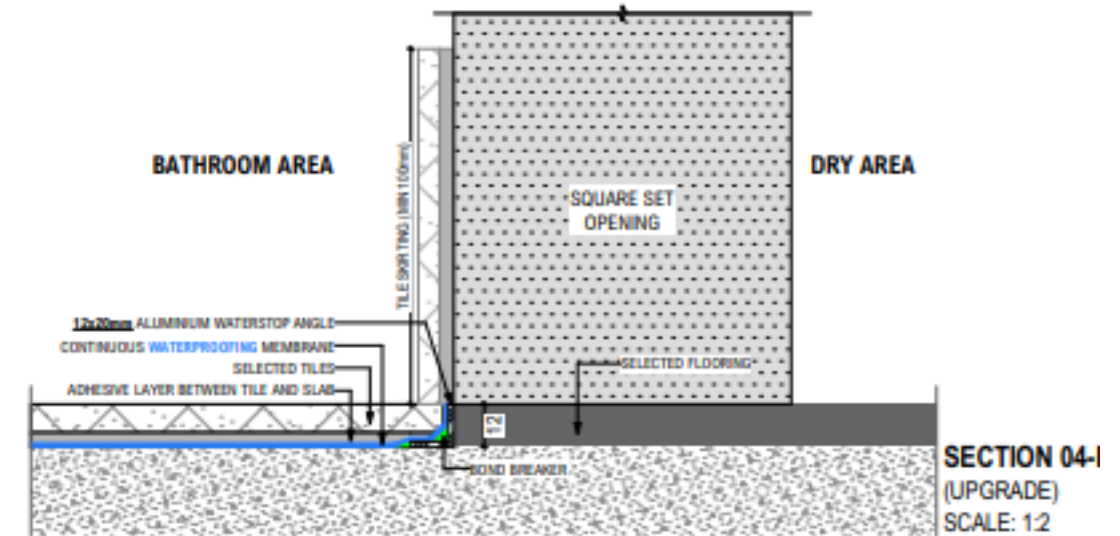
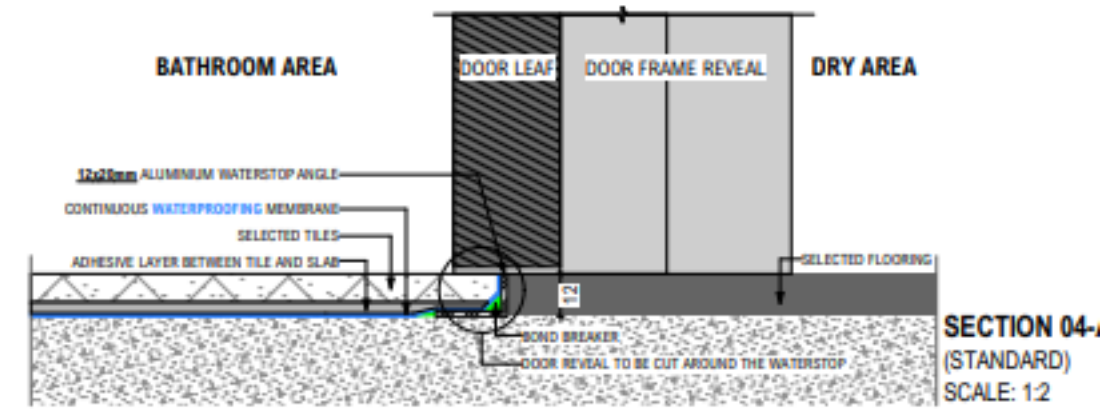


PLAN VIEW 2  
(CHANNEL DRAIN)  
SCALE: 1:20

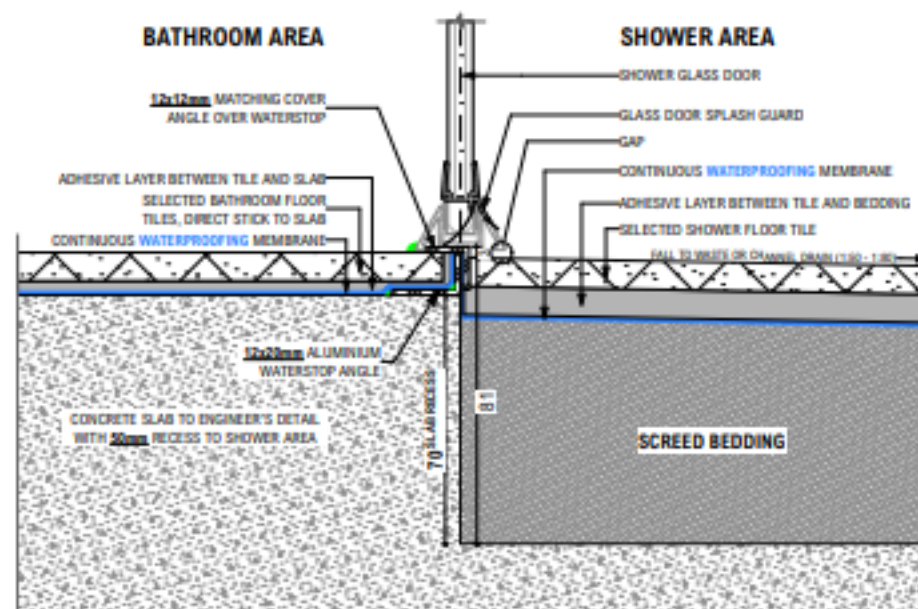


CENTRAL COAST COUNCIL  
CENTRAL COAST COUNCIL  
LAND USE PLANNING

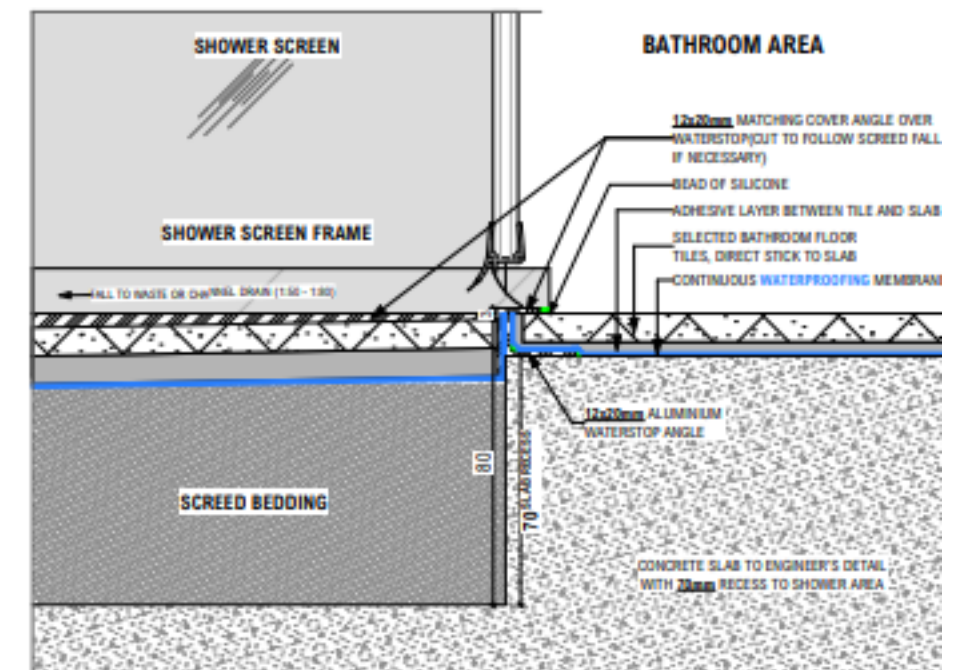
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SECTION 01 - THROUGH GLASS SCREEN  
SCALE: 1:2



SECTION 02 - THROUGH GLASS DOOR  
SCALE: 1:2



SECTION 03 - THROUGH GLASS SCREEN  
SCALE: 1:2

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REVISION	DRAWN
1 DRAFT SALES PLAN - CP1	MFC 09/10/2025
2 PRELIM PLANS - INITIAL ISSUE	TRV 17/10/2025

CLIENT:	ROGER MAXWELL HOSIE
ADDRESS:	17 UDIMINIA DRIVE, ULVERSTONE TAS 7315
LOT / SECTION / CT:	60 / - / 183774
COUNCIL:	CENTRAL COAST

HOUSE DESIGN:	ASCOT 12
FACADE DESIGN:	CLASSIC
SHEET TITLE:	STANDARD SHOWER & WATERPROOFING
SHEET No.:	16 / 22

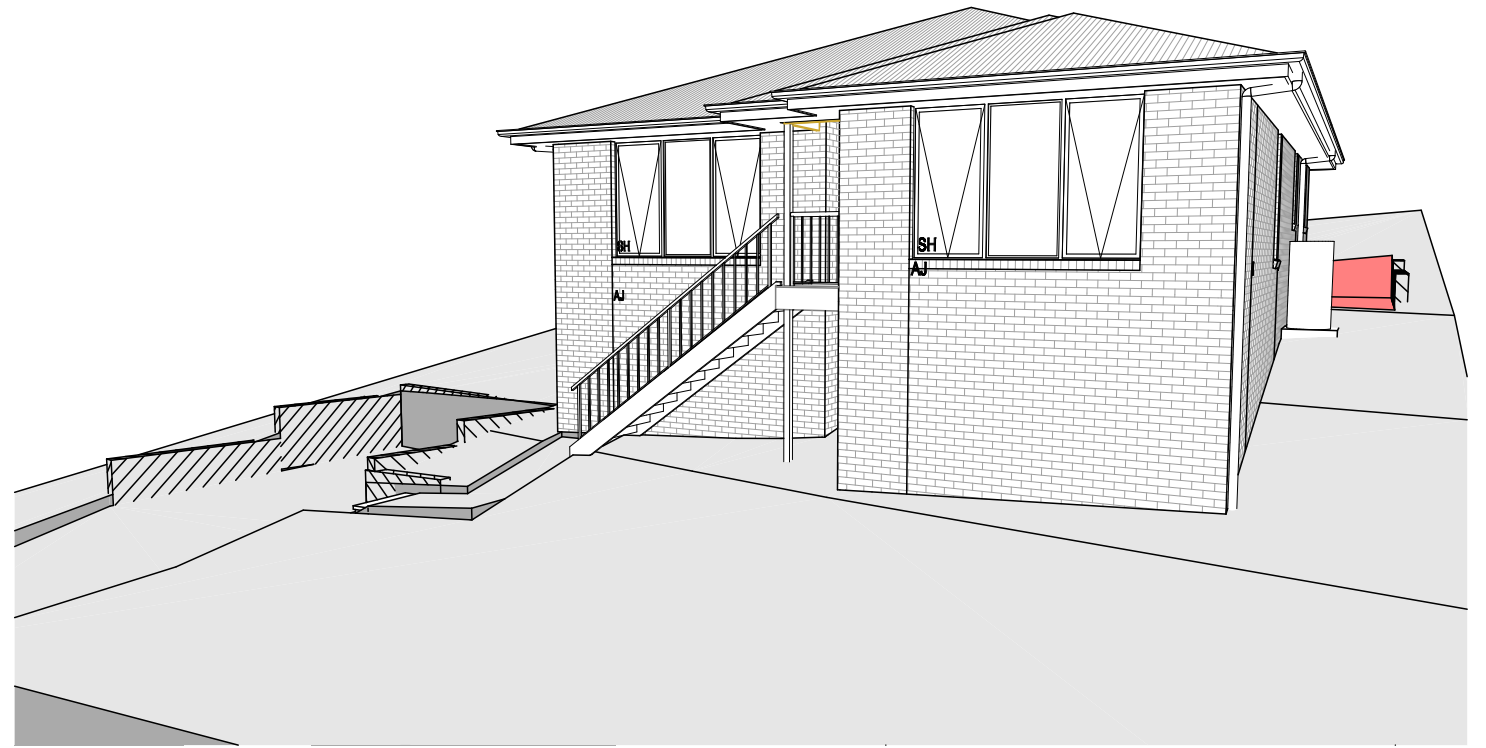
HOUSE CODE:	H-WDCASC10SA
FACADE CODE:	F-WDCYOR10CLASA
SCALES:	

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**714467**

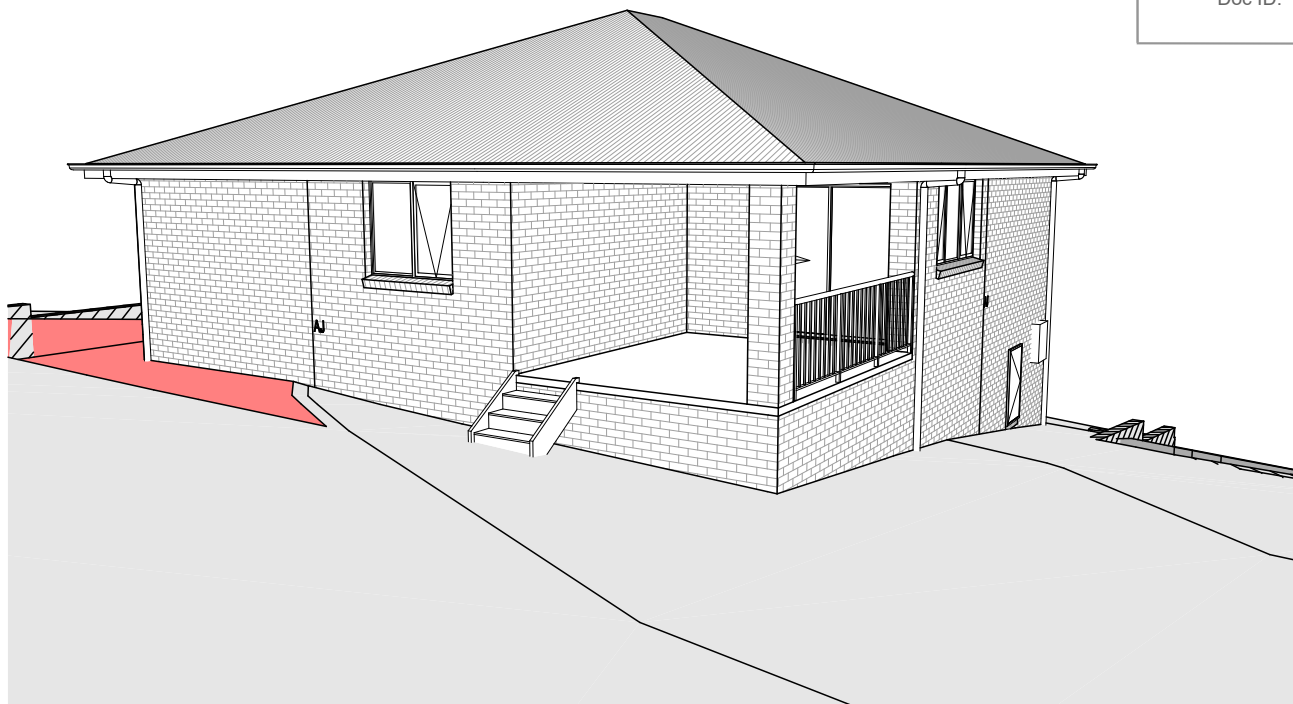


FRONT LEFT

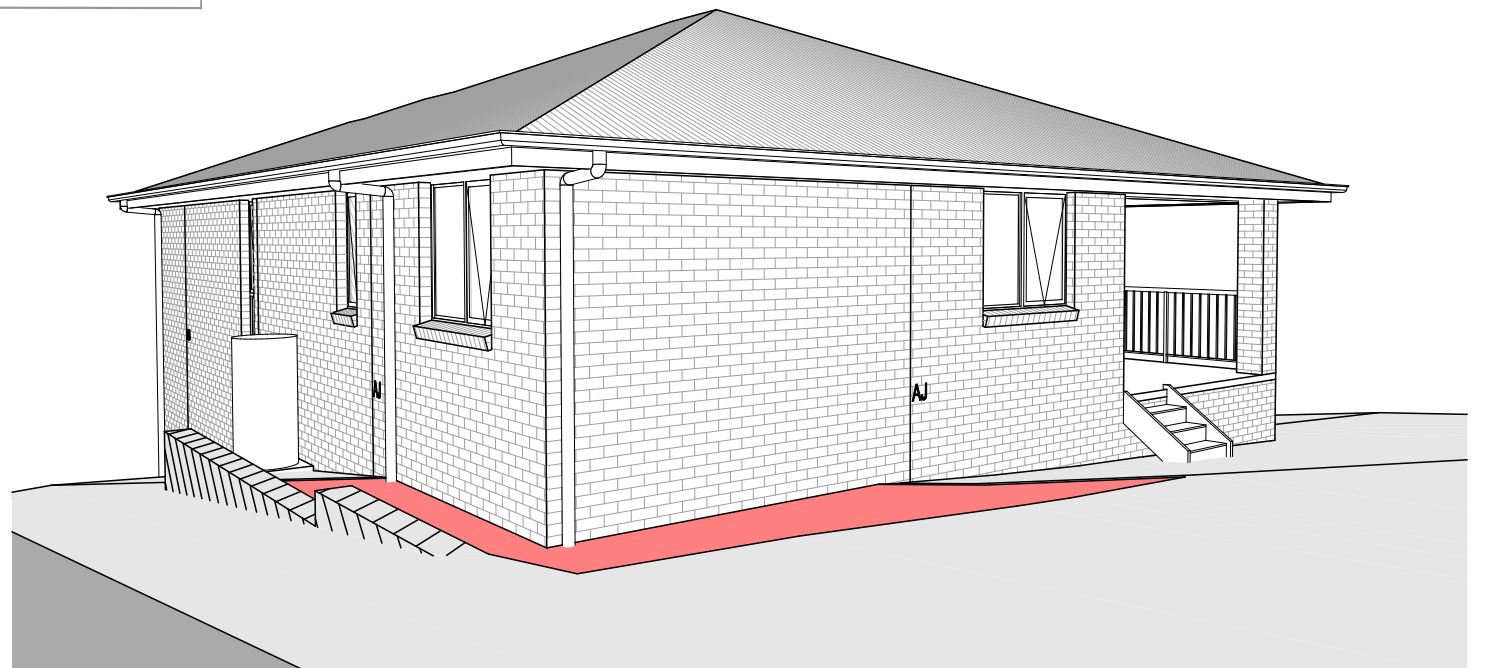


FRONT RIGHT

**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
 Received: 30/10/2025  
 Application No: DA2025265  
 Doc ID: 536543



REAR LEFT



REAR RIGHT

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HOUSE DESIGN:  
**ASCOT 12**  
 FACADE DESIGN:  
**CLASSIC**  
 SHEET TITLE:  
**3D VIEWS**

HOUSE CODE:  
**H-WDCASC10SA**  
 FACADE CODE:  
**F-WDCYOR10CLASA**  
 SCALES:  
 SHEET No.:  
**17 / 22**

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**714467**

## GENERAL

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

## SITE WORKS

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

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

## MASONRY

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

## TIMBER FRAMING

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

## BRACING / LINTELS

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

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

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

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

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

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

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

## CONCRETE

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

## WINDOWS

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

## DRAINAGE / WATER

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

## STAIRCASES / BALUSTRADES / HANDRAILS

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

## ROOFING

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

## WET AREAS

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

## CONDENSATION


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

## WOOD HEATERS

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

## FIRE SAFETY


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

 <b>CENTRAL COAST COUNCIL</b> <b>LAND USE PLANNING</b>	
Received:	<b>30/10/2025</b>
Application No:	<b>DA2025265</b>
Doc ID:	<b>536543</b>

**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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				60 / - / 183774	CENTRAL COAST	GENERAL NOTES	18 / 22	
								<b>714467</b>

**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.

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: **30/10/2025**

Application No: **DA2025265**

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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:

- 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: \_\_\_\_\_

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

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

	SPECIFICATION:	REVISION		DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	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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					60 / - / 183774	WET AREA & ENERGY EFFICIENCY NOTES	19 / 22	
					COUNCIL:		SCALES:	<b>714467</b>
					CENTRAL COAST			

Last Published: Friday, October 17, 2025 9:53 AM  
File Location: D:\Truong\VOUBSP\PRELIMS\714467 - Hosie\MLT - Hosie - Lot 60 - AC24 - Rev.02 - Prelim - 2025.10.17.jm  
Template Version: 24.039

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: (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway widths of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1.20 or 5%); (7) Dips less than 7° (1.8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15° (1.3.5 or 28%) for sealed roads, and 10° (1.5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
C. Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D. Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

Table 3A - Reticulated Water Supply for Firefighting

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

Table 3B - Static Water Supply for Firefighting

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

Table 4 - Requirements for Hazard Management Area

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

Table 5 - Requirements for Emergency Planning

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

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

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**CENTRAL COAST COUNCIL**  
 LAND USE PLANNING

Received: **30/10/2025**

Application No: **DA2025265**

Doc ID: **536543**

**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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				60 / - / 183774	COUNCIL:	BUILDING ACT BUSHFIRE HAZARD AREAS 20 / 22	SCALES:
				CENTRAL COAST			<b>714467</b>

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.
- (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 in thickness):
  - (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.

- (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.
- (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; or
- (v) a combination of any of Items (i), (ii), (iii) or (iv) above.
- (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.  
 (iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.  
 (v) 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 types of glass. If the screening is required to reduce the effects of radiant heat on glass, and has to be externally fixed.  
 For Clause 5.5.3 (c)(v), if the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.

5.5.4 DOORS SIDE-HUNG EXTERNAL DOORS (including French Doors, Panel Fold and Bi-fold Doors)  
 Side-hung external doors, including French doors, panel fold and bi-fold doors, shall -  
 (a) Be protected by bushfire shutters that comply with Clause 3.7 and Clause 5.5.1.  
 OR  
 (b) Be protected externally by screens that comply with Clause 3.6 and Clause 5.5.2.  
 OR  
 (c) conform with the following:  
 (i) Door panel material Materials shall be -  
 (A) non combustible; OR  
 (B) solid timber, laminated timber or reconstituted timber door, having a minimum thickness of 35mm for the first 400mm above the threshold; OR  
 (C) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400mm above the threshold; OR  
 (D) hollow core, solid timber, laminated timber or reconstituted timber protected externally by a screen that complies with Clause 5.5.2; OR  
 (E) for fully framed glazed door panels, the framing is made from metal or bushfire resisting timber (see Appendix F), or a timber species as specified in Paragraph E2, Appendix E or uPVC.  
 (ii) Door frame material Door frames shall be made from:  
 (A) Bushfire-resisting timber (see Appendix F); OR  
 (B) a timber species as specified in Paragraph E2 of Appendix E;  
 OR  
 (C) Metal; OR  
 (D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.  
 (iii) Hardware There are no specific requirements for hardware 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 hardware 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 hardware 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 hardware at this BAL level.  
 (v) Screens There are no specific requirements for hardware 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), (ii) or (iv) above.  
 (b) All vehicle access 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 does not enter from, or combustion products enter into, the room which the appliance is located.  
 In the case of gas appliance flues, ember guards shall not be fitted.  
 NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.  
 (c) All overhead glazing shall be Grade A safety glass complying with AS 1288.  
 (d) Glazed elements in roof lights and skylights may be of polymer, provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm in thickness shall be used in the outer pane of the IGU.  
 (e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index not exceeding five..  
 (f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.  
 (g) Vent pipes made from PVC are permitted.  
 (h) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

5.6.6 EAVES LININGS, FASCIAS AND GABLES

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

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).

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.

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

**PLAN ACCEPTANCE BY OWNER**

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

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

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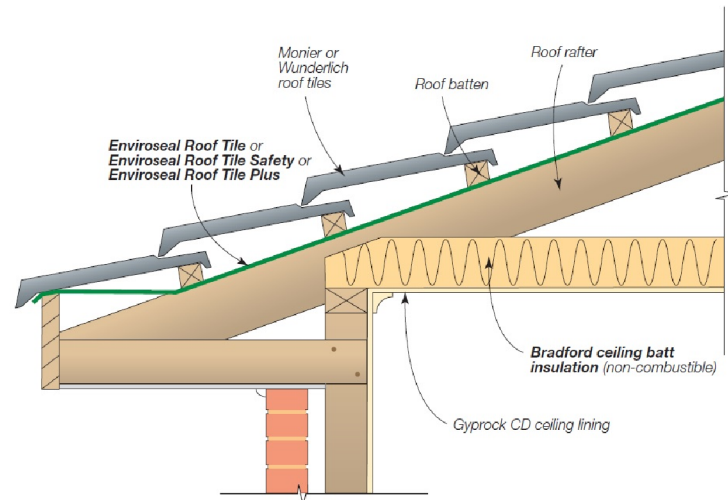


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				SHEET TITLE: BAL 12.5 NOTES	SCALES:	<b>714467</b>

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**

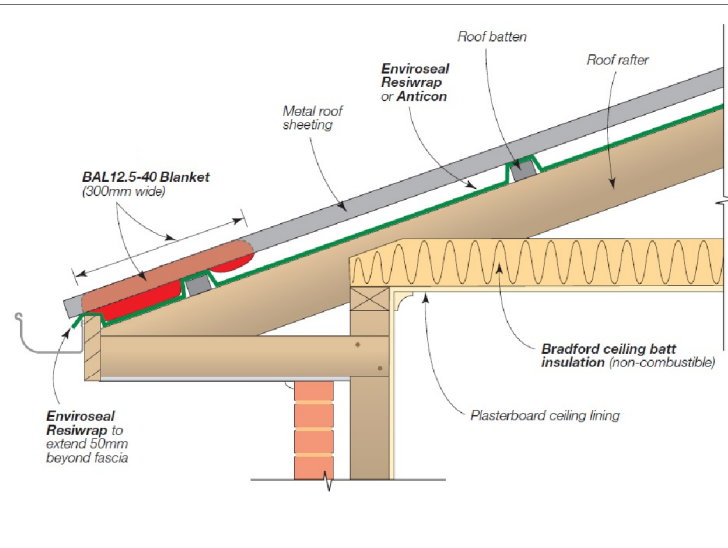
- Install EnviroSeal roof tile sarking on top of the roof framing and below the roof battens.
- For further fixing details contact CSR technical support.



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

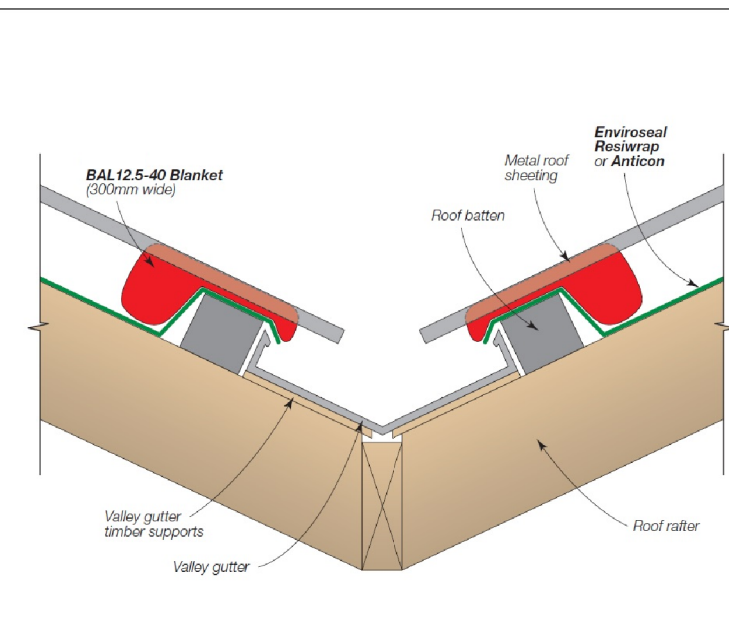
**Figure 5.2.1. Fascia Detail – Metal Roof (BAL12.5-40)**

- 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.



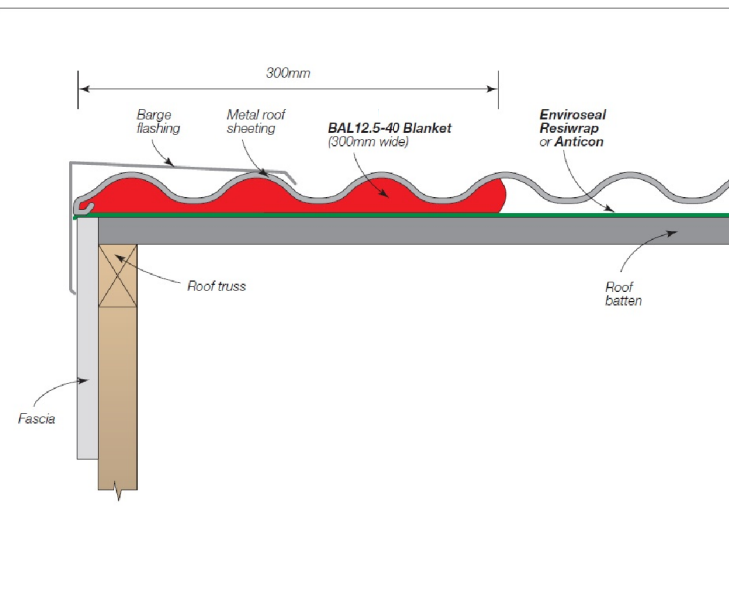
**Figure 5.2.2. Valley Detail – Steel Roof (BAL-12.5 – BAL-40)**

- 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.



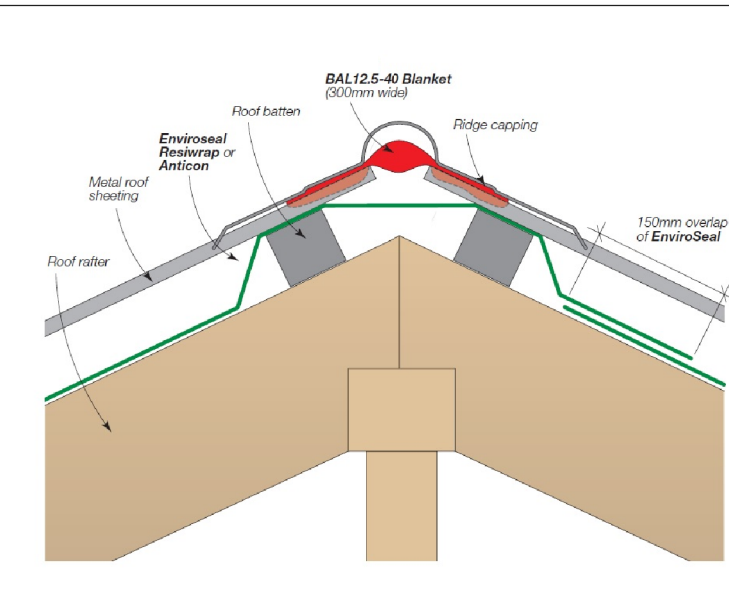
**Figure 5.2.3. Barge Detail – Steel Roof (BAL-12.5 – BAL-40)**

- 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.

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 30/10/2025  
Application No: DA2025265  
Doc ID: 536543

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

**PLAN ACCEPTANCE BY OWNER**

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

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

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Last Published: Friday, October 17, 2025 9:54 AM  
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