

Exhibited

This planning application is open for
public comment until
19 October 2026

Reference no	PLN-26-0151
Site	6 (LOT 3) OAKMOUNT STREET (WILL BE KNOWN AS 4B) PERTH
Proposed Development	Single Dwelling & Outbuilding (garage)
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)



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 residential dwelling & Shed (outbuilding)

Driveway construction material:

Concrete

The Land

Site address:

6 Oakmount Street, Perth

Title reference:

C/T: 300293/3

Existing buildings on site:

N/A

Existing use of site:

Vacant

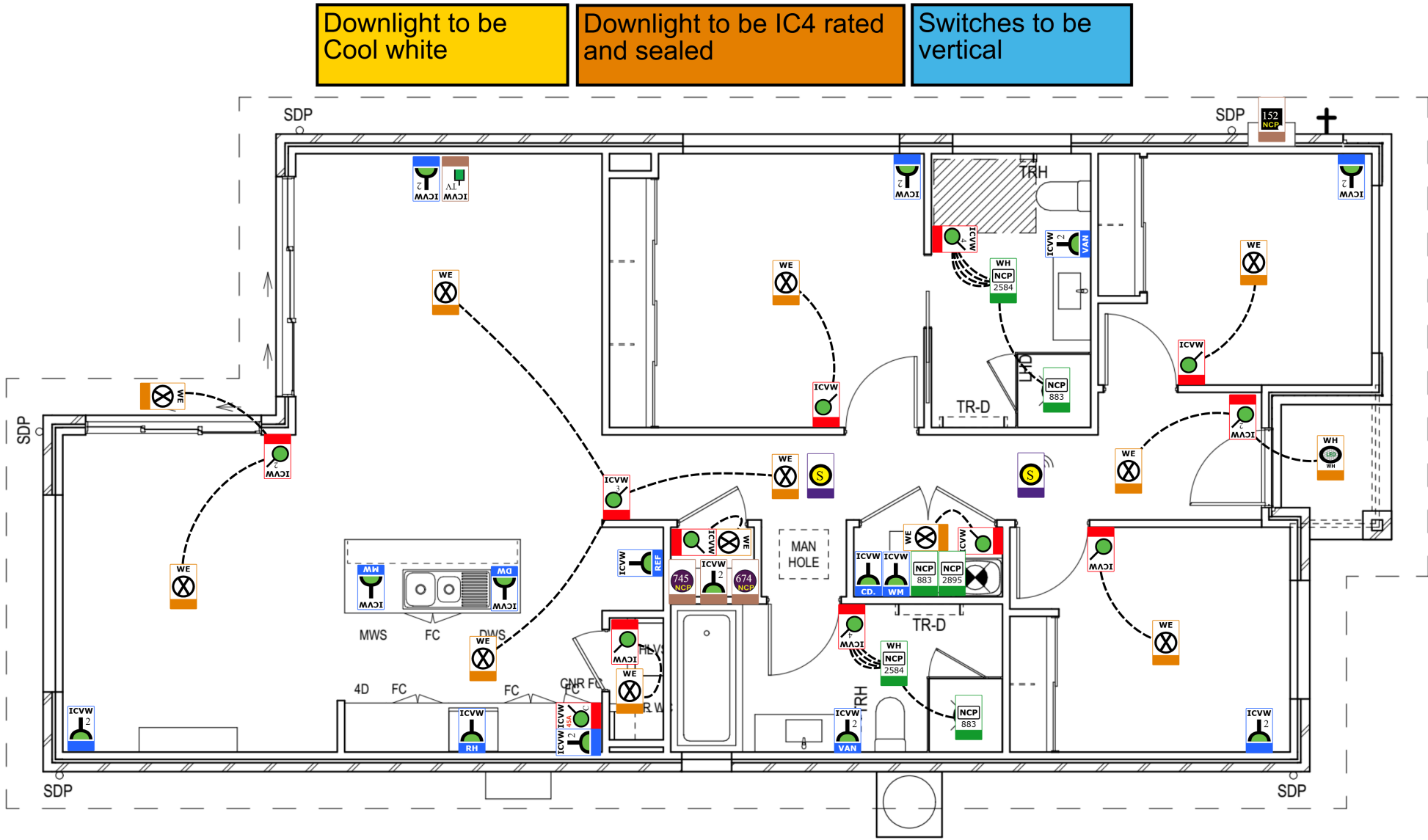
**Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands**

PRIORITY FINAL PLAN

OWNER: OAKMONT DEVELOPMENTS PTY LTD FOLIO REFERENCE: F/R 238305/1 GRANTEE: PART OF 523A-0R-0P, GRANTED TO FREDERICK AUGUSTUS DUCROZ	PLAN OF SURVEY BY SURVEYOR DALLAS McCULLOCH D.J.McCULLOCH & ASSOCIATES RIVERSIDE, TASMANIA 7250 LOCATION LAND DISTRICT OF CORNWALL PARISH OF PERTH SCALE 1 : 500 LENGTHS IN METRES	REGISTERED NUMBER SP300293 APPROVED 27 APR 2026 EFFECTIVE FROM <i>Ren</i> Recorder of Titles
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
<i>[Signature]</i> REGISTERED LAND SURVEYOR 31/01/2026 DATE	<i>[Signature]</i> COUNCIL DELEGATE 02-04-2026 DATE	

Exhibited

Received
25/9/2026



714789 - Millwood & Reitsema - Electrical Plan Scale: 1:60 on A3

Products

		Batten Holder 2530-WE 2530	12			Downlight 7W LED, 750lm, CCT 3K/4K/6K, White Trim CLITPDL1C3 CLITPDL1C3	1			Switch, 1 3041VA-VW 3041VA	6			Switch, 2 3042VA-VW 3042VA	2			Switch, 3 3043VA-VW 3043VA	1			Switch, 4 3044VA-VW 3044VA	2
		Switch Cooker DP 45A 250V 3041D45-VW 3041D45	1			Socket, 1 10A 3015-VW 3015	6			Socket, 2 10A 3025-VW 3025	8			TV Free-To-Air CP0100786-VW	1		No Image	Data Termination Point (DTP) NCP0002152 NCP0002152	1			Socket, 2 10A 3025-VW 3025	1
	No Image	Telecommunications conduit connection NCP0002745 NCP0002745	1		No Image	Conduit & draw wire from ONT to PSU NCP0002674 NCP0002674	1			Exhaust Fan Run on Timer NCPA2895	1			Ventair Airbus PVPX300WHSQ 300mm Square Ducted Exhaust Fan NCPA883	3			Brook 4 Fan/Heat/Light incl ducting (not incl. circuit) NCPA2584	2			Smoke alarm, Photoelectric Surface Mount, 220-240V a.c. 9V d.c. battery backup 755PSMA4 755PSMA4	2

Style / Colour

	ICVW	Iconic VW					
--	-------------	-----------	--	--	--	--	--

Comments

CD.	CD.	POINT TO CLOTHES DRYER	DW	DW	POINT TO DISHWASHER	MW	MW	POINT TO MICROWAVE	REF	REF	POINT TO REFRIGERATOR	RH	RH	POINT TO RANGEHOOD	VAN	VAN	POINT ABOVE VANITY
WM	WM	POINT TO WASHING MACHINE															

DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	SHED DETAILS
8	WINDOW & DOOR SCHEDULES
9	CALCULATIONS
10	DETAILS (FACE BRICKWORK)
11	DETAILS (CLADDING)
12	ROOF DRAINAGE PLAN
13	ROOF VENTILATION
14	FLOOR COVERINGS
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16	BATHROOM DETAILS
17	ENSUITE DETAILS
18	LAUNDRY DETAILS
19	3D VIEWS
20	GENERAL NOTES
21	WET AREA & ENERGY EFFICIENCY NOTES

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
LIVING		113.97
PORCH		2.09
		116.06 m²

HIGHLY REACTIVE /
PROBLEMATIC SOIL TYPE.
REFER TO HYDRAULICS PLANS
AND DETAILS PREPARED BY HED
CONSULTING

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	YES
PERTH SPECIFIC AREA PLAN	
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	NO
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION AREA	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	5,255mm
SIDE A	MIN. 1,500mm	15,360mm
SIDE B	MIN. 1,500mm	2,000mm
REAR	MIN. 1,500mm	7,685mm
BULK & SCALE		
SITE AREA	822m²	
SITE COVERAGE	MAX. 50%	14.12%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	0mm
FILL DEPTH	MAX. 1,000mm	104mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 24m²	0m²

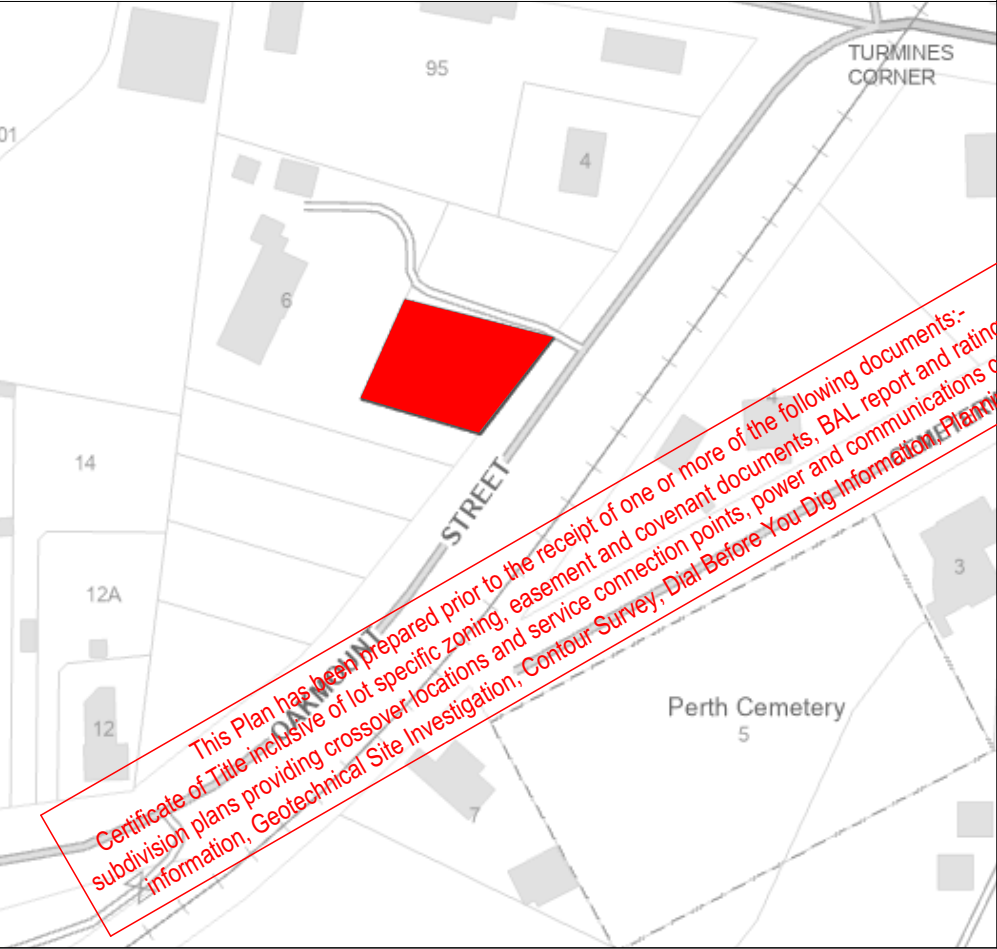
3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP



BUILDING INFORMATION

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

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

STEP FREE ENTRANCE LOCATION: N/A
ACCESSIBLE SANITARY COMPARTMENT LOCATION: TBD (GROUND FLOOR)
ACCESSIBLE SHOWER LOCATION: TBD (GROUND FLOOR)

- GENERAL NOTES:
- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5mm.
 - THRESHOLD OF STEP FREE ENTRANCE DOOR TO BE MAX. 5mm.
 - THRESHOLD OF INTERIOR DOORS SERVICING HABITABLE ROOMS, LAUNDRY, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO BE MAX. 5mm.
 - INTERIOR DOORS NOMINATED AS 870 TO ACHIEVE MIN. 820mm CLEAR OPENING.
 - CORRIDORS CONNECTING HABITABLE ROOMS, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO ACHIEVE MIN. 1000mm CLEARANCE BETWEEN FINISHED SURFACE OF OPPOSING WALLS (EXCL. SKIRTINGS).
 - REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

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

SIGNATURE:

DATE:

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

PRELIMINARY PLAN SET

5	PRELIMINARY PLAN SET - PLAN CORRECTION	ALL	2026.09.22	KHD	-
4	PRELIMINARY PLAN SET - ADD SHED TO PLANS & GF PLAN AMENDMENTS	ALL	2026.07.15	KPH	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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NOW BY WILSON HOMES	1	CONSOLIDATED PROPOSAL - CP1		RT2	22/06/2026	LILY MARY MILLWOOD & FLYNN TYLER REITSEMA		LAWSON 12		H-WNWLAW10SA		
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© 2026	3	PRELIM PLANS - SITING UPDATE		TD0	03/07/2026	6 OAKMOUNT STREET , PERTH TAS 7300		DAINTREE		F-WNWLAW10DTREA		
	4	PRELIM PLANS - AMENDMENTS		KPH	15/07/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
	5	PRELIMINARY PLAN SET - PLAN CORRECTION		KHD	22/09/2026	3 / - / 300293	NORTHERN MIDLANDS	COVER SHEET	1 / 21		714789	

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

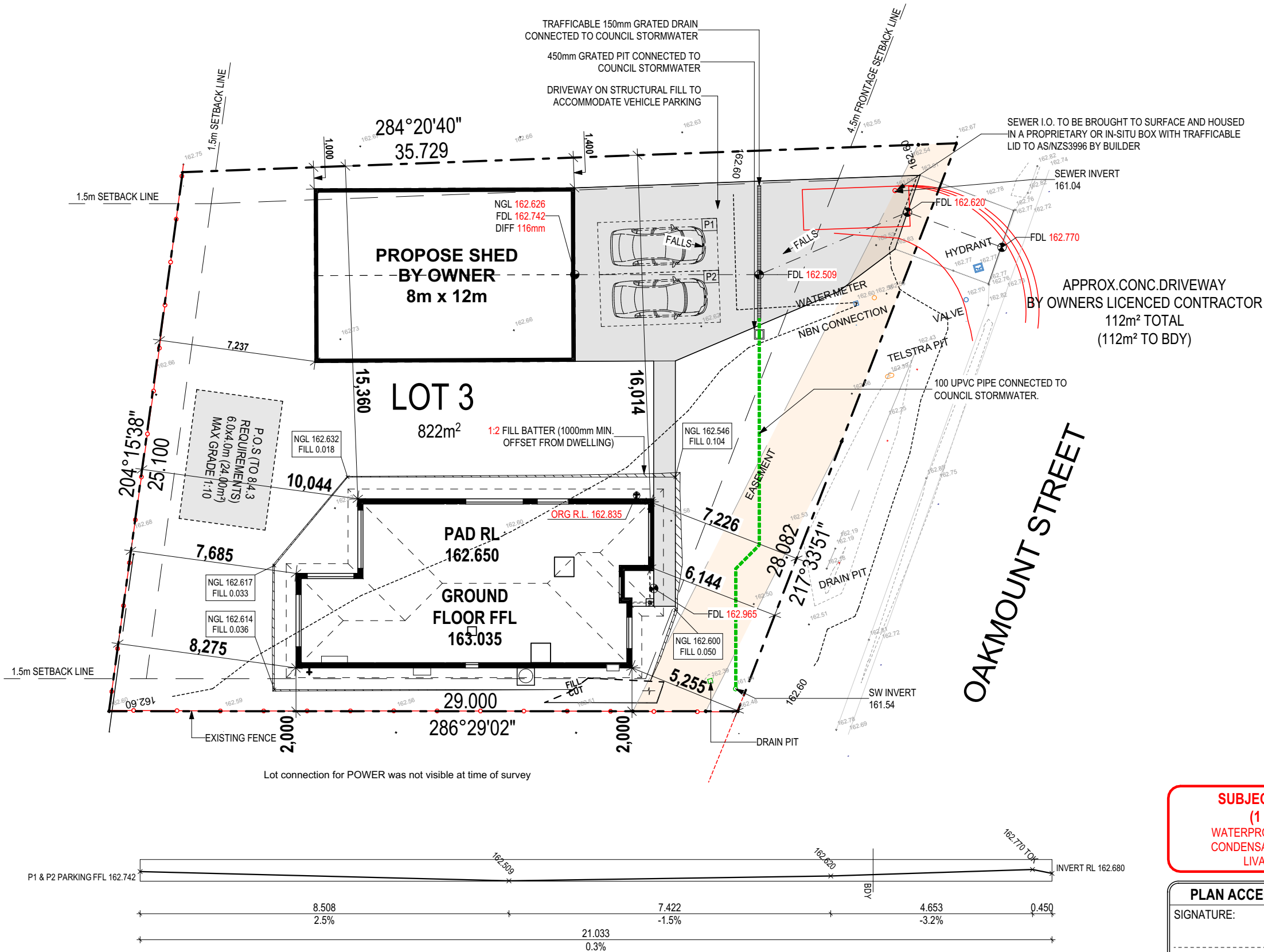
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	0.02m³	0.05t
FILL	8.54m³	19.22t
DIFFERENCE	8.52m³	19.17t
19 TONNES OF IMPORT FILL		

LOT SIZE:	822m²
HOUSE (COVERED AREA):	116.06m²
SITE COVERAGE:	14.12%

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Received
25/9/2026



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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1 CONSOLIDATED PROPOSAL - CP1	RT2 22/06/2026
2 PRELIM PLANS - INITIAL ISSUE	TRV 30/06/2026
3 PRELIM PLANS - SITING UPDATE	TDO 03/07/2026
4 PRELIM PLANS - AMENDMENTS	KPH 15/07/2026
5 PRELIMINARY PLAN SET - PLAN CORRECTION	KHD 22/09/2026

CLIENT:
LILY MARY MILLWOOD & FLYNN TYLER REITSEMA
ADDRESS:
6 OAKMOUNT STREET , PERTH TAS 7300
LOT / SECTION / CT:
3 / - / 300293
COUNCIL:
NORTHERN MIDLANDS

HOUSE DESIGN:
LAWSON 12
FACADE DESIGN:
DAINTREE
SHEET TITLE:
SITE PLAN

SHEET No.:
2 / 21

HOUSE CODE:
H-WNWLAW10SA
FACADE CODE:
F-WNWLAW10DTREA
SCALES:
1:200

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COMMENCEMENT OF ANY WORK. ALL
DISCREPANCIES TO BE REPORTED
TO THE DRAFTING OFFICE.
714789

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

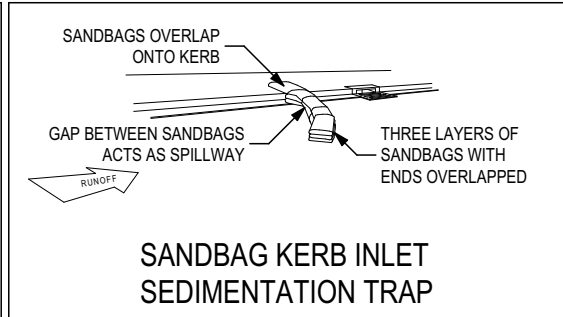
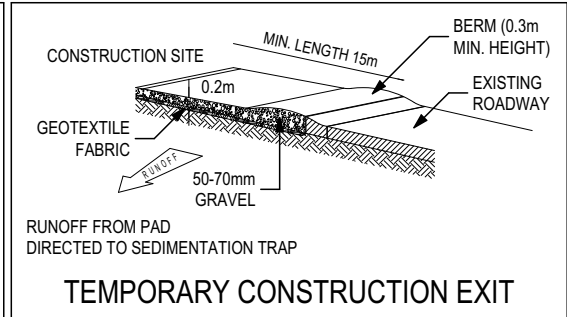
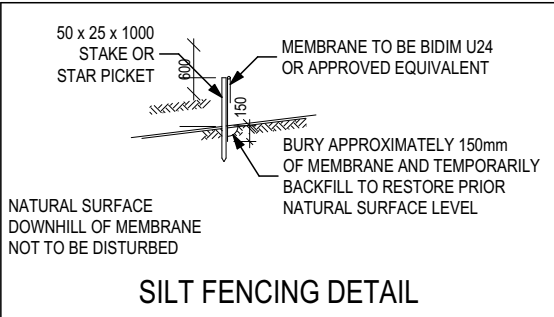
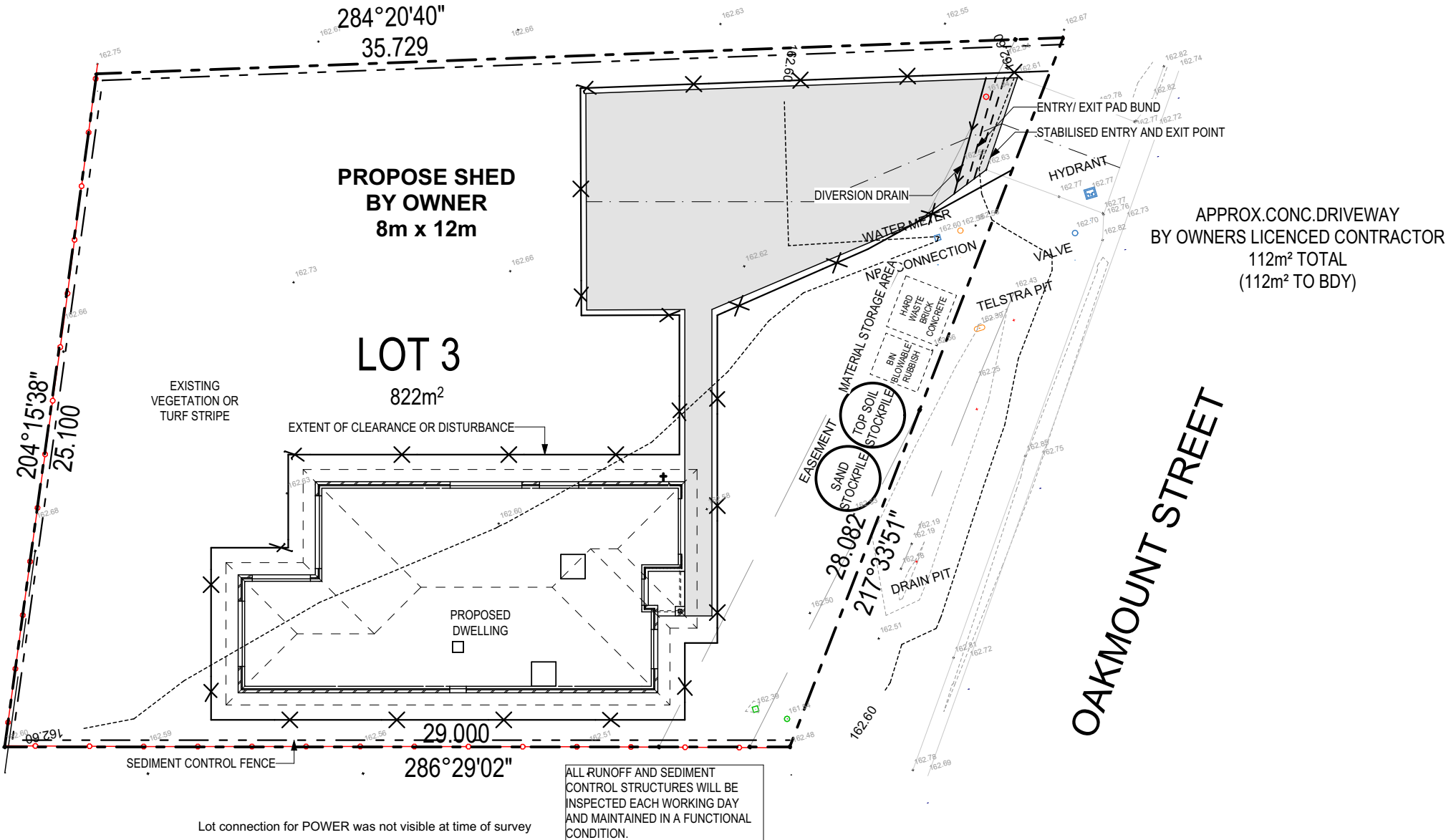
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

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.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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COPYRIGHT: © 2026	1 CONSOLIDATED PROPOSAL - CP1	RT2 22/06/2026	LILY MARY MILLWOOD & FLYNN TYLER REITSEMA	LAWSON 12	H-WNWLAW10SA	
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			COUNCIL:			
			NORTHERN MIDLANDS			

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

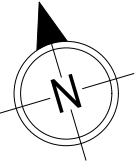
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

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

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

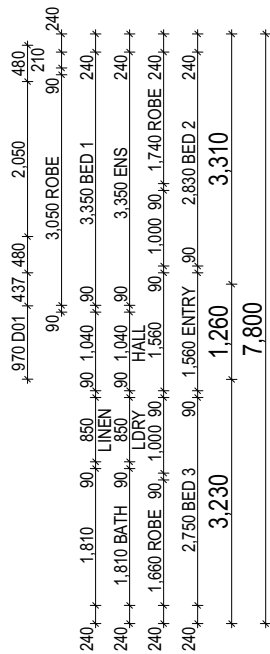
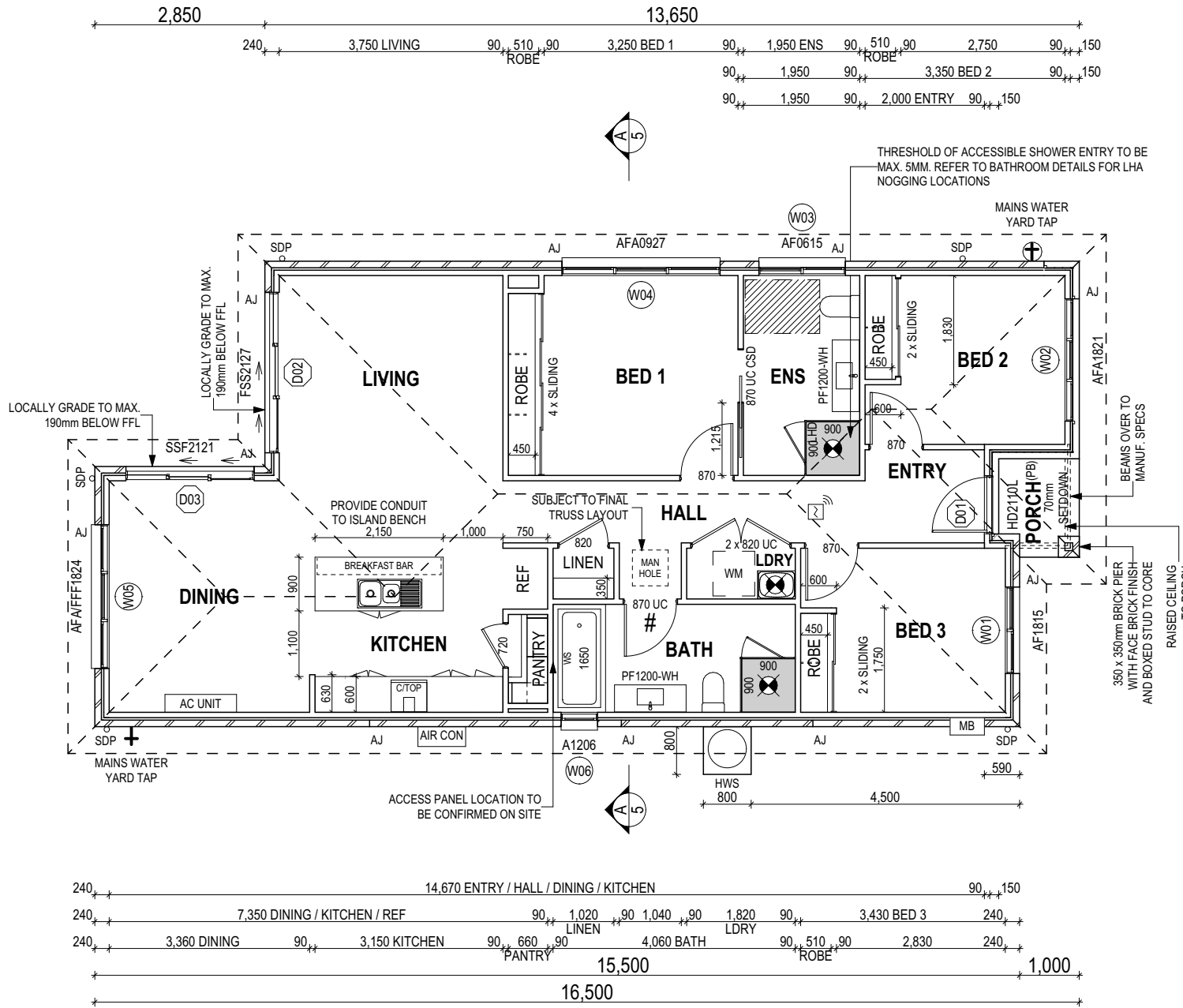
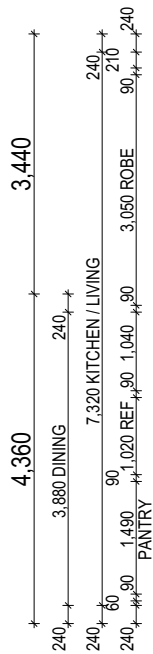


LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
3D	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
	FLOOR WASTE
	GAS BAYONET

MAIN DWELLING, GROUND FLOOR		
LIVING		113.97
PORCH		2.09
		116.06 m²

15MM PLASTER LININGS TO ALL CEILING AREAS



PROVIDE AND INSTALL SINGLE PHASE SPLIT SYSTEM AIR CONDITIONER. EXACT LOCATION TO BE DETERMINED IN CONJUNCTION WITH CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS.

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

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

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CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

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ALL DIMENSIONS ARE FRAME DIMENSIONS

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© 2026	3	PRELIM PLANS - SITING UPDATE		TDO	03/07/2026	6 OAKMOUNT STREET , PERTH TAS 7300		DAINTREE		F-WNWLAW10DTREA		
	4	PRELIM PLANS - AMENDMENTS		KPH	15/07/2026	LOT / SECTION / CT:		COUNCIL:		SHEET No.:		
	5	PRELIMINARY PLAN SET - PLAN CORRECTION		KHD	22/09/2026	3 / - / 300293		NORTHERN MIDLANDS		GROUND FLOOR PLAN		714789
										4 / 21		1:100

Exhibited

15MM PLASTER LININGS TO ALL CEILING AREAS

Received
25/9/2026

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

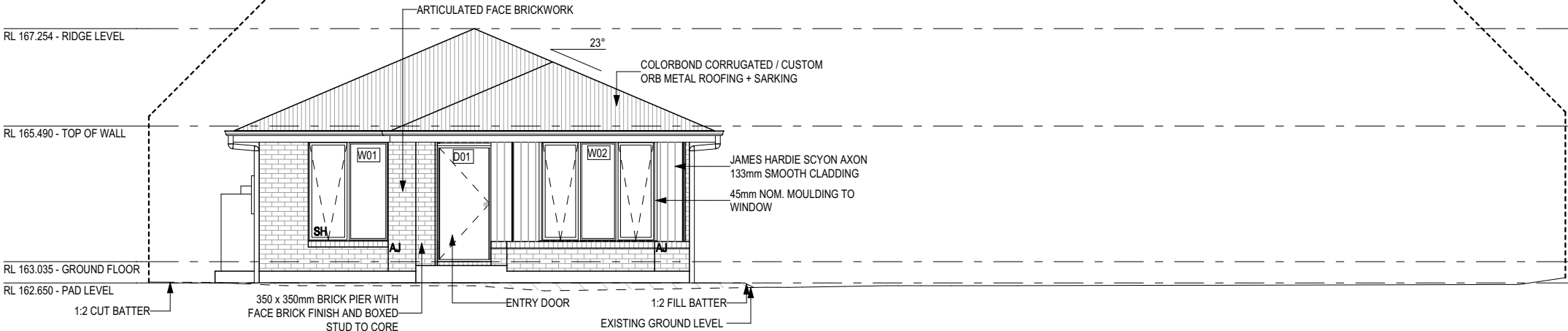
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SH = SNAP HEADER SILL

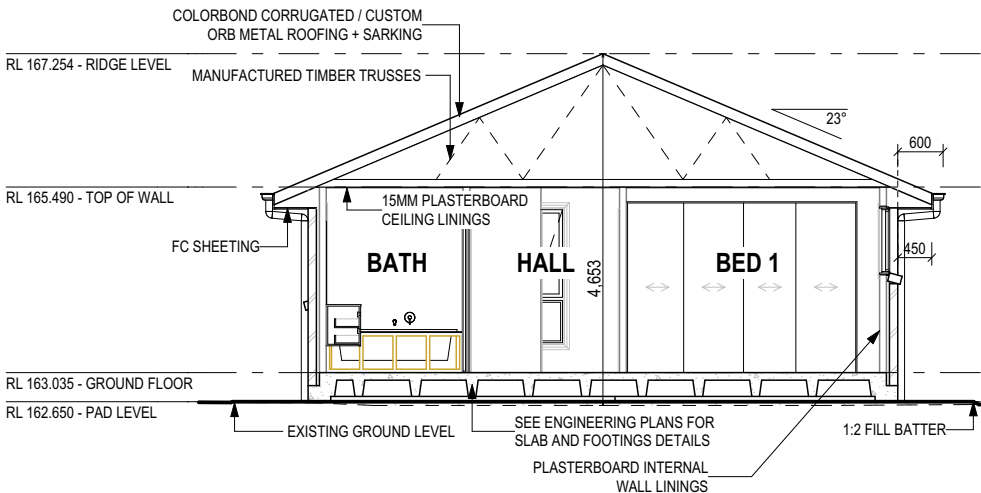
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

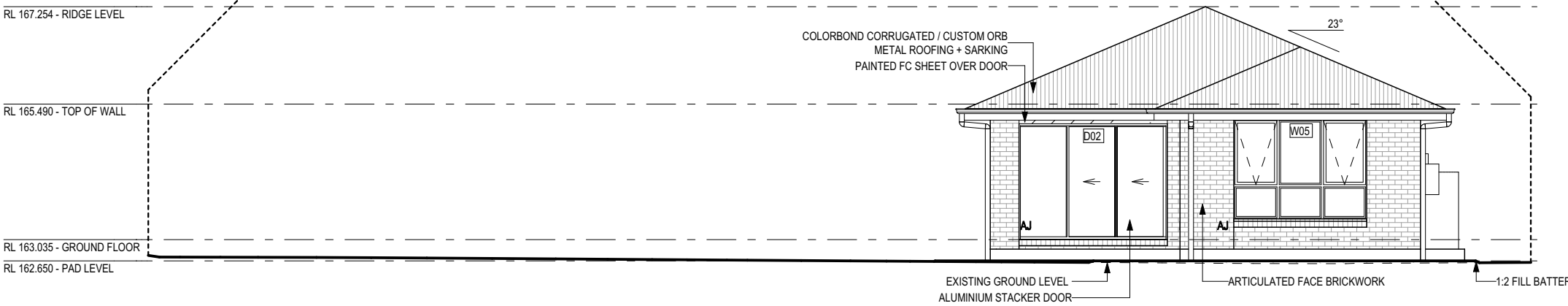
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



EAST ELEVATION
SCALE: 1:100

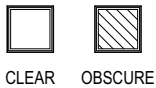


SECTION A-A
SCALE: 1:100

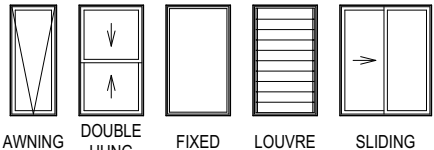


WEST ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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SPECIFICATION:
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REVISION

1 CONSOLIDATED PROPOSAL - CP1

2 PRELIM PLANS - INITIAL ISSUE

3 PRELIM PLANS - SITING UPDATE

4 PRELIM PLANS - AMENDMENTS

5 PRELIMINARY PLAN SET - PLAN CORRECTION

DRAWN

RT2 22/06/2026

TRV 30/06/2026

TDO 03/07/2026

KPH 15/07/2026

KHD 22/09/2026

CLIENT:

LILY MARY MILLWOOD & FLYNN TYLER REITSEMA

ADDRESS:

6 OAKMOUNT STREET , PERTH TAS 7300

LOT / SECTION / CT:

3 / - / 300293

COUNCIL:

NORTHERN MIDLANDS

HOUSE DESIGN:

LAWSON 12

FACADE DESIGN:

DAINTREE

SHEET TITLE:

ELEVATIONS / SECTION

SHEET No.:

5 / 21

HOUSE CODE:

H-WNWLAW10SA

FACADE CODE:

F-WNWLAW10DTREA

SCALES:

1:100

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714789

Exhibited

15MM PLASTER LININGS TO ALL CEILING AREAS

Received
25/9/2026

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

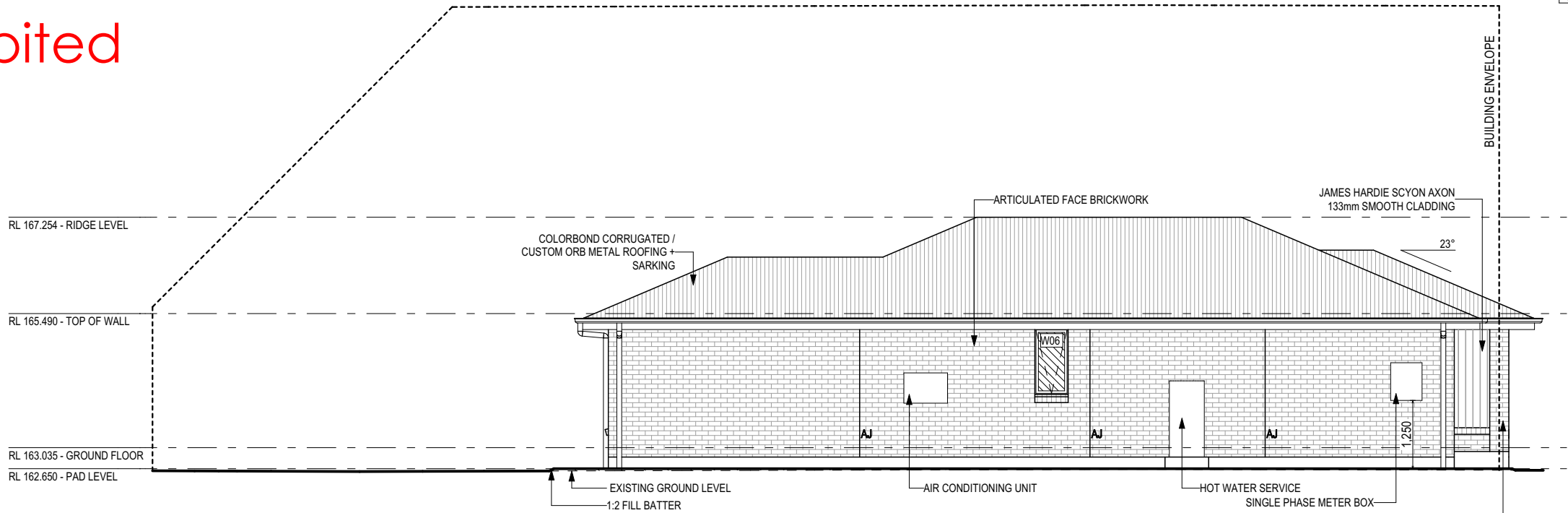
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SH = SNAP HEADER SILL

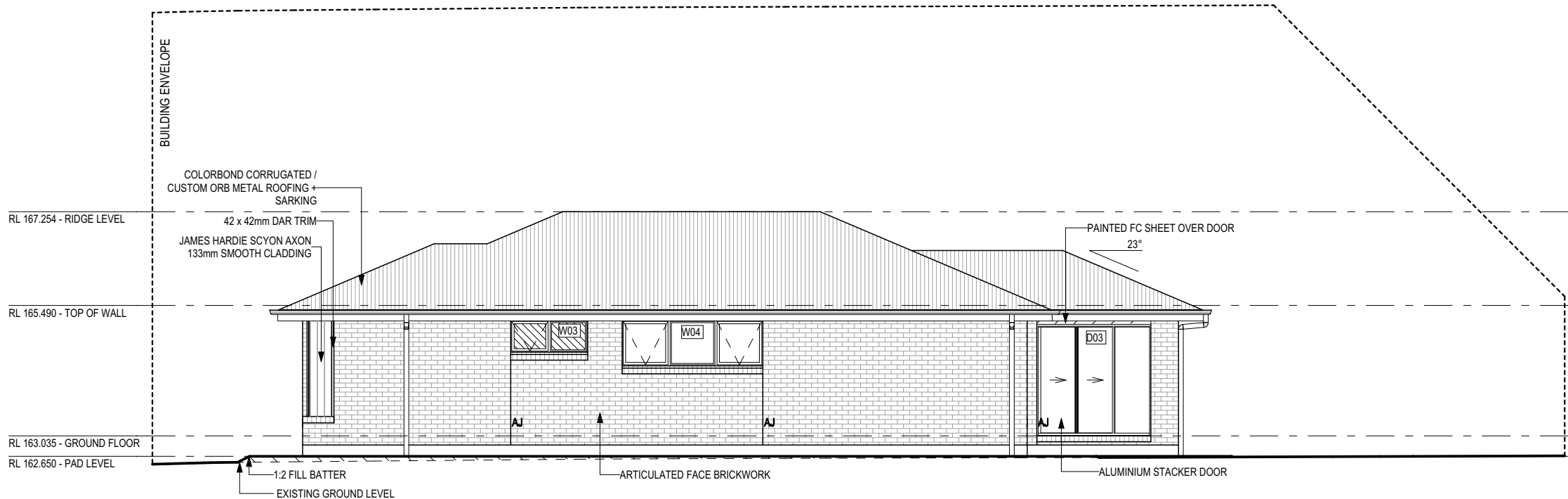
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REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



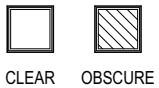
SOUTH ELEVATION
SCALE: 1:100



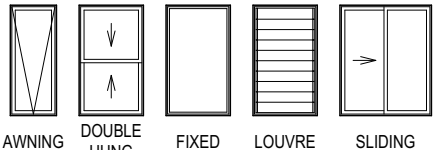
NORTH ELEVATION
SCALE: 1:100

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

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

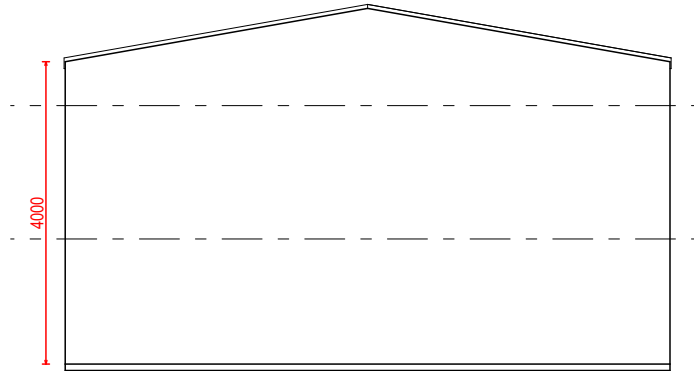
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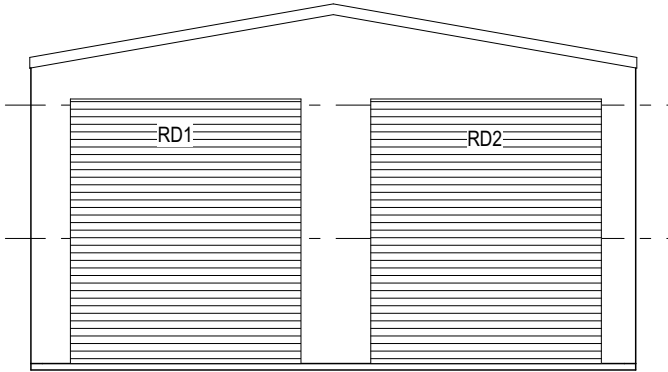
SPECIFICATION: NOW BY WILSON HOMES COPYRIGHT: © 2026	REVISION		DRAWN		CLIENT: LILY MARY MILLWOOD & FLYNN TYLER REITSEMA ADDRESS: 6 OAKMOUNT STREET , PERTH TAS 7300 LOT / SECTION / CT: 3 / - / 300293 COUNCIL: NORTHERN MIDLANDS	HOUSE DESIGN: LAWSON 12 FACADE DESIGN: DAINTREE SHEET TITLE: ELEVATIONS	HOUSE CODE: H-WNWLAW10SA FACADE CODE: F-WNWLAW10DTREA SHEET No.: 6 / 21	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. 714789
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	2	PRELIM PLANS - INITIAL ISSUE	TRV	30/06/2026				
	3	PRELIM PLANS - SITING UPDATE	TDO	03/07/2026				
	4	PRELIM PLANS - AMENDMENTS	KPH	15/07/2026				
	5	PRELIMINARY PLAN SET - PLAN CORRECTION	KHD	22/09/2026				

Exhibited

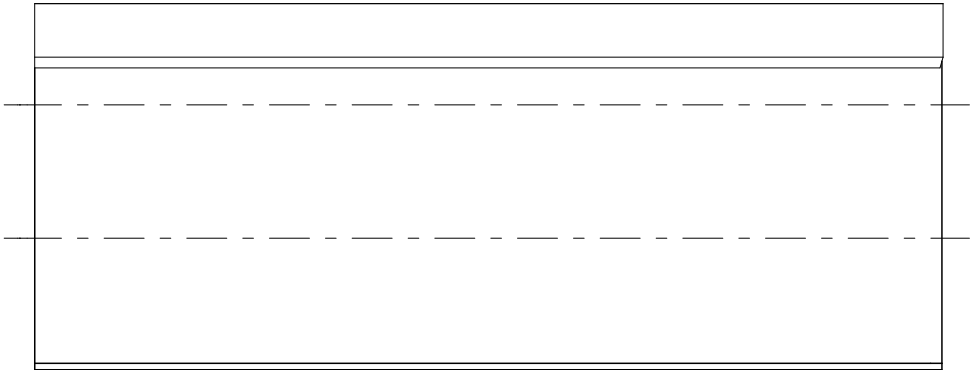
Received
25/9/2026



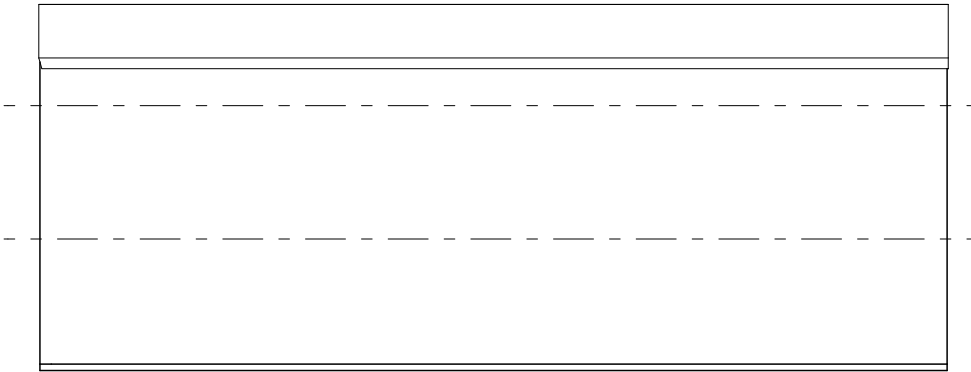
E05 EAST ELEVATION
SCALE: 1:100



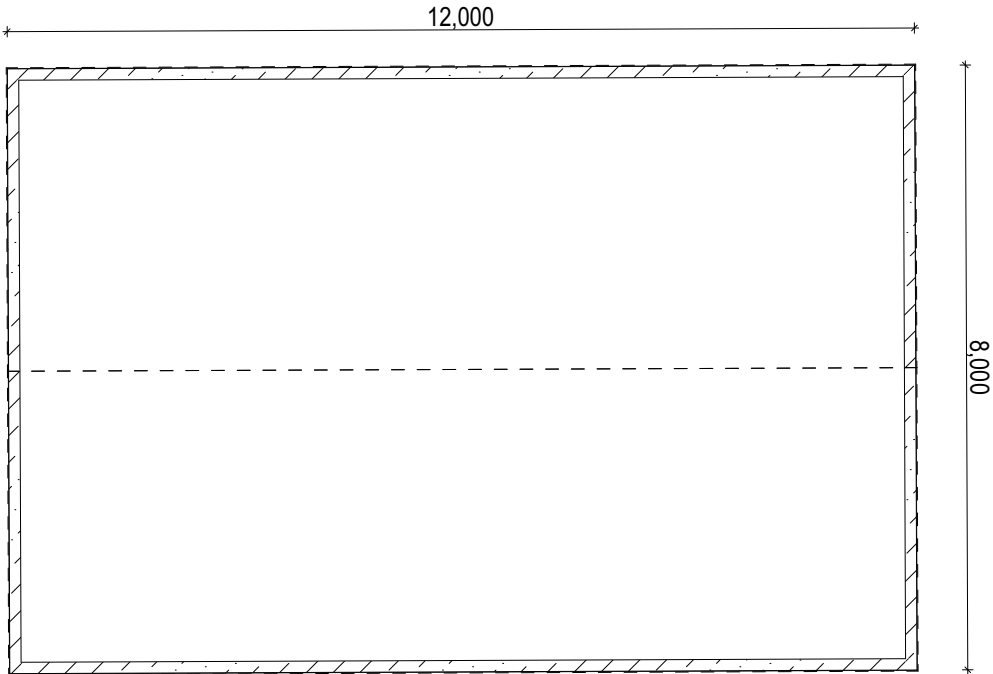
E06 WEST ELEVATION
SCALE: 1:100



E07 SOUTH ELEVATION
SCALE: 1:100



E08 NORTH ELEVATION
SCALE: 1:100



SHED DETAIL
SCALE: 1:100

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	NOW BY WILSON HOMES		1	CONSOLIDATED PROPOSAL - CP1	RT2	22/06/2026	LILY MARY MILLWOOD & FLYNN TYLER REITSEMA		LAWSON 12		H-WNWLAW10SA		
	COPYRIGHT:		2	PRELIM PLANS - INITIAL ISSUE	TRV	30/06/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
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			5	PRELIMINARY PLAN SET - PLAN CORRECTION	KHD	22/09/2026	3 / - / 300293	NORTHERN MIDLANDS	SHED DETAILS	7 / 21	1:100	714789	

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File Location: D:\WILSON HOMES\JOBS\Small correction\714789 - Millwood\Millie\ issued\714789 - Millwood - AC24 - Rev.04 - 2026.09.22.dgn
Template Version: 24.043
Last Published: Tuesday, 22 September, 2026 4:05 PM

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	AF1815	AWNING	BED 3	1,800	1,450	6,500	2.61	ALUMINIUM	N/A	SNAP HEADER	E	2.13	CLEAR, DOUBLE GLAZED	MP 725
	GROUND FLOOR	W02	AFA1821	AWNING	BED 2	1,800	2,050	7,700	3.69	ALUMINIUM	N/A	NONE	E	2.92	CLEAR, DOUBLE GLAZED	MP 683-683
	GROUND FLOOR	W03	AF0615	AWNING	ENS	600	1,450	4,100	0.87	ALUMINIUM	N/A	ANGLED	N	0.63	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
	GROUND FLOOR	W04	AFA0927	AWNING	BED 1	857	2,650	7,014	2.27	ALUMINIUM	N/A	ANGLED	N	1.74	CLEAR, DOUBLE GLAZED	MP 883-883
	GROUND FLOOR	W05	AFA/FFF1824	AWNING	DINING	1,800	2,410	8,420	4.34	ALUMINIUM	N/A	ANGLED	W	3.43	CLEAR, DOUBLE GLAZED	BP 600, MP 803-803/803-803
	GROUND FLOOR	W06	A1206	AWNING	BATH	1,200	610	3,620	0.73	ALUMINIUM	N/A	ANGLED	S	0.52	OBSCURE, DOUBLE GLAZED, TOUGHENED	
								37,354 mm	14.51					11.37		
DOOR																
	GROUND FLOOR	D01	HD2110L	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	N/A	SNAP HEADER	E	1.41	NA	
	GROUND FLOOR	D02	FSS2127	STACKER	LIVING	2,100	2,688	9,576	5.64	ALUMINIUM	N/A	SNAP HEADER	W	4.96	CLEAR, DOUBLE GLAZED, TOUGHENED	ACOUSTIC REQUIREMENTS (6.5mm HUSH LAMINATED)
	GROUND FLOOR	D03	SSF2121	STACKER	DINING	2,100	2,148	8,496	4.51	ALUMINIUM	N/A	SNAP HEADER	N	3.88	CLEAR, DOUBLE GLAZED, TOUGHENED	ACOUSTIC REQUIREMENTS (12.5mm HUSH LAMINATED)
								24,212 mm	12.19					10.24		
								61,566 mm	26.70					21.61		

Received
25/9/2026

Exhibited

INTERIOR WINDOW & DOOR SCHEDULE

	STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR								
	GROUND FLOOR	1	2 x 820 UC	SWINGING	2,040	1,640	N/A	20mm UNDERCUT
	GROUND FLOOR	2	2 x SLIDING	SLIDING	2,295	1,660	N/A	
	GROUND FLOOR	1	4 x SLIDING	SLIDING	2,295	3,050	N/A	
	GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
	GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	
	GROUND FLOOR	3	870	SWINGING	2,040	870	N/A	
	GROUND FLOOR	1	870 UC	SWINGING	2,040	870	N/A	20mm UNDERCUT, LIFT-OFF HINGES
	GROUND FLOOR	1	870 UC CSD	CAVITY SLIDING	2,040	870	N/A	20mm UNDERCUT

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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- SITE CLASSIFICATION
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NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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Window Manufacturer: Dowell Windows

No BAL / BAL 12.5

Window Type	WERS Code	U Value	SHGC
Sliding Window	DOW-022-003	2.9	0.64
Awning Window	DOW-005-001	3.9	0.58
Fixed External Window	DOW-038-001	3.03	0.71
Sliding Door	DAR-034-001	3.97	0.63
Stacking Door	DAR-034-001	3.97	0.63
Hinged Door	DOW-017-001	4.1	0.55
Bi-Fold Door	DOW-020-001	4.1	0.54

BAL 19

Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AUW-009-009	4.03	0.58
Stacking Door	AUW-009-009	4.03	0.58
Hinged Door	GRN-009-001	4.25	0.53
Bi-Fold Door	DOW-020-001	4.1	0.54

BAL 29

Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AMJ-007-005	4.03	0.59
Stacking Door	AMJ-007-005	4.03	0.59
Hinged Door	GRN-009-001	4.29	0.53

NOTE:

Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

PICTURE, TV RECESS AND SS WINDOW OPENINGS

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

SUBJECT TO NCC 2022
(1 MAY 2023)

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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1	CONSOLIDATED PROPOSAL - CP1
2	PRELIM PLANS - INITIAL ISSUE
3	PRELIM PLANS - SITING UPDATE
4	PRELIM PLANS - AMENDMENTS
5	PRELIMINARY PLAN SET - PLAN CORRECTION

DRAWN

RT2	22/06/2026
TRV	30/06/2026
TD0	03/07/2026
KPH	15/07/2026
KHD	22/09/2026

CLIENT:

LILY MARY MILLWOOD & FLYNN TYLER REITSEMA

ADDRESS:

6 OAKMOUNT STREET , PERTH TAS 7300

LOT / SECTION / CT:

3 / - / 300293

COUNCIL:

NORTHERN MIDLANDS

HOUSE DESIGN:

LAWSON 12

FACADE DESIGN:

DAINTREE

SHEET TITLE:

WINDOW & DOOR SCHEDULES

SHEET No.:

8 / 21

HOUSE CODE:

H-WNWLAW10SA

FACADE CODE:

F-WNWLAW10DTREA

SCALES:

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COMMENCEMENT OF ANY WORK. ALL
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714789

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	39.22 m²	W05, D02, D03	3.92 m²	12.27 m²	1.96 m²	8.08 m²
BED 1	10.89 m²	W04	1.09 m²	1.74 m²	0.54 m²	1.38 m²
BED 2	9.27 m²	W02	0.93 m²	2.92 m²	0.46 m²	2.26 m²
BED 3	9.23 m²	W01	0.92 m²	2.13 m²	0.46 m²	1.21 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).						

Received
25/9/2026

Exhibited

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

PLAN ACCEPTANCE BY OWNER
SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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 NOW by Wilson Homes	SPECIFICATION:		REVISION		DRAWN		CLIENT:			HOUSE DESIGN:			HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714789
	NOW BY WILSON HOMES	1	CONSOLIDATED PROPOSAL - CP1		RT2	22/06/2026	LILY MARY MILLWOOD & FLYNN TYLER REITSEMA			LAWSON 12			H-WNWLAW10SA		
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	© 2026	3	PRELIM PLANS - SITING UPDATE		TDO	03/07/2026	6 OAKMOUNT STREET , PERTH TAS 7300			DAINTREE			F-WNWLAW10DTREA		
		4	PRELIM PLANS - AMENDMENTS		KPH	15/07/2026	LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	
		5	PRELIMINARY PLAN SET - PLAN CORRECTION		KHD	22/09/2026	3 / - / 300293		NORTHERN MIDLANDS		CALCULATIONS		9 / 21		

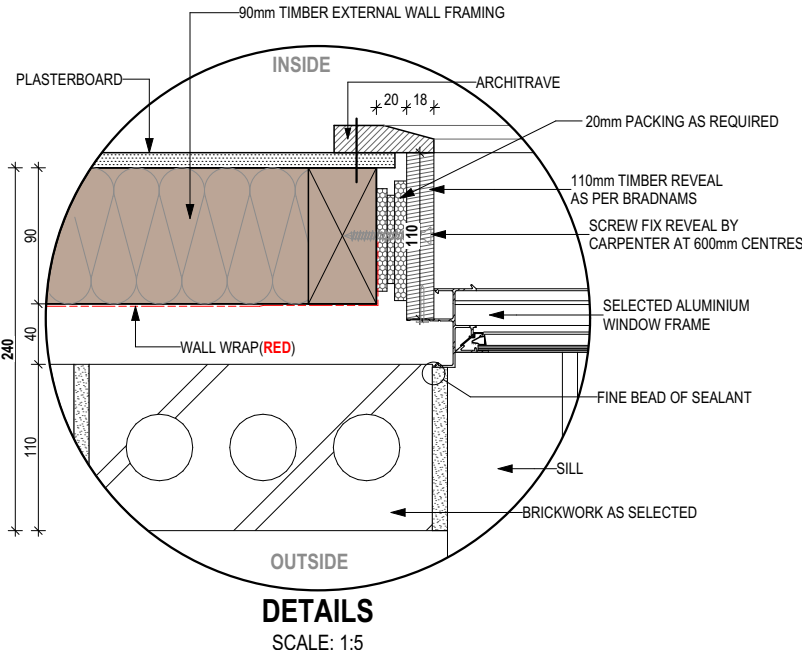
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Received
25/9/2026

STANDARD BRICK								STANDARD BRICK							
BRICKWORK DIMENSIONS Bricks per m ² in wall = 48.5 approx. all dimensions in mm								BRICKWORK DIMENSIONS Bricks per m ² in wall = 48.5 approx. all dimensions in mm							
FORMAT SIZE: 240x120x86mm		MANUFACTURING SIZE: 230x110x76mm		VERTICAL GAUGE: 7 Courses to 600mm		FORMAT SIZE: 240x120x86mm		MANUFACTURING SIZE: 230x110x76mm		VERTICAL GAUGE: 7 Courses to 600mm					
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.



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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REFER TO SHEET 1 (COVER SHEET) FOR
ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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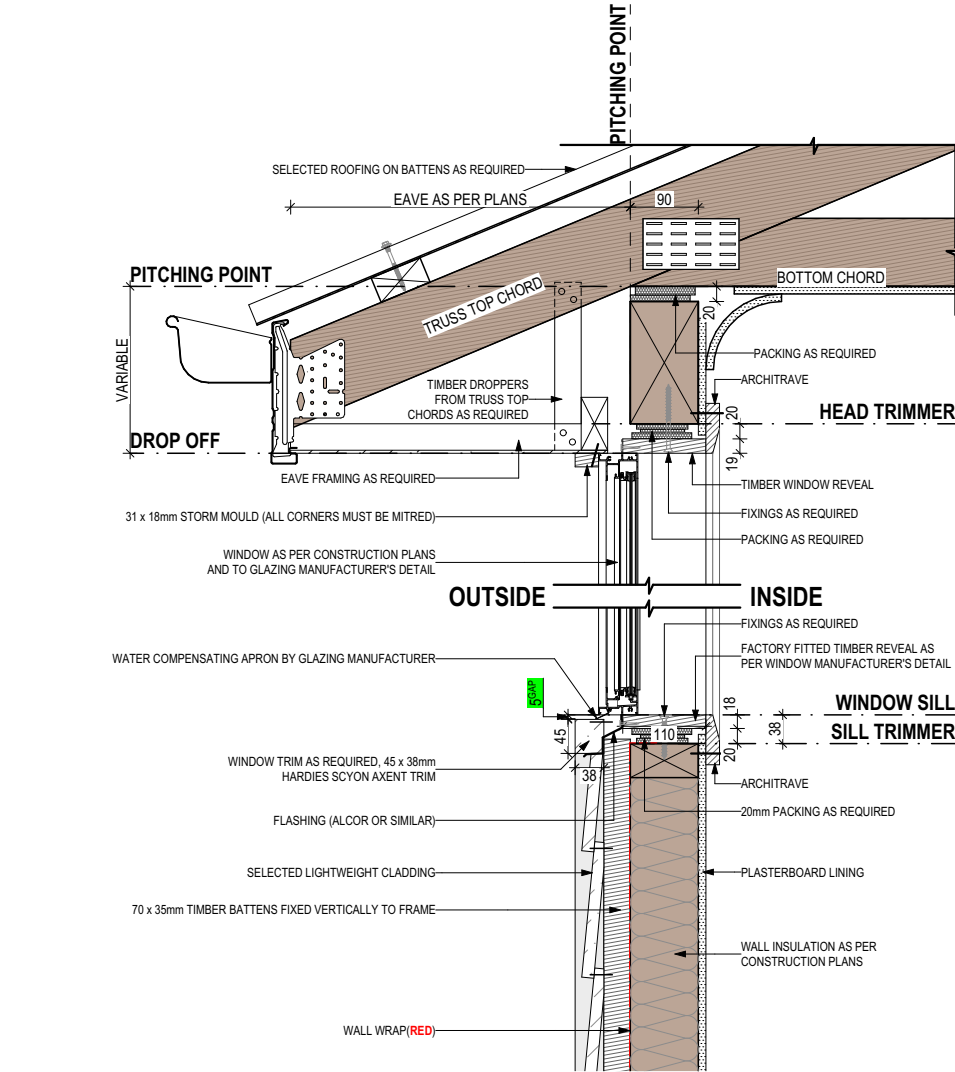
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COPYRIGHT: © 2026	2	PRELIM PLANS - INITIAL ISSUE		TRV	30/06/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
	3	PRELIM PLANS - SITING UPDATE		TDO	03/07/2026	6 OAKMOUNT STREET , PERTH TAS 7300		DAINTREE		F-WNWLAW10DTREA			
	4	PRELIM PLANS - AMENDMENTS		KPH	15/07/2026	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:		
	5	PRELIMINARY PLAN SET - PLAN CORRECTION		KHD	22/09/2026	3 / - / 300293		NORTHERN MIDLANDS		DETAILS (FACE BRICKWORK)		10 / 21	714789



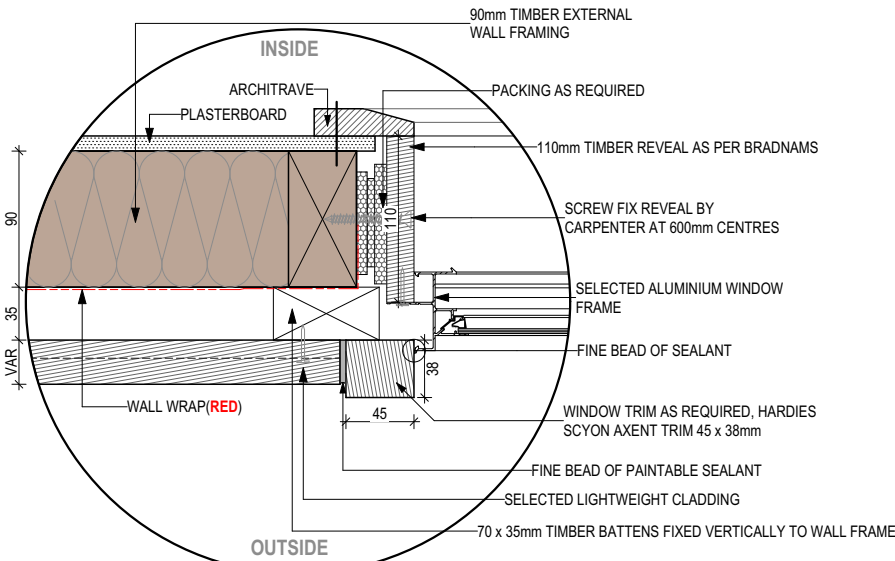
REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL

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SHEET CLADDING



SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

THIS DWELLING IS BEING CONSTRUCTED IN A [Unused] AREA
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(1 MAY 2023)**
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CONDENSATION MANAGEMENT
LIVABLE HOUSING

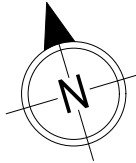
PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:

SIGNATURE:	DATE:

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NOW by Wilson Homes	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
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	© 2026		3	PRELIM PLANS - SITING UPDATE	TDO	03/07/2026	6 OAKMOUNT STREET , PERTH TAS 7300		DAINTREE		F-WNWLAW10DTREA			
			4	PRELIM PLANS - AMENDMENTS	KPH	15/07/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:		
			5	PRELIMINARY PLAN SET - PLAN CORRECTION	KHD	22/09/2026	3 / - / 300293		NORTHERN MIDLANDS		DETAILS (CLADDING)		11 / 21	714789

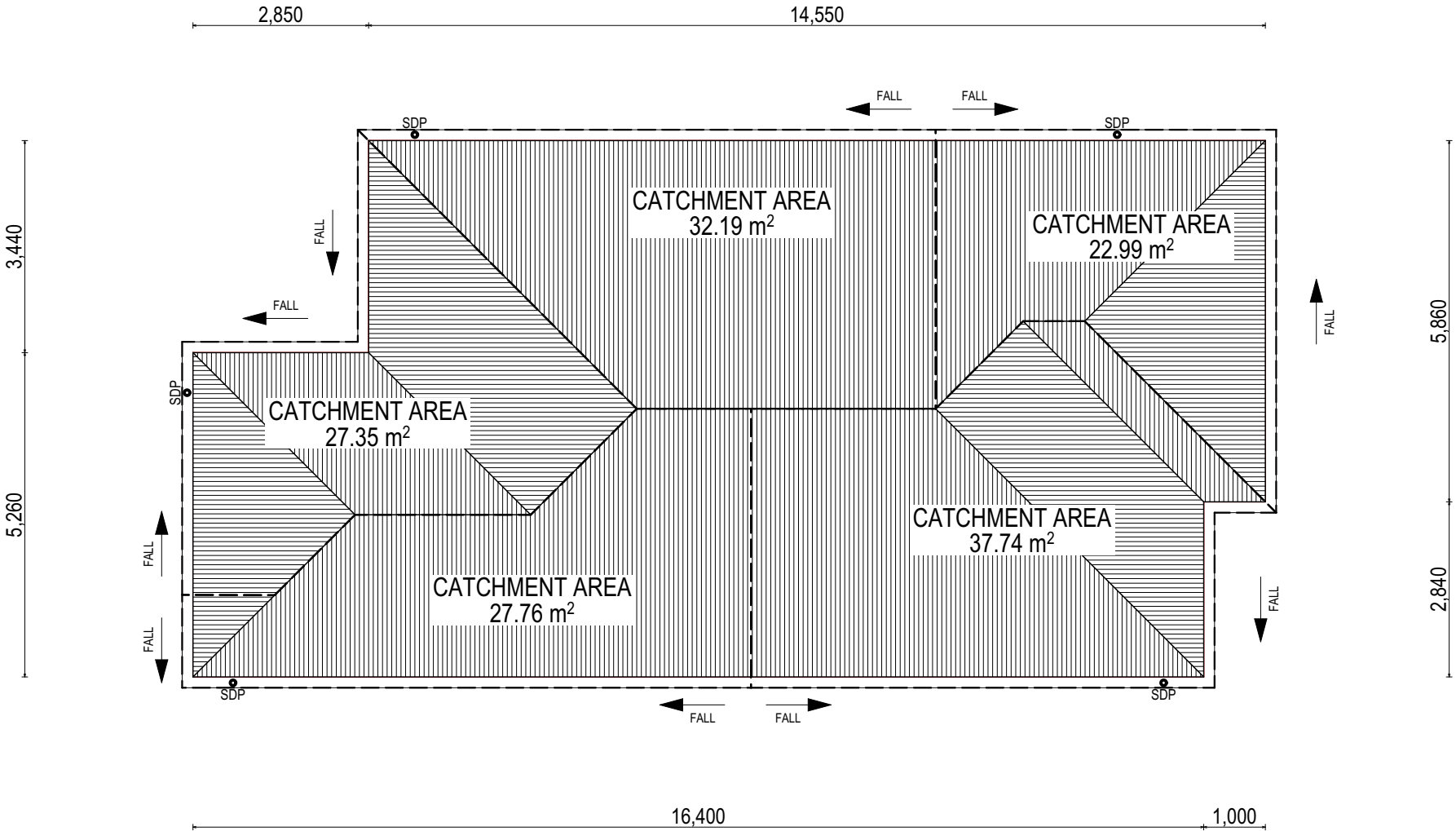


WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

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

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

Roofing Data		
	138.74	Flat Roof Area (excluding gutter and slope factor) (m²)
	150.72	Roof Surface Area (includes slope factor, excludes gutter) (m²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	148.04	Area of roof catchment (including 115mm Slotted Quad Gutter) (m²)
Ac	179.12	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	82	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	2.80	Ac / Acdp
Downpipes Provided	5	



**SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

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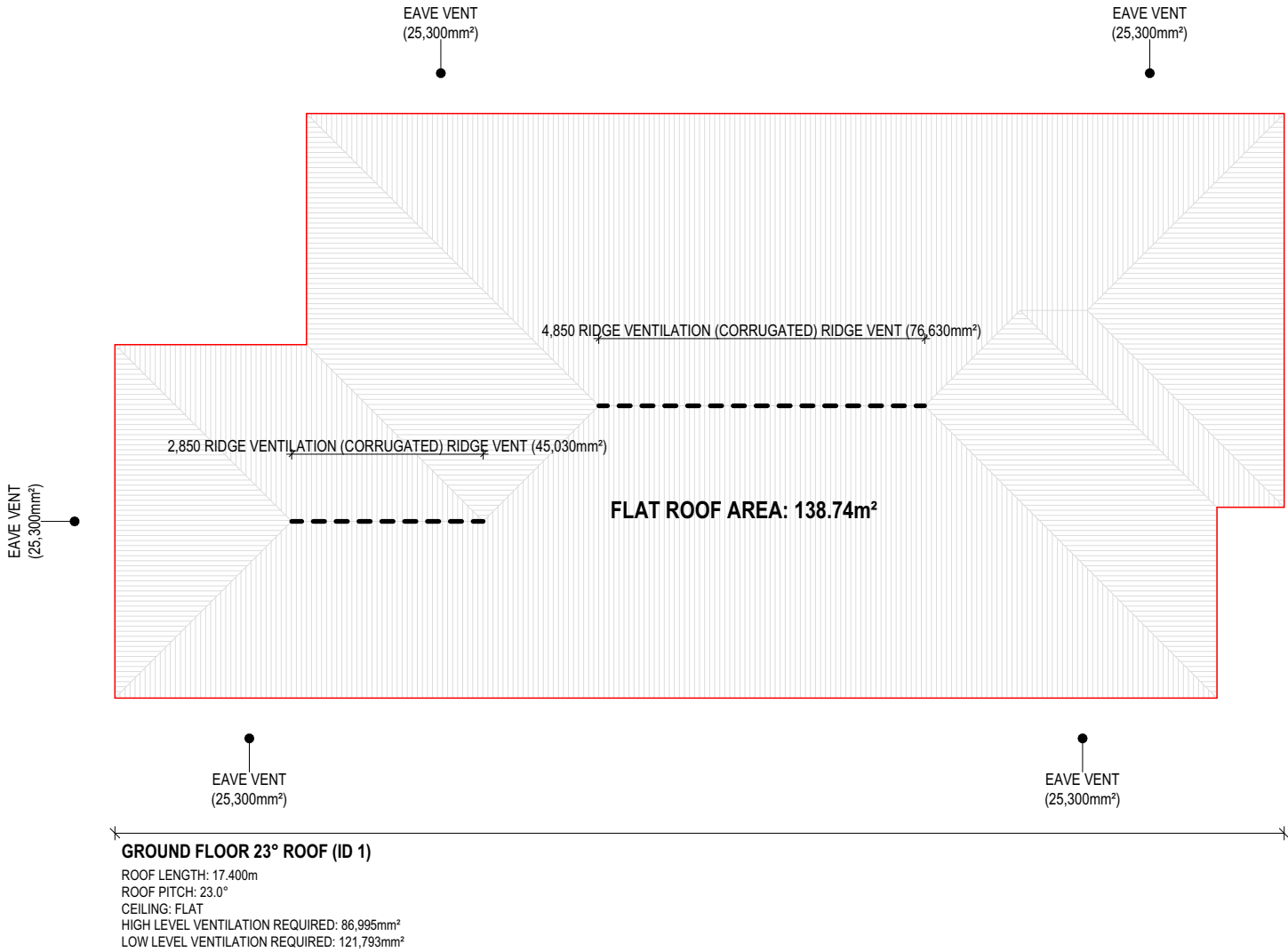
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	4	PRELIM PLANS - AMENDMENTS	KPH	15/07/2026	LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:			
	5	PRELIMINARY PLAN SET - PLAN CORRECTION	KHD	22/09/2026	3 / - / 300293		NORTHERN MIDLANDS		ROOF DRAINAGE PLAN		12 / 21	1:100		714789	

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ROOF SPACE VENTILATION			
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS			
GROUND FLOOR 23Â° ROOF			
LONGEST HORIZONTAL ROOF LENGTH		17.400m	
ROOF PITCH		23.00°	
HIGH LEVEL VENTILATION	REQUIRED	86,995mm² (5,000 x 17.400m)	
	PROVIDED	121,660mm²	
LOW LEVEL VENTILATION	REQUIRED	121,793mm² (7,000 x 17.400m)	
	PROVIDED	126,500mm²	
NO OF EAVE VENTS	REQUIRED	4.81	
	PROVIDED	5	



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CONDENSATION MANAGEMENT
LIVABLE HOUSING

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		4	PRELIM PLANS - AMENDMENTS	KPH	15/07/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
		5	PRELIMINARY PLAN SET - PLAN CORRECTION	KHD	22/09/2026	3 / - / 300293	NORTHERN MIDLANDS	ROOF VENTILATION	13 / 21	1:100	714789	

template Version: 24/043

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

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NOW

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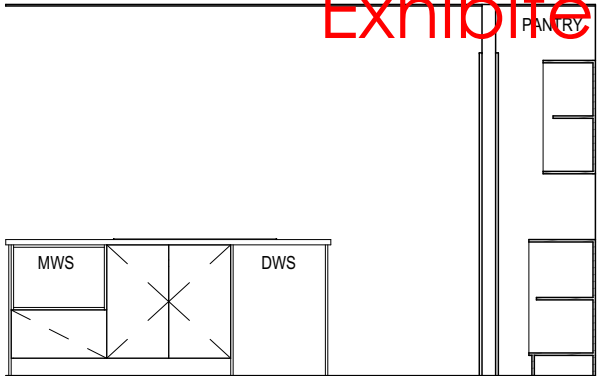
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	4	PRELIM PLANS - AMENDMENTS	KPH	15/07/2026	LOT / SECTION / CT:		COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
	5	PRELIMINARY PLAN SET - PLAN CORRECTION	KHD	22/09/2026	3 / - / 300293		NORTHERN MIDLANDS	FLOOR COVERINGS	14 / 21	1:100	714789

Exhibited

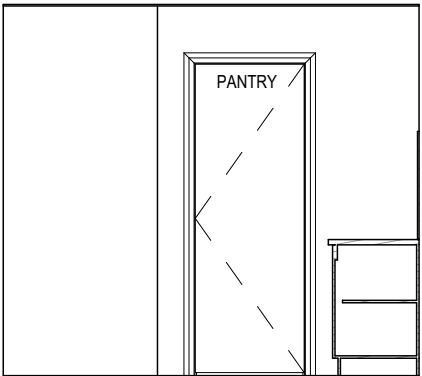
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

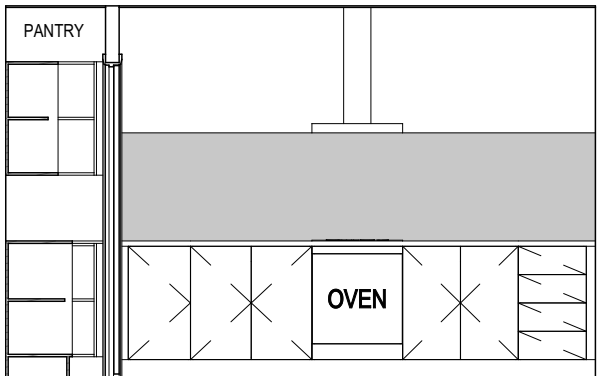
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.



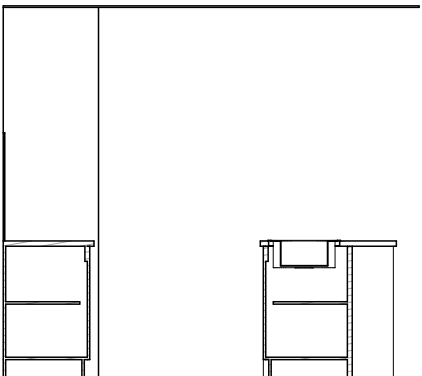
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SCALE: 1:50



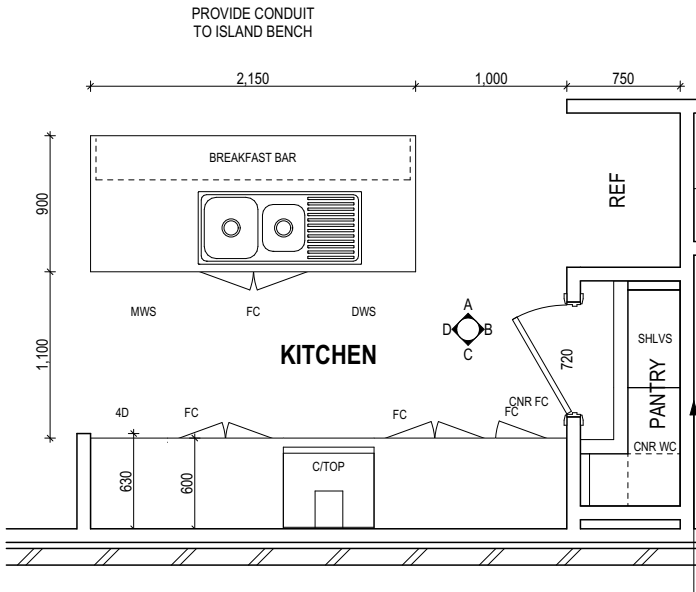
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SCALE: 1:50



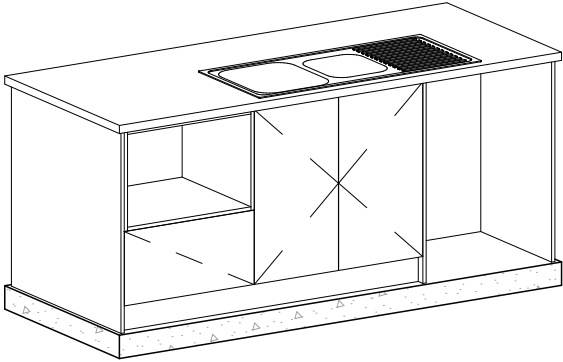
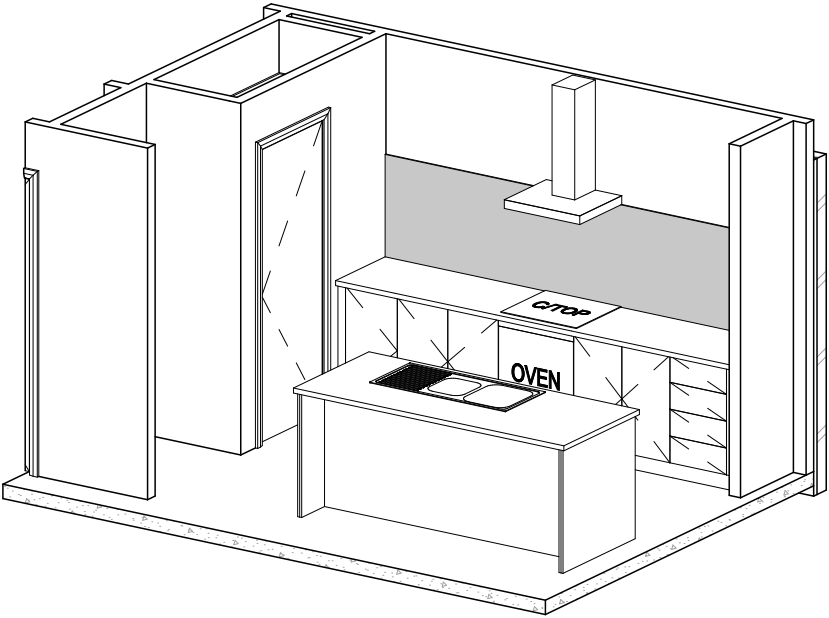
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



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

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SPECIFICATION: NOW BY WILSON HOMES COPYRIGHT: © 2026	REVISION		DRAWN		CLIENT: LILY MARY MILLWOOD & FLYNN TYLER REITSEMA ADDRESS: 6 OAKMOUNT STREET , PERTH TAS 7300 LOT / SECTION / CT: 3 / - / 300293 COUNCIL: NORTHERN MIDLANDS	HOUSE DESIGN: LAWSON 12 FACADE DESIGN: DAINTREE SHEET TITLE: KITCHEN DETAILS	HOUSE CODE: H-WNWLAW10SA FACADE CODE: F-WNWLAW10DTREA SHEET No.: 15 / 21	SCALES: 1:50	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. 714789
	1	CONSOLIDATED PROPOSAL - CP1	RT2	22/06/2026					
	2	PRELIM PLANS - INITIAL ISSUE	TRV	30/06/2026					
	3	PRELIM PLANS - SITING UPDATE	TDO	03/07/2026					
	4	PRELIM PLANS - AMENDMENTS	KPH	15/07/2026					
	5	PRELIMINARY PLAN SET - PLAN CORRECTION	KHD	22/09/2026					

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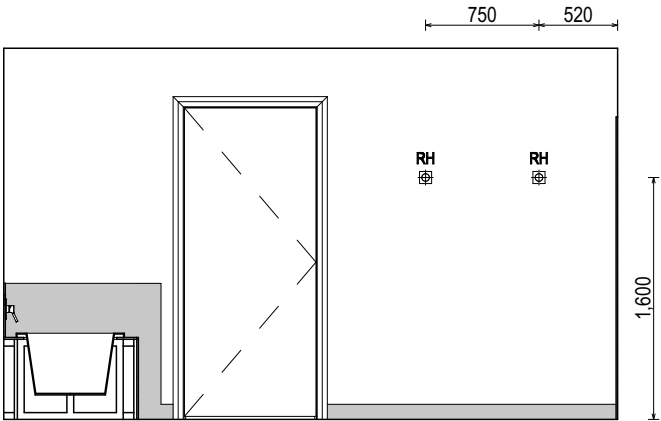
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

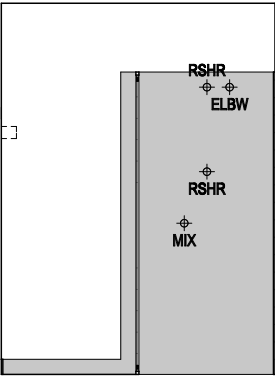
DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

LEGEND

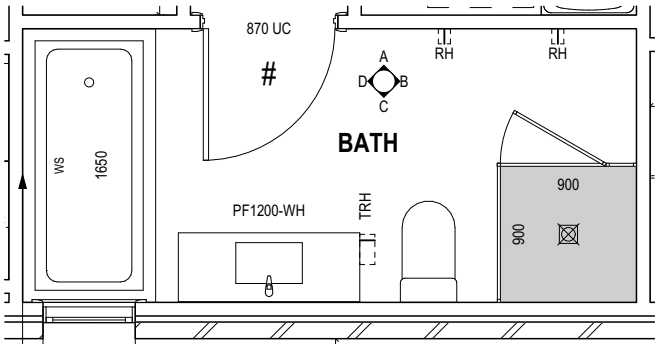
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



ELEVATION A
SCALE: 1:50

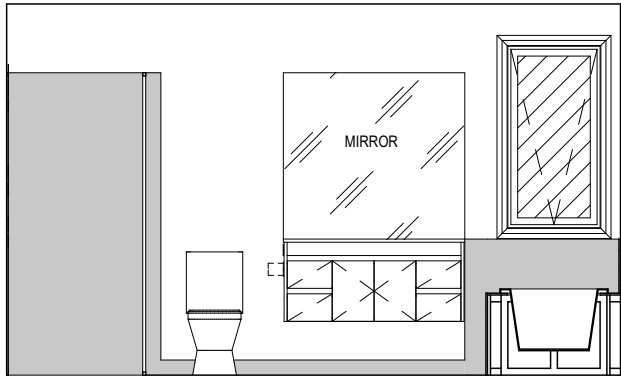


ELEVATION B
SCALE: 1:50

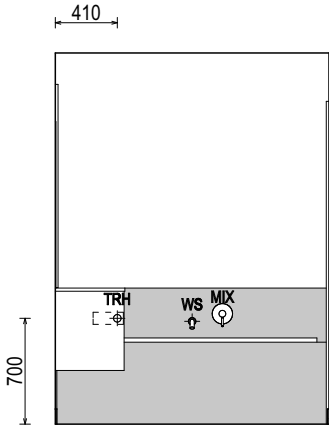


BATHROOM PLAN
SCALE: 1:50

ACCESS PANEL LOCATION TO
BE CONFIRMED ON SITE



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

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	1	CONSOLIDATED PROPOSAL - CP1	RT2	22/06/2026				
	2	PRELIM PLANS - INITIAL ISSUE	TRV	30/06/2026				
	3	PRELIM PLANS - SITING UPDATE	TDO	03/07/2026				
	4	PRELIM PLANS - AMENDMENTS	KPH	15/07/2026				
	5	PRELIMINARY PLAN SET - PLAN CORRECTION	KHD	22/09/2026			SCALES: 1:50	

714789

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25/9/2026

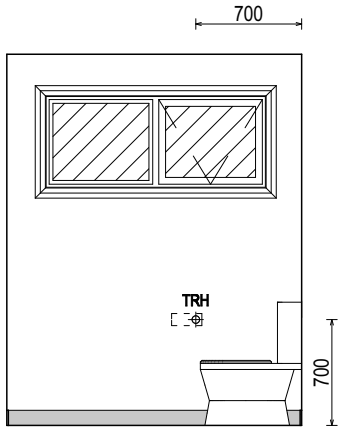
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VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

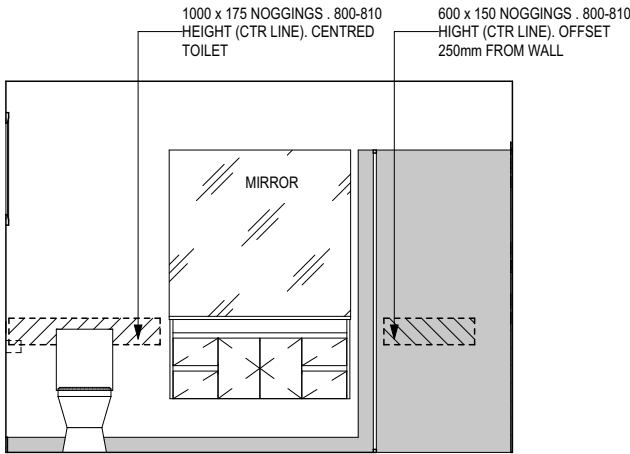
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LEGEND

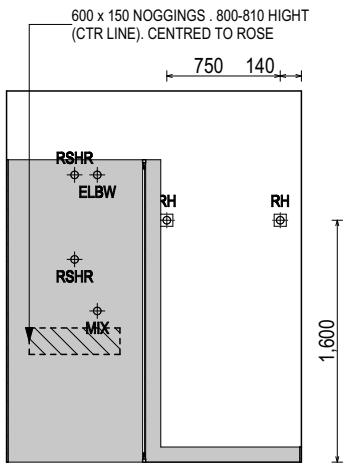
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



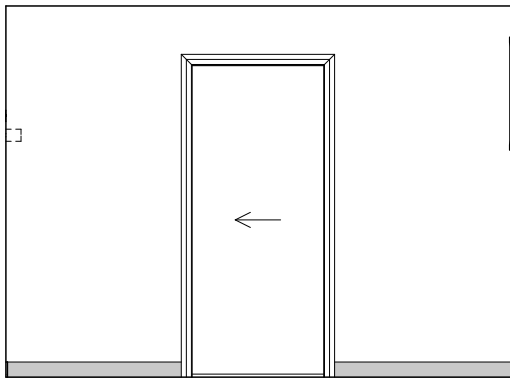
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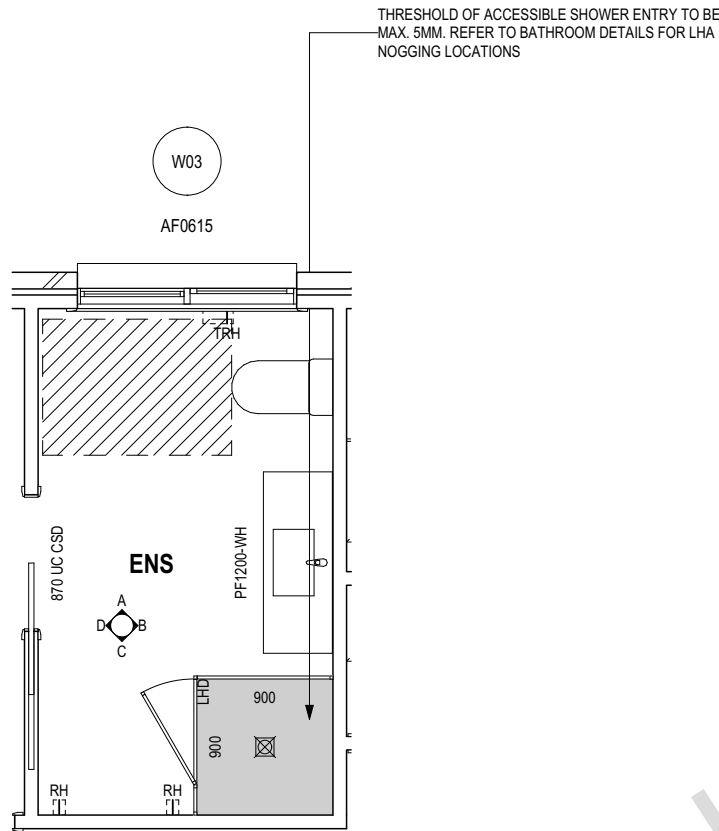
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SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50

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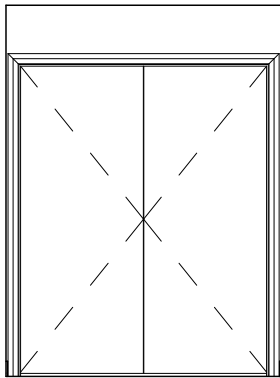
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	2 PRELIM PLANS - INITIAL ISSUE	TRV 30/06/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 PRELIM PLANS - SITING UPDATE	TDO 03/07/2026	6 OAKMOUNT STREET , PERTH TAS 7300	DAINTREE	F-WNWLAW10DTREA	
	4 PRELIM PLANS - AMENDMENTS	KPH 15/07/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	5 PRELIMINARY PLAN SET - PLAN CORRECTION	KHD 22/09/2026	3 / - / 300293	ENSUITE DETAILS	17 / 21	
			COUNCIL:		SCALES:	
			NORTHERN MIDLANDS		1:50	
						714789

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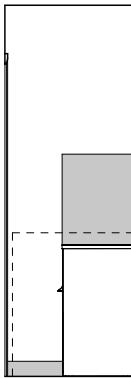
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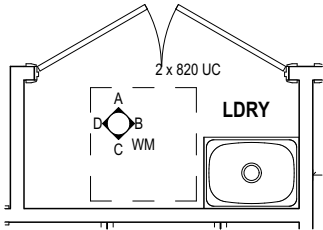
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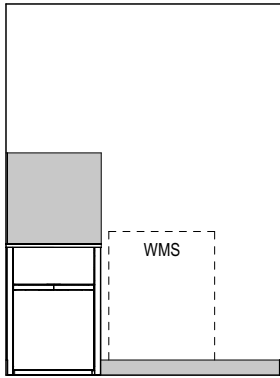
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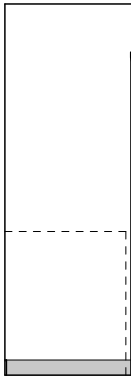
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SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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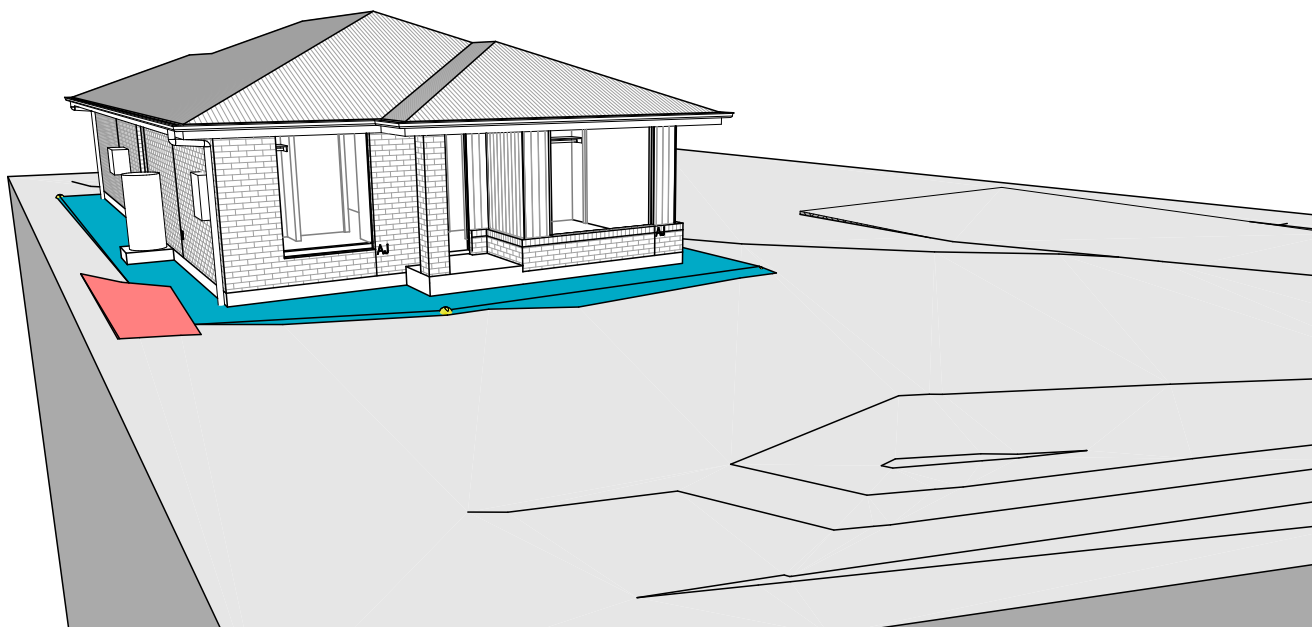
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			2	PRELIM PLANS - INITIAL ISSUE	TRV	30/06/2026	LOT / SECTION / CT: 3 / - / 300293		COUNCIL: NORTHERN MIDLANDS		SHEET TITLE: LAUNDRY DETAILS		SHEET No.: 18 / 21		SCALES: 1:50		
			3	PRELIM PLANS - SITING UPDATE	TDO	03/07/2026											
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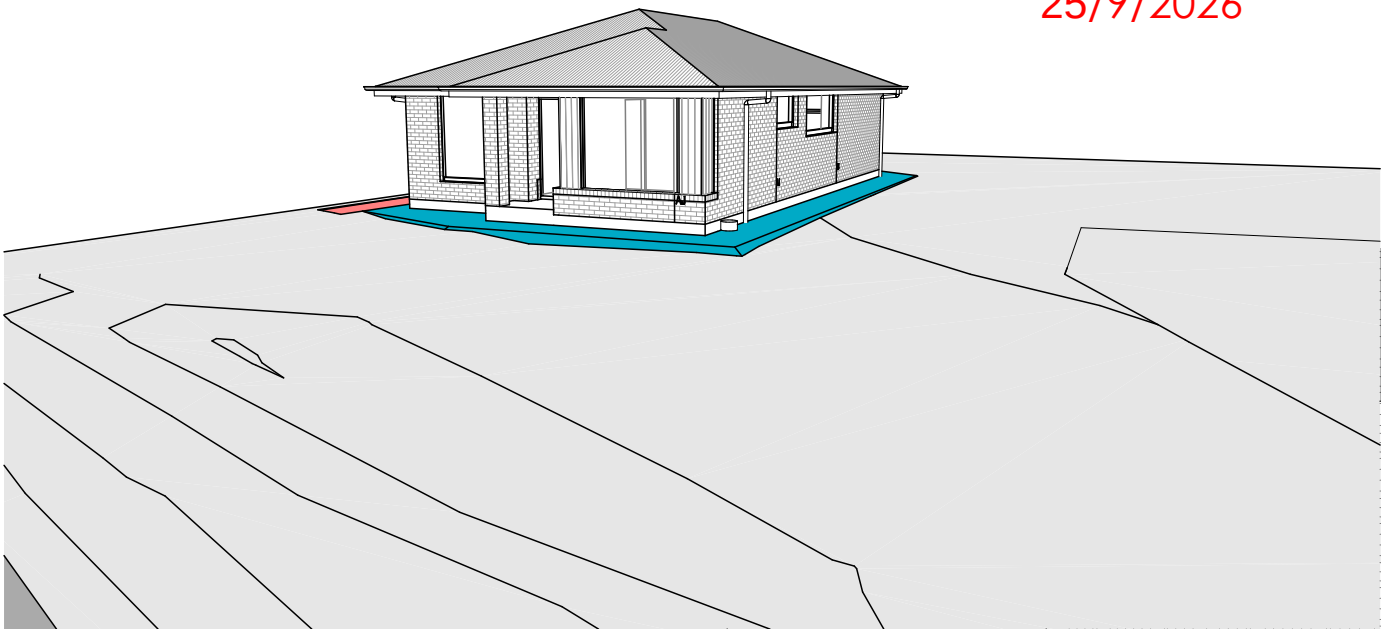
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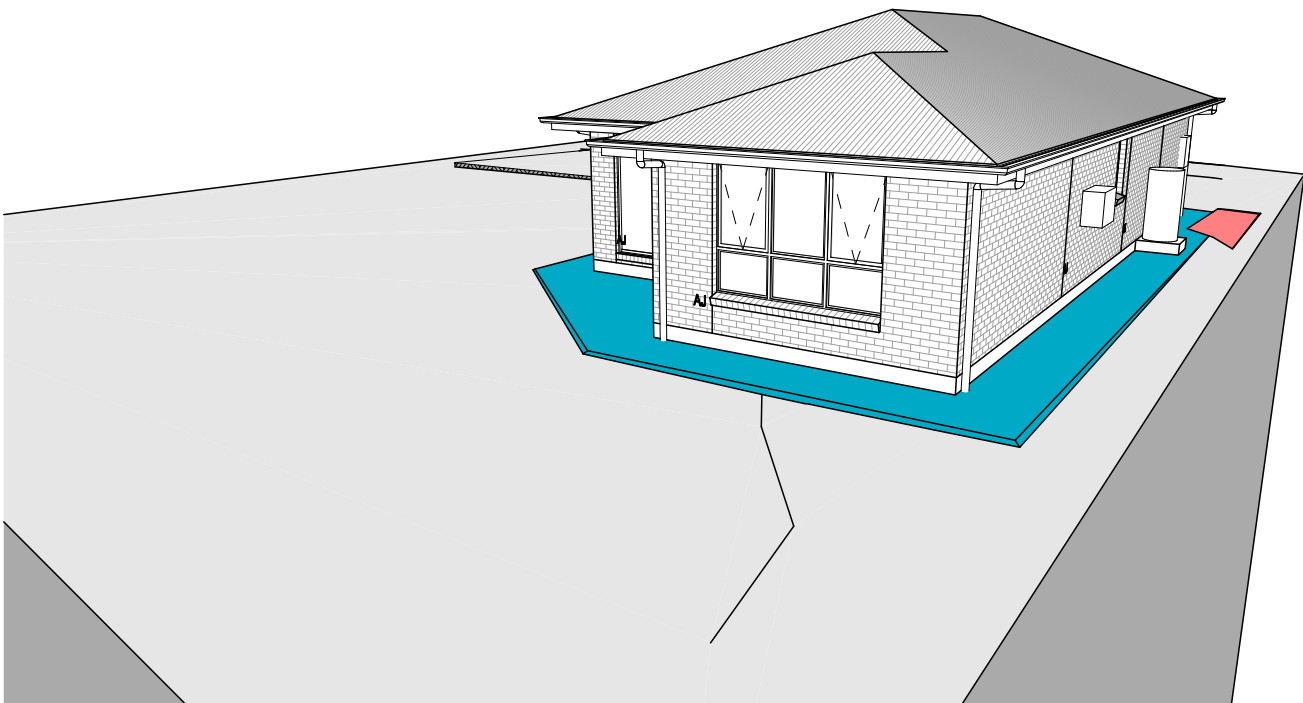
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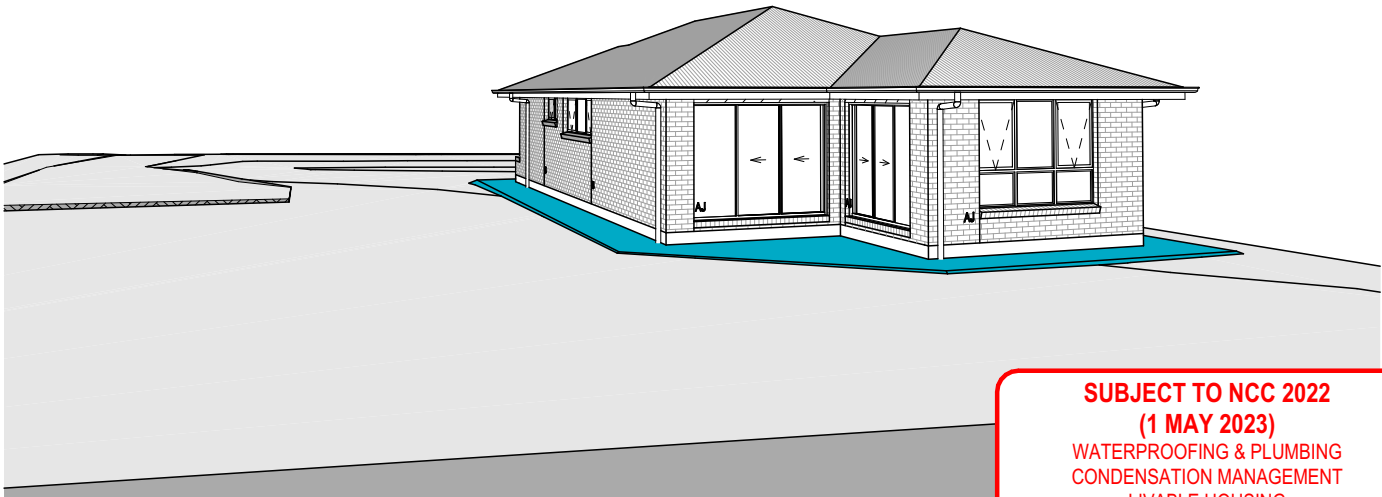
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

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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.

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GENERAL

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

SITE WORKS

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

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

MASONRY

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

TIMBER FRAMING

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

BRACING / LINTELS

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

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

0 - 15001500 - 24002400 - 2700

120 x 35140 x 35190 x 35

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

0 - 27002700 - 32003200 - 4000

90 x 90 x 6 EA100 x 100 x 8 EA150 x 90 x 8 EA

*LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

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

WINDOWS

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

DRAINAGE / WATER

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

STAIRCASES / BALUSTRADES / HANDRAILS

STAIR TREADS240mm MIN. - 355mm MAX.

STAIR RISERS115mm 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

CONDENSATION

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

WOOD HEATERS

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

FIRE SAFETY

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

RECEIVED

25/9/2026

EXHIBITED

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NOW

by Wilson Homes

SPECIFICATION:

NOW BY WILSON HOMES

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HOUSE DESIGN:

LAWSON 12

FACADE DESIGN:

DAINTREE

SHEET TITLE:

GENERAL NOTES

HOUSE CODE:

H-WNWLAW10SA

FACADE CODE:

F-WNWLAW10DTREA

SHEET No.:

20 / 21

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WET AREA NOTES

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

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.

3.12.3.6 - 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 SPACE TO REMAIN STABLE 3.12.5.3.

WAFFLE POD ALLOWANCES:

- R0.6 - 175mm DEEP

- R0.7 - 225mm DEEP

- R0.8 - 300mm DEEP

- R0.9 - 375mm DEEP

Received

25/9/2026

Exhibited

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:

DATE:

SIGNATURE:

DATE:

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

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	4	PRELIM PLANS - AMENDMENTS	KPH	15/07/2026	LOT / SECTION / CT:		24
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WET AREA & ENERGY EFFICIENCY NOTES

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