



Public Notice Details

Application Details

Application No	DA2600078
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Property Details

Property Location	8 Cockatoo Place Campania
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	17/7/26
Advertising Closing Period	31/7/26

If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.

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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DA
RECEIVED
24/6/2026
SHEET INDEX

TASMANIAN PLANNING SCHEME

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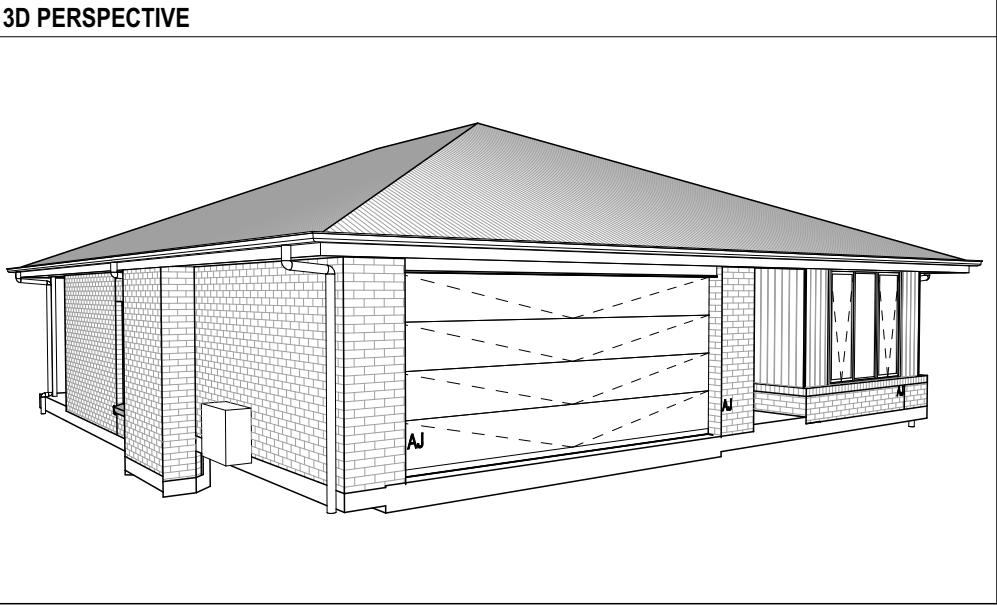
TOTAL FLOOR AREAS	
MAIN DWELLING, GROUND FLOOR	
ALFRESCO	10.34
GARAGE	39.73
LIVING	124.61
PORCH	1.89
	176.57 m²

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

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

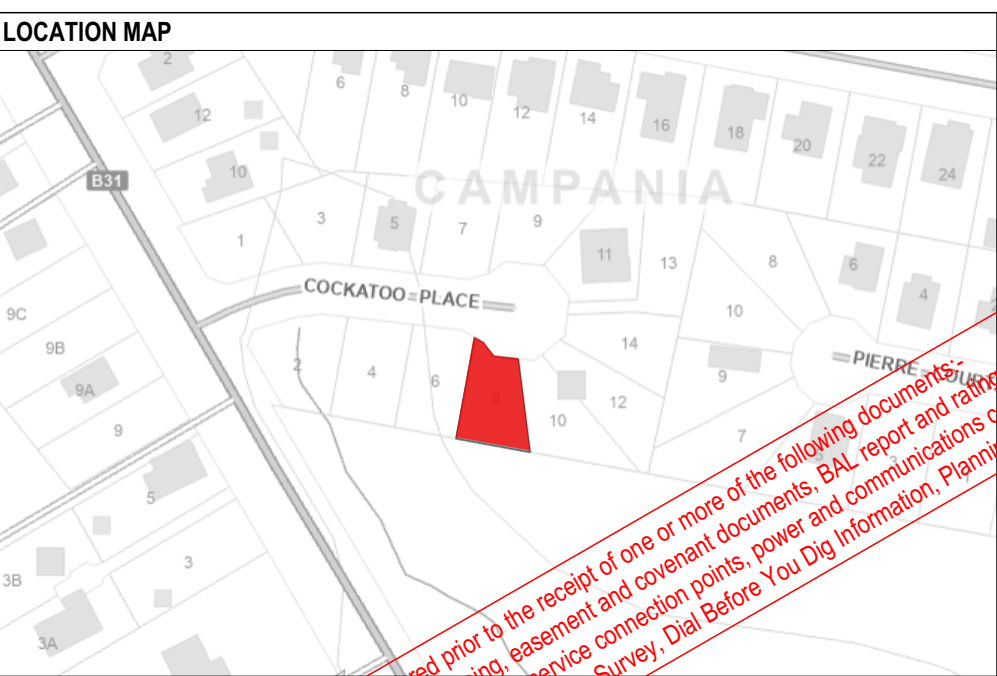
SITE SPECIFIC CONTROLS	
CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-29
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
DESIGN WIND SPEED	0.00 m/s (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	H1
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	YES
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	21.30km
ZONING	VILLAGE

BUILDING CONTROLS & COMPLIANCE		
CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	3,100mm
SIDE A	MIN. 3,000mm	1,500mm
SIDE B	MIN. 3,000mm	2,016mm
REAR	MIN. 3,000mm	7,025mm
BULK & SCALE		
SITE AREA	482m²	
SITE COVERAGE	MAX. 50%	36.63%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	646mm
FILL DEPTH	MAX. 800mm	757mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES



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.



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) 2455mm	
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION	
ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE)
WALL WRAP	WALL WRAP TO ENTIRE HOUSE
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 DEKTITE 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.

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

SIGNATURE: _____

DATE: _____

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

PRELIMINARY PLAN SET

5	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2026.06.11	TDO	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

© 2026 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

NOW by Wilson Homes	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.		
	NOW BY WILSON HOMES	1	CONSOLIDATE PROPOSAL 1	HMI	06/05/2026	DAYNE MICHAEL ROBERT LANDON & CAROLINE MARY MASSEY			LOGAN 18		H-WNNWLOG10SA			
	COPYRIGHT:	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	21/05/2026	ADDRESS:			FACADE DESIGN:		FACADE CODE:			
	© 2026	3	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	27/05/2026	8 COCKATOO PL, CAMPANIA TAS 7026			OAKWOOD		F-WNNWLOG100KWDA			
		4	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	01/06/2026	LOT / SECTION / CT:		COUNCIL:	SHEET TITLE:		SHEET No.:		SCALES:	
		5	PRELIM PLANS - INITIAL ISSUE	TDO	11/06/2026	11 / - / 185996		SOUTHERN MIDLANDS		COVER SHEET		1 / 23		714793

Template Version: 24.042

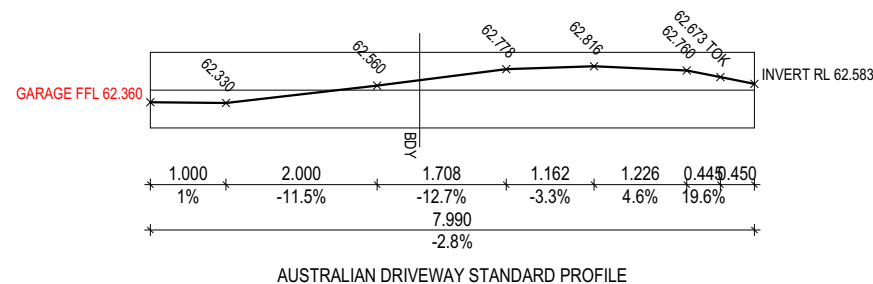
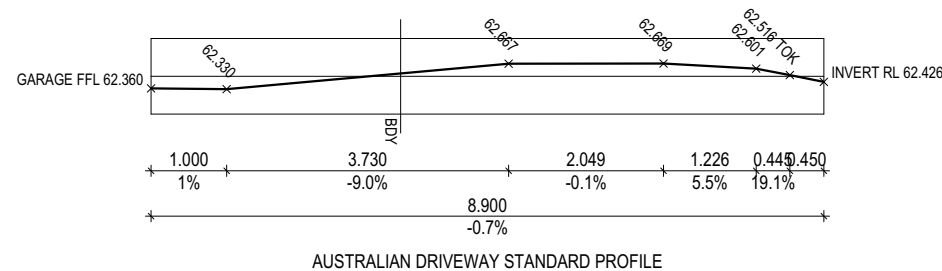
LOT SIZE:	482m ²
HOUSE (COVERED AREA):	176.57m ²
SITE COVERAGE:	36.63%

1

RETAINING WALL DETAILS

DESCRIPTION	HEIGHT (mm)	SURFACE AREA (m²)
	800	2.49
	800	0.38
	800	0.76
	600	1.08
	600	1.58
	600	0.28
	600	1.04
	600	1.63
	400	0.30
	400	0.13
	400	1.18
	400	0.86
	400	0.48
	400	0.82
	200	0.29
		13.30 m²

DEB DETAILS	
HEIGHT (mm)	SURFACE AREA (m²)
514	2.79
	2.79 m²



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	4	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 01/06/2026	LOT / SECTION / CT:	COUNCIL:	SHEET No.:	SCALES:		
	5	PRELIM PLANS - INITIAL ISSUE	TDO 11/06/2026	11 / - / 185996	SOUTHERN MIDLANDS	SITE PLAN	2 / 23	1:200, 1:100	714793

Last Published: Thursday, June 11, 2026 6:12 AM

File Location: D:\OB\Wilson Homes Job\714793 - Langdon\MTek Issued\714793 - Landon & Massey (AC24) - Prelim - 2026.06.11.pln

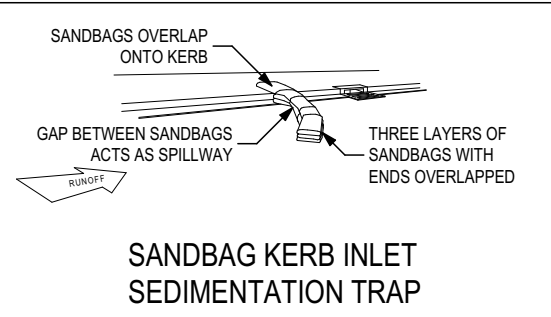
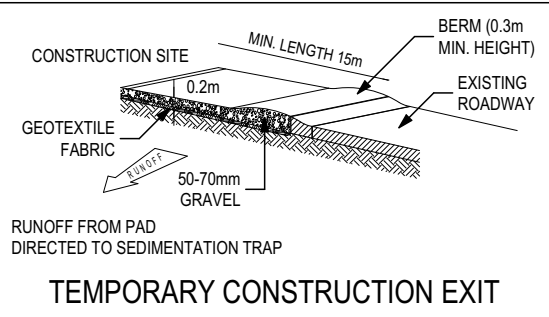
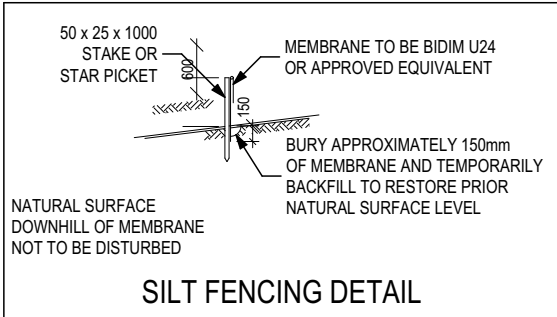
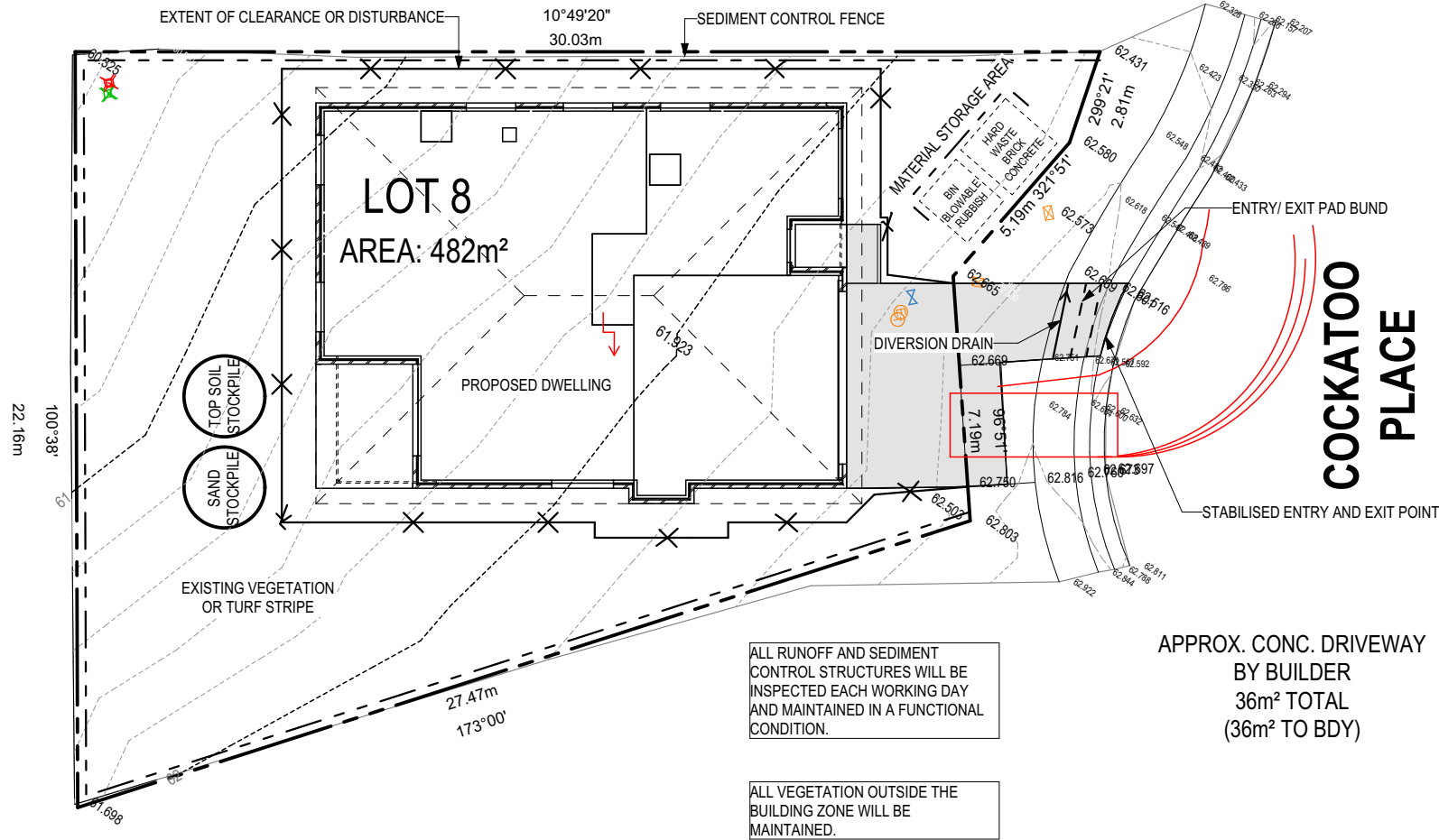
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ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

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

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



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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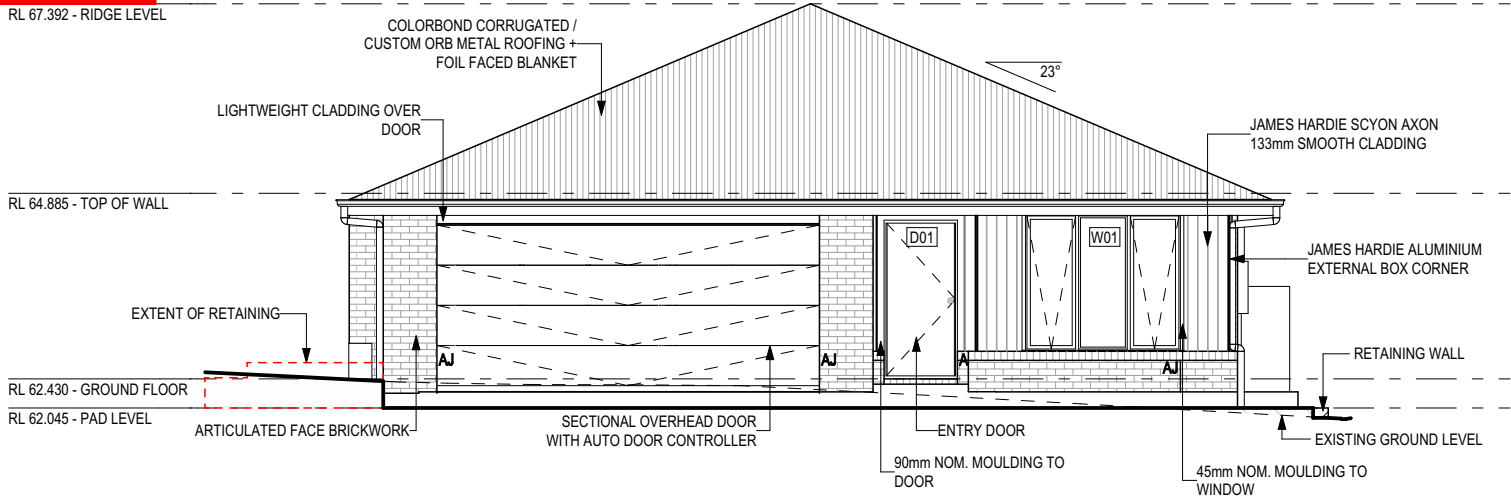
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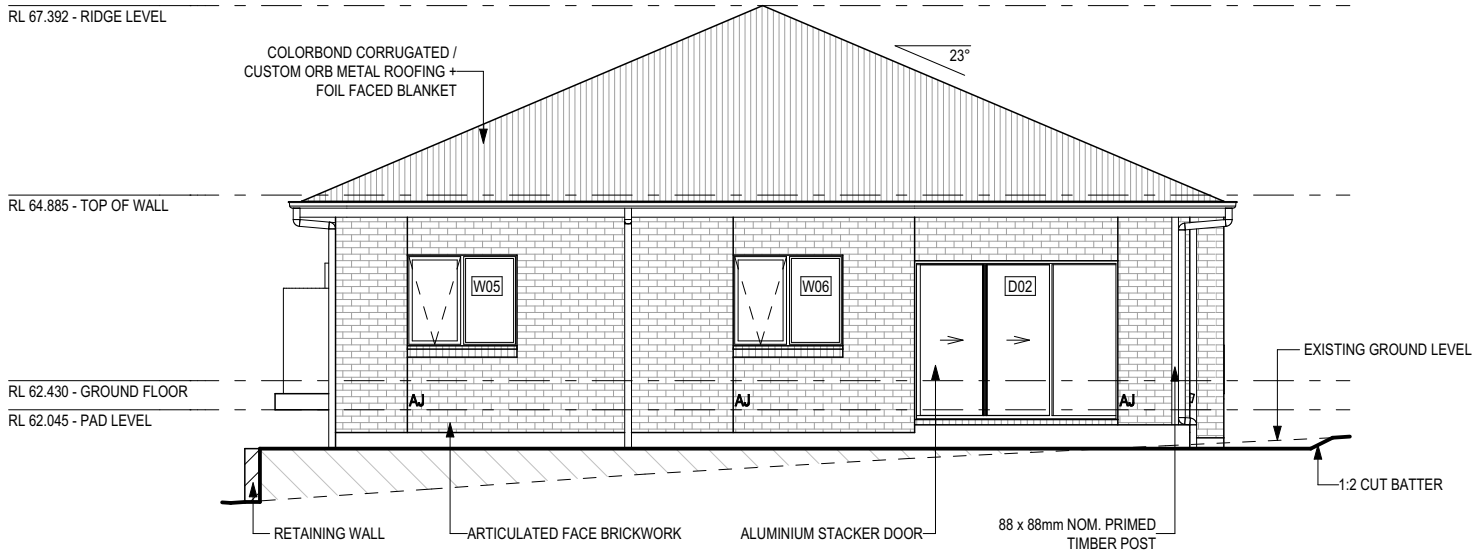
BAL-29 BUSHFIRE REQUIREMENTS

SEE SHEET 1 (COVER SHEET) FOR DETAILS

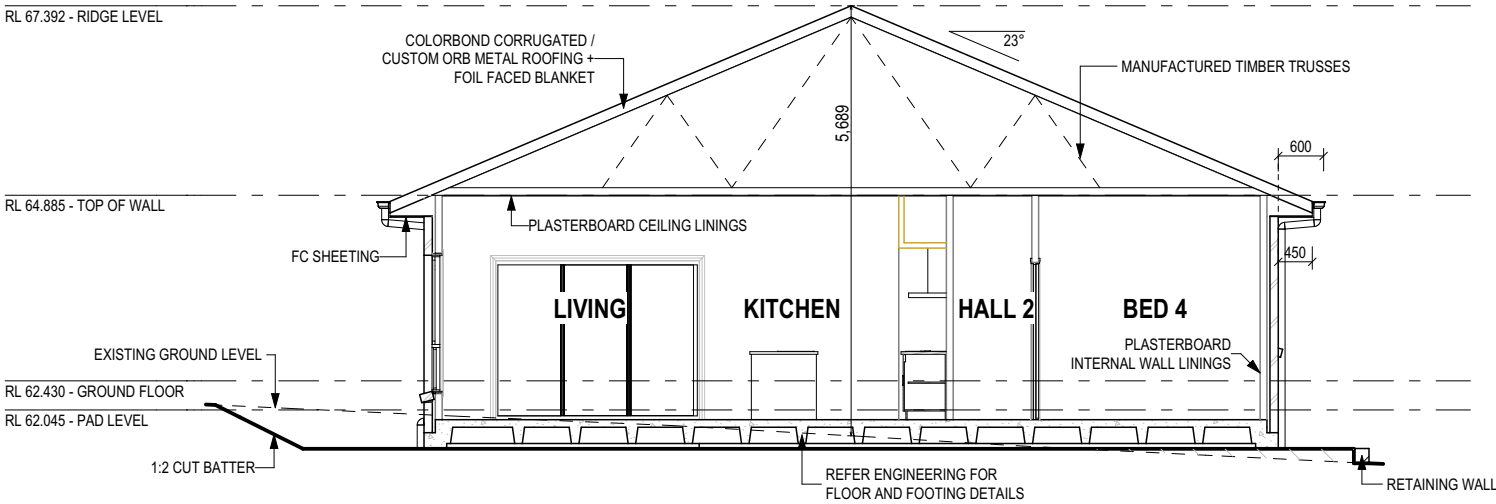
24/6/2026



NORTH ELEVATION
SCALE: 1:100

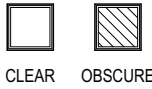


SOUTH ELEVATION
SCALE: 1:100

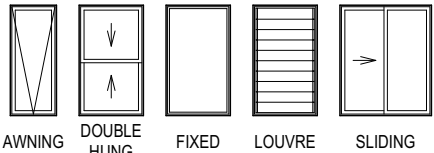


SECTION A-A
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

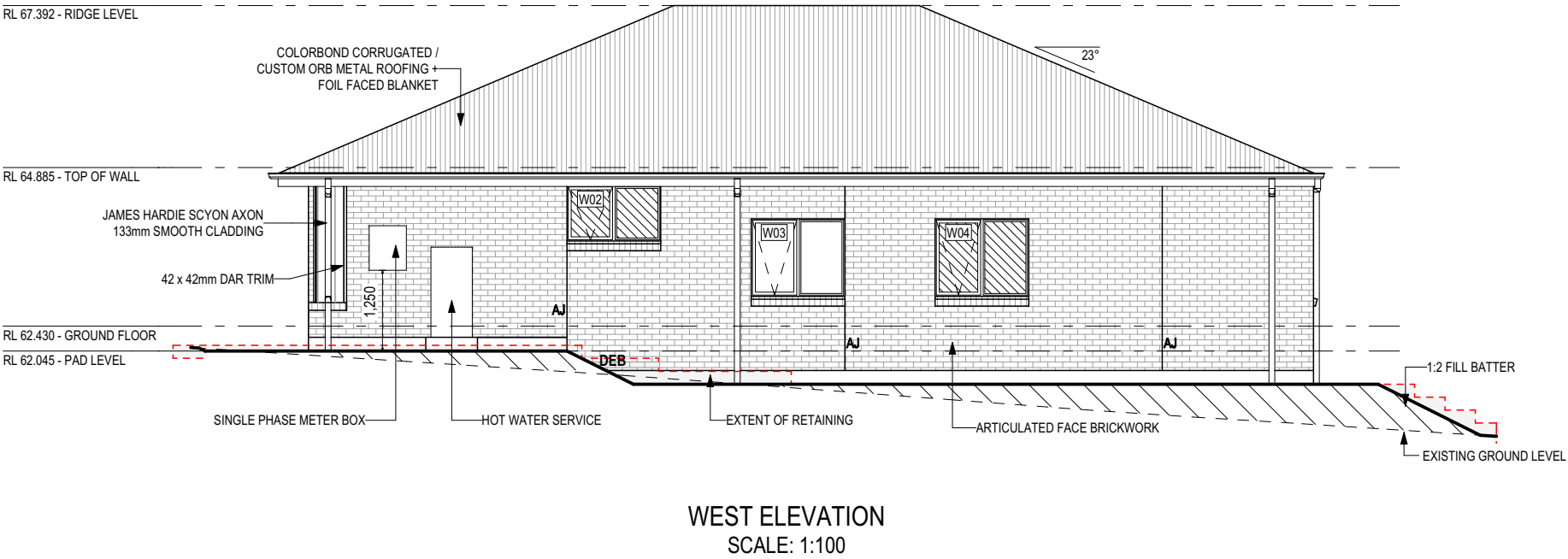
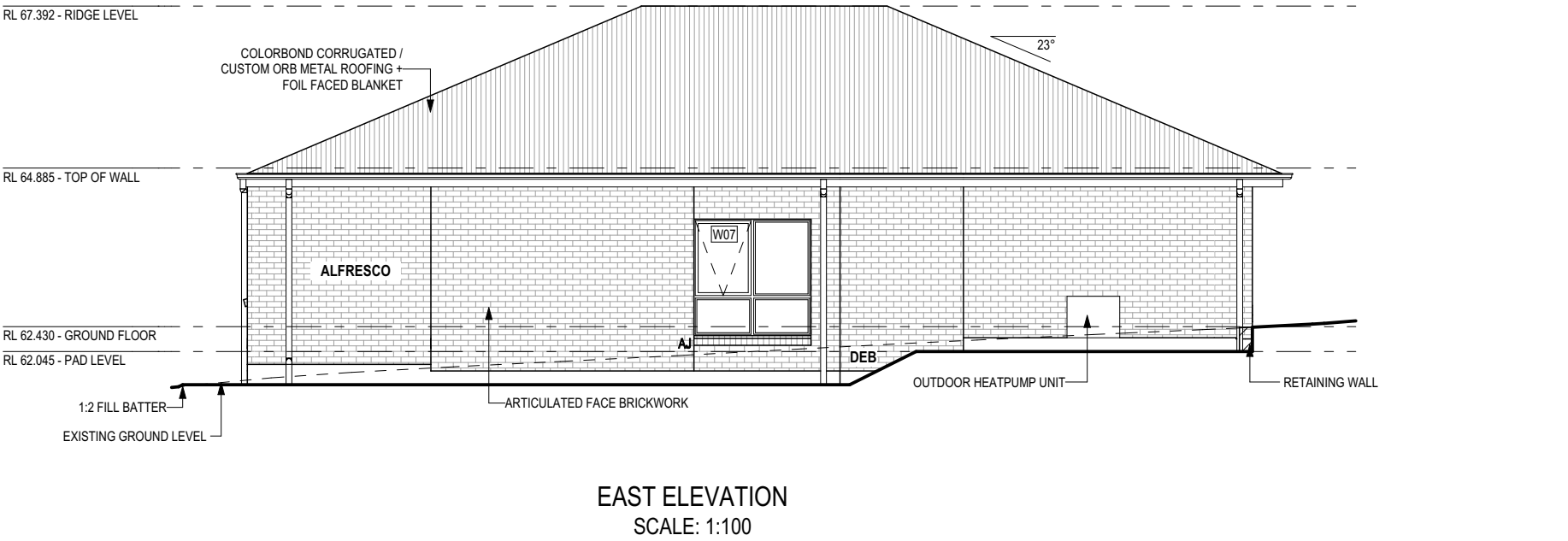
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

SH = SNAP HEADER SILL

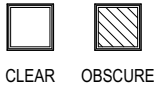
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

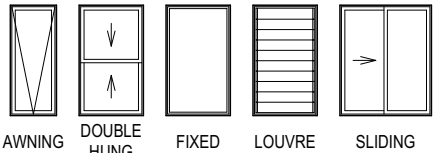
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING **W-BRIC-001**

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

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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	NOW BY WILSON HOMES	1	CONSOLIDATE PROPOSAL 1	HMI	06/05/2026	DAYNE MICHAEL ROBERT LANDON & CAROLINE MARY MASSEY		LOGAN 18		H-WNWLOG10SA		
	COPYRIGHT:	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	21/05/2026	ADDRESS: 8 COCKATOO PL, CAMPANIA TAS 7026		FACADE DESIGN: OAKWOOD		FACADE CODE: F-WNWLOG100KWDA		
	© 2026	3	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	27/05/2026							
		4	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	01/06/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
		5	PRELIM PLANS - INITIAL ISSUE	TDO	11/06/2026	11 / - / 185996	SOUTHERN MIDLANDS	ELEVATIONS	6 / 23	1:100	714793	

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EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE																
	ID	CODE¹	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 INFORMATION²	
WINDOW																
GROUND FLOOR	W01	AFA1821	AWNING	BED 1	1,800	2,050	7,700	3.69	ALUMINIUM	BAL-29	NONE	N	2.92	CLEAR, DOUBLE GLAZED	MP 683-683	
GROUND FLOOR	W02	AF0915	AWNING	ENS	857	1,450	4,614	1.24	ALUMINIUM	BAL-29	ANGLED	W	0.95	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725	
GROUND FLOOR	W03	AF1215	AWNING	BED 4	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-29	ANGLED	W	1.38	CLEAR, DOUBLE GLAZED	MP 725	
GROUND FLOOR	W04	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-29	ANGLED	W	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725	
GROUND FLOOR	W05	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-29	ANGLED	S	1.38	CLEAR, DOUBLE GLAZED	MP 725	
GROUND FLOOR	W06	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-29	ANGLED	S	1.38	CLEAR, DOUBLE GLAZED	MP 725	
GROUND FLOOR	W07	AF/FF1818	AWNING	LIVING	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-29	ANGLED	E	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905	
							40,734 mm	15.15					12.03			
DOOR																
GROUND FLOOR	D01	HD2110L	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	BAL-29	SNAP HEADER	N	1.41	N/A		
GROUND FLOOR	D02	SSF2127	STACKER	LIVING	2,100	2,688	9,576	5.64	ALUMINIUM	BAL-29	SNAP HEADER	S	4.96	CLEAR, DOUBLE GLAZED, TOUGHENED		
							15,716 mm	7.68					6.36			
							56,450 mm	22.83					18.39			

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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

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

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

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)
-----	------	--------	-------	-----------

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INTERIOR WINDOW & DOOR SCHEDULE

	STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR								
	GROUND FLOOR	3	2 x SLIDING	SLIDING	2,295	1,500	N/A	
	GROUND FLOOR	1	2 x SLIDING	SLIDING	2,295	2,050	N/A	
	GROUND FLOOR	1	620	SWINGING	2,040	620	N/A	
	GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
	GROUND FLOOR	5	870	SWINGING	2,040	870	N/A	
	GROUND FLOOR	2	870 UC	SWINGING	2,040	870	N/A	20mm UNDERCUT, LIFT-OFF HINGES

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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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	35.90 m²	D02, W07	3.59 m²	7.61 m²	1.80 m²	4.51 m²
BED 1	10.32 m²	W01	1.03 m²	2.92 m²	0.52 m²	1.13 m²
BED 2	8.88 m²	W06	0.89 m²	1.38 m²	0.44 m²	0.80 m²
BED 3	8.84 m²	W05	0.88 m²	1.38 m²	0.44 m²	0.80 m²
BED 4	10.26 m²	W03	1.03 m²	1.38 m²	0.51 m²	0.80 m²

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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CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

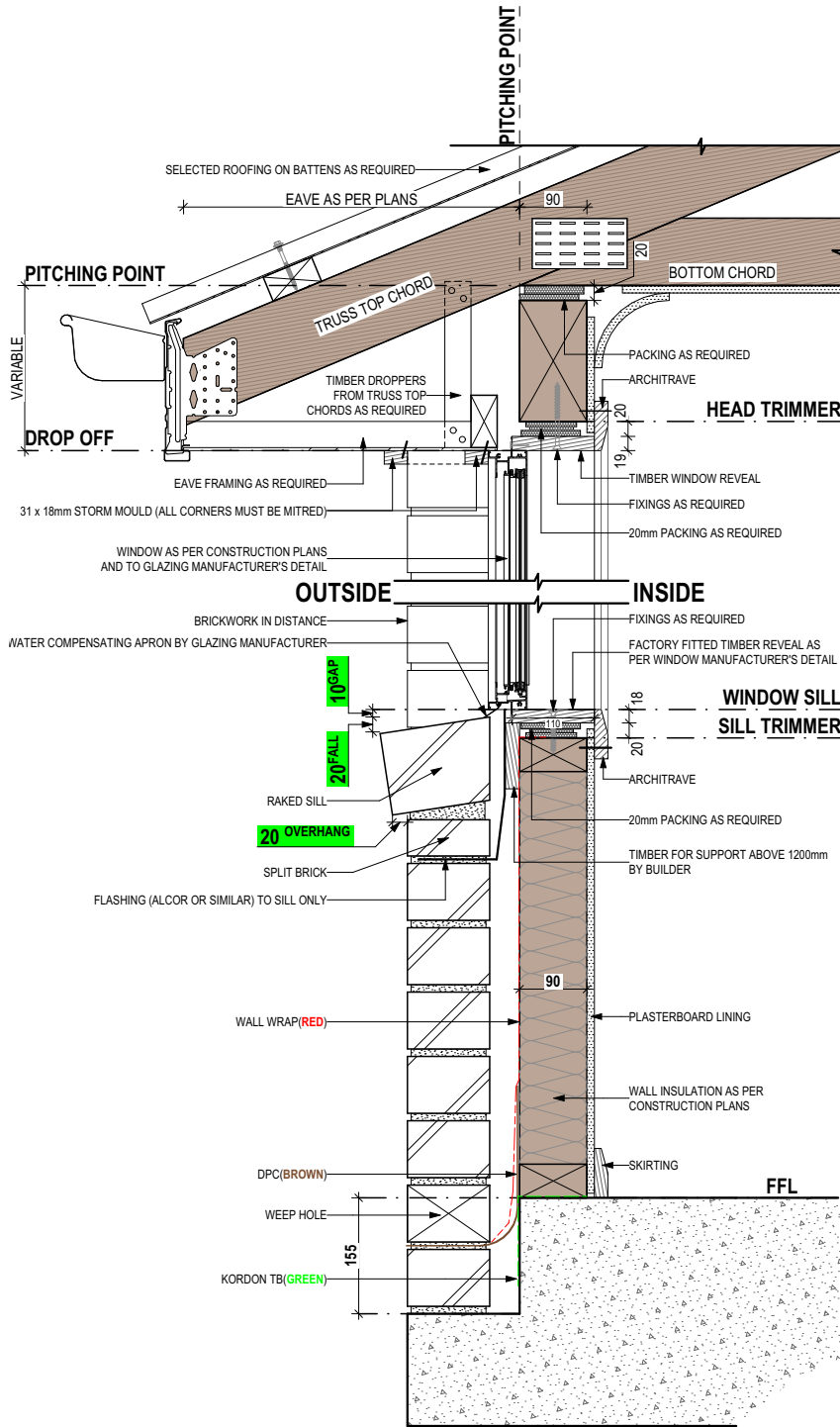
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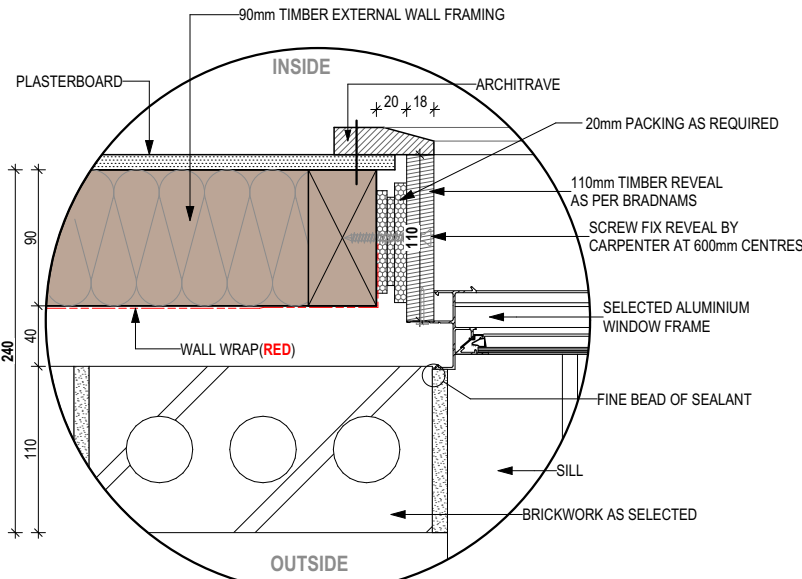
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SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

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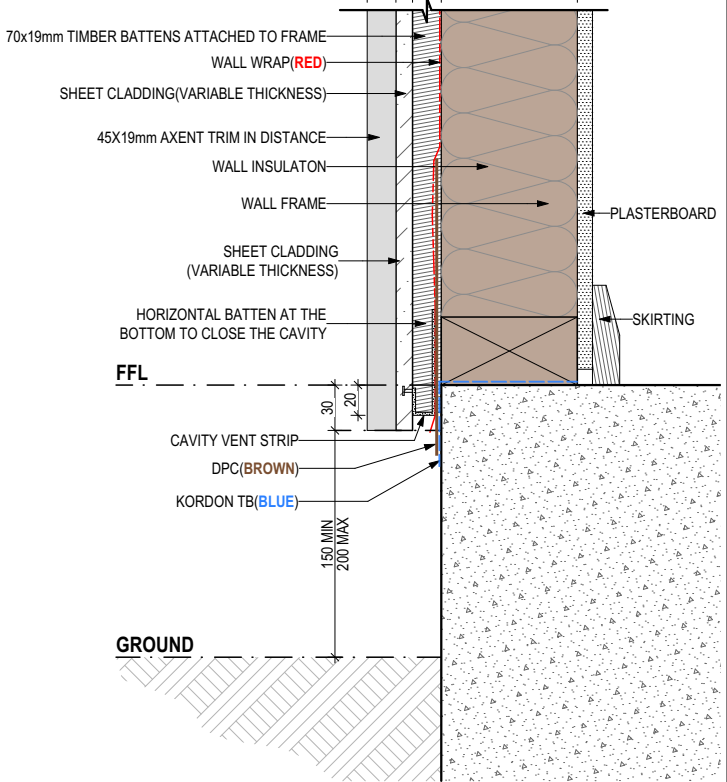
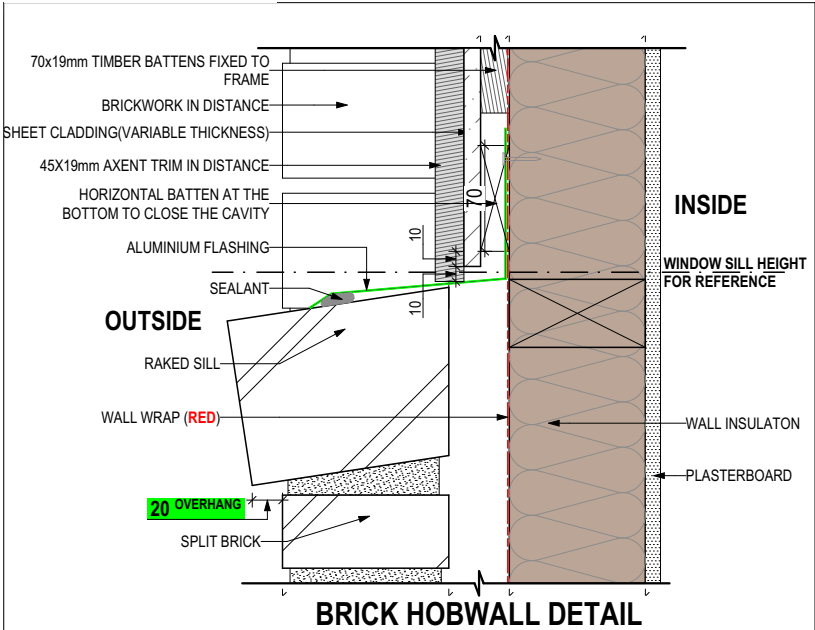
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	4	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	01/06/2026						
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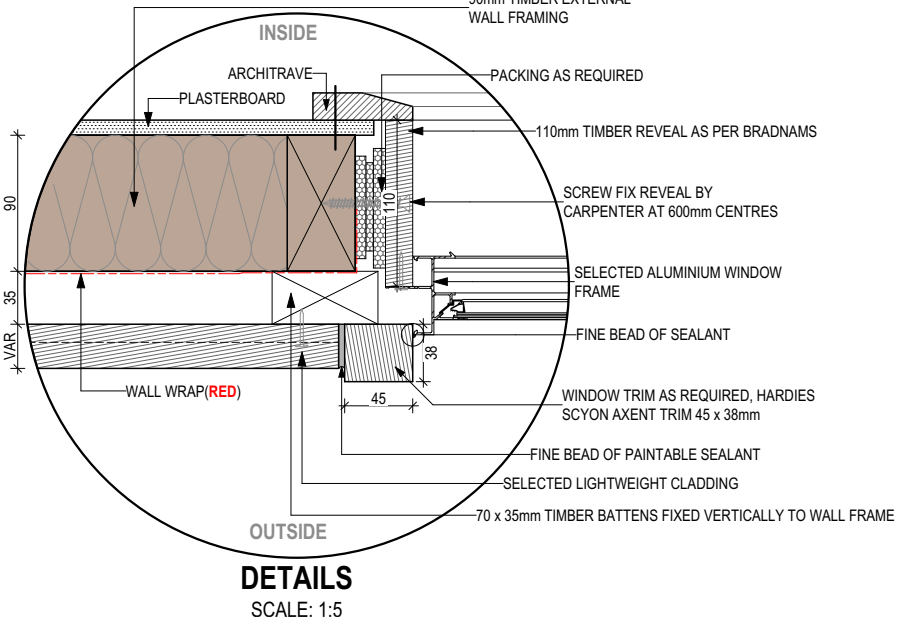
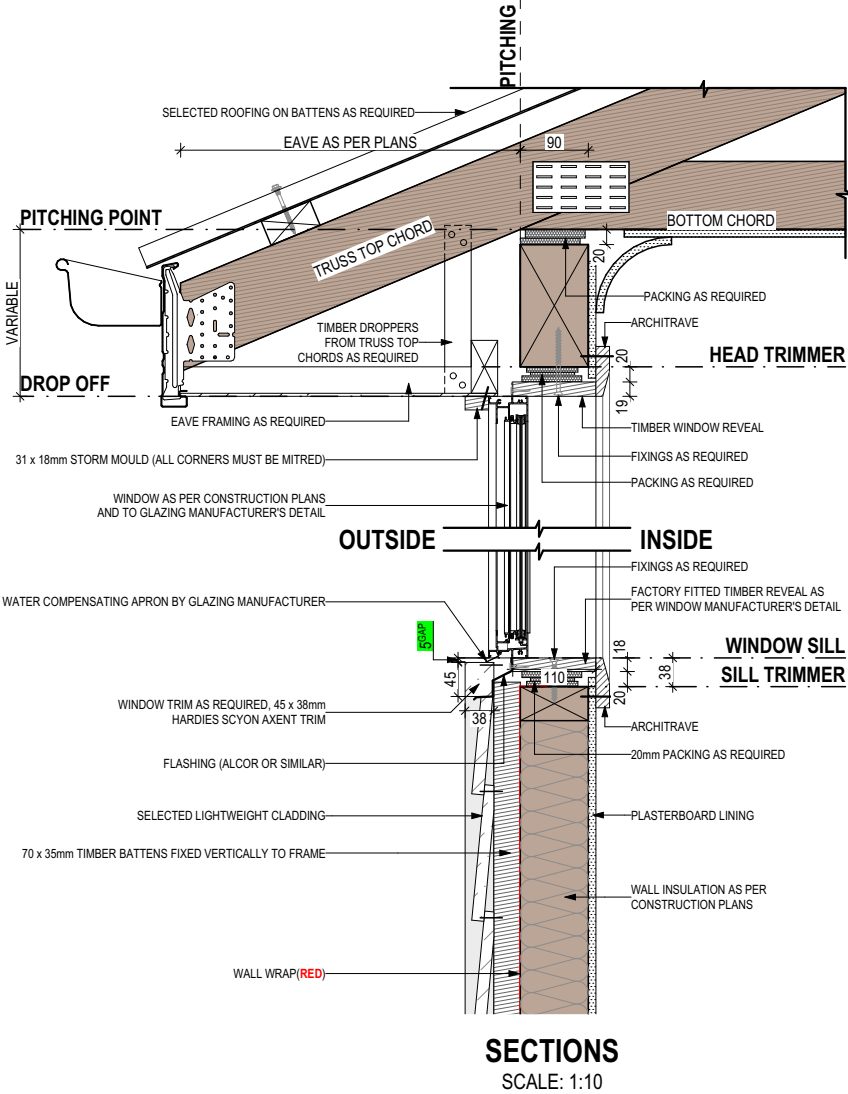
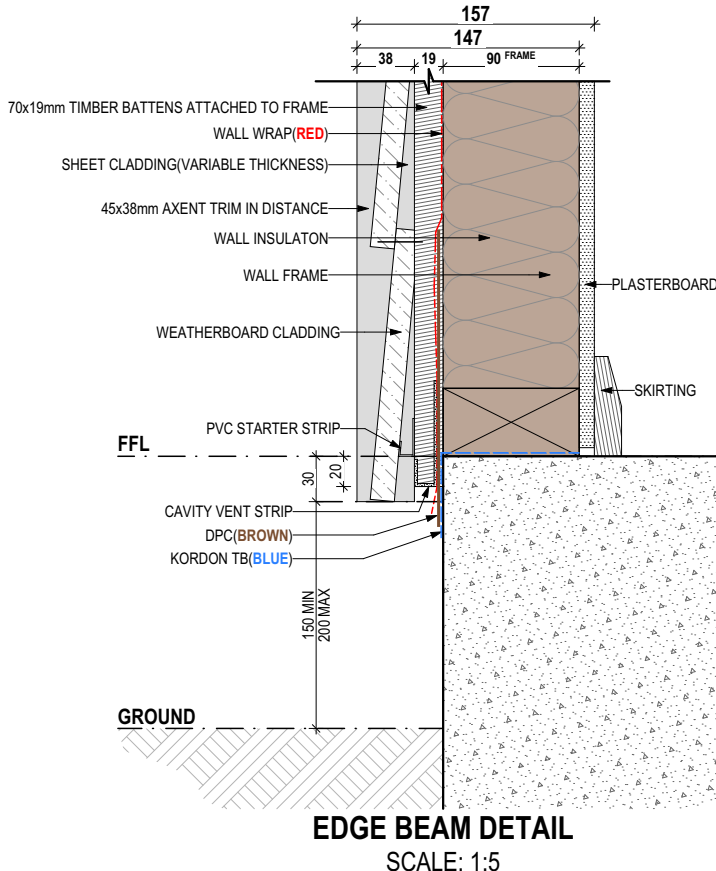
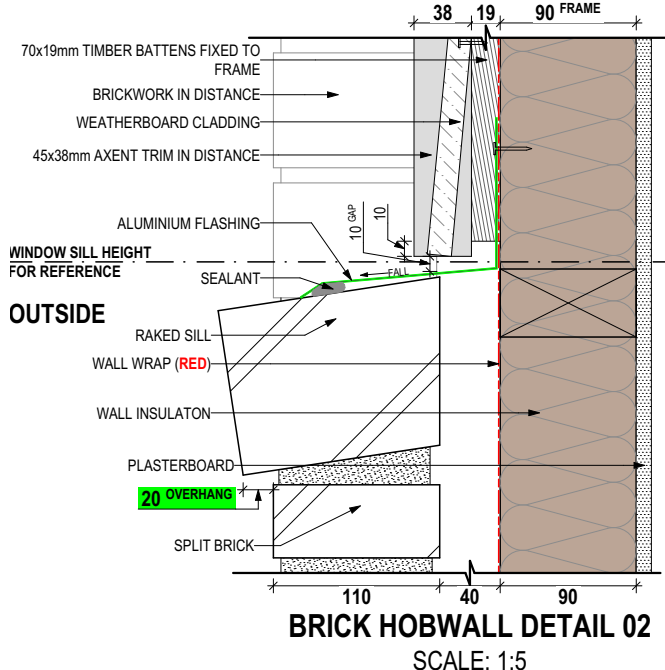


EDGE BEAM DETAIL
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CONDENSATION MANAGEMENT

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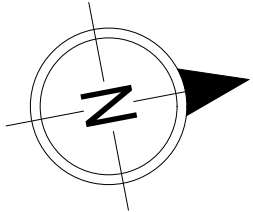
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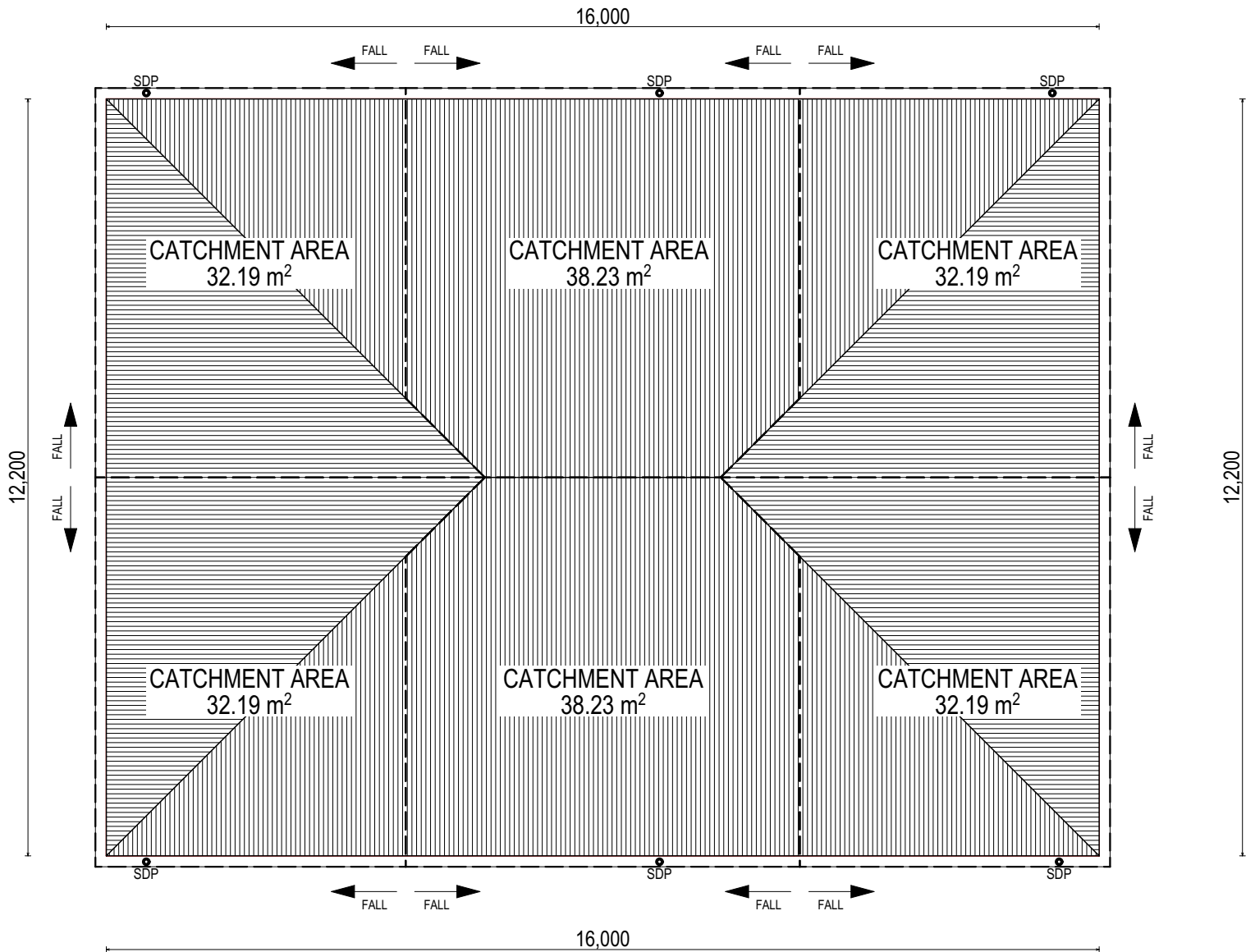


WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

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

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

Roofing Data		
	195.20	Flat Roof Area (excluding gutter and slope factor) (m ²)
	212.06	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	205.24	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	248.34	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	xx	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	3.88	Ac / Acdp
Downpipes Provided	6	



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ROOF SPACE VENTILATION		
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS		
GROUND FLOOR 23Å° ROOF		
LONGEST HORIZONTAL ROOF LENGTH		16.000m
ROOF PITCH		23.00°
HIGH LEVEL VENTILATION	REQUIRED	79,995mm² (5,000 x 16.000m)
	PROVIDED	60,040mm²
LOW LEVEL VENTILATION	REQUIRED	111,993mm² (7,000 x 16.000m)
	PROVIDED	126,500mm²
NO OF EAVE VENTS	REQUIRED	4.43
	PROVIDED	5



GROUND FLOOR 23° ROOF (ID 1)
ROOF LENGTH: 16.000m
ROOF PITCH: 23.0°
CEILING: FLAT
HIGH LEVEL VENTILATION REQUIRED: 79,995mm²
LOW LEVEL VENTILATION REQUIRED: 111,993mm²

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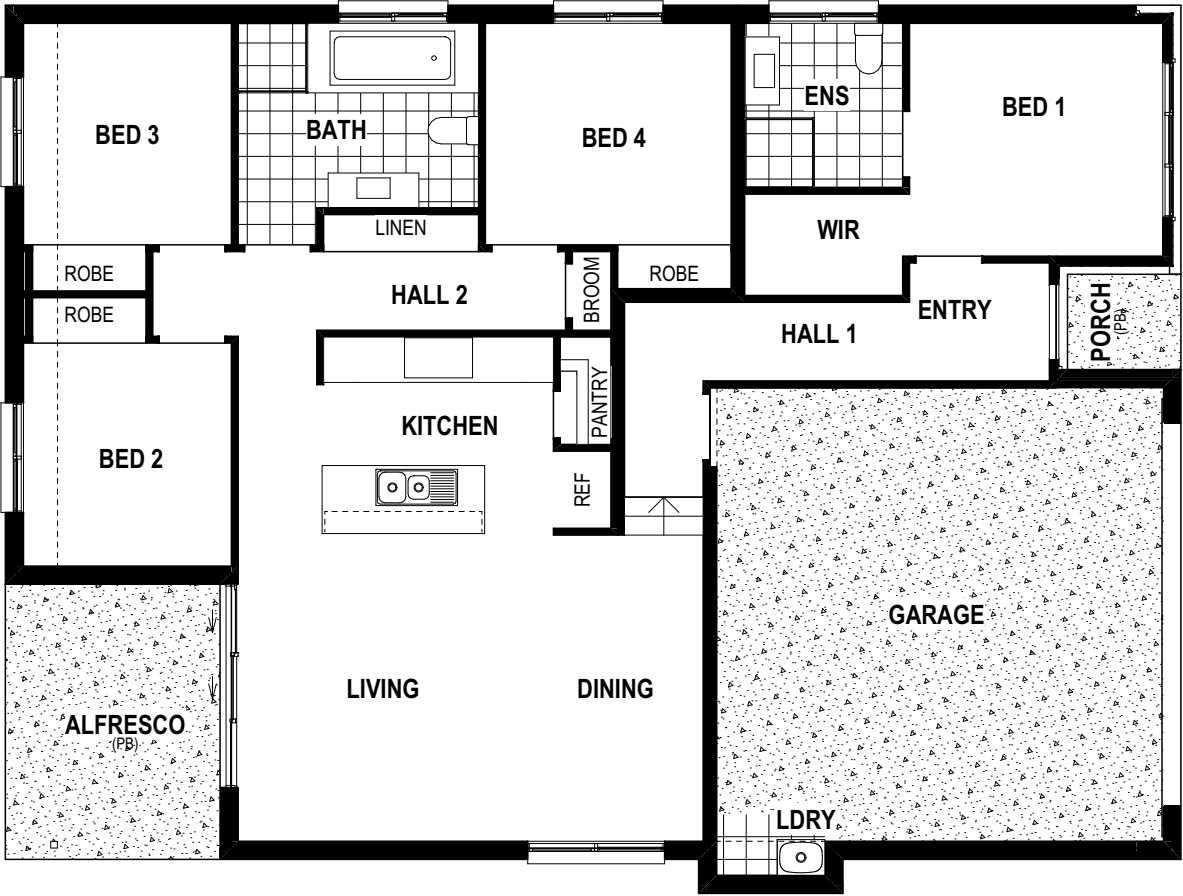
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	COPYRIGHT: © 2026	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	21/05/2026	ADDRESS: 8 COCKATOO PL, CAMPANIA TAS 7026		FACADE DESIGN: OAKWOOD		FACADE CODE: F-WNWLOG10OKWDA		
		3	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	27/05/2026							
		4	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	01/06/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
		5	PRELIM PLANS - INITIAL ISSUE	TDO	11/06/2026	11 / - / 185996	SOUTHERN MIDLANDS	ROOF VENTILATION PLAN	12 / 23	1:100	714793	

Template Version: 24.042

SVC - KEMPTON
REFER TO SHEET 1 (COVER SHEET) FOR
ALL BUILDING INFORMATION REGARDING:
- **RECEIVED** REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION
24/6/2026
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



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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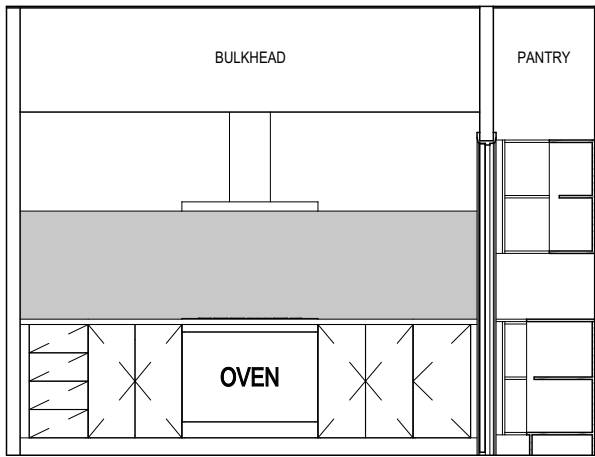
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	NOW BY WILSON HOMES	1	CONSOLIDATE PROPOSAL 1	HMI 06/05/2026	DAYNE MICHAEL ROBERT LANDON & CAROLINE MARY MASSEY		LOGAN 18		H-WNWLOG10SA				
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	© 2026	3	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 27/05/2026	8 COCKATOO PL, CAMPANIA TAS 7026		OAKWOOD		F-WNWLOG100KWDA				
		4	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 01/06/2026	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:				
		5	PRELIM PLANS - INITIAL ISSUE	TDO 11/06/2026	11 / - / 185996		SOUTHERN MIDLANDS		FLOOR COVERINGS		13 / 23	SCALES: 1:100	714793

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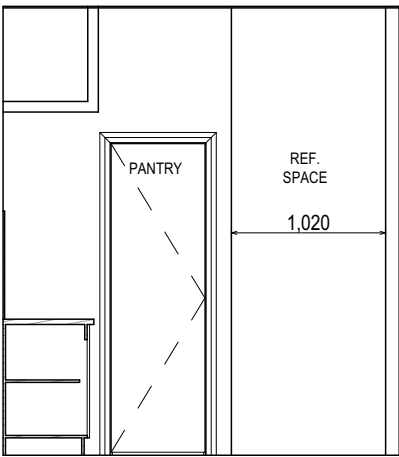
SMC - KEMPTON
BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS
24/6/2026

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

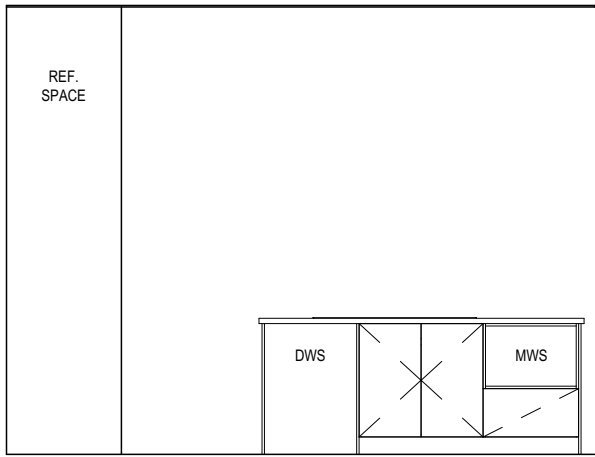
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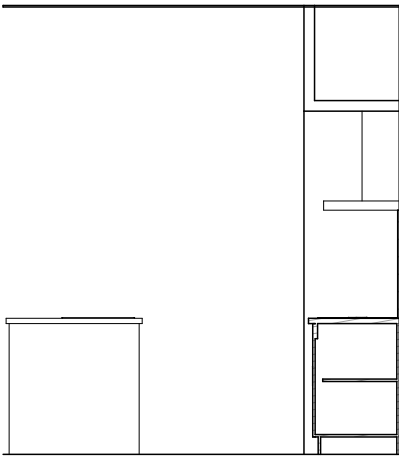
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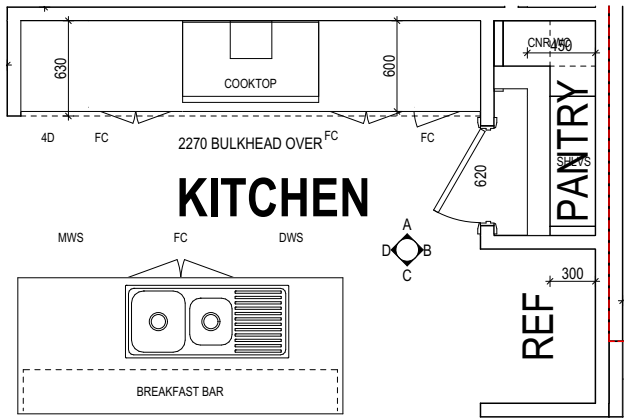
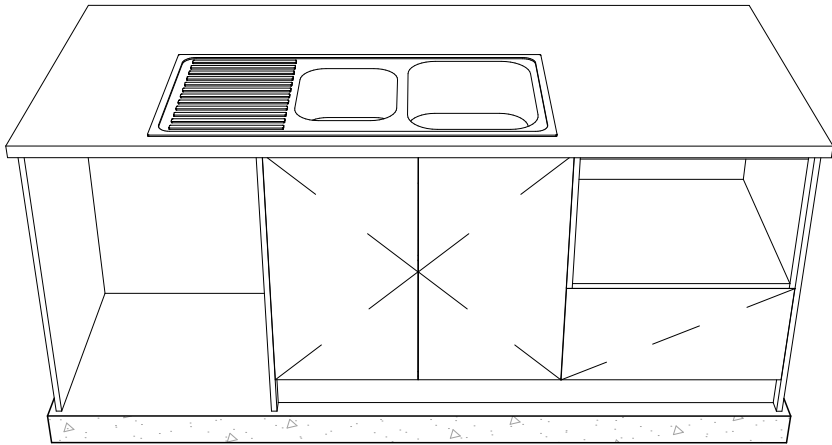
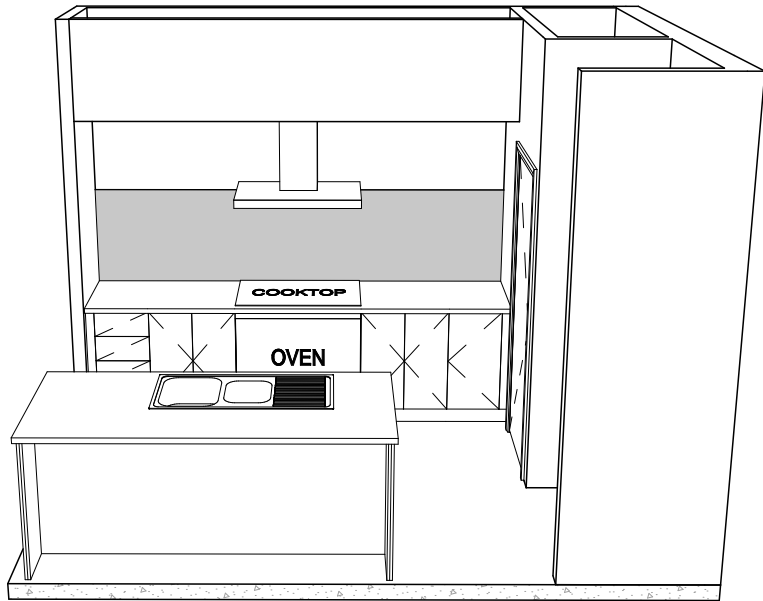
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50

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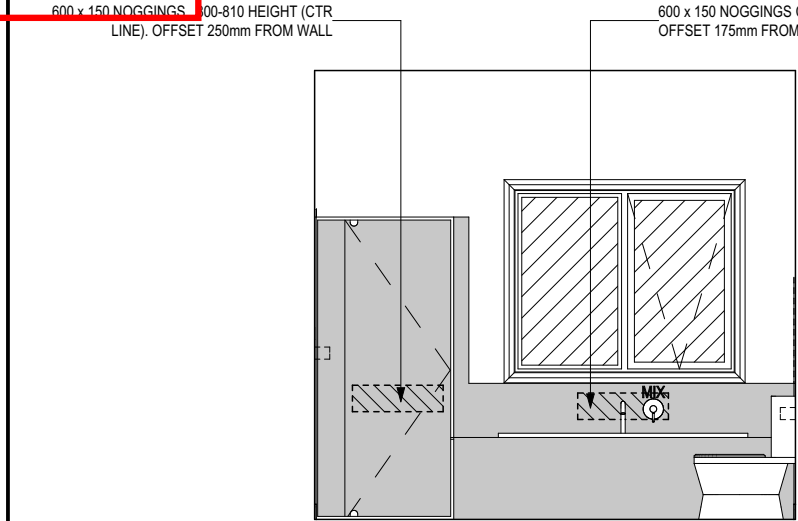
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			2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	21/05/2026	LOT / SECTION / CT: 11 / - / 185996				COUNCIL: SOUTHERN MIDLANDS				SHEET TITLE: KITCHEN DETAILS			SHEET No.: 14 / 23	
			3	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	27/05/2026													
			4	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	01/06/2026													
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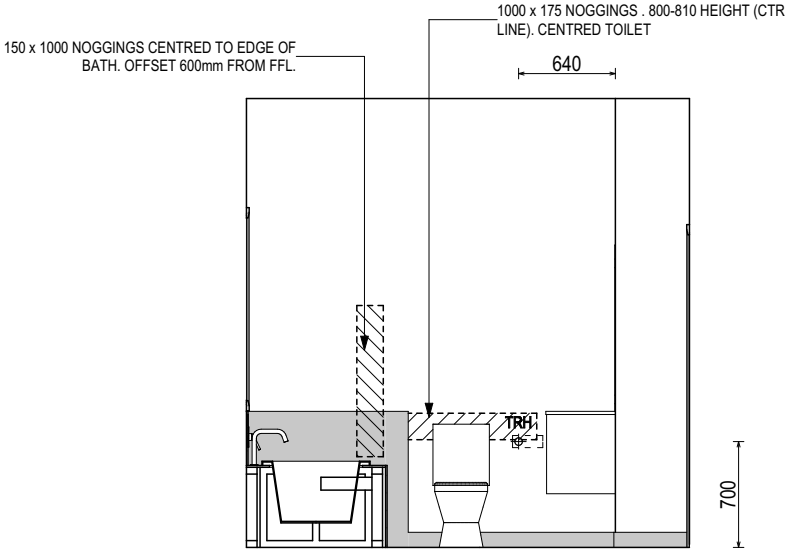
SMC - KEMPTON
BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS
24/6/2026

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

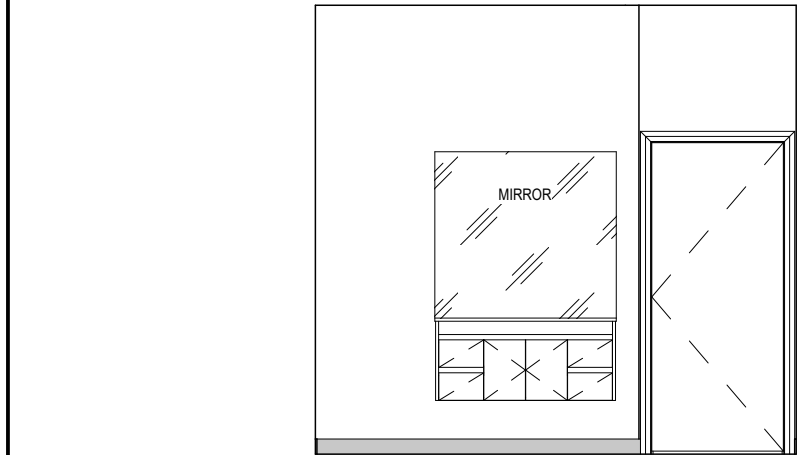
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION
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REPRESENTATION ONLY



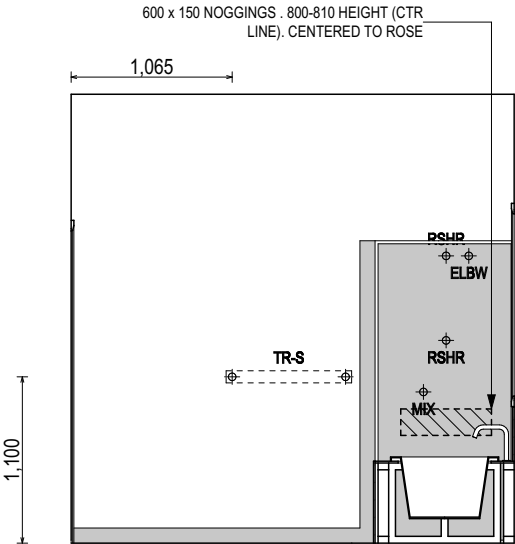
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ELEVATION B
SCALE: 1:50

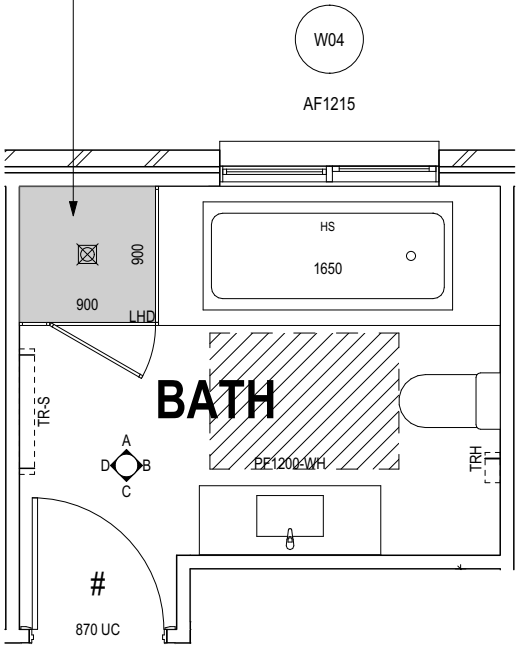


ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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



BATHROOM PLAN
SCALE: 1:50

LEGEND

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

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

PLAN ACCEPTANCE BY OWNER

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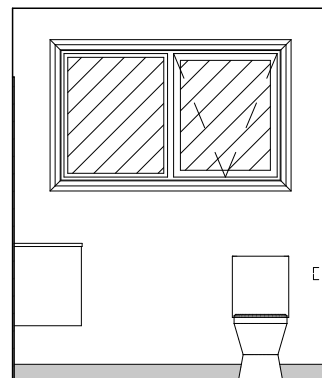
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	© 2026		3	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	27/05/2026	8 COCKATOO PL, CAMPANIA TAS 7026			OAKWOOD			F-WNWLOG100KWDA		
			4	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	01/06/2026	LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	
			5	PRELIM PLANS - INITIAL ISSUE	TDO	11/06/2026	11 / - / 185996		SOUTHERN MIDLANDS		BATHROOM DETAILS		15 / 23	1:50	714793

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

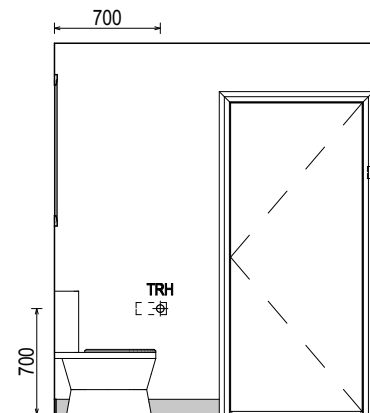
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- GENERAL BUILDING INFORMATION

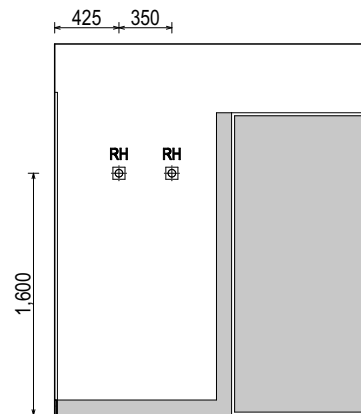
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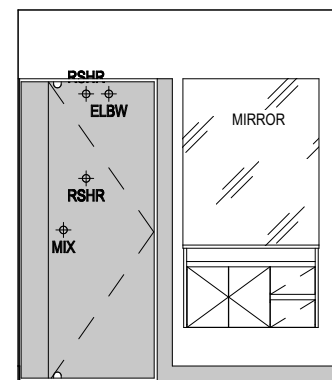
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SCALE: 1:50



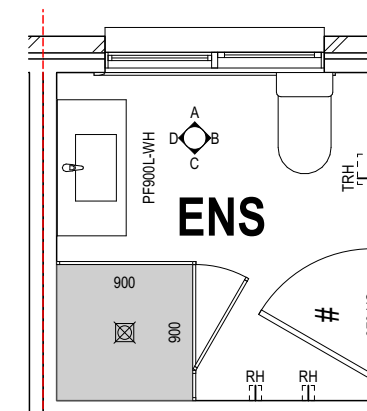
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SCALE: 1:50



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

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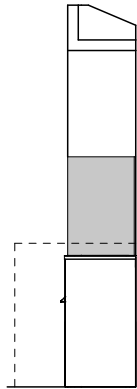
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	© 2026		3	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	27/05/2026	8 COCKATOO PL, CAMPANIA TAS 7026		OAKWOOD		F-WNNWLOG100KWDA		
			4	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	01/06/2026	LOT / SECTION / CT:		SHEET TITLE:		SHEET NO.:		
		5	PRELIM PLANS - INITIAL ISSUE	TD0	11/06/2026	11 / - / 185996		SOUTHERN MIDLANDS		ENSUITE DETAILS		16 / 23	SCALES: 1:50 714793

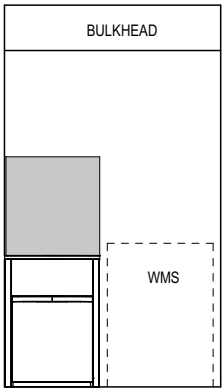
SMC - KEMPTON
BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS
24/6/2026

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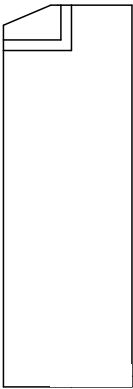
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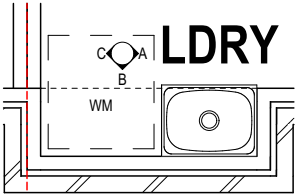
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ELEVATION B
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ELEVATION C
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

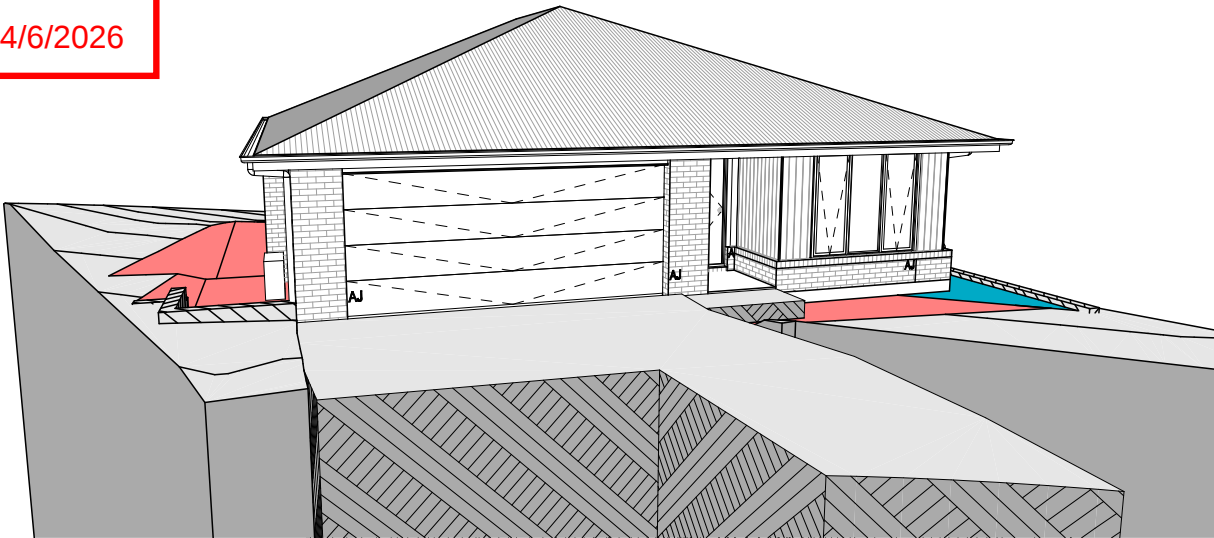
SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

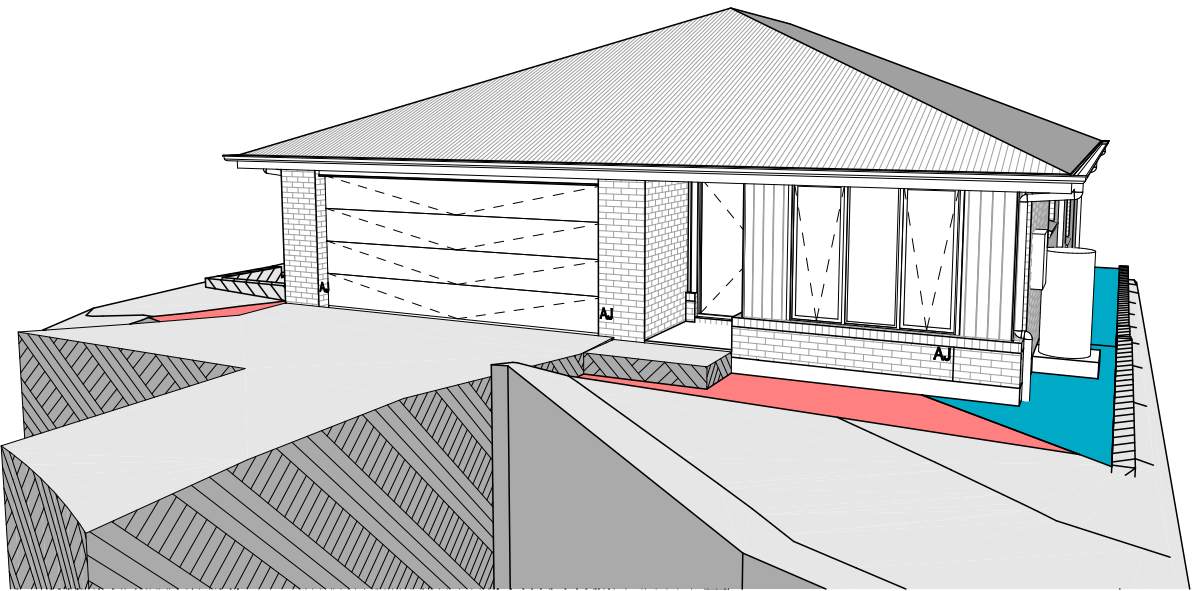
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SIGNATURE: _____ DATE: _____

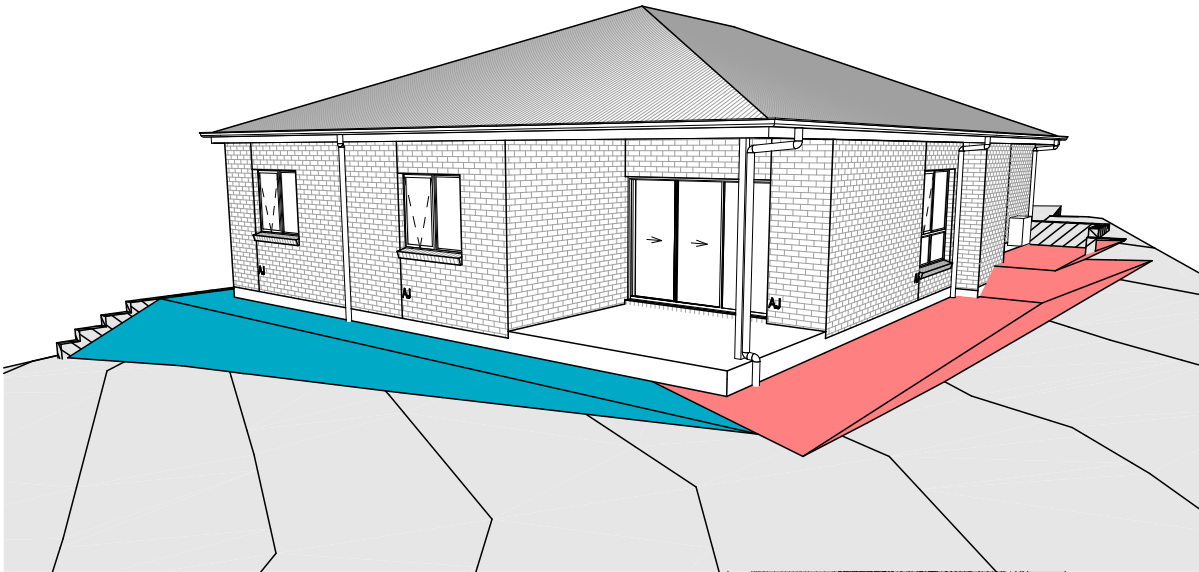
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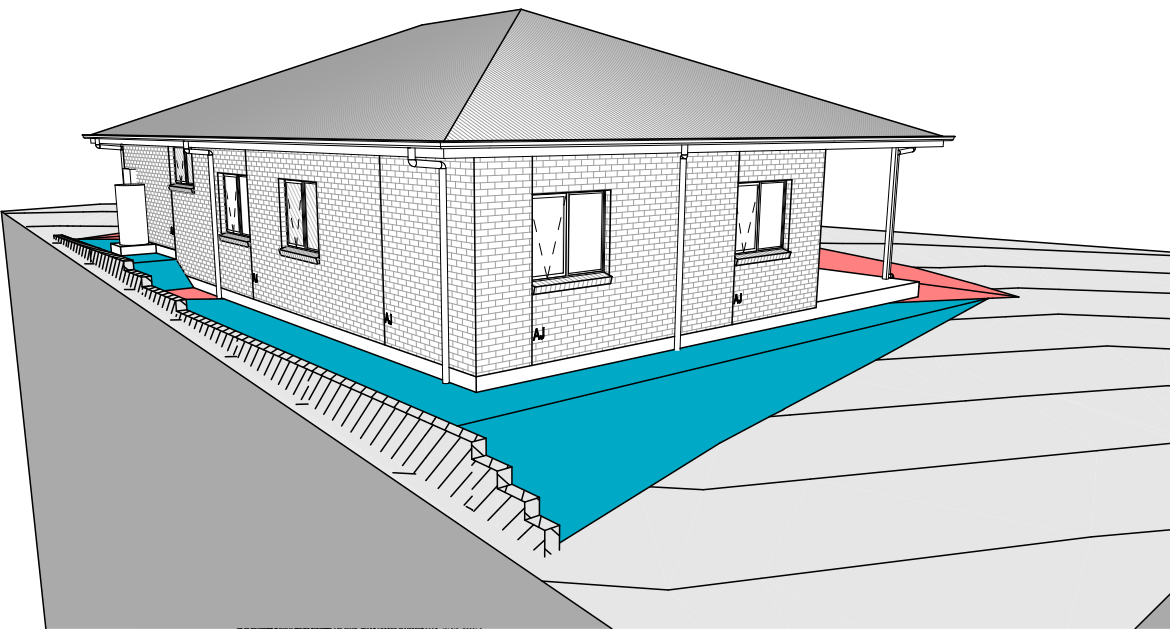
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

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

PLAN ACCEPTANCE BY OWNER	
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	COPYRIGHT:	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	21/05/2026	ADDRESS: 8 COCKATOO PL, CAMPANIA TAS 7026		FACADE DESIGN: OAKWOOD		FACADE CODE:
	© 2026	3	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	27/05/2026					F-WNWLOG100KWDA
		4	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	01/06/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:
		5	PRELIM PLANS - INITIAL ISSUE	TDO	11/06/2026	11 / - / 185996	SOUTHERN MIDLANDS	3D VIEWS	18 / 23	

GENERAL

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

SITE WORKS

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

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

MASONRY

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

TIMBER FRAMING

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

BRACING / LINTELS

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

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

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

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

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

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

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

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

WINDOWS

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

DRAINAGE / WATER

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

STAIRCASES / BALUSTRADES / HANDRAILS

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

ROOFING

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

WET AREAS

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

CONDENSATION

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

WOOD HEATERS

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

FIRE SAFETY

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:

SIGNATURE:	DATE:

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SMC - KEMPTON
RECEIVED
VESSELS OR AREA WHERE
THE FIXTURE IS INSTALLED
24/6/2026
ENCLOSED SHOWER WITH HOB

WET AREA NOTES

	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	PENETRATIONS
	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. WATERPRROF 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.

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
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		5	PRELIM PLANS - INITIAL ISSUE	TDQ	11 / - / 185996	SOUTHERN MIDLANDS	WET AREA & ENERGY EFFICIENCY NOTES20 / 23			714793

24/6/2026

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.
(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 managements 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 sub division.	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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REVISION

DRAWN

CLIENT:

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LOT / SECTION / CT:

11 / - / 185996

COUNCIL:

SOUTHERN MIDLANDS

HOUSE DESIGN:

LOGAN 18

FACADE DESIGN:

OAKWOOD

SHEET TITLE:

BUILDING ACT BUSHFIRE HAZARD AREAS

SHEET No.:

21 / 23

HOUSE CODE:

H-WNWLLOG10SA

FACADE CODE:

F-WNWLLOG100KWDA

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24/6/2026

All specifications are per AS3959 (2018) and Wilson Homes
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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



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	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 21/05/2026	LOT / SECTION / CT:		SHEET TITLE: BAL 29 NOTES		SHEET No.: 22 / 23	
	3	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 27/05/2026	COUNCIL: SOUTHERN MIDLANDS				SCALES:	
	4	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 01/06/2026						
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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 5mm.

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 and angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), 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.

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

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);
(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);
(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 metalpipe 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:

SIGNATURE: DATE:

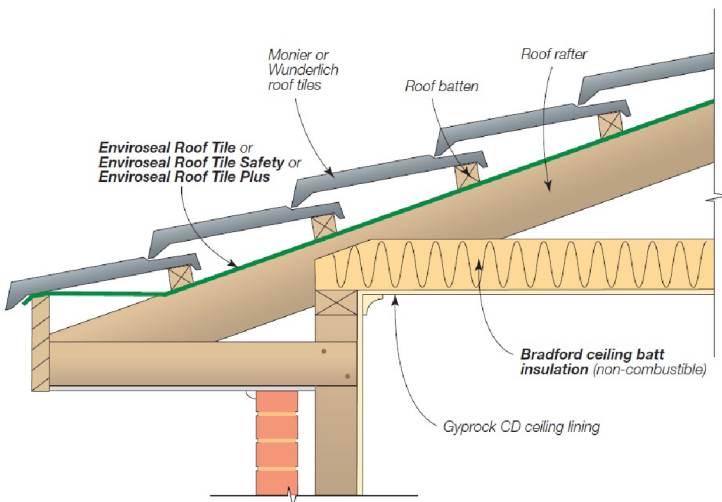
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

SMC - KEMPTON
RECEIVED
24/6/2026

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.

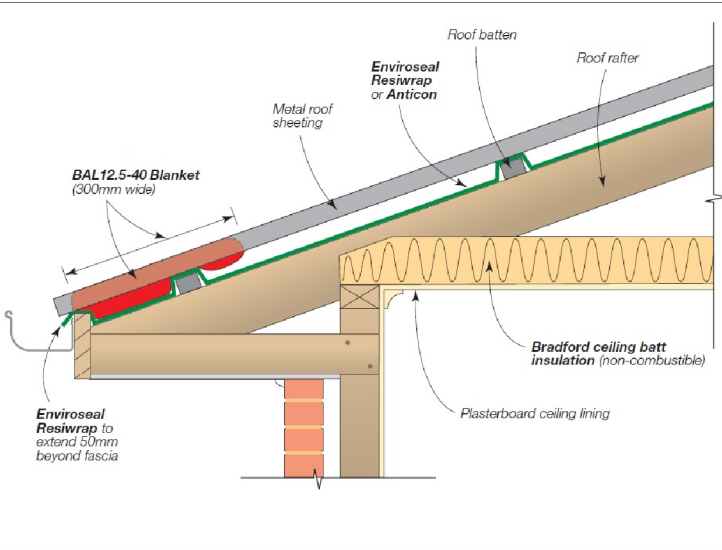


Figure 5.2.2. Valley Detail – Steel Roof (BAL-12.5 – BAL-40)

- 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.

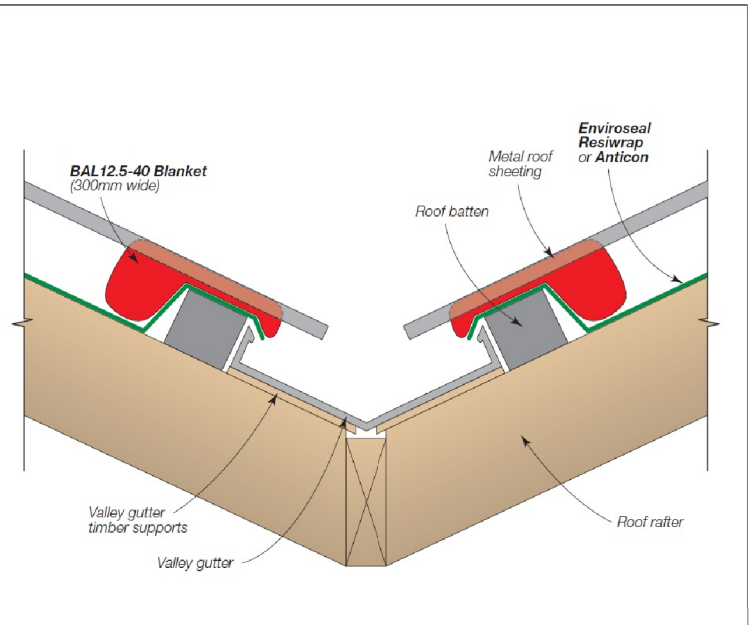


Figure 5.2.3. Barge Detail – Steel Roof (BAL-12.5 – BAL-40)

- 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.

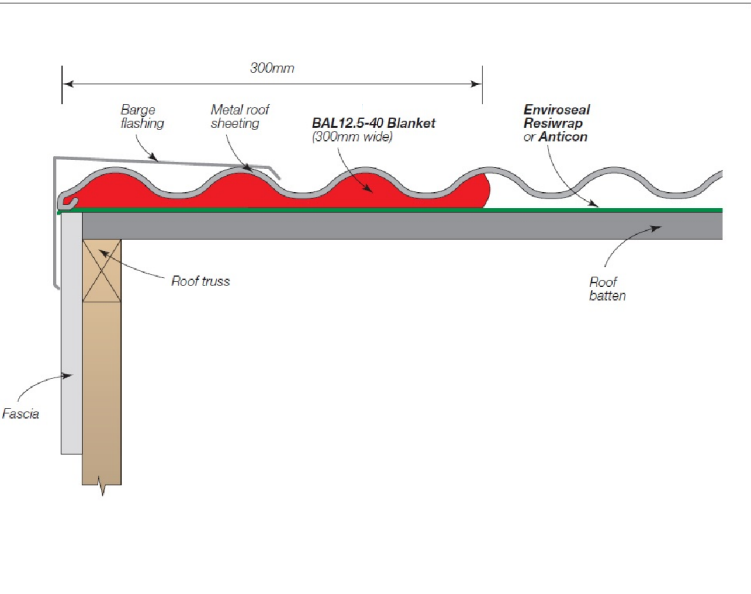
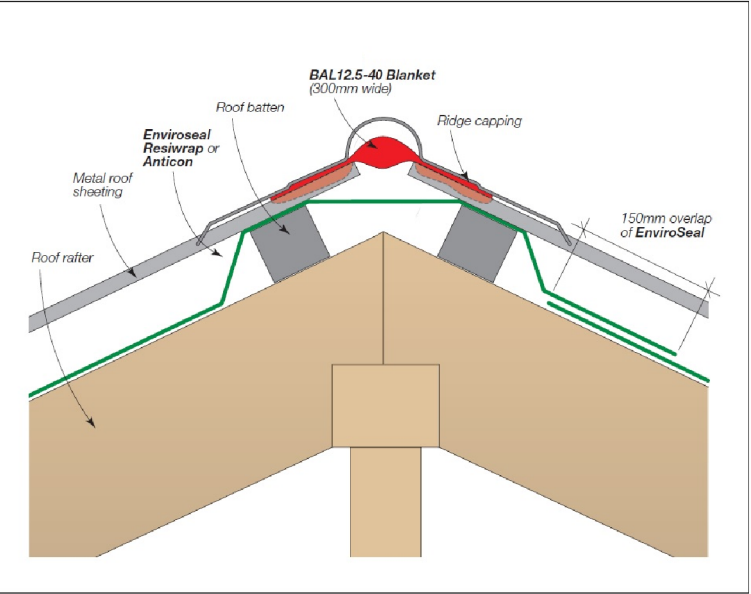


Figure 5.2.4. Hip/Ridge Detail – Steel Roof (BAL-12.5 – BAL-40)

- 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.

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:

SIGNATURE: DATE:

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

NOW
by Wilson Homes

SPECIFICATION: NOW BY WILSON HOMES	REVISION	DRAWN	CLIENT: DAYNE MICHAEL ROBERT LANDON & CAROLINE MARY MASSEY	HOUSE DESIGN: LOGAN 18	HOUSE CODE: H-WNWLOG10SA	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	1 CONSOLIDATE PROPOSAL 1	HMI 06/05/2026	ADDRESS: 8 COCKATOO PL, CAMPANIA TAS 7026	FACADE DESIGN: OAKWOOD	FACADE CODE: F-WNWLOG100KWDA	
	2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 21/05/2026	LOT / SECTION / CT: 11 / - / 185996	SHEET TITLE: BAL 12.5 - BAL 40 ROOF DETAILS	SHEET No.: 23 / 23	
	3 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 27/05/2026	COUNCIL: SOUTHERN MIDLANDS		SCALES:	
	4 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 01/06/2026				
	5 PRELIM PLANS - INITIAL ISSUE	TDO 11/06/2026				

714793



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 185996	FOLIO 11
EDITION 1	DATE OF ISSUE 09-Jan-2024

SEARCH DATE : 10-Mar-2026

SEARCH TIME : 04.54 pm

DESCRIPTION OF LAND

Parish of STAFFA Land District of MONMOUTH
Town of CAMPANIA
Lot 11 on Sealed Plan [185996](#)
Derivation : Part of Lot 13, 153A-3R-36P Gtd. to Herbert James Paul
Prior CT [8265/1](#)

SCHEDULE 1

[M940472](#) TRANSFER to ACQUA PROPERTY HOLDINGS PTY LTD
Registered 12-Apr-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP[185996](#) COVENANTS in Schedule of Easements
SP[185996](#) FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: ACQUA PROPERTY HOLDINGS PTY LTD

FOLIO REFERENCE: C.T. 8265 - 1

GRANTEE:
PART OF LOT 13, 153-3-36 GTD. TO HERBERT ~~PAUL JAMES~~
JAMES PAUL

PLAN OF SURVEY

BY SURVEYOR: T.W. COX of
LEARY, COX & CRIPPS SURVEYORS
Unit G04 40 Mole Street, HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

LOCATION: LAND DISTRICT OF MONMOUTH
PARISH OF STAFFA
& TOWN OF CAMPANIA

SCALE 1: 600 LENGTHS IN METRES

REGISTERED NUMBER

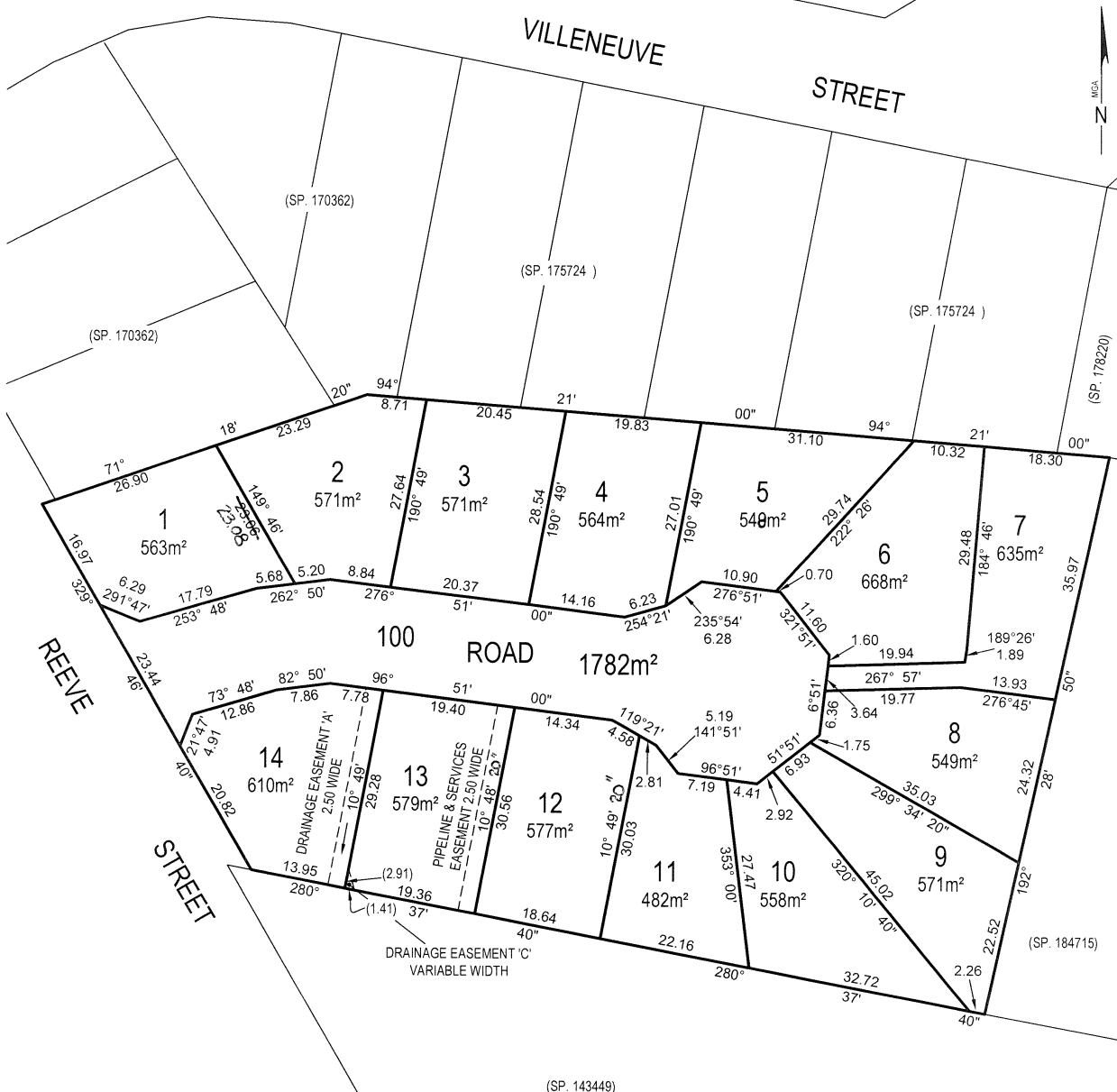
SP185996

APPROVED
EFFECTIVE FROM - 9 JAN 2024

Renner
Recorder of Titles

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



[Signature]
Registered Land Surveyor
Date: 17/8/2023

[Signature]
Council Delegate
Date: 25/10/23

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185996

PAGE 1 OF 4 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.

EASEMENTS

Lot 13 is:

SUBJECT TO a Pipeline & Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT 2.50 WIDE on the Plan.

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of the Southern Midlands Council over the land marked DRAINAGE EASEMENT 'C' VARIABLE WIDTH on the Plan.

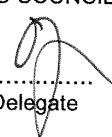
Lot 14 is:

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of the Southern Midlands Council over the land marked DRAINAGE EASEMENT 'A' 2.50 WIDE on the Plan.

FENCING PROVISION

In respect to each lot shown on the Plan (except lot 100) the Vendor (Acqua Property Holdings Pty Ltd) shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REF: 8265/1 SOLICITOR & REFERENCE: MURDOCH CLARKE JJP 2201601	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL DATE: 25/10/23 SA 2022/00011 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 185996
SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REFERENCE: 8265/1	

COVENANTS

The owners of each lot shown on the plan covenant with the Vendor, Acqua Property Holdings Pty Ltd (ACN 636 483 406) and the Southern Midlands Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolved with each and every part thereof and be in favour of the Southern Midlands Council to observe the following stipulations:-

- (a) Not to erect or permit to be erected on the said lot any building which does not have a roof constructed of tiling or other substance which does not reflect light.
- (b) Not to use unpainted galvanized iron or other reflective material or substance in the construction of any roof or any part of any dwelling or other structure on the said lot.
- (c) Not to construct or place kit, re-locatable or weatherboard dwellings on the lot.
- (d) Not to construct any dwellings on the lot that shall have less than seventy (70) per cent of the external walls comprising glass, masonry, brick or rendered finish.
- (e) Not to commence construction of a dwelling on the lot without providing for a lockable skip bin of a capacity of at least three (3) cubic metres to remove all rubbish and discarded materials.
- (f) Not to use or allow the lot to be used for public housing, public rental projects or public assistance programs or where the owner of the lot does not have the right to determine the tenants.
- (g) The Vendor reserves the right for themselves or their assigns to sell lease or otherwise deal with any lot on the plan either subject to any of the above conditions and/or restrictive covenants or any one of them or not subject to such modifications thereof as they in their sole discretion deem fit. The exercise of the said right in relation to any lot shall not release the owners of any other lot from any of the conditions or covenants affecting or imposed upon such other lots will give the owners of any lot any right of action against the vendor or any other person.

DEFINITIONS

"Drainage Easement" means a right of drainage (including the right of construction of drains) for the Southern Midlands Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for the Southern Midlands Council

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 185996
SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REFERENCE: 8265/1	

and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

"Easement Land" means the land which is subject to an easement in favour of TasWater.

"Infrastructure" means-

Infrastructure owned or for which TasWater is responsible and includes but is not limited to-

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

"Owner" means the registered proprietors of the lot in the folio of the Register from time to time.

"Pipeline and Services Easement" means-

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

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

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

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 185996
SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REFERENCE: 8265/1	

- (a) without doing unnecessary damage to the Easement Land; and
- (b) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

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

Executed by **ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406)** pursuant to Section 127 of the Corporations Act 2001 by its sole director and sole secretary **JAMES ANDREW POLANOWSKI**


Sole Director / Sole Secretary Signature

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

**Direction to submit a Development Application**

This document confirms the direction from Dayne Langdon & Caroline Massey owners of 8 Cockatoo Place, Campania, TAS 7026 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.


.....
Signature

23/6/26
.....
Date of signature


.....
Signature

23/6/2026
.....
Date of signature

Important Owner Confirmation

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

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

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


.....
Signature

23/6/26
.....
Date of signature


.....
Signature

23/6/2026
.....
Date of signature



1300 595 050
wilsonhomes.com.au

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