



Public Notice Details

Application Details

Application No	DA2600050
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Property Details

Property Location	44 Main Street Kempton
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	3/7/26
Advertising Closing Period	17/7/26
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at planningenquiries@southernmidlands.tas.gov.au.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.



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Our Ref: L260602
X Ref: 714476
Council ref: DA2600050

3 June 2026

Planning Department
Southern Midlands Council

Attention Bernadette

Response to Further Information Request – DA2600050 – 44 Main Street KEMPTON

The following is provided in response to the RFI received requesting a written response to C6.7.3.

C6.0 Local Historic Heritage Code

C6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts

C6.7.3 Buildings and works, excluding demolition

Objective	
That development within a local heritage precinct or a local historic landscape precinct is sympathetic to the character of that particular precinct.	
Acceptable Solutions	Performance Criteria
A1 Within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must: <ul style="list-style-type: none"> a) not be on a local heritage place; b) not be visible from any road or public open space; and c) not involve a value, feature or characteristic specifically part of a local heritage precinct or local historic landscape precinct listed in 	P1 Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to: <ul style="list-style-type: none"> a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in



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<p>the relevant Local Provisions Schedule.</p>	<p>the relevant Local Provisions Schedule;</p> <ul style="list-style-type: none"> b) the character and appearance of the surrounding area; c) the height and bulk of other buildings in the surrounding area; d) the setbacks of other buildings in the surrounding area; and e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule. <p>P1.2 Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct, having regard to:</p> <ul style="list-style-type: none"> a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; b) the character and appearance of the surrounding area; c) the height and bulk of other buildings in the surrounding area; d) the setbacks of other buildings in the surrounding area; and e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule. <p>P1.3 Within a local historic landscape precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local historic landscape precinct, having regard to:</p> <ul style="list-style-type: none"> a) the landscape values identified in the statement of local historic heritage significance for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and b) any relevant design criteria or conservation policies for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule.
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<p>A2 Within a local heritage precinct, new front fences and gates must be designed and constructed to match the existing original fences on the site.</p>	<p>P2 Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to:</p> <ul style="list-style-type: none"> a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; b) height, form, style and materials of the proposed fence; and c) the style, characteristics and setbacks of fences and gates in the surrounding area.
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Response

P1.1 The performance criteria apply. At the time of application, the proposed development is located on an internal lot, but the front lot is vacant, so the development is visible from a road. As such, the design and siting of the building must be compatible with the local heritage precinct, with regard to listed performance criteria.

- a. The streetscape or townscape values are identified in the Kempton Township Precinct (SOU-C6.2.3). The proposed must show compatibility with these criteria.

Criteria	Response
a) it demonstrates the evolution and settlement patterns of Tasmania in the early-mid nineteenth century, as a township associated with the pastoral activity of the Midlands area,	<p>The Precinct is applied in a linear fashion to the Main Street of Kempton, over almost 2km of the street. As such, it covers a great deal of variance in building styles, ranging from early mid-nineteenth century buildings of differing style and stature in the streetscape, together with more recent development styles, including post-war era weatherboard single storey dwellings, more recent styles from 1980 onwards. While many buildings, more recently built, have been built to a sympathetic style, it is clear that modern materials and construction methods have been used.</p> <p>The Main Street continues to be a thoroughfare for the locality, though has now been superseded by the Midland Highway as a primary transit route. This allows greater residential amenity to be formed within the township.</p> <p>Sandstone buildings have prominence in the streetscape, however, there are spaces between sandstone buildings, and buildings of other materials, including weatherboard, such as 105 Main Street, and the church building at 88 Main Street.</p> <p>Interspersed within the streetscape are buildings and dwellings, clearly built over the last 100 years, reflecting changes in building styles and materials over</p>
b) it demonstrates the evolution of important transport routes joining the north and south of the State;	
c) its predominant building material of sandstone, as a source of local materials, and reflecting the differing economies of labour and construction at the time;	
d) it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles.	



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time.

The proposed is set on an internal lot, at the southern end of Main Street, north of Glenfern Creek. While there are prominent sandstone buildings and other buildings from the nineteenth century in proximity, there are also buildings with full frontage to Main Street that are from mid 20thC onwards in the nearby area.

Given the location of the subject lot, being set behind the frontage lot (as yet undeveloped), the proposed will not have prominence in the streetscape, so as to take away from the heritage values, and continues to display an evolution of settlement pattern in Tasmania and the township.

- b. As detailed in the Precinct, the character and appearance of the area is defined by the predominant building material of sandstone, but there are other elements that contribute to the character and appearance of the surrounding area. The character is one of a regional township, built predominantly on a linear pattern of development, though newer areas of development are clustered to the north of Main Street in a non-linear fashion. Many lots are vacant, or remain as larger land holdings, giving an appearance of very low density development and space between buildings in parts, and clustered together built form in other parts. The pattern of development may continue to evolve over time, (likely becoming denser) and the subject site signifies such a change, as the lot has been subdivided to provide increased yield for residential development. Given the range of building styles to be found within the precinct, and the setback of the proposed from the street, the proposed fits within the displayed range of styles without particular prominence and can be found to be compatible within the range of development styles demonstrated.
- c. The height of other buildings in the area are demonstrated as single and double storey, with variances on overall height and bulk. For instance, the building at 26 Main Street (Dysart House) is double storey and fairly domineering in bulk and appearance, but the dwelling across the road at 23 Main Street is narrow in street presentation with a façade of approximately 6.5m, and single storey, it has comparatively much less visual bulk. The proposed is single storey and due to the orientation of the dwelling, presents with less bulk to the street than some other residential development, and so fits within a range of height and bulk considerations that is comparable. The height and bulk of the proposed is non-dominant and compatible with the surrounding area.
- d. The setbacks of buildings in the area have variances, with many buildings being against the frontage with no setback. The proposed is located on an internal lot, and so cannot be set against the frontage. The pattern of development indicates that there are more dwellings with deep setbacks from the frontage on the east side of Main Street than on the west side, which has



a higher number of buildings set hard to the front boundary. In all, even taking in to account that the lot is internal, the distance of the proposed dwelling from the frontage is compatible with the surrounding, as there are other buildings with deep setbacks. See the following image to demonstrate this:



Figure 1 approximate dwelling setbacks in the area including the subject site (LIST data)

- e. The relevant design criteria are included in the local provisions schedule at SOU - Table C6.2.

The design and siting of buildings and works must satisfy the following criteria:



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Criteria	Response
<p>a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the architectural style dominant in the precinct, except if an addition to a heritage listed building of a non-dominant architectural style in which case consistency with that style is required</p>	<p>The proposed is a single storey dwelling, 5.5m in height from ground level with a high ratio of roof to wall height, which appears to be a common theme in single storey buildings in the surrounding area. The height is compatible with the surrounding, being non-dominant in comparison to the surrounding development height.</p> <p>The bulk of the building appears as minimal to the streetscape due to the building orientation. Having a street facing façade of 9.4m, noting that the appearance of bulk is non-dominant on the internal lot.</p> <p>The rhythm of buildings is indeterminate as there is significant variation in height, bulk and setback of buildings in the street. The proposed is not considered to be incompatible, having no dominant features.</p> <p>The building materials will be brick, cladding and there will be a south facing portico entrance, creating a sense of address to the site. This is also a non-dominant feature, facing the south boundary, not the frontage, and making best use of the site dimensions.</p> <p>A colour palette is provided and includes colours typical to residential development, red brick and pale grey roofing and trim. The building colours create no dominance in the streetscape.</p> <p>Overall, the size, bulk and siting of the building are compatible with the surrounding and have respect for the dwellings in the surround area in terms of architectural style without dominance of the streetscape, thereby not taking from the existing heritage values, and also without mimicry of valued heritage elements demonstrated in the precinct.</p>
<p>b) building setback must provide a strong edge to the street, except where such would be inconsistent with the prevailing building line in the streetscape;</p>	<p>As the dwelling is located on an existing internal lot, it cannot be built to the frontage to create a strong edge to the street. Setbacks according the Village Zone also apply and have been included to the proposal.</p> <p>The prevailing setbacks in the streetscape are varied, and so the proposed is compatible, being in the existing range of setbacks.</p>
<p>c) buildings close to the street must address the street, with a façade running parallel to the street;</p>	<p>The building is not close to the street.</p>
<p>d) buildings must not visually dominate the streetscape or buildings at places listed in Table.C6.1.</p>	<p>As the building is well setback from the streetscape, and non-dominant in appearance (bulk, form, colour and material etc.), it will not dominate the streetscape nor become dominant in relation to other valued buildings in the streetscape.</p>
<p>e) architectural details and openings for windows and doors to visually prominent facades must respect</p>	<p>The dwelling does not have a visually prominent façade. The building is well set back from the frontage. It is sited on an internal lot and at the time of</p>



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<p>the architectural style dominant in the precinct in terms of style, size, proportion and position:</p>	<p>development, the front lot is vacant. The building is visible, and is likely to retain some level of visibility. As a dwelling on an internal lot, some level of visibility is important to creating and maintain a sense of address and a certain level (even if low) of passive surveillance. However, the building facade, in this location, with the single storey height, and high ratio of roof to wall height over the façade the building cannot be interpreted as prominent.</p>
<p>f) roof form and material must be consistent with the following:</p> <ul style="list-style-type: none"> i. pitch between 30 and 40 degrees and hipped or gable if a major part of the building ii. pitch less than 30 degrees and skillion a minor part of the building at the rear iii. avoidance of large unbroken expanses of roof and very long roof lines iv. roof materials either custom orb (corrugated profile) sheeting, timber shingles, and slate. Sheeting must be either traditional galvanised iron or painted v. guttering is rounded profile, with downpipes of circular in cross-section 	<p>The following apply”</p> <ul style="list-style-type: none"> i. the roof pitch is 30°. ii. No skillion roofing is included iii. The roof includes articulation and variation to a small degree. Given the modest size of the building the roof is not overly long. iv. The roof will be custom orb – corrugated. v. Guttering can be made to be compliant.
<p>g) outbuildings are generally to have a gabled, corrugated roof with an anSOU of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land</p>	<p>No outbuildings are proposed as a part of this application.</p>
<p>h) fences along frontages must be</p> <ul style="list-style-type: none"> i. between 900mm and 1,000mm high, with a maximum of 1,200mm for posts ii. vertically articulated, (such as with dowel-and-rail, picket or palisade fences) 	<p>No fences along the frontage are proposed.</p>



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<p>iii. "transparent" or "open" in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear 'solid</p>	
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P1.2 Not applicable, no extensions are proposed in this application.

P1.3 Not applicable, the local historic landscape precinct does not apply.

A2 Not applicable.

Please let me know if anything further is required.

With regards

Michelle Schleiger
BUrbRegEnvPlan
Town Planner

Woolcott Land Services

TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	LOCALITY PLAN
3	SITE PLAN
4	SOIL & WATER MANAGEMENT PLAN
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6	ELEVATIONS / SECTION
7	ELEVATIONS
8	WINDOW & DOOR SCHEDULES
9	CALCULATIONS
10	DETAILS (FACE BRICKWORK)
11	DETAILS (CLADDING)
12	DRAINAGE PLAN
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19	LAUNDRY DETAILS
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22	WET AREA & ENERGY EFFICIENCY NOTES
23	BUILDING ACT BUSHFIRE HAZARD AREAS
24	BAL 29 NOTES
25	BAL 12.5 - BAL 40 ROOF DETAILS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
LIVING	118.40
PORCH	1.00
TOTAL	119.40 m²

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 2022 HOUSING PROVISIONS PART 10.8.
- 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).

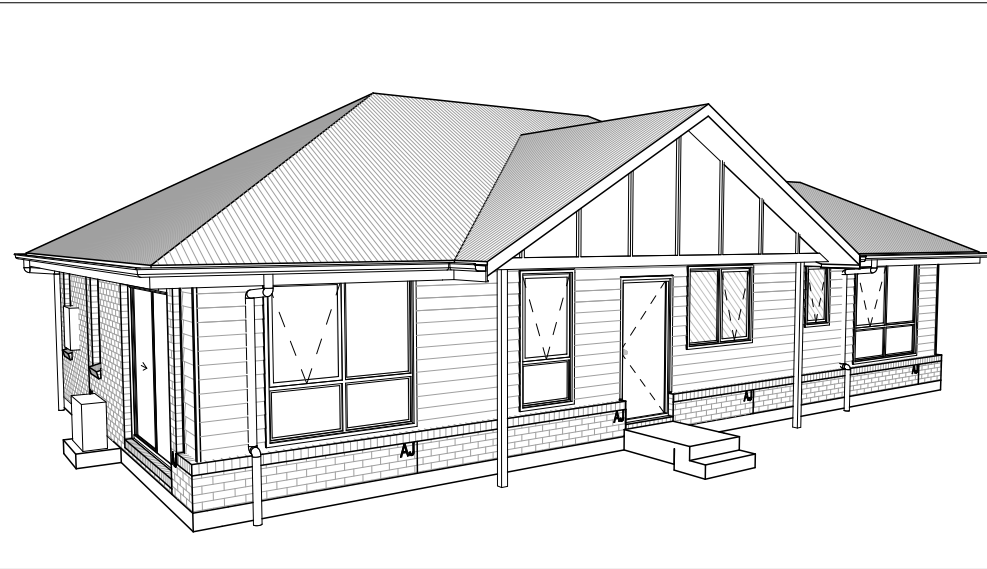
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-29
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	YES
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	TBC
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TBC
TOPOGRAPHIC CLASSIFICATION	TBC
WATERWAY & COASTAL OVERLAY	YES
WIND REGION	TBC
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	48.00km
ZONING	VILLAGE

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	4,841mm
SIDE A	MIN. 3,000mm	13,950mm
SIDE B	MIN. 3,000mm	3,167mm
REAR	MIN. 3,000mm	5,041mm
BULK & SCALE		
SITE AREA	834m ²	
SITE COVERAGE	MAX. 50%	14.32%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	624mm
FILL DEPTH	MAX. 800mm	339mm
ACCESS & AMENITY		
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)	2605mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	30.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	LIGHT
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	MIN. 50mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE)
WALL WRAP	WALL WRAP TO CLADDING
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAx SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: BATH
ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

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

BUSHFIRE REQUIREMENTS - BAL-29

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-29 RATED DEKITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-29 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-29 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.
- ROOF PENETRATIONS TO BE NON-COMBUSTIBLE.

WALLS, POSTS AND BEAMS:

- EXTERNAL TIMBER POSTS AND EXPOSED BEAMS TO BE BUSHFIRE-RESISTING TIMBER.
- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
- PROVIDE MIN. 6mm EXTERNAL FC WALL / GABLE SHEETING.

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-29 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS IN ACCORDANCE WITH AS 3959-2018.
- 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.

PRELIMINARY PLAN SET

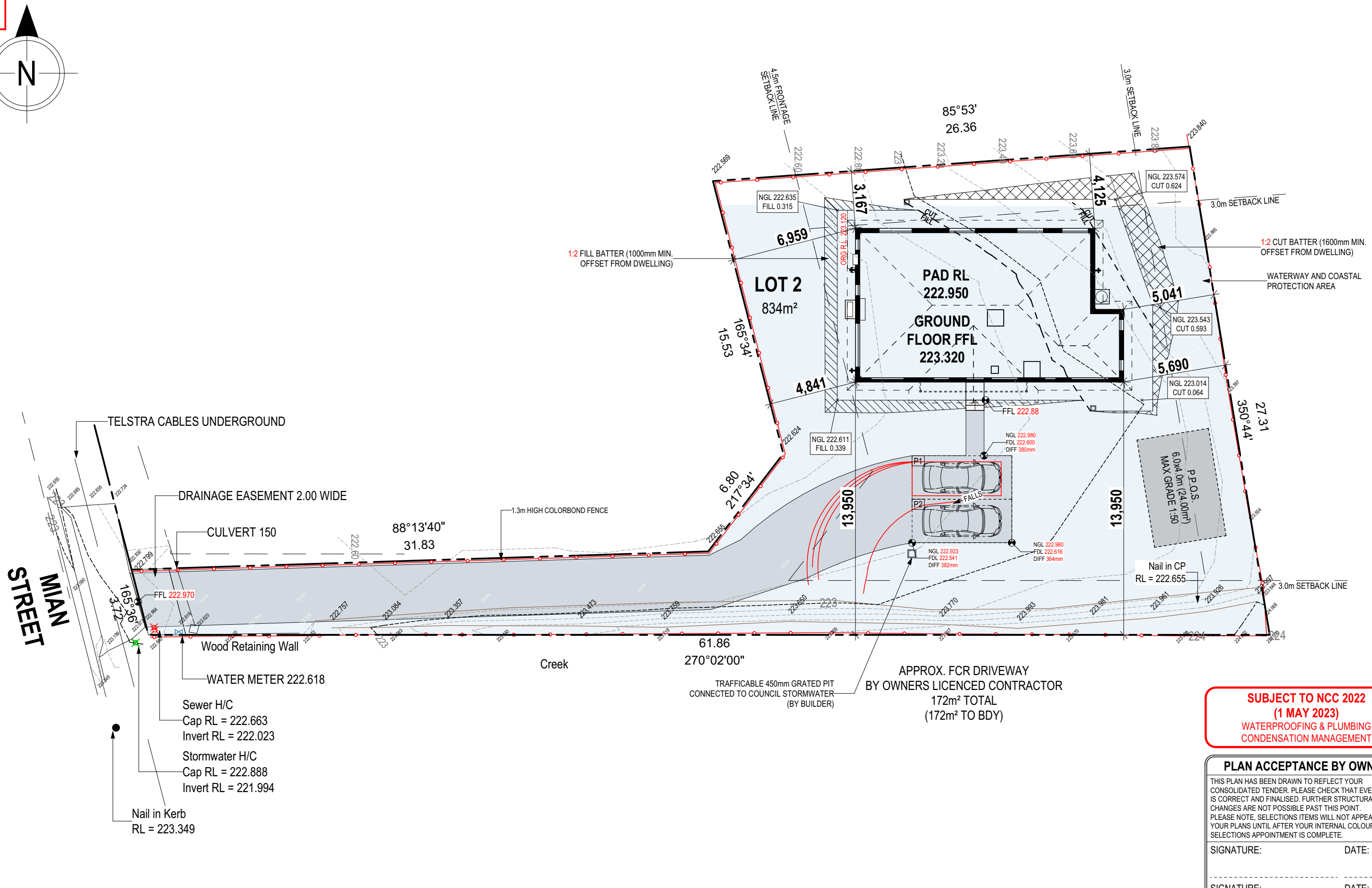
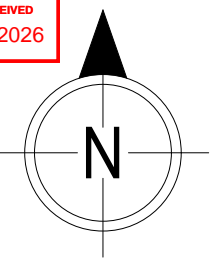
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
8	PRELIMINARY PLAN SET - ADD COLORBOND FENCE	3	2026.06.19	TDO	-
7	PRELIMINARY PLAN SET - COLOUR AND VARIATION REF.001 UPDATE	ALL	2026.05.06	TNG	-
6	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2026.04.09	TDO	-

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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: © 2026	4 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 24/03/2026	EMILY MAY CLARIDGE	BAILIE 14	H-WDCBAI30SA	
	5 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 07/04/2026	ADDRESS: 44 MAIN ST, KEMPTON TAS 7030	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCBAI30CLASA	
	6 PRELIM PLANS - INITIAL ISSUE	TDO 09/04/2026	LOT / SECTION / CT: 2 / - / 161424	SHEET TITLE: COVER SHEET	SCALES:	
	7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG 06/05/2026	COUNCIL: SOUTHERN MIDLANDS	SHEET No.:	1 / 25	
	8 PRELIM PLANS - ADD COLORBOND FENCE	TDO 19/06/2026				

714476



STREET
MAIN

TELSTRA CABLES UNDERGROUND

DRAINAGE EASEMENT 2.00 WIDE

CULVERT 150

1.3m HIGH COLORBOND FENCE

Wood Retaining Wall

WATER METER 222.618

Sewer H/C
Cap RL = 222.663
Invert RL = 222.023

Stormwater H/C
Cap RL = 222.888
Invert RL = 221.994

Nail in Kerb
RL = 223.349

88°13'40"
31.83

61.86
270°02'00"

Creek

APPROX. FCR DRIVEWAY
BY OWNERS LICENCED CONTRACTOR
172m² TOTAL
(172m² TO BDY)

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

PLAN ACCEPTANCE BY OWNER

THIS PLAN HAS BEEN DRAWN TO REFLECT YOUR CONSOLIDATED TENDER. PLEASE CHECK THAT EVERYTHING IS CORRECT AND FINALISED. FURTHER STRUCTURAL CHANGES ARE NOT POSSIBLE PAST THIS POINT. PLEASE NOTE, SELECTIONS ITEMS WILL NOT APPEAR ON YOUR PLANS UNTIL AFTER YOUR INTERNAL COLOUR SELECTIONS APPOINTMENT IS COMPLETE.

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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	4 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 24/03/2026	EMILY MAY CLARIDGE	BAILIE 14	H-WDCBAI30SA	
	5 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 07/04/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	6 PRELIM PLANS - INITIAL ISSUE	TDO 09/04/2026	44 MAIN ST, KEMPTON TAS 7030	CLASSIC	F-WDCBAI30CLASA	
	7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG 06/05/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	8 PRELIM PLANS - ADD COLORBOND FENCE	TDO 19/06/2026	2 / - / 161424	LOCALITY PLAN	2 / 25	
			COUNCIL:		SCALES:	
			SOUTHERN MIDLANDS		1:200	

REVISIONS
24/06/2026

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

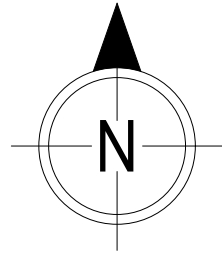
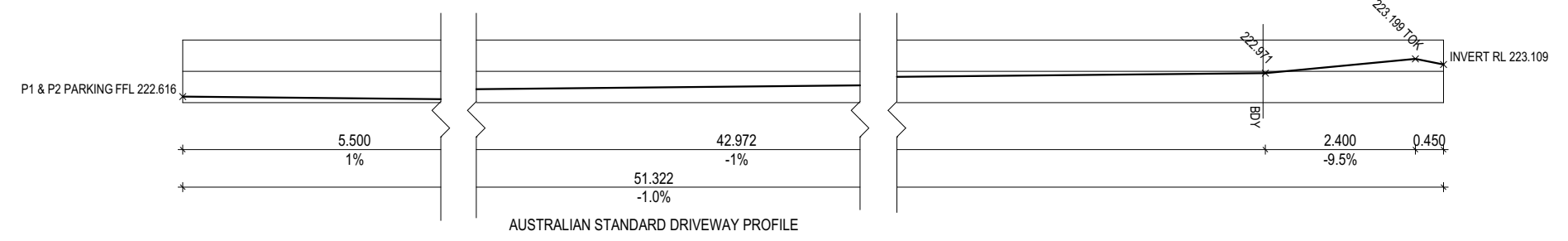
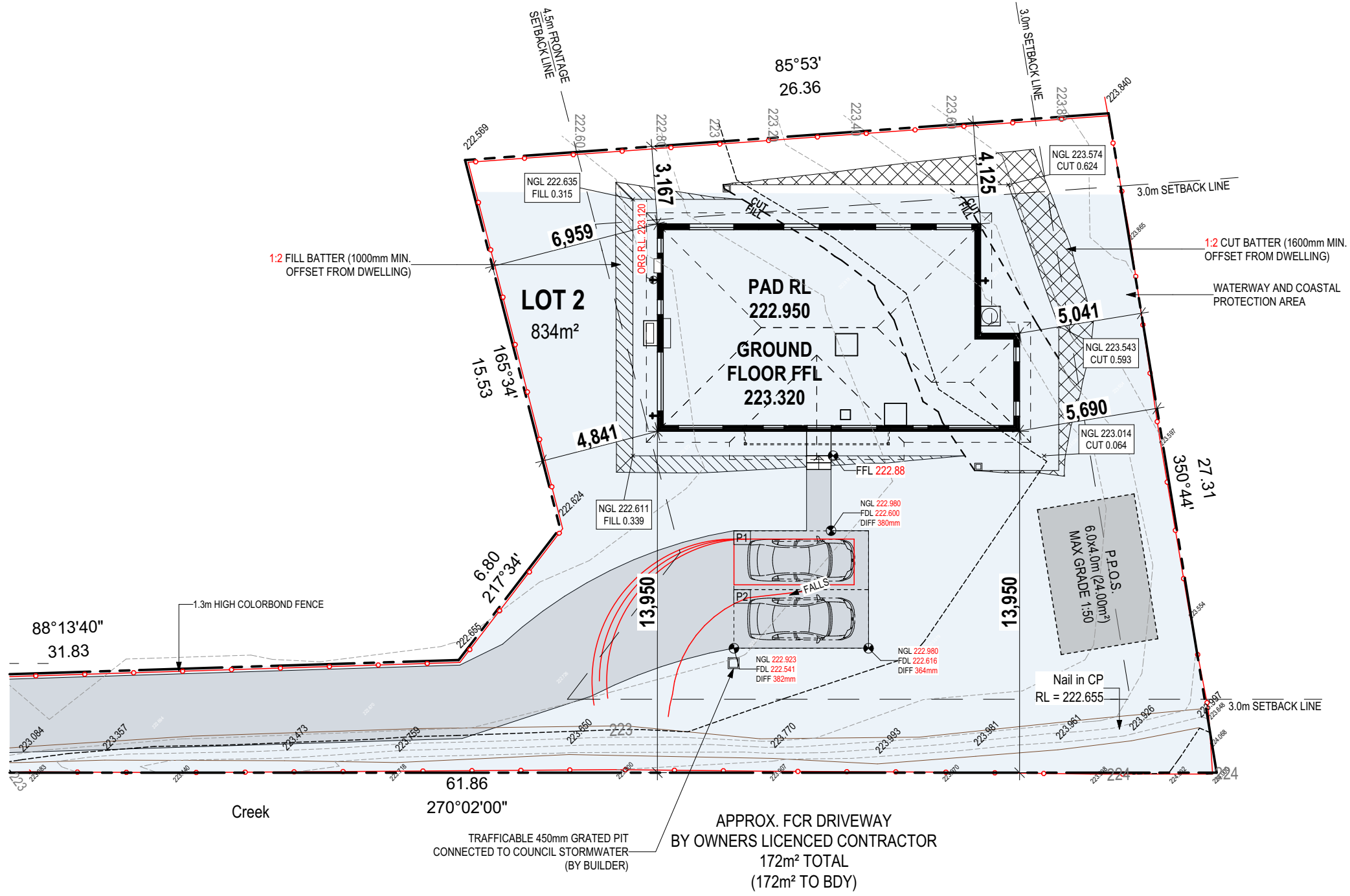
APPROX. CUT/FILL		
CUT	22.52m³	50.67t
FILL	24.65m³	55.46t
DIFFERENCE	2.13m³	4.79t

EVEN CUT & FILL

LOT SIZE: **834m²**
HOUSE (COVERED AREA): **119.4m²**
SITE COVERAGE: **14.32%**

OVERHEAD POWER LINES ARE PRESENT

BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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COPYRIGHT:	5 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 07/04/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2026	6 PRELIM PLANS - INITIAL ISSUE	TDO 09/04/2026	44 MAIN ST, KEMPTON TAS 7030	CLASSIC	F-WDCBAI30CLASA	
	7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG 06/05/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	714476
	8 PRELIM PLANS - ADD COLORBOND FENCE	TDO 19/06/2026	2 / - / 161424	SITE PLAN	1:200	

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21/03/2023
RALEIGH
SEE SHEET 1 (COVER SHEET) FOR DETAILS

MAIN DWELLING, GROUND FLOOR	
LIVING	118.40
PORCH	1.00
	119.40 m²

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

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

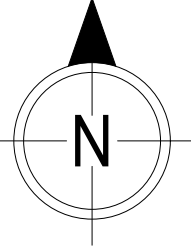
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

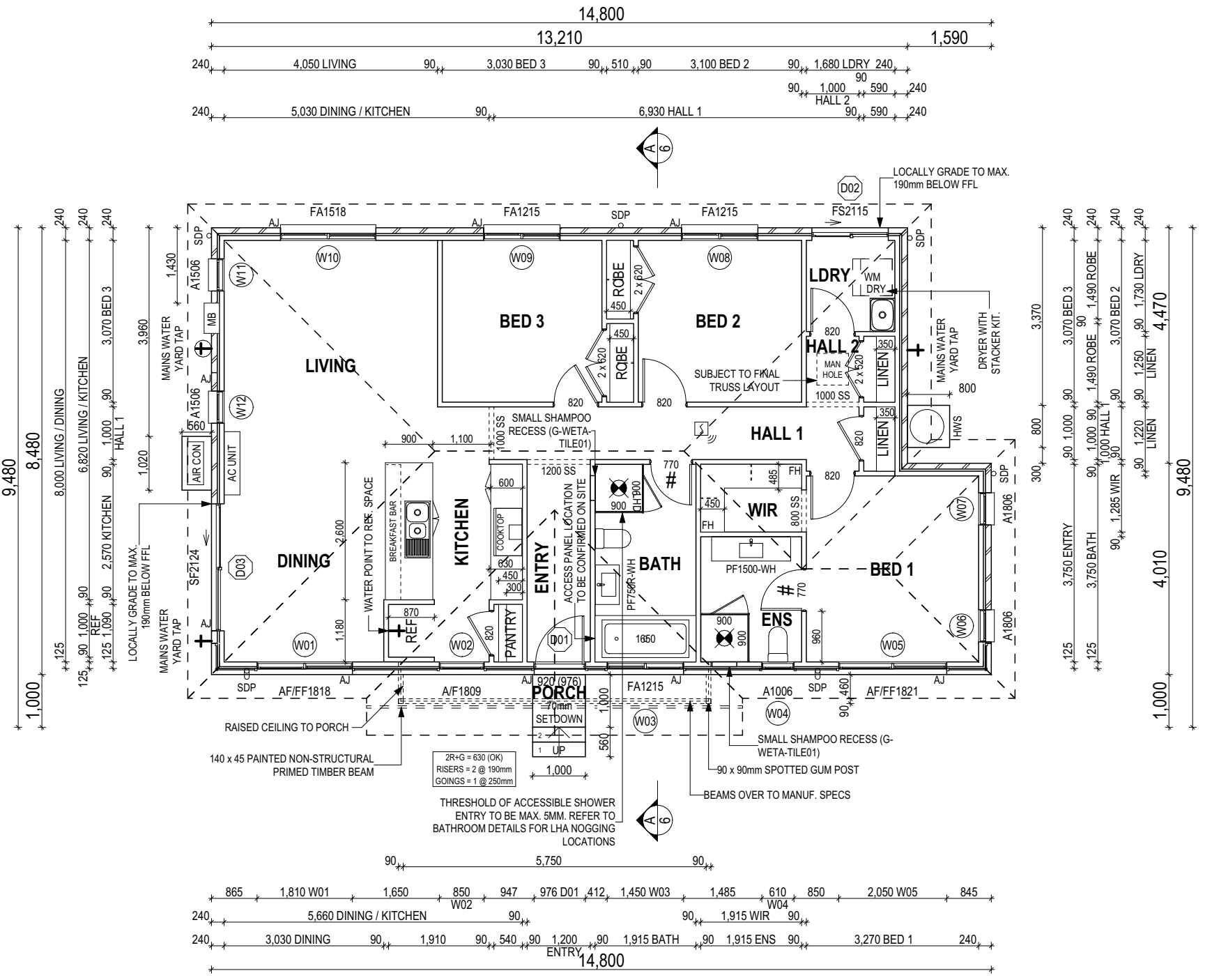
REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



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



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

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

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

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

ALL DIMENSIONS ARE FRAME DIMENSIONS

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COPYRIGHT:	5 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 07/04/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2026	6 PRELIM PLANS - INITIAL ISSUE	TDO 09/04/2026	44 MAIN ST, KEMPTON TAS 7030	CLASSIC	F-WDCBAI30CLASA	
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			COUNCIL:		SCALES:	
			SOUTHERN MIDLANDS		1:100	

714476

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BA1020
FUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

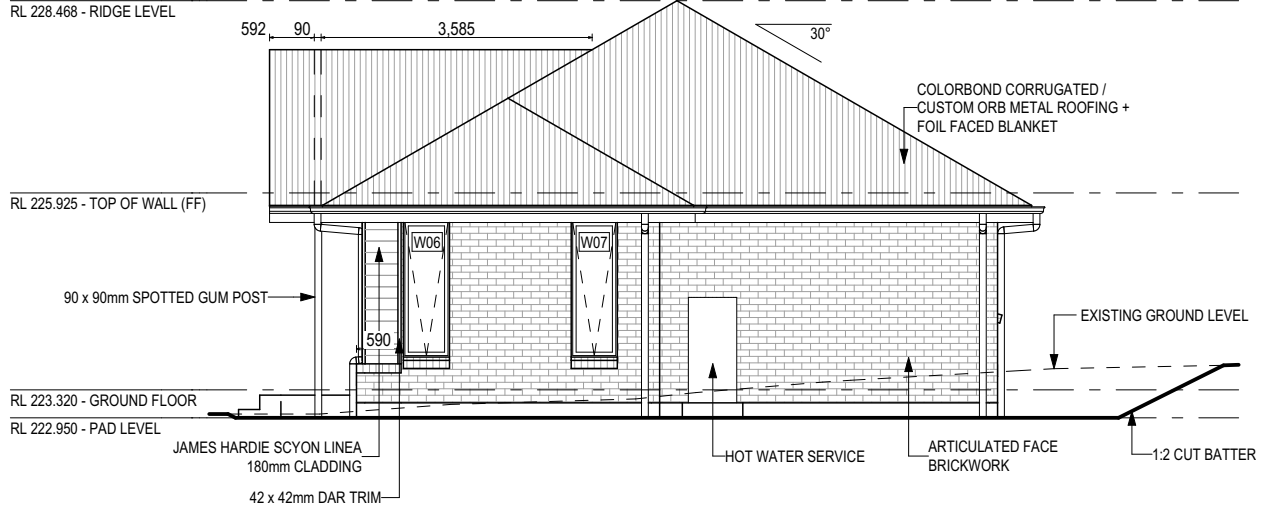
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SH = SNAP HEADER SILL

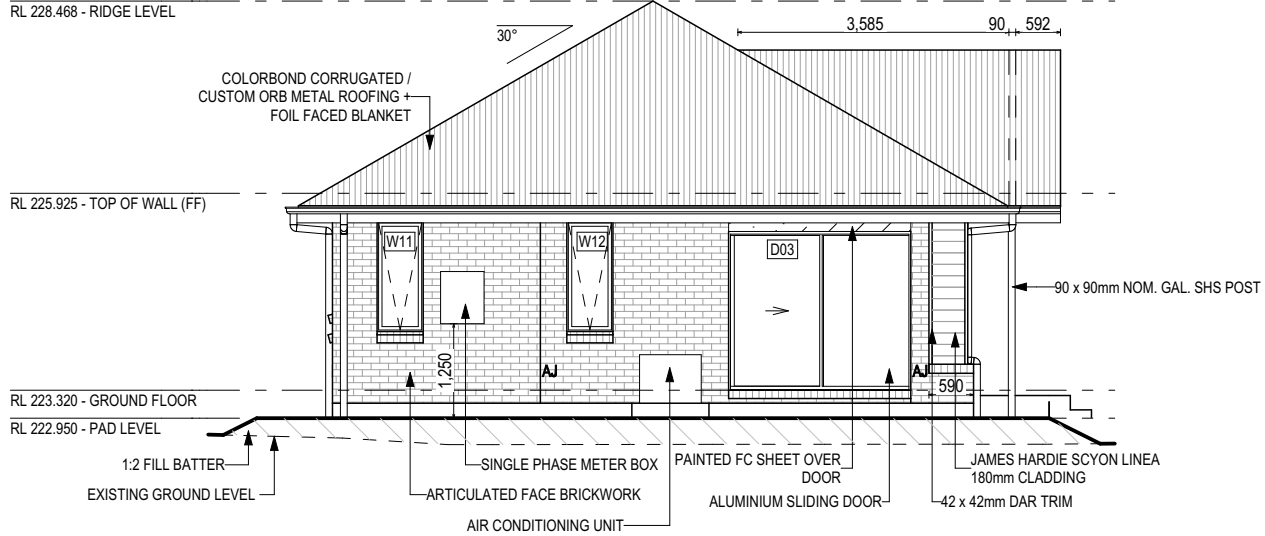
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

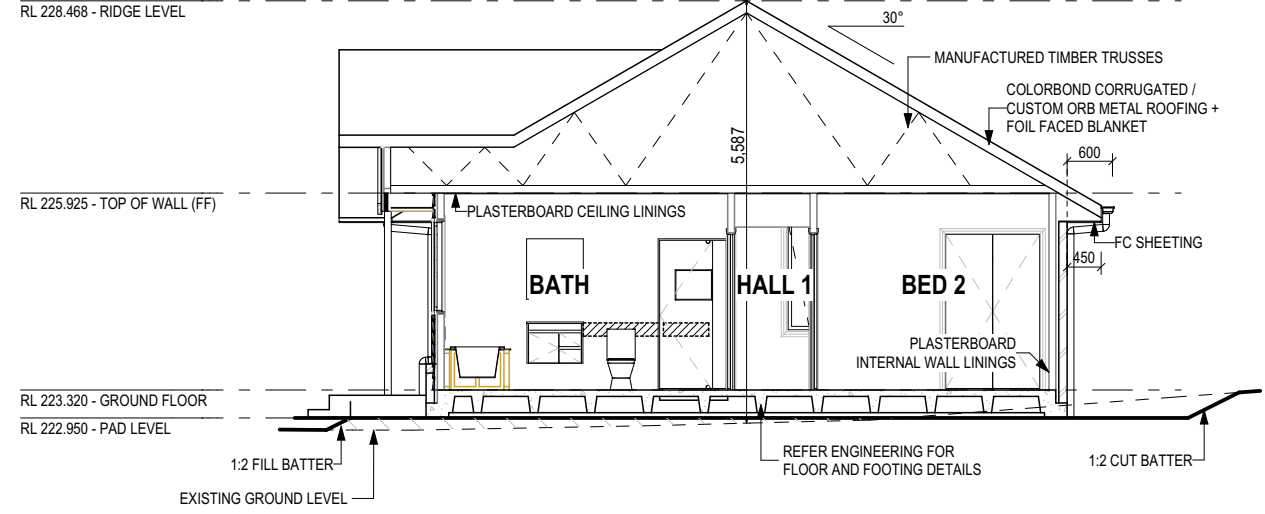
REFER TO THE FOLLOWING DETAILS:
 BRICK COURSING **W-BRIC-001**



EAST ELEVATION
 SCALE: 1:100

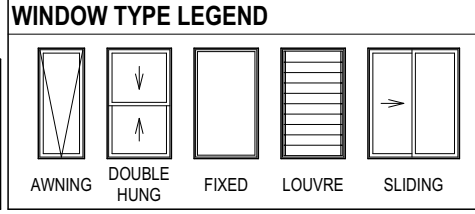
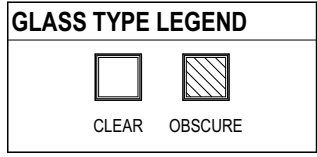


WEST ELEVATION
 SCALE: 1:100



SECTION A-A
 SCALE: 1:100

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



PLAN ACCEPTANCE BY OWNER

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			COUNCIL:		SCALES:	
			SOUTHERN MIDLANDS		1:100	

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BAL 29 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

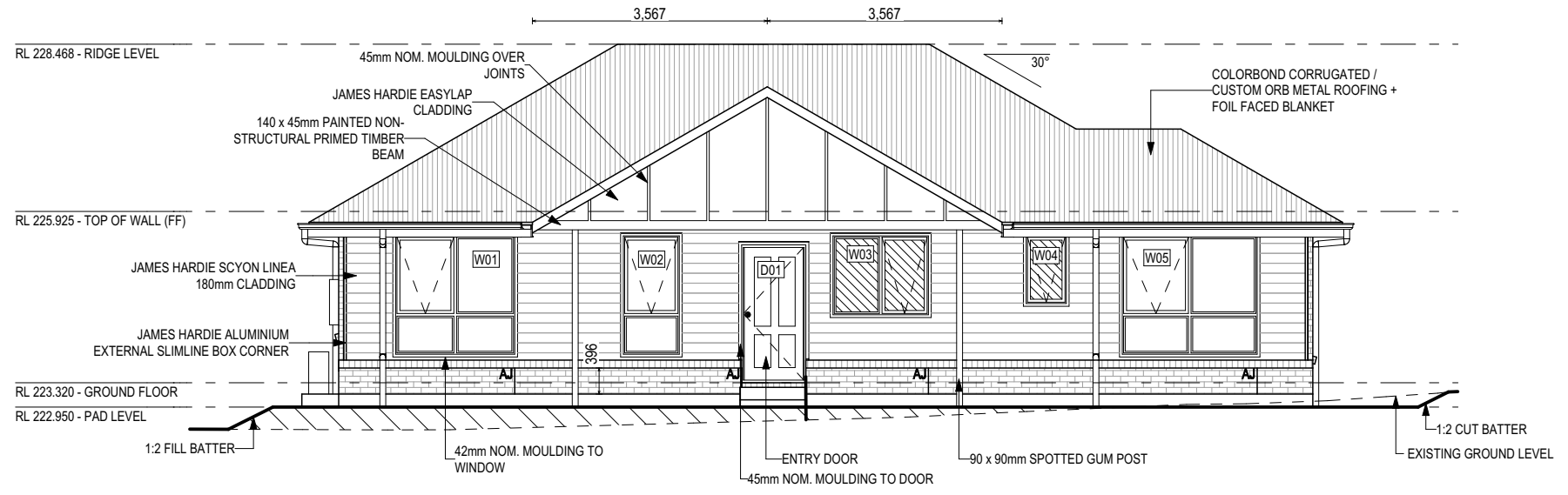
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BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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



SOUTH ELEVATION
 SCALE: 1:100



NORTH ELEVATION
 SCALE: 1:100

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

GLASS TYPE LEGEND

CLEAR OBSCURE

WINDOW TYPE LEGEND

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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REVISIONS
2/7/2026
EXTERIOR WINDOW & DOOR SCHEDULE 1:2 ASSUME LOOKING FROM OUTSIDE

Table with columns: STOREY, ID, CODE, TYPE, ROOM, HEIGHT, WIDTH, PERIMETER, AREA (m²), FRAME TYPE, BAL RATING, SILL TYPE, ORIENT., GLAZING AREA (m²), GLAZING TYPE (SINGLE GLAZING U.N.O.), ADDITIONAL INFORMATION. Includes sections for WINDOW and DOOR.

NOTE:
Provide BAL-29 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
Table with columns: Window Type, WERS Code, U Value, SHGC. Lists specifications for No BAL / BAL 12.5, BAL 19, and BAL 29.

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.

PICTURE, TV RECESS AND SS WINDOW OPENINGS
Table with columns: QTY, TYPE, HEIGHT, WIDTH, AREA (m²)

INTERIOR WINDOW & DOOR SCHEDULE
Table with columns: STOREY, QTY, CODE, TYPE, HEIGHT, WIDTH, GLAZING TYPE, ADDITIONAL INFORMATION. Includes section for DOOR.

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

BAL-29 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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SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER
SIGNATURE: _____ DATE: _____
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Table with columns: SPECIFICATION, REVISION, DRAWN, CLIENT, HOUSE DESIGN, HOUSE CODE, FACADE DESIGN, SHEET TITLE, SHEET No., SCALES, DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. Includes details for Discovery project, revision history, client information, and drawing specifications.

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	38.51 m ²	D03, W01, W02, W10, W11, W12	3.85 m ²	11.82 m ²	1.93 m ²	7.15 m ²
BED 1	11.54 m ²	W05, W06, W07	1.15 m ²	4.66 m ²	0.58 m ²	3.14 m ²
BED 2	10.28 m ²	W08	1.03 m ²	1.38 m ²	0.51 m ²	0.79 m ²
BED 3	10.06 m ²	W09	1.01 m ²	1.38 m ²	0.50 m ²	0.79 m ²

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

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

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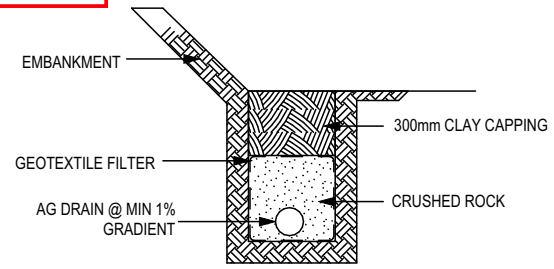
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**BAL-29 BUSHFIRE REQUIREMENTS
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	6 PRELIM PLANS - INITIAL ISSUE	TDO 09/04/2026	LOT / SECTION / CT: 2 / - / 161424	SHEET TITLE: CALCULATIONS	SHEET No.: 9 / 25	714476
	7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG 06/05/2026	COUNCIL: SOUTHERN MIDLANDS			
	8 PRELIM PLANS - ADD COLORBOND FENCE	TDO 19/06/2026				



WHERE AG DRAIN IS <1.5m FROM FOOTING, THE FOLLOWING ENGINEERING PRINCIPLES ARE REQUIRED:

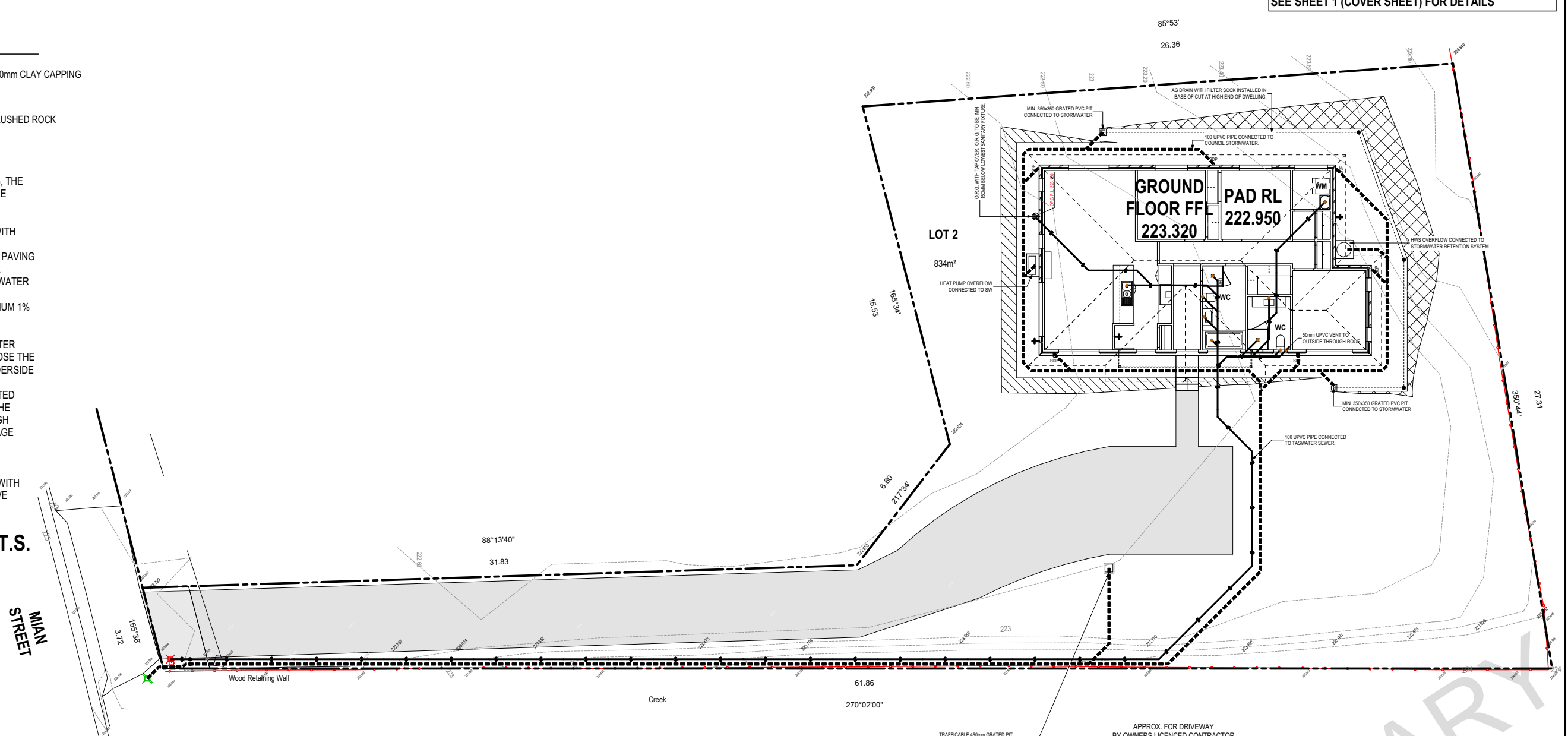
1. AG DRAIN TO BE CAPPED WITH 300mm OF CLAY TO PREVENT INGRESS OF SURFACE RUN-OFF UNLESS IT IS UNDER A PAVING SLAB ETC (AG DRAINS ARE DESIGNED FOR REMOVAL OF GROUND WATER, SURFACE WATER SHOULD BE DEALT WITH SEPARATELY).
2. AG DRAIN TO HAVE A MINIMUM 1% TO A GRATED PIT WHICH DRAINS TO THE STORMWATER SYSTEM.
3. INSTALL A GEOTEXTILE FILTER SOCK TO THE SLOTTED DRAIN, AND ENCLOSE THE WHOLE DRAIN IN GEOFABRIC (TO THE UNDERSIDE OF CLAY CAPPING)
4. PROVIDE ADDITIONAL GRATED PITS/ OR INSPECTION OPENINGS ALONG THE LENGTH OF THE AG DRAIN AND AT THE HIGH POINT TO MAKE THE EFFECT OF A BLOCKAGE VISIBLE AND ENABLE A BLOCKAGE TO BE CLEARED.
5. IF REQUIRED, IN GROUND ABSORPTION TRENCHES TO BE TREATED WITH GYPSUM AT 1kg/m², AS PER THE DISPERSIVE SOILS REPORT

AG DRAIN DETAIL N.T.S.

LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS
TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY
ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)
ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

- SDP STANDARD DOWNPIPE
- CDP CHARGED DOWNPIPE
- RECYCLED COLD WATER LINE
- TANK COLD WATER LINE
- WATER LINE TO MAIN SUPPLY
- NON-CHARGED STORMWATER LINE
- CHARGED STORMWATER LINE
- SEWERAGE LINE 100 UPVC
- AG DRAIN
- WM WASHING MACHINE
- WC TOILET
- YARD TAP
- YARD TAP + ORG
- INSPECTION OPENING
- SURFACE PIT



PRELIMINARY

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

PLAN ACCEPTANCE BY OWNER

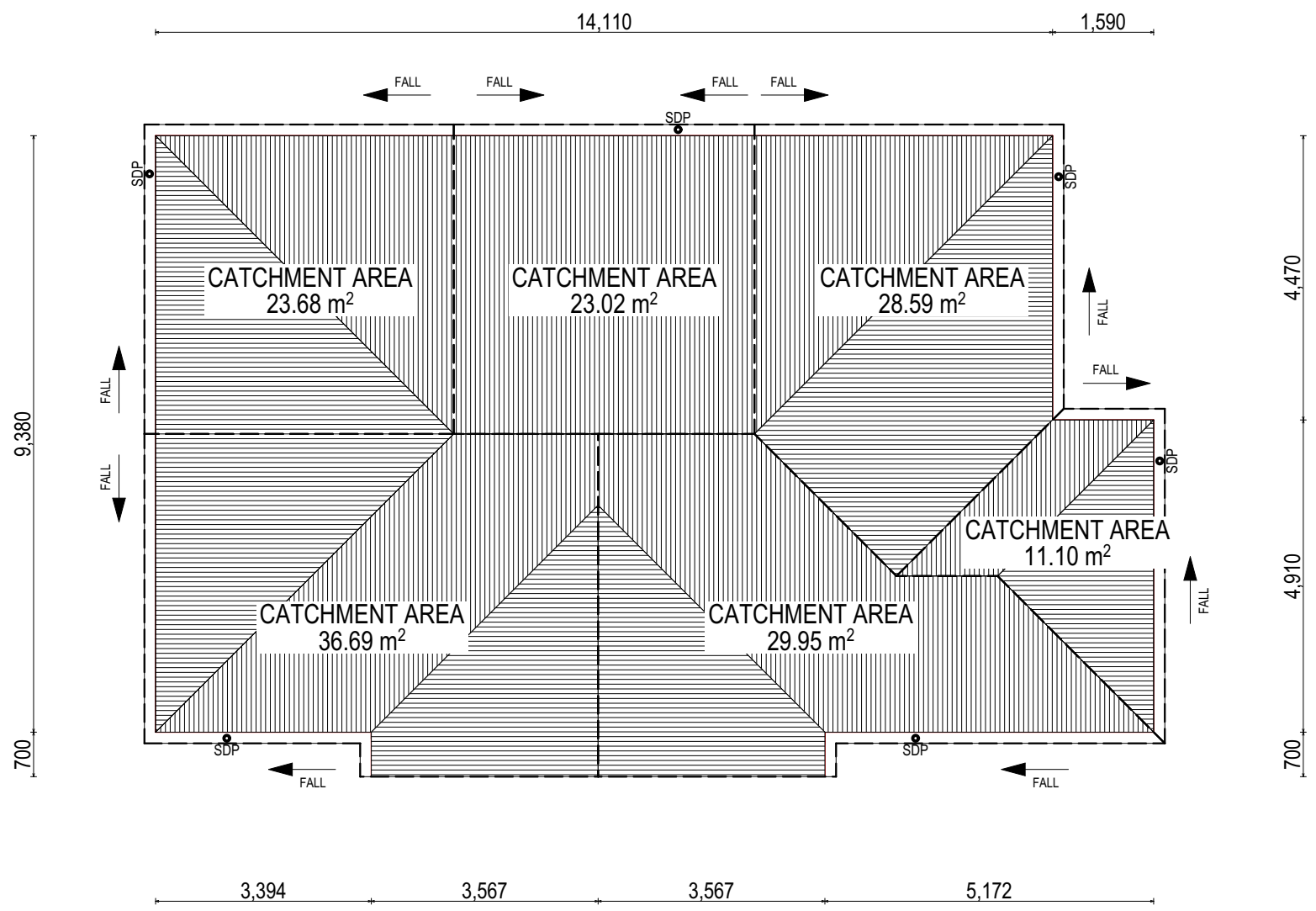
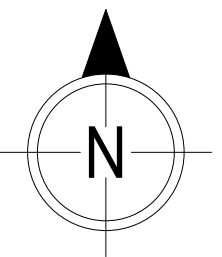
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	SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: EMILY MAY CLARIDGE	HOUSE DESIGN: BAILIE 14	HOUSE CODE: H-WDCBAI30SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	COPYRIGHT: © 2026	4 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 24/03/2026	ADDRESS: 44 MAIN ST, KEMPTON TAS 7030	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCBAI30CLASA		
		5 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 07/04/2026	LOT / SECTION / CT: 2 / - / 161424	COUNCIL: SOUTHERN MIDLANDS	SHEET TITLE: DRAINAGE PLAN		SHEET No.: 12 / 25
		6 PRELIM PLANS - INITIAL ISSUE	TDO 09/04/2026					SCALES: 1:200
		7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG 06/05/2026					714476
		8 PRELIM PLANS - ADD COLORBOND FENCE	TDO 19/06/2026					



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		
	145.15	Flat Roof Area (excluding gutter and slope factor) (m ²)
	167.61	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	153.02	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	197.4	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	3.08	Ac / Acdp
Downpipes Provided	6	

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

PLAN ACCEPTANCE BY OWNER

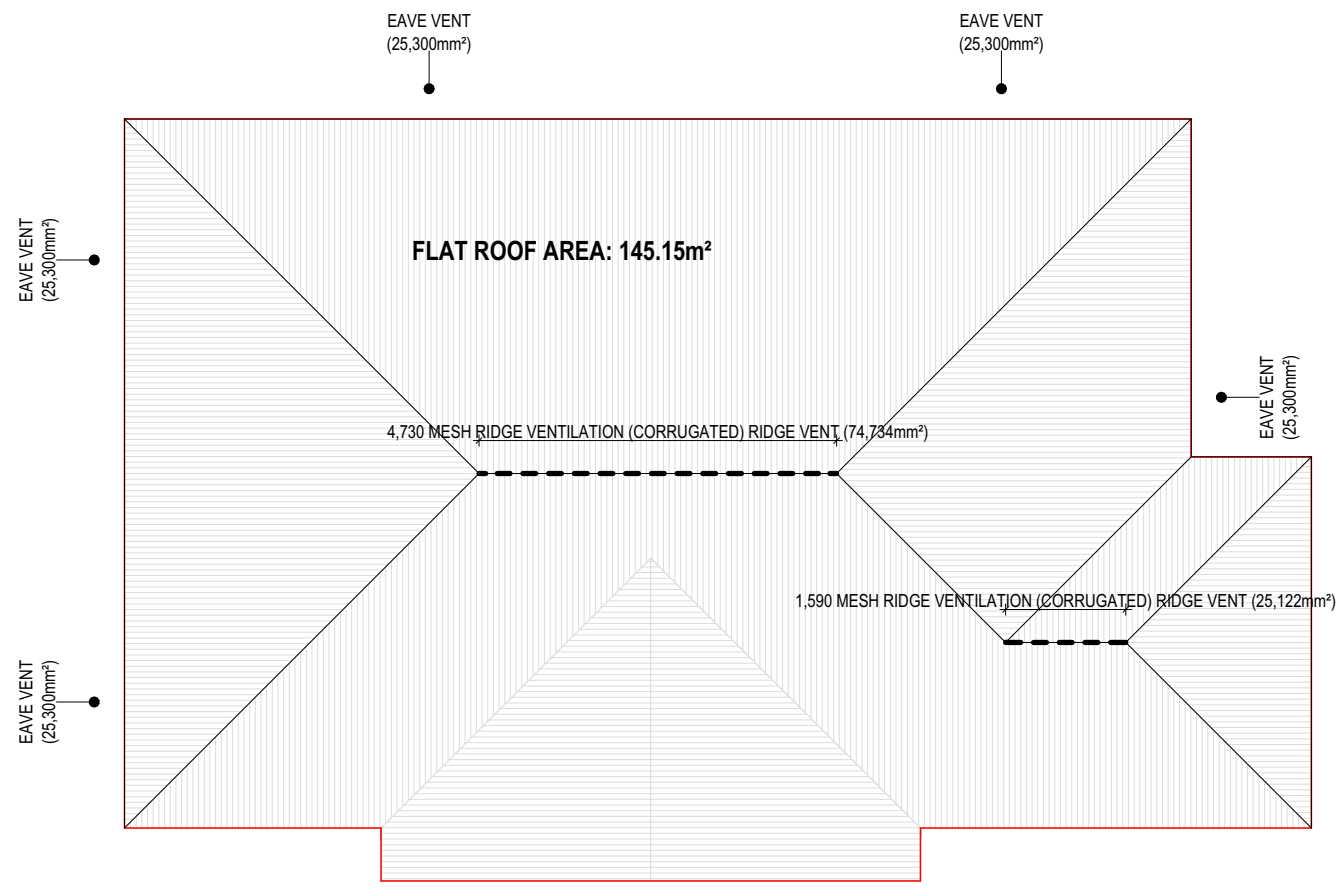
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SPECIFICATION:	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
DISCOVERY	4 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 24/03/2026	EMILY MAY CLARIDGE	BAILIE 14	H-WDCBAI30SA	
COPYRIGHT: © 2026	5 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 07/04/2026	ADDRESS: 44 MAIN ST, KEMPTON TAS 7030	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCBAI30CLASA	
	6 PRELIM PLANS - INITIAL ISSUE	TDO 09/04/2026	LOT / SECTION / CT: 2 / - / 161424	SHEET TITLE: ROOF DRAINAGE PLAN	SHEET No.: 13 / 25	714476
	7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG 06/05/2026	COUNCIL: SOUTHERN MIDLANDS	SCALES: 1:100		
	8 PRELIM PLANS - ADD COLORBOND FENCE	TDO 19/06/2026				



GROUND FLOOR 30° ROOF (ID 1)
 ROOF LENGTH: 15.700m
 ROOF PITCH: 30.0°
 CEILING: FLAT
 HIGH LEVEL VENTILATION REQUIRED: 78,495mm²
 LOW LEVEL VENTILATION REQUIRED: 109,893mm²

ROOF SPACE VENTILATION	
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS	
GROUND FLOOR 30° ROOF	
LONGEST HORIZONTAL ROOF LENGTH	15.700m
ROOF PITCH	30.0°
HIGH LEVEL VENTILATION	REQUIRED 78,495mm² (5,000 x 15.700m)
	PROVIDED 99,856mm²
LOW LEVEL VENTILATION	REQUIRED 109,893mm² (7,000 x 15.700m)
	PROVIDED 126,500mm²
MINIMUM REQUIRED SOFIT (EAVE) VENTS	EAVE VENT PROVIDED - 5
NO OF EAVE VENTS	REQUIRED 4.34
	PROVIDED 5

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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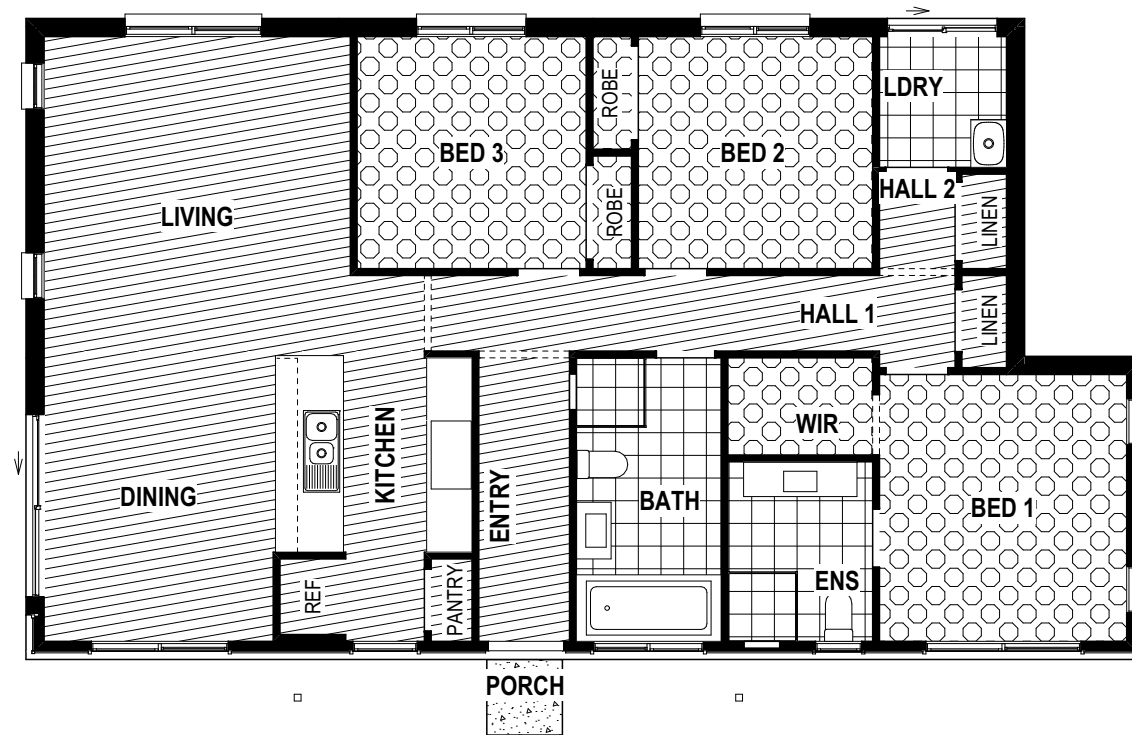
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COPYRIGHT: © 2026	5 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 07/04/2026	ADDRESS: 44 MAIN ST, KEMPTON TAS 7030	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCBAI30CLASA	
	6 PRELIM PLANS - INITIAL ISSUE	TDO 09/04/2026	LOT / SECTION / CT: 2 / - / 161424	SHEET TITLE: ROOF VENTILATION PLAN	SHEET No.: 14 / 25	714476
	7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG 06/05/2026	COUNCIL: SOUTHERN MIDLANDS	SCALES: 1:100		
	8 PRELIM PLANS - ADD COLORBOND FENCE	TDO 19/06/2026				

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



**SUBJECT TO NCC 2022
 (1 MAY 2023)
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PLAN ACCEPTANCE BY OWNER

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**BAL-29 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS**

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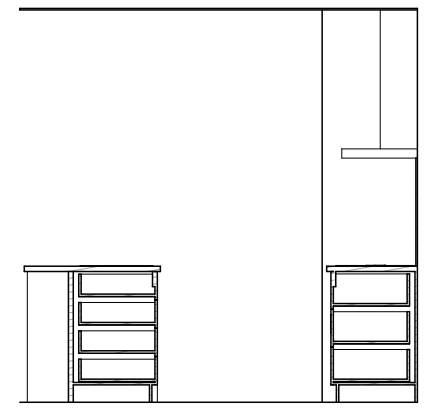


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	4 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 24/03/2026	EMILY MAY CLARIDGE	BAILIE 14	H-WDCBAI30SA	
	5 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 07/04/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
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	7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG 06/05/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	8 PRELIM PLANS - ADD COLORBOND FENCE	TDO 19/06/2026	2 / - / 161424	FLOOR COVERINGS	15 / 25	
			COUNCIL:	SOUTHERN MIDLANDS	SCALES:	
					1:100	

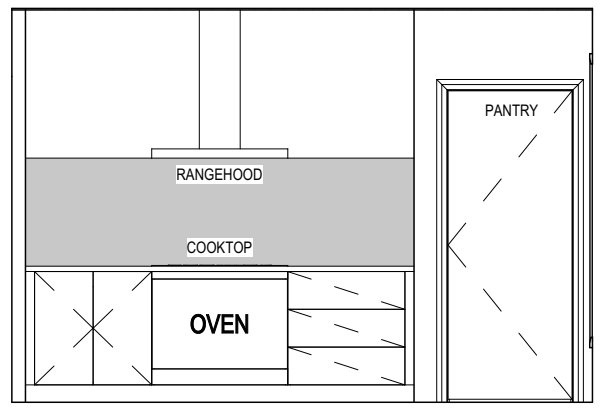
RECEIVED
BAL 22 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

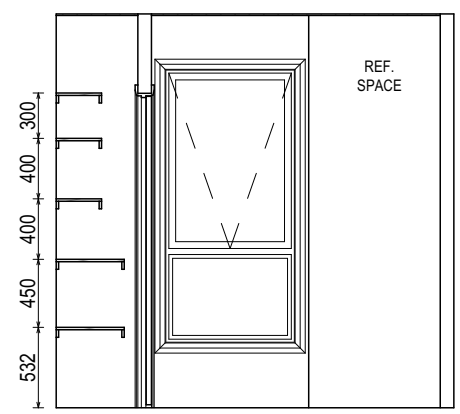
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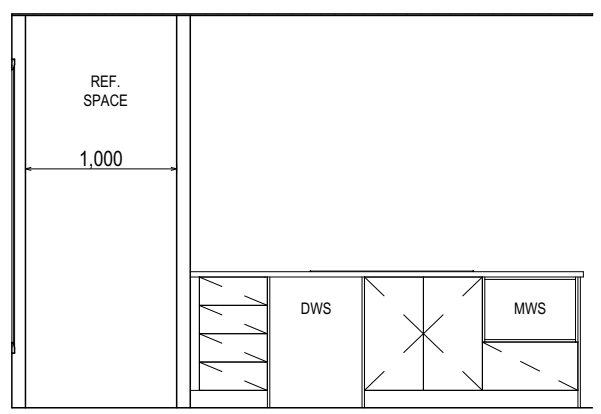
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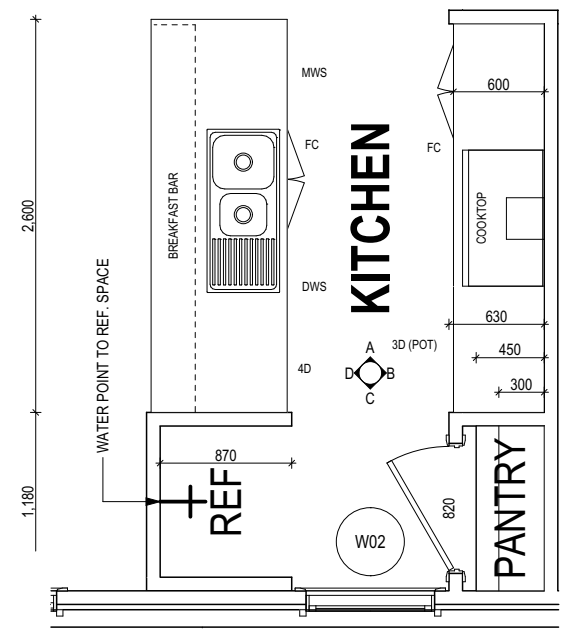
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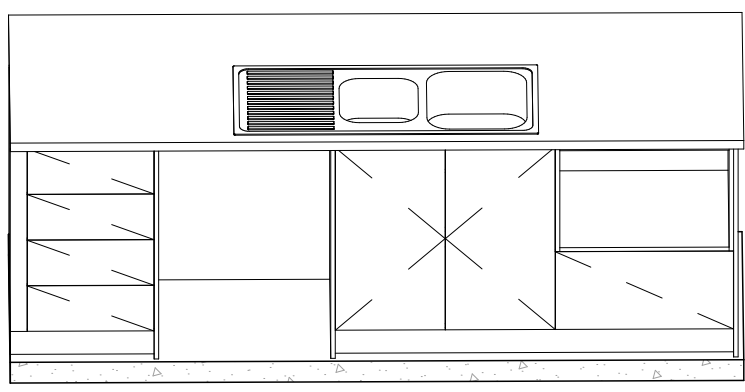
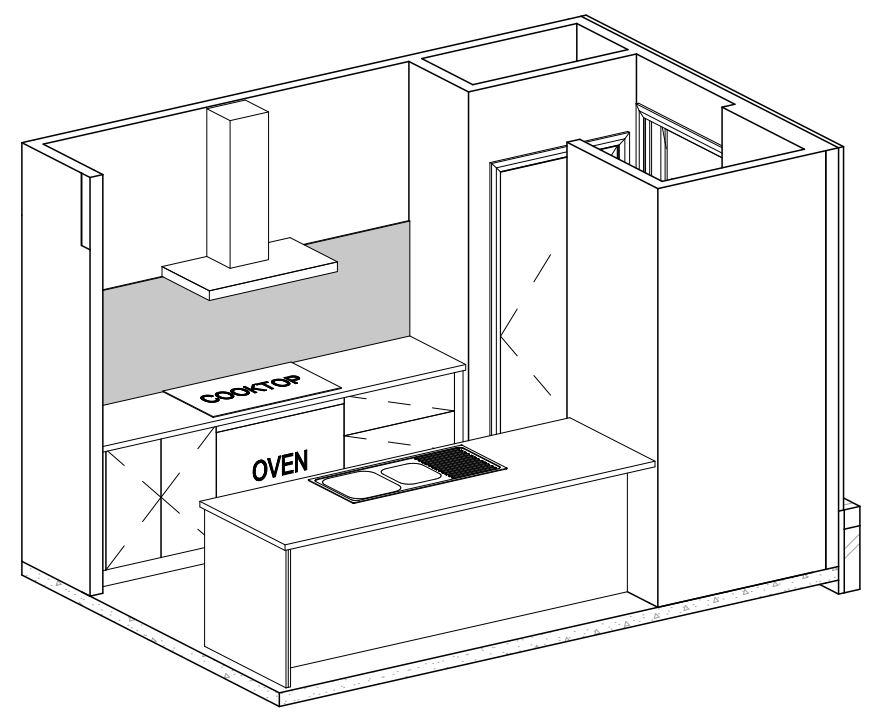
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ELEVATION D
 SCALE: 1:50



KITCHEN PLAN
 SCALE: 1:50



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

PLAN ACCEPTANCE BY OWNER

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	4 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 24/03/2026	EMILY MAY CLARIDGE	BAILIE 14	H-WDCBAI30SA	
	5 CONSOLIDATED PROPOSAL 1 UPDATE	MFC 07/04/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	6 PRELIM PLANS - INITIAL ISSUE	TDO 09/04/2026	44 MAIN ST, KEMPTON TAS 7030	CLASSIC	F-WDCBAI30CLASA	
	7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG 06/05/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	8 PRELIM PLANS - ADD COLORBOND FENCE	TDO 19/06/2026	2 / - / 161424	KITCHEN DETAILS	16 / 25	
			COUNCIL:	SOUTHERN MIDLANDS	SCALES:	
					1:50	

File Location: D:\08\Wilson Homes Job\714476 - Claridge\Witek Issued\714476 - Claridge (AC24) - Rev.08 - 2026.06.19.pln
 Template Version: 24.041
 Last Published: Friday, June 19, 2026 6:00 AM

SMC - KEMPTON
BAL 20 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

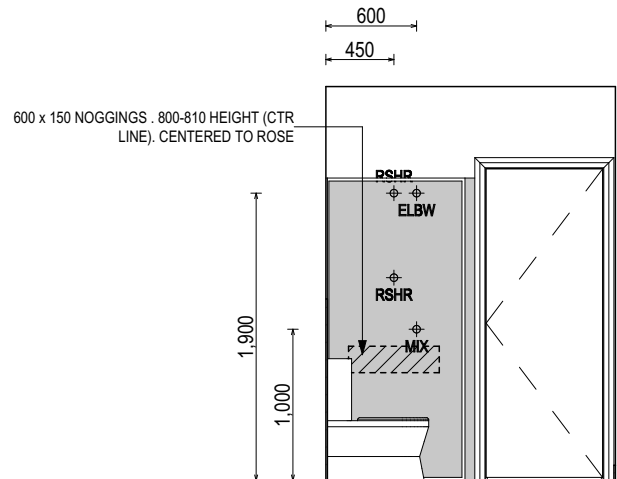
REFER TO THE FOLLOWING DETAILS:
 VANITY DETAILS G-VANI-001
 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

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

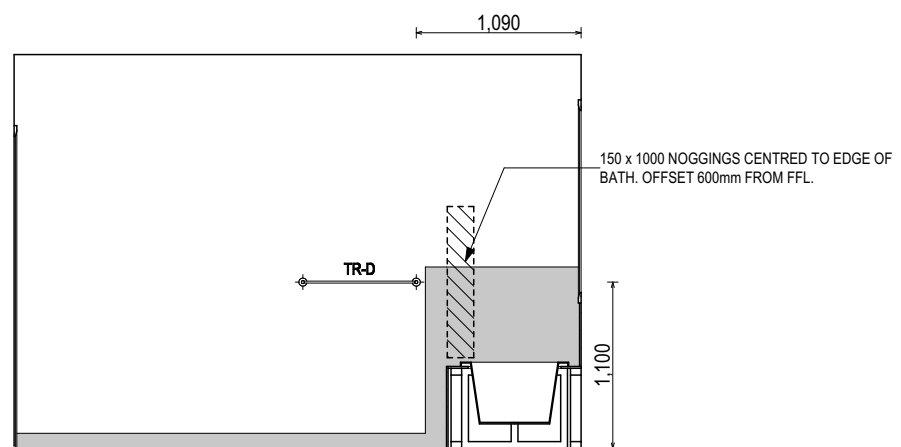
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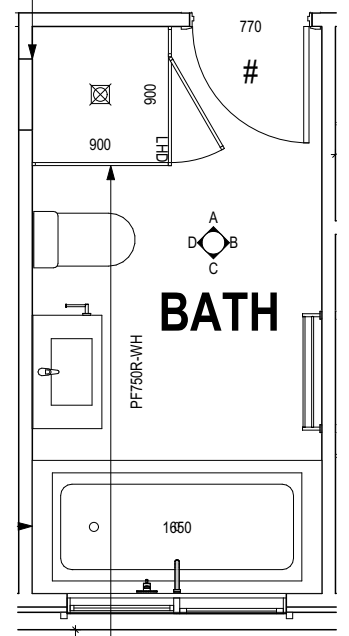
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



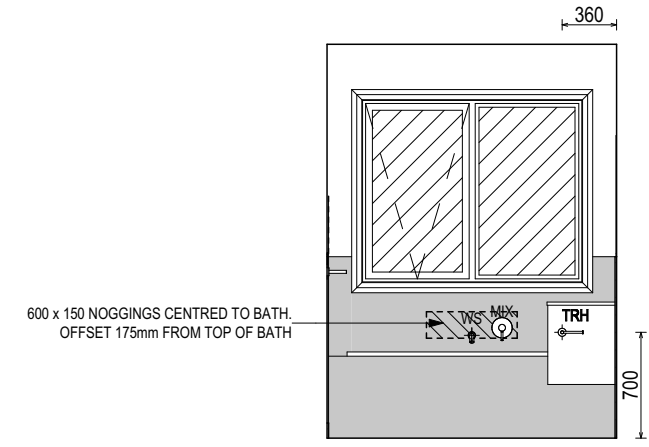
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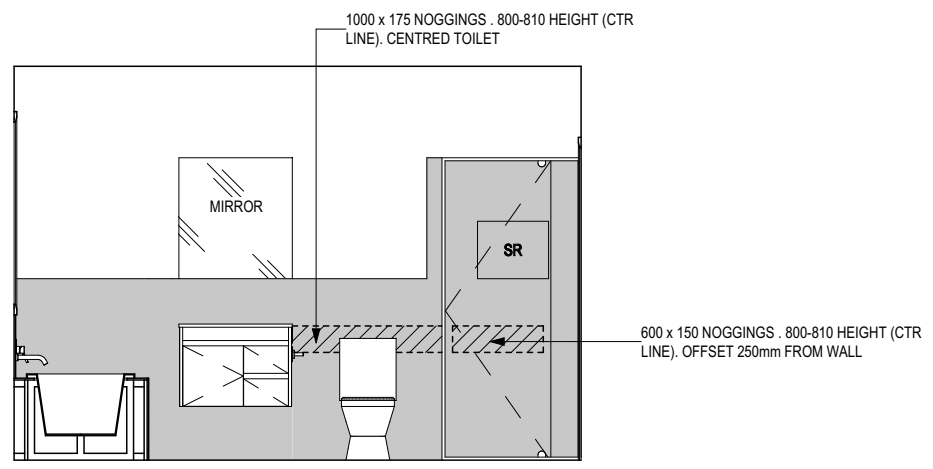
ELEVATION B
 SCALE: 1:50



BATHROOM PLAN
 SCALE: 1:50



ELEVATION C
 SCALE: 1:50



ELEVATION D
 SCALE: 1:50

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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			5	CONSOLIDATED PROPOSAL 1 UPDATE	MFC	07/04/2026	LOT / SECTION / CT: 2 / - / 161424		SHEET TITLE: BATHROOM DETAILS		SHEET No.: 17 / 25		
			6	PRELIM PLANS - INITIAL ISSUE	TDO	09/04/2026	COUNCIL: SOUTHERN MIDLANDS				SCALES: 1:50		
			7	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG	06/05/2026							
			8	PRELIM PLANS - ADD COLORBOND FENCE	TDO	19/06/2026							

714476

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24/06/2026
RAIL 20 BUSHFIRE REQUIREMENTS
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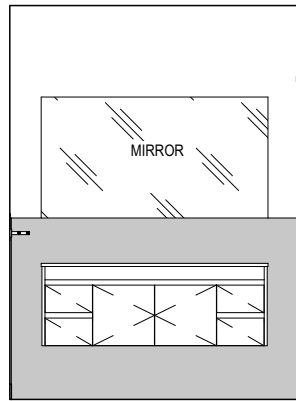
REFER TO THE FOLLOWING DETAILS:
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 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

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

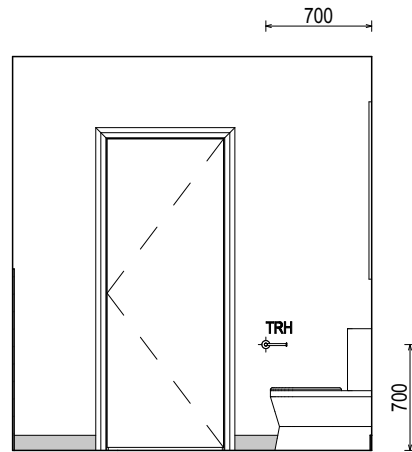
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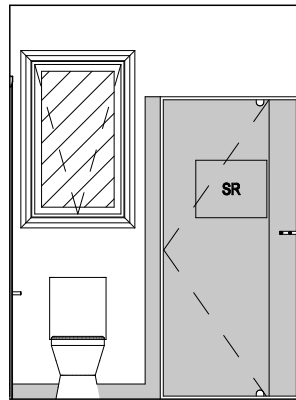
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
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- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL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



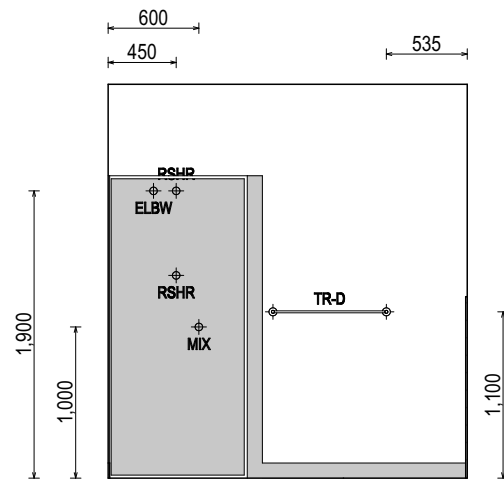
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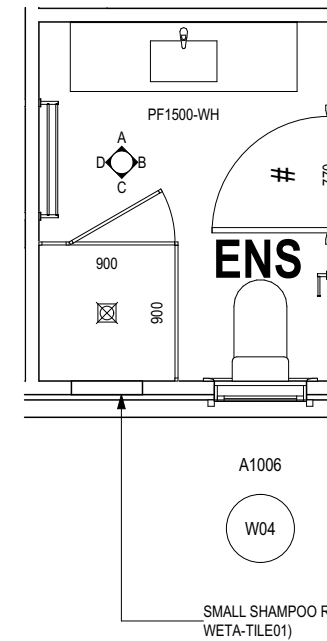
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ELEVATION C
 SCALE: 1:50



ELEVATION D
 SCALE: 1:50



ENSUITE PLAN
 SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

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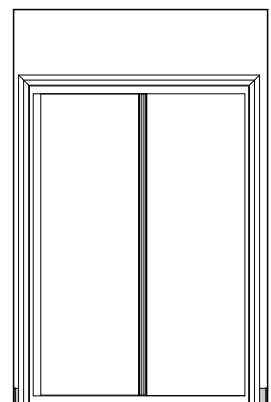
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		8	PRELIM PLANS - ADD COLORBOND FENCE	TDO 19/06/2026	2 / - / 161424	ENSUITE DETAILS	18 / 25	
					COUNCIL:		SCALES:	
					SOUTHERN MIDLANDS		1:50	

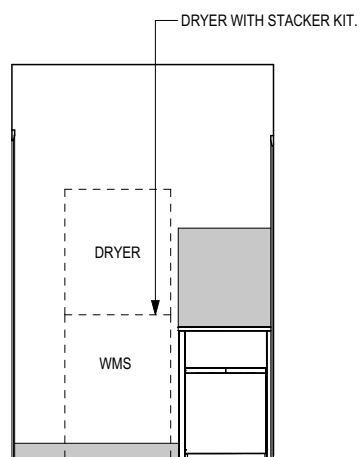
RECEIVED
BAL 28 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

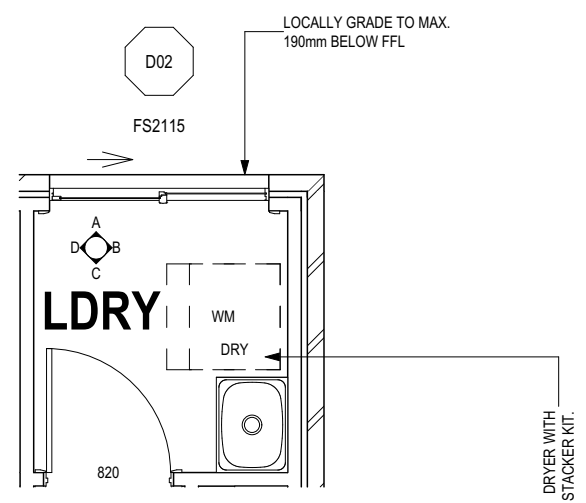
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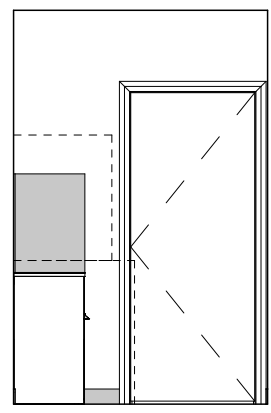
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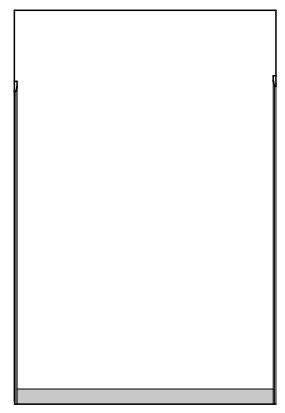
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LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
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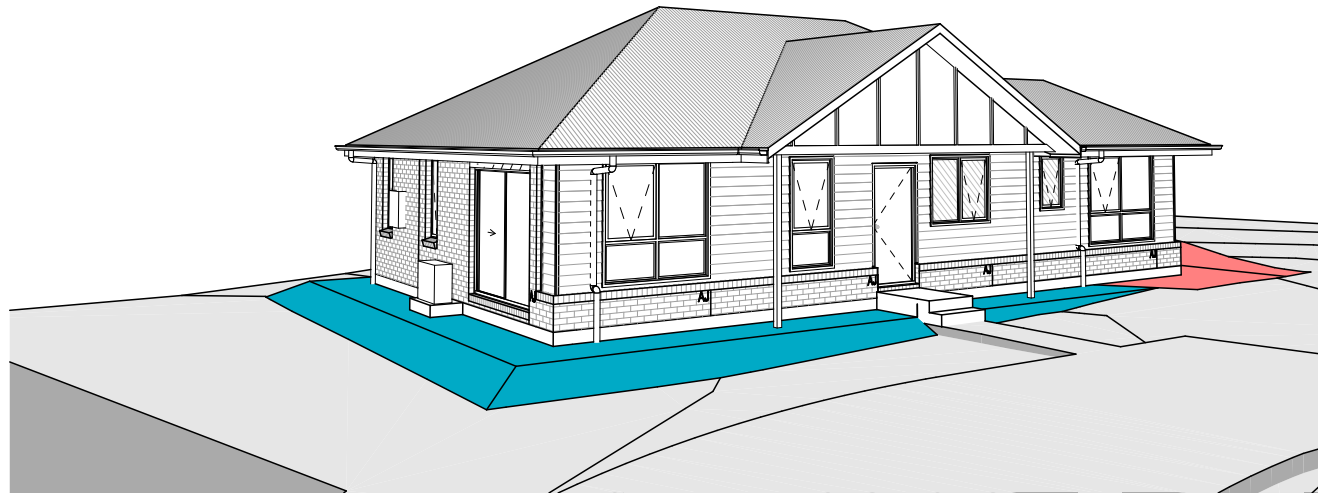
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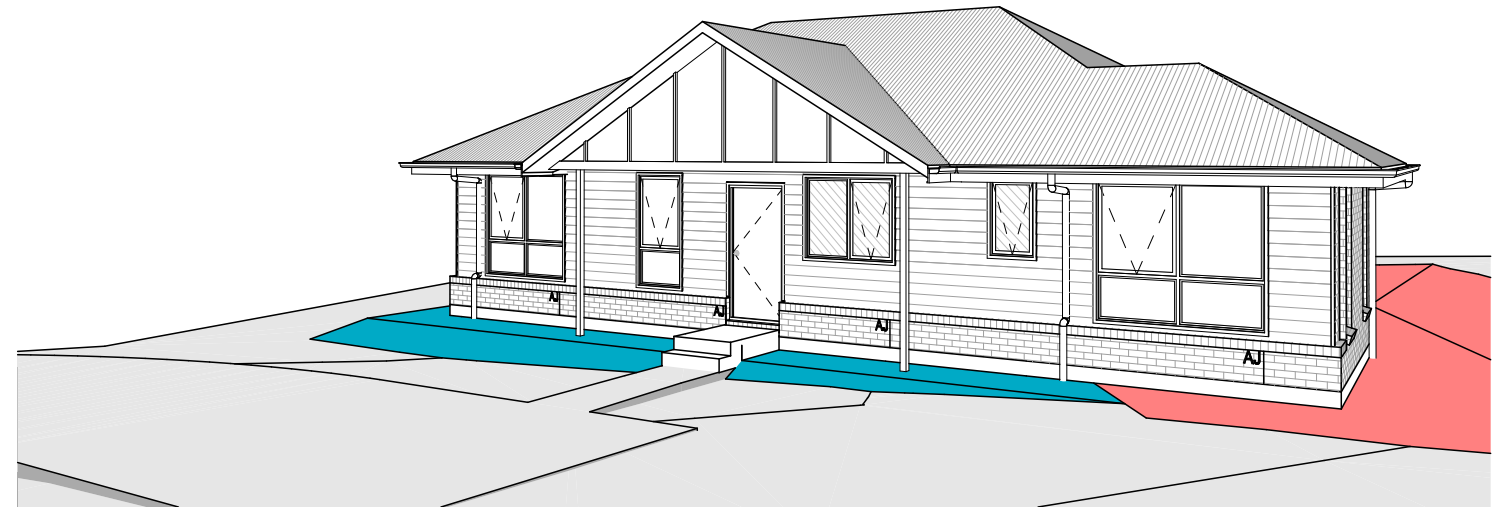
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HOUSE DESIGN:	BAILIE 14
FACADE DESIGN:	CLASSIC
SHEET TITLE:	LAUNDRY DETAILS

HOUSE CODE:	H-WDCBAI30SA
FACADE CODE:	F-WDCBAI30CLASA
SHEET No.:	19 / 25

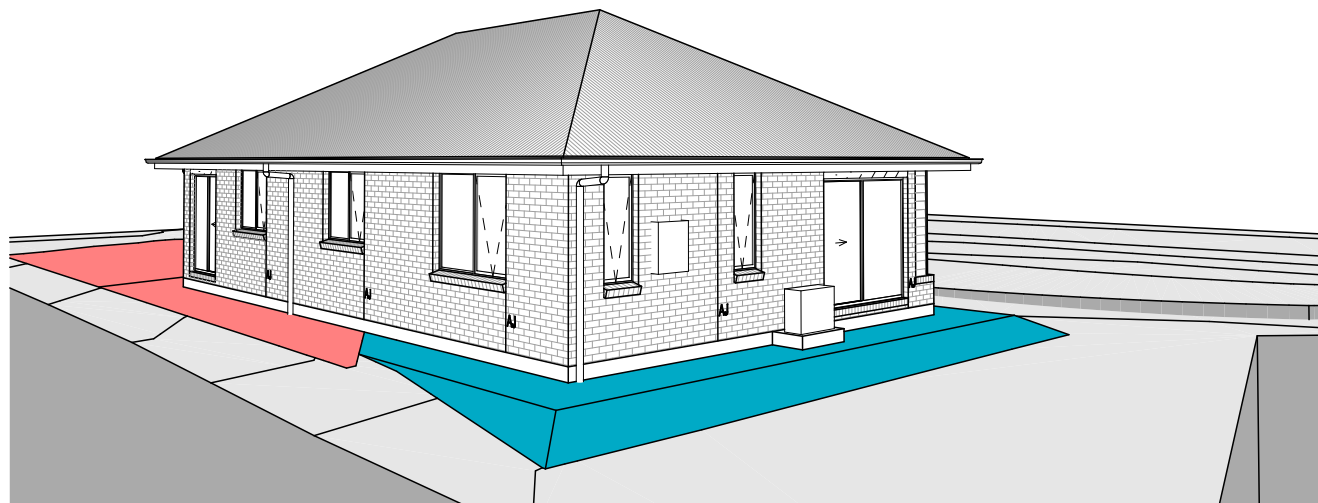
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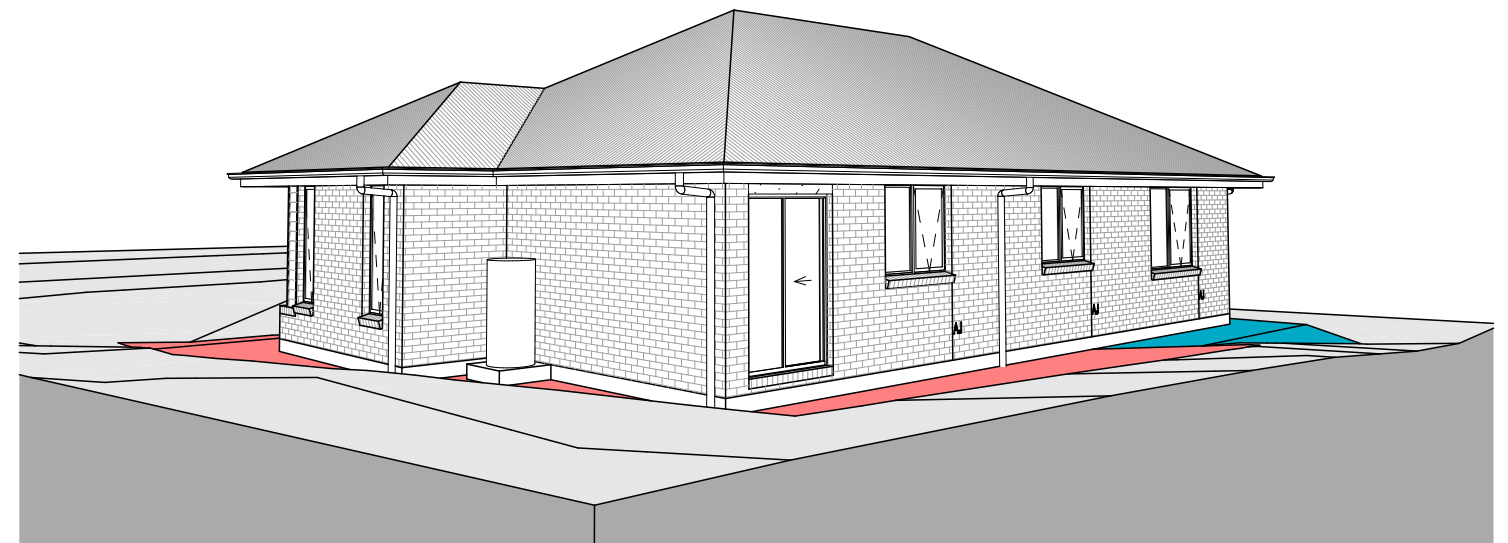
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FRONT RIGHT



REAR LEFT



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(1 MAY 2023)
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GENERAL

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

SITE WORKS

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

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

MASONRY

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

TIMBER FRAMING

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

BRACING / LINTELS

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

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

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

***LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING**
 ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

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

WINDOWS

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

DRAINAGE / WATER

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

STAIRCASES / BALUSTRADES / HANDRAILS

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

ROOFING

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

WET AREAS

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

CONDENSATION

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

WOOD HEATERS

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


FIRE SAFETY

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

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WET AREA NOTES

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

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

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

ENERGY EFFICIENCY - GENERAL

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

WAFFLE POD ALLOWANCES:

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

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

N.C.C 2022 TAS PART H6

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

N.C.C 2019 3.12.0 (A)

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

3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS

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

3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION

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

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

REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE

(i) IF ALLOWANCE HAS BEEN MADE FOR CEILING PENETRATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN NO FURTHER ACTION REQUIRED.

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

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

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

3.12.3 - FOR BUILDING SEALING

3.12.3.1 - CHIMNEYS AND FLUES

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

3.12.3.2 - ROOF LIGHTS

(a) A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED WHEN SERVING:

- (i) A CONDITIONED SPACE; OR
- (ii) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8

(b) A ROOF LIGHT REQUIRED BY (a) TO BE SEALED, OR CAPABLE OF BEING SEALED MUST BE CONSTRUCTED WITH:

- (i) AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT A CEILING OR INTERNAL LINING LEVEL; OR
- (ii) A WATERPROOF SEAL; OR
- (iii) A SHUTTER SYSTEM READILY OPERATED MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

3.12.0.1 - EXTERNAL WINDOWS AND DOORS

(a) A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH OF AN EXTERNAL DOOR, OPENABLE WINDOW AND OTHER SUCH OPENING:

- (i) WHEN SERVING A CONDITIONED SPACE; OR
- (ii) IN CLIMATE ZONES 4, 5, 6, 7 OR 8, WHEN SERVING A HABITABLE ROOM.

(b) A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS2047 NEED NOT COMPLY WITH (a).

(c) A SEAL REQUIRED BY (a)

- (i) FOR THE BOTTOM EDGE OF AN INTERNAL SWING DOOR, MUST BE A DRAFT PROTECTION DEVICE; AND
- (ii) FOR THE OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

3.12.3.4 - EXHAUST FANS

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

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

3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS

(a) ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND AN OPENING SUCH AS A WINDOW FRAME, DOOR FRAME, ROOF LIGHT FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE IN ACCORDANCE WITH (b) WHEN FORMING PART OF THE EXTERNAL FABRIC OF:

- (i) A CONDITIONED SPACE; OR
- (ii) A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.

(b) CONSTRUCTION REQUIRED BY (a) MUST BE:

- (i) ENCLOSED BY AN INTERNAL LINING SYSTEM THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR
- (ii) SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

3.12.3.6 - EVAPORATIVE COOLERS

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

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

3.12.5.5 - ARTIFICIAL LIGHTING

(a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:

- (i) 5W/m² IN A CLASS 1 BUILDING
- (ii) 4W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);
- (iii) 3W/m² 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
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER	
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	© 2026	6 PRELIM PLANS - INITIAL ISSUE	TDO	09/04/2026	44 MAIN ST, KEMPTON TAS 7030	CLASSIC		F-WDCBAI30CLASA
		7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG	06/05/2026	LOT / SECTION / CT:	SHEET TITLE:		SHEET No.:
		8 PRELIM PLANS - ADD COLORBOND FENCE	TDO	19/06/2026	2 / - / 161424	WET AREA & ENERGY EFFICIENCY NOTES		22 / 25
					COUNCIL:			SCALES:
					SOUTHERN MIDLANDS			

714476

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. (NASH), 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.

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

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-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS**

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		7	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG 06/05/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
		8	PRELIM PLANS - ADD COLORBOND FENCE	TD0 19/06/2026	2 / - / 161424	BUILDING ACT BUSHFIRE HAZARD AREAS	23 / 25	
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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.

7.1 GENERAL

A building assessed in Section 2 as being BAL - 29 shall comply with Section 3 and Clauses 7.2 to 7.8.

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 7.2 to 7.8 (see Clause 3.8).

NOTE: BAL -29 is primarily concerned with protection from ember attack, and radiant heat greater than 19kW/m² and up to and including 29kW/m².

7.2 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 7.4, except that sarking is not required where specified in Clause 7.4.1 (c); 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).

Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be -
 (i) of non-combustible material; OR
 (ii) of bushfire-resisting timber (see Appendix F); OR
 (iii) a combination of Items (i) and (ii) above.

NOTE: This requirement applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 7.7)

C7.2 Combustible materials stored in the subfloor space may be ignited by embers and cause and impact to the building.

7.3.1 CONCRETE SLABS ON GROUND

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

7.3.2 ELEVATED FLOORS

7.3.2.1 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 7.4, except that sarking is not required where specified in Clause 7.4.1 (c); 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.

7.3.2.2 UNENCLOSED SUBFLOOR SPACE

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

- (a) Materials that comply with the following:
 - (i) Bearers and joists shall be -
 - (A) non-combustible; OR
 - (B) bushfire-resisting timber (see Appendix F); OR
 - (C) a combination of Items (A) and (B) above.
 - (ii) Flooring shall be -
 - (A) non-combustible; OR
 - (B) bushfire-resisting timber (see Appendix F); OR
 - (C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; OR
 - (D) a combination of any Items (A), (B) or (C) above.
- OR
- (b) A system complying with AS1530.8.1

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

7.4.1 WALLS

The exposed components of an external walls shall be as follows:

- (a) Non-combustible material including the following provided the minimum thickness is 90mm:
 - (i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
 - (ii) Precast or in situ walls of concrete or aerated concrete.
 - (iii) Earth wall including mud brick. OR
- (b) Timber logs of a species with a density of 680kg/m³ or greater at a 12 percent moisture content; of a minimum nominal overall thickness of 90mm and a minimum thickness of 70mm (see Clause 3.11); and gauge planed. OR
- (c) Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame and is -
 - (i) fibre cement a minimum of 6mm in thickness; OR
 - (ii) steel sheeting; OR
 - (iii) bushfire-resisting timber (see Appendix F); OR
 - (iv) a combination of any of Items (i), (ii) or (iii) above. OR
- (d) A combination of any Items (a), (b) or (c) above.

**BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS**

7.4.2 JOINTS

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

7.4.3 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.

7.5.1 BUSHFIRE SHUTTERS

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from -
 (a) non-combustible material; OR
 (b) bushfire-resisting timber (see Appendix F); OR
 (c) a combination of Items (a) and (b) above.

7.5.2 SCREENS FOR WINDOWS AND DOORS

Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel or 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).
 Screen assemblies shall be attached using metal fixings.

7.5.3 WINDOWS AND SIDELIGHTS

Window assemblies shall -
 (a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 7.5.1;
 (b) They shall comply with one of the following:
 (i) Window frames and window joinery shall be made from:
 (A) Bushfire-resisting timber (see Appendix F) OR
 (B) Metal. OR
 (C) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
 (ii) Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.
 (iii) Glazing shall be toughened glass minimum 6mm.
 NOTE: Where double-glazed units are used, the above requirements apply to the external face of the window assembly only.
 (iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.
 (v) Screens Where glazing is less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), that portion shall be screened externally with a screen that complies with Clause 3.6 and Clause 7.5.2.
 (v) The openable portions of windows shall be screened internally or externally with screens that comply with Clause 3.6 and 7.5.2.

NOTE: This requirement applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 7.7)

7.5.4 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 comply with one of the following:
 (a) be completely protected by bushfire shutters that comply with Clause 3.7 and Clause 7.5.1.
 OR
 (b) be completely protected externally by screens that comply with Clause 3.6 and 7.5.2.
 OR
 (c) comply with the following:
 (i) Door panel material shall be -
 (A) non combustible; OR
 (B) a solid timber, laminated timber or reconstituted timber door, having a minimum thickness of 35mm for the first 400mm above the threshold; OR
 (C) a fully framed glazed door panels, the framing shall be made from metal or from bushfire-resisting timber (see Appendix F) or uPVC.
 (ii) Door frames shall be made from:
 (A) Bushfire-resisting timber (see Appendix F). OR
 (B) Metal. OR
 (C) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
 (iii) Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.
 (iii) Where doors incorporate glazing, the glazing shall be toughened glass minimum 6mm in thickness.
 (iv) Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 6mm in thickness.
 (v) Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors.
 (vi) There is no requirement to screen the openable part of the door at this BAL level.
 (vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

7.5.5 SLIDING DOORS

Sliding doors shall comply with one of the following:
 (a) They shall be completely protected by a bushfire shutter that complies with Clause 3.7 and Clause 7.5.1.
 OR
 (b) They shall be completely protected externally by screens that comply with Clause 3.6 and Clause 7.5.2.

OR
 (c) They shall comply 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) Metal.
 OR
 (C) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
 (ii) Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.
 (iii) Where sliding doors incorporate glazing, the glazing shall be toughened glass minimum 6mm.
 (iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.
 (v) Screens There are no specific requirements for seals and weather strips at this BAL level.
 (vi) Sliding panels Sliding doors shall be tight-fitting in the frames.

7.5.6 VEHICLE ACCESS DOORS (GARAGE DOORS)

The following apply to vehicle access doors:
 (a) Vehicle access doors 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 combination of any Items (i), (ii) or (iii) above.
 (b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with grade 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
 (c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.
 (d) Vehicle access doors with ventilation slots shall be protected in accordance with clause 3.6.

7.6.1 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) A pipe or conduit that penetrates the roof covering shall be non-combustible.
 (e) Only evaporative coolers manufactured in accordance with AS/NZS 6.335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally.

7.6.2 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.

7.6.3 SHEET ROOFS

Sheet roofs shall—
 (a) be fully sarked in accordance with Clause 7.6.2, except that foil-backed insulation blankets may be installed over the battens; or
 (b) have any gaps sealed at the fascia or wall line, 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.
 C7.6.3 - 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.

7.6.4 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 7.6.1, to 7.6.6.
 (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 7.4 shall have a non-combustible roof covering and the support structure shall be -
 (i) of non-combustible material; OR
 (ii) bushfire-resisting timber (see Appendix F); OR
 (iii) timber rafters lined on the underside with fibre-cement sheeting a minimum of 6mm in thickness, or with material complying with AS1530.8.1; OR
 (iv) a combination of any of Items (i), (ii) or (iii) above.

7.6.5 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. 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 shall be non-combustible. However, they may be of an alternative material, provided the integrity of the roof covering is maintained by an under-flashing made of non-combustible material.
 (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) External single plane glazed elements of roof lights and skylights, where the pitch of the glazed element is 18 degrees or less to the horizontal, shall be protected with ember guards made from a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.
 (h) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

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
 (c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.
 (d) Vehicle access doors with ventilation slots shall be protected in accordance with clause 3.6.

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
 (c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.
 (d) Vehicle access doors with ventilation slots shall be protected in accordance with clause 3.6.

7.6.6 EAVES LININGS, FASCIAS AND GABLES

The following apply to eaves linings, fascias and gables:
 (a) Gables shall comply with Clause 7.4.
 (b) Fascias and bargeboards shall -
 (i) where timber is used, be made from bushfire-resisting timber (see Appendix F); OR
 (ii) where made from metal, be fixed at 450mm centres; OR
 (iii) be a combination of Items (i) and (ii) above.
 (c) Eaves linings shall be -
 (i) fibre-cement sheet, a minimum 4.5mm in thickness; OR
 (ii) bushfire-resisting timber see Appendix F); OR
 (iii) a combination of Items (i) and (ii) above.
 (d) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 7.6.5.
 (e) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
 (f) Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

7.6.7 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.

7.7.1 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.

C6.7.1 - 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. The preferred dimension for gaps is 3 mm (which is in line with other "permissible gaps") in other parts of this Standard.
 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.

7.7.2 ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

7.7.2.1 Materials to enclose a subfloor space
 The sub-floor spaces of verandas, decks, steps, ramps and landings are deemed to be 'enclosed' when -
 (a) the material used to enclose the subfloor space complies with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1 (c); and
 (b) all openings greater than 3mm are screened with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

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

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

7.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings
 Decking, stair treads and the trafficable surfaces of ramps shall be -
 (a) of non-combustible material; OR
 (b) of bushfire-resisting timber (see Appendix F); OR
 (c) a combination of Items (a) and (b) above.

7.7.3 UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

7.7.3.1 Supports
 Support posts, columns, stumps, stringers, piers and poles shall be -
 (a) of non-combustible material; OR
 (b) of bushfire-resisting timber (see Appendix F); OR
 (c) a combination of Items (a) and (b) above.

7.7.3.2 Framing
 Framing of verandas, decks, ramps or landings (i.e., bearers and joists) shall be -
 (a) of non-combustible material; OR
 (b) of bushfire-resisting timber (see Appendix F); OR
 (c) a combination of Items (a) and (b) above.
 7.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings
 Decking, stair treads and the trafficable surfaces of ramps and landings shall be -
 (a) of non-combustible material; OR
 (b) of bushfire-resisting timber (see Appendix F); OR
 (c) a combination of any of Items (a) and (b) above.

7.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS

Those parts of the handrails and balustrades less than 125mm from any glazing or any combustible wall shall be -
 (a) of non-combustible material; OR
 (b) bushfire-resisting timber (see Appendix F); OR
 (c) a combination of (a) and (b) above.
 Those parts of the handrails and balustrades that are 125mm or more from the building have no requirements.

7.7.5 VERANDAH POSTS

Shall be made from -
 (a) non-combustible material; or
 (b) bushfire-resisting timber(see Appendix F); or
 (c) a combination of any of Items (a) or (b).

7.8 WATER AND GAS SUPPLY PIPES

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

External gas pipes and fittings above ground shall be of steel of copper construction having a minimum wall thickness in accordance with gas regulations or 0.9mm whichever is the greater. The metal pipe shall extend a minimum of 400mm within the building and 100mm below ground.

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

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	

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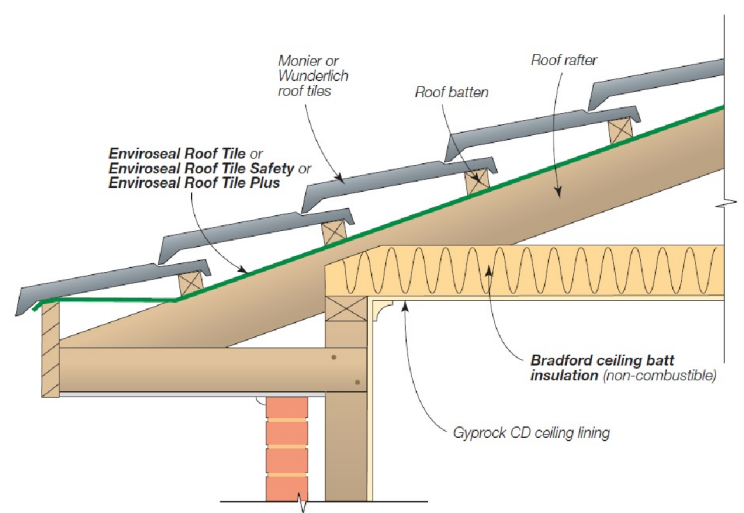


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		7	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG 06/05/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:	
		8	PRELIM PLANS - ADD COLORBOND FENCE	TDO 19/06/2026	2 / - / 161424	BAL 29 NOTES	24 / 25		
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Rafter Spacing	Product
Up to and including 600mm	EnviroSeal™ Roof Tile or EnviroSeal™ Roof Tile Plus
Over 600mm	EnviroSeal™ Roof Tile Safety

Figure 5.1. Tiled Roofs

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



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

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

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

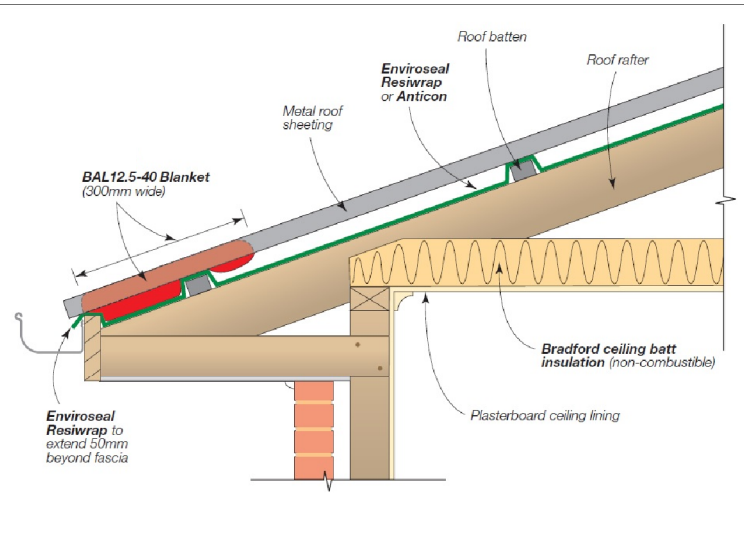


Figure 5.2.2. Valley Detail – Steel Roof (BAL-12.5 – BAL-40)

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

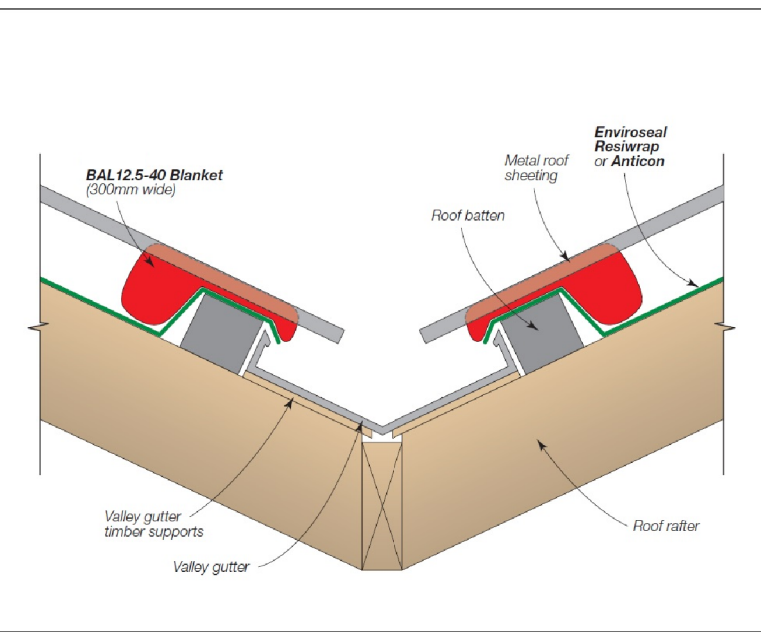


Figure 5.2.3. Barge Detail – Steel Roof (BAL-12.5 – BAL-40)

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

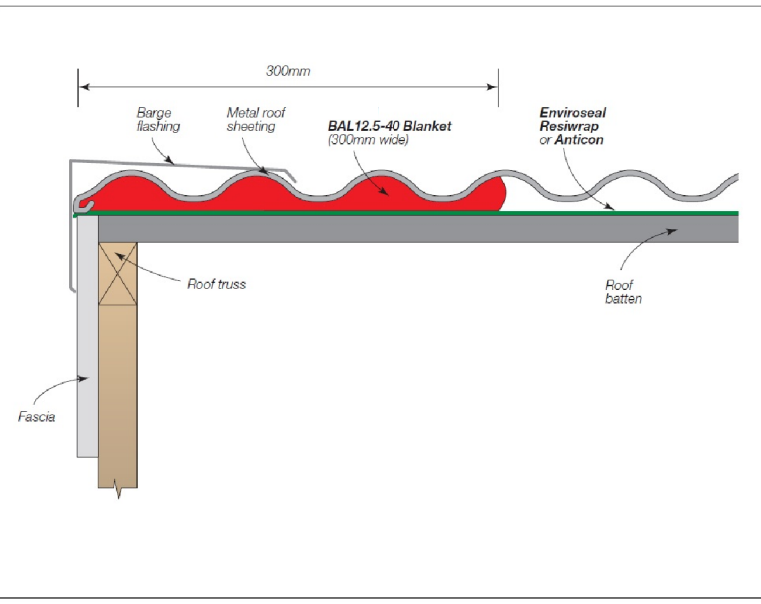
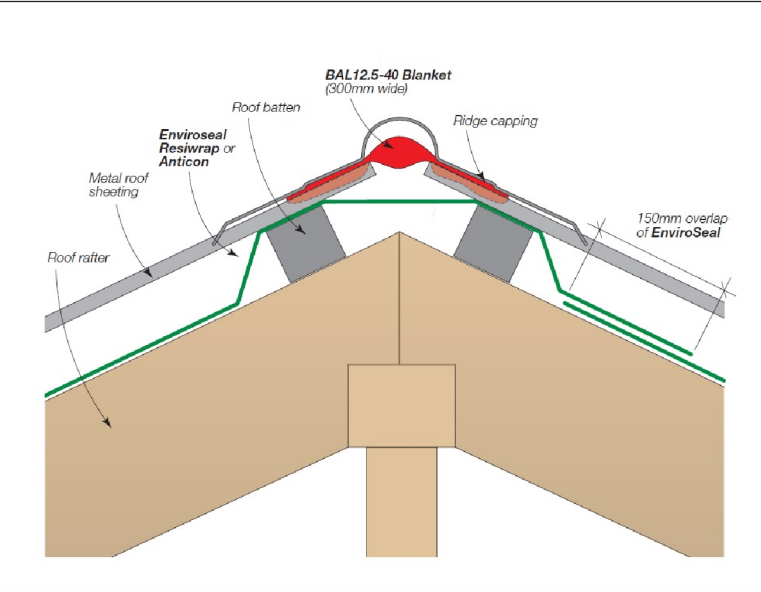


Figure 5.2.4. Hip/Ridge Detail – Steel Roof (BAL-12.5 – BAL-40)

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



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

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

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Wilson Homes



44 Main Street
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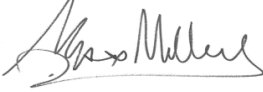




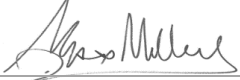
FLOOD HAZARD REPORT

Project Number: **FE_26103**
First Release: 16 June 2026

Document Information

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Document Initial Revision

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1. Introduction

Flüssig Engineers has been engaged by **Wilson Homes** to undertake a site-specific Flood Hazard Report for the development at 44 Main Street, Kempton in the Southern Midlands Council municipality. The purpose of this report is to determine the flood characteristics on the existing and post-development flood inundation hazard scenarios for the 1% AEP plus climate change, for the purpose of development.

1.1 Development

The proposal involves the development of a new residential dwelling. The site is located at 44 Main Street, Kempton, and currently contains no existing dwellings or structures. The proposed building footprint will cover 120 m² with adjoining driveway of approximately 154 m². The development triggers the Flood Prone Areas Hazard Code, as the site is located within a flood-prone area under the jurisdiction of Southern Midlands Council.

1.2 Objectives and Scope

This report is to assess the proposed development at 44 Main Street, Kempton under Clause C12.0 Flood Prone Areas Hazard Code, of the Tasmanian Planning Scheme. The objectives of this study are:

- Provide an assessment of the site’s flood characteristics under the combined 1% AEP plus climate change (CC) scenario.
- Provide comparison of flooding against acceptable solution and performance criteria.
- Provide flood mitigation recommendations where appropriate.

1.3 Limitations

This investigation is constrained by the defined objectives set forth by our clients, the accessibility and dependability of available data, and includes the following considerations:

- The flood model is specifically tailored to a worst-case scenario, encompassing a 1% Annual Exceedance Probability (AEP) in combination with the effects of climate change (CC)
- All model parameters have been extrapolated from best practice manuals and relevant studies within the area, ensuring alignment with established methodologies.
- Any data supplied by the client or governmental bodies for the purposes of this study is assumed to be fit for its intended purpose. However, it should be noted that a comprehensive accuracy check of the origin of the data has not been conducted on the provided information.
- The study is to determine the effects of the new development on flooding behaviour and should not be used as a full flood study outside the specified area without further assessment.

These limitations are integral to the study's context and should be taken into consideration when interpreting the findings and applying them in decision-making processes.

1.4 Relevant Planning Scheme Requirements

Table 1. Tasmanian Planning Scheme Requirements

Planning Scheme Code	Objective
C12.5.1 Uses within a flood prone hazard area	That a habitable building can achieve and maintain a tolerable risk from flood.
C12.6.1 Building and works within a flood prone area	(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.

2. Model Build

2.1 Overview of Catchment

The contributing catchment for 44 Main Street, Kempton is approximately 1500 ha extending to the Quoin Mountain and Spencer Hill to the south of the site with an average slope of 8.0 %.

The land use of the catchment is General Agriculture and Rural with the specific site being listed as Village. Figure 1 below outlines the approximate contributing catchment for the site at 44 Main Street, Kempton.



Figure 1. Contributing Catchment, 44 Main Street, Kempton

2.2 Hydrology

The following Table 2 states the adopted hydrological parameters for the RAFTS catchment. The adopted initial and continuous rainfall losses values were conservatively adopted from best practices and from Australian Rainfall & Runoff Revision Project 6 Loss Models for Catchment Simulation – Urban Catchments Stage 2 Report.

Table 2. Parameters for RAFTS catchment

Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
1500	24-12/1	4.7-2/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Event

In Figure 2, the box and whisker plot visually represent the output generated by the model run. The results show that the 1% Annual Exceedance Probability (AEP) 1 hour storm with temporal pattern 4 emerged as the most severe in terms of median storm characteristics. This particular storm event was selected as the worst-case scenario for further integration into the hydraulic model.

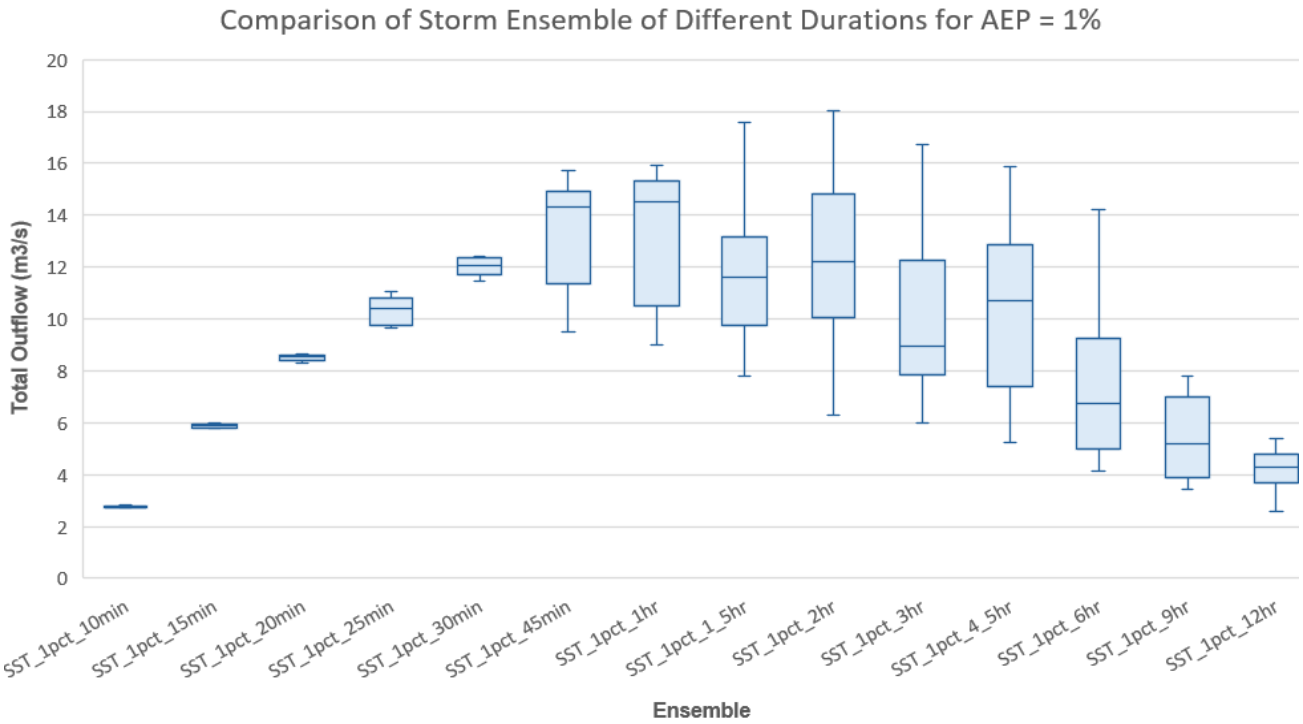


Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

2.2.2 Calibration/Validation

This catchment has no stream gauge to calibrate the model and limited available past flood analysis undertaken to validate against the flows obtained in the model. A Regional Flood Frequency Estimation model (RFFE) has been used to calibrate our rain on grid rainfall estimation. The RFFE values are listed in Table 3 below.

Table 3. Regional Flood Frequency Estimation model (RFFE) v/s Flussig Result.

AEP (%)	Discharge (m³/s)	Lower Confidence Limit (5%) (m³/s)	Upper Confidence Limit (95%) (m³/s)	Flussig Discharge (m³/s)
50	2.94	1.27	6.95	3.47
20	4.93	2.13	11.5	5.65
10	6.54	2.45	17.2	7.01
5	8.29	2.61	25.3	9.12
2	10.9	2.73	40.6	11.35
1	13.2	2.77	56.6	15.35
Input Data				
Date/Time	2026-05-15 09:36			
Catchment Name	Kempton			
Latitude (Outlet)	-42.532			
Longitude (Outlet)	147.191			
Latitude (Centroid)	-42.548			
Longitude (Centroid)	147.217			
Catchment Area (km²)	15.0			
Distance to Nearest Gauged Catchment (km)	24.08			
50% AEP 6 Hour Rainfall Intensity (mm/h)	4.211626			
2% AEP 6 Hour Rainfall Intensity (mm/h)	8.723344			
Rainfall Intensity Source (User/Auto)	Auto			
Region	Tasmania			
Region Version	RFFE Model 2016 v1			
Region Source (User/Auto)	Auto			
Shape Factor	0.72			
Interpolation Method	Natural Neighbour			
Bias Correction Value	0.464			

2.2.3 Climate Change

As per the ARR 2019 Guide for Flood Estimation (Version 4.2), the recommended approach for estimating increases in rainfall due to climate change projections for the year 2100 is to use the SSP-3-7.0 (Shared Socioeconomic Pathway 3) scenario.

According to Table 4 of the guide, a multiplication factor of 1.66 is adopted for rainfall durations of 1 hour under the SSP-3-7.0 2100 scenario. This factor accounts for the anticipated intensification of extreme rainfall events due to climate change impacts. The multiplication factor used in the model is shown in Table 4.

Table 4. Climate Change Increases

Parameter	SSP3-7.0 @ 2100
>1 hour Rainfall Intensity	66% Increase

2.3 Hydraulics

2.3.1 Survey

The two-dimensional surface model was developed using a combined Digital Elevation Model derived from the Kempton/SouthEast LiDAR 2019 dataset obtained from Geoscience Australia, together with detailed design drawings and site survey information for the proposed works and existing conditions.

For this assessment, the adopted resolutions are sufficient to accurately capture surface gradients and overland flow paths. The hill shaded DEM is presented in Figure 3. Hydraulic structures are represented as one-dimensional or two-dimensional elements, with one-dimensional to two-dimensional links provided to allow realistic flow exchange between the pipe network and surface domain.



Figure 3. 1.0m DEM (Hill shade) of Lot Area

2.3.2 Roads

Roads often form the basis for overland flow in high frequency events; however, the kerb and channel are not always picked up by DEM surface. To correct for the drainage lines, mesh polygons were used to delineate road corridors with the roads being incorporated a z-line along the gutter to ensure the kerb invert is represent in the mesh.

In our Digital Elevation Model (DEM), a "z-line" refers to a line representing a constant elevation or contour line. These lines connect the existing kerb points of equal elevation on the terrain surface, allowing for visualisation of the terrain's shape and elevation changes.

2.3.3 Buildings

Specifically, residential houses and commercial buildings were integrated into the DEM by elevating the corresponding grid cells representing these structures by a standardised height of 0.3 meters above the natural ground surface. Subsequently, the re-sampled grids were utilised to establish the InfoWorks ICM model, thus forming a foundational framework for the subsequent analysis and simulation of flood dynamics.

This method allows for flow through the building if the flood levels/ pressure become great enough. The aim is to mimic flow through passageways such as doors, windows, and hallways.

2.3.4 Boundary Conditions

InfoWorks ICM operates as a single-use software, streamlining the hydrology and hydraulic modelling processes within a unified framework. This unique feature eliminates the necessity for separate inflow boundary conditions, as the hydrology model seamlessly integrates with the hydraulic model through a 1D or 2D link.

For this model a rain on grid, boundary conditions were applied for the design rainfall interaction with the surface, influencing factors such as runoff generation, infiltration, and subsequent flow through the catchment. This properly defined boundary conditions were crucial for ensuring that the model accurately represents real-world hydrological processes.

2.3.5 Structures

In the process of crafting a two-dimensional grid to depict the ground surface of the floodplain, we initiated by re-sampling LiDAR data to generate a digital elevation model (DEM) through the utilisation of ARC GIS software.

Within this procedure, the attention was directed towards identifying and incorporating pertinent features such as residential structures, commercial buildings, walls, and roadways. Ensuring the comprehensive inclusion of these features within the re-sampled DEM was of utmost importance.

2.3.6 Structures Blockage

In alignment with the ARR2019 guidelines and insights gained from Project 11, specific blockage factors have been carefully determined for the culvert situated at the Glenfern Creek under the Main Street.

For the above culvert, a conservative blockage factor of 20% has been applied. This figure has been calculated based on a thorough assessment of the potential for debris accumulation, encompassing both natural materials such as branches, leaves, and the inclusion of 10% of sediment accumulation, as well as human-made obstructions that may impede the flow.

The choice of a 20% blockage factor is informed by site-specific observations, which collectively indicate a medium risk of blockage. The surrounding vegetation, coupled with the area's topography, presents significant potential for debris to obstruct the culvert, justifying the need for a conservative approach in modelling.

2.3.7 Roughness (Manning's n)

The model grid's roughness and equivalent Manning's n values were derived from land use data. The specific values utilised are outlined in Table 5 provided below. These parameters have proven effective in previous flood mapping projects undertaken in Tasmania.

Table 5. Manning's Coefficients (ARR 2019)

Land Use	Roads	Open Channel	Rural	Residential	Parks	Buildings	Piped Infrastructure
Manning's n	0.018	0.035	0.04	0.045	0.05	0.3	0.013

3. Model Results

3.1 Pre-Development Flood Scenario

As shown in Figure 4 the pre-development model that flood behaviour across the subject site at 44 Main Street is strongly influenced by the adjacent Glenfern Creek corridor, which traverses immediately south of the property boundary. During the 1% AEP event with climate change allowance to 2100, the primary flood conveyance remains confined within the defined creek corridor, where the deepest floodwaters and highest flow intensities occur. Flood depths within the main creek channel generally exceed 1.5 m, reflecting the concentrated nature of the creek flow path and associated overbank inundation potential.

Across the majority of the subject site, flood behaviour is characterised by shallow to moderate inundation extending northward towards Main Street. Typical flood depths within the developable portions of the site are generally in the order of 0.1 m – 1 m, with localised increases occurring adjacent to the southern boundary where floodwaters transition from the creek channel onto the floodplain. Flow velocities across the site are expected to remain relatively low to moderate outside of the defined creek corridor ranging from 0.2 m/s – 1.4 m/s, with the highest velocities concentrated within Glenfern Creek itself and immediately adjacent overbank areas exceeding 2 m/s.

The resultant flood hazard across the site generally ranges from low to moderate within the central and northern portions of the property with H1 – H2 hazard classifications, due to the comparatively shallow and slower-moving floodwaters. However, increased hazard ratings occur towards the southern extent of the site adjoining Glenfern Creek, hazard classifications reach H3 – H5 and are associated with the deeper and faster flowing floodwaters within the creek channel. Overall, the pre-development scenario demonstrates that the dominant flood influence on the site is the adjacent Glenfern Creek system, with flood impacts reducing progressively away from the creek corridor toward the northern and western portions of the allotment.

3.2 Post-Development Flood Scenario

Figure 5 presents the post development flood results for the proposed works at 44 Main Street Kempton under the 1% AEP event including climate change to year 2100. The assessed layout includes the proposed building area, building pad, driveway, footpath, Colorbond fencing and raised Colorbond fencing within the lot boundaries. The mapping indicates that the proposed development is positioned on the higher central portion of the site, while the main flood conveyance and storage behaviour remains concentrated along Glenfern Creek, near the southern boundary, and across the lower western portion of the lot.

The flood depth results indicate that the proposed building pad and building footprint are generally located outside the deeper flood affected areas. Around the proposed building, mapped depths are predominantly within the very shallow bands, generally less than 0.03 m to 0.10 m, with localised shallow water near the surrounding pad, footpath and driveway interface. The deeper floodwater is concentrated along the southern creek corridor, where depths increase from approximately 0.60 m to 1.50 m and locally exceed 1.50 m within the main channel and low point. The western part of the lot is also subject to more widespread shallow to moderate inundation, generally within the 0.10 m to 0.60

m range. This confirms that the proposed building is located away from the deepest flow path, provided the building pad and finished floor levels are retained as modelled.

The velocity mapping shows that flow velocities around the proposed building and immediate pad area are generally low, typically less than 0.50 m/s. Localised areas around the driveway, footpath and eastern side of the lot show velocities in the 0.50 m/s to 1.00 m/s range, reflecting shallow surface flow moving around the development platform and toward lower ground. Higher velocities are concentrated along Glenfern Creek and the southern drainage corridor, where flow becomes more confined and hydraulically active. In this area, velocities generally range from 1.00 m/s to 2.00 m/s, with localised areas exceeding 2.00 m/s. These results indicate that the principal flow energy remains within the creek corridor and does not pass through the proposed building footprint.

The hazard mapping indicates that the proposed building area is generally subject to low hazard conditions, primarily H1, with some adjoining H2 areas around the eastern, southern and western margins of the building pad. H3 and H4 conditions are more evident across the lower western portion of the lot and toward the southern flood corridor. Higher hazard classifications, including H5 and localised H6, remain associated with Glenfern Creek and the immediate southern overland flow path where increased depth and velocity combine. The proposed building is therefore not located within the highest hazard part of the site, although external access and landscaped areas may still be affected during the design event.

The proposed Colorbond fence and raised Colorbond fence are important elements of the post development arrangement. These structures should be detailed so that they do not obstruct the southern overland flow corridor, increase ponding against the building pad, or divert floodwater toward neighbouring land. Where fencing is located near mapped flood affected areas, the raised section should preserve low level conveyance and reduce the risk of debris blockage or hydraulic afflux. Any future fence modification should be checked against the adopted flood behaviour.

The post development results indicate that the driveway and footpath are exposed to shallow flooding during the assessed event. These surfaces should be graded to promote drainage away from the proposed building and avoid creating trapped ponding beside the pad. Pavement materials, edge treatments and subgrade preparation should be suitable for temporary inundation, minor debris loading and post flood clean up. Finished levels should also be coordinated with site drainage so that overland flow is directed toward existing low points without concentrating velocities at access points.

The post development layout maintains the dominant flood behaviour within Glenfern Creek and the lower southern corridor. The proposed building platform is located on comparatively lower hazard ground and is generally outside the deeper and faster moving floodwater. Subject to maintaining the modelled building pad level, adopting appropriate finished floor levels, preserving the southern flow corridor, and ensuring fencing, driveway and footpath works remain flood compatible, the development is expected to avoid significant adverse changes to flood behaviour within the lot. Further detailed design should confirm structural resistance to hydrostatic, hydrodynamic and debris forces, especially for external works located near the mapped flood extent and adjoining surfaces.

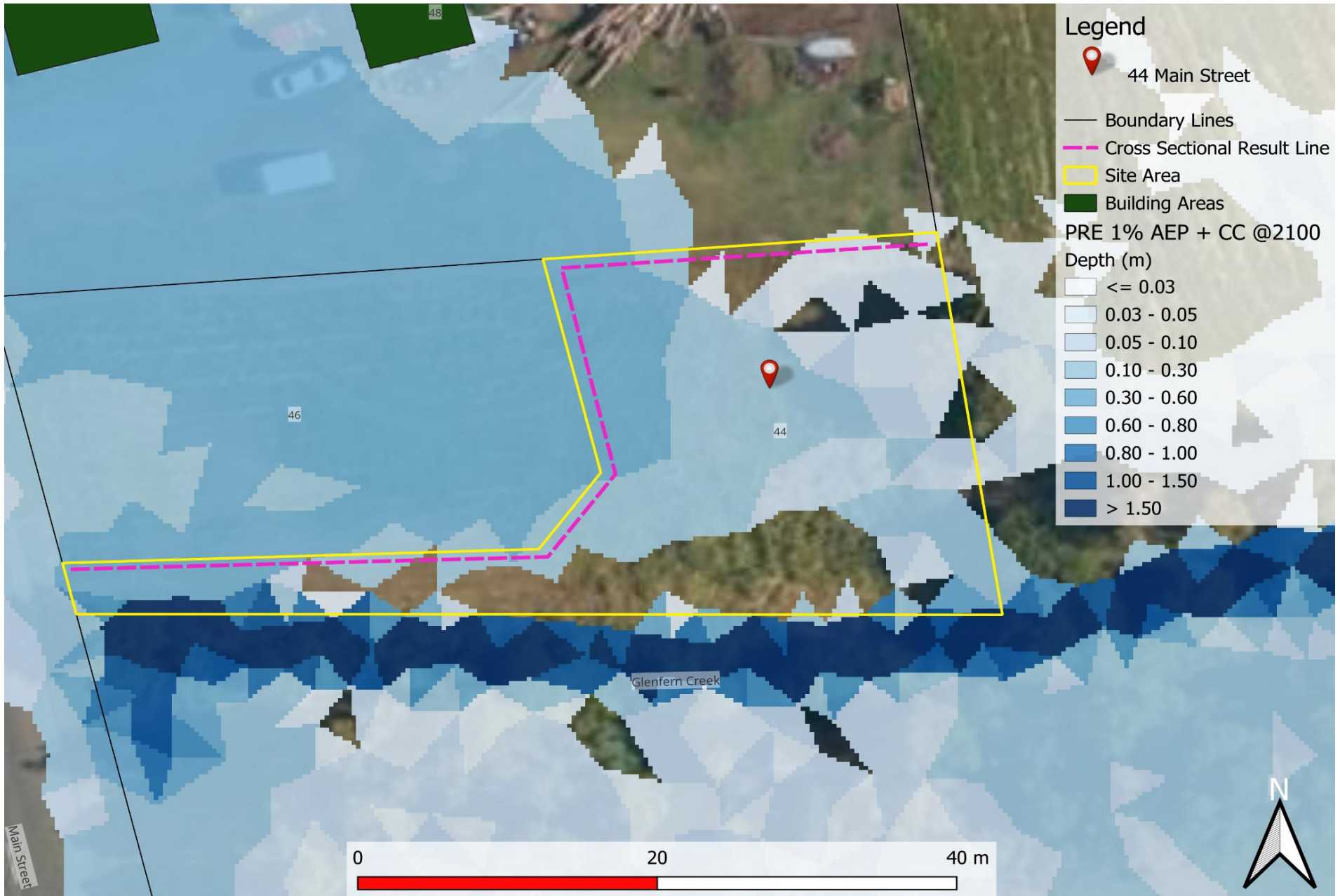


Figure 4. Pre-development scenario 1% AEP + CC @2100

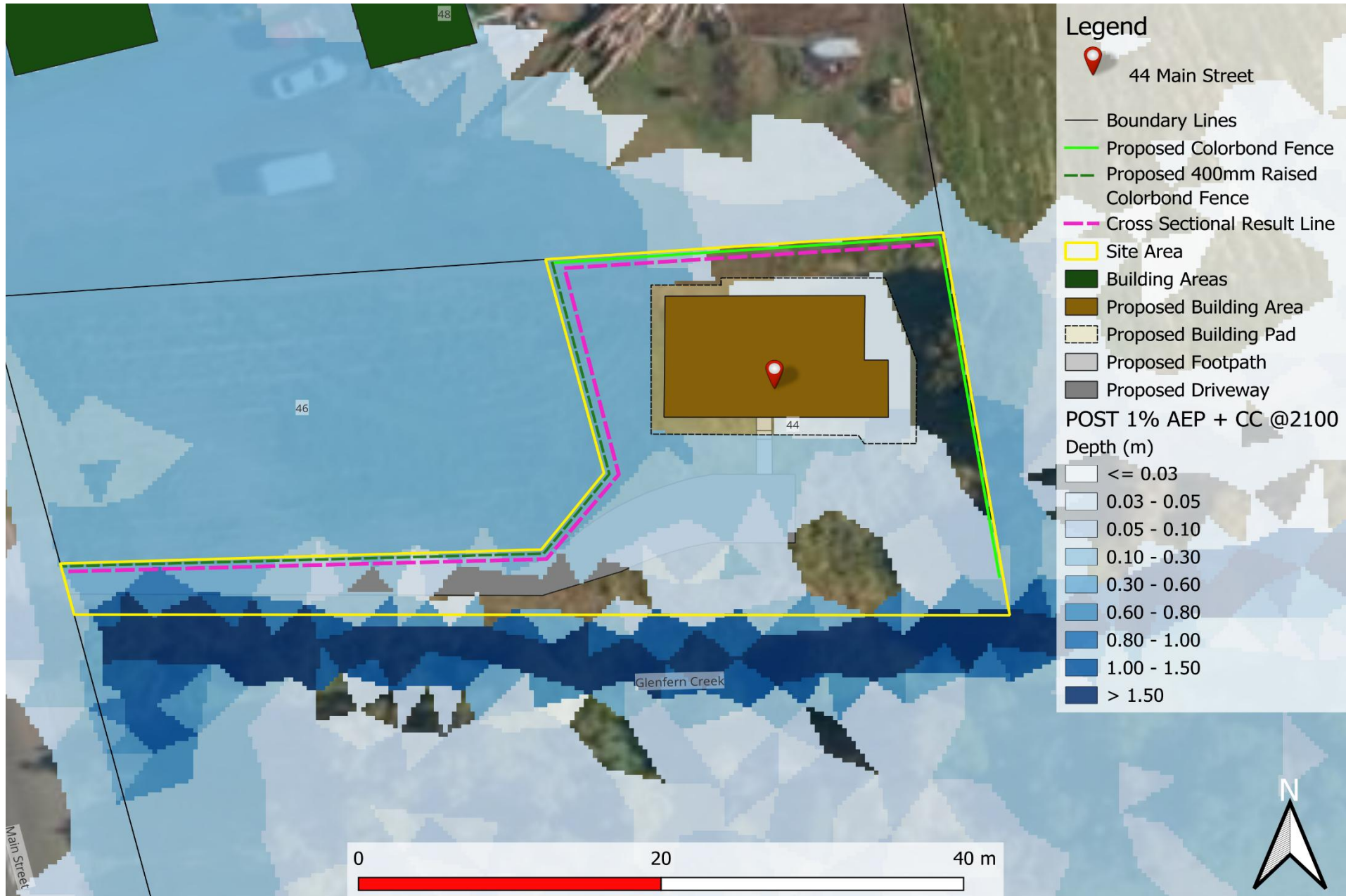


Figure 5. Post-development scenario 1% AEP + CC @2100

3.3 Displacement of Overland Flow on Third Party Property

Post development results presented in Figure 5 indicate that the existing riverine flow path remains generally consistent with the pre development scenario shown in Figure 4, while shallow overland flow is locally redistributed around the proposed works. Floodwater continues to enter the allotment from the southern boundary and convey generally west and northwest toward Main Street.

The proposed elevated building pad and raised Colorbond fence have been designed to maintain the overall flood behaviour of the site while improving protection to the dwelling. The modelling indicates that these works do not result in a measurable increase in flood depth, flood extent, or flood hazard within the allotment or adjoining land.

Some shallow overland flow along the eastern boundary is redirected toward the northern boundary before reconnecting with the primary flow path. This redistribution occurs locally and does not produce a meaningful increase in flood depth, velocity, or hazard classification.

Overall, the post development scenario maintains the existing floodplain function and established conveyance mechanisms. The proposed development is therefore considered to have negligible hydraulic impact on adjacent properties and downstream flood behaviour.

3.4 Development Effects on Flooding

Figure 6 presents the discharge hydrograph for the proposed development, illustrating the comparative flow characteristics between pre- and post-development conditions. This graph, derived from hydraulic modelling outputs, captures net discharge variations at the cross-sectional result line for both pre and post development scenarios to assess potential impacts resulting from the proposed development.

The analysis indicates that post-development conditions result in an increase of 0.06 m³/s in net discharge, from 8.69 m³/s under pre-development conditions, suggesting that any additional runoff generated by the proposed development remains within acceptable limits. An increase in flow velocity of 0.34 m/s is also observed, primarily due to the introduction of impervious surfaces which reduce infiltration and generate additional surface runoff. These results confirm that the development has minimal impact on flood conveyance, with overland flow characteristics remaining generally consistent with pre-development conditions.

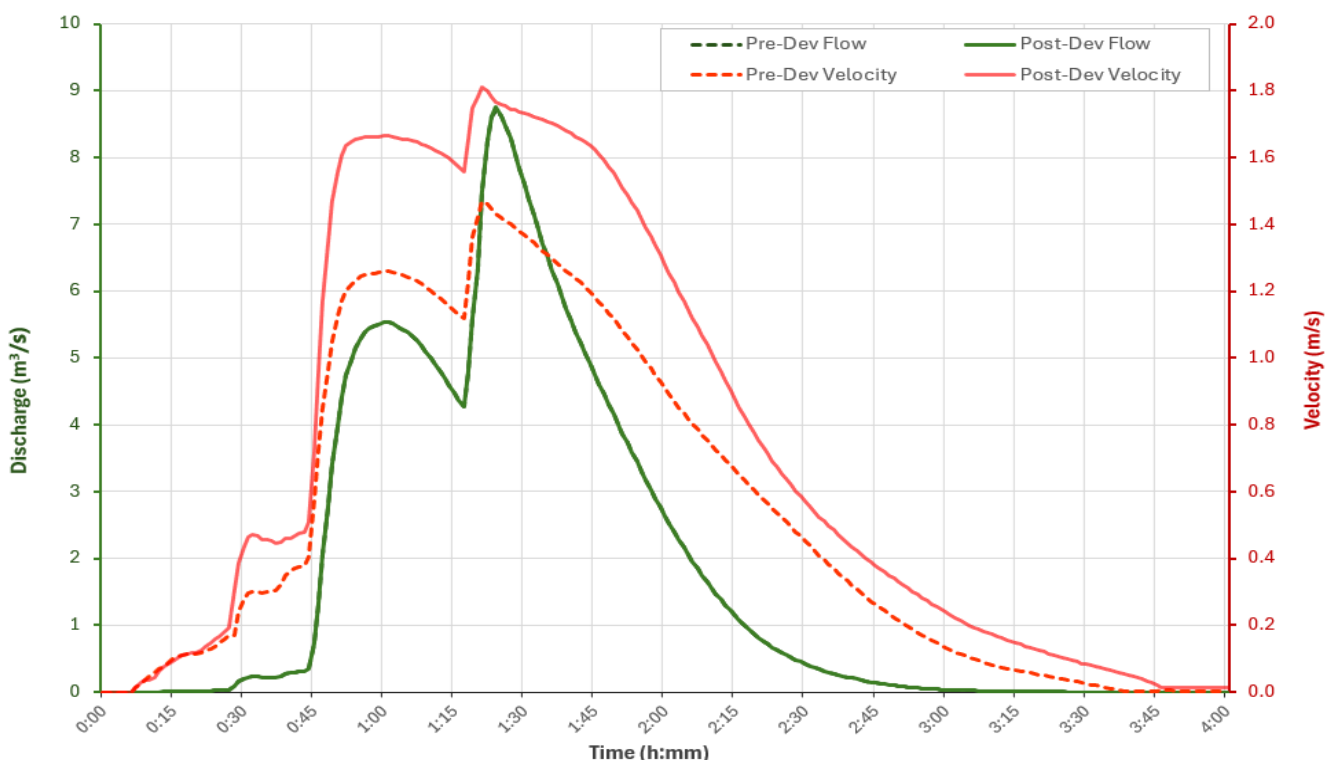


Figure 6. Pre and Post Development Discharge and Velocity 1% AEP + CC 2100

3.5 Model Summary

A summary of the pre and post development model results are shown below in Table 6.

Table 6. Pre-and post-development results at the cross-sectional results line.

	Pre-Development	Post-Development	Net Change
Depth (m)	0.40	0.41	+ 0.01
Velocity (m/s)	1.47	1.81	+ 0.34
Discharge (m ³ /s)	8.69	8.75	+ 0.06

3.6 New Habitable Building

To meet the performance criteria of the Building Regulations S.54, the construction of a new dwelling is required to have a habitable floor level >300mm above the >1% AEP + CC flood level. The proposed dwelling at 44 Main Street, Kempton must meet this regulation as shown Table 7. (The floor level >1% AEP + CC flood level + 300mm does not apply for non-habitable areas).

Table 7. Habitable floor construction levels of proposed building.

Structure	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Proposed Dwelling	223.00	223.30

As shown above, the finished floor level of proposed dwelling must be at least 223.30 m AHD to meet the requirements of the Building Regulations S.54.

4. Flood Hazard

In accordance with the Australian Flood Resilience and Design Handbook, the combined depth and velocity hazard assessment as shown in Figure 7, indicates that the proposed dwelling and associated building pad are not subject to significant inundation during the 1% AEP event including climate change to year 2100. The elevated building pad provides effective flood protection to the dwelling footprint, resulting in the development remaining within a low hazard environment and outside the primary flood conveyance corridor associated with Glenfern Creek.

Flood hazards within the broader property are concentrated along the southern portions of the site adjoining Glenfern Creek, where increased flood depths and velocities combine to generate higher hazard classifications, reaching a maximum of H5 within the creek corridor and the driveway area at the connection to the Main Street. These conditions are associated with the primary creek channel and adjoining overbank floodplain, which function as the active flood conveyance zone during major flood events. The elevated hazard conditions also affect the driveway and primary access route, where floodwaters extend beyond the creek corridor onto the surrounding floodplain. As a result, temporary loss of safe access may occur during major flood events, and a shelter-in-place approach is advised unless otherwise directed by emergency services.

The hydraulic modelling demonstrates that the elevated building pad and raised Colorbond fence maintain the existing flood conveyance mechanisms from the creek corridor, with hazard classifications generally ranging between H1 and H2 around the proposed dwelling and building pad. As the overland flood conveyance is redistributed around the proposed Colorbond fence, along the northern boundary before merging into the pre-development flood conditions, the impact is minor and does not pose any significant increase in hazard or inundation levels.

The flood hazard assessment confirms that elevated flood hazards are largely confined to the southern creek corridor and lower-lying access areas of the site, while the proposed dwelling remains located within a comparatively low hazard area. The principal residual flood risk is therefore associated with

temporary access inundation during major flood events rather than direct impacts to the development itself.

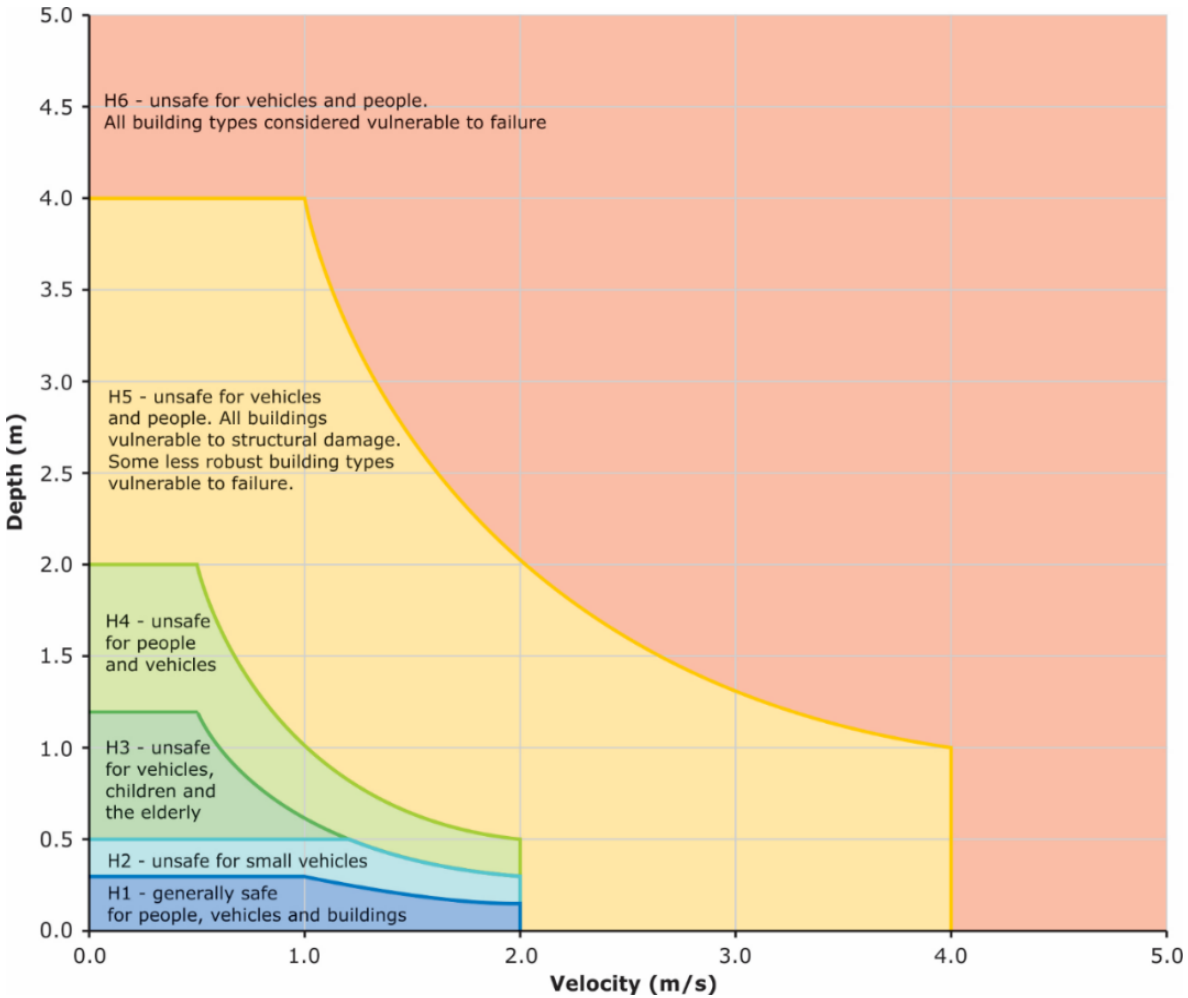


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

Flood analysis for the proposed development at 44 Main Street, Kempton indicates that the site is affected by flooding associated with the adjacent Glenfern Creek corridor during the 1% AEP event including climate change to year 2100. The post-development hazard mapping shows that the proposed dwelling footprint and elevated building pad are located within predominantly low risk hazard conditions, characterised by shallow inundation depths and relatively low flow velocities. Higher risk conditions generally confined to the Glenfern Creek and driveway connection to Main Street, where concentrated flood flows generate higher hazard classifications.

The proposed dwelling is situated outside the primary flood conveyance corridor and is protected by the elevated building pad and proposed Colorbond fence, which provides effective mitigation against direct flood impacts to the habitable structure. The proposed raised Colorbond fence has been configured to maintain the established riverine flow path across the site, ensuring that floodwaters can continue to convey toward across western portions of the site without significant obstruction or redistribution. While overland flow is redirection from the eastern lot boundary and through the northern neighbouring lot due to the proposed Colorbond fence, the increase inundation is minor and poses no increased hazard.

During major flood events, temporary inundation of lower site areas and access routes may occur; however, the dwelling itself remains located within a comparatively low hazard environment. Subject to implementation of the proposed mitigation measures and appropriate flood resilient construction methods, the proposed residential development is considered to achieve a tolerable level of flood risk over its design life.

Table 8. Tasmanian Planning Scheme summary C12.5.1

C12.5.1 Uses within a flood prone hazard area			
Objectives: That a habitable building can achieve and maintain a tolerable risk from flood			
Performance Criteria			
P1.1		P1.1	
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:		Response from flood report	
(a)	the location of the building;	(a)	Proposed dwelling is located within a moderate flood hazard area ranging from H1 – H2 classification.
(b)	the advice in a flood hazard report;	(b)	Assuming recommendations of this report are implemented, no additional flood protection measures required for the life expectancy of the building.
(c)	any advice from a state authority, regulated entity or a council;	(c)	N/A
P1.2		P1.2	
A flood hazard report also demonstrates that:		Response from flood report	
(a)	any increase in the level of risk from flood does not require any specific hazard reduction or protection measures;	(a)	No increase in level of risk from pre-development scenario, as small levels of inundation are redistributed around the eastern boundary onto northern properties however the impact is minor and poses no significant increase in hazard. The site requires the implementation of a raised and flush Colorbond fence line, as the dwelling is proposed to be elevated on a building pad.
(b)	the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures	(b)	Maximum hazard rating at the proposed development area is H1-H2 in both the pre-development and post-development scenarios which can be considered as having a tolerable risk if recommendations of this report are implemented.

Table 9. Tasmanian Planning Scheme summary C12.6.1

C12.6.1 Building and works within a flood prone area			
Objective: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and, (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.			
Performance Criteria			
P1.1		P1.1	
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:		Response from flood report	
(a)	the type, form, scale and intended duration of the development;	(a)	Proposed residential dwelling.
(b)	whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	(b)	Assuming recommendations of this report are implemented, the proposed raised and flush Colorbond fence line as well as the building pad level are required to achieve the life expectancy of a habitable building.
(c)	any advice from a State authority, regulated entity or a council; and	(c)	N/A
(d)	the advice contained in a flood hazard report.	(d)	Flood report and recommendations provided within.
Performance Criteria			
P1.2		P1.2	
A flood hazard report also demonstrates that the building and works:		Response from Flood Report	
(a)	do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and	(a)	Minor increase flood extents on the northern neighbouring lot, as inundation is redirected around the proposed Colorbond fence, however the impacts are minor and pose no significant increase in flood hazard and risk.
(b)	can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	(b)	Assuming recommendations of this report the proposed site and development can achieve a tolerable risk to the 1% AEP storm event for the life expectancy of the buildings.

5. Conclusion

The flood assessment confirms that the proposed development at 44 Main Street, Kempton can be accommodated within the site without causing a significant adverse impact on flood behaviour. The post development modelling indicates that the primary riverine flow path associated with Glenfern Creek remains generally unchanged, with floodwater continuing to enter from the southern boundary and convey west and northwest toward Main Street.

The proposed elevated building pad provides appropriate flood protection to the dwelling by locating the building above the mapped 1% AEP plus climate change flood level. The proposed Colorbond fence and raised fence arrangement results in minor redistribution of shallow overland flow along the eastern and northern boundaries, however the modelling indicates that these changes do not result in a measurable increase in flood depth, velocity, extent or hazard classification on adjoining land.

The highest flood depths, velocities and hazard conditions remain concentrated along the southern creek corridor, outside the proposed building footprint. The building area is generally located within lower hazard conditions and is separated from the more active flood conveyance corridor.

Subject to the adoption of the recommended finished floor level, appropriate structural design for flood forces, maintenance of the southern flow corridor, and use of flood compatible external works, the proposed development is considered to maintain the existing floodplain function and achieve a tolerable level of flood risk.

6. Recommendations

Based on the flood modelling results and the post development assessment, Flüssig Engineers recommends the following measures be adopted for the proposed development at 44 Main Street, Kempton:

1. The proposed dwelling is to be constructed with a minimum finished floor level above the adopted 1% AEP plus climate change flood level, as specified in this report.
2. The proposed elevated building pad is to be maintained generally in accordance with the assessed post development arrangement, to ensure the dwelling remains outside the active flood conveyance area.
3. The proposed 400mm raised Colorbond fence is to be constructed in accordance with the modelled arrangement, allowing shallow overland flow to pass beneath or around the fence without causing significant obstruction.
4. No additional solid fencing, retaining walls, fill, landscaping mounds, storage areas or other obstructions are to be constructed within the flood affected parts of the site without further flood assessment.
5. The southern Glenfern Creek flow corridor is to remain unobstructed to maintain existing flood conveyance through the site.
6. External works, including the driveway, footpath, landscaping and access areas, should be finished with flood compatible and erosion resistant materials.
7. Finished surface levels around the dwelling, driveway and footpath are to be graded to direct water away from the building and avoid local ponding against the elevated pad.
8. The proposed building, pad, fencing and external structures are to be designed to resist relevant hydrostatic, hydrodynamic and debris loads associated with the adopted flood conditions.
9. Any future changes to the building footprint, fence layout, ground levels, driveway, drainage or structures within the mapped flood extent should be supported by an updated flood impact assessment.

7. Limitations

Flüssig Engineers was engaged to prepare a site specific Flood Hazard Report for the proposed development at 44 Main Street, Kempton. The assessment has been prepared to support the proposed dwelling, building pad, driveway, footpath and fencing arrangement assessed in this report.

The findings are based on the information, survey data, design drawings, terrain model, hydraulic modelling inputs and assumptions available at the time of preparation. If the site layout, building footprint, finished floor level, ground levels, fencing arrangement, driveway, drainage conditions or development extent changes, the flood assessment should be reviewed and updated as required.

This report has been prepared for the specific purpose described herein and must be read in full. It must not be used in part, or relied upon for any other site, development proposal, planning application or design outcome without written approval from Flüssig Engineers.

Flüssig Engineers accepts no responsibility for the accuracy, completeness or suitability of third party information supplied for this assessment. The conclusions and recommendations are subject to the limitations of the available data and the agreed scope of work.

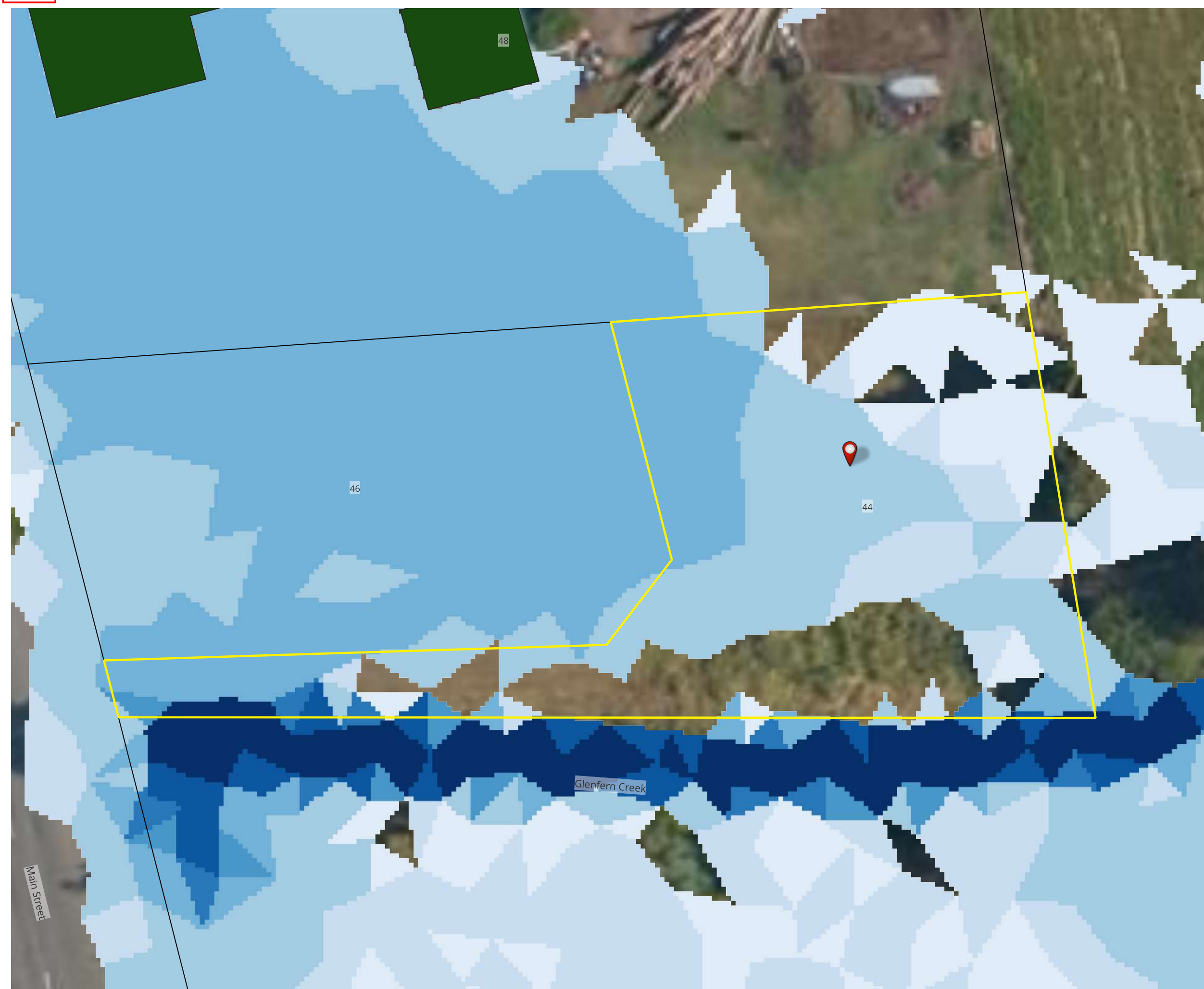
8. References

- Australian Disaster Resilience Guideline 7-3: Technical flood risk management guideline: Flood hazard, 2014, Australian Institute for Disaster Resilience CC BY-NC
- Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2019, Australian Rainfall and Runoff: A Guide to Flood Estimation, Commonwealth of Australia
- Grose, M. R., Barnes-Keoghan, I., Corney, S. P., White, C. J., Holz, G. K., Bennett, J. & Bindoff, N. L. (2010). Climate Futures for Tasmania: General Climate Impacts Technical Report.
- G P Smith, E K Davey & R J Cox (2014). Flood Hazard WRL Technical Report, Water Research Laboratory
- T.A. Remenyi, N. Earl, P.T. Love, D.A. Rollins, R.M.B. Harris, 2020, Climate Change Information for Decision Making –Climate Futures Programme, Discipline of Geography & Spatial Sciences, University of Tasmania.
- Antarctic Climate and Ecosystems CRC (ACE-CRC) 2010, Climate Futures for Tasmania Technical Report Extreme Events December 2010, ISBN 978-1-921197-09-3
- Australian Attorney-General's Department, 2015, National Emergency Risk Assessment Guidelines (NERAG) Handbook 10
- Australian Institute for Disaster Resilience (AIDR), 2002, Australian Disaster Resilience Manual 27- Disaster Loss Assessment Guidelines, CC BY-NC

Appendices

Appendix A: Flood Study Maps

PRE 1% AEP + CC @ 2100



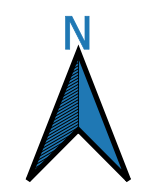
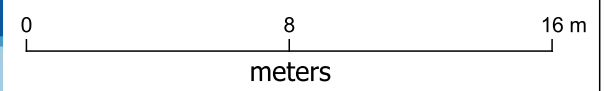
Legend

- 44 Main Street
- Boundary Lines
- Site Area
- Building Areas

PRE 1% AEP + CC @2100

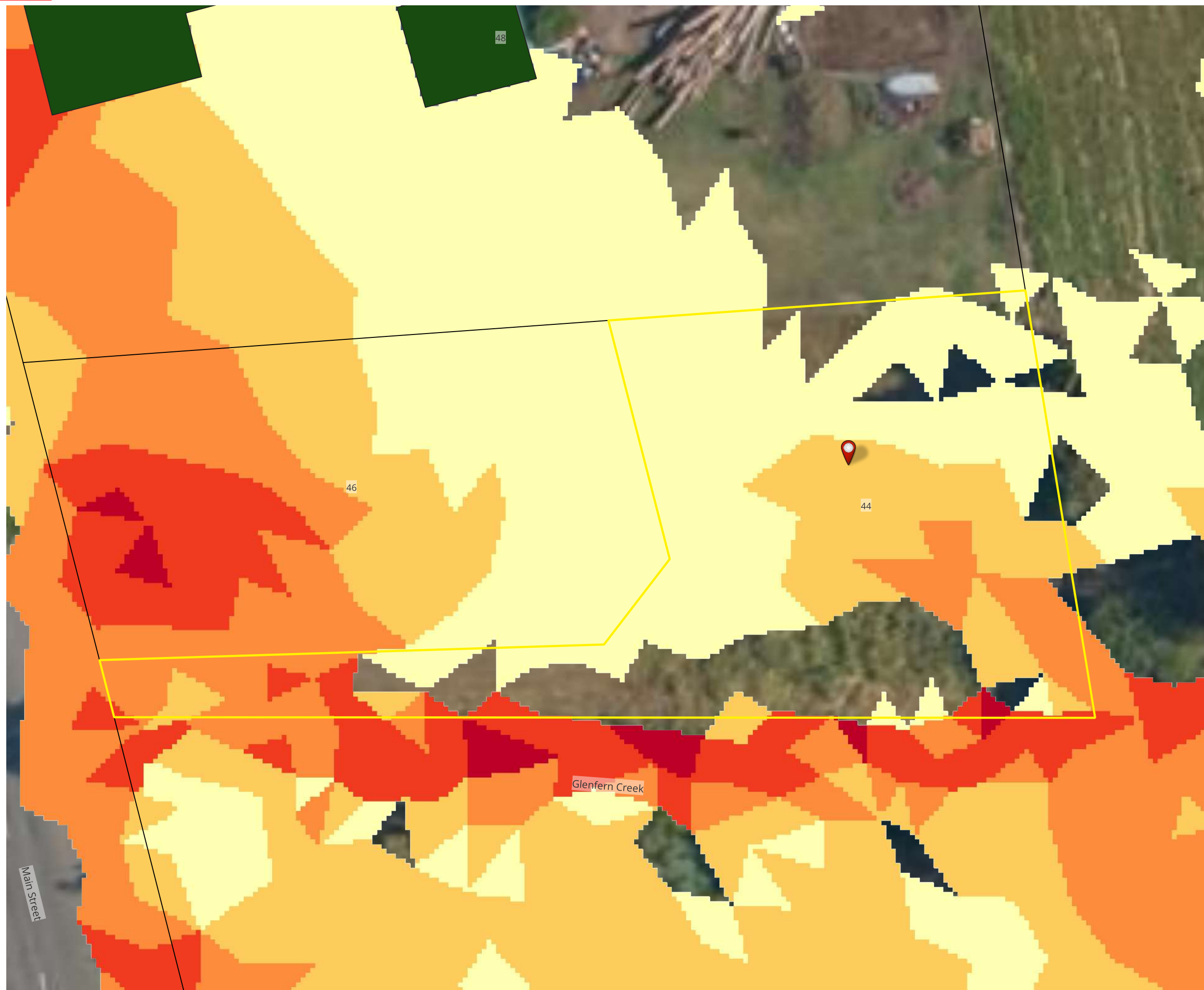
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	0.03 - 0.05
	0.05 - 0.10
	0.10 - 0.30
	0.30 - 0.60
	0.60 - 0.80
	0.80 - 1.00
	1.00 - 1.50
	> 1.50



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Hobart, 7000, TASMANIA

PRE 1% AEP + CC @ 2100



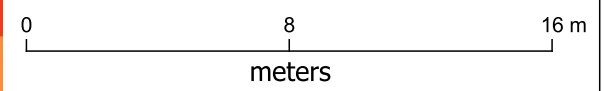
Legend

- 44 Main Street
- Boundary Lines
- Site Area
- Building Areas

PRE 1% AEP + CC @2100

Velocity (m/s)

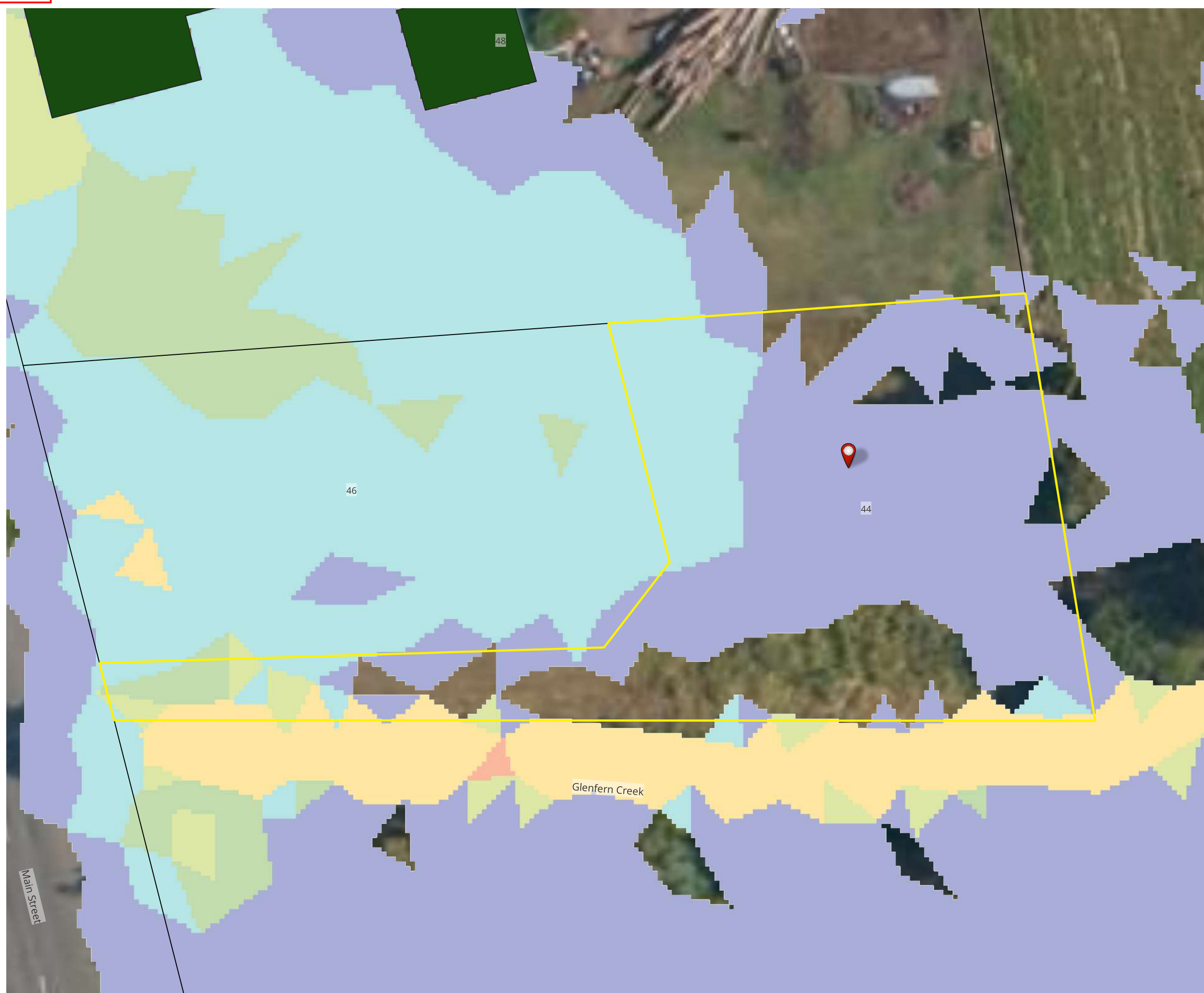
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- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00



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SMC - KEMPTON
RECEIVED
24/6/2026

PRE 1% AEP + CC @ 2100

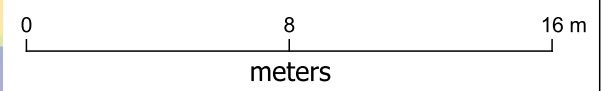


Legend

- 44 Main Street
- Boundary Lines
- Site Area
- Building Areas

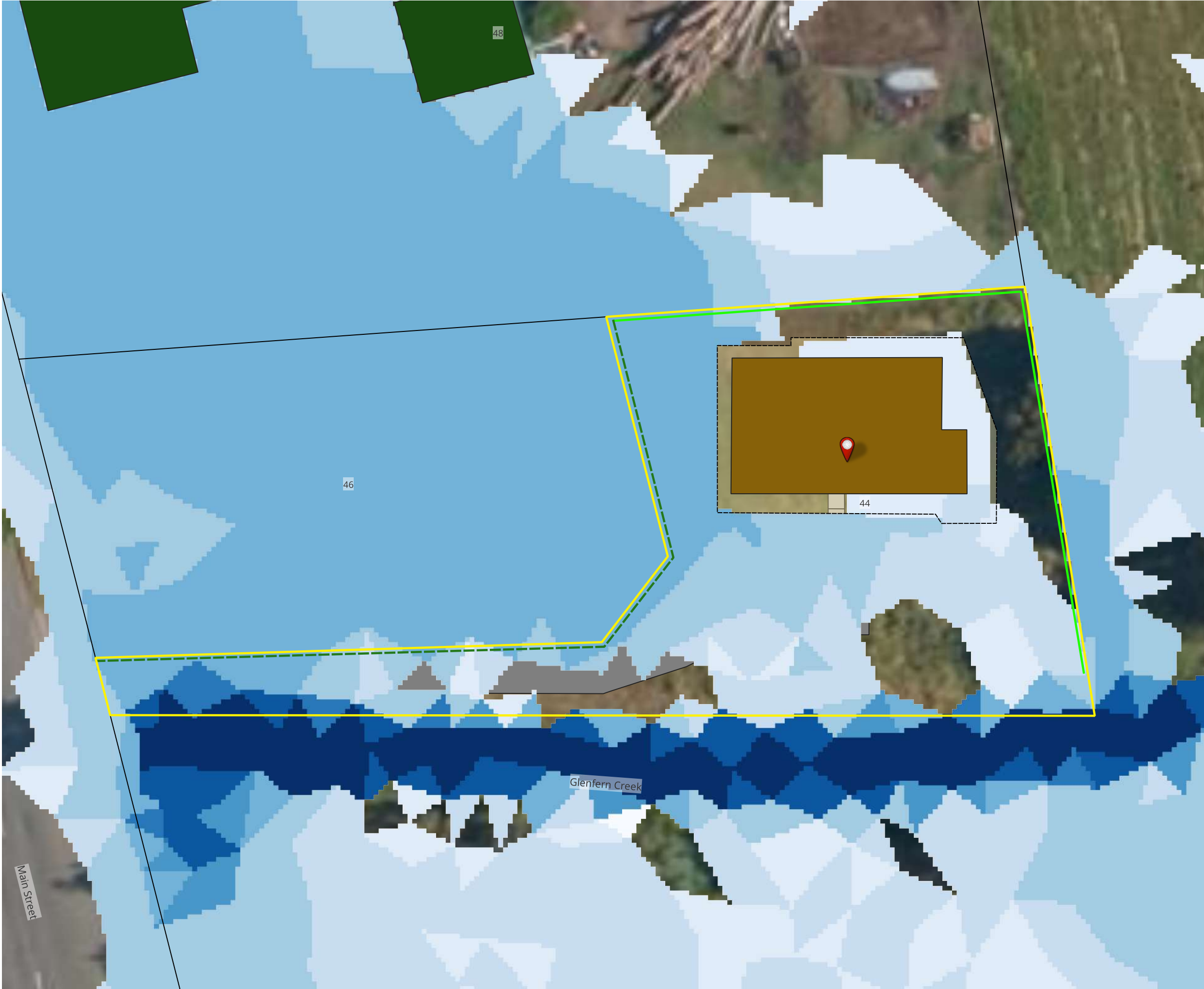
PRE 1% AEP + CC @2100 Hazard

- H1
- H2
- H3
- H4
- H5
- H6



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POST 1% AEP + CC @ 2100



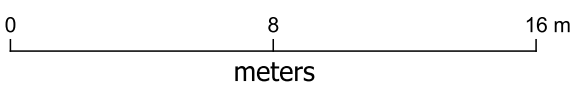
Legend

- 44 Main Street
- Boundary Lines
- Proposed Colorbond Fence
- Proposed Raised Colorbond Fence
- Site Area
- Building Areas
- Proposed Building Area
- Proposed Building Pad
- Proposed Footpath
- Proposed Driveway

POST 1% AEP + CC @2100

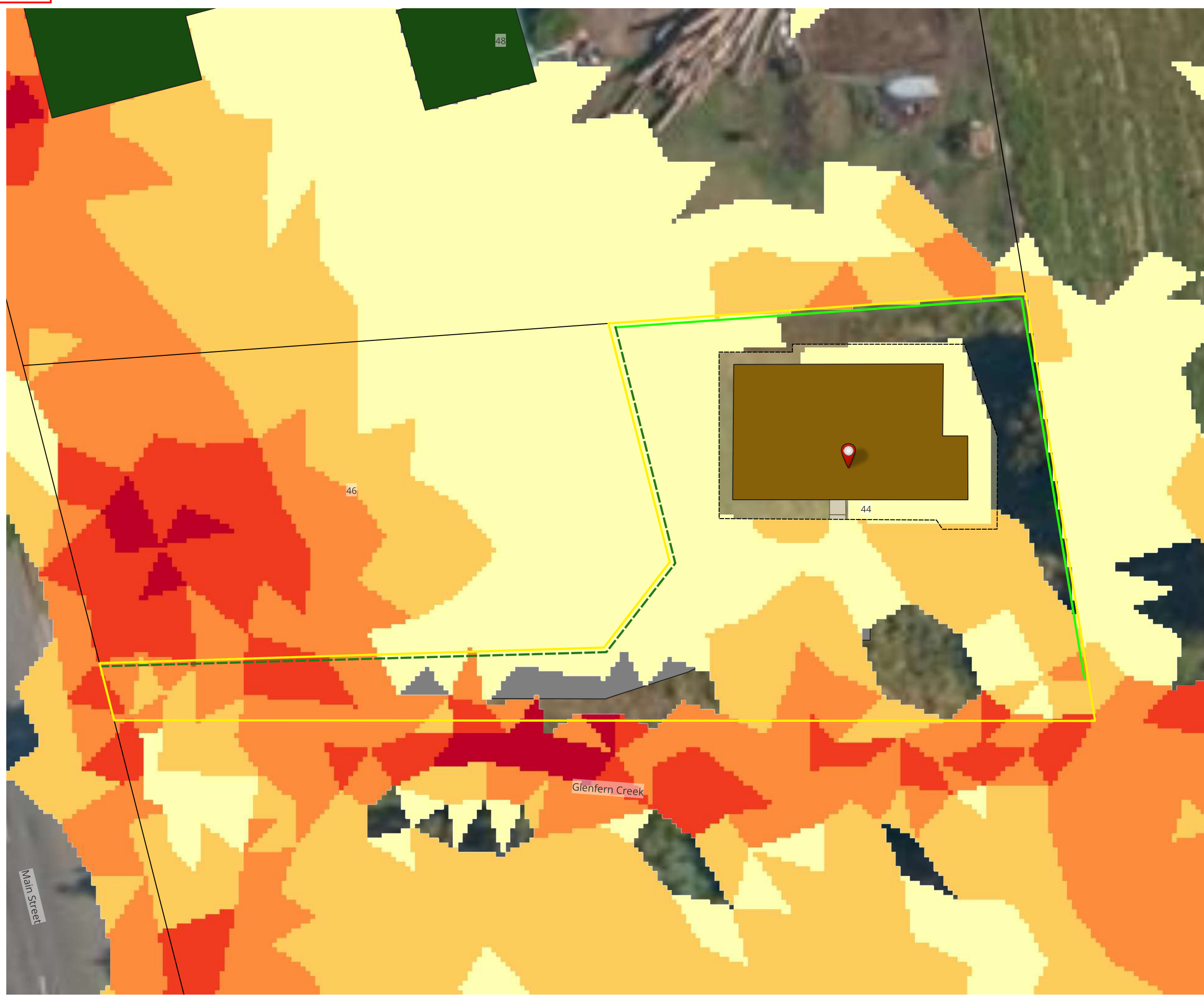
Depth (m)

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POST 1% AEP+ CC @ 2100



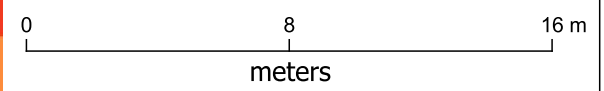
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POST 1% AEP + CC @2100

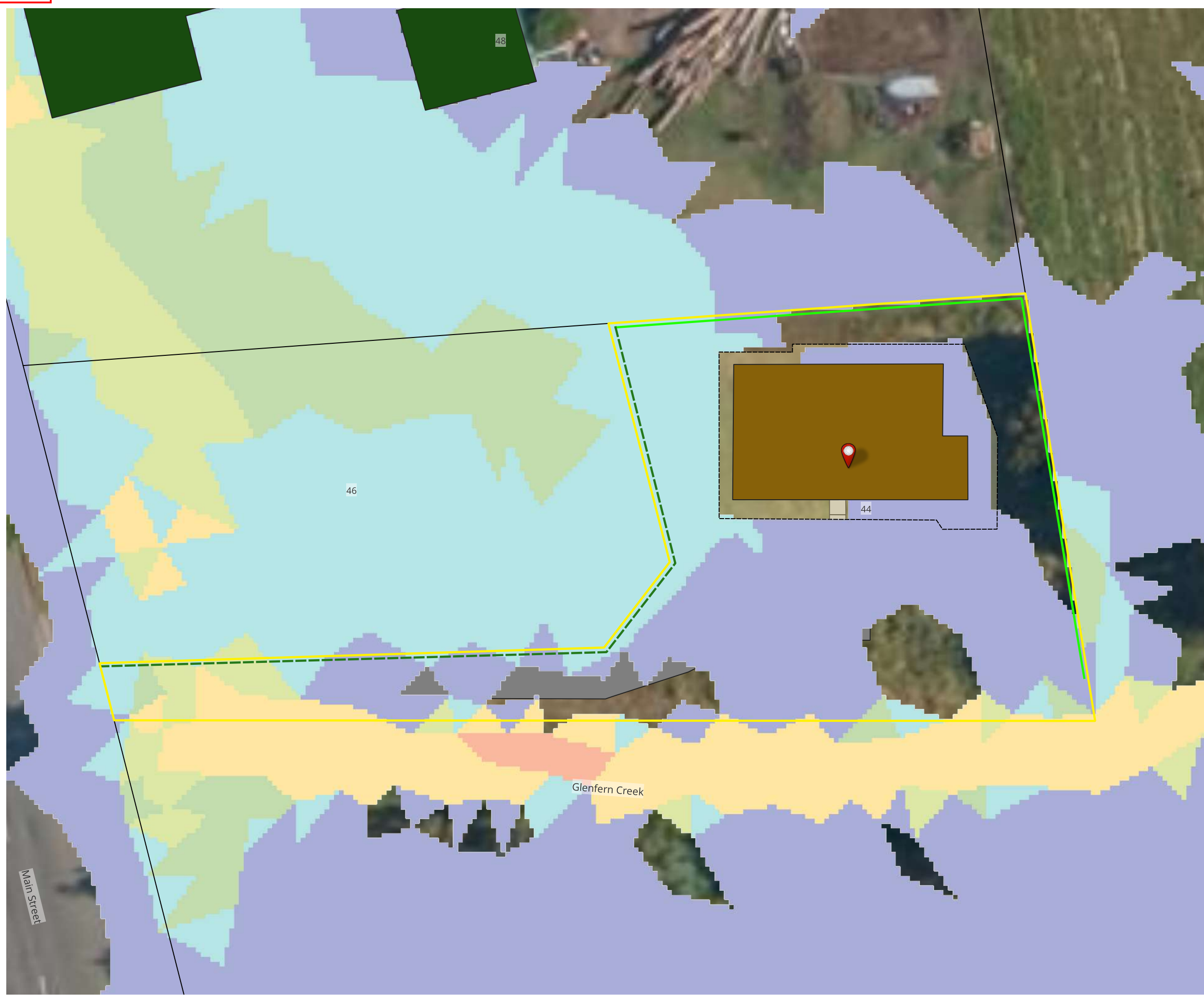
Velocity (m/s)

- <= 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00



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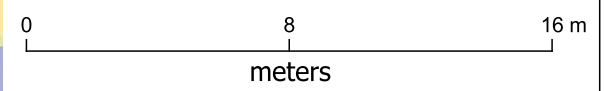


Legend

- 44 Main Street
- Boundary Lines
- Proposed Colorbond Fence
- Proposed Raised Colorbond Fence
- Site Area
- Building Areas
- Proposed Building Area
- Proposed Building Pad
- Proposed Footpath
- Proposed Driveway

POST 1% AEP + CC @2100 Hazard

- H1
- H2
- H3
- H4
- H5
- H6



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Capability and Expertise

Flood, stormwater, coastal and water engineering specialists

<ul style="list-style-type: none">● Flood modelling 2D hydraulic modelling and flood hazard assessment	<ul style="list-style-type: none">● Stormwater Drainage strategy, detention and overland flow design
<ul style="list-style-type: none">● Coastal inundation Sea level rise, storm tide and coastal hazard response	<ul style="list-style-type: none">● Dam breach assessment Dam safety, breach modelling and consequence mapping
<ul style="list-style-type: none">● Water quality WSUD, treatment trains and MUSIC assessment	<ul style="list-style-type: none">● Engineering Feasibility Feasibility assessments and practical advice to support planning, approvals and early project decisions.

Trusted specialists in water engineering, flood modelling and resilient infrastructure

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Tasmanian Gas Pipeline Pty Ltd
ACN 083 052 019
C/O- Palisade Integrated Management Services
Level 37, 360 Elizabeth Street
Melbourne VIC 3000
PO Box 203
Collins Street West VIC 8007
Telephone +61 3 9044 1123

28 April 2026

Bernadette Conde
Southern Midlands Council
PO Box 21, Oatlands, TAS 7120
P: 03 6254 5050

Dear Sir/Madam,

REF: DA 2600045 44 Main St Kempton

In reference to the above application, we have completed our evaluation of possible effects on the Tasmanian Gas Pipeline (TGP).

In accordance with the *Gas Industry Act (2019)* section 51(1b), Tasmanian Gas Pipeline Pty Ltd (TGPPL) has reviewed and has no objection with the above application.

We note that this application is for the construction of a new dwelling at the above address, and no activities are proposed within the gas pipeline easement, or over the pipeline.

Please be aware that any activity within the gas pipeline easement or over the pipeline requires contact through Before you Dig Australia (Formerly Dial before you Dig 1100). A field technician shall reply within two working days from the enquiry on issues relating to site activities

If you have any further queries, please do not hesitate to contact the undersigned on 1300 241 820 or via email on enquiries@tasmaniangaspipeline.com.au

Yours sincerely,

Theresa Qin
Tasmanian Gas Pipeline

SEARCH OF TORRENS TITLE

VOLUME 161424	FOLIO 2
EDITION 2	DATE OF ISSUE 17-Mar-2021

SEARCH DATE : 13-Apr-2026

SEARCH TIME : 10.49 am

DESCRIPTION OF LAND

Town of KEMPTON

Lot 2 on Sealed Plan [161424](#)

Derivation : Part of 76 Acres Gtd. to Joseph Johnson

Prior CT [116929/1](#)

SCHEDULE 1

[M872023](#) TRANSFER to EMILY MAY CLARIDGE Registered
17-Mar-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP161424](#) EASEMENTS in Schedule of Easements

[SP161424](#) COVENANTS in Schedule of Easements

[SP161424](#) FENCING COVENANT in Schedule of Easements

[E249989](#) MORTGAGE to Commonwealth Bank of Australia

Registered 17-Mar-2021 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 16 14 24

PAGE 1 OF 1 PAGES

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.

The owner of each lot on the plan covenants with the Vendors, Wayne Edward Smith & Joy Elizabeth Smith and the Southern Midlands Council to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit shall be annexed to the said

COVENANTS

~~The owners of the Lots on the Plan hereby covenant with the Southern Midlands Council not to construct any buildings on the said Lot the design of which does not respect the historic character of the Town of Kempton, as specified in the Southern Midlands Planning Scheme Heritage Precinct Special Area provisions and associated Design Guidelines.~~

In particular the owners of the Lots on the Plan hereby covenant with the Southern Midlands Council not to construct any buildings on the said Lot without complying with the following stipulations:-

- (i) Ensuring the design and external appearance of new buildings or additions and adaptations to existing buildings respects and maintains the historic character and heritage values of the town.
- (ii) Ensuring that new buildings do not visually dominate neighbouring 19th century buildings.
- (iii) Maintaining the visual amenity of the historic buildings when viewed from the Midland Highway or from street within settlements.
- (iv) Only constructing fences along street boundaries of properties that comply with the following; height between 900 and 1000mm with a maximum of 1200mm for posts; Vertically articulated, (such as dowel & rail, picket or palisade fences), and should not be horizontally articulated, (such as with post and rail fences); and "Transparent" or "open" appearance, that is, the distance between dowels or pickets, etc, should be such that the fence does not appear solid.

FENCING COVENANT

The owners of the lots on the Plan hereby covenant with the Vendors that the Vendors Wayne Edward Smith & Joy Elizabeth Smith will not be required to fence.

Signed by the said
 Wayne Edward SMITH
 In the presence of

Signed by the said
 Joy Elizabeth SMITH
 In the presence of

A.T. Benson
 Council Delegate

J. Smith
A.T. Benson
 Council Delegate

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: WE Smith & JE Smith	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL
FOLIO REF: VOL 116927 FOL 1 & VOL 116927 FOL 1	DATE: 16-02-11
SOLICITOR & REFERENCE: Robert Badenach	5404891 REF NO. SA 2009/3008
	<i>A.T. Benson</i> Council Delegate

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



WILSON
HOMES

Direction to submit a Development Application

This document confirms the direction from Emily Claridge owner/s of 44 Main Street, Kempton to Wilson Homes Tasmania Pty Limited to act as their agent within the meaning of the *Land Use Planning and Approvals Act 1993* (Tasmania) and Building Act 2016.

Emclaridge
.....
Signature

.....
Signature

14/04/26
.....
Date of 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.

Emclaridge
.....
Signature

.....
Signature

14/04/26
.....
Date of signature

.....
Date of signature

LOVE
BEING
home

1300 595 050
wilsonhomes.com.au

Southern Head Office 250 Murray Street, Hobart Tasmania
Northern Head Office Level 1, 78-96 Wellington Street, Launceston Tasmania