

# Exhibited

This planning application is open for  
public comment until  
04 May 2026

Reference no	<b>PLN-26-0040</b>
Site	<b>3 MAEFRED CLOSE LONGFORD</b>
Proposed Development	<b>Single dwelling with access over 10 Maefred Close</b>
Zone	<b>8.0 General Residential</b>
Use class	<b>Residential</b>

Written representations may be made during this time to the General Manager;  
mailed to PO Box 156, Longford, Tasmania 7301,  
delivered to Council offices or  
a pdf letter emailed to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

(no special form required)

# Exhibited



NORTHERN  
MIDLANDS  
COUNCIL

## PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE  
(E.g. Residential houses, sheds, carports, retaining  
walls, visitor accommodation, commercial  
development, signage etc.)

Office Use Only:

**RECEIVED**

08/04/2026

### The Proposal

Description of proposal:

NEW DWELLING WITH ROW ACCESS  
OVER 10 MAEFRED CLOSE

Driveway construction material:

CONCRETE

### The Land

Site address:

3 MAEFRED CLOSE

LONGFORD & 10 Maefred Close (Right of Way).

Title reference:

C/T: 186235 / 2 & ROW over 186235/3

Existing buildings on site:


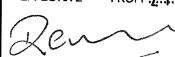
NIL

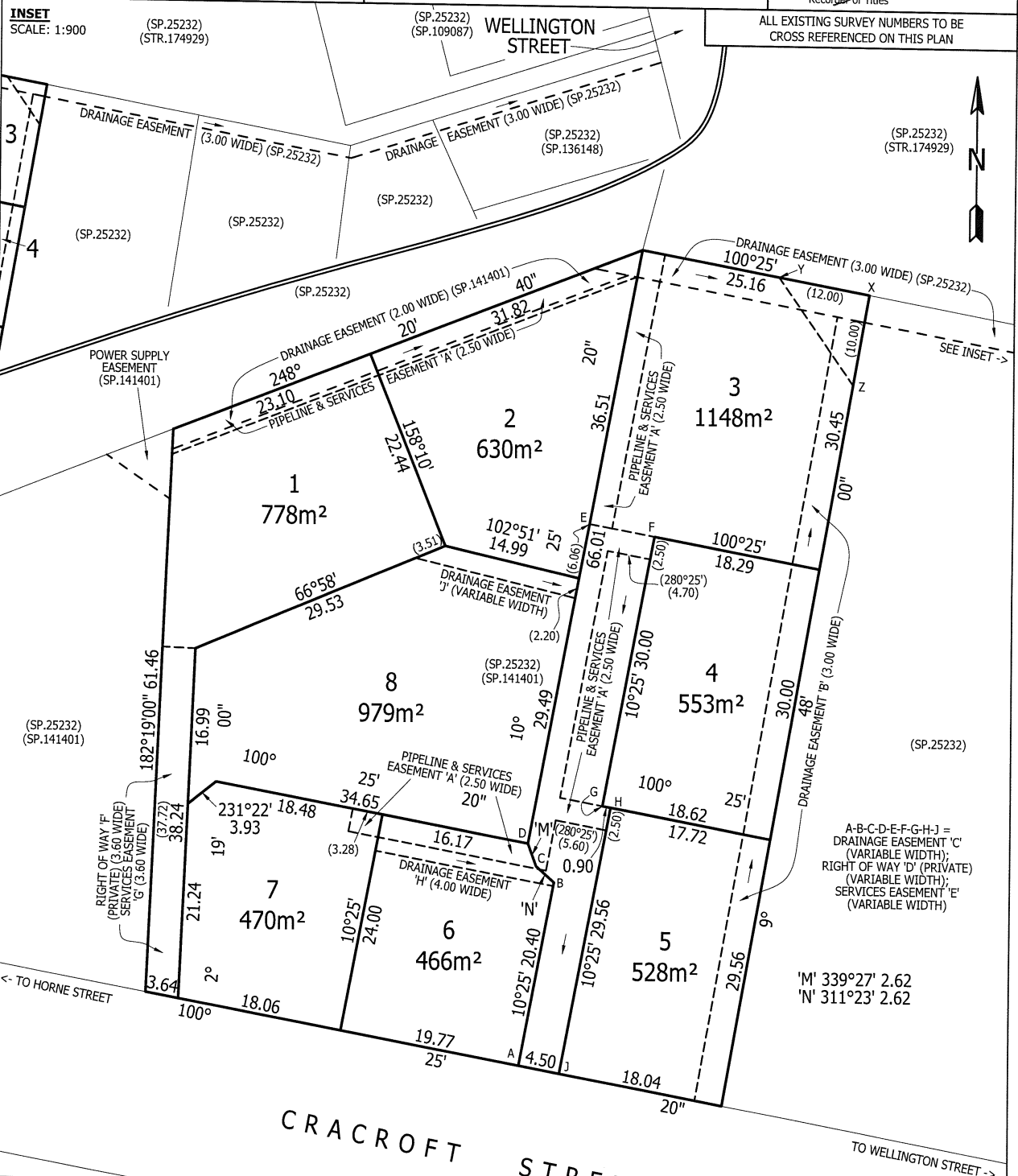
Existing use of site:

VACANT

Applicant justification of any variation/discretion to the  
*Tasmanian Planning Scheme – Northern Midlands*

PRIORITY FINAL PLAN

OWNER: DUXFORD PTY LTD	<p><b>PLAN OF SURVEY</b></p>  <p><b>WOOLCOTT SURVEYS</b></p>	REGISTERED NUMBER
FOLIO REFERENCE: C.T.141401/2		<b>SP186235</b>
GRANTEE: Part of Lot 2 (Section F.F.) (8A-2R-5Ps) Granted to James Gattie Carr	BY SURVEYOR: COLIN STERLING SMITH LOCATION: Town of LONGFORD, Section F.F. SCALE 1:400      LENGTHS IN METRES	APPROVED EFFECTIVE FROM 2.1.DEC.2023...  Recorder of Titles



 Registered Land Surveyor	13/11/2023 Date	 Council Delegate	4/12/23 Date
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## DESIGN COMPLIANCE STATEMENT RESIDENTIAL- SINGLE DWELLINGS

### PROJECT DETAILS

Project address:	3 Maefred Close
Property Identification Number:	9439593
Locality:	Longford
Planning Zone:	8- General Residential
Certificate of Title:	186235-2
Municipality:	Northern Midlands
Planning Codes Overlay:	Airport obstacle limitation area
Planning Scheme:	Tasmanian Planning Scheme
Local Provisions Schedule:	Longford Specific Area Code

# Exhibited

## 1. 8.0 General Residential Zone

### 8.4.2 Setbacks and Building envelope for all dwellings

Acceptable Solutions	Performance Criteria
<p><b>A1</b>            Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	<p><b>P1</b>            A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints</p> <ul style="list-style-type: none"> <li>a) Complies</li> <li>b) Complies</li> <li>c) Complies</li> <li>d) N/A</li> </ul>
<p><b>A2</b>            A garage or carport for a dwelling must have a setback from a primary frontage of not less than:            (a) 5.5m, or alternatively 1m behind the building line;            (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or            (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p><b>P2</b>            A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p> <ul style="list-style-type: none"> <li>a) N/A no garage or carport</li> <li>b) N/A</li> <li>c) N/A</li> </ul>
<p><b>A3</b>            A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m</p>	<p><b>P3</b>            The siting and scale of a dwelling must:            (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p>

# Exhibited

<p>horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser )</p>	<p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>(iii) overshadowing of an adjoining vacant property, and</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p> <p style="text-align: center;">(a)(i) <span style="color: blue;">Complies</span>  (ii) <span style="color: blue;">Complies</span>  (b) <span style="color: blue;">N/A</span></p>
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### 8.4.3 Site Coverage and private open space for all dwellings

Acceptable Solutions	Performance Criteria
<p><b>A1</b> Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer)</p>	<p><b>P1</b> Dwellings must have:</p> <p>(a) site coverage consistent with that existing on established properties in the area;</p> <p>(b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:</p> <p>(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and</p> <p>(ii) operational needs, such as clothes drying and storage; and</p> <p>(c) reasonable space for the planting of gardens and landscaping.</p> <p style="text-align: center;">(a) <span style="color: blue;">Complies -site cover 28 %</span>  (b) <span style="color: blue;">N/A Single dwelling</span></p>
<p><b>A2</b> A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p>	<p><b>P2</b> A dwelling must have private open space that includes an area capable of serving as an</p>

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<p>(i) 24m<sup>2</sup>; or  (ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);  (b) has a minimum horizontal dimension of not less than:  (i) 4m; or  (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);  (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and  (d) has a gradient not steeper than 1 in 10.</p>	<p>extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:  (a) conveniently located in relation to a living area of the dwelling; and  (b) orientated to take advantage of sunlight.</p> <p>(a)(i) Complies  (b)(i) Complies  (ii) N/A Single dwelling  (c) N/A  (d) Complies</p>
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## 8.4.5 Width of openings for garages and carports for all dwellings.

Acceptable Solutions	Performance Criteria
<p><b>A1</b>  A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<p><b>P1</b>  A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p> <p>A1 N/A</p>

## 8.4.6 Privacy for all dwellings

Acceptable Solutions	Performance Criteria
<p><b>A1</b>  A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:  (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;  (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a</p>	<p><b>P1</b>  A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:  (a) a dwelling on an adjoining property or its private open space; or  (b) another dwelling on the same site or its private open space.</p> <p>(a) N/A  (b) N/A  (c) N/A</p>

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<p>setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</p>	
<p><b>A2</b></p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies</p> <p>(b): (a) the window or glazed door:</p> <p>(i) is to have a setback of not less than 3m from a side boundary;</p> <p>(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	<p><b>P2</b></p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <p>(a) a window or glazed door, to a habitable room of another dwelling; and</p> <p>(b) the private open space of another dwelling.</p> <p>(a) N/A</p> <p>(b) N/A</p>
<p><b>A3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p>	<p><b>P3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling</p>

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<p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	<p>A3 N/A Single dwelling</p>
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## 8.4.7 Frontage fences for all dwellings

Acceptable Solutions	Performance Criteria
<p><b>A1</b> No Acceptable Solution.</p>	<p><b>P1</b> A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"><li>(a) provide for security and privacy while allowing for passive surveillance of the road; and</li><li>(b) be compatible with the height and transparency of fences in the street, having regard to:<ul style="list-style-type: none"><li>(i) the topography of the site; and</li><li>(ii) traffic volumes on the adjoining road.</li></ul></li></ul> <p>A1 Complies</p>

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## NOR-S6.0 Longford Specific Area Code

### NOR-S6.7.2 Roof form and materials

Acceptable Solutions	Performance Criteria
<p><b>A1</b> Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be as per the roof forms shown in Figure NOR-S6.7.2, with the roof pitch being within a range of 22.5 – 40 degrees.</p>	<p><b>P1</b> Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with, and not detract from the existing streetscape or rural village character, having regard to: (a) the design and period of construction of the existing buildings in the street; (b) the design and period of construction of the existing buildings or rural village character; and (c) visibility from any road or public open space.,</p> <p>A1 Complies – hip roof form 25 degree pitch</p>

### NOR-S6.7.3 Wall materials

Acceptable Solutions	Performance Criteria
<p><b>A1</b> Wall materials, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be of a form and material that matches the existing building or not be visible from any road or public open space adjoining the site.</p>	<p><b>P1</b> Wall materials of buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings on the site and in the street, and be compatible with the design and period of construction of the existing buildings or rural village character, having regard to:</p> <p>(a) use of bull-nosed timber weatherboards, or materials that have the appearance of bullnosed timber weatherboards; or (b) use of brickwork with mortar of a neutral earth colour and struck flush with the brickwork; or (c) use of concrete blocks specifically chosen to: (i) blend with dressed sandstone; or (ii) rendered with coloured finishes in neutral earth tones.</p> <p>A1 (b) Complies – brickwork</p>

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## NOR 6.7.4 Windows

Acceptable Solutions	Performance Criteria
<p><b>A1</b> Window heads in all buildings, excluding places listed in Table C6.1, sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be a minimum of 300mm below the eaves line, or match the level of the window heads in the existing building.</p>	<p><b>P1</b> No Performance Criterion.</p> <p style="text-align: center;">A1 Complies- brickwork window heads</p>
<p><b>A2</b> Windows in a façade facing a frontage, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must have no greater than 30% of the total surface area consisting of windows.</p>	<p><b>P2</b> Windows in the front façade of a building, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street</p> <p style="text-align: center;">A2 Complies 21%</p>
<p><b>A3</b> Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must not be visible from public spaces.</p>	<p><b>P3</b> Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the period and style of the building;</li> <li>(b) the use of multi-pane sashes conforming to the patterns per sash with size and profile glazing bars as shown in Figure NOR-S6.7.4 (b);</li> <li>(c) the use of projecting brick or stone sills that match the existing if in a brick or masonry building;</li> <li>(d) the use clear glass; and</li> <li>(e) the division of large areas of glass panelling with vertical mullions to achieve a vertical orientation of glazing.</li> </ul> <p style="text-align: center;">A3 Complies</p>



# PRELIMINARY ISSUE

## REVISION A

PROPOSED RESIDENCE FOR

### KURT CLIFFORD

AT

### 3 MAEFRED CLOSE LONGFORD TAS 7301

PAGE LIST	
PAGE NO	PAGE TITLE
01	COVER
02	SITE PLAN
03	FLOOR PLAN
04	3D VIEWS
05	ELEVATIONS A & B
06	ELEVATIONS C & D

#### GENERAL NOTES:

- ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH:
  - THE CURRENT NATIONAL CONSTRUCTION CODES (NCC)
  - THE STATE DEVELOPMENT CODE
  - BUILDING REGULATIONS
  - CURRENT ISSUES OF AUSTRALIAN STANDARDS & MANUFACTURERS SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES.
- SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.
- 3D VIEWS, PERSPECTIVES AND ILLUSTRATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.
- ALL DIMENSIONS IN MILLIMETERS.
- DIMENSIONS TAKE PREFERENCE TO SCALE AND ARE TO STRUCTURE NOT FINISH ON NEW WORK. EXISTING WALLS MAY BE NOMINALLY DIMENSIONED.
- ALL DIMENSIONS, DETAILS, SITE LEVELS AND FINISHED FLOOR LEVELS TO BE CONFIRMED BY CONTRACTOR BEFORE COMMENCEMENT OF ANY CONSTRUCTION AND RESPONSIBLE PEOPLE NOTIFIED OF ANY DISCREPANCIES.
- MANUFACTURER'S SPECIFICATION MEANS A CURRENT APPROVED SPECIFICATION FOR USE UNDER THE CONDITIONS APPLICABLE THESE DRAWINGS ARE AVAILABLE DIGITALLY, IF REQUIRED.
- ANY DATA SUPPLIED BY OTHERS AND SHOWN ON THESE DRAWINGS ARE NOT THE RESPONSIBILITY OF THIS DESIGNER. ALL USERS OF THESE DRAWINGS ARE ADVISED TO CHECK OTHER SUPPLIED DATA.
- OWNER REMAINS RESPONSIBLE FOR ONGOING MAINTENANCE OF BUILDING. STRUCTURAL ELEMENTS IN PARTICULAR ARE TO REMAIN PROTECTED BY THE METHODS SHOWN AND LISTED IN THESE DRAWINGS.
- ALL WINDOW AND DOOR DIMENSIONS ARE NOMINAL.

#### SITE WORKS NOTES:

- POSITION OF DWELLING TO BE CONFIRMED BY SURVEYOR & CLIENT PRIOR TO ANY SITE WORKS.
- ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH THE CURRENT **ABCB HOUSING PROVISIONS PART 3.3** AND STATE LEGISLATION/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.
- BUILDER TO ENSURE THAT ACTUAL SEWER LINE AND MANHOLE POSITIONS MATCH THOSE AS SHOWN AS BASED ON LOCAL AUTHORITY DOCUMENTS. ANY DISCREPANCIES MUST BE BROUGHT TO ATTENTION AND RESOLVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- BUILDER TO DETERMINE APPROPRIATE PLATFORMING METHOD ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. FINISHED FLOOR LEVEL IS TO BE ABOVE THE MINIMUM LEVEL AS PER LOCAL AUTHORITIES REQUIREMENTS & TO COMPLY WITH THE CURRENT **ABCB HOUSING PROVISIONS PART 3.3.3**
- FALL OF LAND UNKNOWN AND IS TO BE CONFIRMED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION. ANY REQUIRED EARTHWORKS INCLUDING CUT, FILL, BATTERS AND RETAINING MUST COMPLY WITH THE CURRENT **ABCB HOUSING PROVISIONS PART 4.2.2** AS 3798, AS4200 & **AS 4678**
- THE FINISHED SURFACE IMMEDIATELY SURROUNDING THE DWELLING, 1000mm WIDE, IS TO FALL AWAY FROM THE DWELLING AT A SLOPE OF 1 IN 20 MINIMUM.
- STORMWATER MUST BE CONNECTED TO A LEGAL POINT OF DISCHARGE -
  - STORMWATER KERB ADAPTERS TO STREET (2 MAX.)
  - ROOFWATER/STORMWATER PIPE
  - BUBBLERS TO COUNCIL SPECIFICATION.
  - RAINWATER TANK, OVERFLOW MUST CONNECT TO STORMWATER SYSTEM.
- SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO ADJOINING PROPERTIES.
- ALL SUB-FLOOR AREAS MUST BE GRADED TO AVOID THE PONDING OF WATER.
- THE HEIGHT OF FENCES, INCLUDING THE HEIGHT OF RETAINING WALLS ARE NOT TO EXCEED 2.0m ABOVE FINISHED GROUND LEVEL **UNLESS** INDICATED ON THE PLANS AND TO LOCAL AUTHORITY APPROVAL.
- WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL IS ACHIEVED TO SUPPORT CONCRETE.

#### PATH/DRIVEWAY NOTES:

- DRIVEWAY SLOPE NOT TO EXCEED 1:4. CHECK WITH LOCAL AUTHORITY REQUIREMENTS PRIOR TO CONSTRUCTING ANY DRIVEWAYS, PATHWAYS OR CROSSOVERS BETWEEN THE PROPERTY BOUNDARY AND ROAD KERB.
- PROVIDE A LAYER OF SAND A MINIMUM OF 20mm THICK UNDER THE SLAB, COMPACTED AND LEVELED.
- SLAB THICKNESS, MESH TO ENGINEERS DESIGN.

#### 3D VIEW NOTES:

- GROUND LINE OR SLOPE OF SITE IS NOT REPRESENTED ON 3D VIEWS.
- FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
- 3D VIEWS, PERSPECTIVES AND ILLUSTRATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

#### ELECTRICAL NOTES:

- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT **ABCB HOUSING PROVISIONS PART 9.5** SMOKE ALARMS MUST COMPLY WITH AS 3786.
  - ONLY USE PHOTOELECTRIC TYPE SMOKE ALARMS
  - ALL SMOKE ALARMS TO BE INTERCONNECTED
  - INSTALL LOCATIONS:
    - ON EACH LEVEL OF LIVING SPACE
    - OUTSIDE EACH BEDROOM AREA
    - IN EVERY BEDROOM **(OLD)**
- THIS PLAN IS INDICATIVE ONLY AND IS TO BE USED ONLY AS AN EXAMPLE. OWNERS TO NOMINATE FINAL POSITIONS OF ELECTRICAL APPLIANCES, LIGHTING AND ELECTRICAL FITTINGS.

#### ELEVATION NOTES:

- WALL FINISHES AND WINDOW TYPES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS.
- GROUND LINE SHOWN ON ELEVATIONS DOES NOT RELATE TO ACTUAL SLOPE OF SITE.
- FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
- ELEVATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

#### SECTION NOTES:

- TRUSS DESIGN IS INDICATIVE ONLY AND IS NOT PRESCRIPTIVE. FINAL DESIGN TO TRUSS MANUFACTURER SPECIFICATIONS.
- ALL PINE TO BE JD4 MIN.
- ALL HWD. TO BE F14 MIN.
- GROUND LINE SHOWN DOES NOT RELATE TO ACTUAL SLOPE OF SITE.
- FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
- SECTIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

#### FOUNDATION NOTES:

- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES. SITE CLASSIFICATION IS TO BE CONFIRMED BY INSPECTION OF FOOTING EXCAVATIONS.
- PLUMBER RESPONSIBLE TO LOCATE AND CONFIRM SEWER HOUSE CONNECTION LOCATION ACCURATELY PRIOR TO COMMENCEMENT. PLUMBER IS TO VERIFY WITH SITE SUPERVISOR PRIOR TO SETTING OUT FIXTURE DRAINAGE POINTS. NO AMENDMENTS OR SPECIAL FIXTURES HAVE BEEN NOMINATED.
- WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL ACHIEVED TO SUPPORT CONCRETE.
- REBATE GARAGE DOORS & SLIDING GLASS DOORS 20mm, AND SHOWER RECESSES 50mm IN LOCATIONS SHOWN.
- ACCORDING TO MANUF' SPEC. OR BUILDERS DIRECTIONS.
- MINIMUM COVER TO GROUND - 50mm.
- TOP COVER TO SLAB REINFORCEMENT - 30mm.
- GRADE FINISHED GROUND SURFACE TO DIVERT WATER AWAY FROM BUILDING.
- WATERPROOF MEMBRANE IS 0.2mm POLYETHYLENE. JOINTS ARE TO BE LAPPED 300mm AND TAPED.
- REINFORCEMENT TO BE SUPPORTED ON PLASTIC CHAIRS AT 1000mm CRS.
- ALL CONCRETE IS TO BE MECHANICALLY VIBRATED DURING PLACING.
- FILL MATERIAL AND SAND UNDER SLABS IS TO BE COMPACTED TO 95% OF MAX. DRY DENSITY.
- FLOORS TO ALL WET AREAS TO HAVE A FALL TO A FLOOR WASTE.

#### SITE INFORMATION:

LAND TITLE REFERENCE: 186235/2  
SUBURB: LONGFORD  
LOCALITY: LONGFORD  
LOCAL AUTHORITY: NORTHERN MIDLANDS  
ZONING: GENERAL RESIDENTIAL

LAND SIZE: 630m<sup>2</sup>  
DWELLING FLOOR AREA: 177.8m<sup>2</sup>  
SITE COVERAGE: 28%  
PORCH AREA: 3.0m<sup>2</sup>

#### OVERLAYS:

- AIRPORT OBSTACLE LIMITATION

WIND CLASSIFICATION: N- (-m/s)  
TERRAIN CATEGORY: TC ???  
SHIELDING: ???  
BAL LEVEL: ???  
TOPOGRAPHIC: ???  
CLIMATE ZONE: ???  
CORROSION ENVIRONMENT: ???  
SOIL TYPE: CLASS ???

#### FLOOR PLAN NOTES:

- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT **ABCB HOUSING PROVISIONS PART 9.5** SMOKE ALARMS MUST COMPLY WITH AS3786.
  - ONLY USE PHOTOELECTRIC TYPE SMOKE ALARMS
  - ALL SMOKE ALARMS TO BE INTERCONNECTED
  - INSTALL LOCATIONS:
    - ON EACH LEVEL OF LIVING SPACE
    - OUTSIDE EACH BEDROOM AREA
    - IN EVERY BEDROOM **(OLD ONLY)**
- WALL FINISHES AND WINDOW TYPES ON 3D VIEWS ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
- ALL GLAZING TO BE IN ACCORDANCE WITH AS1288. WINDOWS SIZES MAY VARY DUE TO MANUFACTURER'S SPECIFICATIONS.
- BUILDER TO CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE CLADDING/LININGS (UNO).
- S.S. BALUSTRADING TO COMPLY WITH THE CURRENT **ABCB HOUSING PROVISIONS PART 11.3.6**
- DOORS TO W.C.'S TO HAVE LIFT OFF HINGES (ONLY IF THE DOORS SWING IN TOWARDS THE W.C).
- MASONRY CONSTRUCTION TO AS 3700.
- REFER ENGINEERS DRAWINGS & SPECIFICATIONS FOR ALL STRUCTURAL DETAILS, FRAMING, BRACING, TIE DOWN AND SLAB/FOOTING DETAILS.
- SEAL WET AREAS IN ACCORDANCE WITH AS3740 & THE CURRENT **ABCB HOUSING PROVISIONS PART 10.2**.
- PROVIDE FLOOR WASTE TO ALL WET AREAS.

#### ROOF DRAINAGE NOTES:

- ALL GUTTER AND DOWNPIPE WORKS TO AS/NZS 3500.3 AND THE CURRENT **ABCB HOUSING PROVISIONS PART 7.4**.
- DOWNPIPES (DP) TO BE 90mmØ UPVC.
- TEMPORARY DOWNPIPES TO BE PROVIDED AT DP LOCATIONS DURING CONSTRUCTION DRAINING ROOFWATER ONTO GROUND, 2M MIN AWAY FROM BUILDING.
- ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH **THE CURRENT NCC VOL. 3 PART B6 AND B7**, THE CURRENT **ABCB HOUSING PROVISIONS PART 7.4** STATE LEGISLATION/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.
- THE ROOF DRAINAGE SYSTEM MUST BE PROVIDED WITH AN OVERFLOW TO PREVENT THE BACKFLOW OF WATER INTO THE BUILDING.
- THE AREA SPECIFIC RAINFALL INTENSITY **FOR GUTTERING SELECTION, OVERFLOW MEASURES & DOWNPIPES MUST BE SELECTED FROM THE RELEVANT TABLES IN THE CURRENT ABCB HOUSING PROVISIONS PART 7.4** OR FROM AS/NZ3500.
- EAVES GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 500 WITH SUPPORT BRACKETS AT 1.2m MAXIMUM CENTRES.
- BOX GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 100 IN ACCORDANCE WITH AS/NZ3500.3.
- DOWNPIPES MUST SERVE NOT MORE THAN 12 METERS OF GUTTER LENGTH FOR EACH DOWNPIPE WHICH MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS. EAVES GUTTERS MUST BE PROVIDED WITH AN OVERFLOW SYSTEM WHERE DOWNPIPES ARE LOCATED MORE THAN 1.2 METRES FROM A VALLEY GUTTER.



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CLIENT:  
**ABODE DESIGNER HOMES**

DRAWING NAME:  
**COVER**

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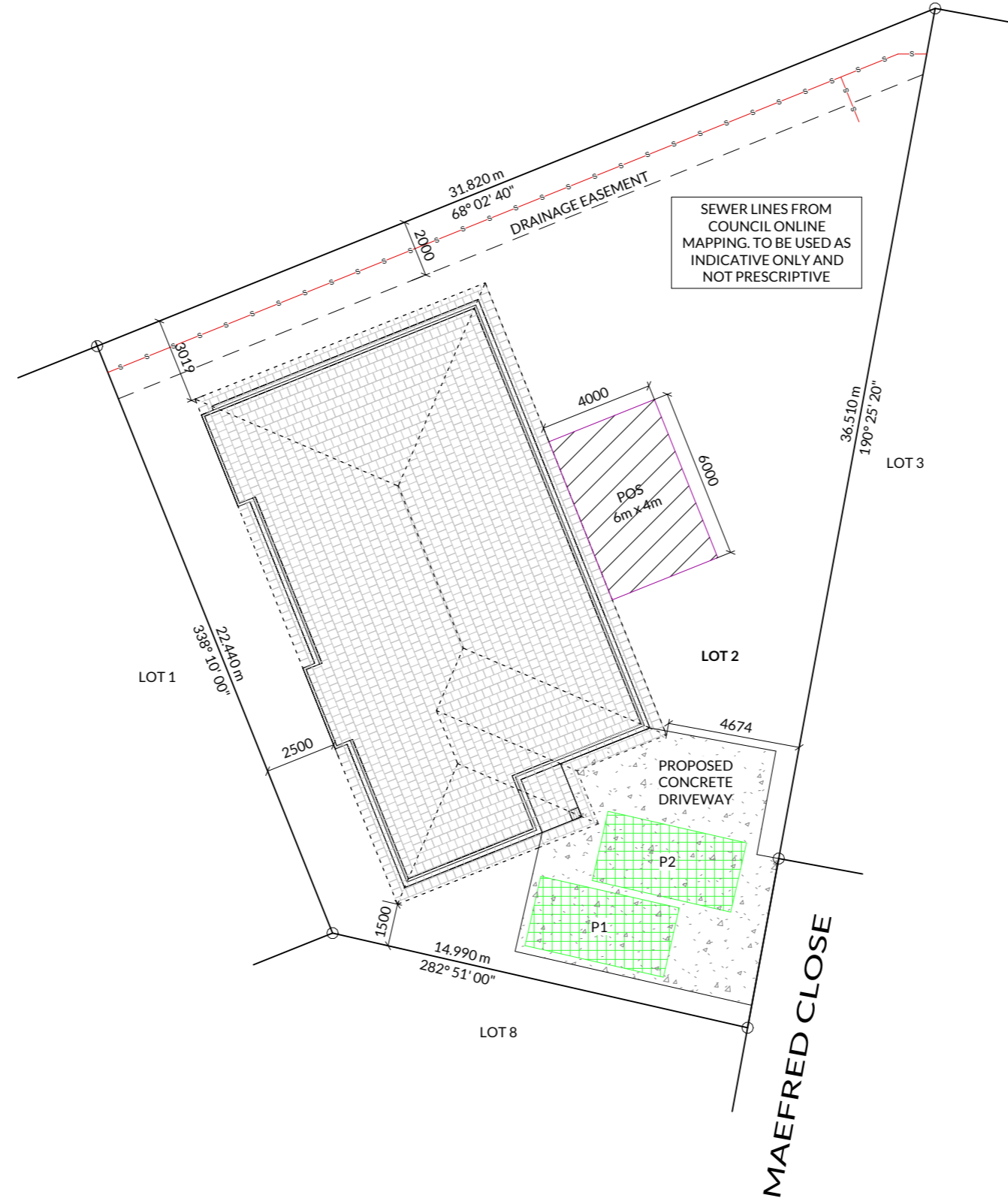
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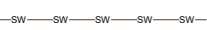

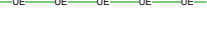

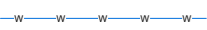




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## LEGEND

-  UNDERGROUND GAS MARKER
-  HYDRANT
-  STORM WATER PIT
-  WATER CONNECTION
-  ELECTRICAL TURRET
-  TELSTRA PIT
-  MAN HOLE
-  100mm DOWN PIPE
-  POWER POLE
-  STREET LIGHT
-  SITE BENCH MARK
-  SEWER LINE
-  CONTOUR LINE
-  EXISTING RETAINING
-  NEW RETAINING
-  ROOF LINE
-  DOWNPIPE (DP) STORM WATER LINE
-  FENCE
-  ELECTRICAL (UNDERGROUND)
-  ELECTRICAL (OVERHEAD)
-  TELSTRA COMMUNICATIONS
-  WATER LINE



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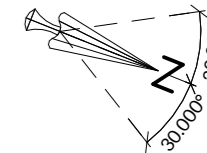
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## FLOOR AREAS

ROOM	SQUARES	SQM
LIVING	19.14	177.8 m <sup>2</sup>
PORCH	0.32	3.0 m <sup>2</sup>
TOTAL	19.47	180.8 m <sup>2</sup>



PD4.1 CLAUSE 10.4.4  
W2 SATISFIES A1.

## DOOR SCHEDULE

MARK	SIZE	DOOR TYPE
D1	2040 x 870	GLASS ENTRY DOOR
D2	2040 x 870	HOLLOW CORE SWING
D3	2040 x 870	HOLLOW CORE SWING
D4	2040 x 870	HOLLOW CORE SWING
D5	2040 x 870	HOLLOW CORE SWING
D6	2040 x 870	HOLLOW CORE SWING
D7	2040 x 770	HOLLOW CORE CAVITY SLIDER
D8	2040 x 770	HOLLOW CORE CAVITY SLIDER
D9	2040 x 870	HOLLOW CORE SWING
D10	2040 x 770	HOLLOW CORE SWING
D11	2040 x 770	HOLLOW CORE CAVITY SLIDER
D12	2040 x 870	HOLLOW CORE SWING

## WINDOW SCHEDULE

MARK	SIZE	DESCRIPTION
W1	1800 x 1500	ALUM. FRAMED AWNING
W2	1800 x 1800	ALUM. FRAMED AWNING
W3	1500 x 1200	ALUM. FRAMED AWNING
W4	1500 x 1200	ALUM. FRAMED AWNING
W5	900 x 600	ALUM. FRAMED AWNING
W6	1200 x 1200	ALUM. FRAMED AWNING
W7	1200 x 900	ALUM. FRAMED AWNING
W8	1800 x 600	ALUM. FRAMED AWNING
W9	1800 x 600	ALUM. FRAMED AWNING
W10	1800 x 600	ALUM. FRAMED AWNING
W11	2100 x 2100	ALUM. FRAMED SLIDING GLASS DOOR
W12	1800 x 900	ALUM. FRAMED AWNING
W13	2100 x 2400	ALUM. FRAMED SLIDING GLASS DOOR
W14	1800 x 900	ALUM. FRAMED AWNING
W15	1800 x 900	ALUM. FRAMED AWNING

## LEGEND

- C CASEMENT WINDOW
- SL.G.D SLIDING GLASS DOOR
- S.W SLIDING WINDOW
- A AWNING WINDOW
- D.HU DOUBLE HUNG WINDOW
- B.D. BIFOLD DOORS
- LU LOUVERS
- SL SIDELIGHT
- M.V. MECHANICAL VENT
- SKL SKYLIGHT
- F.G. FIXED GLASS WINDOW

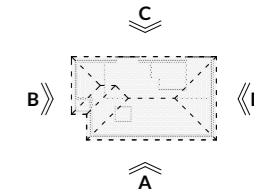
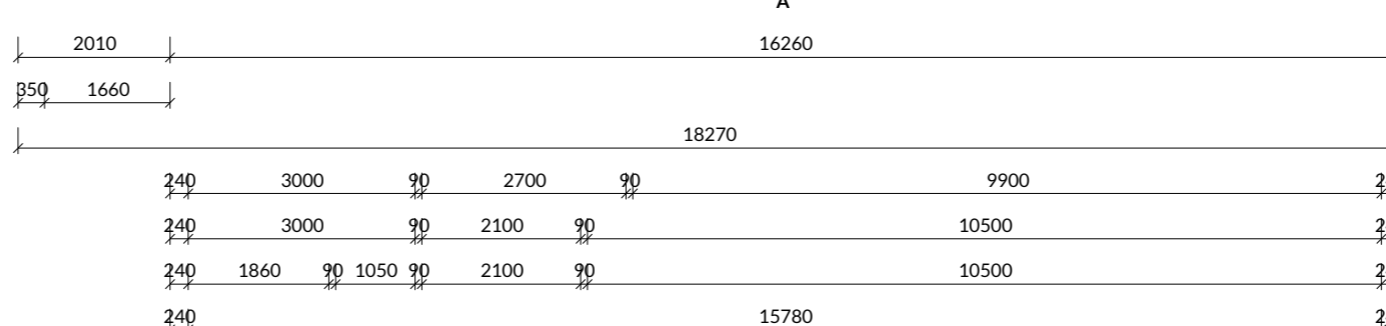
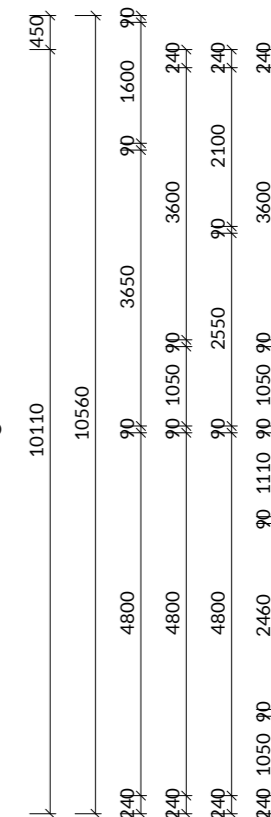
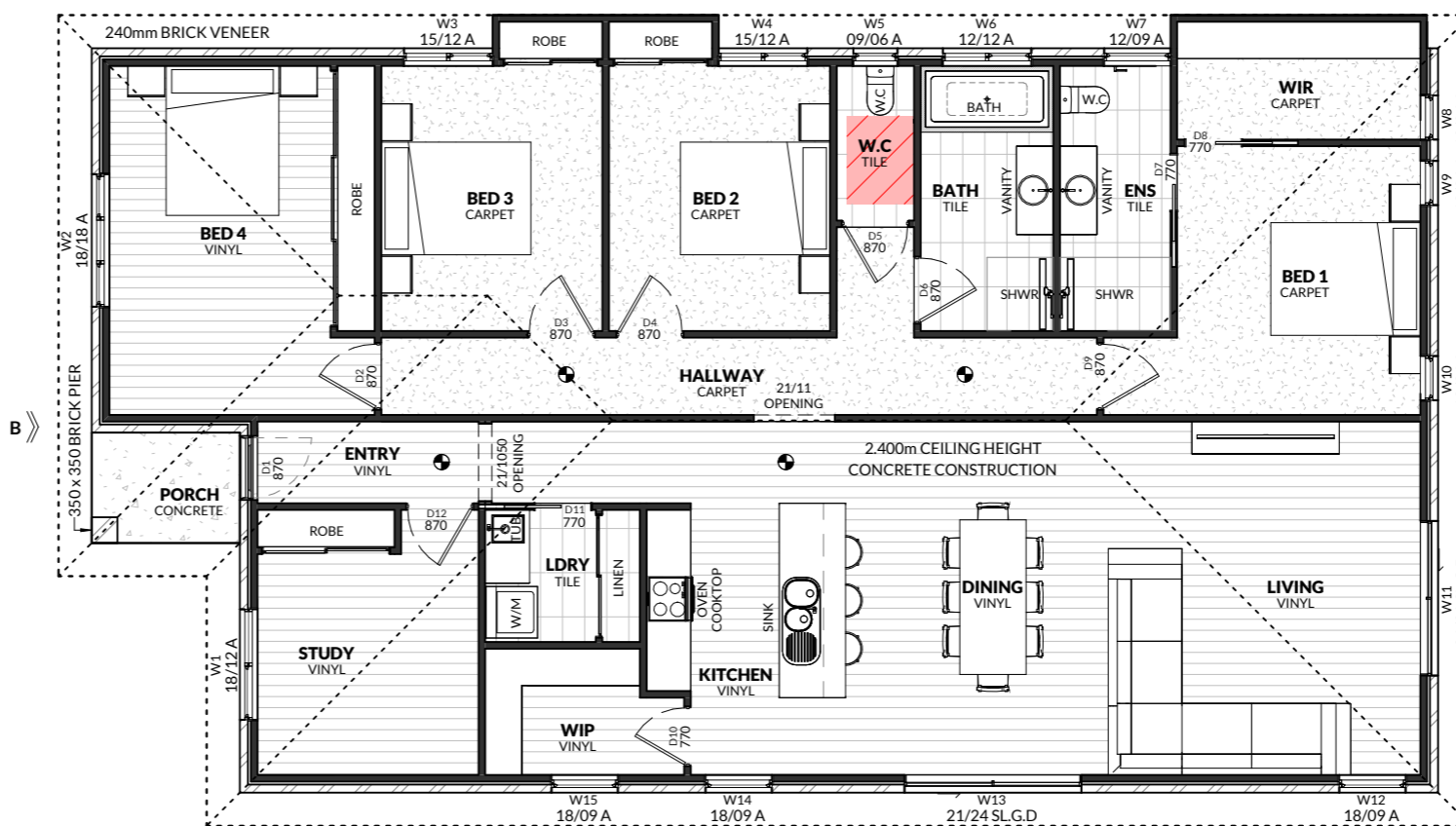
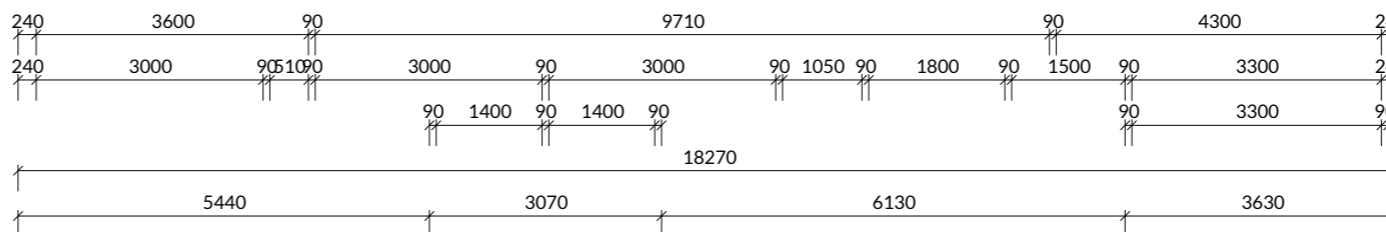
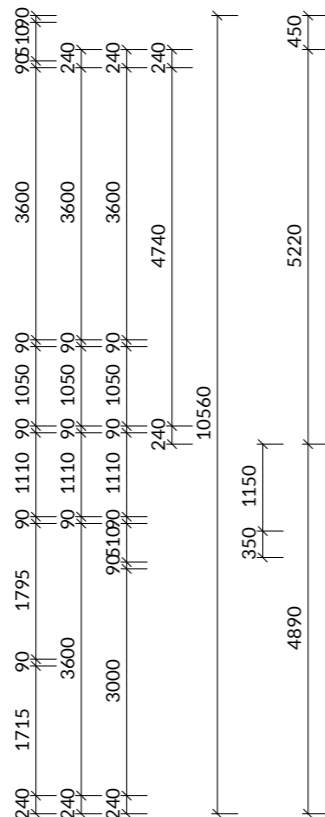
### ENERGY EFFICIENCY REQUIREMENTS

- R4.0 BATTS TO CEILING
- R2.0 BATTS TO EXTERNAL WALLS AND GARAGE INTERNAL WALL
- DOWNLIGHTS TO BE MIN IC RATED
- ALL WINDOWS AND SLIDING GLASS DOORS DOUBLE GLAZED

### LIVABLE HOUSING DESIGN REQUIREMENTS

THIS DWELLING IS REQUIRED TO COMPLY WITH THE NCC LIVABLE HOUSING REQUIREMENTS. PLEASE REFER TO 'LIVABLE HOUSING REQUIREMENTS' SHEET FOR COMPLIANCE DETAILS.

- ☼ SMOKE ALARM
- † HOSE COCK
- ⚡ ELEC M/BOX
- ⊕ GAS BOTTLES
- ⊗ HOT WATER
- ⊕ FLOOR WASTE



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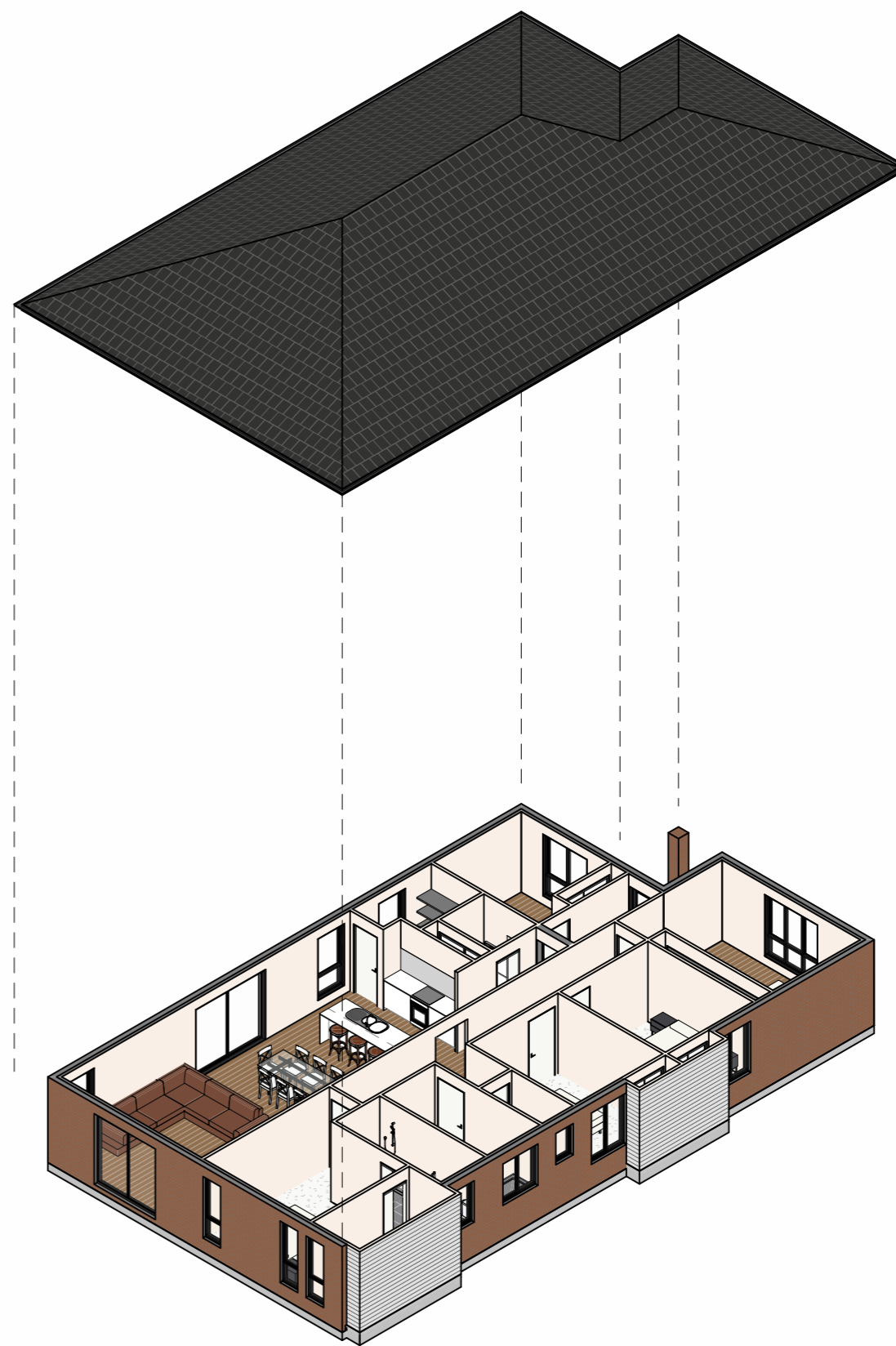
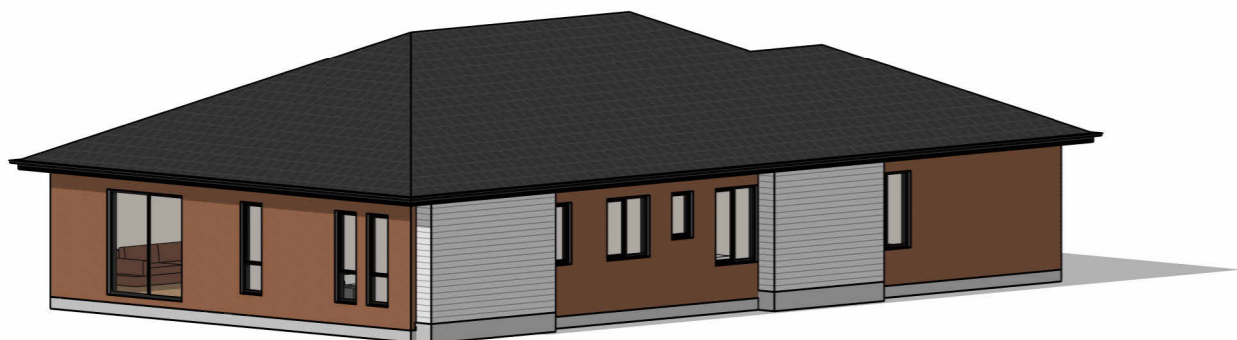
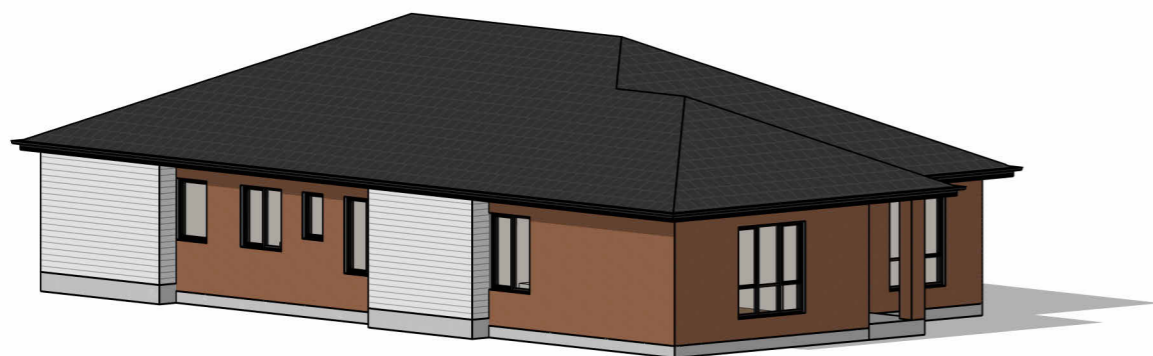
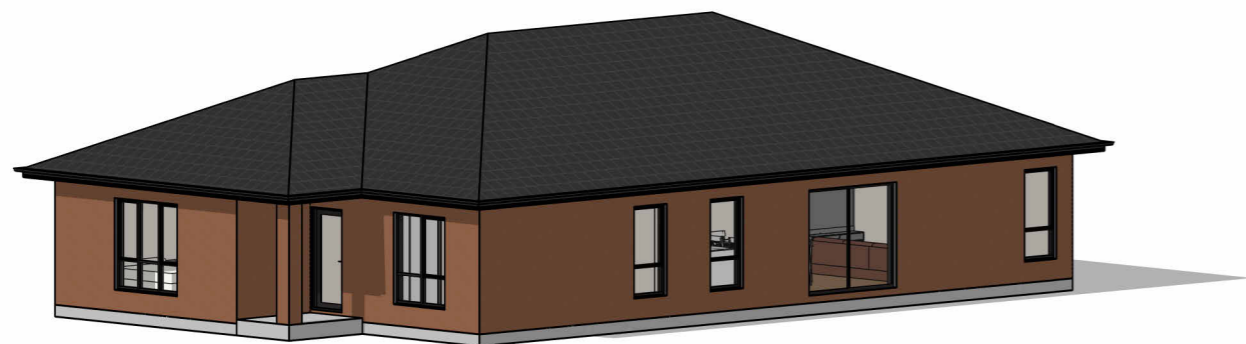
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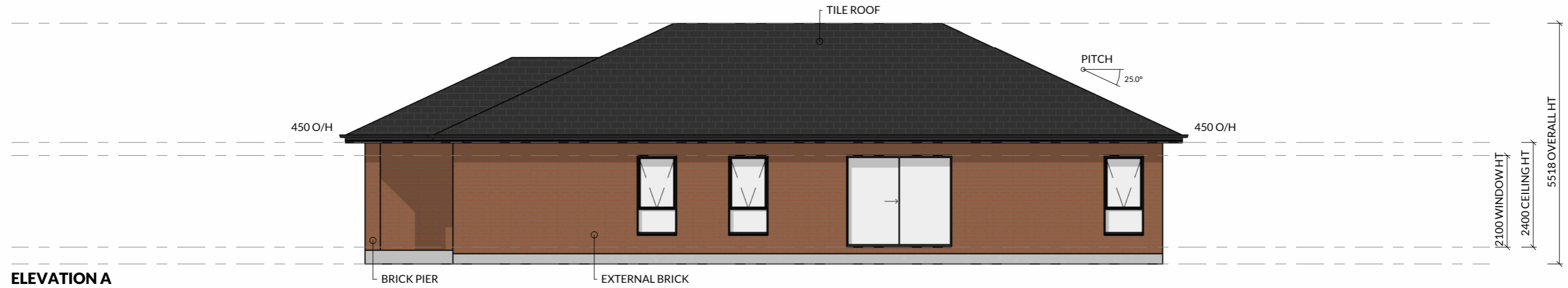
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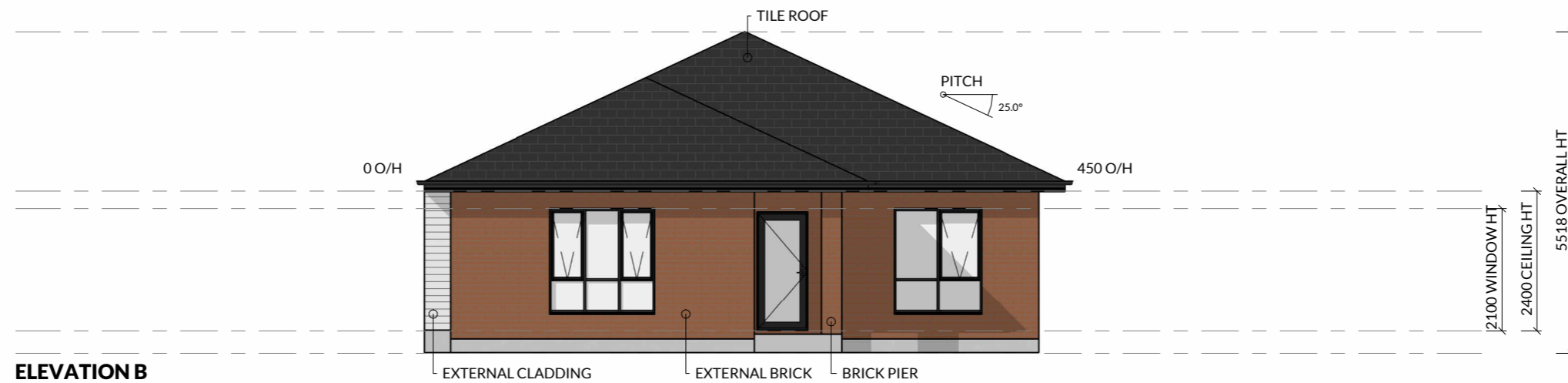
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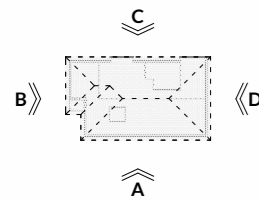
- ROOF PITCH 25°
- TILED ROOF - BRISTLE DARK RANGE
- BRICKWORK - AUSTRAL 230 x 110 x 76 RED/BROWN RANGE WITH NATURAL MORTAR
- GUTTER & FASCIA - D-PROFILE IN COLORBOND MONUMENT, FASCIA TO MATCH
- ALUMINIUM WINDOWS IN COLORBOND MONUMENT
- NON-REFLECTIVE & TRANSPARENT GLAZING TO ALL WINDOWS



**ELEVATION A**



**ELEVATION B**



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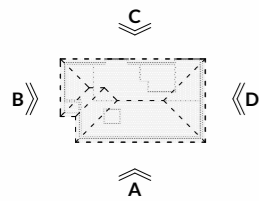
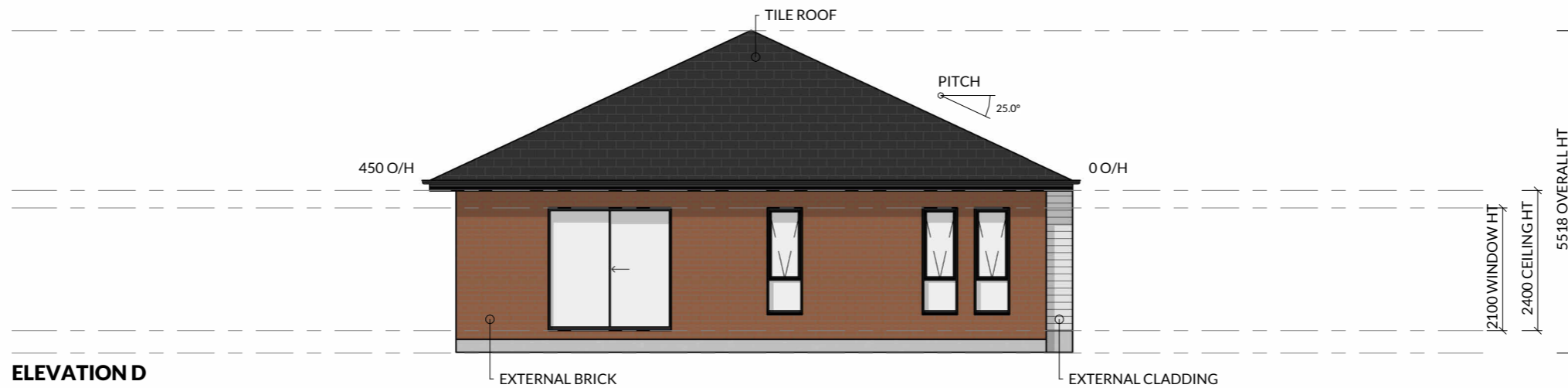
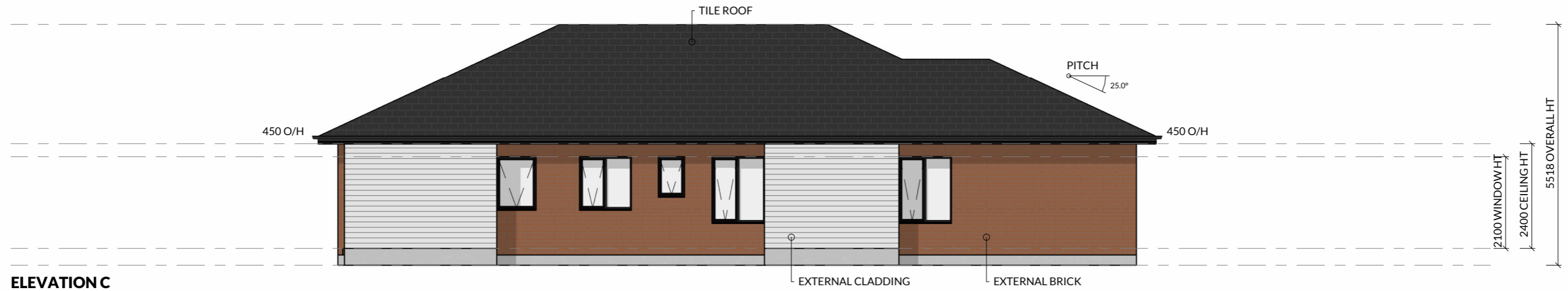
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