

PLANNING APPLICATION

Status:

Reference

PLN-HOB-2025-0584

Address

21 MAWHERA AV SANDY BAY TAS 7005

Titles

13596/18

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

Yes - enter details below

No - continue to the next section

If yes, provide the name of the person you contacted

Liz Wilson to builder

Applicant

Name	Email	Phone	Address	Involvement
Personal Information Removed				

Owners

Name	Email Address	Address
Personal Information Removed		

Certificate(s) of Title

Selected Titles

13596/18

Total Area: 731m²

Owner Notification

Are you the sole owner of the land?

Yes - continue to the next section

No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

Yes - enter owner details below

No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

Gillian Vosper

Enter the date that the last owner, joint or part owner was notified

13/11/2025

Declaration

I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

Yes - complete question below

No - continue to the next section - see further information below

Unsure

If yes, has written Crown Land consent been obtained?

Yes - upload written consent

No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

Yes - complete question below

No - continue to the next section

Unsure

If yes, has written consent been obtained from the Council General Manager?

Yes - upload written consent

No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

I want to change how the property is used

I want to use the property for visitor accommodation

I want to subdivide

I want to undertake a new development or alteration

I want to do a minor boundary adjustment

I want to put up a sign(s)

I want to demolish

I want to do works only

Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

Yes

No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

Yes

No

Unsure

Is the proposed use or development permitted or discretionary?

Permitted

Discretionary

Unsure if permitted or discretionary

Provide a full description of the proposed use or development
Renovation & Extension to existing home

Will the proposed use or development involve a road reserve?

Yes - complete the section below

No - continue to the next section

Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?

700000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	14 Nov 2025	Property Title Document	Title Documents	Mr Clint Wills
1	14 Nov 2025	Architectural Plans	Planning Drawings	Mr Clint Wills

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 14/05/2025 15:58

SEARCH OF TORRENS TITLE

VOLUME 13596	FOLIO 18
EDITION 3	DATE OF ISSUE 24-Jan-2020

SEARCH DATE : 13-Nov-2025

SEARCH TIME : 01.33 PM

DESCRIPTION OF LAND

City of HOBART
 Lot 18 on Plan [13596](#)
 Being the land described in Conveyance No.48/3694
 Derivation : Part of 35A-0R-0P Gtd.to Sarah Maria Hogan &
 Theresa Elizabeth Hogan
 Derived from A24843

SCHEDULE 1

[M774574](#) TRANSFER to GILLIAN CLAIRE VOSPER Registered
 24-Jan-2020 at noon

SCHEDULE 2

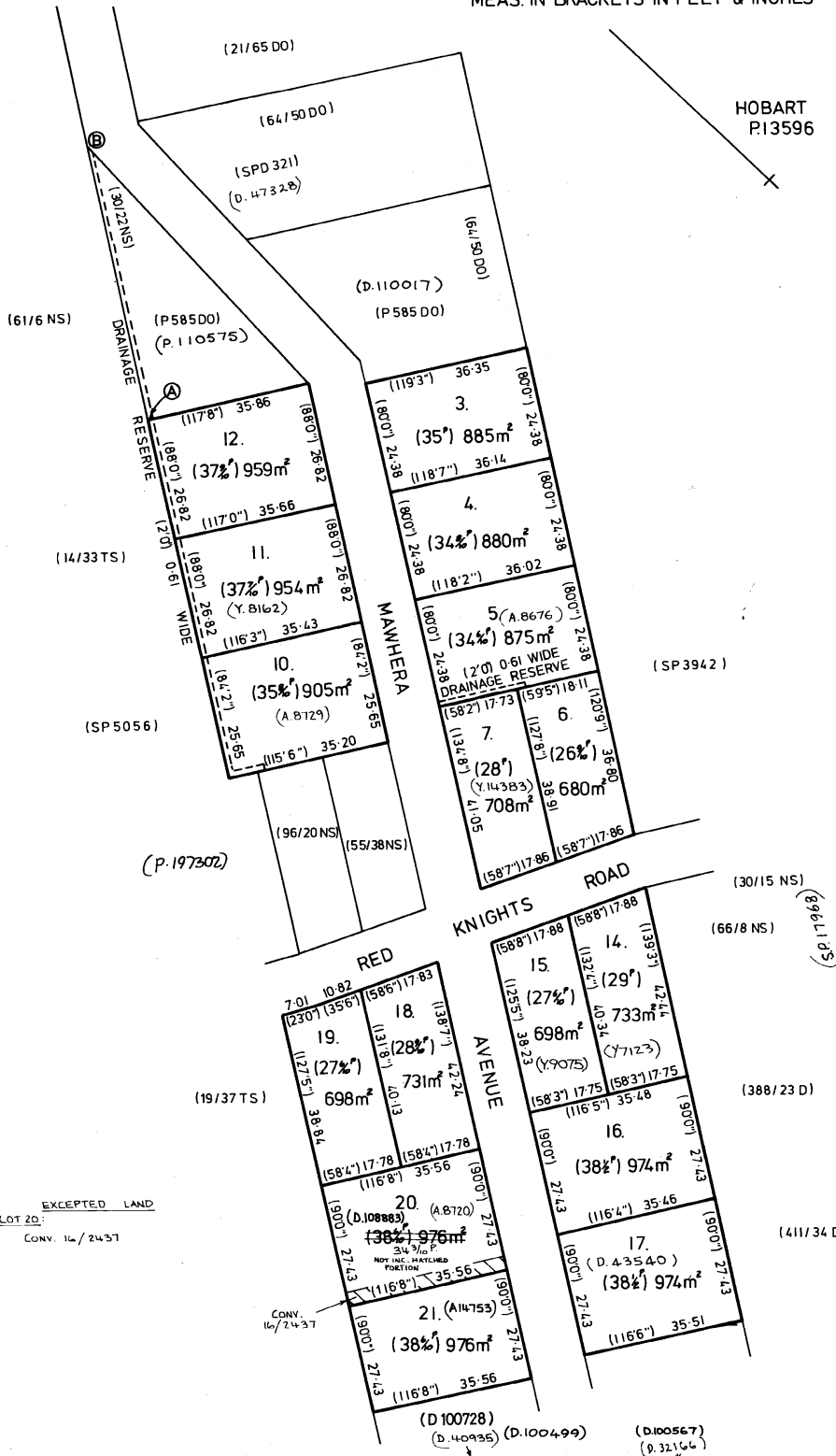
Reservations and conditions in the Crown Grant if any
[E207225](#) MORTGAGE to Macquarie Bank Limited Registered
 24-Jan-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: DECEASED PERSONS ESTATE	PLAN OF SURVEY by Surveyor of land situated in the CITY OF HOBART	Registered Number: P.13596
Title Reference: Z569 (LOT 19) Z458 (LOT 6)	NOT TO SCALE	APPROVED 17 DEC 1979 <i>[Signature]</i> ACTING Recorder of Titles
Grantee: PART OF 35Ac. GTD TO S.M. & T.E. HOGAN		

SKETCH BY WAY OF ILLUSTRATION ONLY
 MEAS. IN METRES
 MEAS. IN BRACKETS IN FEET & INCHES



Soil Test

By: GEO Environmental Solutions
Date:

BAL Assessment

Rate: Not required: not in bushfire prone area
By:
Date:

Land Survey

By: Rogerson & Birch
Date: 21 September 2015

Thermal Assessment

By: Paul Hutchens Energy Rating
Date:

Corrosion Environment

Class: NCC 2022: Table 6.3.9a and - Specifications 3

Alpine Area

Class:

Climate Zone - 7

Soil Classification

Class: TBA

Wind Speed

N3 Vh,u = 50m/s

Land Title

Folio No: 18
Volume: 13596

Site Coverage

Land	-	732.00m ²
Existing Garage/Store Level 1	-	41.50m ²
Existing Carport	-	25.15m ²
Existing House Level 2	-	168.52m ²
Existing Deck	-	37.51m ²
Existing Shed	-	40.50m ²
TOTAL (for site coverage)	-	230.86m ²
Site Coverage	-	31.538%
New		
House extensions	-	63.29m ²
Altered Deck	-	25.15m ²
TOTAL (for site coverage)	-	256.96m ²
Site Coverage	-	35.104%



ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

Client

Gillian Vosper

Job

Residential Renovation/Extension

Job address

21 Mawhera Avenue,
Sandy Bay

Drawing

Scale: A3
DWG: 1 of 23
Date: 4 December 2025
Job No: 2025-22

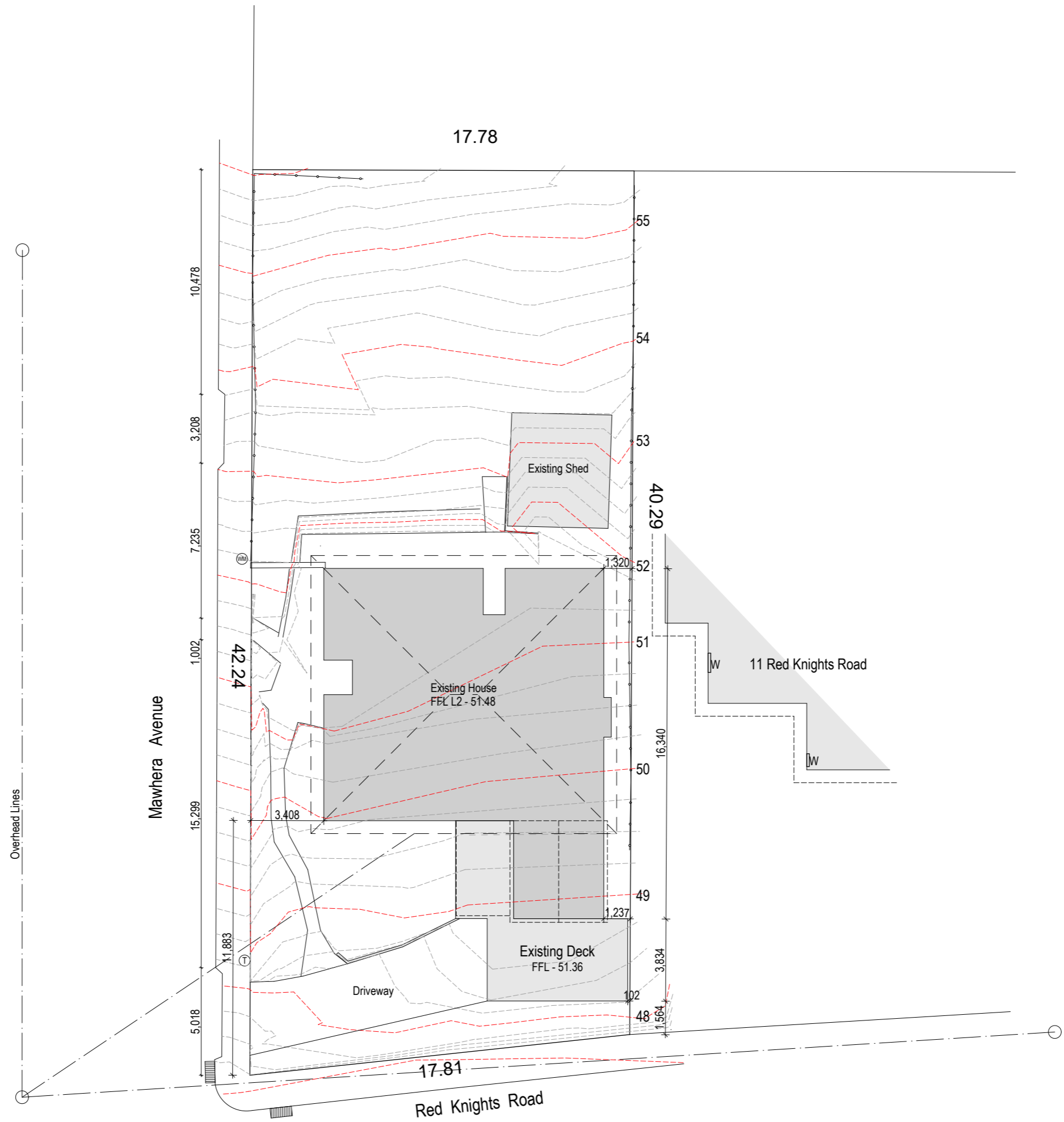
Cover

Amendments	
Date	By
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.	

Layout Index

ID	Layout Name	Rev
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21	Livable Housing Part 5-6	
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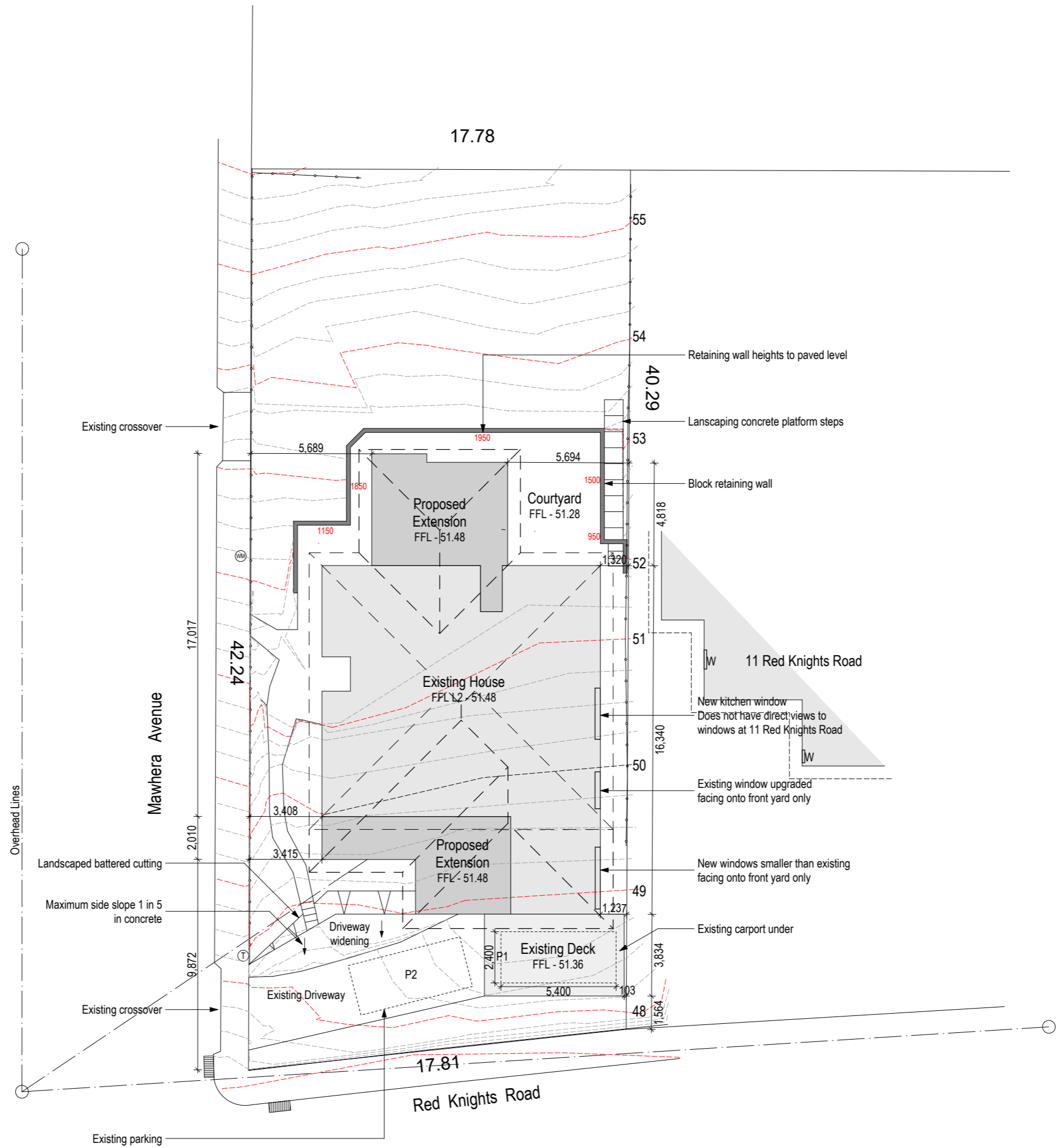
Existing Site Plan



Amendments	
Date	By
4-12-2025	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

New Site Plan



Amendments	
Date	By
4-12-2025	CW

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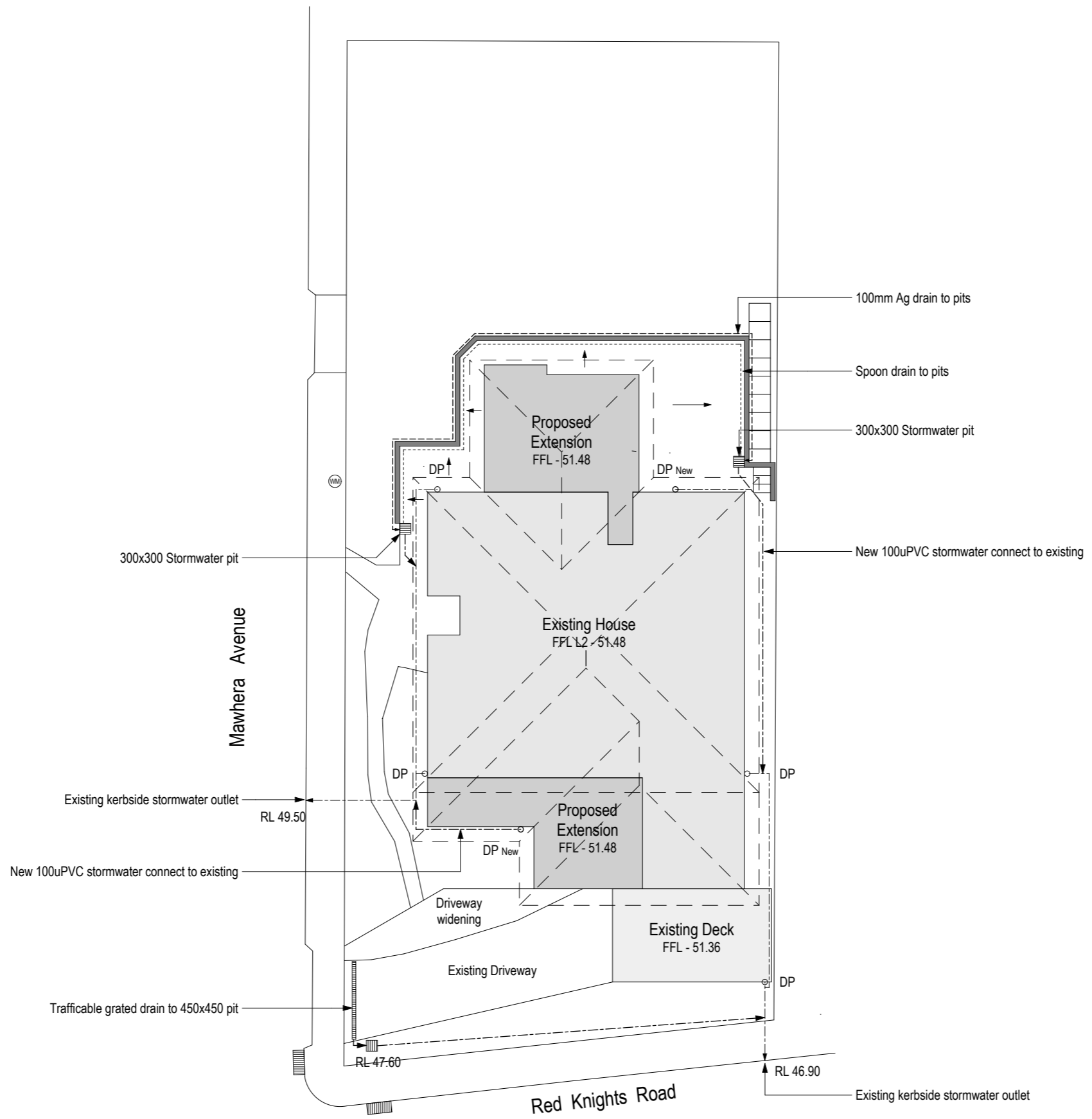
Demolition Site Plan



Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Site Stormwater Plan



Plumbing
Final internal sizes & layout to be determined by the plumber to council approval. See specifications for other details.

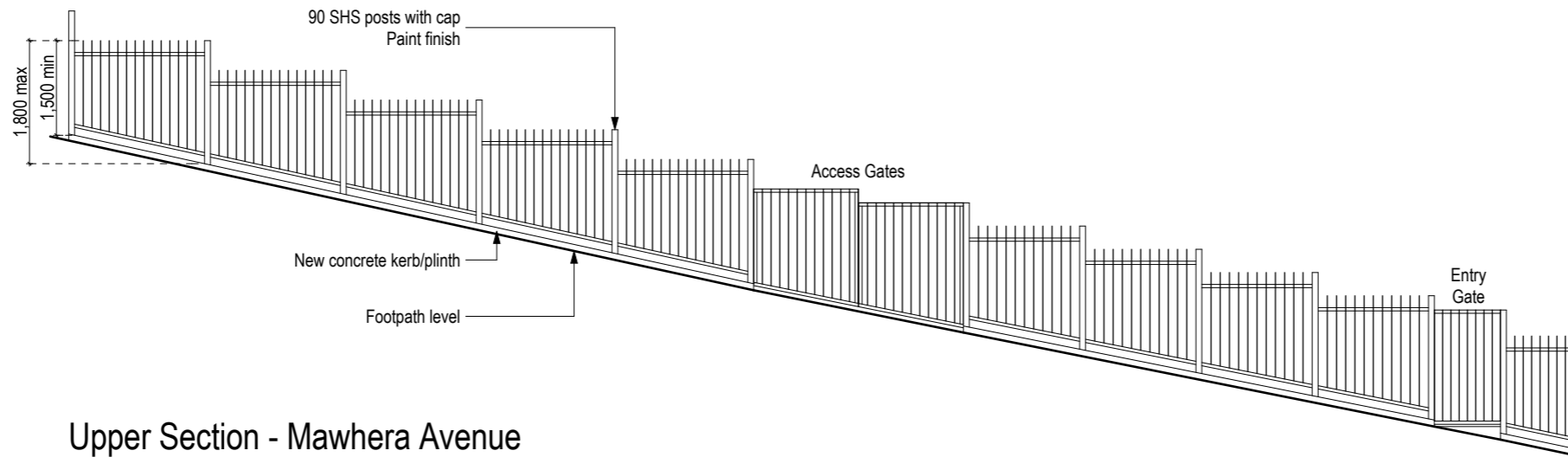
○	Downpipes
—	Sewer Line
---	Stormwater Line
---	Agg Pipe
	450x450 Pit

1	Toilet	100 dia
2	Bath	40 dia
3	Basin	40 dia
4	Trough	50 dia
5	Kit sink	50 dia
6	Shower	50 dia
7	Floor waste	50 dia

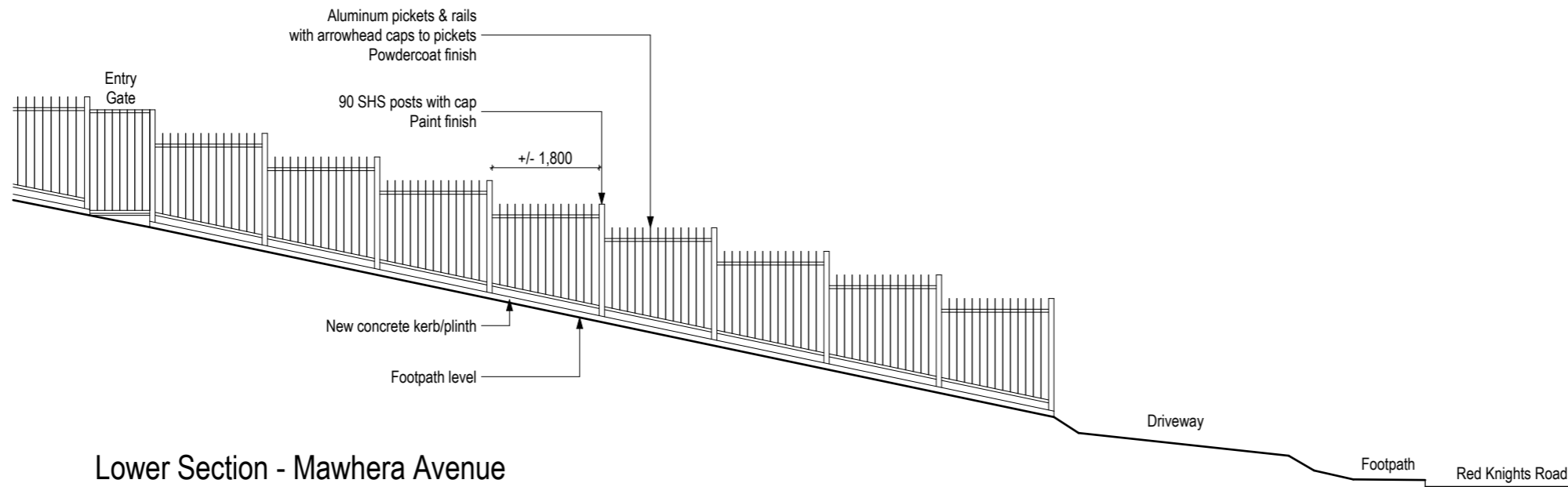
Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Fence Details



Upper Section - Mawhera Avenue



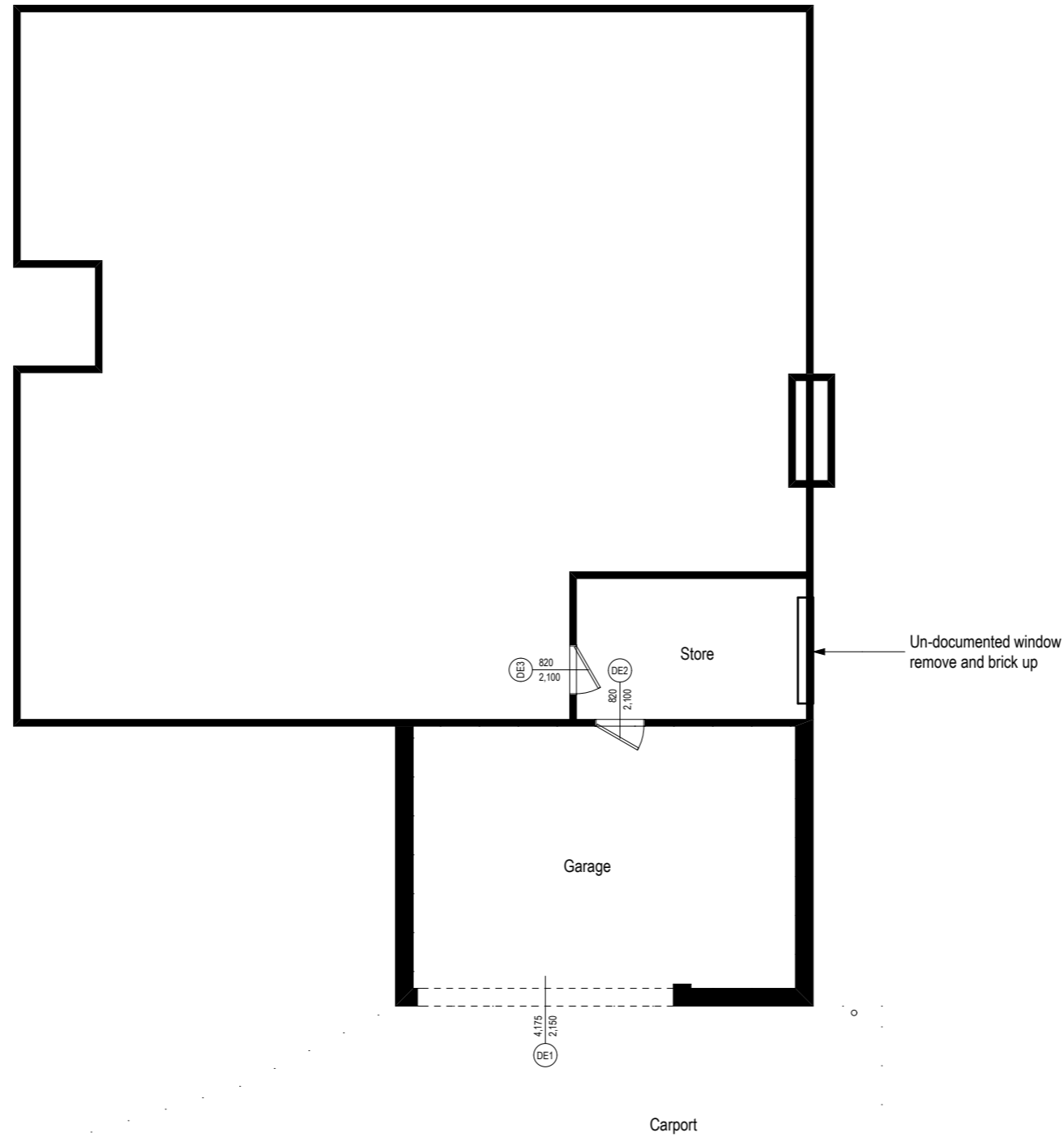
Lower Section - Mawhera Avenue

NOTE:
New steel / aluminium picket fence to Mawhera Avenue
Replaces existing low blockwork fence on the lower side and timber paling fence on the high side.
New steel / aluminium picket fence to Red Knights Road
Remove hedge on Red Knights Road

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Existing Floor Plan Level 1



Walls

- Existing Walls
- New Walls
- Walls to be removed

Windows

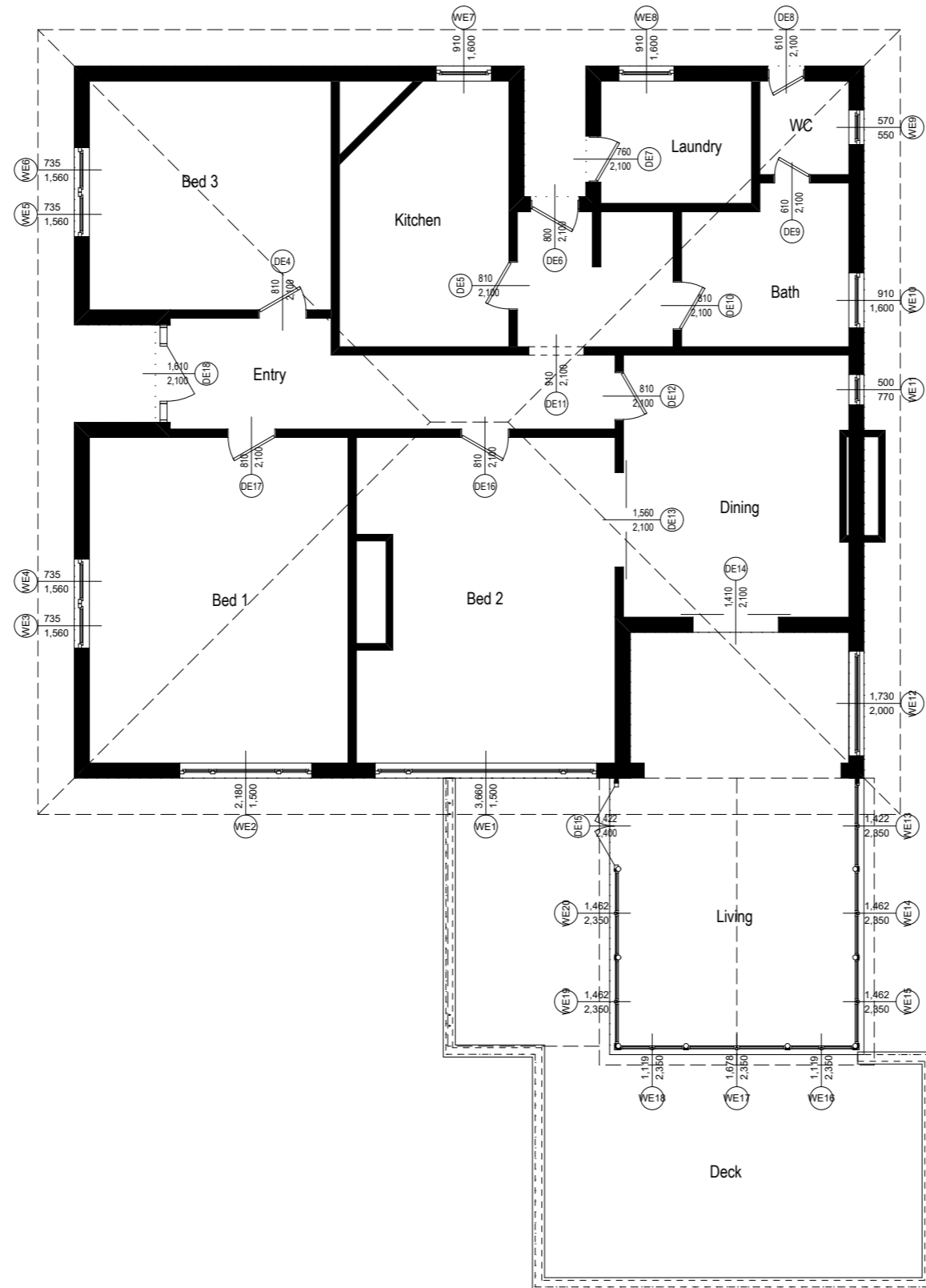
Width 1,210 Height 900

W05 Window number

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Existing Floor Plan Level 2



Walls

- Existing Walls
- New Walls
- Walls to be removed

Windows

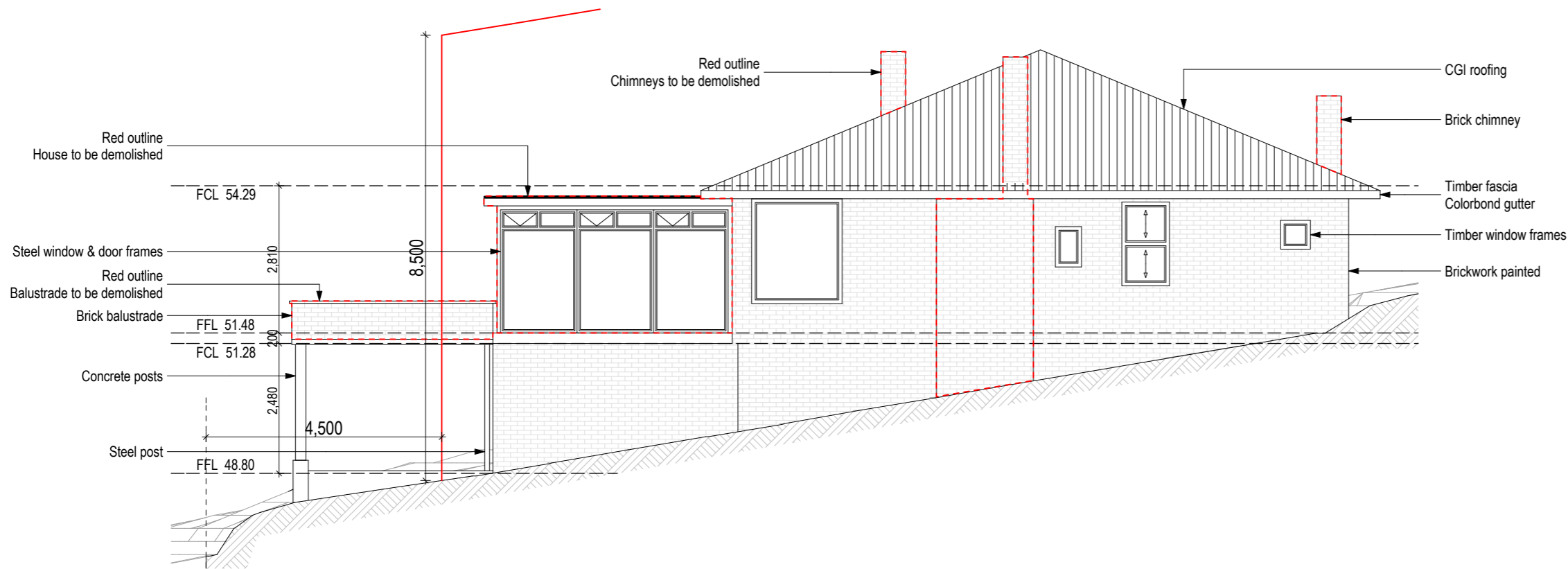
Width 1,210 Height 900

W05 Window number

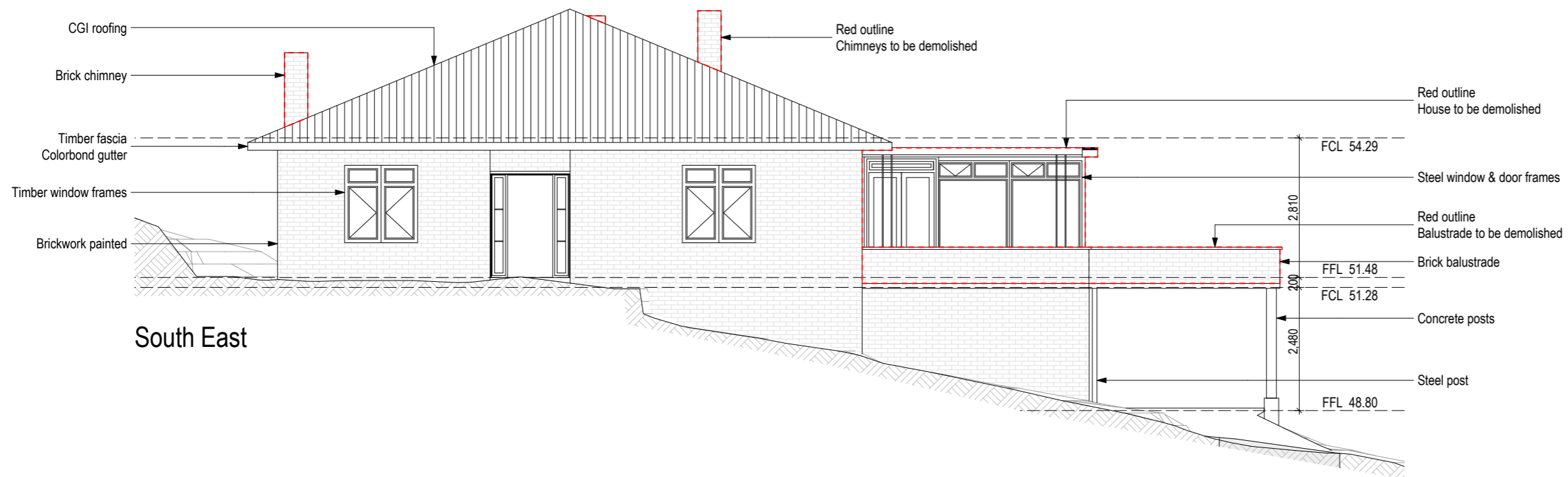
Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Existing Elevations



North West



South East

Material & Colour Schedule

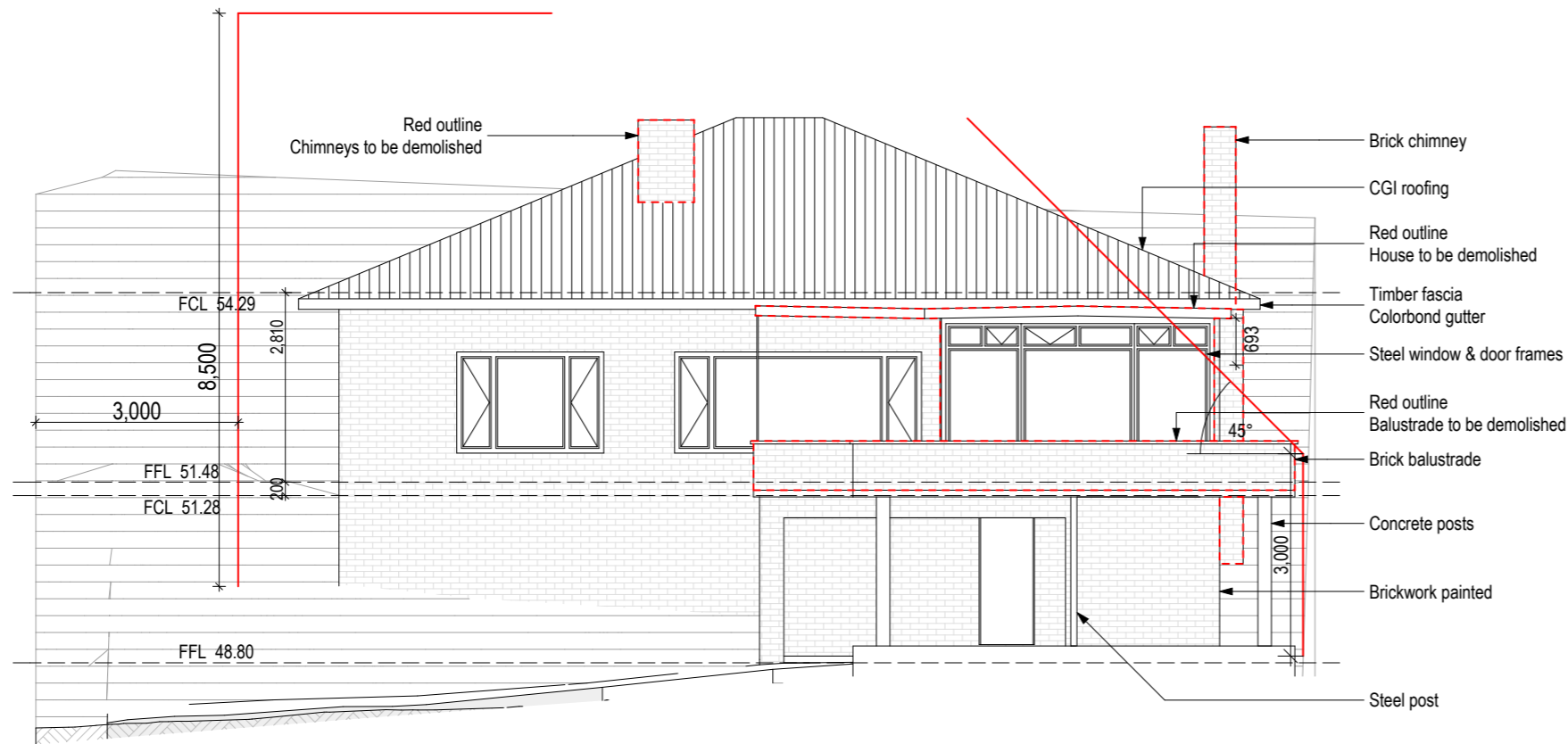
Element	Material	Colour
Masonry	Brick	White
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Ironstone
Fascia	Timber	White
Gutter	CGI Colorbond	CB Ironstone
Windows & Doors	Timber & Steel	White
Deck	Concrete	Natural
Deck balustrade	Brick	White
Chimneys	Brick	White

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

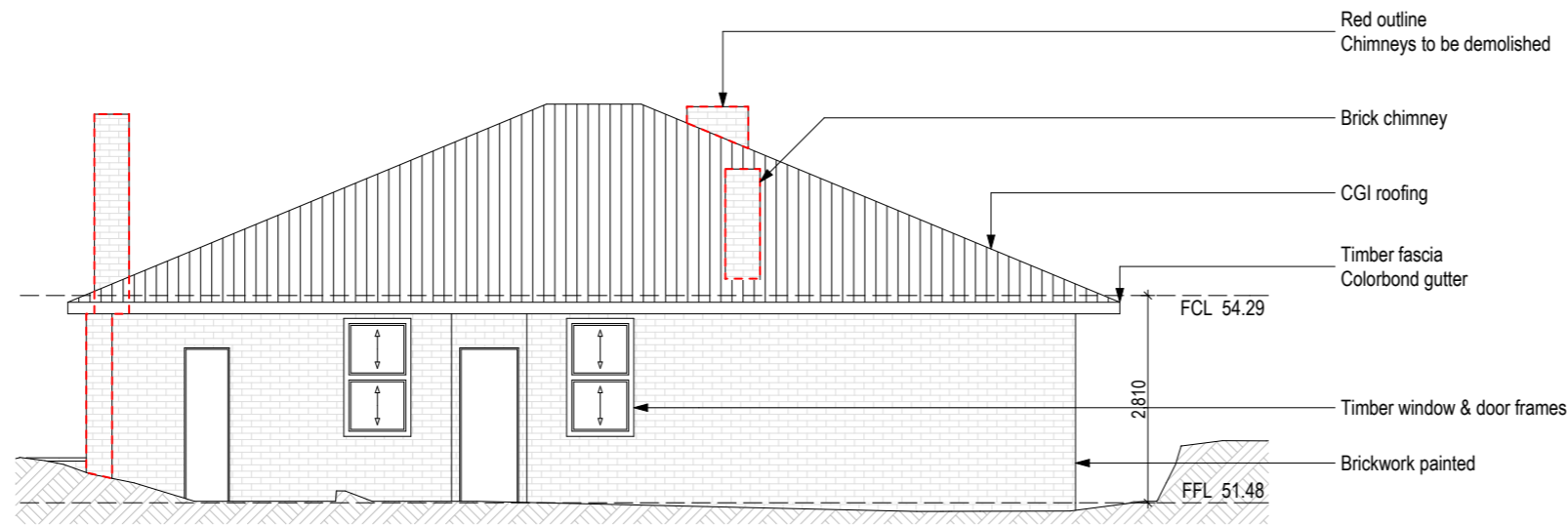
Amendments	
Date	By
4-12-2025	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Existing Elevations



North East



South West

Material & Colour Schedule

Element	Material	Colour
Masonry	Brick	White
Downpipes	uPVC	To match wall
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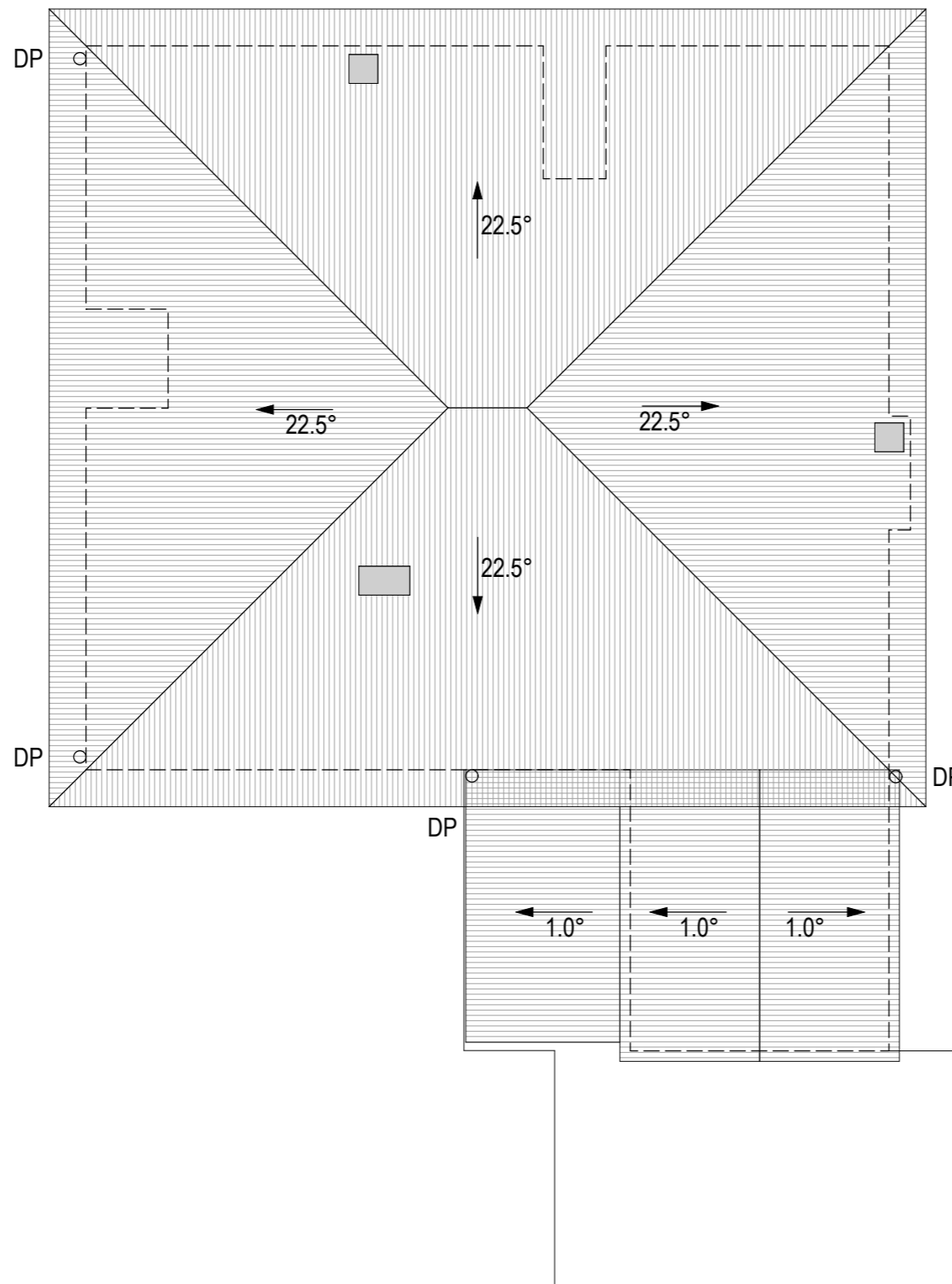
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Amendments

Date	By
4-12-2025	CW

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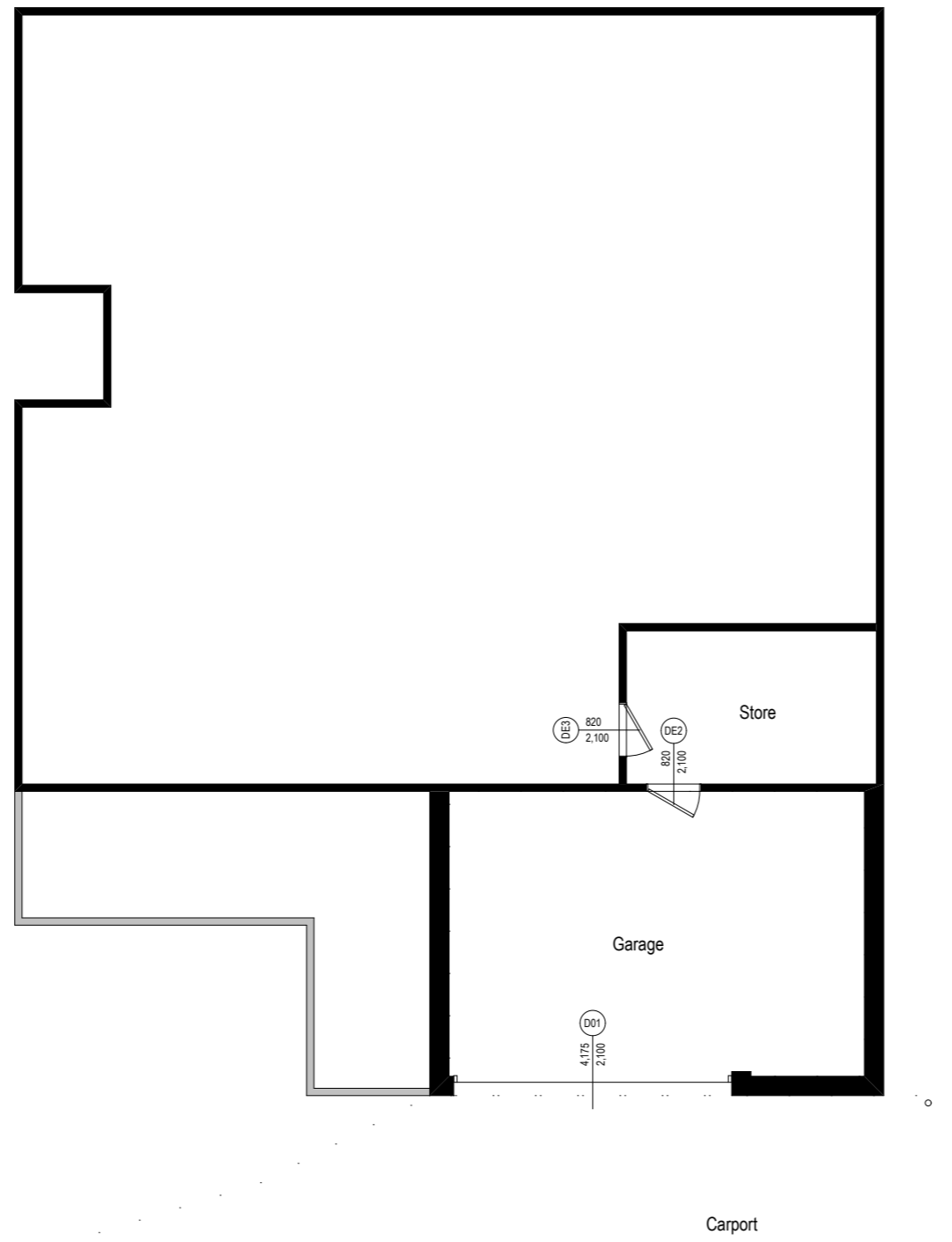
Existing Roof Plan



Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

New Floor Plan Level 1



Walls

- Existing Walls
- New Walls
- Walls to be removed

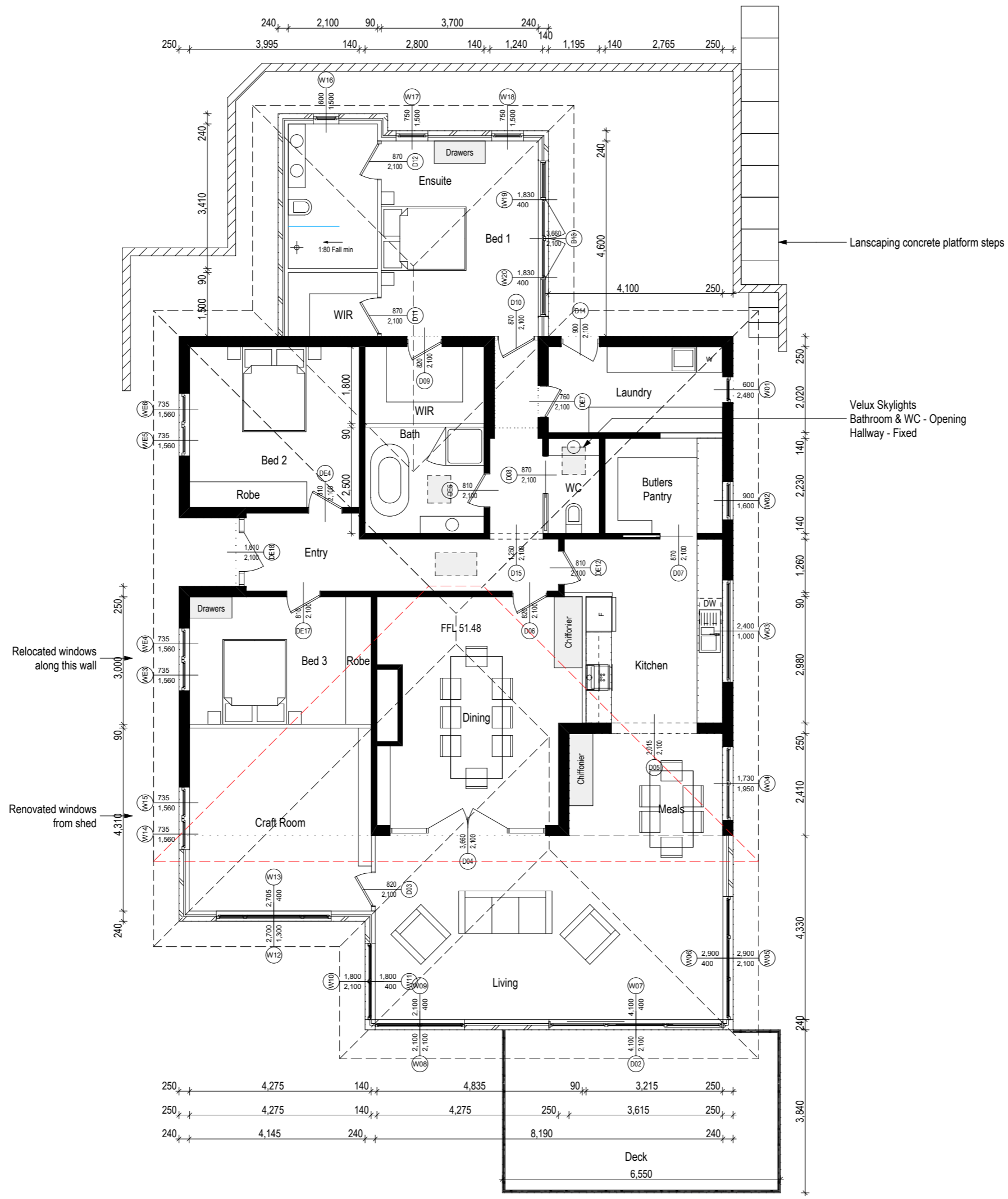
Windows

Window number

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

New Floor Plan Level 2



Walls

- Existing Walls
- New Walls
- Walls to be removed

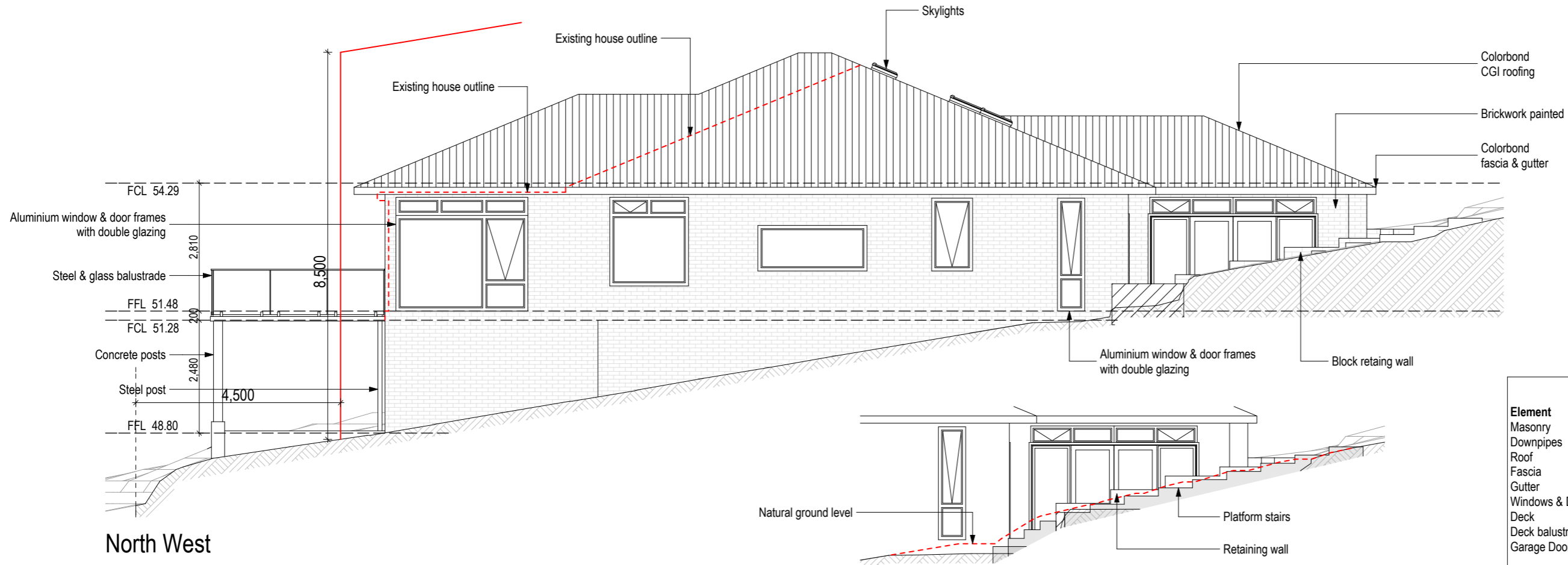
Windows

Width 1,210 Height 900
W05 Window number

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

New Elevations



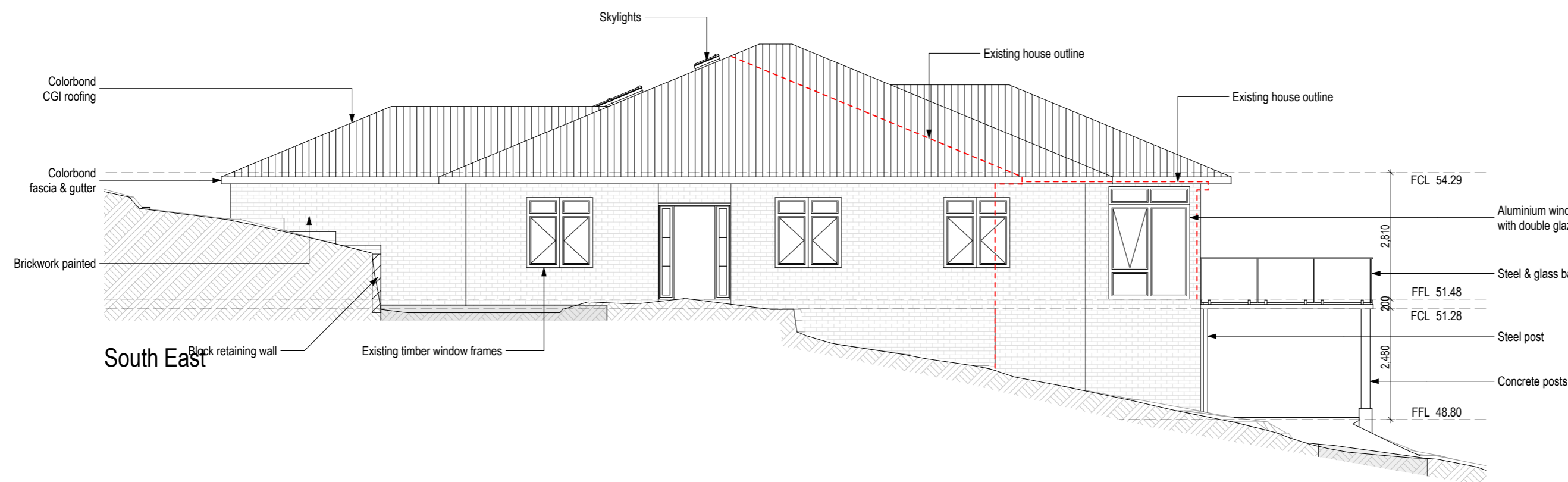
North West

Landscaping Stairs

Material & Colour Schedule

Element	Material	Colour
Masonry	Brick	White
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Ironstone
Fascia	Timber/Steel	CB Surfmist
Gutter	CGI Colorbond	CB Ironstone
Windows & Doors	Timber/Aluminium	White
Deck	Concrete/Tiles	TBA
Deck balustrade	Steel & Glass	White
Garage Door	Colorbond	CB Surfmist

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand



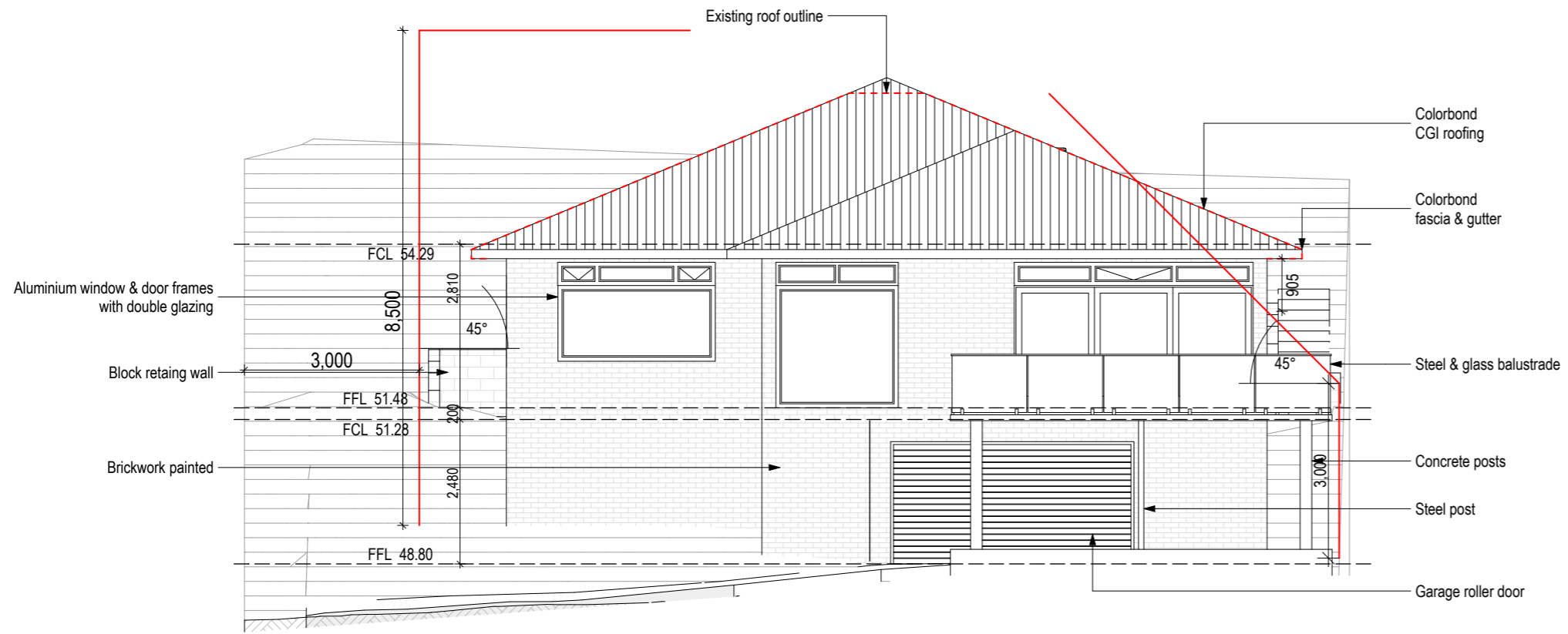
South East

Amendments

Date	By
4-12-2025	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

New Elevations

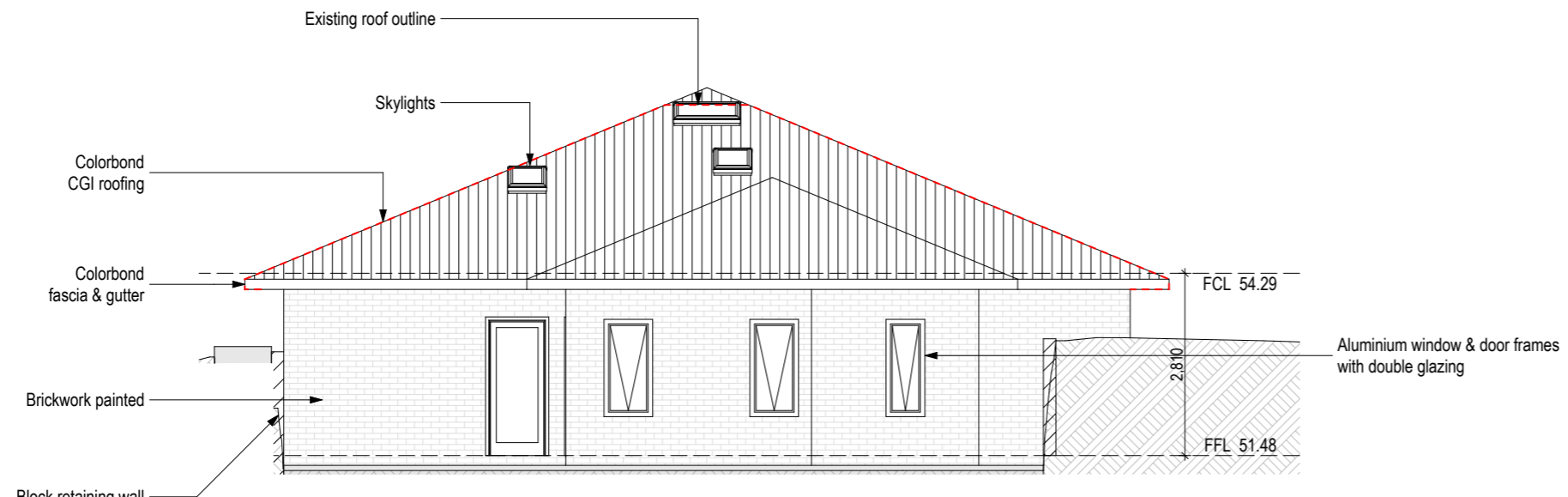


North East

Material & Colour Schedule

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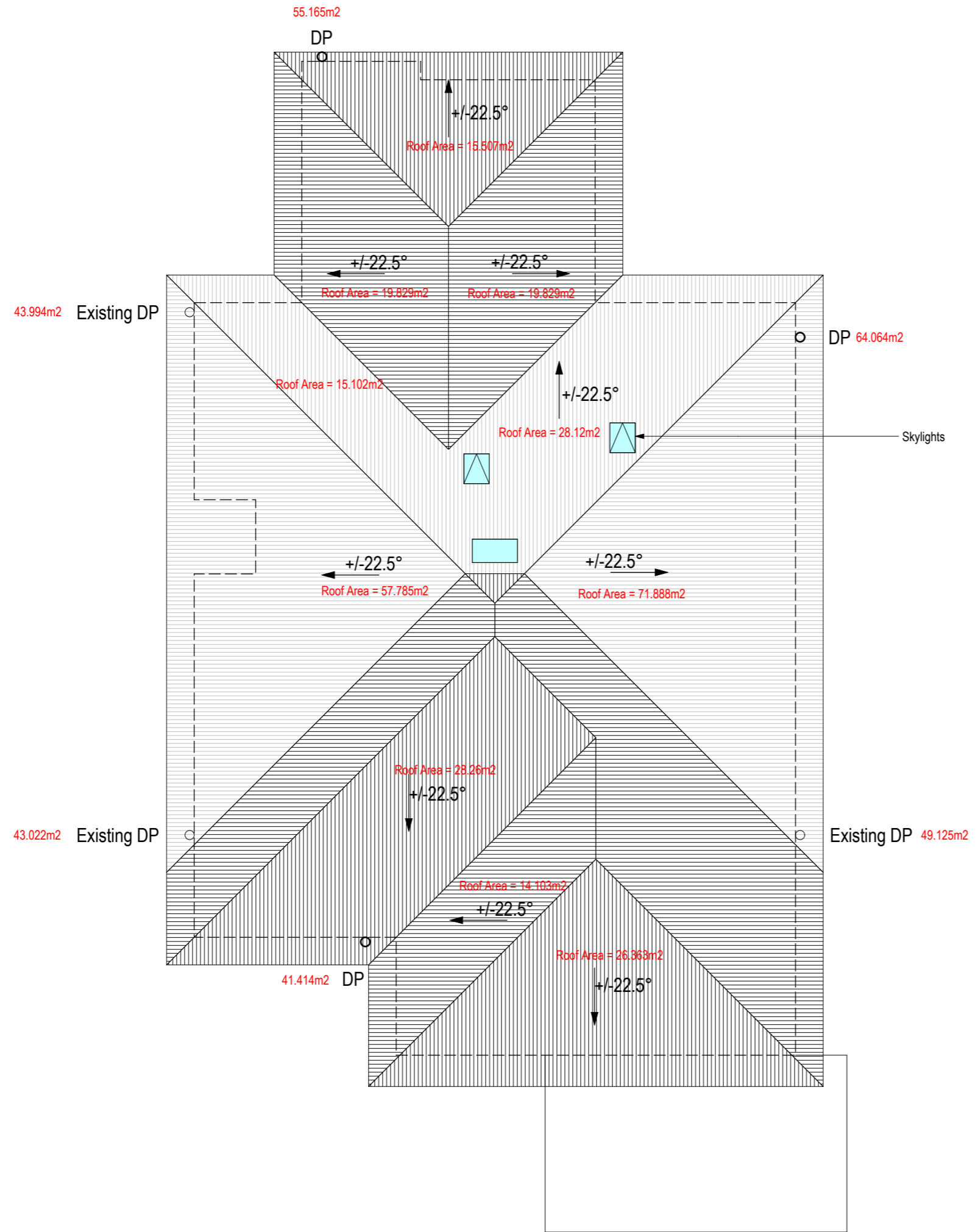
South West

Amendments

Date	By
4-12-2025	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

New Roof Plan



Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Part 7.4 Gutters and downpipes

7.4.1 Application

[New for 2022]

Table 7.4.3a: Size of gutter required to drain roof catchment area into one (1) downpipe for various rainfall intensities and roof catchment areas (A, B, C, D, E and F defined in Table 7.4.3b)

Design rainfall intensity (mm/h) (as per Table 7.4.3d)	Roof catchment area per downpipe — 30 m ²	Roof catchment area per downpipe — 40 m ²	Roof catchment area per downpipe — 50 m ²	Roof catchment area per downpipe — 60 m ²	Roof catchment area per downpipe — 70 m ²
120 mm/h	A or C	A or C	A or C	A or C	A or D
140 mm/h	A or C	A or C	A or C	A or D	B or E

Table 7.4.3b: Gutter sizes for various rainfall intensities

Gutter type	Gutter description	Minimum cross-sectional area (mm ²)
A	Medium rectangular gutter	6500
B	Large rectangular gutter	7900
C	115 mm D gutter	5200

Table 7.4.3c: Downpipe selection for gutter types (A, B, C, D, E and F defined in Table 7.4.3b)

Downpipe section	Gutter type A	Gutter type B	Gutter type C	Gutter type D	Gutter type E
75 mm dia.	Yes	Yes	Yes	Yes	No
100 mm x 50 mm	Yes	Yes	Yes	Yes	Yes

Table 7.4.3d: 5 minute duration rainfall intensities

Slate	Locality	Annual exceedance probability, 5% (mm/h)	Annual exceedance probability, 1% (mm/h)
TAS	Hobart	86	120

Table 7.4.4a: Overflow volume for continuous measure (L/s/m)

Design 5 minute duration rainfall intensity (mm/h) (from Table 7.4.3d)	Ridge to gutter length — 2 m	Ridge to gutter length — 4 m	Ridge to gutter length — 6 m	Ridge to gutter length — 8 m	Ridge to gutter length — 10 m	Ridge to gutter length — 12 m	Ridge to gutter length — 14 m	Ridge to gutter length — 16 m
150 mm/h	0.08 L/s/m	0.17 L/s/m	0.25 L/s/m	0.33 L/s/m	0.42 L/s/m	0.50 L/s/m	0.58 L/s/m	0.67 L/s/m
175 mm/h	0.10 L/s/m	0.19 L/s/m	0.29 L/s/m	0.39 L/s/m	0.49 L/s/m	0.58 L/s/m	0.68 L/s/m	0.78 L/s/m
200 mm/h	0.11 L/s/m	0.22 L/s/m	0.33 L/s/m	0.44 L/s/m	0.56 L/s/m	0.67 L/s/m	0.78 L/s/m	0.89 L/s/m
225 mm/h	0.13 L/s/m	0.25 L/s/m	0.38 L/s/m	0.50 L/s/m	0.63 L/s/m	0.75 L/s/m	0.88 L/s/m	1.0 L/s/m
250 mm/h	0.14 L/s/m	0.28 L/s/m	0.42 L/s/m	0.56 L/s/m	0.69 L/s/m	0.83 L/s/m	0.97 L/s/m	1.1 L/s/m

7.4.7 Acceptable dedicated overflow measure per downpipe

[2019: Table 3.5.3.4b]

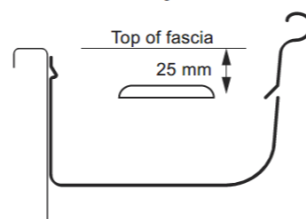
- For an end-stop weir with—
 - a minimum clear width of 100 mm; and
 - the weir edge installed a minimum 25 mm below the top of the fascia,
 the acceptable overflow is 0.5 L/s constructed in accordance with Figure 7.4.7a.
- An end-stop weir is not suitable where the end-stop abuts a wall.
- For an inverted nozzle installed within 500 mm of a gutter high point with—
 - a minimum nozzle size of 100 mm x 50 mm positioned lengthways in the gutter; and
 - the top of the nozzle installed a minimum of 25 mm below the top of the fascia,
 the acceptable overflow is 1.2 L/s constructed in accordance with Figure 7.4.7b.
- For a front face weir with—
 - a minimum clear width of 200 mm; and
 - a minimum clear height of 20 mm; and
 - the weir edge installed a minimum of 25 mm below the top of the fascia,
 the acceptable overflow capacity is 1.0 L/s constructed in accordance with Figure 7.4.7c.
- For a rainhead with—
 - a 75 mm diameter hole in the outward face of the rainhead; and
 - the centreline of the hole positioned 100 mm below the top of the fascia,

7.4.6 Acceptable continuous overflow measure

[2019: Table 3.5.3.4a]

- For a front face slotted gutter with—
 - a minimum slot opening area of 1200 mm² per metre of gutter; and
 - the lower edge of the slots installed a minimum of 25 mm below the top of the fascia,
 the acceptable overflow capacity must be 0.5 L/s/m, constructed in accordance with Figure 7.4.6a.
- For a controlled back gap with—
 - a permanent minimum 10 mm spacer installed between the gutter back and the fascia; and
 - one spacer per bracket, with the spacer not more than 50 mm wide; and
 - the back of the gutter installed a minimum of 10 mm below the top of the fascia,
 the acceptable overflow capacity must be 1.5 L/s/m, constructed in accordance with Figure 7.4.6b.
- For the controlled back gap option, the spacer can be a proprietary clip or bracket that provides the *required* offset of the gutter from the fascia.
- For controlled front bead height with the front bead of the gutter installed a minimum of 10 mm below the top of the fascia, the acceptable overflow capacity is 1.5 L/s/m constructed in accordance with Figure 7.4.6c.

Figure 7.4.6a: Construction of front face slotted gutter



Roof and wall cladding

7.4.6

Figure 7.4.6b: Construction of controlled back gap

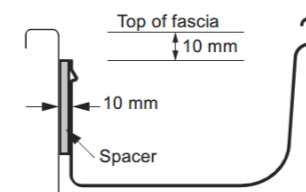


Figure 7.4.6c: Construction of controlled front bead height

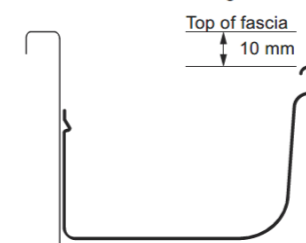


Figure Notes

Front bead of gutter to be a minimum of 10 mm below the top of the fascia.



ABN: 18 220 805 074
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Job address
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 Sandy Bay
Drawing
 Scale: A3 -
 DWG: 17 of 23
 Date: 4 December 2025
 Job No: 2025-22

New Roof Plumbing Info



Amendments	
Date	By

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Window Schedule

Window List								
ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing	Notes
W01		2,480	600	2,480	Top Hung	Aluminium	Clear Double	
W02		1,600	900	2,480	Top Hung	Aluminium	Clear Double	
W03		1,000	2,400	1,880	Fixed	Aluminium	Clear Double	
W04		1,950	1,730	2,500	Top Hung	Aluminium	Clear Double	
W05		2,100	2,900	2,100	Top Hung	Aluminium	Clear Double	
W06		400	2,900	2,500	Top Hung	Aluminium	Clear Double	
W07		400	4,100	2,500	Top Hung	Aluminium	Clear Double	
W08		2,100	2,100	2,100	Top Hung	Aluminium	Clear Double	
W09		400	2,100	2,500	Top Hung	Aluminium	Clear Double	
W10		2,100	1,800	2,100	Fixed	Aluminium	Clear Double	
W11		400	1,800	2,500	Top Hung	Aluminium	Clear Double	
W12		1,300	2,700	2,100	Top Hung	Aluminium	Clear Double	
W13		400	2,705	2,500	Top Hung	Aluminium	Clear Double	
W14		1,560	735	2,260	Side Hung	Timber	Clear Double	Renovated existing frames
W15		1,560	735	2,260	Side Hung	Timber	Clear Double	Renovated existing frames
W16		1,500	600	2,100				
W17		1,500	750	2,100	Top Hung	Aluminium	Clear Double	
W18		1,500	750	2,100	Top Hung	Aluminium	Clear Double	
W19		400	1,830	2,500	Top Hung	Aluminium	Clear Double	
W20		400	1,830	2,500	Top Hung	Aluminium	Clear Double	
WE1		1,500	3,660	1,930	Side Hung	Metal	Clear Single	
WE2		1,500	2,180	1,930	Side Hung	Metal	Clear Single	
WE3		1,560	735	2,260	Side Hung	Timber	Clear Single	
WE4		1,560	735	2,260	Side Hung	Timber	Clear Single	
WE5		1,560	735	2,260	Side Hung	Timber	Clear Single	
WE6		1,560	735	2,260	Side Hung	Timber	Clear Single	
WE7		1,600	910	2,500	Vertical Sliding	Timber	Clear Single	
WE8		1,600	910	2,500	Vertical Sliding	Timber	Clear Single	
WE9		550	570	2,150	Fixed	Timber	Obscure Single	
WE10		1,600	910	2,500	Vertical Sliding	Timber	Clear Single	
WE11		770	500	2,030	Fixed	Timber	Obscure Single	
WE12		2,000	1,730	2,560	Fixed	Timber	Clear Single	
WE13		2,350	1,422	2,350	Top Hung	Metal	Clear Single	

Window List								
ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing	Notes
WE14		2,350	1,462	2,350	Top Hung	Metal	Clear Single	
WE15		2,350	1,462	2,350	Top Hung	Metal	Clear Single	
WE16		2,350	1,119	2,350	Top Hung	Metal	Clear Single	
WE17		2,350	1,678	2,350	Top Hung	Metal	Clear Single	
WE18		2,350	1,119	2,350	Top Hung	Metal	Clear Single	
WE19		2,350	1,462	2,350	Top Hung	Metal	Clear Single	
WE20		2,350	1,462	2,350	Top Hung	Metal	Clear Single	

Object Name	Skylight Top Hung 14	Skylight Top Hung 14
Quantity	1	2
Length (A)	980	550
Width (B)	550	700
Height (Z Size)	1,000	1,000
2D Symbol		
3D Front Axonom...		

Amendments	
Date	By

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Door List								
ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing	Notes
D01		2,100	4,175	2,250	Sliding	Aluminium	Clear Single	
D02		2,100	4,100	2,100	Sliding	Aluminium	Clear Double	
D03		2,100	820	2,100	Hinged	Timber		Solid Timber door
D04		2,100	3,660	2,100	Hinged	Timber	Clear Single	Solid Timber door
D05		2,100	2,015	2,100				Clear Opening
D06		2,100	820	2,100	Hinged	Timber		Solid Timber door
D07		2,100	870	2,100	Sliding	Timber		Solid Timber door - Soft close
D08		2,100	870	2,100	Sliding	Timber		Solid Timber door - Automatic Self Closing/Soft close
D09		2,100	820	2,100	Hinged	Timber		Solid Timber door
D10		2,100	870	2,100	Hinged	Timber		Solid Timber door
D11		2,100	870	2,100	Hinged	Timber		Solid Timber door
D12		2,100	870	2,100	Hinged	Timber		Solid Timber door
D13		2,100	3,660	2,100	Hinged	Aluminium	Clear Double	
D14		2,100	900	2,100	Hinged	Aluminium	Clear Double	
D15		2,100	1,250	2,100				Clear Opening
DE1		2,150	4,175	2,300				Clear Opening
DE2		2,100	820	2,300	Hinged	Timber		Solid Timber door
DE3		2,100	820	2,300	Hinged	Timber		Solid Timber door
DE4		2,100	810	2,100	Hinged	Timber		Solid Timber door
DE5		2,100	810	2,100	Hinged	Timber		Solid Timber door
DE6		2,100	800	2,100	Hinged	Timber		Solid Timber door
DE7		2,100	760	2,100	Hinged	Timber		Solid Timber door
DE8		2,100	610	2,100	Hinged	Timber		Solid Timber door
DE9		2,100	610	2,100	Hinged	Timber		Solid Timber door

Door List								
ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing	Notes
DE10		2,100	810	2,100	Hinged	Timber		Solid Timber door
DE11		2,100	910	2,100				Clear Opening
DE12		2,100	810	2,100	Hinged	Timber		Solid Timber door
DE13		2,100	1,560	2,100	Hinged	Timber	Clear Single	Solid Timber door
DE14		2,100	1,410	2,100	Hinged	Timber	Clear Single	Solid Timber door
DE15		2,400	1,422	2,400	Hinged	Metal	Clear Single	Metal Door
DE16		2,100	810	2,100	Hinged	Timber		Solid Timber door
DE17		2,100	810	2,100	Hinged	Timber		Solid Timber door
DE18		2,100	1,610	2,100	Hinged	Timber	Clear Single	Solid Timber door



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Door Schedule

Amendments	
Date	By

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2.1 Clear opening width

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

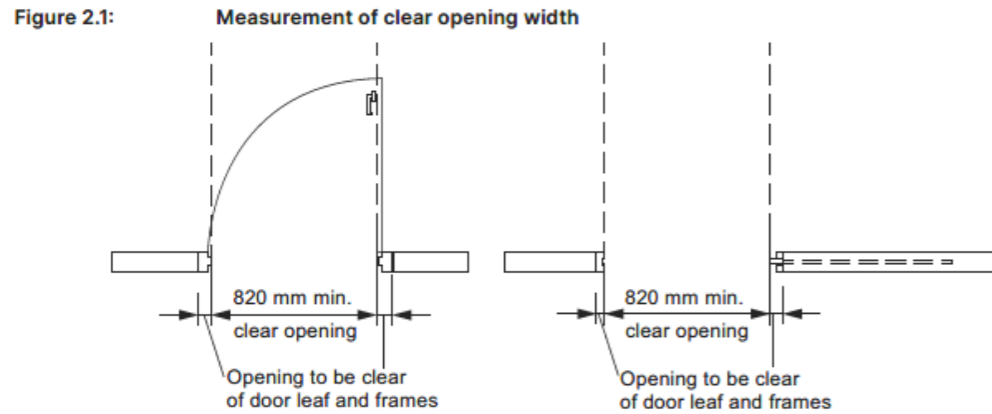


Figure Notes

- (1) Double doors, bi-fold doors, stacking doors, multiple sliding door panels and other types of hinged door sets may use a smaller leaf provided the overall clear opening width with the doors fully open is not less than 820 mm.
- (2) Clear opening width for sliding doors must be measured with the door panel(s) installed and in the fully open position.
- (3) The door handle may encroach the required minimum clear opening width.

Information: Door leaf dimensions

An 820 mm clear opening width, for a single swinging door, can generally be achieved using an 870 mm door leaf.

Information: Meaning of 'entrance door'

An entrance door for the purposes of 2.1 may be a door other than the front door, provided that the door connects to the step-free access path in accordance with Clause 1.1(2). For example, compliance with 2.1 could be achieved via a side door that is connected to the garage via a step-free path.

2.2 Threshold

The threshold of an entrance door that is subject to Clause 2.1 must—

- (a) be level; or
- (b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or
- (c) have a ramped threshold that—
 - (i) does not extend beyond the depth of the door jamb; and
 - (ii) has a gradient not steeper than 1:8; and
 - (iii) is at least as wide as the minimum clear opening width of the entrance door; and
 - (iv) does not intrude into the minimum dimensions of a landing area that is required by Clause 2.3; or

- (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC, for external entrance doors containing a raised door or sill—
 - (i) have no lip or upstand greater than 15 mm within the sill profile; and
 - (ii) have no more than 5 mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

Information: Termite management

For termite management, where *required* by the NCC, the NCC referenced document AS 3660.1 includes solutions for termite management in cases where there is no step-up into a dwelling: see clauses 2.2, 2.3, 4.4 and 6.5 of AS 3660.1. AS 3660.1 is referenced in the NCC, therefore an appropriate solution for termite management that complies with AS 3660.1 can be used as part of a *Deemed-to-Satisfy Solution* under the NCC.

Information: Damp-proof course

For masonry construction, a *damp-proof course* is to be located above the external finished surface (e.g. clause 5.7.4 of the ABCB Housing Provisions). Therefore, the construction of a ramp, threshold or the like is to maintain compliance with this requirement.

Information: Finished surface

The finished surfaces abutting a door sill will involve the external surface on one side and the internal floor finish on the other side. Finished surfaces may include a carpet or tiled finish internally, or decking, paving or the like externally. Door mats should not be counted as forming a finished surface either side of the door sill.

2.3 Landing area

An entrance door that is subject to Clause 2.1 must have a space of at least 1200 mm x 1200 mm on the external (arrival) side of the door that is—

- (a) unobstructed (other than by a gate or a screen door); and
- (b) level, or has a gradient not more than 1:40 if a gradient is necessary to allow for drainage.

Applications

- (1) Clause 2.3 only applies to a Class 1a building.
- (2) Clause 2.3 does not apply to a dwelling that is exempt from compliance with Clause 1.1.
- (3) Clause 2.3 does not apply to an entrance door that serves an appurtenant Class 10a garage or carport in accordance with 1.1(b).

Information: Entrance doors to Class 2 sole-occupancy units

Requirements for landing areas outside the entrance door to a Class 2 *sole-occupancy unit* located on an *accessible* floor are set out in Section D of NCC Volume One and the Disability (Access to Premises — Buildings) Standards 2010.

2.4 Weatherproofing for external step-free entrance

Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:

- (a) Where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for the width of the entrance.
- (b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is to be provided that meets the requirements of Volume Two H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are to be no greater than—
 - (i) 8 mm; or
 - (ii) in a *designated bushfire prone area*, that permitted by AS 3959.
- (c) A roof covering an area no smaller than 1200 mm by 1200 mm, where the area is provided with a fall away from the building not greater than 1:40.

Applications

- (1) The provisions of 2.4 do not apply to an entrance door that is provided through an interconnected garage.
- (2) A channel drain provided in accordance with (a) can also act as an inspection zone for the purposes of termite management provisions provided the inspected zone required by AS 3660.1 can be accessed.
- (3) Consideration should be given to the ability for cleaning drains in (a), particularly in bushfire prone areas.
- (4) For the purposes of (c), any posts, columns, or structural supports for the roof cover, must not encroach the clear space required by 1.1(4) for a landing or entrance path provided under 1.1.

Client

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Liveable Housing Part 2

Amendments	
Date	By

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Part 5 Shower

5.1 Application

At least one shower must comply with Clause 5.2.

Information

"At least one shower" means that in a dwelling with two or more showers, only one of the showers needs to comply with the requirements of this Part.

A shower subject to this Part is not required to be located on the ground or entry level of the dwelling.

5.2 Hobless and step-free entry

- (1) At least one shower must have a hobless and step-free entry.
- (2) A lip not more than 5 mm in height may be provided for water retention purposes.

Applications

For the purposes of 5.2, a lip meeting the requirements of 5.2(2) is not a step.

Information: Hobless and step-free

Clause 5.2(1) refers to a shower entry being 'hobless' and 'step-free' because those two terms have different meanings. A shower where the floor within the shower compartment is level with the floor adjacent to its entry would be 'step-free' but could still have a hob. Conversely, a shower with a step-down into the shower recess does not have a 'hob' (i.e. 'hobless'), but would not be 'step-free'. Therefore, to achieve the intent of Clause 5.2(1), it is necessary to specify that the shower is both 'hobless' and 'step-free'.

Information: Waterproofing

AS 3740 and Part 10.2 of the ABCB Housing Provisions include specific requirements for waterproofing a hobless, step-free shower area. Both are referenced in the NCC *Deemed-to-Satisfy Provisions* for general waterproofing of *wet areas* (note that Part 10.2 of the ABCB Housing Provisions only applies to Class 1 and 10 buildings).

Part 6 Reinforcement of bathroom and sanitary compartment walls

6.1 Location

- (1) Reinforcing in accordance with Clause 6.2 must be provided to any—
 - (a) *sanitary compartment* that is subject to Part 4; and
 - (b) bathroom containing a—
 - (i) shower that is subject to Part 5; or
 - (ii) bath (if provided), other than a freestanding bath where the bath is located in a room that also contains a shower that is subject to Part 5.
- (2) The requirements of (1) need not be complied with if the walls of the room are constructed of concrete, masonry or another material capable of supporting grabrails without additional reinforcement.
- (3) Where the wall supporting the reinforcement includes a cavity slider, it must be designed and constructed in way to support loads imposed by reinforcement, linings and the future provision of handrails and provided for the extent *required* by Figures 6.2a, 6.2b, 6.2c, 6.2d, 6.2e, 6.2f and 6.2g.

Information: Intent of Part 6

The intent of this Part is to ensure that walls adjacent to toilet pans, showers and baths provide a fixing surface able to support the future installation of grabrails, if needed. This Part does not require the installation of grabrails at the time of construction.

A freestanding bath is excluded from Clause 6.1(1)(b)(ii) because it does not have any adjoining walls to which grabrails could be fixed.

A bath with only one adjoining wall need only have reinforcing provided in the adjoining wall (unless exempted by Clause 6.1(2)). Care is required when locating a cavity sliding door adjacent to a fixture which requires reinforcement to 6.1(1) as the framing that surrounds the cavity into which the door retracts demands careful consideration of fixings and members that will safely support a grabrail and not impede the operation of the door.

Information: Non-combustibility of walls

Where noggings are *required* to achieve compliance with this Part, provided they do not extend further than necessary, these noggings may be installed within an *external wall* that is *required* to be *non-combustible* under C2D10(4)(i)(ii) of NCC Volume One.

6.2 Construction

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

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Livable Housing Part 5-6

Amendments

Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

(c) Light gauge steel framing noggings or metal plate in accordance with the NASH Standard.

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

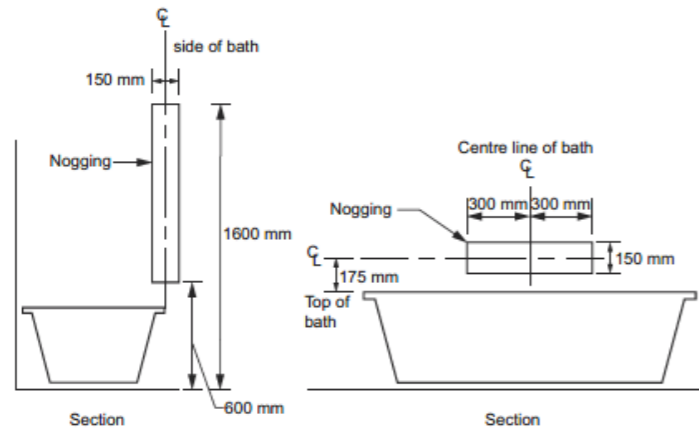


Figure Notes

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

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

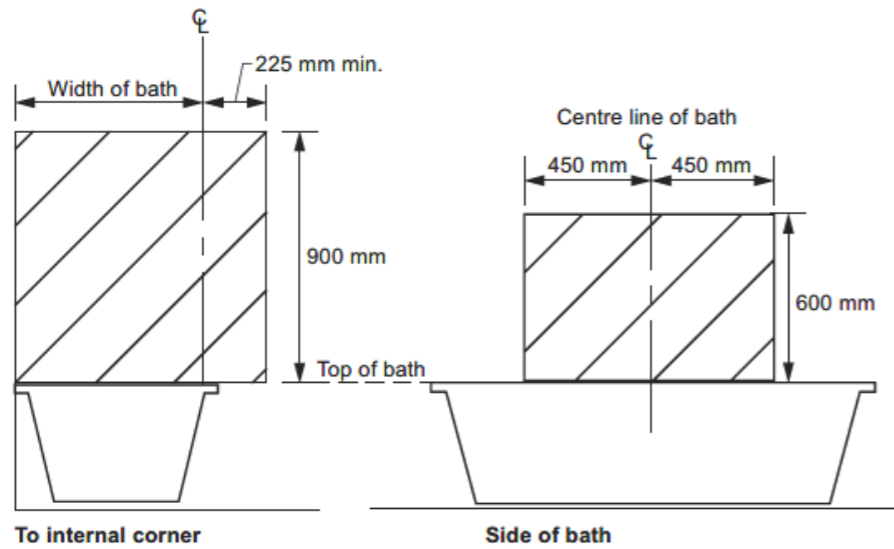


Figure Notes

- (1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

(2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

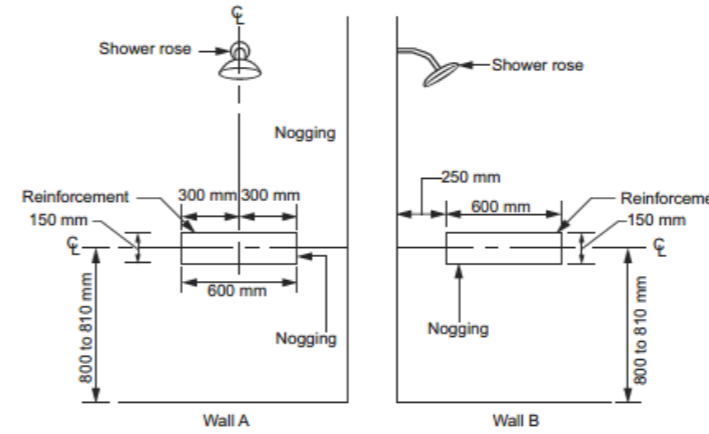


Figure Notes

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

Figure 6.2d: Location of sheeting for shower walls

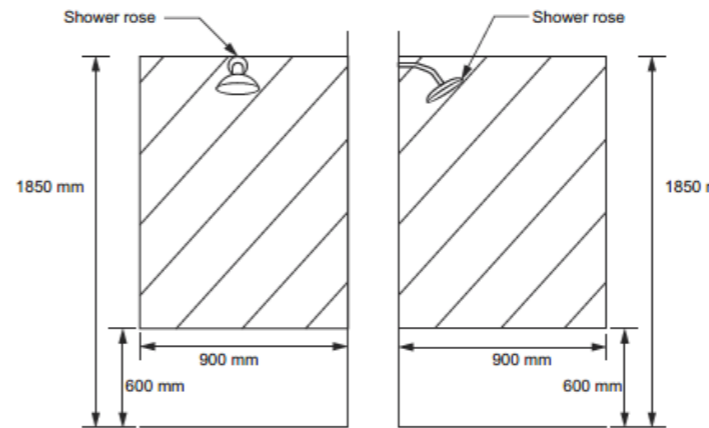


Figure Notes

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

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Livable Housing Part 6

Amendments	
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(2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

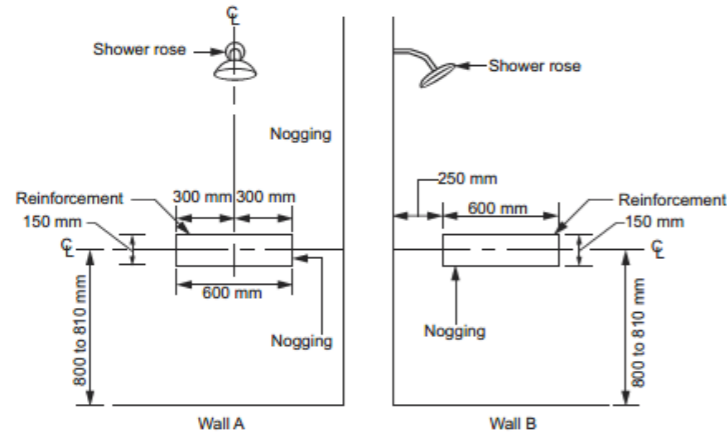


Figure Notes

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

Figure 6.2d: Location of sheeting for shower walls

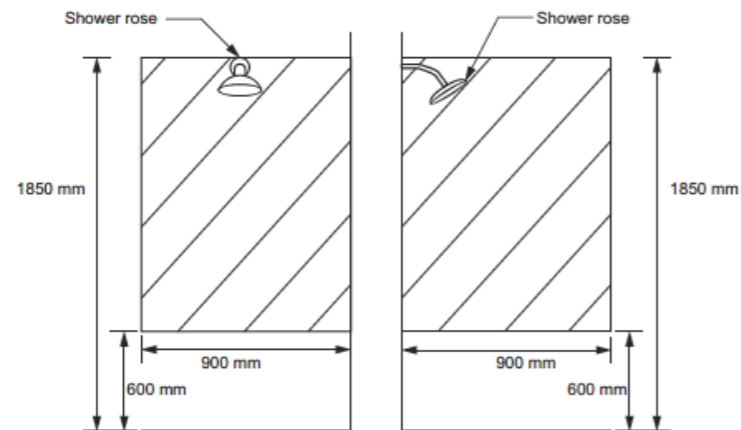


Figure Notes

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

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

Minimum extent of structural sheeting clear of any door frame, window frame or wall opening

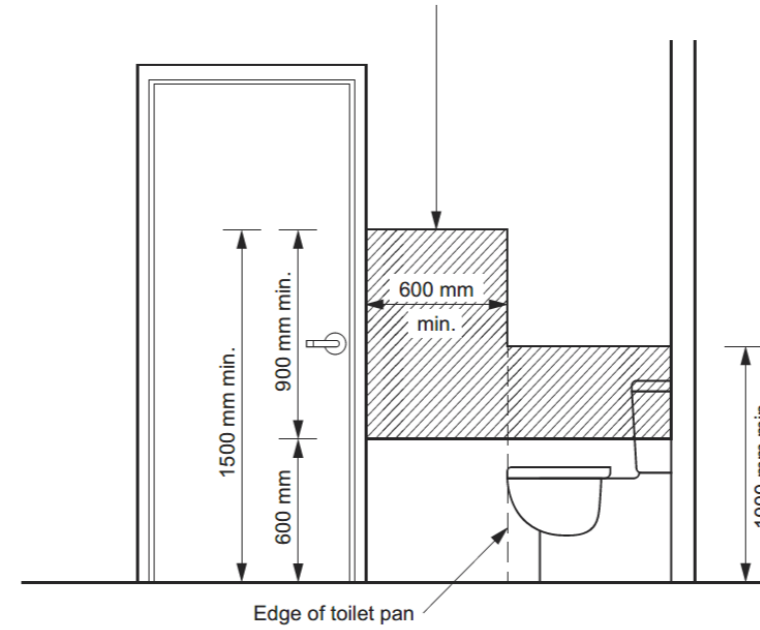


Figure 6.2f: Location of noggings for a wall behind a toilet pan

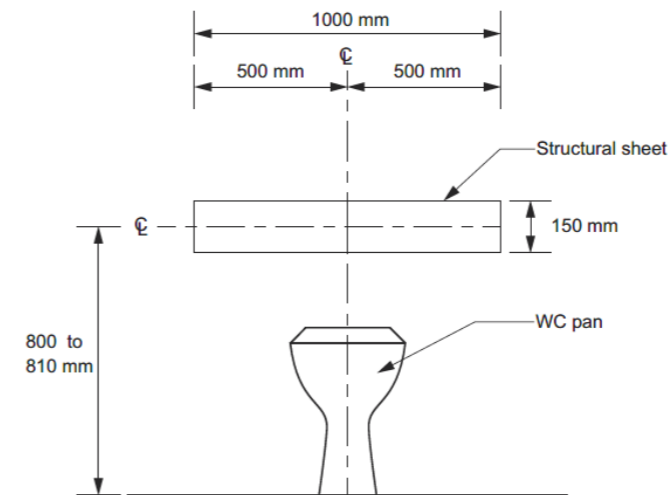
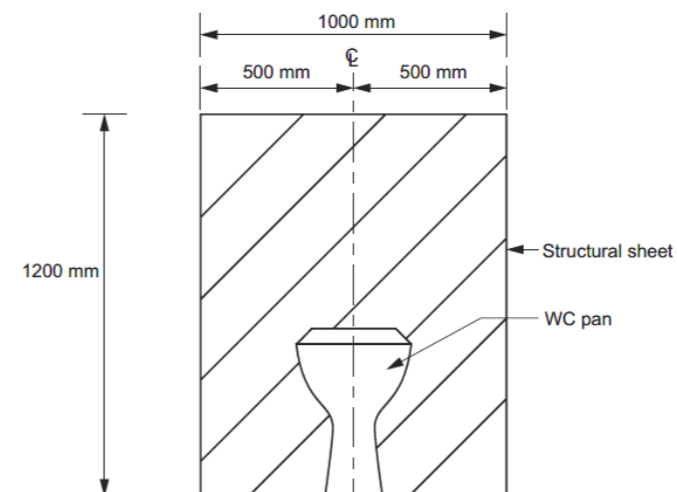


Figure 6.2g: Location of sheeting for a wall behind a toilet pan



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