

Exhibited

This planning application is open for
public comment until
10 August 2026

Reference no	PLN-26-0085
Site	9 OBSERVATORY CLOSE CAMPBELL TOWN
Proposed Development	Single Dwelling
Zone	8.0 General Residential
Use class	Residential

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

(no special form required)



Exhibited

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:

The Proposal

Description of proposal:

New Dwelling

Driveway construction material: Concrete

The Land

Site address: 9 Observatory Close, Campbell Town 7210

Title reference: C/T: 10/188330

Existing buildings on site: 0

Existing use of site: Vacant Land

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

'Priority Final Plan'

OWNER: GRANGE VISTAS PTY LTD FOLIO REFERENCE: C.T.43080/4 GRANTEE: PART OF 5 ACRES AND PART OF LOT 1^A-1^R-26^P GRANTED TO JOHN HELDER WEDGE AND PART OF LOT 7 0^A-3^R-39^P GRANTED TO WILLIAM VALENTINE.	PLAN OF SURVEY NOVA LAND CONSULTING	REGISTERED NUMBER SP188330
BY SURVEYOR: COLIN STERLING SMITH LOCATION: TOWN OF CAMPBELL TOWN (SEC. E) SCALE 1:600	APPROVED EFFECTIVE FROM 19 MAR 2025 <i>[Signature]</i> Recorder of Titles	

'INDEX PLAN'

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

WILLIAM STREET

EAST STREET

SEE ANNEXURE SHEET 1

SEE ANNEXURE SHEET 2

100. 'ROAD' 2881m²

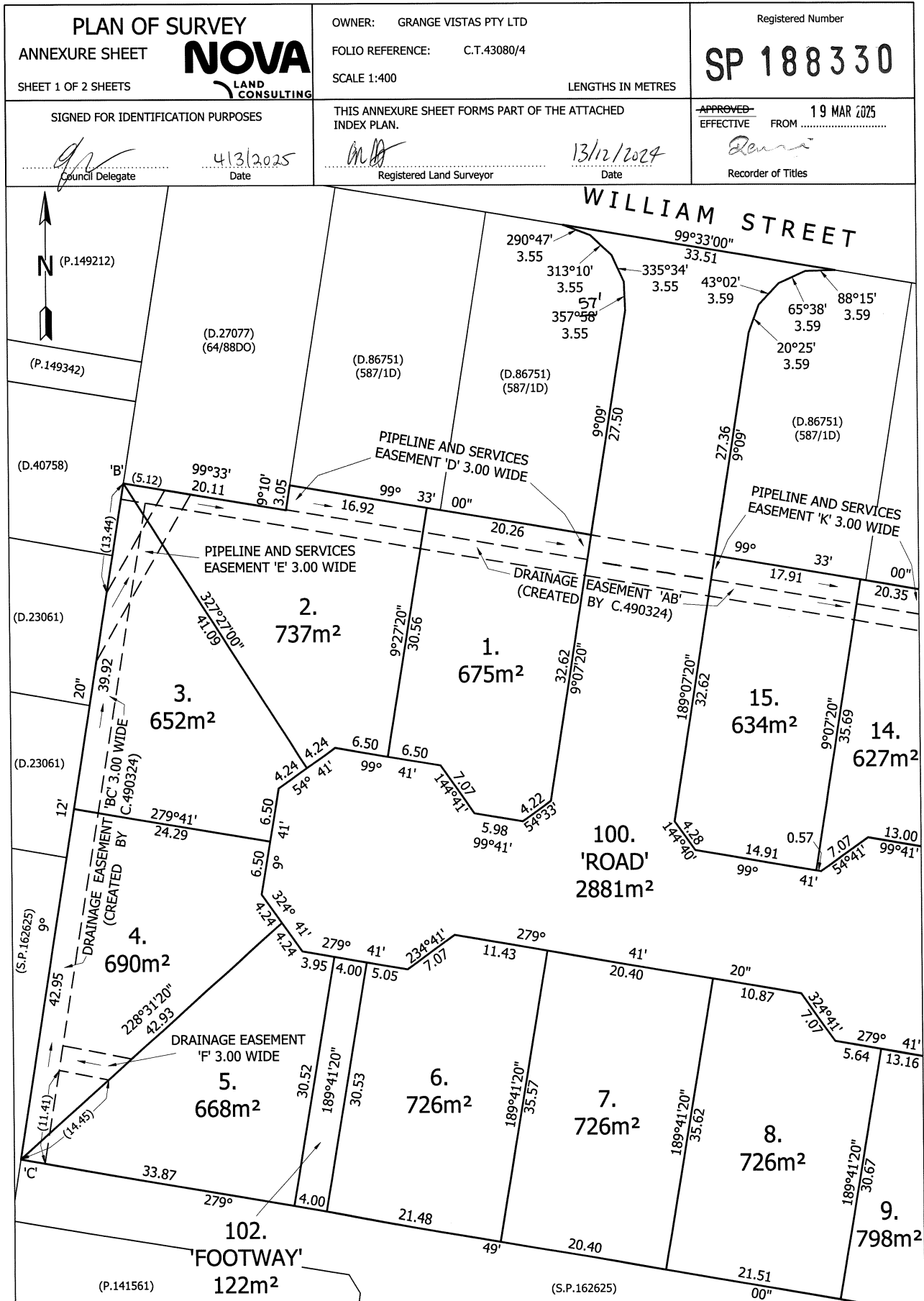
101. 'FOOTWAY' 124m²

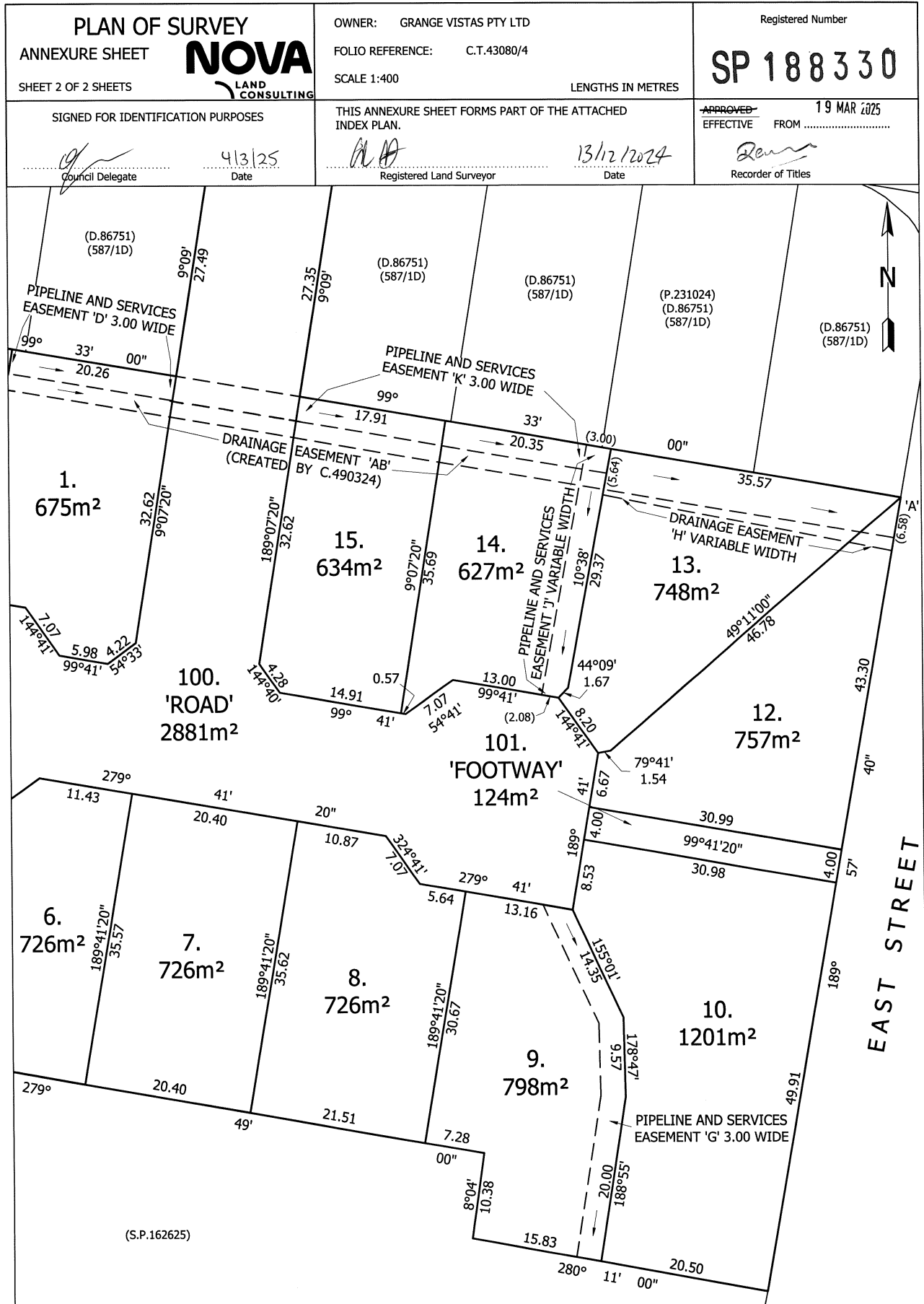
102. 'FOOTWAY' 122m²

Lots 1-15 with area measurements (e.g., Lot 1: 675m², Lot 2: 737m², Lot 3: 652m², Lot 4: 690m², Lot 5: 668m², Lot 6: 726m², Lot 7: 726m², Lot 8: 726m², Lot 9: 798m², Lot 10: 1201m², Lot 11: 757m², Lot 12: 748m², Lot 13: 748m², Lot 14: 627m², Lot 15: 634m²)

(S.P.162625)

<i>[Signature]</i> Registered Land Surveyor	13/12/2024 Date
<i>[Signature]</i> Council Delegate	4/3/25 Date





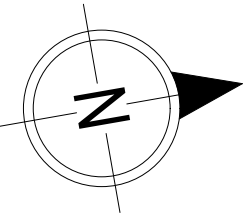
Exhibited

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

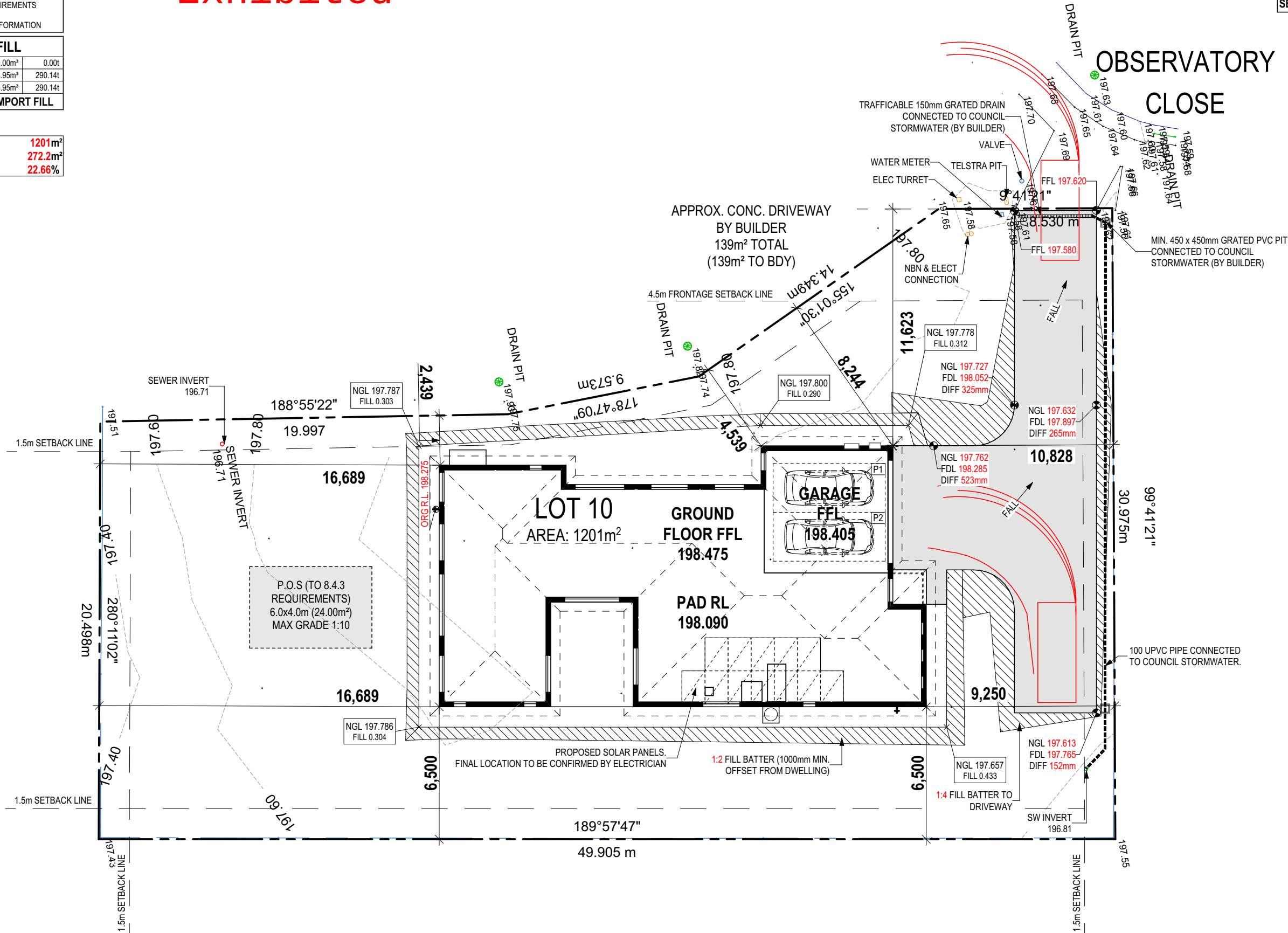
APPROX. CUT/FILL		
CUT	0.00m³	0.00t
FILL	128.95m³	290.14t
DIFFERENCE	128.95m³	290.14t
290 TONNES OF IMPORT FILL		

LOT SIZE:	1201m²
HOUSE (COVERED AREA):	272.2m²
SITE COVERAGE:	22.66%

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



OBSERVATORY
CLOSE



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

© 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.



SPECIFICATION:
NEXTGEN
COPYRIGHT:
© 2026

REVISION	DRAWN
1 CONSOLIDATE PROPOSAL 1	HMI 01/04/2026
2 PRELIM PLANS - INITIAL ISSUE	NVO 16/04/2026

CLIENT:
STUART JOHN ASHMAN
ADDRESS:
9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210
LOT / SECTION / CT:
10 / - / 188330
COUNCIL:
NORTHERN MIDLANDS

HOUSE DESIGN:
RIVERTON 27
FACADE DESIGN:
CLASSIC
SHEET TITLE:
SITE PLAN

HOUSE CODE:
H-WATRV10SA
FACADE CODE:
F-WATRV10CLASA
SHEET No.:
2 / 27
SCALES:
1:200

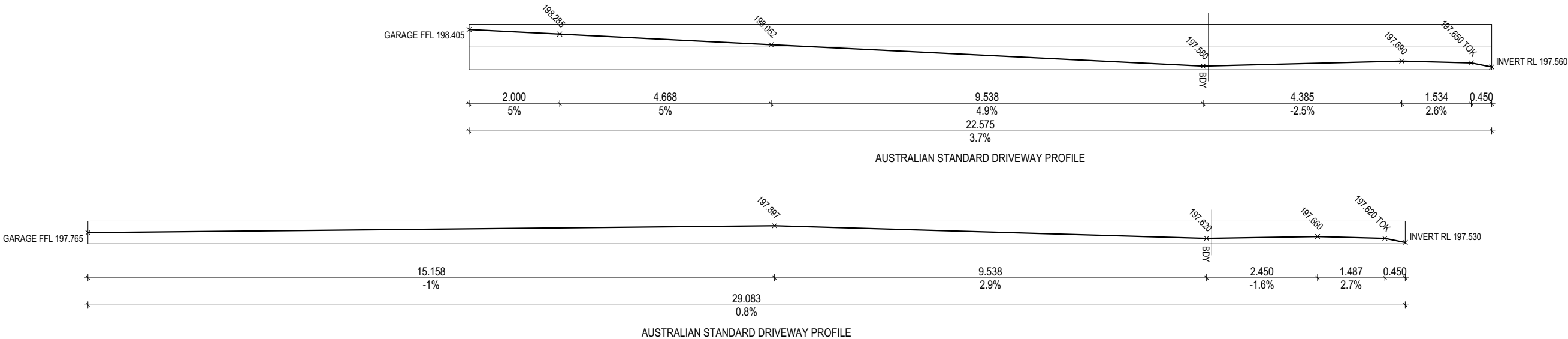
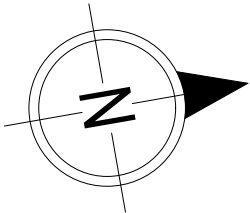
DO NOT SCALE DRAWINGS, USE
FIGURED DIMENSIONS ONLY. CHECK
AND VERIFY DIMENSIONS AND
LEVELS PRIOR TO THE
COMMENCEMENT OF ANY WORK. ALL
DISCREPANCIES TO BE REPORTED
TO THE DRAFTING OFFICE.
714723

Exhibited

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:		
- SUSTAINABILITY REQUIREMENTS		
- SITE CLASSIFICATION		
- GENERAL BUILDING INFORMATION		
APPROX. CUT/FILL		
CUT	0.00m³	0.00t
FILL	128.95m³	290.14t
DIFFERENCE	128.95m³	290.14t
290 TONNES OF IMPORT FILL		

LOT SIZE:	1201m²
HOUSE (COVERED AREA):	272.2m²
SITE COVERAGE:	22.66%

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



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

© 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.



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.
NEXTGEN	1 CONSOLIDATE PROPOSAL 1	HMI 01/04/2026	STUART JOHN ASHMAN	RIVERTON 27	H-WATRVVT10SA	
COPYRIGHT:	2 PRELIM PLANS - INITIAL ISSUE	NVO 16/04/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2026			9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210	CLASSIC	F-WATRVVT10CLASA	
			LOT / SECTION / CT:	SHEET TITLE:	SCALES:	714723
			10 / - / 188330	DRIVEWAY DETAILS	1:100	
			COUNCIL:	SHEET No.:		
			NORTHERN MIDLANDS	3 / 27		

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

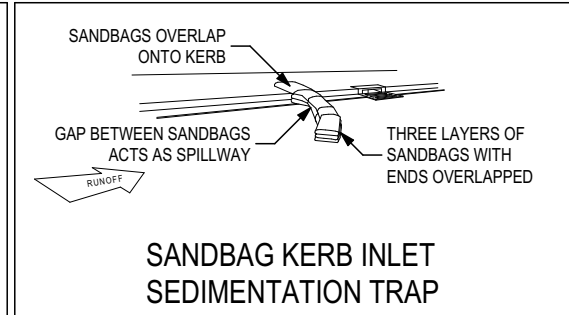
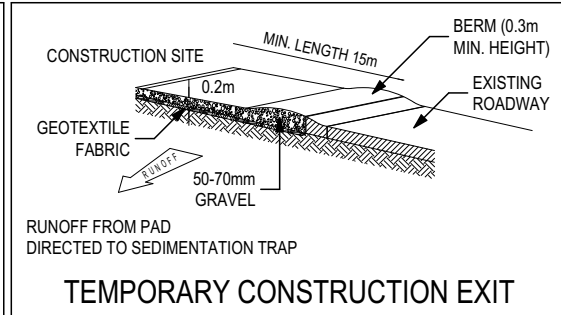
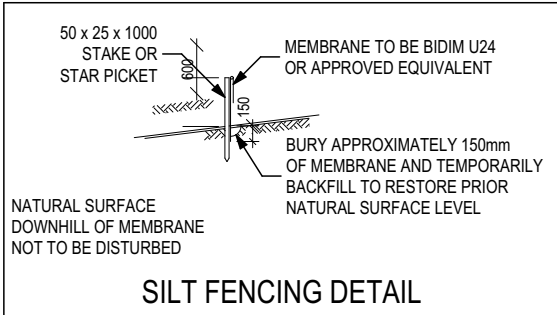
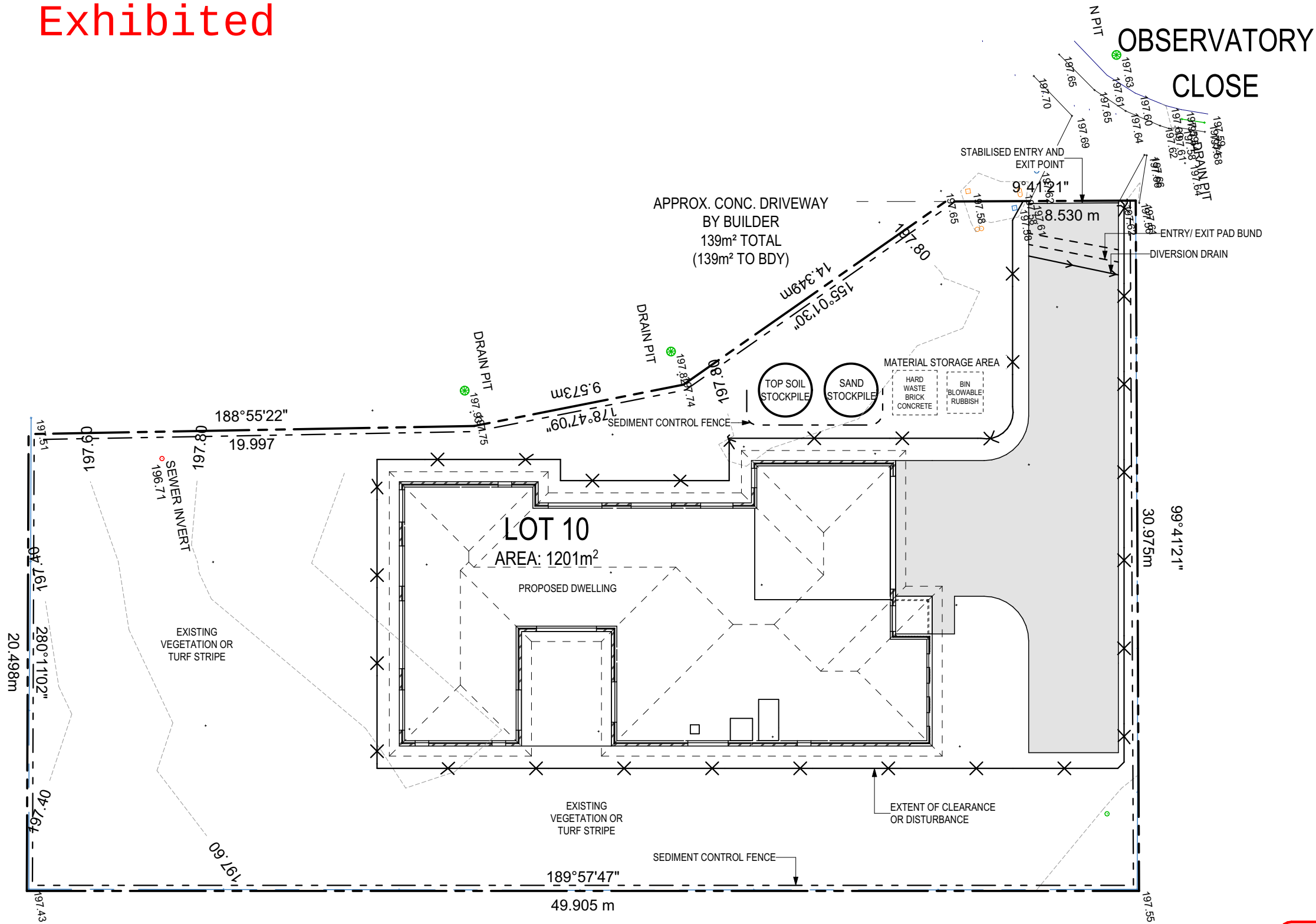
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT 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.

Exhibited



ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

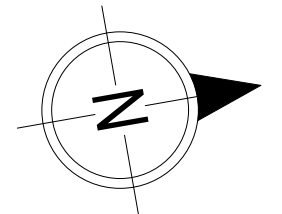
© 2026 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE 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.



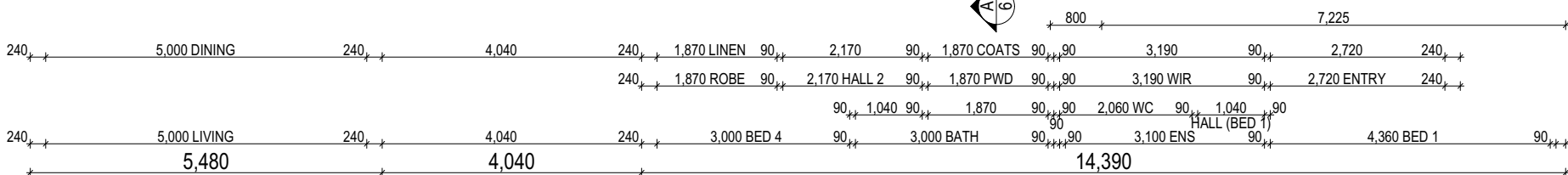
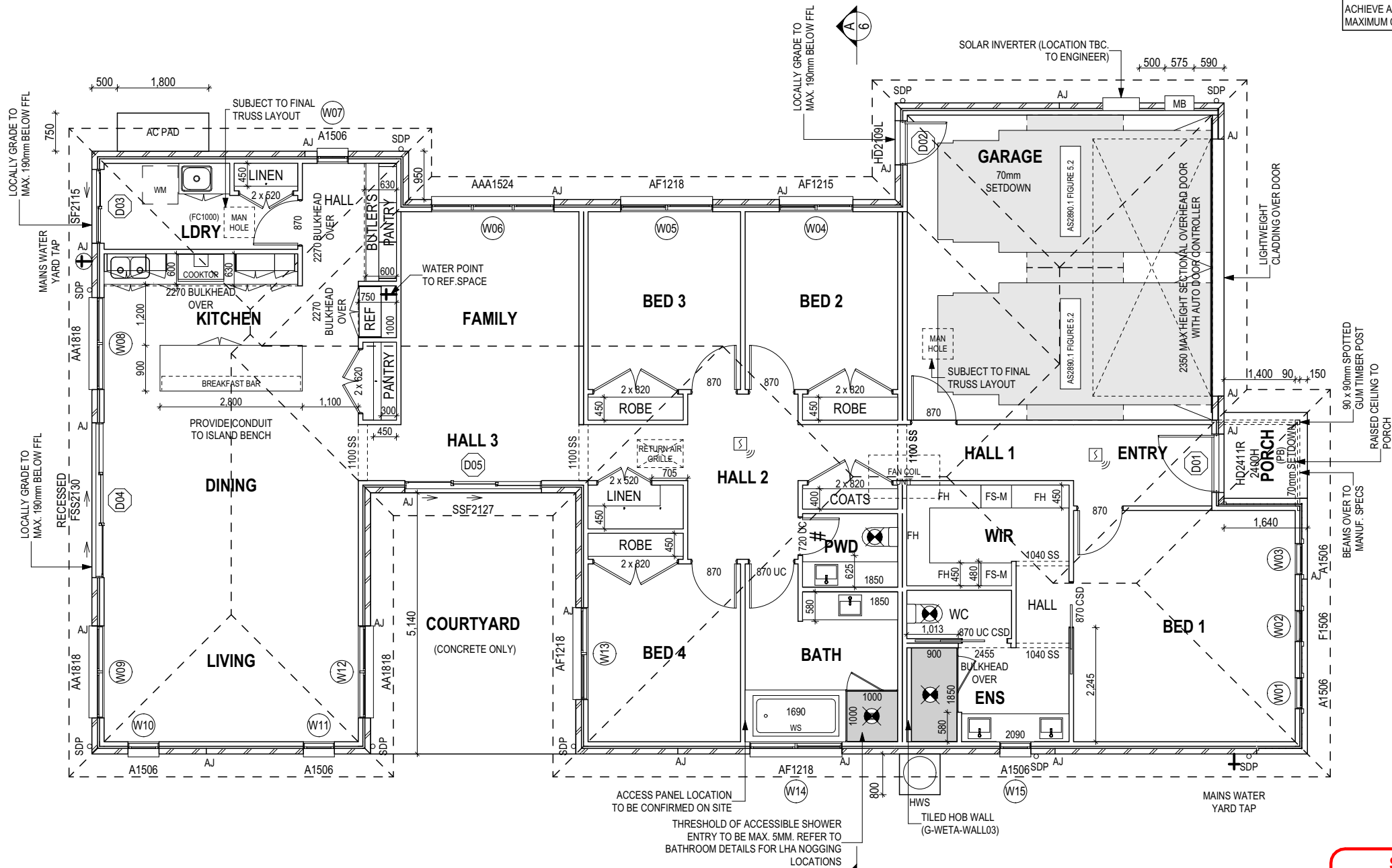
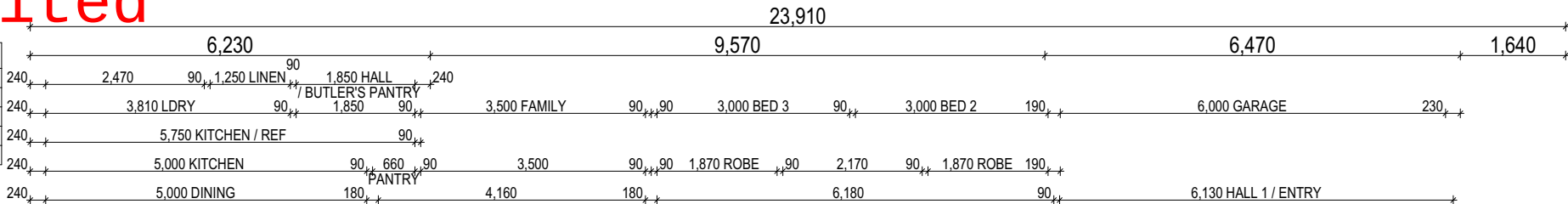
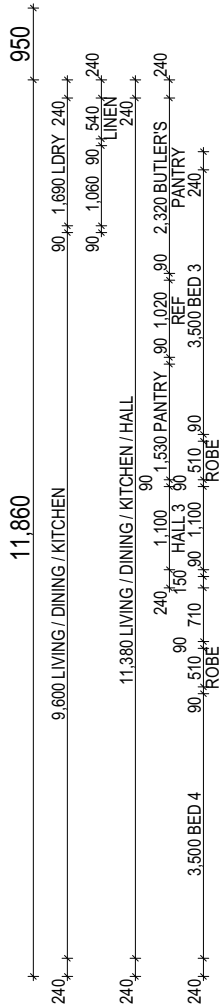
SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
NEXTGEN		1	CONSOLIDATE PROPOSAL 1	HMI	01/04/2026	STUART JOHN ASHMAN		RIVERTON 27		H-WATRV10SA			
COPYRIGHT:		2	PRELIM PLANS - INITIAL ISSUE	NVO	16/04/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
© 2026						9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210		CLASSIC		F-WATRV10CLASA			
						LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:			
						10 / - / 188330		COUNCIL: NORTHERN MIDLANDS		SOIL & WATER MANAGEMENT PLAN 4 / 27		SCALES: 1:200	714723

Exhibited

UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:



MAIN DWELLING, GROUND FLOOR		
	COURTYARD	20.77
	GARAGE	39.72
	LIVING	208.94
	PORCH	2.77
		272.20 m²



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.



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.
NEXTGEN	1	CONSOLIDATE PROPOSAL 1	HMI 01/04/2026	STUART JOHN ASHMAN	RIVERTON 27	H-WATRV10SA	
COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE	NVO 16/04/2026	ADDRESS:	FAÇADE DESIGN:	FAÇADE CODE:	
© 2026				9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210	CLASSIC	F-WATRV10CLASA	
				LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:
				10 / - / 188330	NORTHERN MIDLANDS	GROUND FLOOR PLAN	5 / 27
							SCALES:
							1:100
							714723

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

Exhibited

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

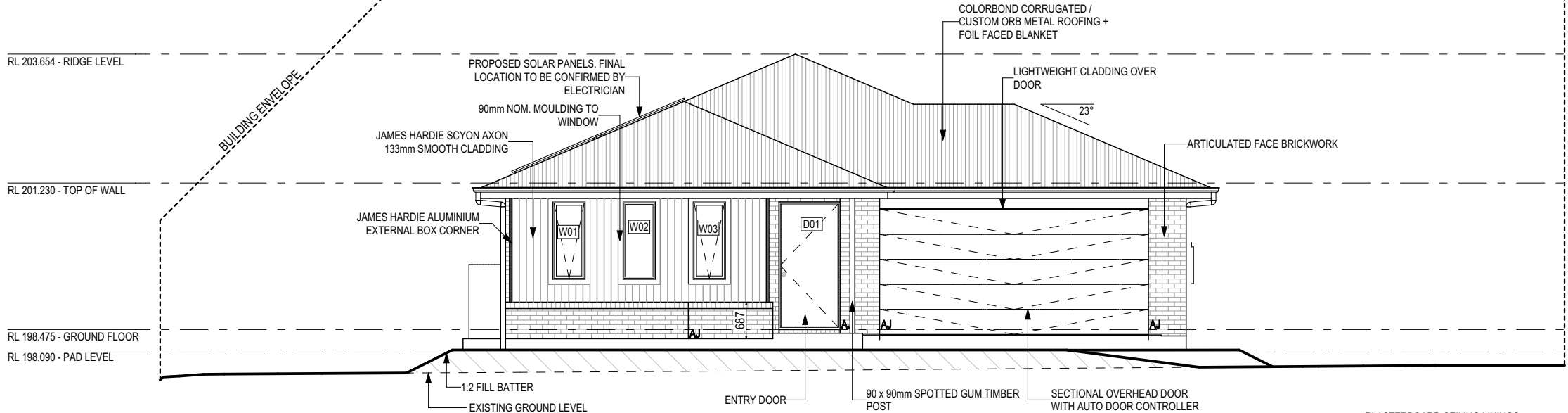
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

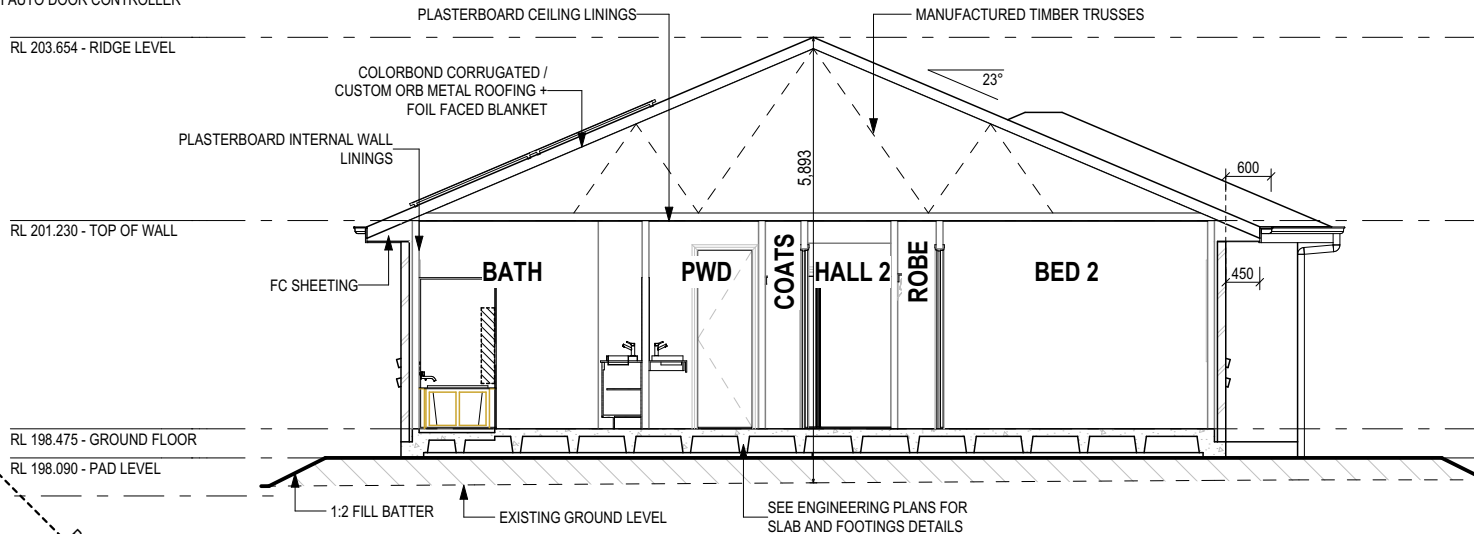
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

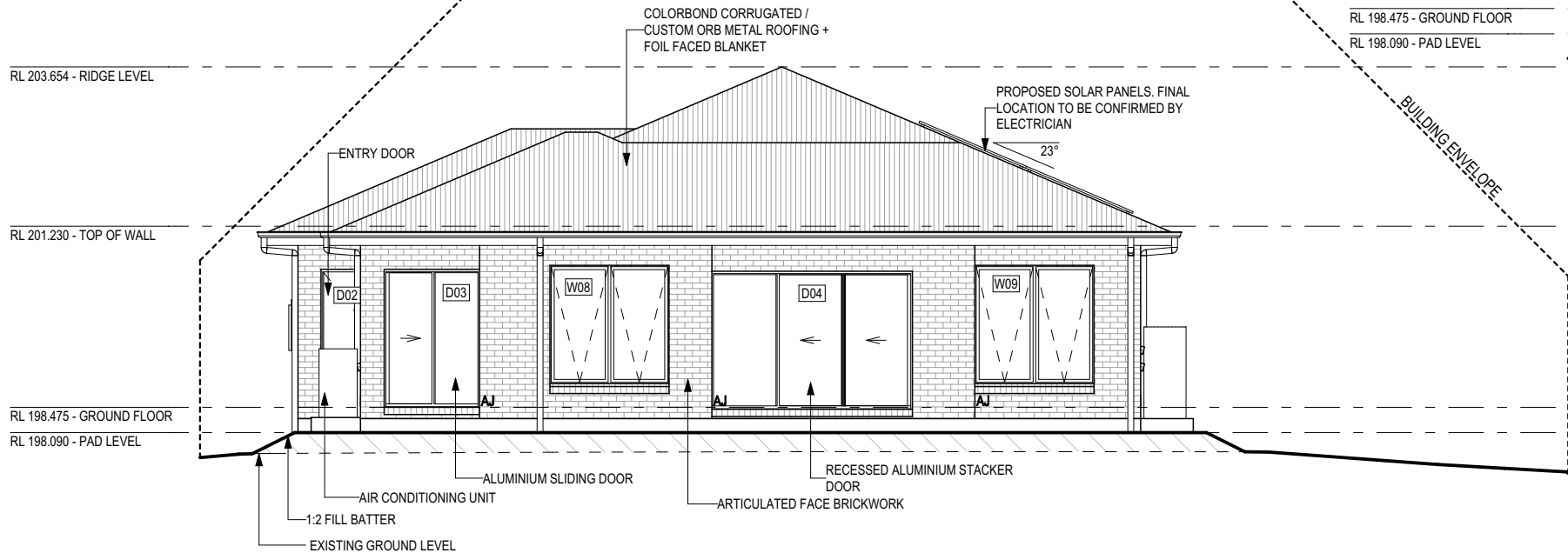
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



NORTH ELEVATION
SCALE: 1:100

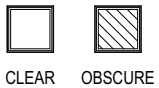


SECTION A-A
SCALE: 1:100

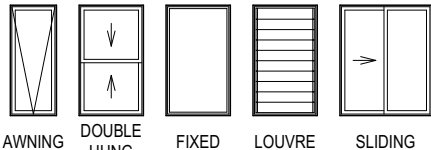


SOUTH ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

© 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.



SPECIFICATION:
NEXTGEN
COPYRIGHT:
© 2026

REVISION
1 CONSOLIDATE PROPOSAL 1
2 PRELIM PLANS - INITIAL ISSUE

DRAWN
HMI 01/04/2026
NVO 16/04/2026

CLIENT:
STUART JOHN ASHMAN
ADDRESS:
9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210
LOT / SECTION / CT:
10 / - / 188330
COUNCIL:
NORTHERN MIDLANDS

HOUSE DESIGN:
RIVERTON 27

FACADE DESIGN:
CLASSIC

SHEET TITLE:
ELEVATIONS / SECTION

SHEET No.:
6 / 27

HOUSE CODE:
H-WATRV10SA

FACADE CODE:
F-WATRV10CLASA

SCALES:
1:100

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.

714723

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

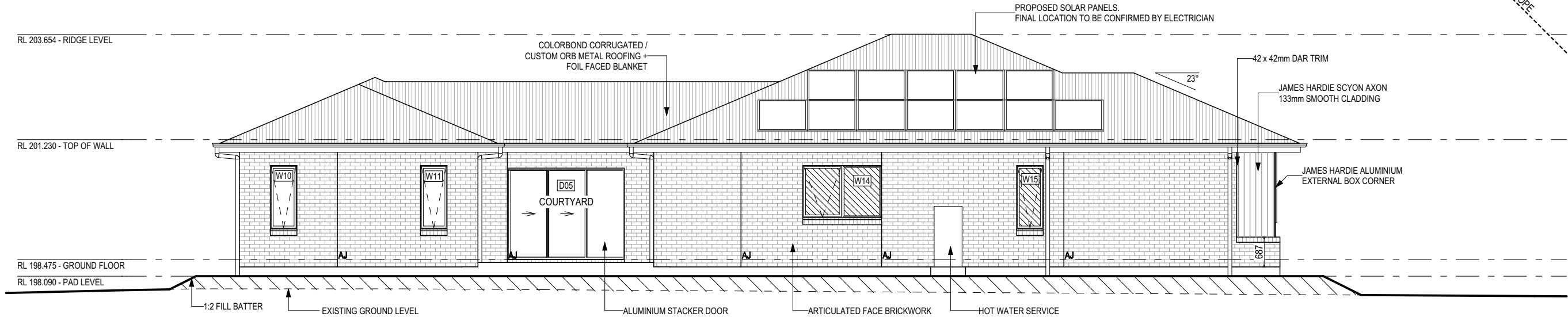
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

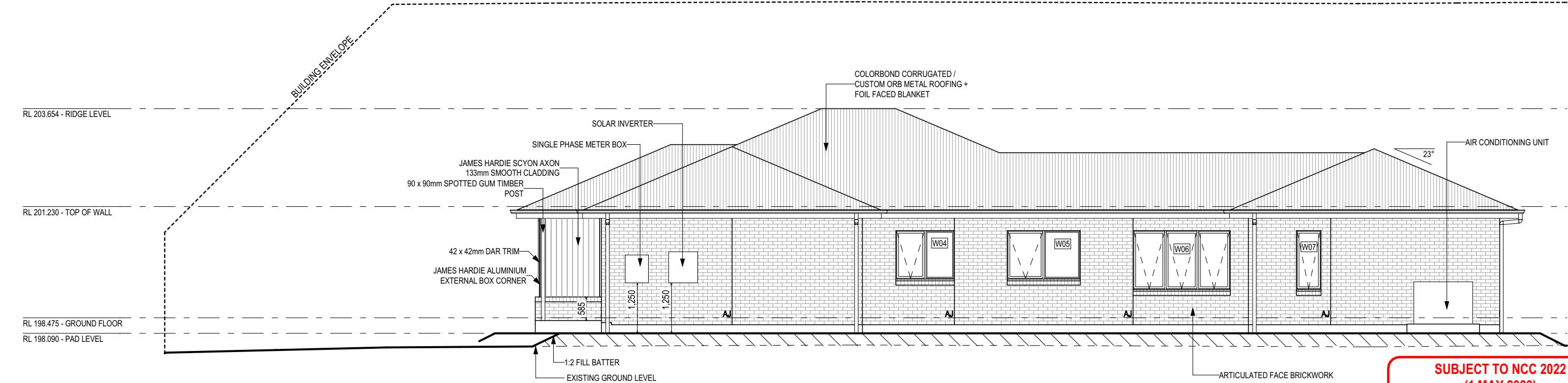
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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



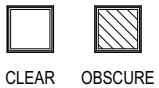
EAST ELEVATION
SCALE: 1:100



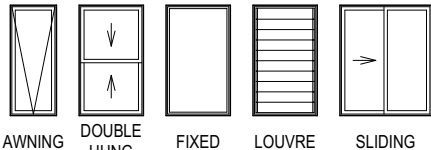
WEST ELEVATION
SCALE: 1:100

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

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

© 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.

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	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	A1506	AWNING	BED 1	1,457	610	4,134	0.89	ALUMINIUM	BAL-29	NONE	N	0.64	CLEAR	
GROUND FLOOR	W02	F1506	FIXED	BED 1	1,457	610	4,134	0.89	ALUMINIUM	BAL-29	NONE	N	0.75	CLEAR	
GROUND FLOOR	W03	A1506	AWNING	BED 1	1,457	610	4,134	0.89	ALUMINIUM	BAL-29	NONE	N	0.64	CLEAR	
GROUND FLOOR	W04	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-29	ANGLED	W	1.38	CLEAR	MP 725
GROUND FLOOR	W05	AF1218	AWNING	BED 3	1,200	1,810	6,020	2.17	ALUMINIUM	BAL-29	ANGLED	W	1.77	CLEAR	MP 905
GROUND FLOOR	W06	AAA1524	AWNING	FAMILY	1,457	2,410	7,734	3.51	ALUMINIUM	BAL-29	ANGLED	W	2.70	CLEAR	MP 803-803
GROUND FLOOR	W07	A1506	AWNING	HALL	1,457	610	4,134	0.89	ALUMINIUM	BAL-29	ANGLED	W	0.64	CLEAR	
GROUND FLOOR	W08	AA1818	AWNING	KITCHEN	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-29	ANGLED	S	2.60	CLEAR	MP 905
GROUND FLOOR	W09	AA1818	AWNING	LIVING	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-29	ANGLED	S	2.60	CLEAR	MP 905
GROUND FLOOR	W10	A1506	AWNING	LIVING	1,457	610	4,134	0.89	ALUMINIUM	BAL-29	ANGLED	E	0.64	CLEAR	
GROUND FLOOR	W11	A1506	AWNING	LIVING	1,457	610	4,134	0.89	ALUMINIUM	BAL-29	ANGLED	E	0.64	CLEAR	
GROUND FLOOR	W12	AA1818	AWNING	LIVING	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-29	ANGLED	N	2.60	CLEAR	MP 905
GROUND FLOOR	W13	AF1218	AWNING	BED 4	1,200	1,810	6,020	2.17	ALUMINIUM	BAL-29	ANGLED	S	1.77	CLEAR	MP 905
GROUND FLOOR	W14	AF1218	AWNING	BATH	1,200	1,810	6,020	2.17	ALUMINIUM	BAL-29	ANGLED	E	1.77	OBSCURE, TOUGHENED	MP 905
GROUND FLOOR	W15	A1506	AWNING	ENS	1,457	610	4,134	0.89	ALUMINIUM	BAL-29	ANGLED	E	0.64	OBSCURE, TOUGHENED	
							81,692 mm	27.76					21.81		
DOOR															
GROUND FLOOR	D01	HD2411R	SWINGING	ENTRY	2,400	1,150	7,100	2.76	ALUMINIUM	BAL-29	SNAP HEADER	N	2.02	NA	
GROUND FLOOR	D02	HD2109L	SWINGING	GARAGE	2,100	870	5,940	1.83	ALUMINIUM	BAL-29	SNAP HEADER	S	1.22	NA	
GROUND FLOOR	D03	SF2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	BAL-29	SNAP HEADER	S	2.59	CLEAR, TOUGHENED	
GROUND FLOOR	D04	FSS2130	STACKER	DINING	2,100	3,048	10,296	6.40	ALUMINIUM	BAL-29	SNAP HEADER	S	5.67	CLEAR, TOUGHENED	
GROUND FLOOR	D05	SSF2127	STACKER	HALL 3	2,100	2,688	9,576	5.64	ALUMINIUM	BAL-29	SNAP HEADER	E	4.96	CLEAR, TOUGHENED	
							40,012 mm	19.68					16.46		
							121,704 mm	47.44					38.27		

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.

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

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	2	1040 SS	SQUARE SET OPENING	2,455	1,040	N/A	
GROUND FLOOR	4	1100 SS	SQUARE SET OPENING	2,455	1,100	N/A	
GROUND FLOOR	2	2 x 520	SWINGING	2,340	1,040	N/A	
GROUND FLOOR	1	2 x 620	SWINGING	2,340	1,240	N/A	
GROUND FLOOR	4	2 x 820	SWINGING	2,340	1,640	N/A	
GROUND FLOOR	1	720 UC	SWINGING	2,340	720	N/A	20mm UNDERCUT, LIFT-OFF HINGES
GROUND FLOOR	6	870	SWINGING	2,340	870	N/A	
GROUND FLOOR	1	870 CSD	CAVITY SLIDING	2,340	870	N/A	
GROUND FLOOR	1	870 UC	SWINGING	2,340	870	N/A	20mm UNDERCUT
GROUND FLOOR	1	870 UC CSD	CAVITY SLIDING	2,340	870	N/A	20mm UNDERCUT

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

Window Manufacturer: Dowell Windows

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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



SPECIFICATION: NEXTGEN	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2026	1 CONSOLIDATE PROPOSAL 1	HMI 01/04/2026	STUART JOHN ASHMAN	RIVERTON 27	H-WATRV10SA	
	2 PRELIM PLANS - INITIAL ISSUE	NVO 16/04/2026	ADDRESS: 9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATRV10CLASA	
			LOT / SECTION / CT: 10 / - / 188330	COUNCIL: NORTHERN MIDLANDS	SHEET TITLE: WINDOW & DOOR SCHEDULES	
					SHEET No.: 8 / 27	SCALES:
						714723

Exhibited

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	48.02 m²	W08, W09, W10, W11, W12, D04	4.80 m²	14.75 m²	2.40 m²	14.73 m²
BED 1	19.84 m²	W01, W02, W03	1.98 m²	2.03 m²	0.99 m²	1.62 m²
BED 2	11.45 m²	W04	1.15 m²	1.38 m²	0.57 m²	0.79 m²
BED 3	11.45 m²	W05	1.15 m²	1.77 m²	0.57 m²	1.00 m²
BED 4	11.45 m²	W13	1.15 m²	1.77 m²	0.57 m²	1.00 m²
FAMILY	14.67 m²	W06	1.47 m²	2.70 m²	0.73 m²	3.24 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).

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

© 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.

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

PLAN ACCEPTANCE BY OWNER

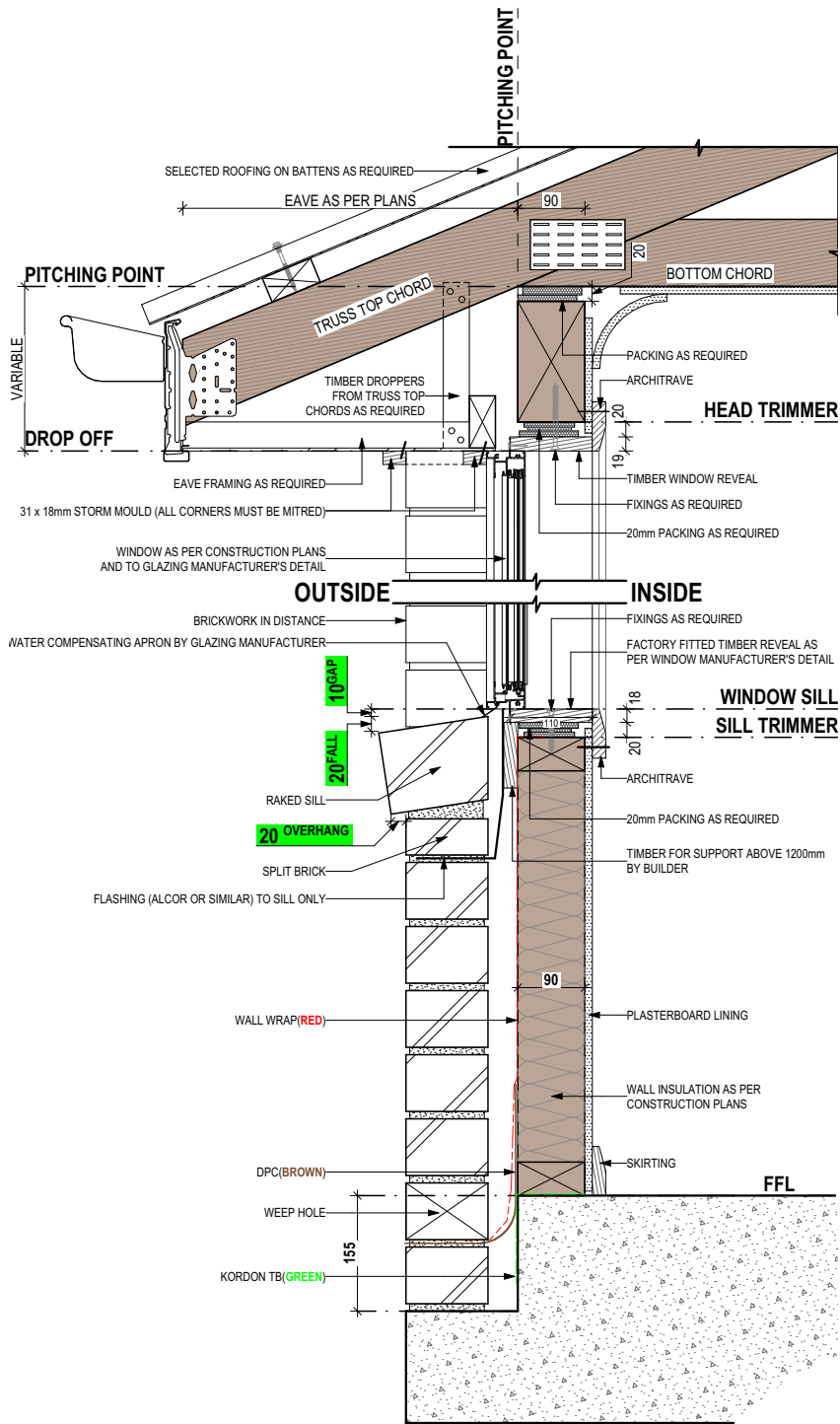
SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

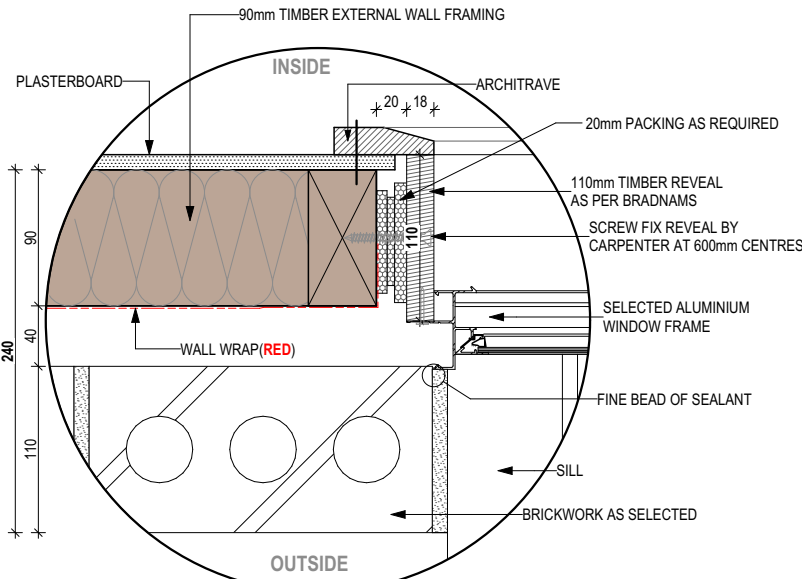
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



SPECIFICATION: NEXTGEN		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.
	1	CONSOLIDATE PROPOSAL 1		HMI	01/04/2026	STUART JOHN ASHMAN		RIVERTON 27		H-WATRVTT10SA		
COPYRIGHT: © 2026	2	PRELIM PLANS - INITIAL ISSUE		NVO	16/04/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
						9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210		CLASSIC		F-WATRVTT10CLASA		
						LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
						10 / - / 188330		NORTHERN MIDLANDS		9 / 27		714723



SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

STANDARD BRICK										STANDARD BRICK									
BRICKWORK DIMENSIONS Bricks per m ² in wall = 48.5 approx.										BRICKWORK DIMENSIONS Bricks per m ² in wall = 48.5 approx.									
FORMAT SIZE: 240x120x86mm				MANUFACTURING SIZE: 230x110x76mm				VERTICAL GAUGE: 7 Courses to 600mm				FORMAT SIZE: 240x120x86mm				MANUFACTURING SIZE: 230x110x76mm			
NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
1	230	250	86	26	6230	6250	2229	11	2630	2650	943	36 ¹ / ₂	8630						3086
1 ¹ / ₂	350	370		26 ¹ / ₂	6350	6370		11 ¹ / ₂	2750	2770		36 ¹ / ₂	8750						
2	470	490	172	27	6470	6490	2314	12	2870	2890	1029	37	8870						3172
2 ¹ / ₂	590	610		27 ¹ / ₂	6590	6610		12 ¹ / ₂	2990	3010		37 ¹ / ₂	8990						
3	710	730	257	28	6710	6730	2400	13	3110	3130	1114	38	9110						3257
3 ¹ / ₂	830	850		28 ¹ / ₂	6830	6850		13 ¹ / ₂	3230	3250		38 ¹ / ₂	9230						
4	950	970	343	29	6950	6970	2486	14	3350	3370	1200	39	9350						3343
4 ¹ / ₂	1070	1090		29 ¹ / ₂	7070	7090		14 ¹ / ₂	3470	3490		39 ¹ / ₂	9470						
5	1190	1210	429	30	7190	7210	2572	15	3590	3610	1286	40	9590						3429
5 ¹ / ₂	1310	1330		30 ¹ / ₂	7310	7330		15 ¹ / ₂	3710	3730		40 ¹ / ₂	9710						
6	1430	1450	514	31	7430	7450	2657	16	3830	3850	1372	41	9830						3514
6 ¹ / ₂	1550	1570		31 ¹ / ₂	7550	7570		16 ¹ / ₂	3950	3970		41 ¹ / ₂	9950						
7	1670	1690	600	32	7670	7690	2743	17	4070	4090	1457	42	10070						3600
7 ¹ / ₂	1790	1810		32 ¹ / ₂	7790	7810		17 ¹ / ₂	4190	4210		42 ¹ / ₂	10190						
8	1910	1930	686	33	7910	7930	2829	18	4310	4330	1543	43	10310						3686
8 ¹ / ₂	2030	2050		33 ¹ / ₂	8030	8050		18 ¹ / ₂	4430	4450		43 ¹ / ₂	10430						
9	2150	2170	772	34	8150	8170	2914	19	4550	4570	1629	44	10550						3772
9 ¹ / ₂	2270	2290		34 ¹ / ₂	8270	8290		19 ¹ / ₂	4670	4690		44 ¹ / ₂	10670						
10	2390	2410	857	35	8390	8400	3000	20	4790	4810	1714	45	10790						3857
									20 ¹ / ₂	4910	4930		45 ¹ / ₂	10910					
									21	5030	5050	1800	46	11030					3943
									21 ¹ / ₂	5150	5170		46 ¹ / ₂	11150					
									22	5270	5290	1886	47	11270					4029
									22 ¹ / ₂	5390	5410		47 ¹ / ₂	11390					
									23	5510	5530	1972	48	11510					4114
									23 ¹ / ₂	5630	5650		48 ¹ / ₂	11630					
									24	5750	5770	2057	49	11750					4200
									24 ¹ / ₂	5870	5890		49 ¹ / ₂	11870					
									25	5990	6010	2143	50	11990					4286
									25 ¹ / ₂	6110	6130		100	23990					8572

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.

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

© 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.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

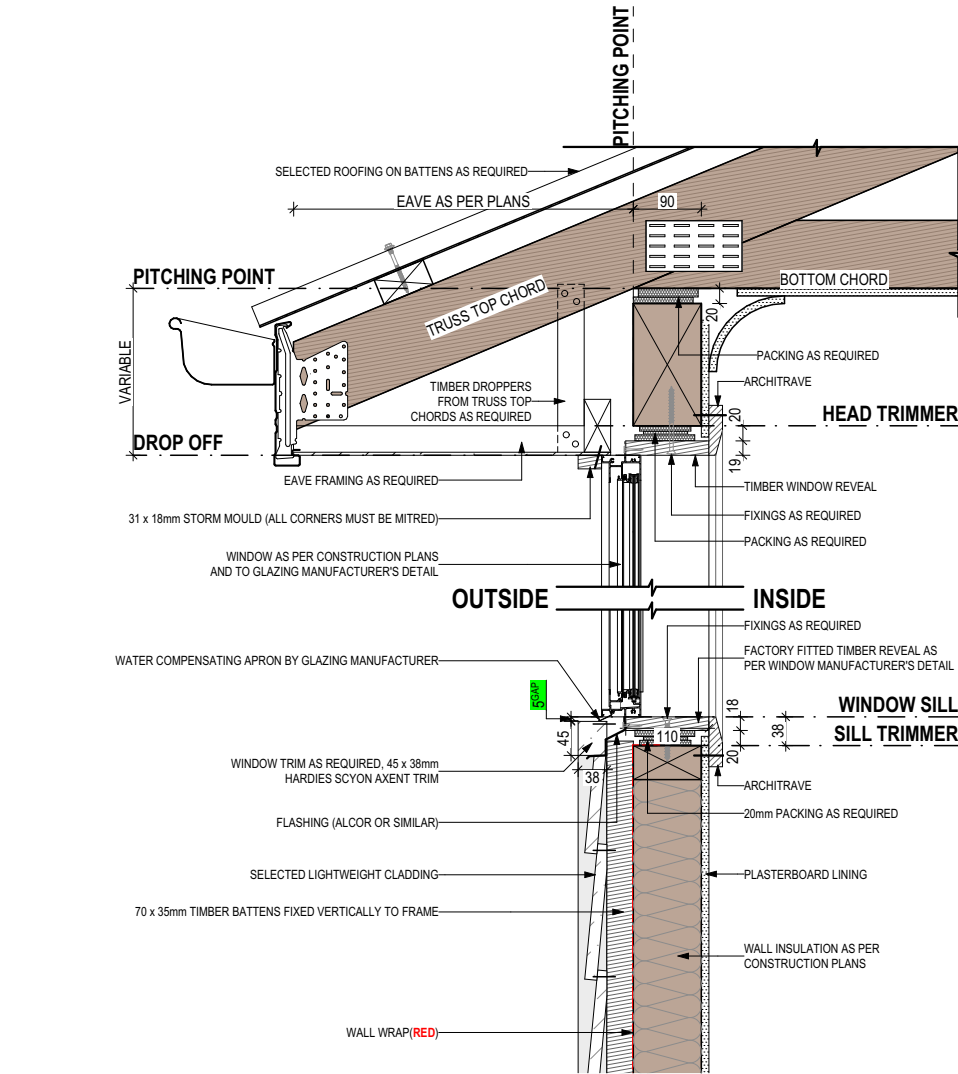
SIGNATURE: DATE:

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

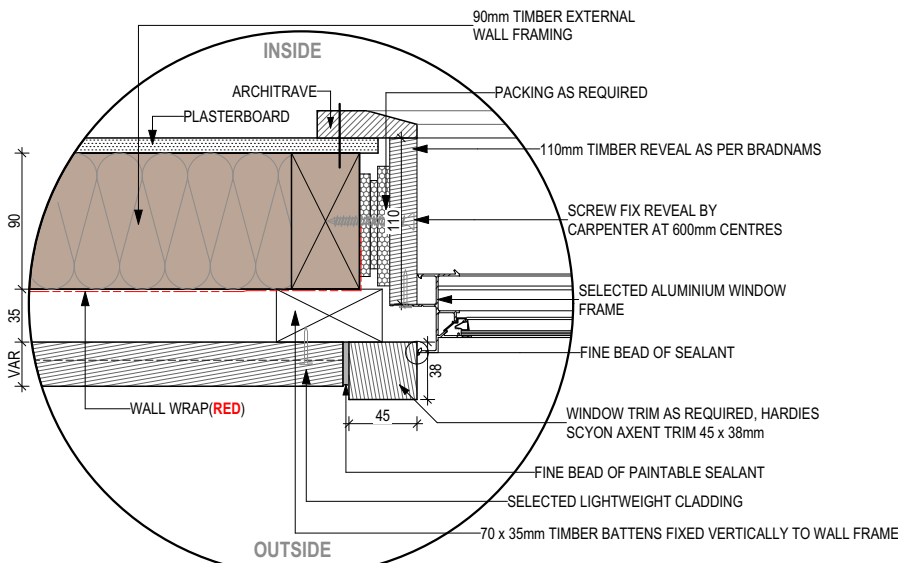
REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL

Exhibited

SHEET CLADDING



SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

THIS DWELLING IS BEING CONSTRUCTED IN A BAL-29 AREA
RESTRICTIONS FOR CONSTRUCTION METHODS/MATERIALS APPLY. REFER TO NOTES

© 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.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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



SPECIFICATION:
NEXTGEN
COPYRIGHT:
© 2026

REVISION
1 CONSOLIDATE PROPOSAL 1
2 PRELIM PLANS - INITIAL ISSUE

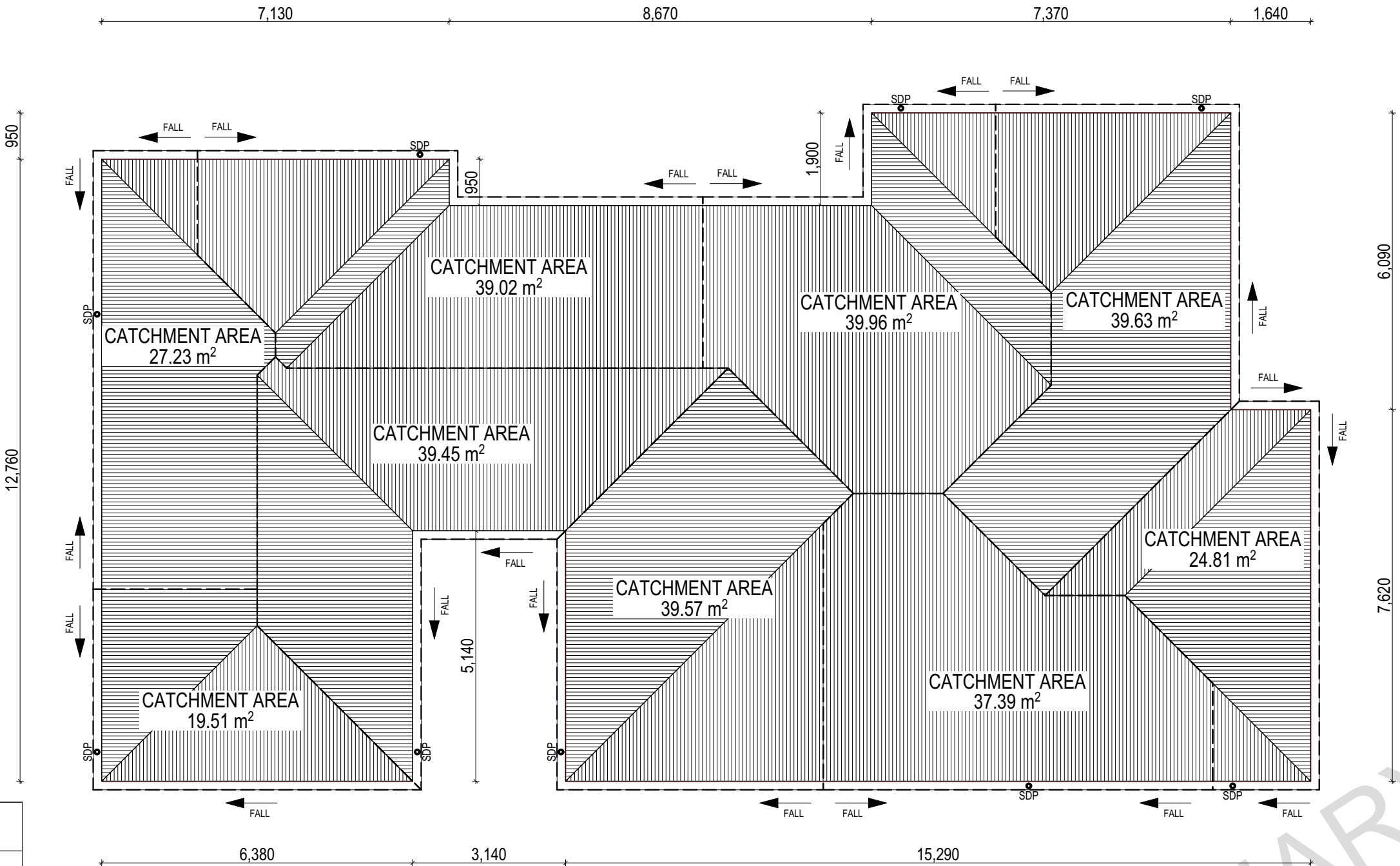
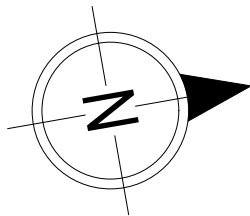
DRAWN
HMI 01/04/2026
NVO 16/04/2026

CLIENT:
STUART JOHN ASHMAN
ADDRESS:
9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210
LOT / SECTION / CT:
10 / - / 188330
COUNCIL:
NORTHERN MIDLANDS

HOUSE DESIGN:
RIVERTON 27
FACADE DESIGN:
CLASSIC
SHEET TITLE:
DETAILS (CLADDING)

HOUSE CODE:
H-WATRV10SA
FACADE CODE:
F-WATRV10CLASA
SHEET No.:
11 / 27

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.
714723



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

Downpipe roof calculations (as per AS/NZA3500.3:2021)

Ah	306.58	Area of roof catchment (including 115mm Slotted Quad Gutter) (m²)
Ac	370.96	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm²)
DRI	91	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) (m²)
Required Downpipes	5.80	Ac / Acdp
Downpipes Provided	9	

Roofing Data

290.77	Flat Roof Area (excluding gutter and slope factor) (m²)
315.88	Roof Surface Area (includes slope factor, excludes gutter) (m²)

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

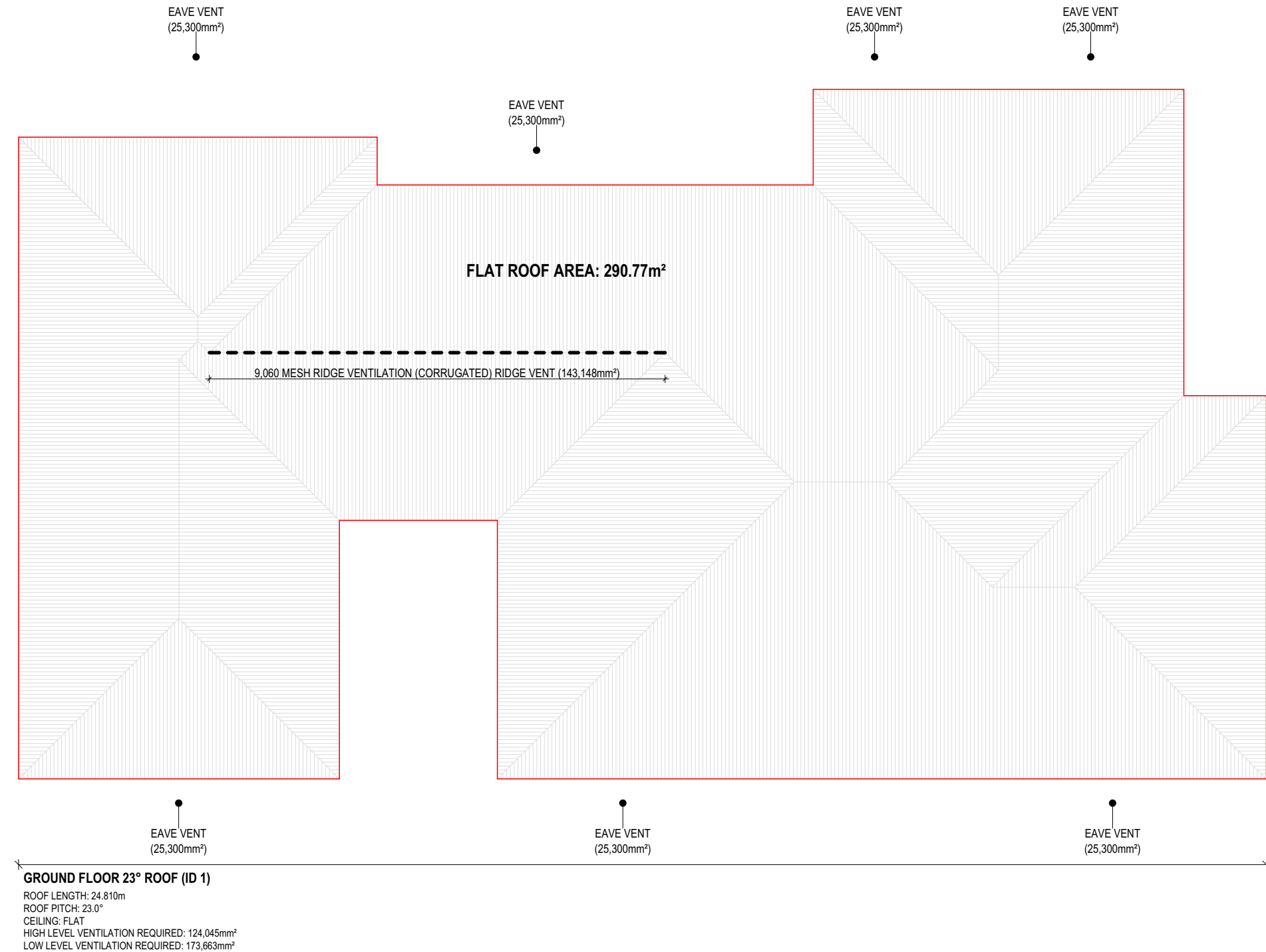
SIGNATURE: DATE:

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

© 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.



SPECIFICATION: NEXTGEN	REVISION 1 CONSOLIDATE PROPOSAL 1 2 PRELIM PLANS - INITIAL ISSUE	DRAWN HMI 01/04/2026 NVO 16/04/2026	CLIENT: STUART JOHN ASHMAN	HOUSE DESIGN: RIVERTON 27	HOUSE CODE: H-WATRV10SA	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			ADDRESS: 9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATRV10CLASA	
			LOT / SECTION / CT: 10 / - / 188330	SHEET TITLE: ROOF DRAINAGE PLAN	SHEET No.: 12 / 27	714723
			COUNCIL: NORTHERN MIDLANDS		SCALES: 1:100	



ROOF SPACE VENTILATION			
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS			
GROUND FLOOR 23A° ROOF			
24.810m	LONGEST HORIZONTAL ROOF LENGTH		
23.00°	ROOF PITCH		
124,045mm² (5,000 x 24.810m)	REQUIRED	HIGH LEVEL VENTILATION	
143,148mm²	PROVIDED		
173,663mm² (7,000 x 24.810m)	REQUIRED	LOW LEVEL VENTILATION	
177,100mm²	PROVIDED		
MINIMUM REQUIRED SOFIT (EAVE) VENTS		EAVE VENT PROVIDED - 7	

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

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

© 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.

	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.	
	NEXTGEN	1	CONSOLIDATE PROPOSAL 1	HMI	01/04/2026	STUART JOHN ASHMAN				RIVERTON 27				H-WATRV10SA		
	COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE	NVO	16/04/2026	ADDRESS:				FACADE DESIGN:				FACADE CODE:		
	© 2026					9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210				CLASSIC				F-WATRV10CLASA		
						LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:			
						10 / - / 188330		NORTHERN MIDLANDS		ROOF VENTILATION PLAN		13 / 27	1:100	714723		

Template Version: 24-042

Exhibited

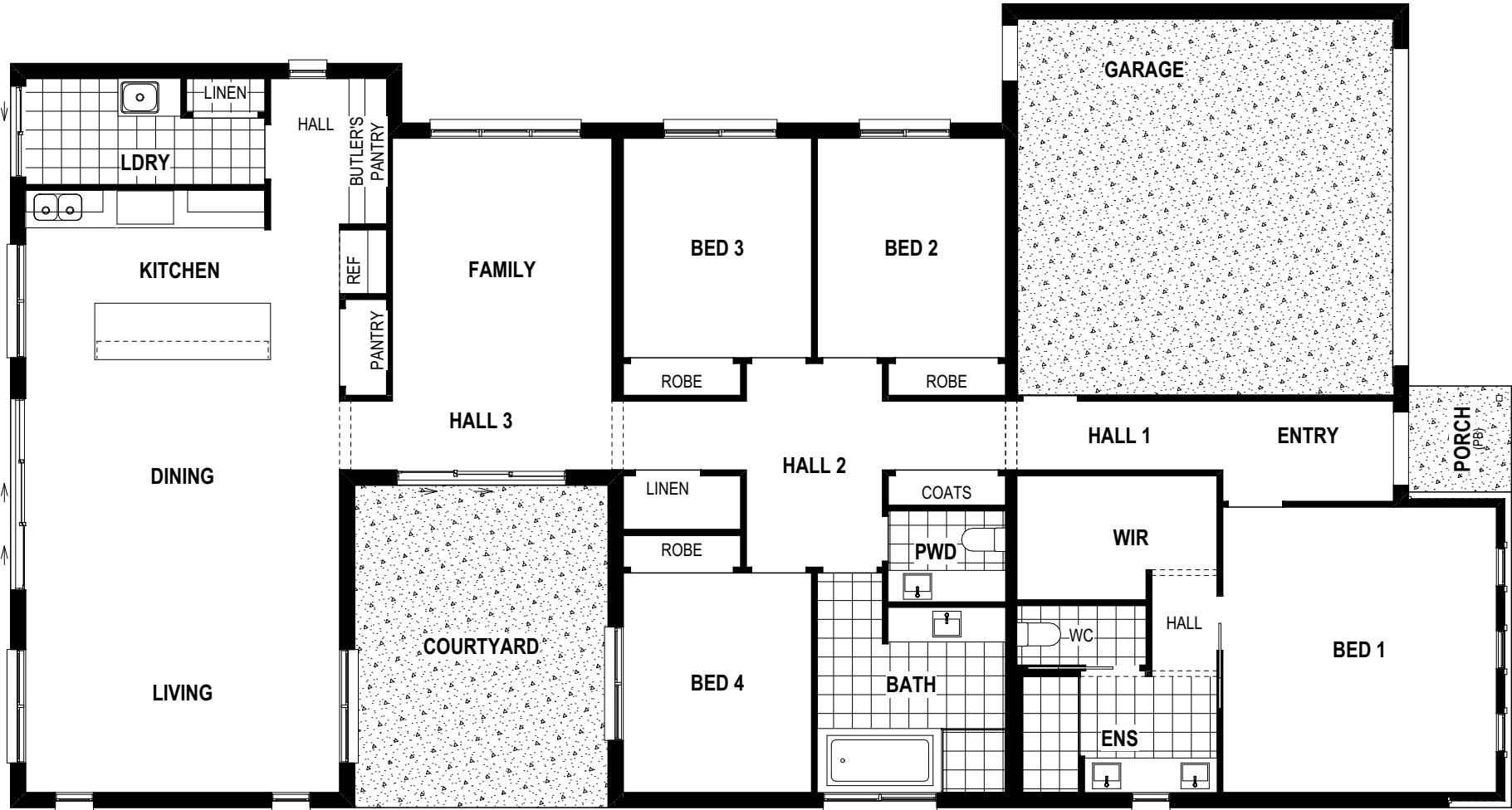
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

COVERINGS LEGEND

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



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

© 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.

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

PLAN ACCEPTANCE BY OWNER

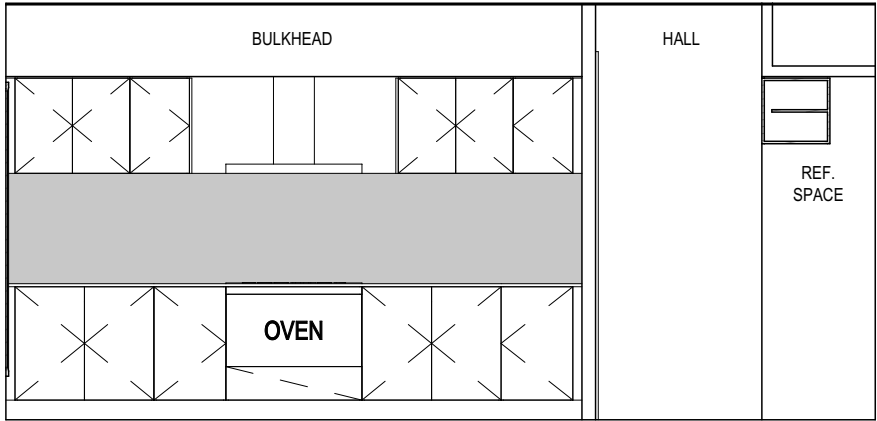
SIGNATURE: DATE:

SIGNATURE: DATE:

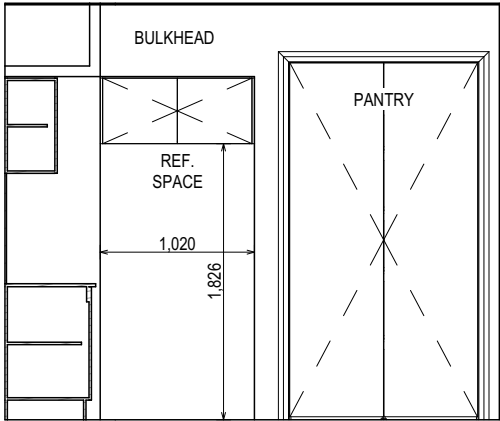
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



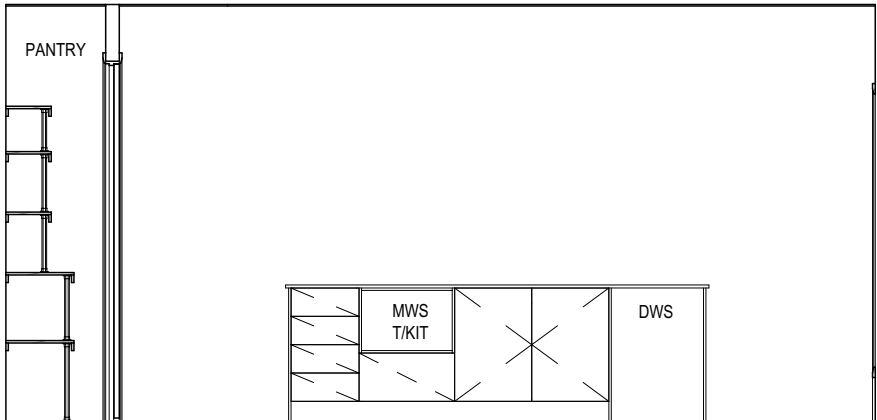
SPECIFICATION: NEXTGEN	REVISION	DRAWN	CLIENT: STUART JOHN ASHMAN	HOUSE DESIGN: RIVERTON 27	HOUSE CODE: H-WATRV10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714723
COPYRIGHT: © 2026	1 CONSOLIDATE PROPOSAL 1	HMI 01/04/2026	ADDRESS: 9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATRV10CLASA	
	2 PRELIM PLANS - INITIAL ISSUE	NVO 16/04/2026	LOT / SECTION / CT: 10 / - / 188330	SHEET TITLE: FLOOR COVERINGS	SCALES: 1:100	
			COUNCIL: NORTHERN MIDLANDS	SHEET No.: 14 / 27		



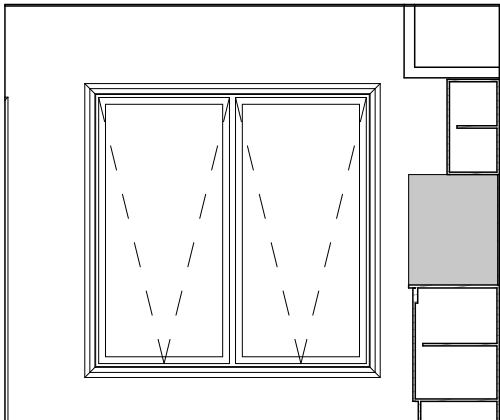
ELEVATION A
SCALE: 1:50



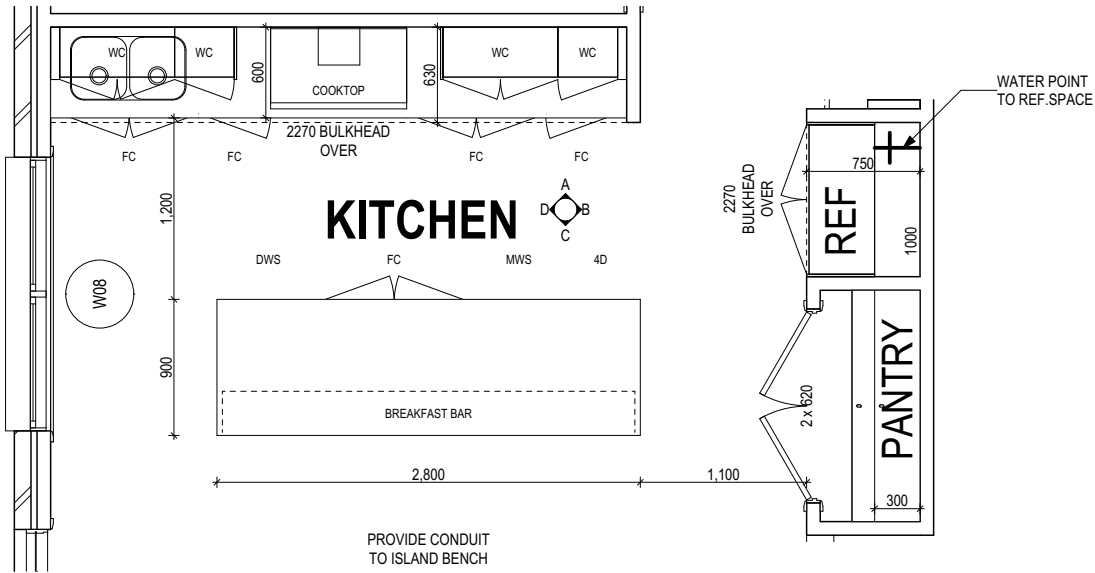
ELEVATION B
SCALE: 1:50



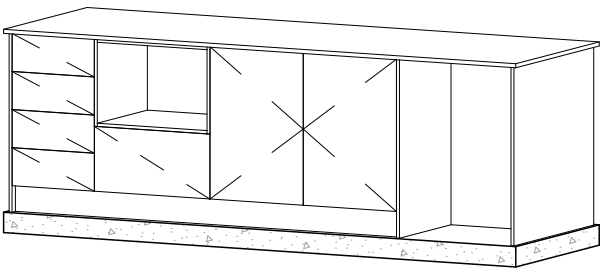
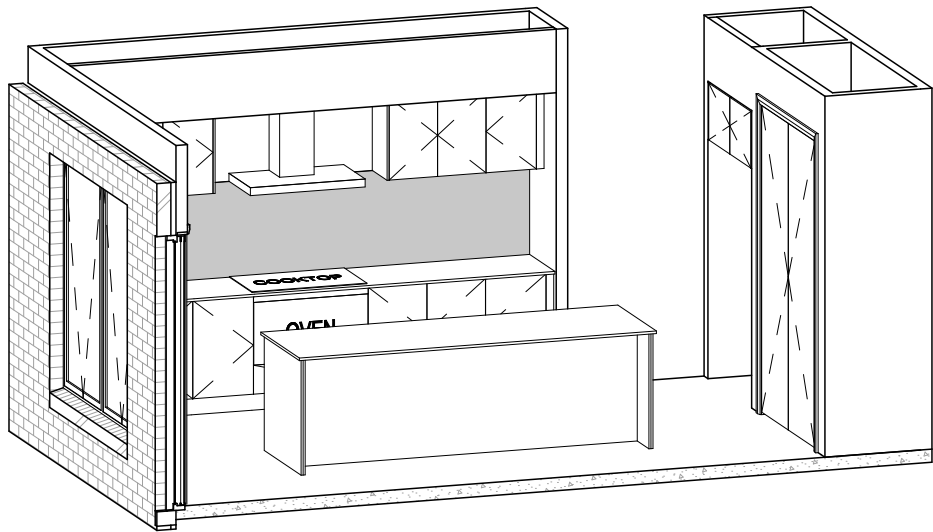
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



ALL DIMENSIONS ARE FRAME DIMENSIONS

© 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.

	SPECIFICATION: NEXTGEN		REVISION		DRAWN		CLIENT: STUART JOHN ASHMAN				HOUSE DESIGN: RIVERTON 27				HOUSE CODE: H-WATRV10SA		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	01/04/2026	ADDRESS: 9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210				FACADE DESIGN: CLASSIC				FACADE CODE: F-WATRV10CLASA		
			2	PRELIM PLANS - INITIAL ISSUE	NVO	16/04/2026											
							LOT / SECTION / CT: 10 / - / 188330		COUNCIL: NORTHERN MIDLANDS		SHEET TITLE: KITCHEN DETAILS		SHEET No.: 15 / 27	SCALES: 1:50			

714723

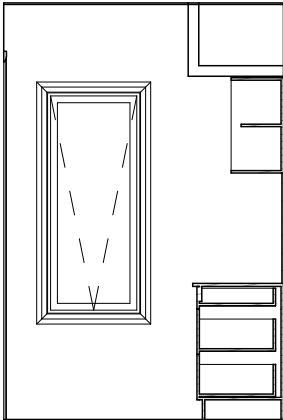
SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

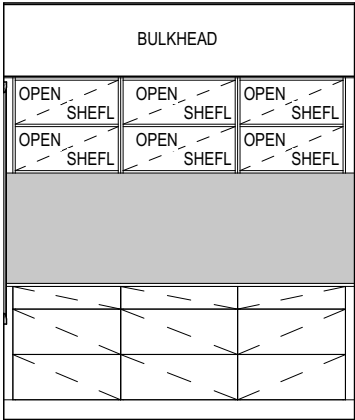
SIGNATURE: DATE:

SIGNATURE: DATE:

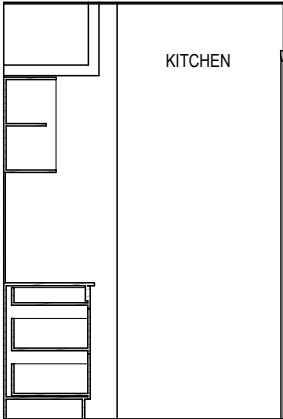
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



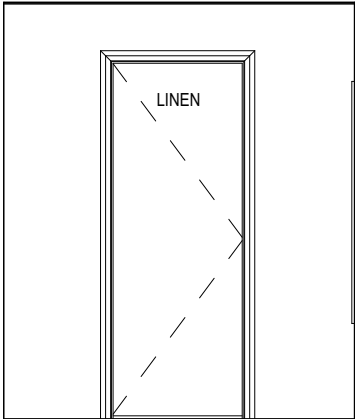
ELEVATION A
SCALE: 1:50



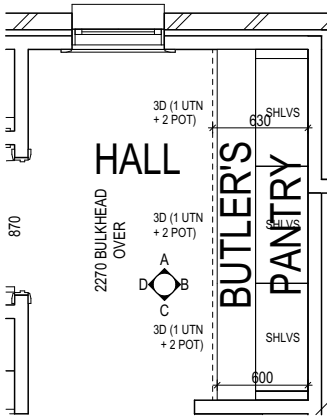
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BUTLER'S PANTRY PLAN
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

ALL DIMENSIONS ARE FRAME DIMENSIONS

© 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.



SPECIFICATION: NEXTGEN	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2026	1 CONSOLIDATE PROPOSAL 1	HMI 01/04/2026	STUART JOHN ASHMAN	RIVERTON 27	H-WATRV10SA	
	2 PRELIM PLANS - INITIAL ISSUE	NVO 16/04/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
			9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210	CLASSIC	F-WATRV10CLASA	
			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			10 / - / 188330	BUTLER'S PANTRY DETAILS	16 / 27	714723
			COUNCIL:		SCALES:	
			NORTHERN MIDLANDS		1:50	

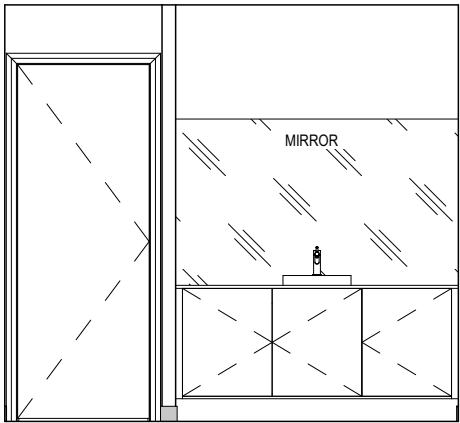
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

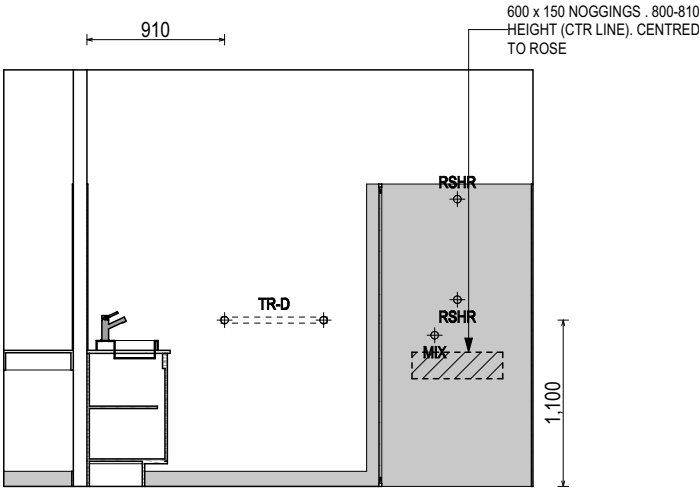
DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

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



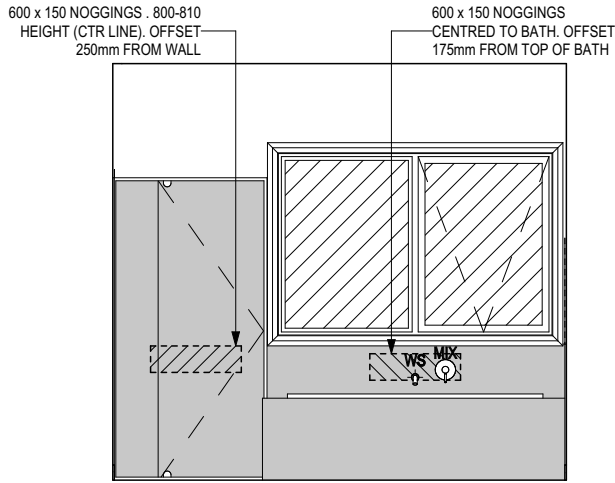
ELEVATION A
SCALE: 1:50



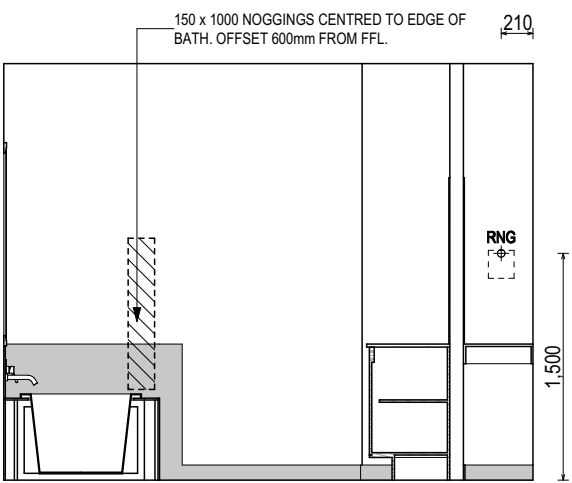
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

ALL DIMENSIONS ARE FRAME DIMENSIONS

© 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.



SPECIFICATION: NEXTGEN	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2026	1 CONSOLIDATE PROPOSAL 1	HMI 01/04/2026	STUART JOHN ASHMAN	RIVERTON 27	H-WATRV10SA	
	2 PRELIM PLANS - INITIAL ISSUE	NVO 16/04/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
			9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210	CLASSIC	F-WATRV10CLASA	
			LOT / SECTION / CT:	SHEET TITLE:	SCALES:	
			10 / - / 188330	BATHROOM DETAILS	1:50	
			COUNCIL:			
			NORTHERN MIDLANDS			

714723

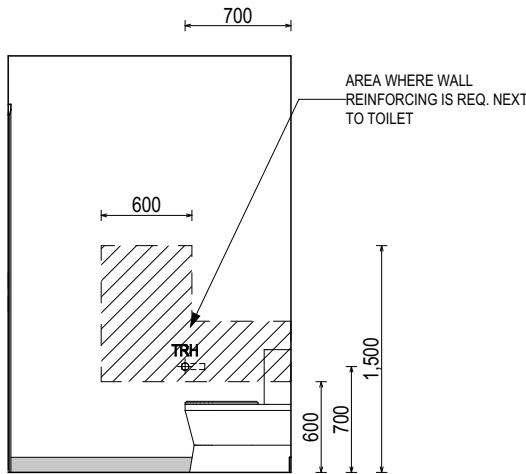
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

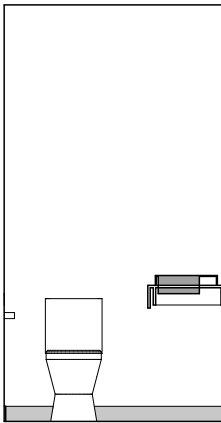
DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

LEGEND

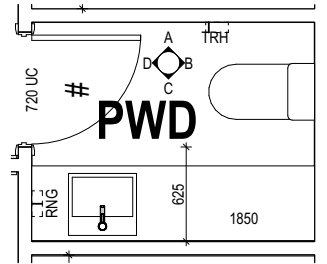
- RSHR RAIL SHOWER
ROSE SHOWER ROSE
ELBW SHOWER ELBOW
CONNECTION
MIX MIXER TAP
HT HOT TAP
CT COLD TAP
HS HOB SPOUT
WS WALL SPOUT
SC STOP COCK
TRH TOILET ROLL HOLDER
TR-S TOWEL RAIL - SINGLE
TR-D TOWEL RAIL - DOUBLE
TL TOWEL LADDER
TH TOWEL HOLDER
TR TOWEL RACK
TMB TUMBLER HOLDER
RNG TOWEL RING
RH ROBE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



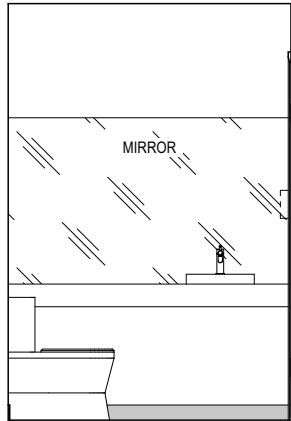
ELEVATION A
SCALE: 1:50



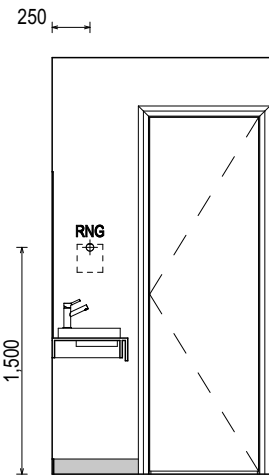
ELEVATION B
SCALE: 1:50



POWDER ROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

ALL DIMENSIONS ARE FRAME DIMENSIONS

© 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.

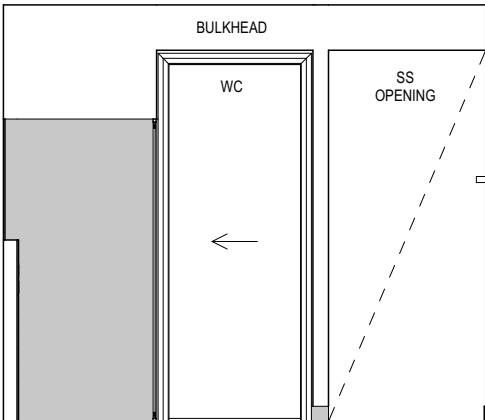


SPECIFICATION: NEXTGEN	REVISION	DRAWN	CLIENT: STUART JOHN ASHMAN	HOUSE DESIGN: RIVERTON 27	HOUSE CODE: H-WATRV10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714723
COPYRIGHT: © 2026	1 CONSOLIDATE PROPOSAL 1	HMI 01/04/2026	ADDRESS: 9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATRV10CLASA	
	2 PRELIM PLANS - INITIAL ISSUE	NVO 16/04/2026	LOT / SECTION / CT: 10 / - / 188330	SHEET TITLE: POWDER ROOM DETAILS	SCALES: 1:50	
			COUNCIL: NORTHERN MIDLANDS	SHEET No.: 18 / 27		

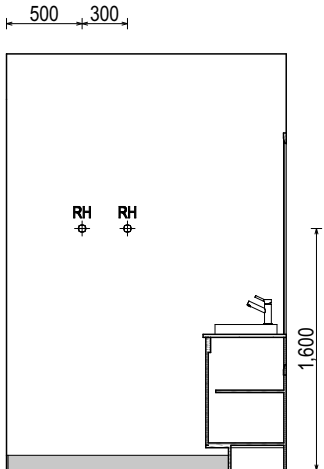
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

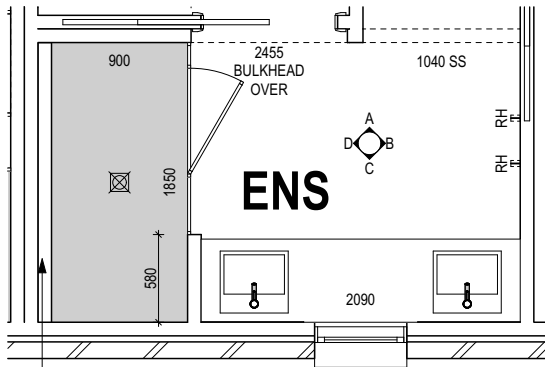
DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY



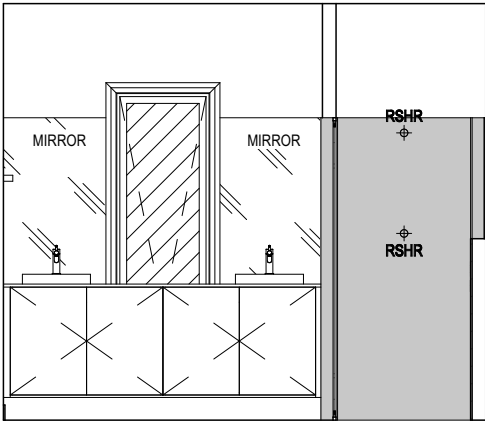
ELEVATION A
SCALE: 1:50



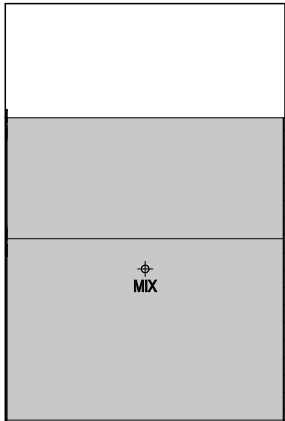
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

ALL DIMENSIONS ARE FRAME DIMENSIONS

© 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.

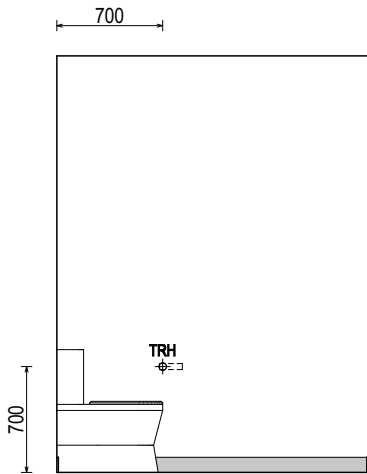
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

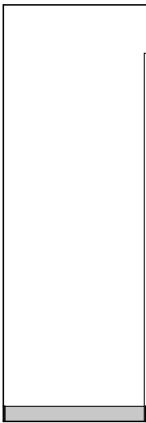
DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

LEGEND

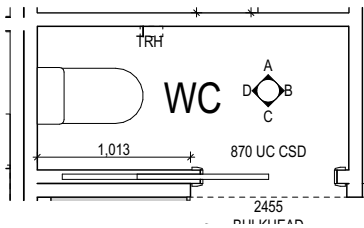
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW
CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



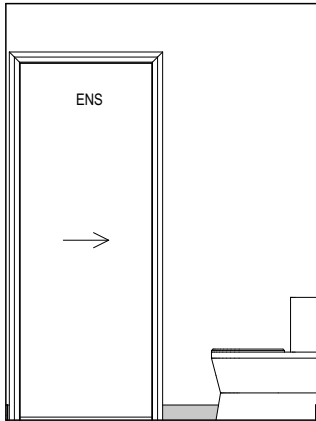
ELEVATION A
SCALE: 1:50



ELEVATION B
SCALE: 1:50



WC PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

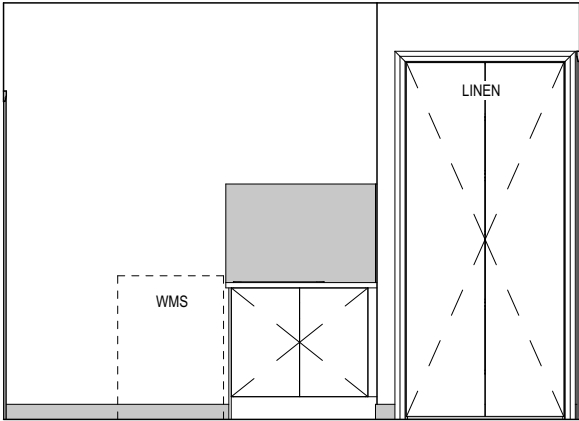
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

ALL DIMENSIONS ARE FRAME DIMENSIONS

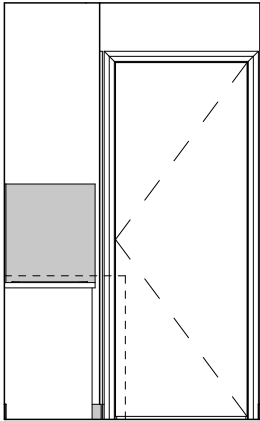
© 2026 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE 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.



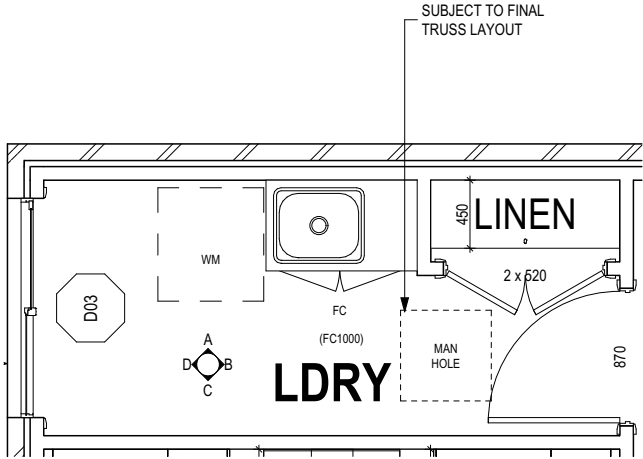
SPECIFICATION: NEXTGEN	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2026	1 CONSOLIDATE PROPOSAL 1	HMI 01/04/2026	STUART JOHN ASHMAN	RIVERTON 27	H-WATRV10SA	
	2 PRELIM PLANS - INITIAL ISSUE	NVO 16/04/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
			9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210	CLASSIC	F-WATRV10CLASA	
			LOT / SECTION / CT:	SHEET TITLE:	SCALES:	
			10 / - / 188330	WC DETAILS	20 / 27	714723
			COUNCIL:			
			NORTHERN MIDLANDS			



ELEVATION A
SCALE: 1:50



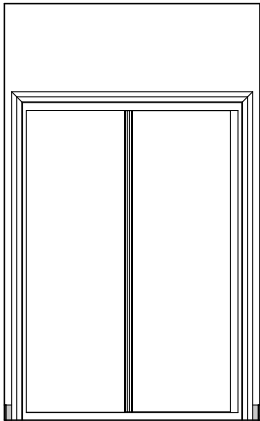
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

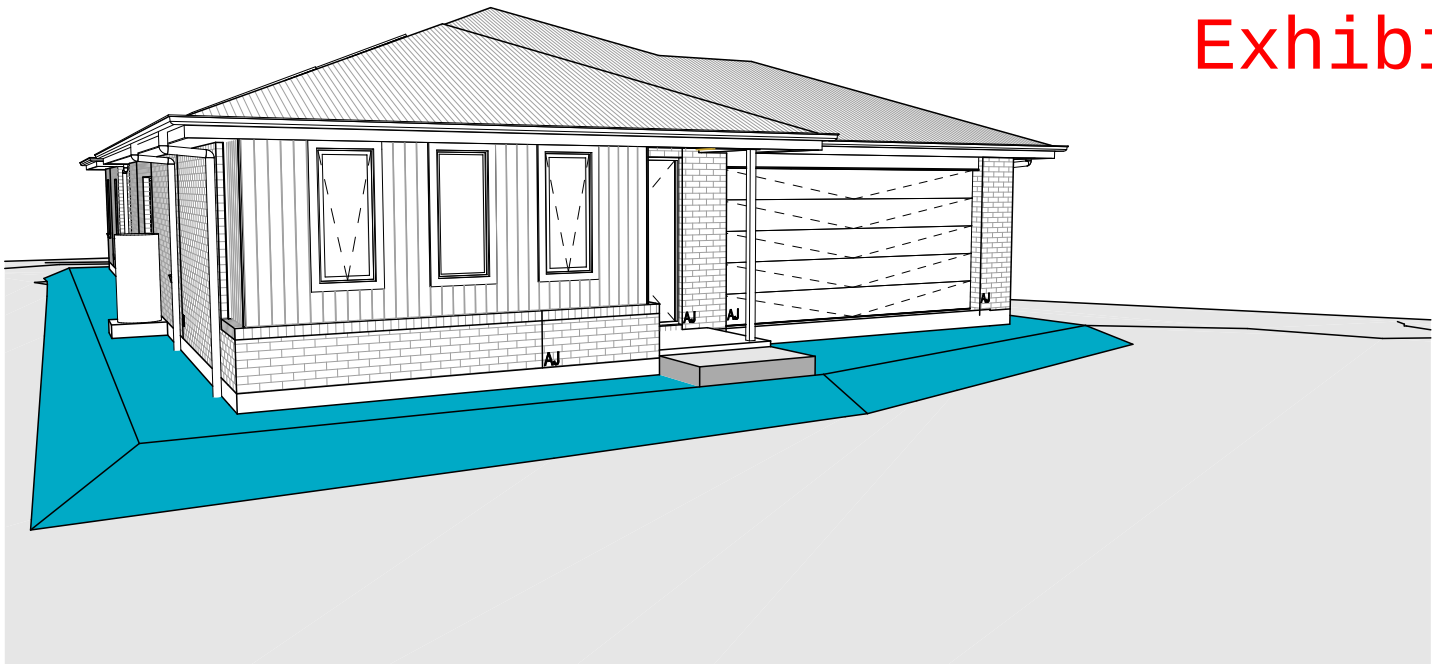
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

ALL DIMENSIONS ARE FRAME DIMENSIONS

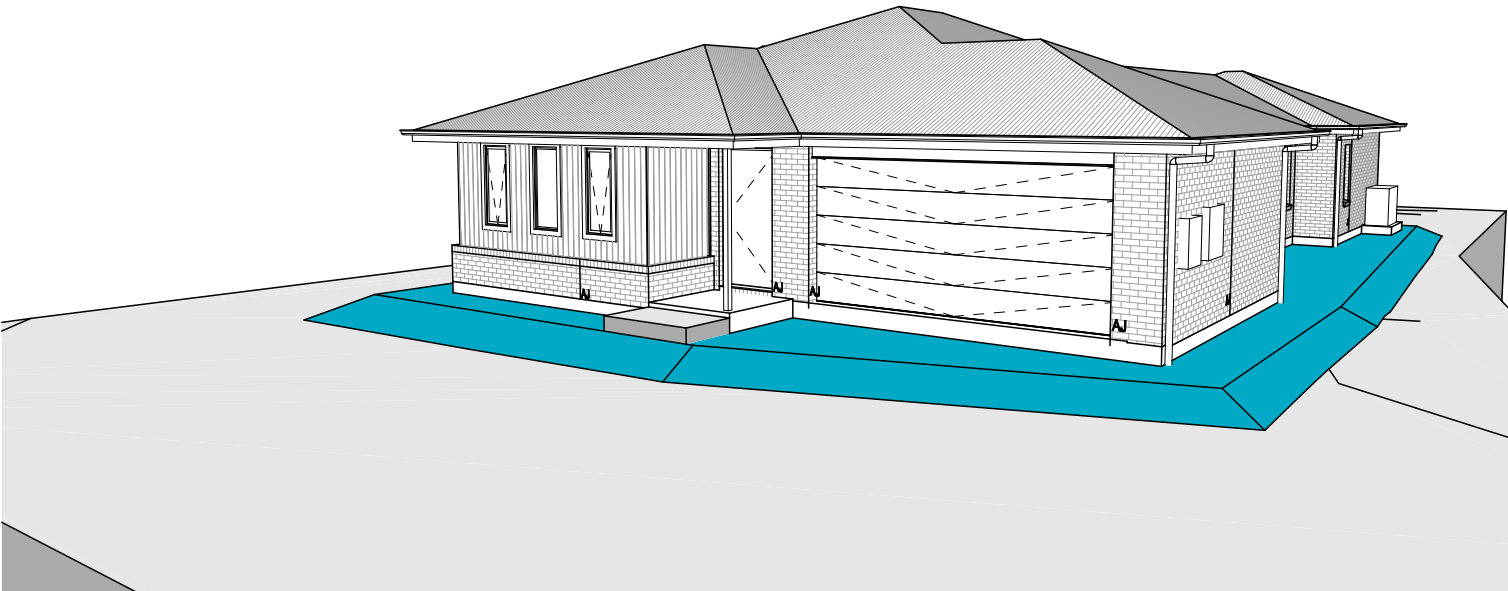
© 2026 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE 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.

	SPECIFICATION: NEXTGEN		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. 714723
			1	CONSOLIDATE PROPOSAL 1	HMI	01/04/2026	STUART JOHN ASHMAN		RIVERTON 27		H-WATRV10SA		
	COPYRIGHT: © 2026		2	PRELIM PLANS - INITIAL ISSUE	NVO	16/04/2026	ADDRESS: 9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210		FACADE DESIGN: CLASSIC		FACADE CODE: F-WATRV10CLASA		
							LOT / SECTION / CT: 10 / - / 188330	COUNCIL: NORTHERN MIDLANDS	SHEET TITLE: LAUNDRY DETAILS	SHEET No.: 21 / 27	SCALES: 1:50		

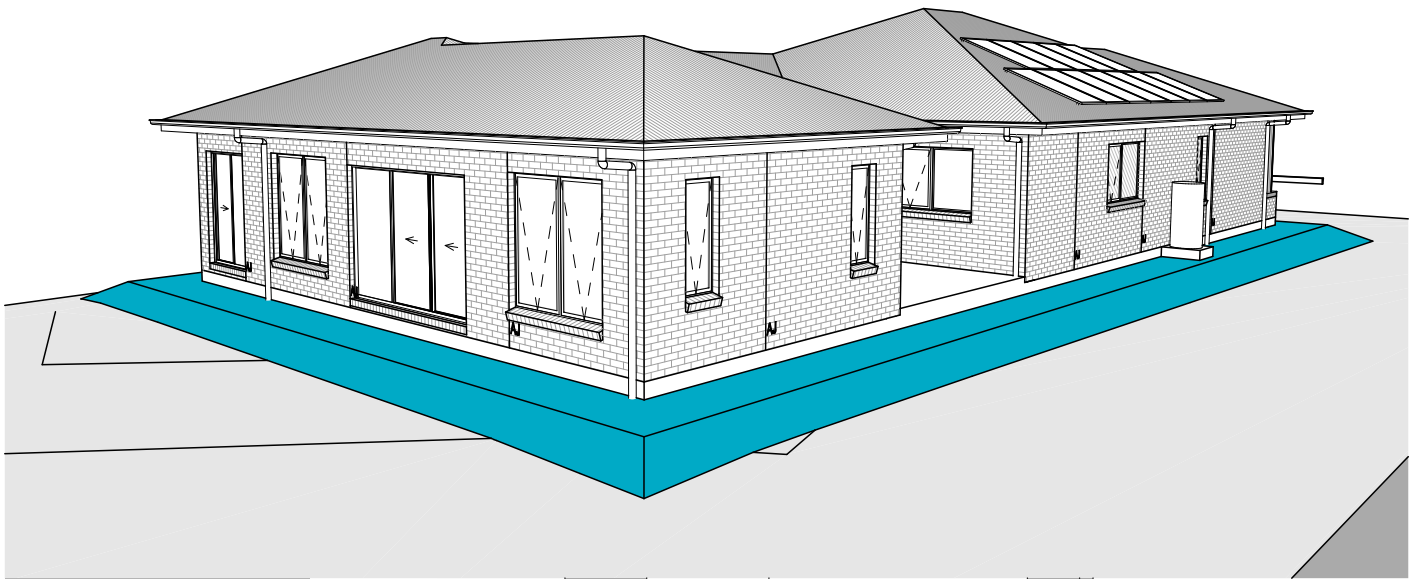
Exhibited



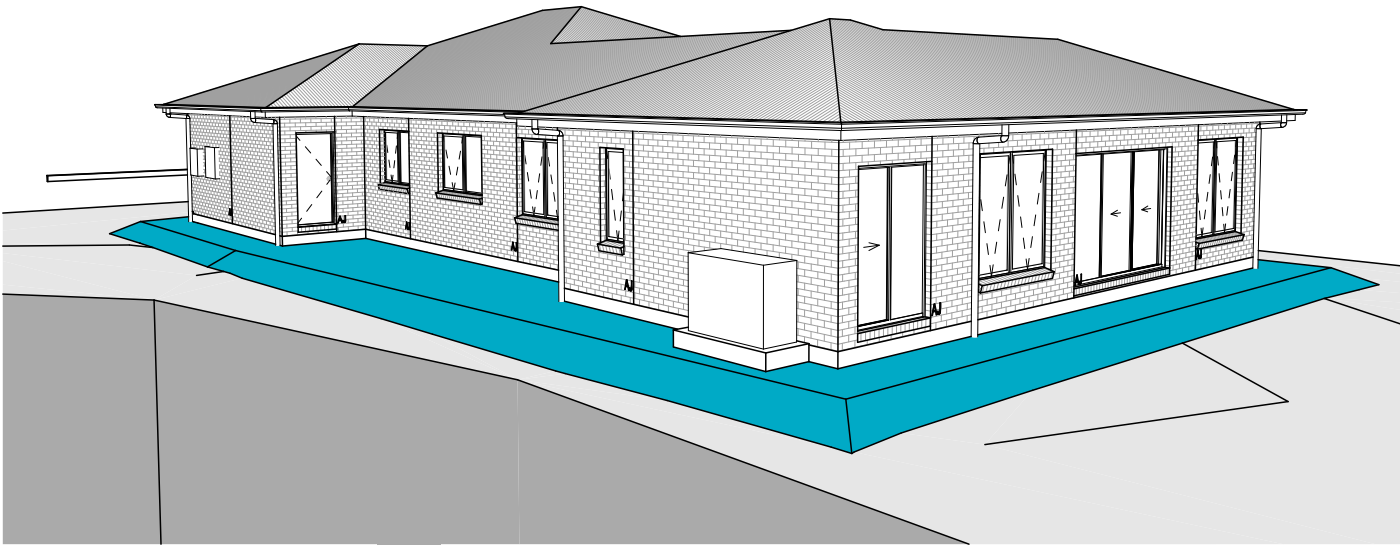
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

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

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

NOTE: SITE LEVELS AND SETBACKS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A FINAL CONTOUR SURVEY AND REGISTERED REPORTS BEING COMPLETED. 3D IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

© 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.



SPECIFICATION: NEXTGEN COPYRIGHT: © 2026	REVISION		DRAWN		CLIENT: STUART JOHN ASHMAN ADDRESS: 9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210 LOT / SECTION / CT: 10 / - / 188330 COUNCIL: NORTHERN MIDLANDS	HOUSE DESIGN: RIVERTON 27 FACADE DESIGN: CLASSIC SHEET TITLE: 3D VIEWS	HOUSE CODE: H-WATRV10SA FACADE CODE: F-WATRV10CLASA SCALES:	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. 714723
	1	CONSOLIDATE PROPOSAL 1	HMI	01/04/2026				
	2	PRELIM PLANS - INITIAL ISSUE	NVO	16/04/2026				
						SHEET No.: 22 / 27		

GENERAL **Exhibited**

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

SITE WORKS

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

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

MASONRY

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

TIMBER FRAMING

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

BRACING / LINTELS

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

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

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

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

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

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

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

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

WINDOWS

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

DRAINAGE / WATER

- DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY
- STORMWATER PIPES TO BE UPVC CLASS HD
- SEWER PIPES TO BE UPVC CLASS SH
- PROVIDE Ø20mm K2 POLYETHYLENE WATER RETICULATION
- TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY
- BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR
- PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE 150 MIN. BELOW LOWEST SANITARY DRAINAGE POINT.
- CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT NCC TABLE 3.1.1.1

- AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M, H, E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5m FROM FOOTINGS IN ACCORDANCE WITH AS2870 SECTION 5.6
- PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3
- PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 SECTION 5.6.4 FOR ALL CLASS H AND E SITES. REFER TO GEOTECH FOR FURTHER INFORMATION
- DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3

STAIRCASES / BALUSTRADES / HANDRAILS

STAIR TREADS	240mm MIN. - 355mm MAX.
STAIR RISERS	115mm MIN. - 190mm MAX.

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

ROOFING

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

WET AREAS

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

CONDENSATION

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

WOOD HEATERS

- ALL WOOD HEATERS ARE TO COMPLY WITH MANUFACTURERS SPECIFICATION AND NCC PART 12.4
- ## **FIRE SAFETY**
- SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER NCC 9.5.
 - SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
 - INSTALLATION OF WOOD HEATERS TO COMPLY WITH AS2918. PROVIDE LOCAL AUTHORITIES WITH INSULATION AND COMPLIANCE CERTIFICATES

SUBJECT TO NCC 2022 (1 MAY 2023) WATERPROOFING & PLUMBING	
PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:
SIGNATURE:	DATE:
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

	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.
	NEXTGEN		1	CONSOLIDATE PROPOSAL 1	HMI	01/04/2026	STUART JOHN ASHMAN		RIVERTON 27		H-WATRVT10SA		
	COPYRIGHT:		2	PRELIM PLANS - INITIAL ISSUE	NVO	16/04/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2026						9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210		CLASSIC		F-WATRVT10CLASA		
							LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	714723
							10 / - / 188330	NORTHERN MIDLANDS	GENERAL NOTES		23 / 27		

WET AREA NOTES

Exhibited

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

SIGNATURE:DATE:

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

© 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.

ENERGY EFFICIENCY - GENERAL

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

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

N.C.C 2022 TAS PART H6

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

N.C.C 2019 3.12.0 (A)

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

3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS

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

3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION

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

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

REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE

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

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

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

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

3.12.3 - FOR BUILDING SEALING

3.12.3.1 - CHIMNEYS AND FLUES

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

3.12.3.2 - ROOF LIGHTS

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

(i) A CONDITIONED SPACE; OR

(ii) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8

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

(i) AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT A CEILING OR INTERNAL LINING LEVEL; OR

(ii) A WATERPROOF SEAL; OR

(iii) A SHUTTER SYSTEM READILY OPERATED MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

3.12.3.4 - EXHAUST FANS

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

(a) A CONDITIONED SPACE; OR

(b) A HABITABLE ROOM IN THE CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS

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

(i) A CONDITIONED SPACE; OR

(ii) A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.

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

(i) ENCLOSED BY AN INTERNAL LINING SYSTEM THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR

(ii) SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

3.12.3.6 - EVAPORATIVE COOLERS

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

(a) A HEATED SPACE; OR

(b) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.5.5 - ARTIFICIAL LIGHTING

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

(i) 5W/m² IN A CLASS 1 BUILDING

(ii) 4W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);

(iii) 3W/m² IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.

(b) THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.

WAFFLE POD ALLOWANCES:

- R0.6 - 175mm DEEP

- R0.7 - 225mm DEEP

- R0.8 - 300mm DEEP

- R0.9 - 375mm DEEP

WILSON HOMES

SPECIFICATION: NEXTGEN

COPYRIGHT: © 2026

1CONSOLIDATE PROPOSAL 1

2PRELIM PLANS - INITIAL ISSUE

REVISION

DRAWN

CLIENT: STUART JOHN ASHMAN

ADDRESS: 9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210

LOT / SECTION / CT: 10 / - / 188330

COUNCIL: NORTHERN MIDLANDS

HOUSE DESIGN: RIVERTON 27

FACADE DESIGN: CLASSIC

SHEET TITLE: WET AREA & ENERGY EFFICIENCY NOTES

SHEET No.: 24 / 27

HOUSE CODE: H-WATRVT10SA

FACADE CODE: F-WATRVT10CLASA

SCALES:

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.

714723

© 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.

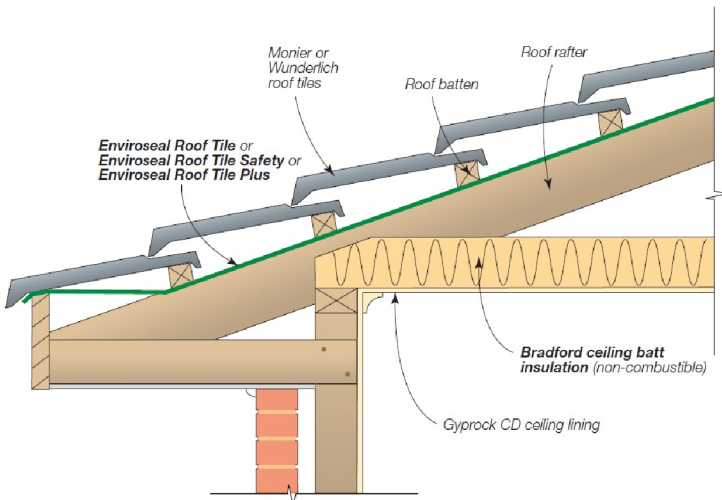
File Location: D:\NVO\Prelim\2026\04_2026\714723 - Ashman\MTel Issued\714723 - Ashman - CP1 - Prelim - 2026.04.16.pn

Template Version: 24.042

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.

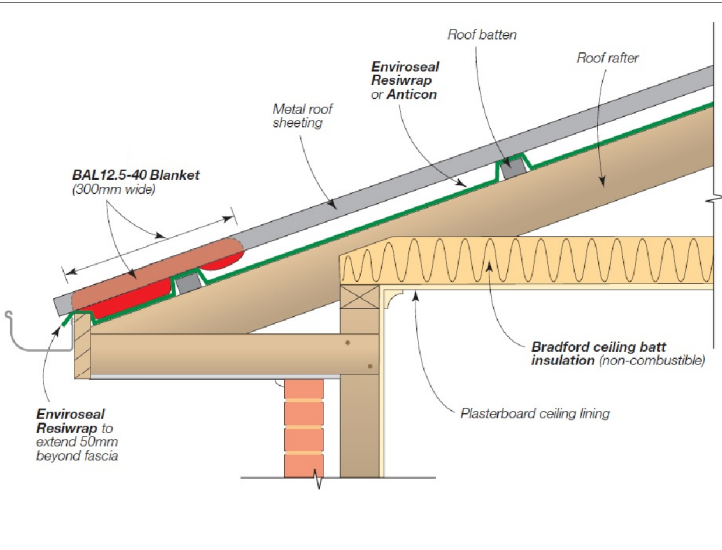


Figure 5.2.2. Valley Detail – Steel Roof (BAL-12.5 – BAL-40)

- 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.

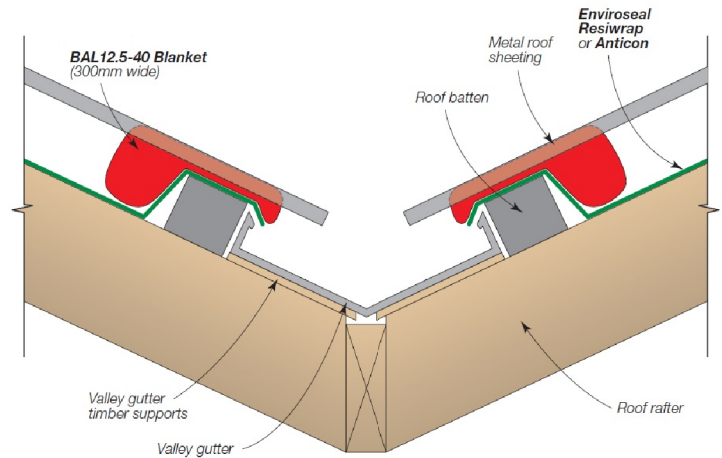


Figure 5.2.3. Barge Detail – Steel Roof (BAL-12.5 – BAL-40)

- 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.

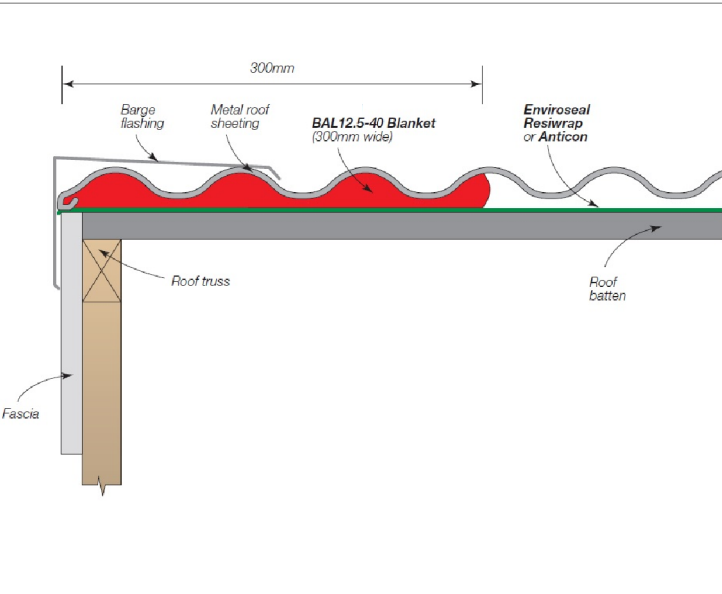
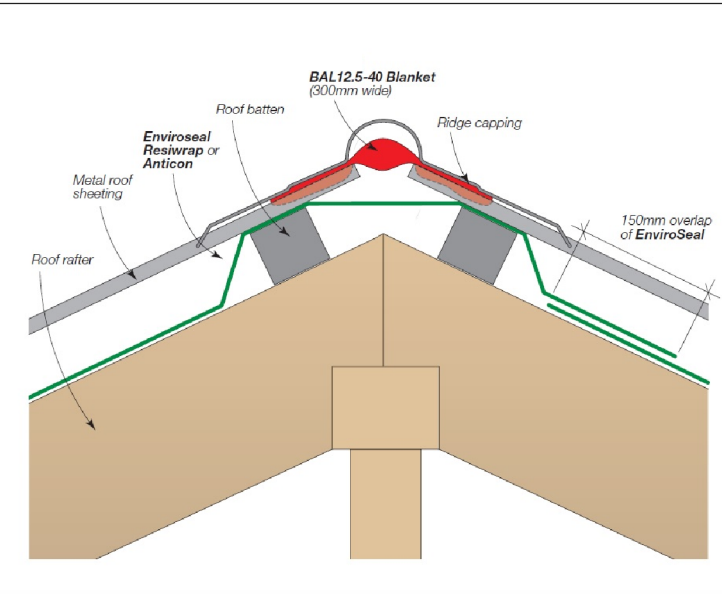


Figure 5.2.4. Hip/Ridge Detail – Steel Roof (BAL-12.5 – BAL-40)

- 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.



Exhibited

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

© 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.

SPECIFICATION:
NEXTGEN
COPYRIGHT:
© 2026

REVISION
1 CONSOLIDATE PROPOSAL 1
2 PRELIM PLANS - INITIAL ISSUE

DRAWN
HMI 01/04/2026
NVO 16/04/2026

CLIENT:
STUART JOHN ASHMAN
ADDRESS:
9 OBSERVATORY CL, CAMPBELL TOWN TAS 7210
LOT / SECTION / CT:
10 / - / 188330
COUNCIL:
NORTHERN MIDLANDS

HOUSE DESIGN:
RIVERTON 27
FACADE DESIGN:
CLASSIC
SHEET TITLE:
BAL 12.5 - BAL 40 ROOF DETAILS

HOUSE CODE:
H-WATRV10SA
FACADE CODE:
F-WATRV10CLASA
SHEET No.:
27 / 27

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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



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.

714723

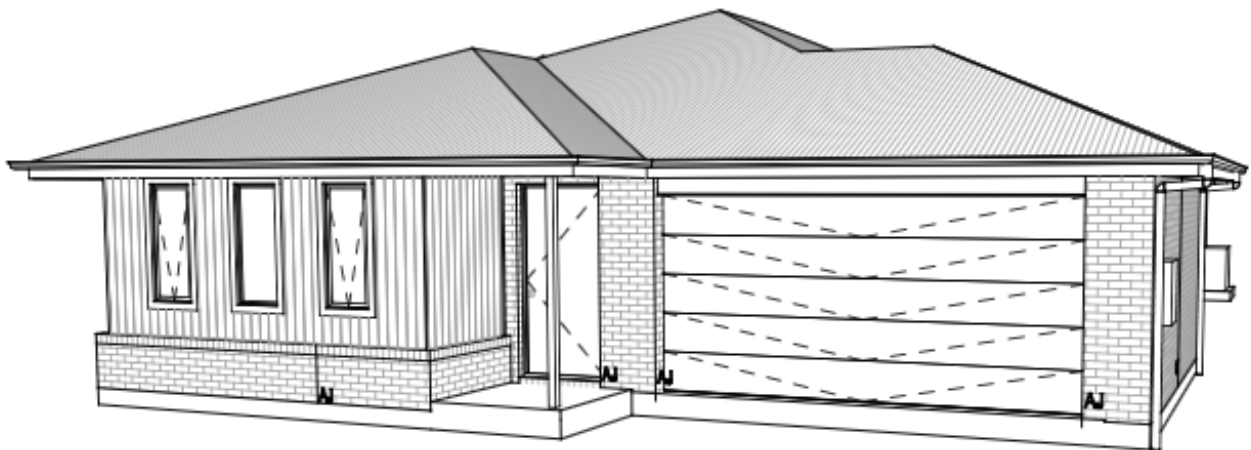
Received

20.7.2026

Exhibited

9 Observatory Close

Rail Noise Assessment



Ref: 26052 9 Observatory Close Rail NA_01

18 June 2026

NVC

NOISE VIBRATION CONSULTING

Executive Summary

A residential dwelling is proposed at 9 Observatory Close, Campbell Town. The site is located approximately 31 m west of the 'South Line' railway corridor, and thus is subject to assessment against *C3.0 - Road and Railway Assets Code* of the Tasmanian Planning Scheme. NVC has been engaged by Wilson Homes to undertake such an assessment, the methodology and findings of which are summarised within this report, initially completed in June 2026.

The assessment considered noise emissions associated with train pass-by events and train horn operations at the nearby level crossing. Noise levels at the proposed dwelling were determined using a spreadsheet-based noise model, based on railway operational information and worst-case noise propagation assumptions.

Modelling shows an $L_{eq(24-hour)}$ and L_{max} of nominally 45 dBA and 69 dBA respectively at the dwelling due to trains passing by, and a predicted L_{max} from the horn of 77 dBA. This satisfies the 65 dBA $L_{eq(24-hour)}$ and 87 dBA L_{max} criteria specified under Clause C3.6.1 of the Tasmanian Planning Scheme. Therefore, the proposed development satisfies the Acceptable Solution requirements of Clause C3.6.1-A1, with no noise control requirements.

9 Observatory Close Rail Noise Assessment

Prepared for:
Wilson Homes
156 New Town Road
New Town TAS 7008
Attention: Mark Page

Prepared by:
NVC
1/95 Elizabeth Street
Hobart TAS 7000
(03) 6145 7700
jack@nvc.com.au

Document Control

Reference	Date	Author	Reviewed	Comments
26052 9 Observatory Close Rail NA	18/6/2026	S Williamson	J Parry	Issued
26052 9 Observatory Close Rail NA_01	16/7/2026	S Williamson	J Parry	Amendments to include existing boundary fences

Table of Contents

<i>Executive Summary</i>	2
1. Introduction	5
2. Background	6
2.1. Site and Surroundings	6
2.2. Proposed Development	7
2.3. Noise Sources	7
3. Assessment Criteria	8
4. Noise Modelling	9
4.1. Model Assumptions and Input Data	9
4.2. Modelling Results	10
5. Discussion	11
6. Assessment	11
<i>Appendix A – Additional Figures</i>	<i>12</i>
<i>Appendix B – Acoustic Glossary</i>	<i>13</i>

Table of Figures

Figure 2.1: Site and Surrounding Area	6
Figure 2.2: Proposed Floor Plan	7
Figure A.1: Location of Level Crossing	12

Table of Tables

Table 3.1: Summary of Assessment Criteria	8
Table 4.1: Summary of Modelled Noise Sources	9
Table 4.2: Summary of Predicted Noise Levels	10
Table 6.1: Summary of Assessment	11

1. INTRODUCTION

A residential dwelling is proposed at 9 Observatory Close, Campbell Town. The site is located within 50 m of the existing TasRail owned and operated 'South Line', and thus Council requires a Noise Impact Assessment against C3.0 - *Road and Railway Assets Code* of the Tasmanian Planning Scheme. NVC has been engaged by Wilson Homes to conduct such an assessment, the methodology and results of which are summarised within this report, initially completed in June 2026.

Note that this version of the report (_01) has been revised in July 2026 to include the existing fences on the northern, eastern and southern boundaries of site.

2. BACKGROUND

2.1. Site and Surroundings

The site comprises an existing vacant lot located at 9 Observatory Close, Campbell Town, and is identified by the solid white outline in Figure 2.1, below. The 'South Line' (the railway) is owned and operated by TasRail and is located approximately 31 m east of the site boundary. A railway level crossing is located approximately 500 m north of the site, with its position relative to the site shown in Figure A.1 of *Appendix A*.

The site and surrounding area are generally characterised by flat terrain, with no significant topographical features between the site and the railway corridor that would provide meaningful acoustic screening. A slight rise to the north of site provides screening of line of sight between site and the vicinity of the level crossing.

The site includes an existing boundary fence on the northern, eastern and southern boundaries. The fence is approximately 1.8 m high and constructed of typical Colorbond fencing, with the fence's extents denoted by the red lines in Figure 2.1.

It is noted that existing residential dwellings are located adjacent to site and along the railway corridor, located a broadly comparable distance from the railway to that proposed for the development.



FIGURE 2.1: SITE AND SURROUNDING AREA

2.2. Proposed Development

The proposed development comprises a single residential dwelling. The proposed facade construction comprises primarily brick with internal plasterboard lining, with a portion of cement sheet weatherboard cladding (James Hardie Scyon Axon¹) on the northern facade. NVC has been informed that the proposed glazing specification is not yet known at the time of writing of this report.

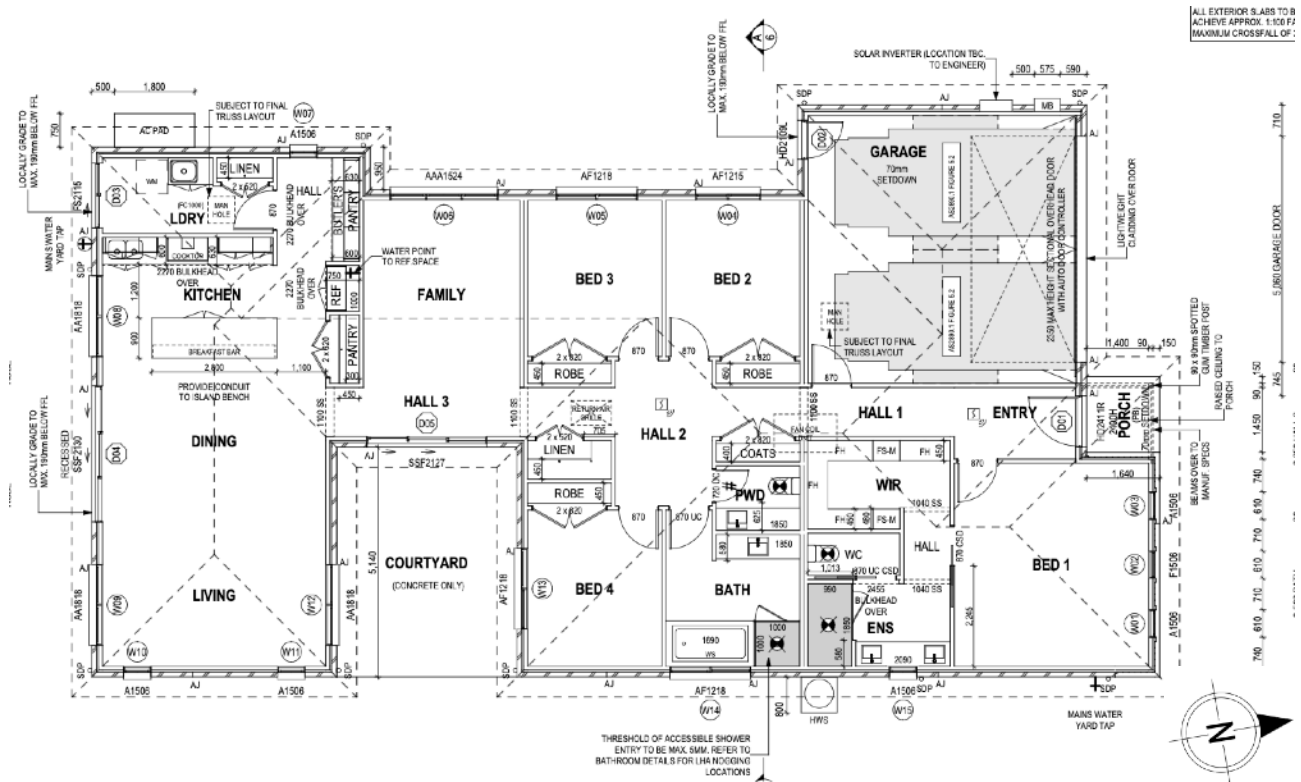


FIGURE 2.2: PROPOSED FLOOR PLAN

2.3. Noise Sources

The key noise source in the context of this assessment is train noise from the railway. Previous measurements and observations of railway noise shows that the key noise sources are noise emissions from the train as it moves (a result of engine and wheel noise), and noise from the train horn, which is used as a safety device. TasRail has advised that the train horn is required to be sounded twice over a formal level crossing for a minimum of one second, with the train driver also having the discretion to sound the horn at any time they perceive a risk.

TasRail has further advised that the railway corridor is subject to a maximum of six train movements per day under worst-case operating conditions. As far as NVC is aware, train movements may occur during either daytime or night-time periods.

¹ 'Axon', James Hardie, <https://www.jameshardie.com.au/products/scyon-axon-cladding>

3. ASSESSMENT CRITERIA

The Tasmanian Planning Scheme contains, under section C3.0, the *Road and Railways Assets Code*. Specifically relevant is Clause C3.6.1 which details criteria specific to habitable buildings for sensitive uses within a road or railway attenuation area. The relevant parts of this clause have been reproduced below:

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area	
Objective:	To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area , from existing and future major roads and the rail network .
Acceptable Solutions	Performance Criteria
A1 Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area , must be: (a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building; (b) an extension which extends no closer to the existing or future major road or rail network than: (i) the existing habitable building; or (ii) an adjoining habitable building for a sensitive use; or (c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the <i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i>.	P1 Habitable buildings for sensitive uses within a road or railway attenuation area , must be sited, designed or screened to minimise adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network , having regard to: (a) the topography of the site; (b) the proposed setback; (c) any buffers created by natural or other features; (d) the location of existing or proposed buildings on the site; (e) the frequency of use of the rail network; (f) the speed limit and traffic volume of the road; (g) any noise, vibration, light and air emissions from the rail network or road; (h) the nature of the road; (i) the nature of the development; (j) the need for the development; (k) any traffic impact assessment; (l) any mitigating measures proposed; (m) any recommendations from a suitably qualified person for mitigation of noise; and (n) any advice received from the rail or road authority.

Table C3.2 provides numerical criteria as noted in the Acceptable Solution (C3.6.1-A1) and has been reproduced below:

Roads	Railways
The arithmetic average of the A-weighted L10 sound pressure levels for each of the one-hour periods between 6:00am and midnight on any day [L10 (18-hour)] of 63 dB(A).	A 24-hour Leq and Lmax noise level of 65 dB(A) and 87dB(A) Lmax assessed as a single event maximum sound pressure level.

Given the above, the adopted project criteria are summarised in Table 3.1, below.

TABLE 3.1: SUMMARY OF ASSESSMENT CRITERIA

Sound Pressure Level	Metric	Applicability
65 dBA	Leq(24-hour)	At a height of 1.2 m above ground level, 1 m from the worst-affected residential facade, as per Part D of the Tasmanian Noise Measurements Procedures Manual.
87 dBA	Lmax	

4. NOISE MODELLING

4.1. Model Assumptions and Input Data

A spreadsheet-based noise model has been used to determine noise levels from the railway at the proposed dwelling, with the following assumptions and input data relevant to the noise modelling:

- The topography around site and the railway has been assumed to be flat, with no acoustic screening due to topography modelled. This is conservative as the rise towards the north will provide some acoustic screening to the level crossing in practice.
- The model incorporates attenuation due to geometric divergence (distance attenuation) and screening provided by the existing 1.8 m high Colorbond fence located along the northern, eastern and southern site boundaries.
 - Attenuation due to ground absorption, atmospheric absorption, and screening from adjacent residential buildings and barriers has not been considered. This approach is conservative, as inclusion of these additional attenuation factors would result in lower predicted noise levels at the subject site.
- As per the TAS Noise Measurement Procedures Manual², noise levels across the site have been predicted at 1.2 m above ground level.
- The train horn has been modelled to occur nominally 100 m to the south of the level crossing, representative of a train driver sounding the horn to signal that a train is approaching the level crossing from the south.
- Source sound power levels and the height at which they have been modelled are summarised below in Table 4.1, below.
 - The modelled noise sources for the train movement and train horn are taken from previous noise measurements conducted by NVC adjacent the TasRail-operated 'Western Line'. The modelled sound power levels (SWLs) are representative of the loudest of several noise measurements made over a nominal 48-hour period.

TABLE 4.1: SUMMARY OF MODELLED NOISE SOURCES

Source	Description	Qty.	SWL
Train Movements	Representative of a train passing by on the 'South Line'.	6 / day	113 dBA
Train Horn	Representative of the maximum sound power level for a typical train horn.	-	142 dBA

² 'Noise Measurement Procedures Manual', 2nd Ed., Department of Environment, Parks, Heritage and Arts, 2025

4.2. Modelling Results

Given the above noise modelling assumptions and inputs, the predicted noise levels at the worst-affected building facade are presented in Table 4.2, below.

It is noted that the L_{max} criterion applies to all noise sources from the railway, including the L_{max} from the train horn, as well as whilst a train passes by the site. Therefore, Table 4.2, below, presents predicted $L_{eq(24-hour)}$ from train movements, as well as L_{max} noise levels due to a train passing by the site, and during the train's use of its horn.

As per Part D of the TAS Noise Measurement Procedures Manual, in the absence of the proposed dwelling, an absence-of-facade adjustment of +2.5 dB must be applied to the predicted noise levels. Therefore, the resultant assessable noise levels are as follows:

TABLE 4.2: SUMMARY OF PREDICTED NOISE LEVELS

Location	Sound Pressure Level (dBA _{adj})		
	$L_{eq(24-hour)}$	L_{max}	
	Train Movements	Train Movements	Train Horn
A	45	69	77

5. DISCUSSION

Following the noise modelling as described in Section 4, above, the following key points are relevant to the assessment.

- As shown in Table 4.2, above, the predicted noise levels satisfy the $L_{eq(24-hour)}$ and L_{max} criteria, with the existing boundary fence.
 - The predicted $L_{eq(24-hour)}$ is nominally 20 dB under the criterion.
 - The predicted L_{max} from train movements and train horns are nominally 18 dB and 10 dB below the 87 dB criterion, respectively.
- Assuming nominally six train movements a day, the predicted L_{max} due to train movements and the train horn is predicted to have no meaningful impact on the overall $L_{eq(24-hour)}$.
- Predictions show that moderate increases in train movements in the future will not significantly change the impact on the proposed residential dwellings.

6. ASSESSMENT

As noted in Section 5, above, noise levels at the proposed dwelling comfortably satisfy the respective $L_{eq(24-hour)}$ and L_{max} criteria outlined within Clause C3.6.1 of the Tasmanian Planning Scheme, as shown in Table 6.1, below. As such, there are no additional noise control or facade construction requirements.

Therefore:

The proposed development of the residential dwelling at 9 Observatory Close, Campbell Town, demonstrates compliance with the Acceptable Solutions outlined within Clause C3.6.1-A1 of the Tasmanian Planning Scheme.

TABLE 6.1: SUMMARY OF ASSESSMENT

	Sound Pressure Level (dBA _{adj})		
	$L_{eq(24-hour)}$	L_{max}	
	Train Movements	Train Movements	Train Horn
Location A	45	69	77
Criteria	65	87	
Satisfies Criteria?	Yes	Yes	Yes

Appendix A – Additional Figures



FIGURE A.1: LOCATION OF LEVEL CROSSING

Appendix B – Acoustic Glossary

<i>Ambient Noise</i>	All noise associated with a measurement, and typically ignoring the particular noise under investigation. Typically measured as L_{eq} and will usually comprise noise from many sources.
<i>Background Noise</i>	Background noise describes the underlying level of noise present in the ambient noise. It may be described as the average of the minimum noise levels measured, and is typically measured by the statistical L_{90} level.
<i>Decibel [dB]</i>	The scale used for describing sound. It is a logarithmic scale that uses a reference sound pressure of 20 μ Pa, or reference sound power of 10^{-12} Watts.
<i>dBA</i>	A-weighted decibel. The human ear does not perform linearly and is better at hearing high frequency rather than low frequency sounds, ie. low frequency sound at the same dB level as a high frequency sound will be perceived as quieter. To replicate the human ear response a frequency weighting, denoted as an A-weighting, is applied to the sound. A sound measured in this way is then an A-weighted sound pressure level with units dBA. Practically all noise is measured using the A-weighting.
<i>Leq</i>	Energy averaged sound pressure level over a period of time, usually 10 to 15 minutes. Units of decibels, typically A weighted (L_{Aeq}). Because the decibel scale is a logarithmic ratio, the higher noise levels have far more sound energy, and therefore the L_{eq} level tends to indicate an average which is strongly influenced by short-term, high level noise events. Many studies show that human reaction to level-varying sounds tends to relate closer to the L_{Aeq} noise level than any other descriptor.
<i>Frequency</i>	Frequency is synonymous with pitch and has the units of Hertz (Hz) or cycles per second. A bass drum produces a low frequency sound, and a small bell a high frequency sound. The frequency range for human hearing is approximately 30 Hz to 16 kHz.
<i>L10, L90...</i>	L_{nn} is the sound pressure level that is exceeded for nn% of the time. Hence the L_{10} describes the noisier events during the interval, and L_{90} the quieter events. The L_{90} is often used to describe the background level. A significant variation between the L_{10} and L_{90} would indicate an environment where there is a strong variation in noise levels, and the background is not the dominant source. As the variation between the L_{10} and L_{90} decreases, the background becomes more dominant.
<i>Lmax</i>	The instantaneous maximum level using the time response and frequency weighting set for the meter (typically Fast response, A weighted).
<i>Inversion</i>	A condition typically occurring on clear, still nights which is characterised by the air near the ground being colder than air at higher altitudes. The increasing speed of sound with altitude bends the sound back towards the ground causing a focusing of the sound in a small area. The inversion effect can cause increases in noise levels of 5 to 10 dB with greater increases in exceptional circumstances.