

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: 65 Federation Drive, Sorell

PROPOSED DEVELOPMENT:

DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 4th February 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Tuesday 4th February 2025**

APPLICANT: Wilson Homes Pty Ltd

APPLICATION NO: DA 2024 / 323 - 1

DATE: 16 January 2025

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/>



Sorell Council
 Development Application: 5.2024.323.1 - 65
 Federation Drive, Sorell
 Plans Reference: P1
 Date Received: 29/11/2024

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements

- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.
- I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council’s representatives to enter the land at any time during normal business hours.
- I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.
- I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application.
- I/we declare that the information in this application is true and correct.

Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council’s Privacy Policy available on the Council website.

- I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

- Where the General Manager’s consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: <u>Mark Page</u> Date:
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Crown or General Manager Land Owner Consent


If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I _____ being responsible for the administration of land at _____

declare that I have given permission for the making of this application for _____



Sorell Council
 Development Application: 5.2024.323.1 - 65
 Federation Drive, Sorell
 Plans Reference: P1
 Date Received: 29/11/2024

Signature of General Manager, Minister or Delegate:	Signature: Date:
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DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
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3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
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6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	DRAINAGE PLAN
9	ROOF DRAINAGE PLAN
10	FLOOR COVERINGS
11	KITCHEN DETAILS
12	BATHROOM DETAILS
13	ENSUITE DETAILS
14	LAUNDRY DETAILS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
LIVING	139.04
PORCH	3.18
TOTAL	142.22 m²

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

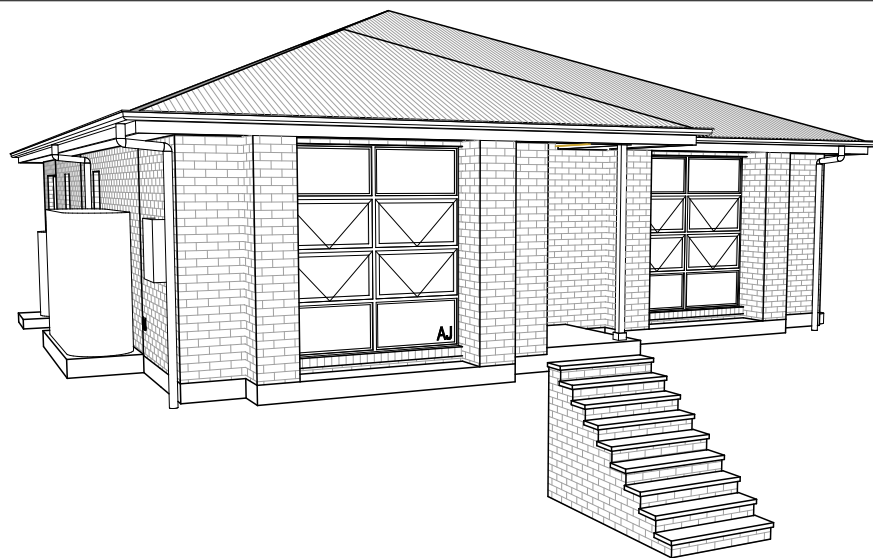
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-LOW
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	YES
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	24.50km
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION	YES

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	17,390mm
SIDE A	MIN. 1,500mm	1,790mm
SIDE B	MIN. 1,500mm	1,550mm
REAR	MIN. 1,500mm	7,150mm
BULK & SCALE		
SITE AREA	547m ²	
SITE COVERAGE	MAX. 50%	26%
BUILDING HEIGHT	MAX. 8,500mm	5,540mm
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	1,144mm
FILL DEPTH	MAX. 1,000mm	995mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 24m ²	24m ²

3D PERSPECTIVE



BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2745mm
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	DARK
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

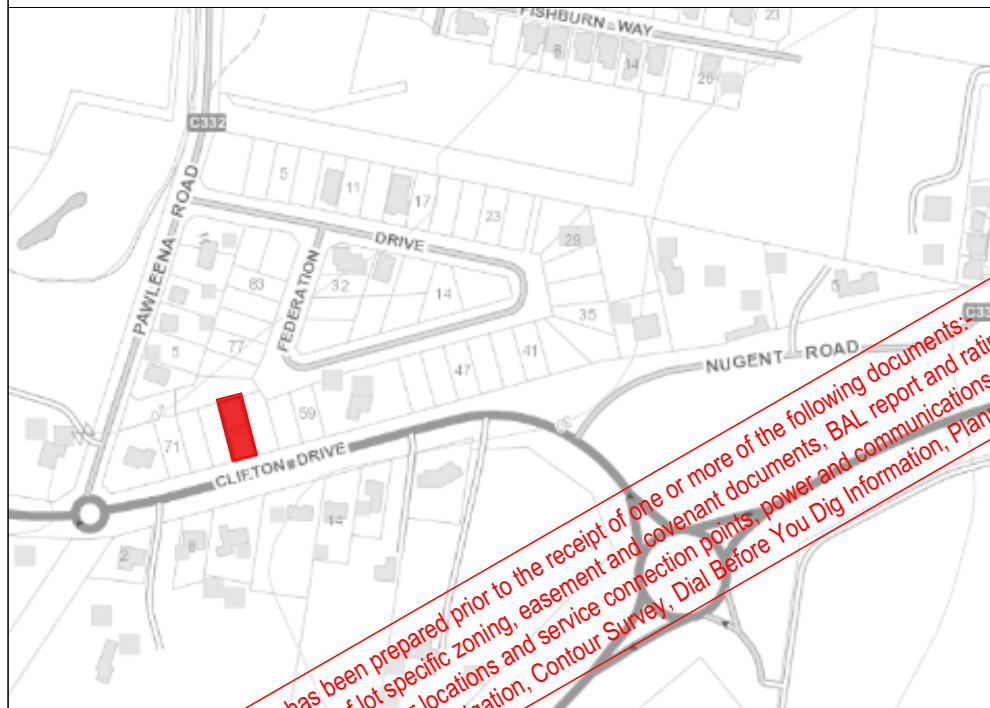
INSULATION

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

NOTE TO OWNER

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

LOCATION MAP



This Plan has been prepared prior to the receipt of one or more of the following documents: Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig Information, Planning Approval.

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
5	PRELIMINARY PLAN SET - COLOUR & VARIATION REF.001 & RFI (19/12/2024) UPDATE	ALL	07/01/2025	TNG	HMI
4	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	18/11/2024	TNG	HMI

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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	



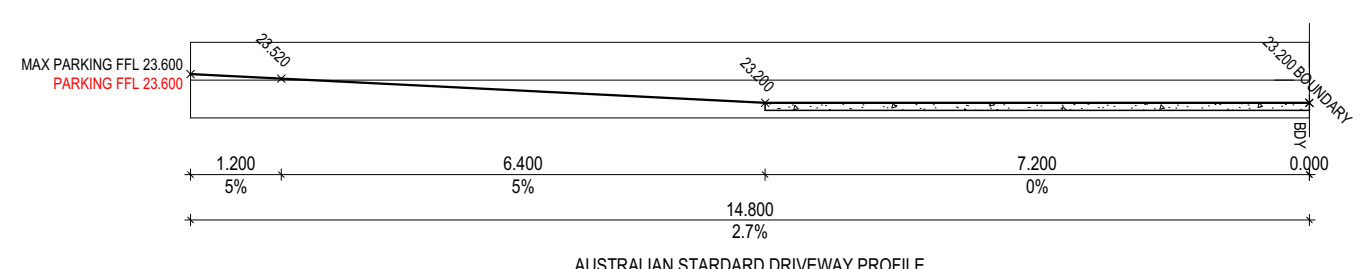
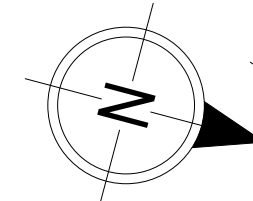
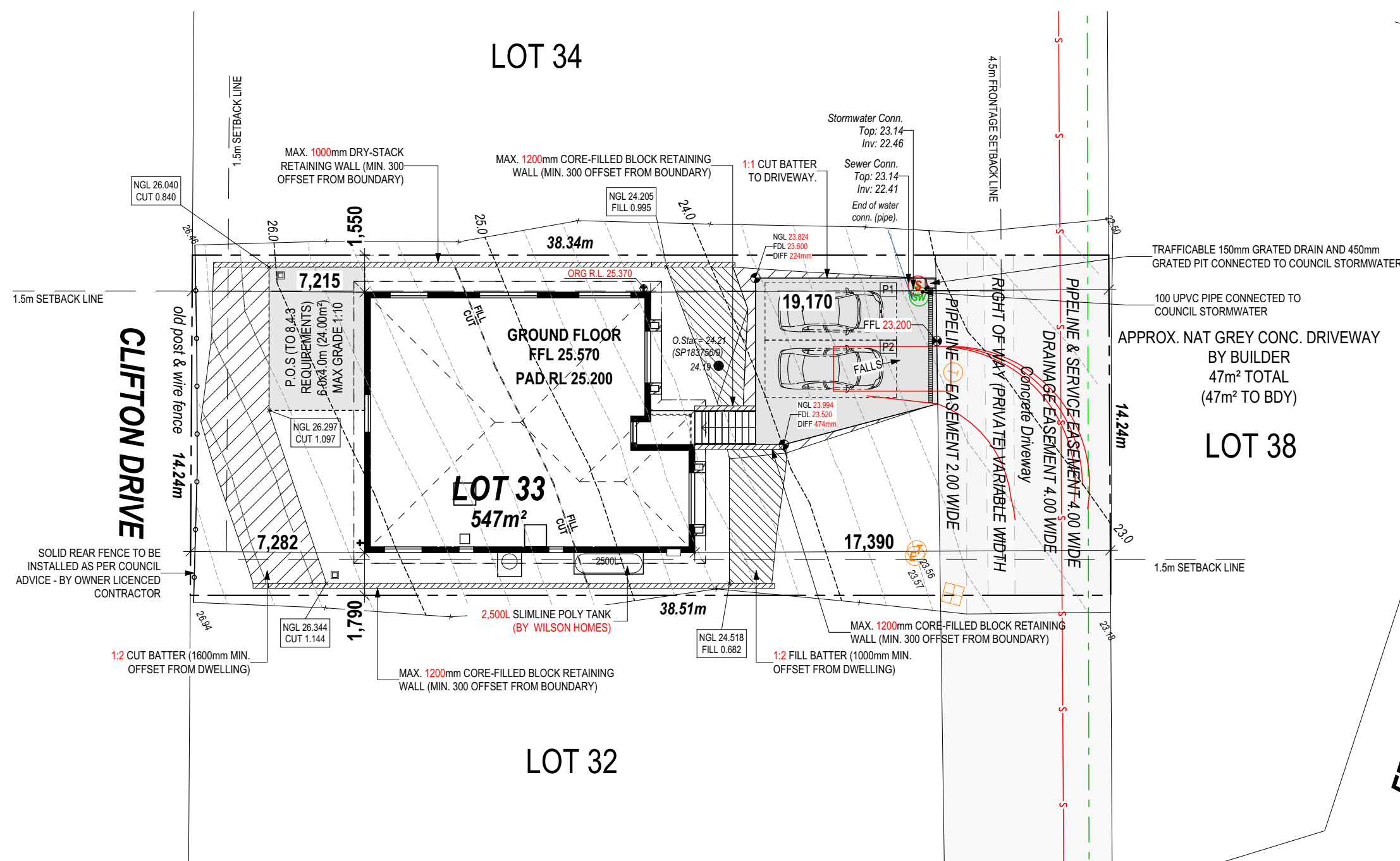
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	1 QUOTE SITING PLAN	BWM 06/08/2024	TIKARAM TAMANG	ASCOT 12	H-WDCASC10SA	
	2 HOUSE CHANGE	JOL 13/08/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 DRAFT SALES PLAN	MLG 17/10/2024	65 FEDERATION DRIVE, SORELL TAS 7172	EXECUTIVE	F-WDCASC10EXECA	
	4 PRELIM PLANS - INITIAL ISSUE	TNG 18/11/2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
5 PRELIMINARY PLAN SET - COLOUR & VAR.REF.001 UPDATE	TNG 2025/01/07	33 / - / 184546	COUNCIL:	1 / 14	SCALES:	
			SORELL COUNCIL	COVER SHEET	1:100	714129

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

APPROX. CUT/FILL		
CUT	89.92m³	202.32t
FILL	57.77m³	129.98t
DIFFERENCE	32.15m³	72.34t
72 TONNES OF EXPORT FILL		

LOT SIZE: **547m²**
 HOUSE (COVERED AREA): **142.22m²**
 SITE COVERAGE: **26%**

DRY STACK WALLS <1m HIGH:
 ISLAND BLOCK & PAVING FREESTONE
 ECO RETAINING WALL INSTALLATION TO
 MANUFACTURER'S SPECIFICATION AND
 DETAILS



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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DISCOVERY	1 QUOTE SITING PLAN	BWM 06/08/2024	TIKARAM TAMANG	ASCOT 12	H-WDCASC10SA	
COPYRIGHT:	2 HOUSE CHANGE	JOL 13/08/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2025	3 DRAFT SALES PLAN	MLG 17/10/2024	65 FEDERATION DRIVE, SORELL TAS 7172	EXECUTIVE	F-WDCASC10EXECA	
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			SORELL COUNCIL		2 / 14	714129

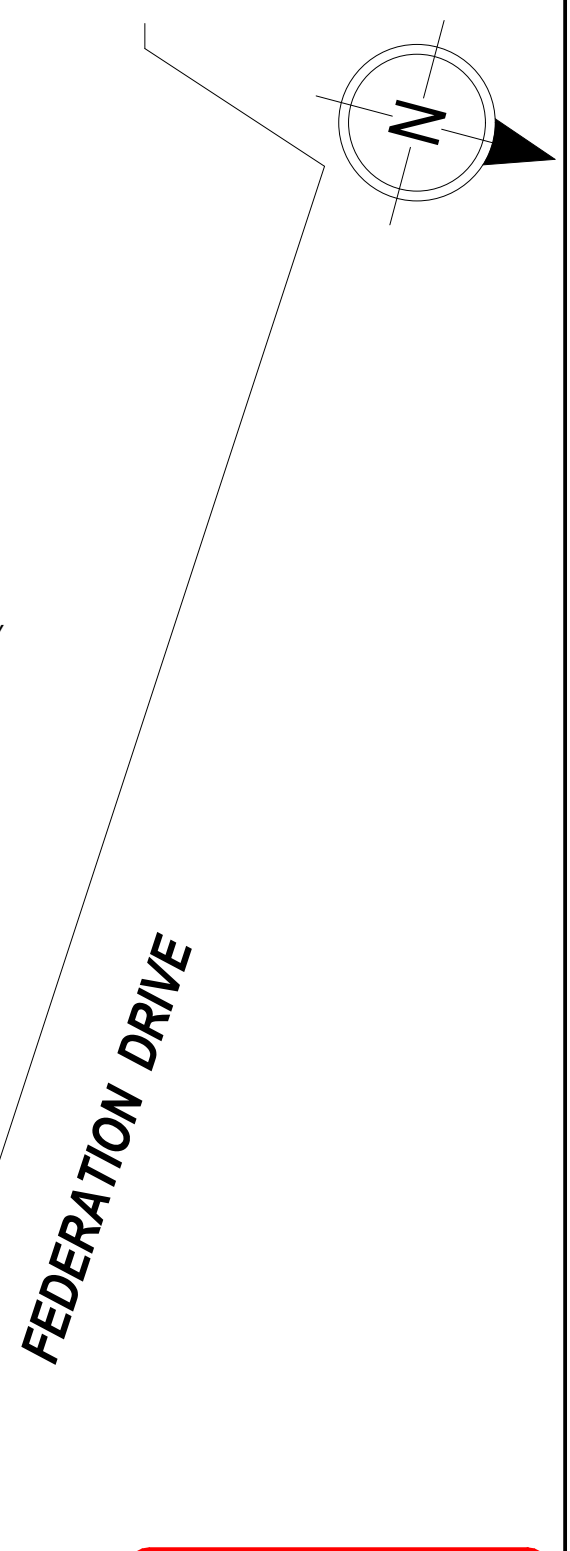
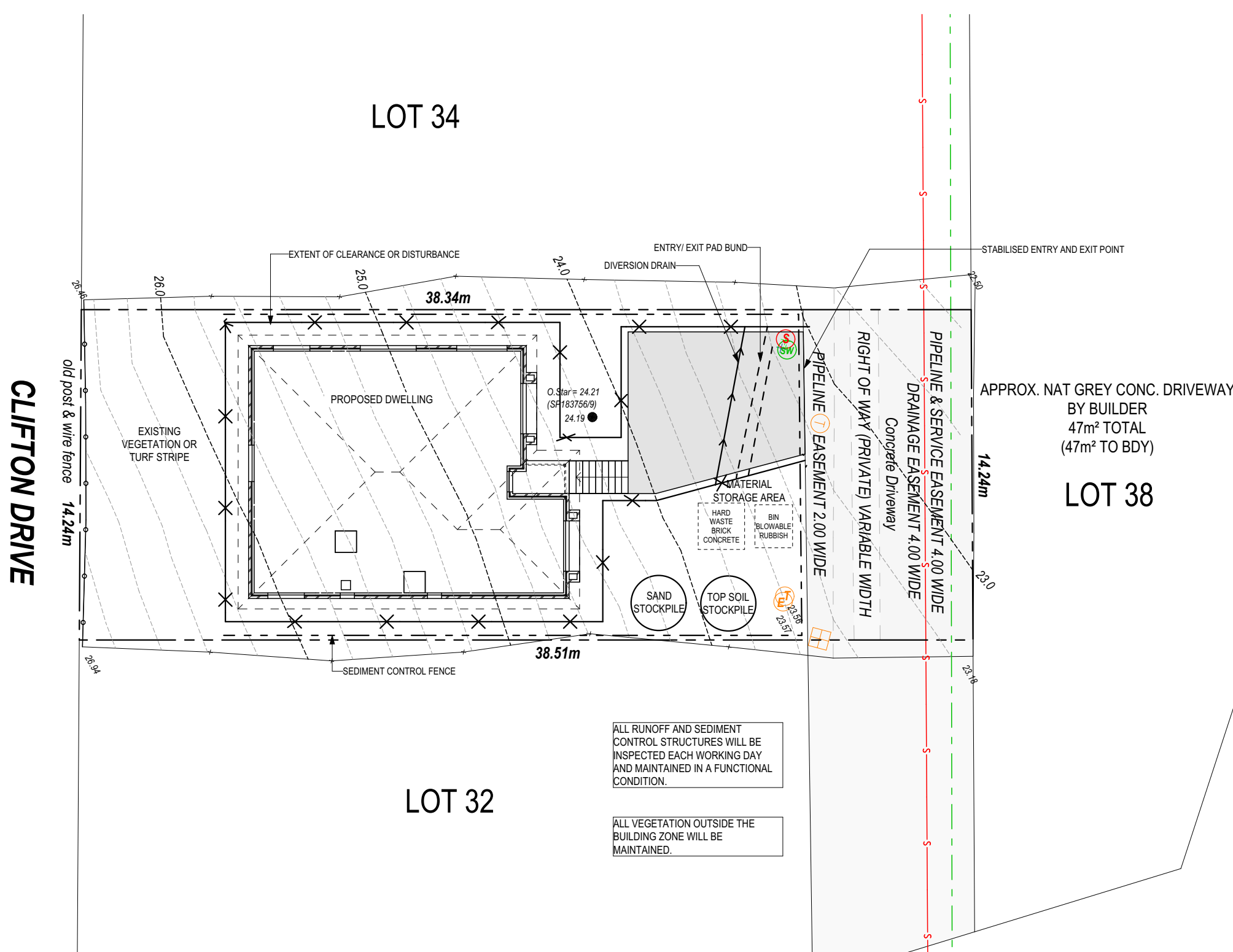
Last Published: Tuesday, 7 January 2025 12:07 PM
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 Template Version: 24.037

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

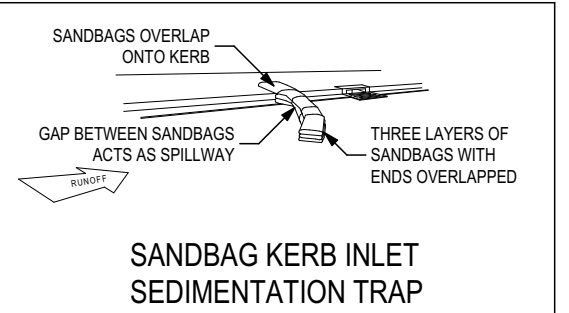
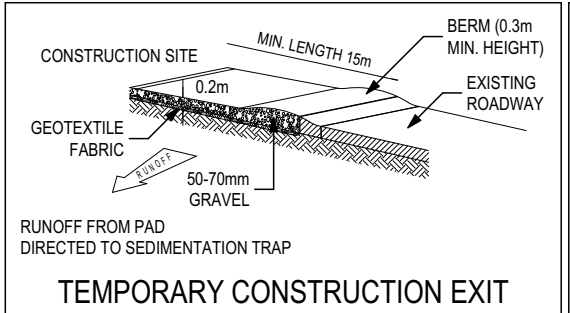
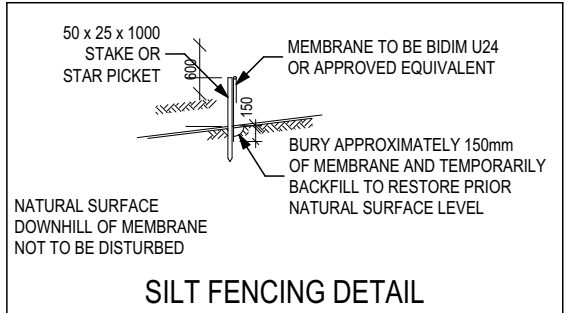
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

- 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 CONTROL 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 LEGAL 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.



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

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MAIN DWELLING, GROUND FLOOR	
LIVING	139.04
PORCH	3.18
	142.22 m²

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

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

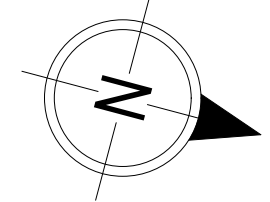
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

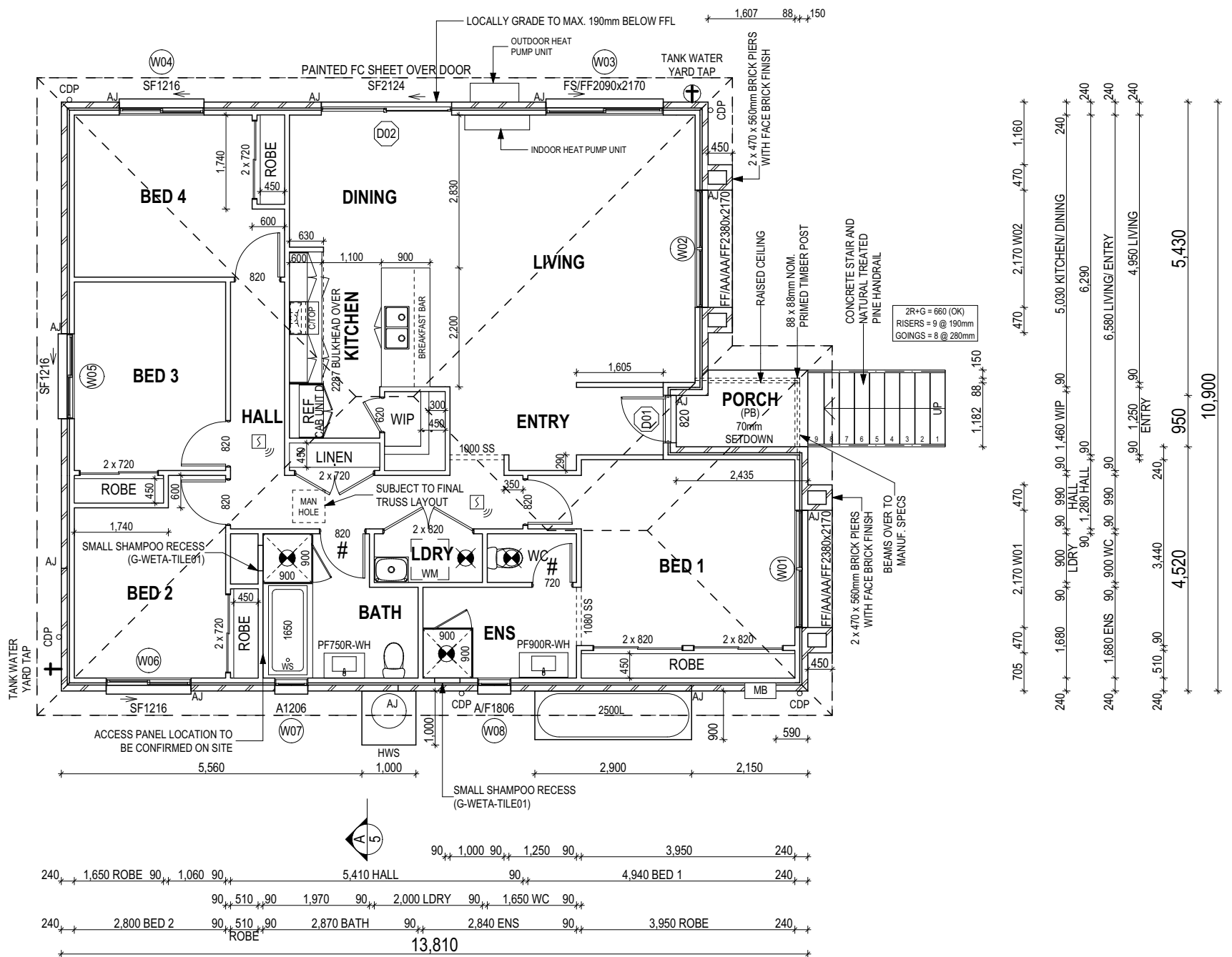
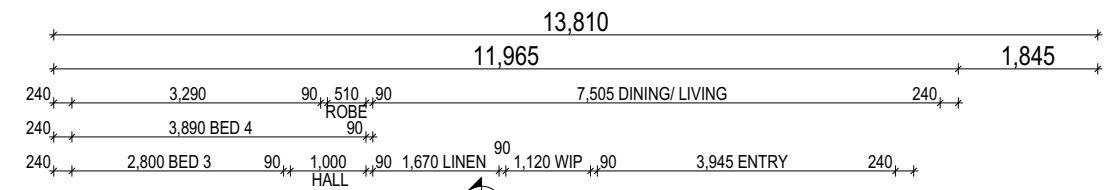
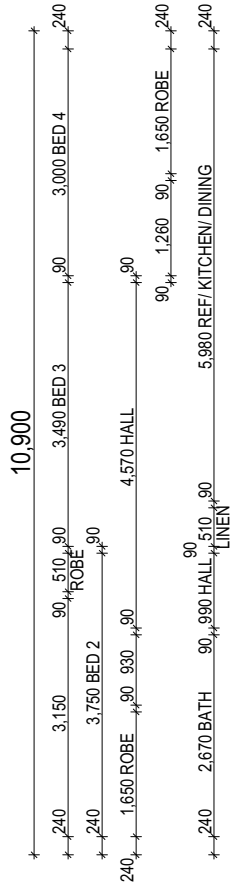
REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



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



ALL DIMENSIONS ARE FRAME DIMENSIONS

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

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

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

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:
DISCOVERY	1 QUOTE SITING PLAN	BWM 06/08/2024	TIKARAM TAMANG	ASCOT 12	H-WDCASC10SA
COPYRIGHT:	2 HOUSE CHANGE	JOL 13/08/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:
© 2025	3 DRAFT SALES PLAN	MLG 17/10/2024	65 FEDERATION DRIVE, SORELL TAS 7172	EXECUTIVE	F-WDCASC10EXECA
	4 PRELIM PLANS - INITIAL ISSUE	TNG 18/11/2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:
	5 PRELIMINARY PLAN SET - COLOUR & VAR.REF.001 UPDATE	TNG 2025/01/07	33 / - / 184546	GROUND FLOOR PLAN	4 / 14
			COUNCIL:		SCALES:
			SORELL COUNCIL		1:100

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Last Published: Tuesday, 7 January 2025 12:07 PM
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Template Version: 24.037

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

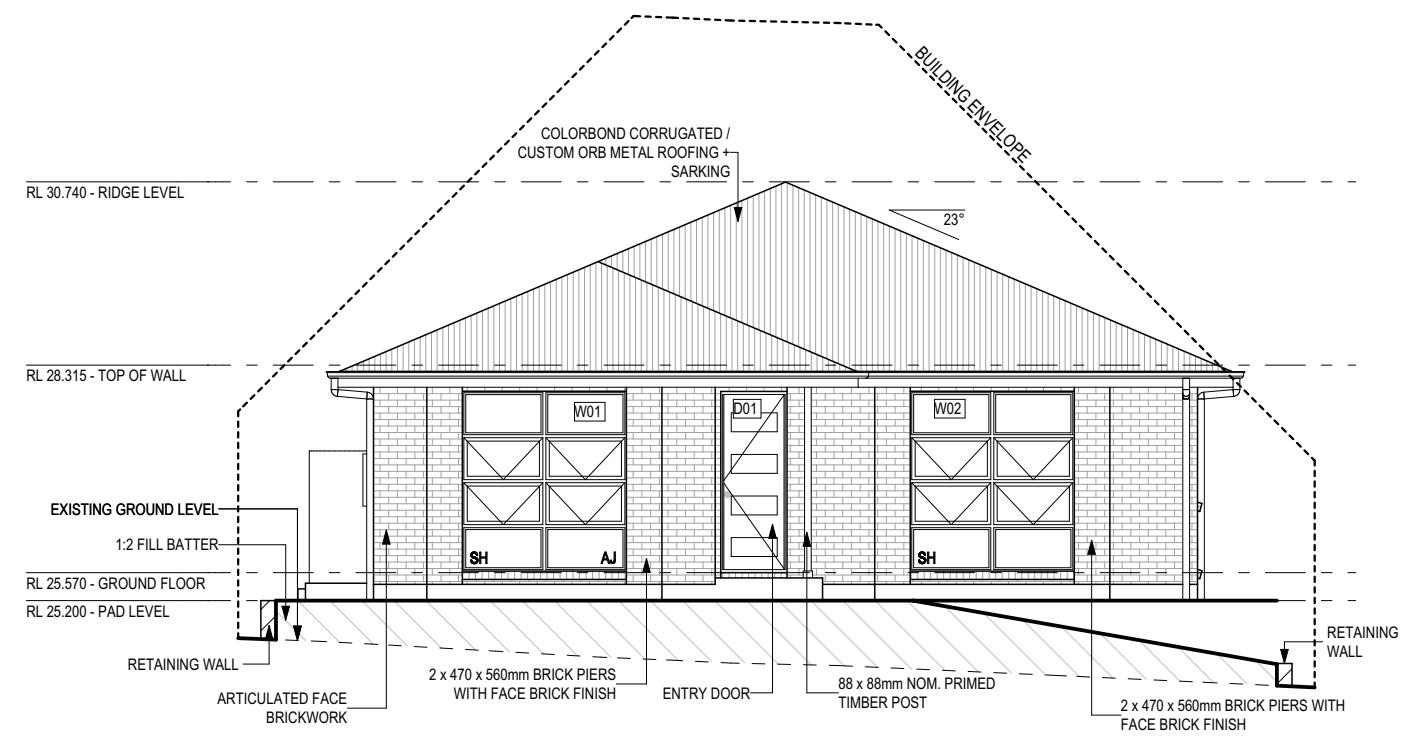
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SH = SNAP HEADER SILL

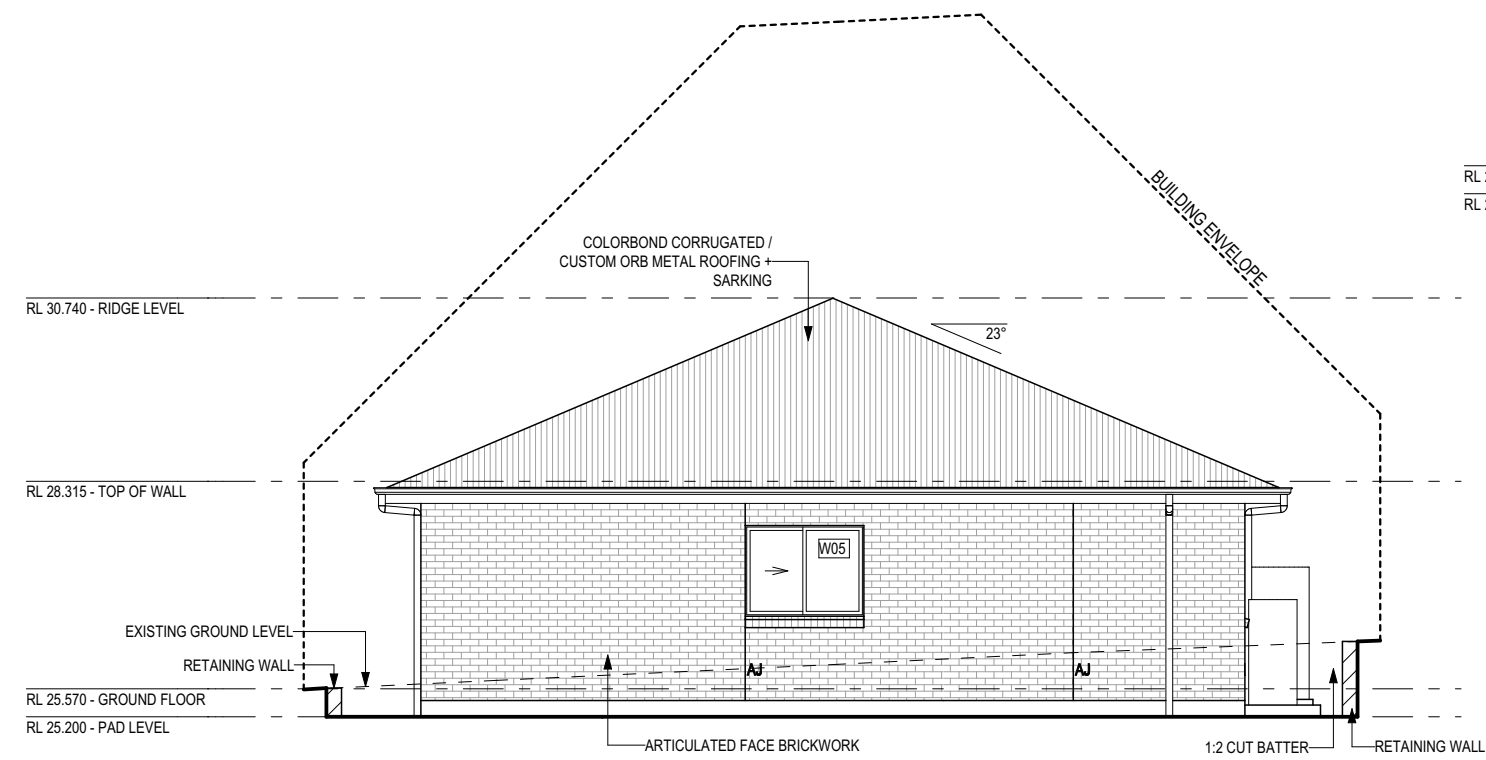
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

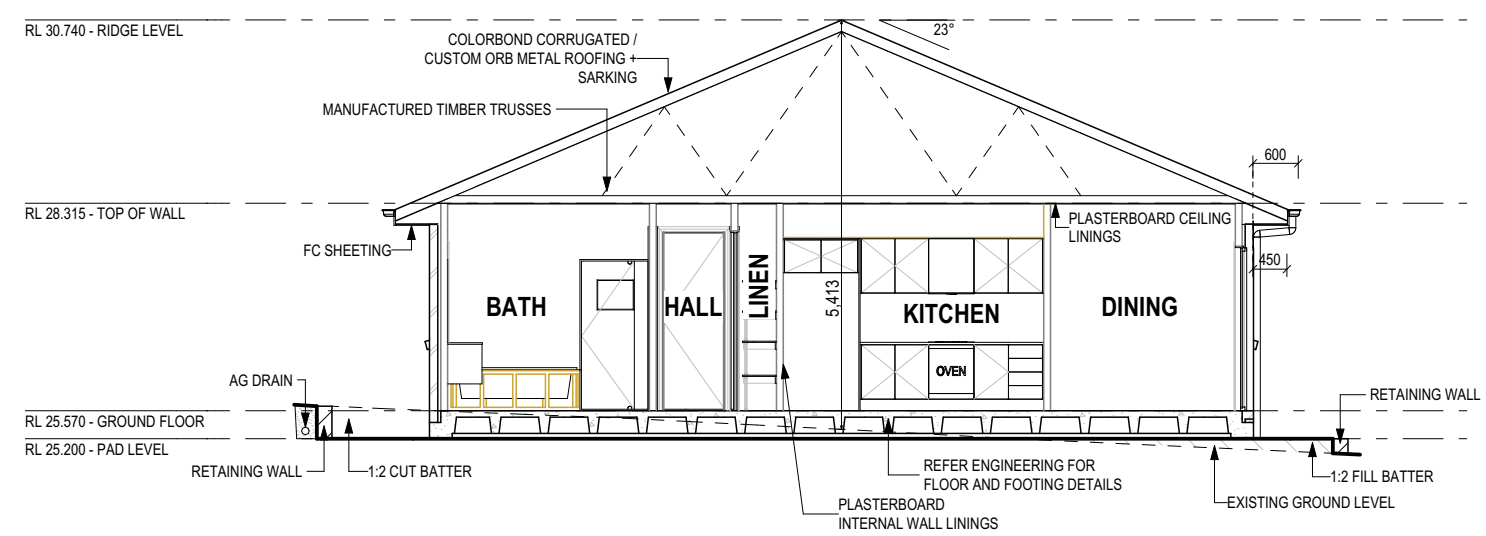
REFER TO THE FOLLOWING DETAILS:
 BRICK COURSING W-BRIC-001



NORTH ELEVATION
 SCALE: 1:100



SOUTH ELEVATION
 SCALE: 1:100



SECTION A-A
 SCALE: 1:100

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

PLAN ACCEPTANCE BY OWNER

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 (1 MAY 2023)
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	1 QUOTE SITING PLAN	BWM 06/08/2024	TIKARAM TAMANG	ASCOT 12	H-WDCASC10SA	
	2 HOUSE CHANGE	JOL 13/08/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 DRAFT SALES PLAN	MLG 17/10/2024	65 FEDERATION DRIVE, SORELL TAS 7172	EXECUTIVE	F-WDCASC10EXECA	
	4 PRELIM PLANS - INITIAL ISSUE	TNG 18/11/2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
5 PRELIMINARY PLAN SET - COLOUR & VAR.REF.001 UPDATE	TNG 2025/01/07	33 / - / 184546	COUNCIL:	SCALES:		
			SORELL COUNCIL	ELEVATIONS / SECTION	5 / 14	1:100

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

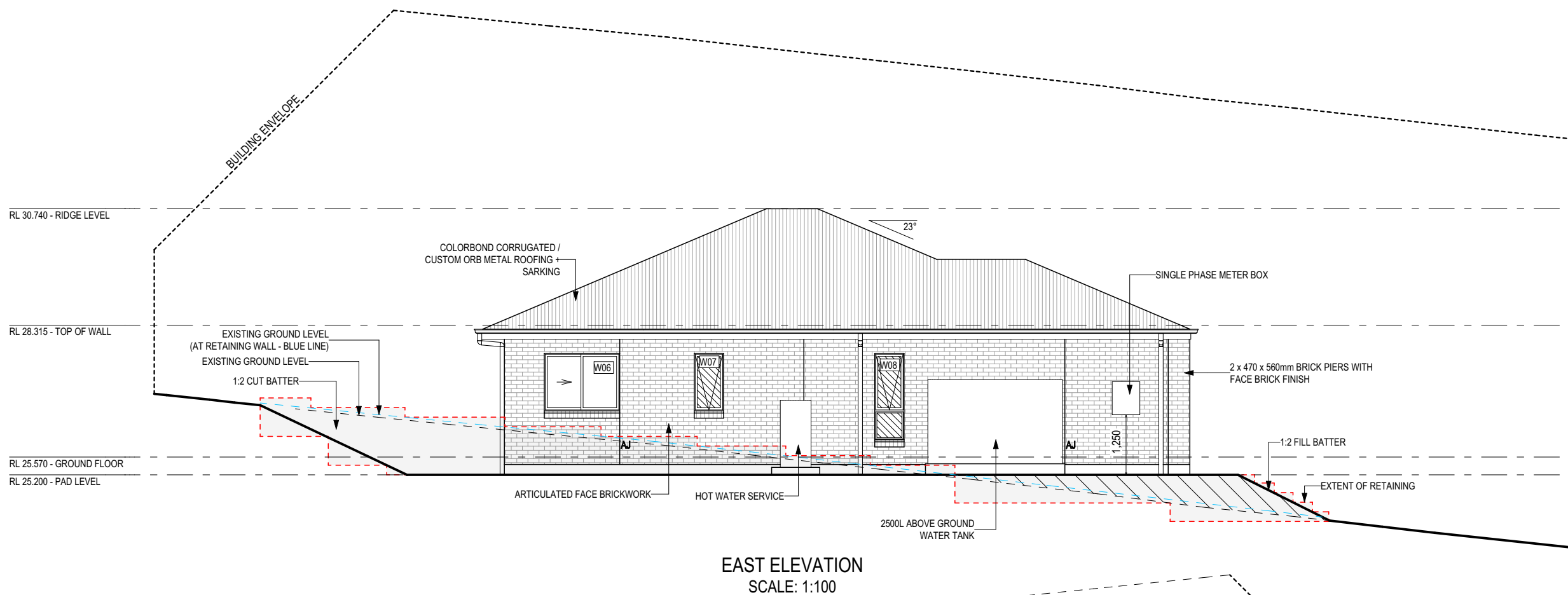
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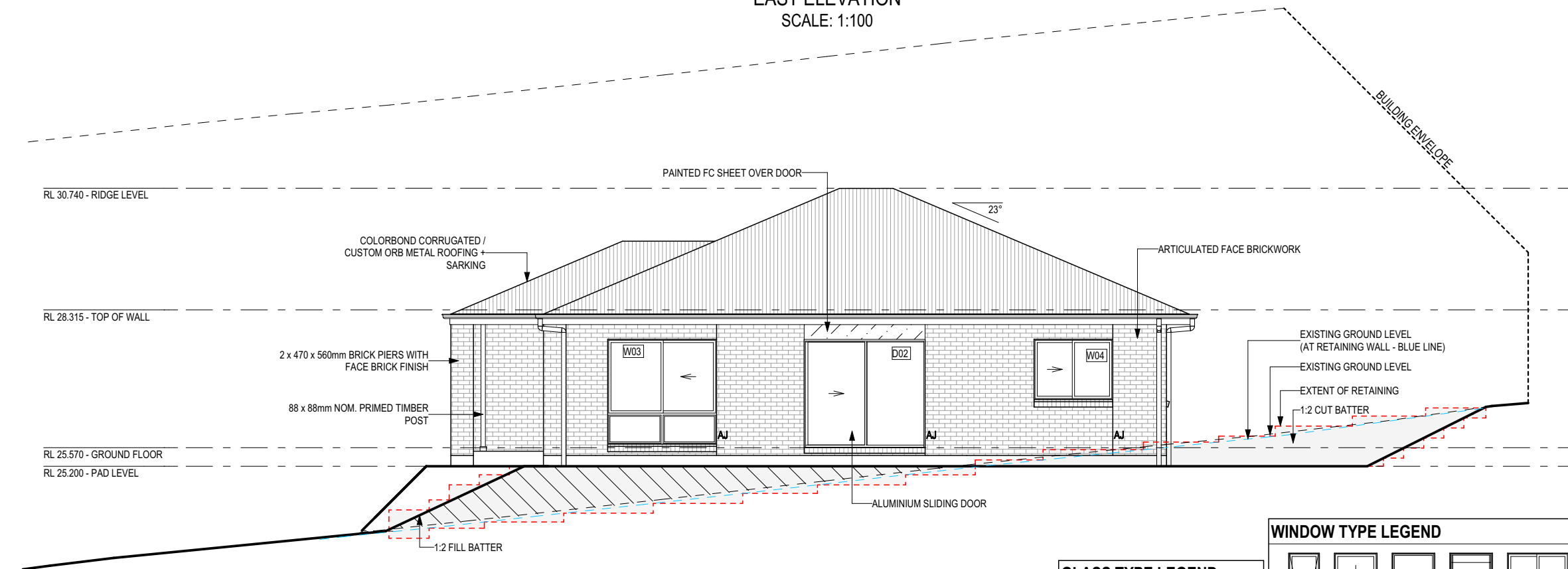
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

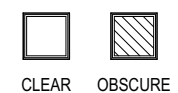


EAST ELEVATION
 SCALE: 1:100

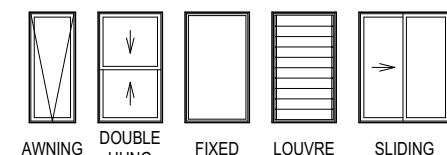


WEST ELEVATION
 SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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					SCALES:	1:100

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE **MANUFACTURER: CLARK**

STOREY	ID	CODE ¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m ²)	GLAZING TYPE	ADDITIONAL INFORMATION ²	
WINDOW																
GROUND FLOOR	W01	FF/AA/AA/FF2380x2170	AWNING	BED 1	2,380	2,170	9,100	5.16	ALUMINIUM	BAL-LOW	SNAP HEADER	N	3.91	CLEAR	BP 595/1190/1785, MP 1085/1085/1085/1085, STANDARD FIBRE GLASS, VIBE ROLLER BLINDS	
GROUND FLOOR	W02	FF/AA/AA/FF2380x2170	AWNING	LIVING	2,380	2,170	9,100	5.16	ALUMINIUM	BAL-LOW	SNAP HEADER	N	3.91	CLEAR	BP 595/1190/1785, MP 1085/1085/1085/1085, STANDARD FIBRE GLASS, VIBE ROLLER BLINDS	
GROUND FLOOR	W03	FS/FF2090x2170	SLIDING	LIVING	2,090	2,170	8,520	4.54	ALUMINIUM	BAL-LOW	ANGLED	W	3.98	CLEAR	BP 600, MP 1085/0, STANDARD FIBRE GLASS, VIBE ROLLER BLINDS	
GROUND FLOOR	W04	SF1216	SLIDING	BED 4	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-LOW	ANGLED	W	1.64	CLEAR	STANDARD FIBRE GLASS, VIBE ROLLER BLINDS	
GROUND FLOOR	W05	SF1216	SLIDING	BED 3	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-LOW	ANGLED	S	1.64	CLEAR	STANDARD FIBRE GLASS, VIBE ROLLER BLINDS	
GROUND FLOOR	W06	SF1216	SLIDING	BED 2	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-LOW	ANGLED	E	1.64	CLEAR	STANDARD FIBRE GLASS, VIBE ROLLER BLINDS	
GROUND FLOOR	W07	A1206	AWNING	BATH	1,200	610	3,620	0.73	ALUMINIUM	BAL-LOW	ANGLED	E	0.52	OBSCURE, TOUGHENED	STANDARD FIBRE GLASS	
GROUND FLOOR	W08	A/F1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	BAL-LOW	ANGLED	E	0.80	OBSCURE, TOUGHENED	BP 600, STANDARD FIBRE GLASS	
								22.33					18.04			
DOOR																
GROUND FLOOR	D01	820	SWINGING	ENTRY	2,397	876	6,546	2.10	ALUMINIUM	BAL-LOW	SNAP HEADER	N	1.42	N/A		
GROUND FLOOR	D02	SF2124	SLIDING	DINING	2,158	2,410	9,136	5.20	ALUMINIUM	BAL-LOW	SNAP HEADER	W	4.64	CLEAR, TOUGHENED	STANDARD FLYCREEN MESH, VIBE ROLLER BLINDS	
								7.30					6.06			
								29.63					24.10			

Manufacturer - Clark Windows			
Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	0.67
	Double	4.1	0.57
Fixed	Single	5.9	0.75
	Double	3.2	0.67
Sliding	Single	6.4	0.76
	Double	4.2	0.59
Fixed Pane	Single	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	Single	6.0	0.62
	Double	4.3	0.55
Sliding Door	Single	6.1	0.74
	Double	3.6	0.66
Stacking Door	Single	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
Bifold Doors	Single	6.1	0.61
	Double	4.4	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.

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(1 MAY 2023)
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INTERIOR WINDOW & DOOR SCHEDULE

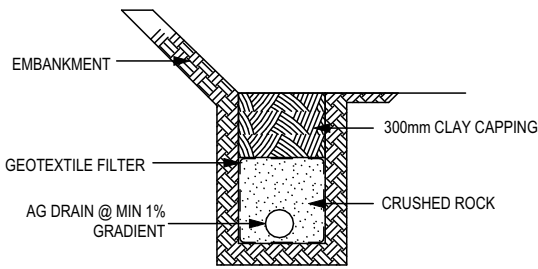
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,455	1,000	N/A	
GROUND FLOOR	1	1080 SS	SQUARE SET OPENING	2,455	1,080	N/A	
GROUND FLOOR	3	2 x 720	ROBEMAKER SLIDING	2,340	1,460	N/A	
GROUND FLOOR	1	2 x 720	SWINGING	2,340	1,440	N/A	
GROUND FLOOR	2	2 x 820	ROBEMAKER SLIDING	2,340	1,660	N/A	
GROUND FLOOR	1	2 x 820	SWINGING	2,340	1,640	N/A	
GROUND FLOOR	1	620	SWINGING	2,340	620	N/A	
GROUND FLOOR	1	720	SWINGING	2,340	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	4	820	SWINGING	2,340	820	N/A	
GROUND FLOOR	1	820	SWINGING	2,340	820	N/A	LIFT-OFF HINGES

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m ²)

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	COPYRIGHT: © 2025	1 QUOTE SITING PLAN	BWM 06/08/2024	ADDRESS: 65 FEDERATION DRIVE, SORELL TAS 7172	FACADE DESIGN: EXECUTIVE	FACADE CODE: F-WDCASC10EXECA	
		2 HOUSE CHANGE	JOL 13/08/2024	LOT / SECTION / CT: 33 / - / 184546	SHEET TITLE: WINDOW & DOOR SCHEDULES	SHEET No.: 7 / 14	
		3 DRAFT SALES PLAN	MLG 17/10/2024	COUNCIL: SORELL COUNCIL		SCALES:	
		4 PRELIM PLANS - INITIAL ISSUE	TNG 18/11/2024				
	5 PRELIMINARY PLAN SET - COLOUR & VAR. REF.001 UPDATE	TNG 2025/01/07				714129	



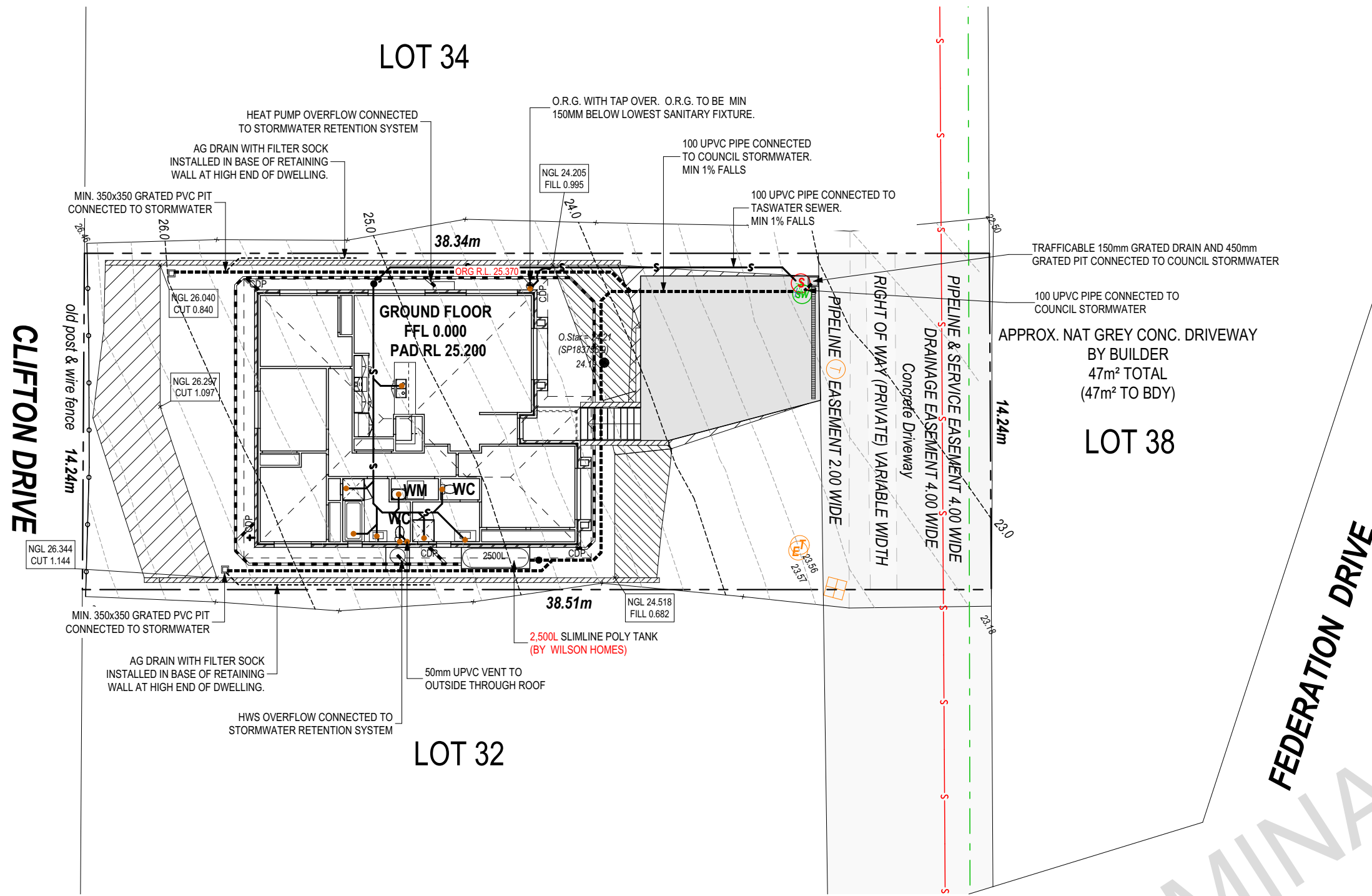
WHERE AG DRAIN IS <1.5m FROM FOOTING, THE FOLLOWING ENGINEERING PRINCIPLES ARE REQUIRED:

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

AG DRAIN DETAIL N.T.S.

LEGEND

- WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS
- TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY
- ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)
- ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY
- SDP STANDARD DOWNPIPE
- CDP CHARGED DOWNPIPE
- RECYCLED COLD WATER LINE
- TANK COLD WATER LINE
- WATER LINE TO MAIN SUPPLY
- NON-CHARGED STORMWATER LINE
- CHARGED STORMWATER LINE
- SEWERAGE LINE 100 UPVC
- AG DRAIN
- WM WASHING MACHINE
- WC TOILET
- YARD TAP
- YARD TAP + ORG
- INSPECTION OPENING
- SURFACE PIT



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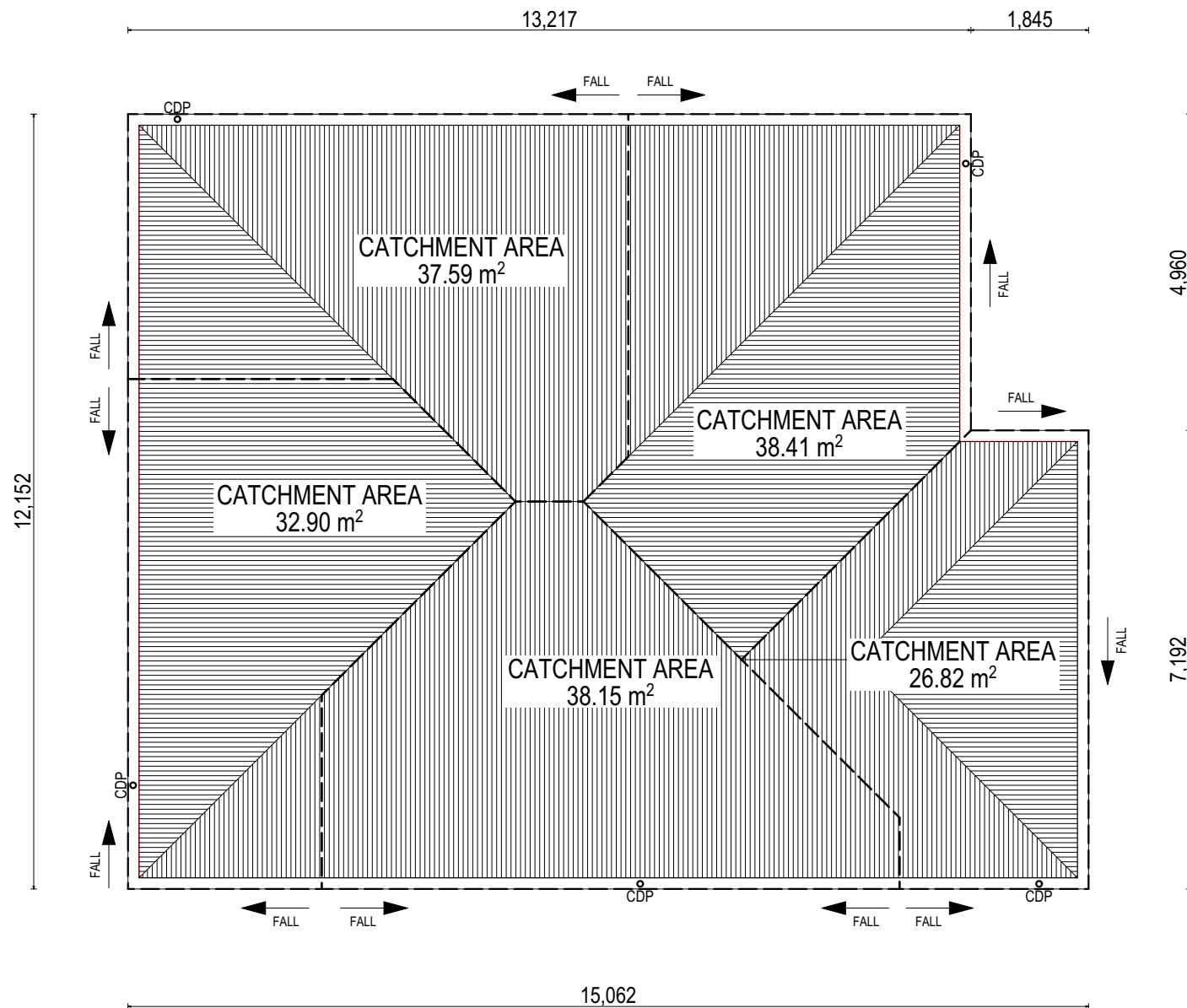
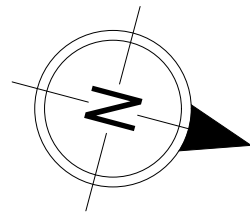
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	2	HOUSE CHANGE	JOL	13/08/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	3	DRAFT SALES PLAN	MLG	17/10/2024	65 FEDERATION DRIVE, SORELL TAS 7172		EXECUTIVE		F-WDCASC10EXECA		
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5	PRELIMINARY PLAN SET - COLOUR & VAR.REF.001 UPDATE	TNG	2025/01/07	33 / - / 184546	SORELL COUNCIL	DRAINAGE PLAN		8 / 14	1:200		



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

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

AREAS SHOWN ARE SURFACE AREAS/CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	164.43	Flat Roof Area (excluding gutter and slope factor) (m ²)
	178.63	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZS3500.3:2021)		
Ah	173.87	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	210.38	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	3.28	Ac / Acdp
Downpipes Provided	5	

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EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

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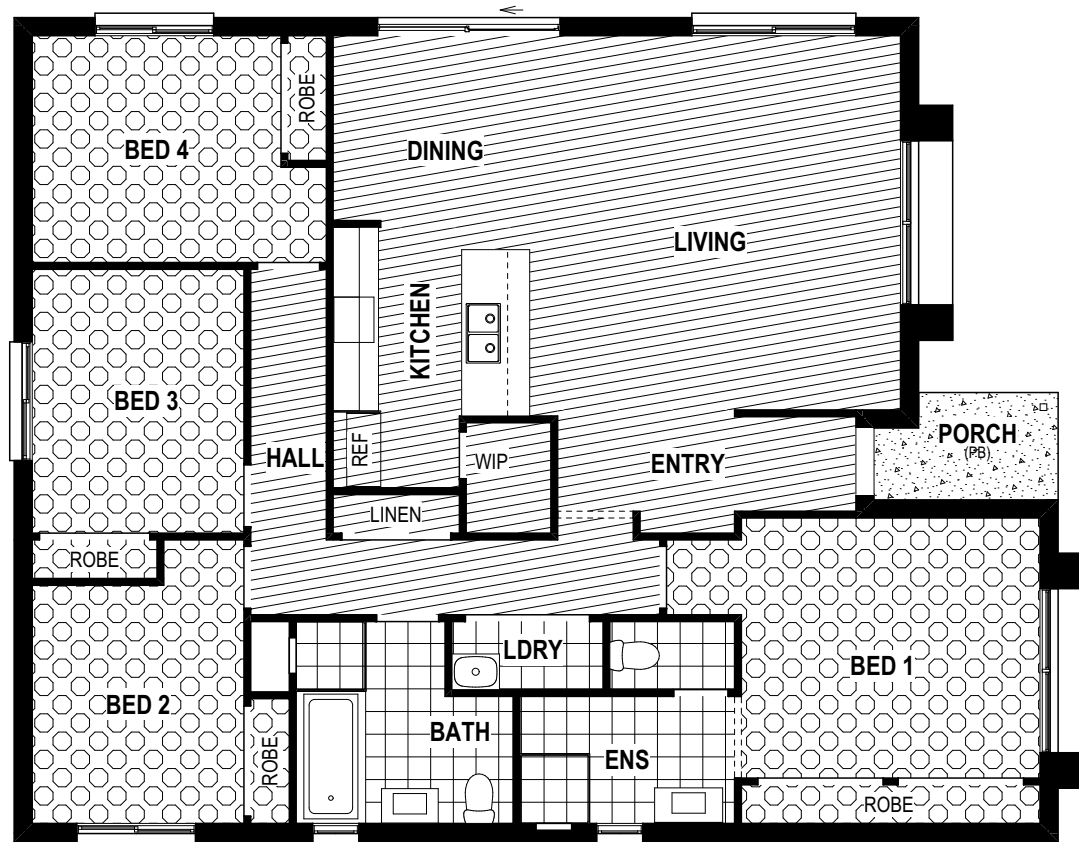
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			COUNCIL:		SCALES:	714129
			SORELL COUNCIL		1:100	

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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)



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SIGNATURE: _____	DATE: _____
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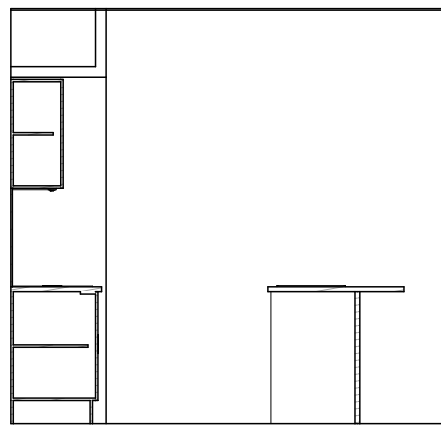
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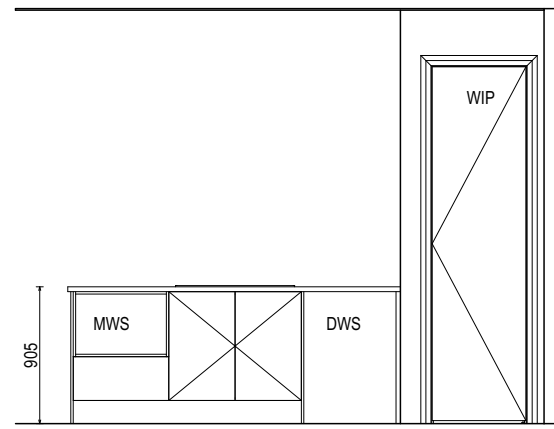
SPECIFICATION: DISCOVERY COPYRIGHT: © 2025	REVISION	DRAWN	CLIENT: TIKARAM TAMANG	HOUSE DESIGN: ASCOT 12	HOUSE CODE: H-WDCASC10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	1	QUOTE SITING PLAN	BWM 06/08/2024	ADDRESS: 65 FEDERATION DRIVE, SORELL TAS 7172	FACADE DESIGN: EXECUTIVE		FACADE CODE: F-WDCASC10EXECA
	2	HOUSE CHANGE	JOL 13/08/2024		LOT / SECTION / CT: 33 / - / 184546		SHEET TITLE: FLOOR COVERINGS
	3	DRAFT SALES PLAN	MLG 17/10/2024	COUNCIL: SORELL COUNCIL			SCALES: 1:100
	4	PRELIM PLANS - INITIAL ISSUE	TNG 18/11/2024				
5	PRELIMINARY PLAN SET - COLOUR & VAR.REF.001 UPDATE	TNG 2025/01/07					

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

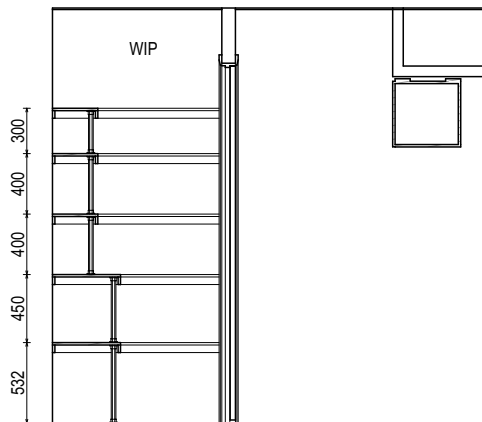
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETS AS REQUIRED.



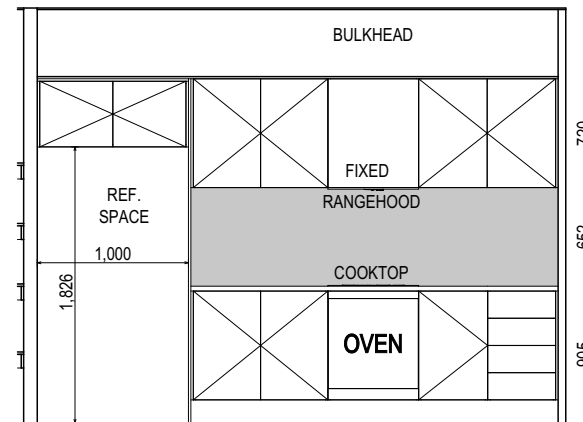
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SCALE: 1:50



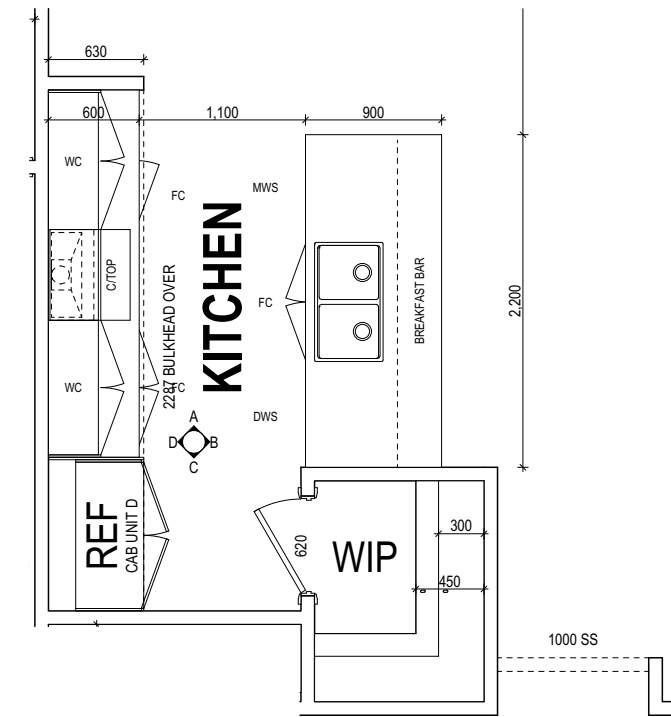
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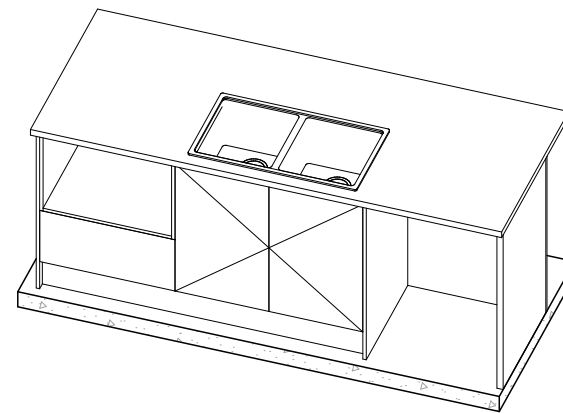
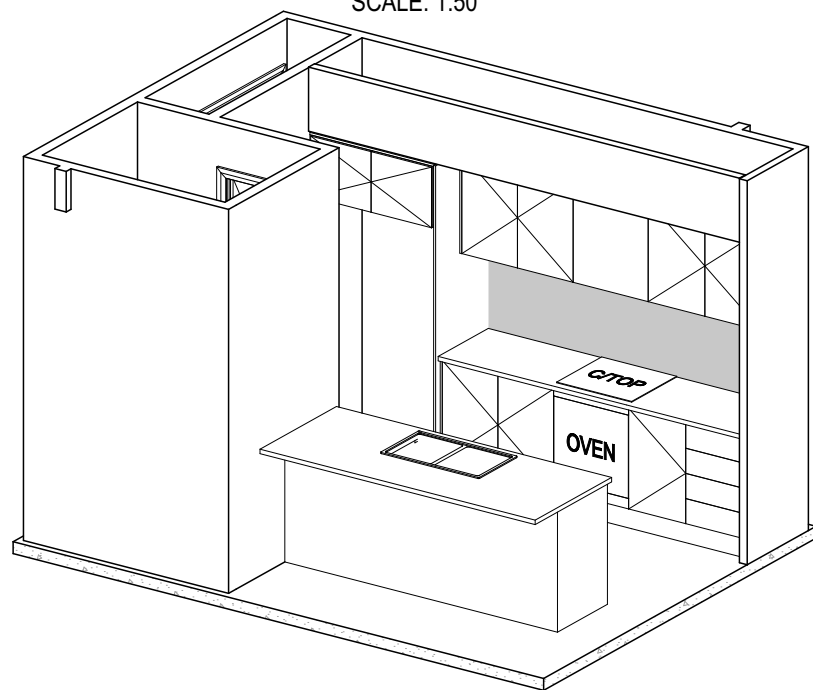
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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SPECIFICATION: DISCOVERY COPYRIGHT: © 2025	REVISION 1 QUOTE SITING PLAN	DRAWN BWM 06/08/2024	CLIENT: TIKARAM TAMANG	HOUSE DESIGN: ASCOT 12	HOUSE CODE: H-WDCASC10SA	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. 714129	
	2 HOUSE CHANGE	JOL 13/08/2024	ADDRESS: 65 FEDERATION DRIVE, SORELL TAS 7172	FACADE DESIGN: EXECUTIVE	FACADE CODE: F-WDCASC10EXECA		
	3 DRAFT SALES PLAN	MLG 17/10/2024	LOT / SECTION / CT: 33 / - / 184546	COUNCIL: SORELL COUNCIL	SHEET TITLE: KITCHEN DETAILS		SHEET No.: 11 / 14
	4 PRELIM PLANS - INITIAL ISSUE	TNG 18/11/2024			SCALES: 1:50		
	5 PRELIMINARY PLAN SET - COLOUR & VAR.REF.001 UPDATE	TNG 2025/01/07					

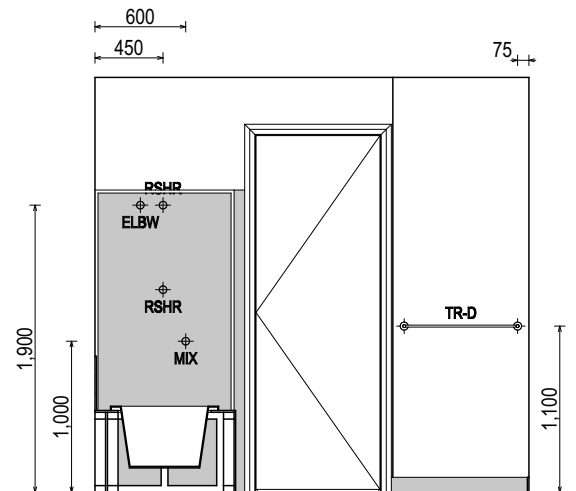
REFER TO THE FOLLOWING DETAILS:
 VANITY DETAILS G-VANI-001
 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

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

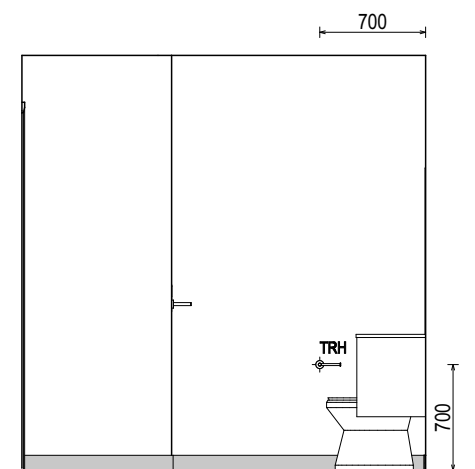
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LEGEND

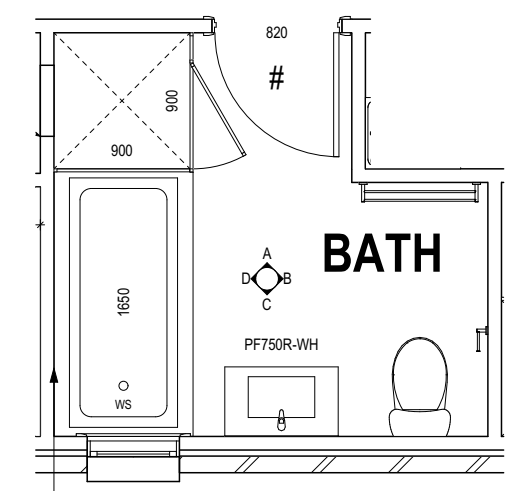
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



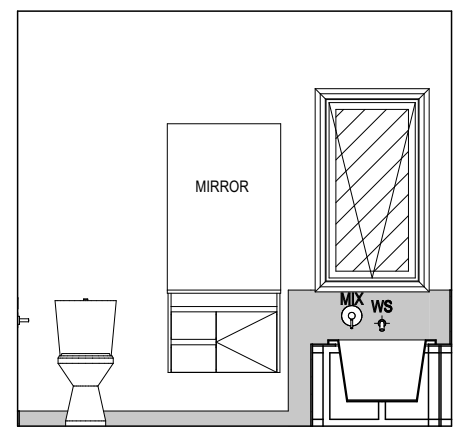
ELEVATION A
SCALE: 1:50



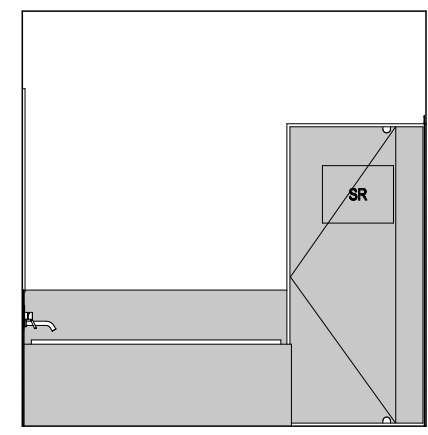
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS
"SMALL" 470 x 380mm	WIDTH 548mm
"MEDIUM" 800 x 380mm	878mm
"LARGE" 1500 x 380mm	1578mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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SPECIFICATION:	DISCOVERY
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REVISION	DRAWN
1 QUOTE SITING PLAN	BWM 06/08/2024
2 HOUSE CHANGE	JOL 13/08/2024
3 DRAFT SALES PLAN	MLG 17/10/2024
4 PRELIM PLANS - INITIAL ISSUE	TNG 18/11/2024
5 PRELIMINARY PLAN SET - COLOUR & VAR.REF.001 UPDATE	TNG 2025/01/07

CLIENT:	TIKARAM TAMANG
ADDRESS:	65 FEDERATION DRIVE, SORELL TAS 7172
LOT / SECTION / CT:	33 / - / 184546
COUNCIL:	SORELL COUNCIL

HOUSE DESIGN:	ASCOT 12
FACADE DESIGN:	EXECUTIVE
SHEET TITLE:	BATHROOM DETAILS
SHEET No.:	12 / 14

HOUSE CODE:	H-WDCASC10SA
FACADE CODE:	F-WDCASC10EXECA
SCALES:	1:50

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714129

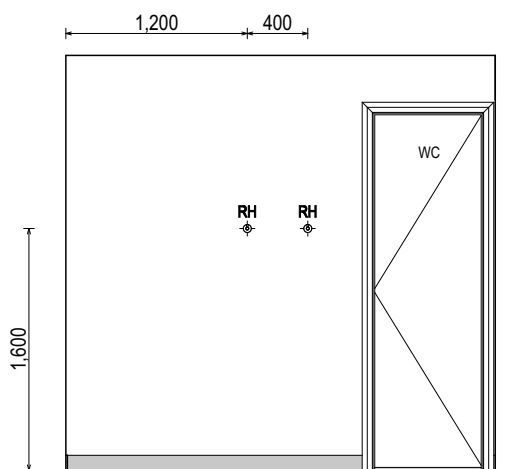
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Last Published: Tuesday, 7 January 2025 12:07 PM
Template Version: 24.037

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

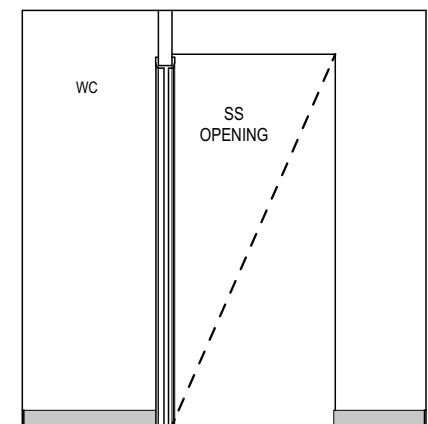
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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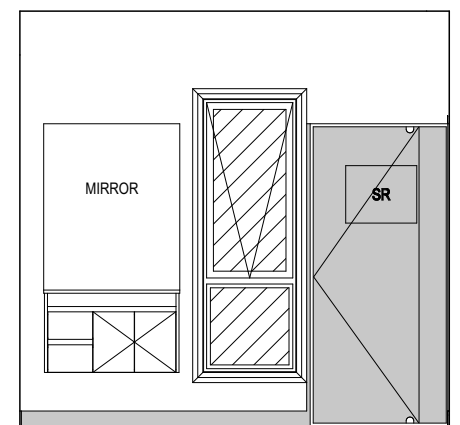
LEGEND	
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



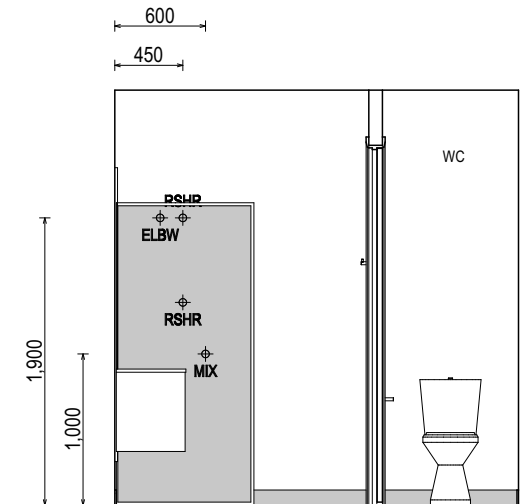
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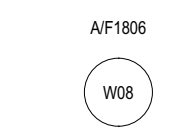
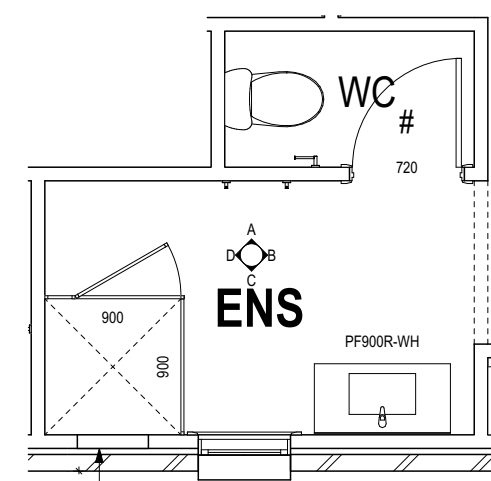
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



SMALL SHAMPOO RECESS (G-WETA-TILE01)

ENSUITE PLAN
SCALE: 1:50

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS
"SMALL" 470 x 380mm	WIDTH 548mm
"MEDIUM" 800 x 380mm	878mm
"LARGE" 1500 x 380mm	1578mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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

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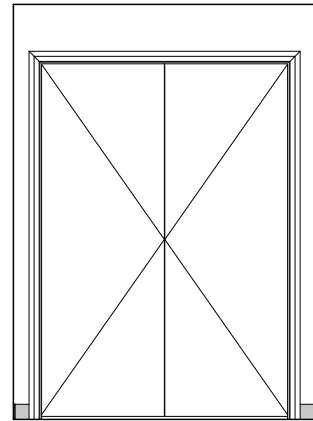


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DISCOVERY	1 QUOTE SITING PLAN	BWM 06/08/2024	TIKARAM TAMANG	ASCOT 12	H-WDCASC10SA	
COPYRIGHT:	2 HOUSE CHANGE	JOL 13/08/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2025	3 DRAFT SALES PLAN	MLG 17/10/2024	65 FEDERATION DRIVE, SORELL TAS 7172	EXECUTIVE	F-WDCASC10EXECA	
	4 PRELIM PLANS - INITIAL ISSUE	TNG 18/11/2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
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			SORELL COUNCIL		1:50	714129

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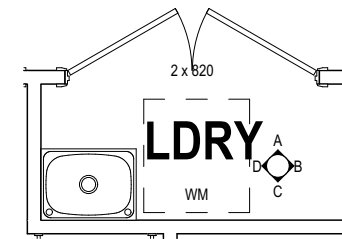
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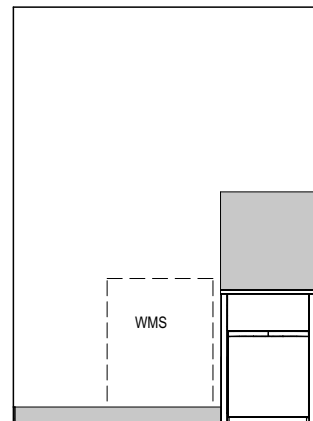
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SCALE: 1:50



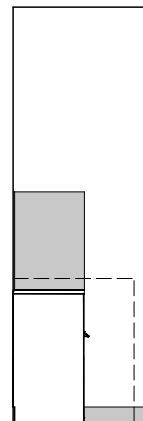
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

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	COPYRIGHT:	© 2025	1 QUOTE SITING PLAN	BWM 06/08/2024	TIKARAM TAMANG	ASCOT 12	H-WDCASC10SA	
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			4 PRELIM PLANS - INITIAL ISSUE	TNG 18/11/2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
		5 PRELIMINARY PLAN SET - COLOUR & VAR.REF.001 UPDATE	TNG 2025/01/07	33 / - / 184546	COUNCIL:	14 / 14	SCALES:	
					SORELL COUNCIL	LAUNDRY DETAILS	1:50	