

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

14 HENRY STREET, SORELL

PROPOSED DEVELOPMENT:

TWO MULTIPLE DWELLINGS (ONE EXISTING & ONE NEW)

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 **Monday 29th June 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received no later than **Monday 29th June 2026**.

APPLICATION NO: 5.2026-66.1
DATE: 12 JUNE 2026



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

50 m



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: 5.2026.66.1 -
 Development Application - 14 Henry Street, Sorell
 - P1.pdf
 Plans Reference:P1
 Date Received:3/03/2026

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:	<div style="text-align: center; margin-bottom: 5px;"> </div> Signature: 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: 5.2026.66.1 -
Development Application - 14 Henry Street, Sorell - P1.pdf
Plans Reference:P1
Date Received:3/03/2026

Signature of General Manager, Minister or Delegate:	Signature: Date:
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SEARCH OF TORRENS TITLE

VOLUME 60837	FOLIO 4
EDITION 7	DATE OF ISSUE 05-Dec-2023

SEARCH DATE : 04-Aug-2025

SEARCH TIME : 03.56 PM

DESCRIPTION OF LAND

Town of SORELL

Lot 4 on Diagram [60837](#) (formerly being 398-6D)

Derivation : Part of Lot 1 Section 0 Gtd to The Warden
Councillors and Electors of the Municipality of Sorell
Prior CT [4223/85](#)

SCHEDULE 1

[N167682](#) TRANSFER to LUTHERAN CHURCH OF AUSTRALIA VICTORIAN
DISTRICT Registered 05-Dec-2023 at 12.01 PM


SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of Drainage over the drainage
easement shown passing through lots 2 3 & 12 on D
[60837](#)

[E301485](#) MORTGAGE to Lutheran Laypeople's League of Australia
Limited Registered 05-Dec-2023 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Sorell Council

Development Application: 5.2026.66.1 -
Development Application - 14 Henry Street, Sorell
- P1.pdf
Plans Reference:P1
Date Received:3/03/2026

DIAGRAM FROM ACTUAL SURVEY

TOWN OF SORELL

D 398
3-15-6

REGISTERED NUMBER

60837

No. OF APPLICATION

B. A. Walker On (214-769) /

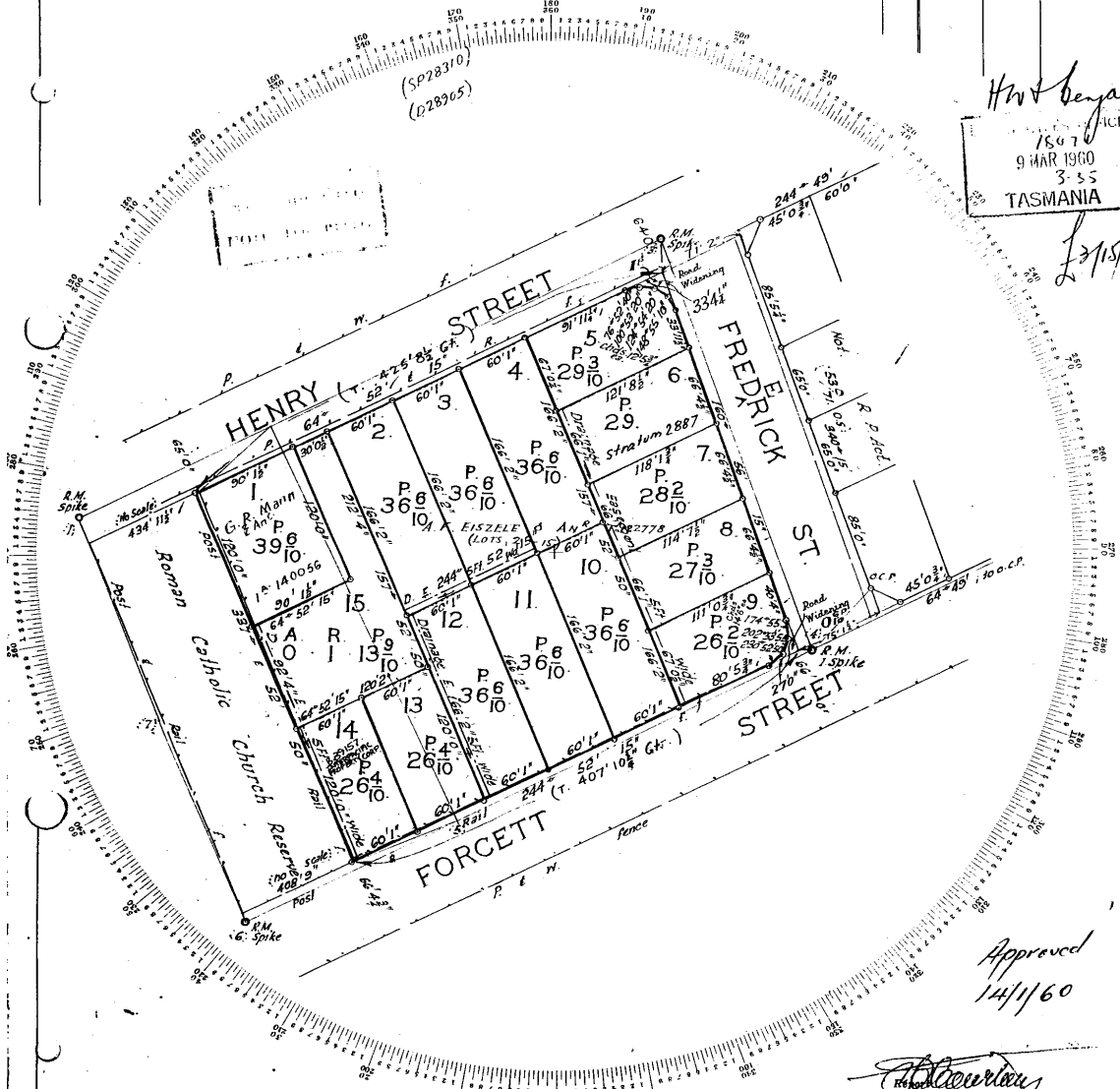
Scale ~ 80ft to an inch

The Whole of 36 2/3 Acs Old to the Warden, Councillors & Electors of the Municipality of Sorrell

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

H.W. Benjamin
1697
9 MAR 1960
3-55
TASMANIA



Approved
14/1/60

W. C. ...

To be filled in by Surveyor

Date of Instructions
Survey commenced 28.1.59
Survey finished 28.1.59
Error of class 1 in See G/15

Plot Regulations Checked *OK*
Computations Checked *OK*
Examination as to Boundaries
Entered on Diagrams
Entered on General Plan
State Permanent Mark *OK*
Finally examined *OK*

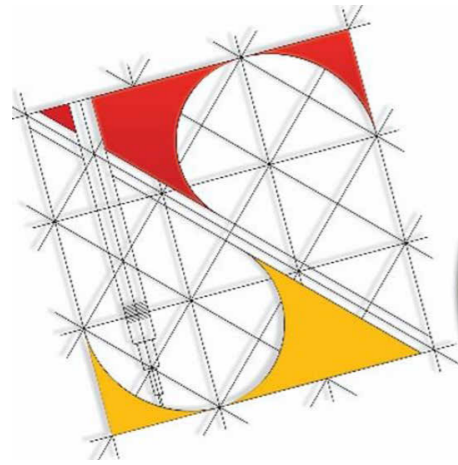
May be acted upon
Acted upon *card R.*

PURCHASER'S NAME	ACT	DATE OF CONTRACT	GRANTED

W. C. ...
Authorized Surveyor.

Sorell Council

Development Application 2026.66.1 -
Development Application - 14 Henry Street, Sorrell - P1.pdf
Plans Reference: P1
Date Received: 3/03/2026



Urban Space Designers

Building Design and Drafting

ADDITIONAL DWELLING (1 NEW + 1 EXISTING)

AT

**14 HENRY STREET,
SORELL, TAS - 7170**

DEVELOPMENT SUMMARY		
Sno.	Description	AREA SQM.
1	SITE AREA	926
2	GREEN AREA	468.00
4	BLDG BUILT UP AREA	
a	PROPOSED DWELLING	124.00
b	EXISTING BUILDING	149.00
	(BUILDING FOOT PRINT) BUILDING GROUND COVER	273.00
	PERCENTAGE %	29.48%
5	CONCRETE AREA (DRIVEWAY + PARKING)	334.00
6	IMPERVIOUS SURFACE	
	GROUND COVER	273.00
	CONCRETE/DRIVEWAY	334.00
	TOTAL IMPERVIOUS SURFACE	607.00
	PERCENTAGE %	65.55
7	PERVIOUS SURFACE	
	GREEN AREA	468.00
	TOTAL PERVIOUS SURFACE	468.00
	PERCENTAGE %	50.54

Sheet List		
Sheet No.	Sheet Name	Revision
A00	COVER SHEET	2
A01	GENERAL NOTES	2
A02	EXISTING SITE PLAN	2
A03	PROPOSED SITE PLAN	2
A04	EXISTING DWELLING	2
A05	PROPOSED FLOOR PLAN	2
A06	ELEVATIONS	2
A07	ELEVATIONS	2
A08	ROOF PLAN	2
A18	SHADOWS	2
A19	SHADOWS	2

Sorell Council
 Development Application: 5.2026.66.1 -
 Response to Request For Information - 14
 Henry Street, Sorell - P3.pdf
 Plan Reference: P3
 Date received: 1/06/2026



Phone:
0402438170
Email:
info@urbanspacedesigners.com.au
Website:
www.urbanspacedesigners.com.au
Accreditation:
TAS - 381246362
VIC - DP-AD 72846

The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies to Urban Space Designers for direction prior to the commencement of work. Drawings to be read in conjunction with all other contract documents. Use figured dimensions only. **Do not scale from drawings.**
USD cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
IF IN DOUBT ASK.
 The completion of the issued details checked and authorized section below is confirmation of the status of the drawing. The drawing shall not be used for the construction unless endorsed "for construction" and authorized for issue. Read these drawings in conjunction with drawings prepared by USD. Refer any discrepancies with the architect before proceeding with any building works.
 The drawing is prepared as built and strict instructions to builders to have a physical measurement before referring this drawing and inform USD if there are any gaps in dimensions.

Client:
Akash Kumar & Dilsee Dutta
Project:
ADDITIONAL DWELLING
Address:
14 HENRY STREET,
SORELL, TAS - 7170

Rev	Description	Date
1	Dwgs. revised as per RFI dt. 12 March 2026	09/04/2026
2	Dwgs. revised as per RFI dt. 16 April 2026	01/06/2026

DESIGN DRAWINGS
CHECK all dimensions and measurements on site prior to fabrication and or construction. Dimensions are in millimeters "frame to frame" and do not allow for interior linings.
ALL work in Accordance with The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices. Drawings to be read in conjunction with specifications and schedules.

Sheet:
COVER SHEET
Drawn: GK
Scale: **Size:** A3 **Date:** 20/02/2026
Project: 14HSS/TAS/ARCH-2026 **Sheet No.:** A00 **Rev:** 2

GENERAL NOTES

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING ACT 1993, BUILDING REGULATIONS 2018, NCC 2022 AND RELEVANT STANDARDS THE BUILDER AND SUBCONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS OR PREFABRICATION. ARCHITECTURAL DRAWING SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATIONS OR STRUCTURAL DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. BUILDER TO ADHERE TO ALL BUILDING PERMIT CONDITIONS AND PLANNING PERMIT CONDITIONS. PLEASE CONSULT ARCHITECT IF THERE ARE ANY DISCREPANCIES. ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT S.A.A CODES, NCC 2022 AND LOCAL COUNCIL BY- LAWS.

DO NOT SCALE DRAWINGS

PROVIDE IMPERVIOUS FLOOR & WALL FINISHES TO ALL WET AREAS IN ACCORDANCE WITH NCC PART 10.2
CONNECT STORMWATER AND SULLAGE DRAINS INTO LEGAL POINTS OF DISCHARGE ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES REGULATIONS AND AS3500.3-2015
PROVIDE 90MM DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL EXCAVATIONS BANKS AND RETAINING WALLS. CONNECT TO STORMWATER VIA SILT PIT. SMOKE ALARMS TO COMPLY WITH AS3786-2014.
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 PART 9.5. SMOKE ALARMS MUST BE INTERCONNECTED DIRECTLY TO MAINS POWERS. REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED
PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH NCC PART 10.6 AS REQUIRED. ALL EXHAUST FANS ARE TO DISCHARGE TO THE EXTERIOR OF THE BUILDING.

PART 4 FOOTINGS & SLABS

REINFORCED CONCRETE STRIP FOOTINGS & PAD FOOTINGS TO ENGINEERS DESIGN. FOOTING CONSTRUCTION TO COMPLY WITH NCC PART 4.2 & AS2870-2011

PART 6 & 7 WALL FRAMING

TIMBER WALL FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES.
PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS. ALL STRUCTURAL STEEL IS TO COMPLY WITH AS4100-1998 (R2016) WALL TIE DOWNS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 7 OF THE NCC 2022. THE TYPES OF WALL TIES DOWNS MAY BE INCLUSIVE OF METAL STRAPS BOLTS, SCREWS, COACH SCREWS AND FRAMING ANCHORS. ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL (PART 6.3 OF THE NCC 2022).

PART 5 MASONRY

ALL MASONARY WORK IS TO COMPLY WITH AS4773-SET:2015 AND NCC PART 5.2

PART 4 & 5 CONCRETE STRUCTURES

ALL CONCRETE STRUCTURES ARE TO COMPLY WITH AS 3600-2009 AND NCC PART 4 & 5

INSULATION

REFER TO ENERGY REPORT FOR INSULATION REQUIREMENTS IN WALLS AND CEILINGS.
PROVIDE SOUND-DAMPENING AND SARKING TO METAL ROOFS: 50 MM THICK FIBERGLASS BLANKETS. SISILATION FLAMMABILITY INDEX NO GREATER THAN 5. SUPPLY AND INSTALL.

PART 8 WINDOWS/GLAZING

ALL WINDOWS SHALL CONFORM TO AS2047-2014 AND ALL GLAZING TO AS1288 -2006 & NCC PART 8.3
GLAZING WITHIN 2000MM OF THE F.F.L IN BATHROOMS OR ENSUITES IS TO BE GRADE A SAFETY GLASS
ALL SIZES SHOWN ARE NOMINAL AND SHOULD BE COMPARED TO MANUFACTURERS STANDARD SCHEDULE BEFORE CONSTRUCTION COMMENCES. NON-STANDARD WINDOWS TO HAVE SIZES CHECKED ON SITE PRIOR TO MANUFACTURING. REFER TO ELEVATIONS FOR SASH ARRANGEMENT. ALL WINDOW SIZES & CLEARANCES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING.
GRADE A SAFETY GLASS IS REQUIRED TO ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS, SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURES, AND ASSOCIATED WINDOWS, WHERE THE LOWEST SIGHT LINE IS LESS THAN 2.0 M ABOVE THE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE PLEASE NOTE THAT WINDOWS CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING AND GREATER THEN 500MM IN WIDTH, 1M IN HEIGHT AND WITHIN 700MM OF THE FINISHED FLOOR ARE TO BE PROVIDED WITH A MID-HEIGHT MOTIF WITHIN ITS PANEL IN ACCORDANCE WITH PART 8.4 OF THE NCC 2022.

TIMBER FRAMING

TIMBER WALL FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES. PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS. WALL BRACING LAYOUT IN CONJUNCTION WITH THE WALL TIE DOWN DETAILS (TOP PLATES TO STUDS) ARE TO COMPLY WITH AS1684-2010. WALL TIE DOWNS (TOP PLATES TO STUDS) ARE TO BE INSTALLED AT MINIMUM 1800 CTRS (EVERY 4TH STUD). THE TYPES OF WALL TIES DOWNS MAY BE INCLUSIVE OF METAL STRAPS, BOLTS, SCREWS, COACH SCREWS AND FRAMING ANCHORS. WALL BRACING NO GREATER THEN 9M APART.

TRUSS/POSISTRUTT

PROVIDE AN ELECTRONIC COPY OF THE ROOF TRUSS/POSISTRUTT MANUFACTURER'S DESIGN AND LAYOUT OF THE BEAMS ARE TO BE SUBMITTED PRIOR TO THE FRAME INSPECTION BEING CARRIED OUT. NOTE: THE FRAME INSPECTION WILL NOT BE CARRIED OUT UNTIL SUCH TIME THAT COPY OF FULL TRUSS COMPUTATIONS AND LAYOUT PLANS ARE PROVIDED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR. NOTE DISCS WILL NOT BE ACCEPTED

DRAINAGE

ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPES LINES AND NO EXISTING SERVICE SHALL BE DISCONNECTED OR DISTURBED WITHOUT APPROVAL FROM ENGINEER.
STORM-WATER DRAINS SHALL BE 100MM DIAMETER AT A GRADE OF 1:100 UNLESS NOTED OTHERWISE.
ALL PIPE JUNCTIONS SHALL BE WITH A 45 DEGREE JOINT.
ALL U-PVC PIPES SHALL CONFORM TO AS1260-2009 "PVC-U PIPES AND FITTINGS FOR DRAIN, WASTE AND VENT APPLICATION"
THE SITE SHOULD BE DRAINED SO THAT THE WATER CANNOT POND AGAINST OR NEAR THE BUILDING. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHOULD BE GRADED TO FALL 50MM OVER THE FIRST METER. WHERE THIS IS IMPRACTICABLE (I.E. SEVERAL SLOPING SITES) USE AGGIE DRAINS ADJACENT TO THE FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

FLOORING

REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DESIGN. CONSTRUCTION OF CONCRETE SLAB TO COMPLY WITH NCC PART 4.2 & AS2870

SUB-FLOOR

SUB-FLOOR VENTILATION IS TO BE INSTALLED AT A MINIMUM OF EVERY 6000MM² PER METER RUN OF WALL IN COMPLIANCE WITH PART 6.2 OF THE NCC 2022. THE SUB-FLOOR ACCESS DOOR IS TO BE LOCATED IN A READILY ACCESSIBLE POSITION.

ROOFING

TIMBER ROOF FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES
TIMBER ROOF TRUSSES AT 900MM CTS TO MANUFACTURERS SPECIFICATIONS PROVIDE GALV. IRON CROSS BRACING OVER ROOF TRUSSES EXPOSED COLORBOND GUTTERS AND FASCIAS, INSTALLED PER NCC 2022 PART 7. ALL ROOF STORMWATER DRAINAGE SHALL COMPLY WITH AS3500.3-2015 ENSURE ALL SARKING BENEATH ROOFS IS PROVIDED IN ACCORDANCE WITH PART 3.5 OF THE NCC, AND HAS A FLAMMABILITY INDEX OF NOT MORE THAN 5

STEEL PROTECTION

ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL, PLEASE CONFIRM THIS ON PLAN. (PART.6.3 OF THE NCC 2022).

STAIRS

STAIRS, STEPS & LANDINGS TO COMPLY WITH NCC. PART 11.2.
RISERS - 115MM MIN, 190MM MAX.
GOINGS - 240MM MIN 355MM MAX
HANDRAIL TO BE 865MM ABOVE NOSING OF TREAD
1000MM HIGH BALUSTRADING & 865 ABOVE STAIR NOSING
125MM MAXIMUM BETWEEN BALUSTERS
PROVIDE 2000MM MIN HEAD ROOM CLEARANCE FROM TREAD NOSING.
MAX 3 RISERS OR 570MM WITHOUT A LANDING TO DOOR OPENING.
SLOPE RELATIONSHIP 2R + G 550MIN - 700MAX THE MAXIMUM GAP BETWEEN RISERS
IN OPEN STAIRS IS 125MM WHERE THE STAIR IS IN EXCESS OF 1000MM ABOVE THE ADJACENT FLOOR LEVEL.
ALL TREADS ARE TO HAVE A NON-SLIP FINISH OR A NON-SLIP STRIP IS TO BE PROVIDED TO THE NOSING.

HANDRAILS

A HANDRAIL IS TO BE PROVIDED ALONG AT LEAST ONE SIDE OF THE INTERNAL STAIRS. THE TOP SURFACE OF THE HANDRAIL IS TO BE NOT LESS THAN 865MM VERTICALLY ABOVE THE NOSINGS OF THE STAIR TREADS AND HAVE NO OBSTRUCTION ON OR ABOVE.

CONCRETE:

ALL CONCRETE MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE AS3600-2009 CONCRETE STRUCTURES CODE.
ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS3600- 2009.
ALL REINFORCEMENT TO BE LAID AND LAPPED TO MANUFACTURERS SPECIFICATIONS ON APPROVED BAR CHAIRS.
CONCRETE STRENGTH 25MPA (MIN) AT 28 DAYS.
ALL WORKS TO BE IN ACCORDANCE WITH AS2870-2011 - "RESIDENTIAL SLABS AND FOOTING CONSTRUCTION" OWNERS MUST RECOGNIZE THEIR RESPONSIBILITIES NOTED IN AS 2870-2011 AND MORE DETAIL IN C.S.I.R.O PUBLICATION "GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND PERFORMANCE."
ALL EXCAVATIONS SHOULD BE CAREFULLY INSPECTED BY A COMPETENT PERSON AND THIS OFFICE CONTACTED IMMEDIATELY IF CONDITIONS OTHER THAN THOSE DESCRIBED IN THE SOIL REPORT ARE ENCOUNTERED.
CONCRETE SLAB REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DESIGN. CONSTRUCTION OF CONCRETE SLAB TO COMPLY WITH NCC PART 4.2 & AS2870

COPYRIGHT

THIS PLAN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS/DESIGNERS COPYRIGHT.

SURFACE DRAINAGE

THE GROUND BENEATH SUSPENDE FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING. TERMITE TREATMENT SITE TO BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS3660.1 TO LOCAL AUTHORITIES SATISFACTION AS3660.1 TERMITE MANAGEMENT REQUIRES A MINIMUM OF 400MM CLEARANCE FROM GROUND LEVEL TO THE UNDERSIDE OF THE BEARER (THIS CAN BE REDUCED TO 200MM ON A SLOPING SITE)

MECHANICAL VENTS

ANY CONTAMINATED AIR FROM A SANITARY COMPARTMENT OR BATHROOM MUST
A. EXHAUST DIRECTLY TO OUTSIDE THE BUILDING BY WAY OF DUCTS; OR
B. EXHAUST INTO THE ROOF SPACE PROVIDED-
(I) IT IS ADEQUATELY VENTILATED THAT COMPLIES WIT PART 10.8.3 OF THE NCC 2022
(II) THE ROOF IS CLAD IN ROOFING TILES WITHOUT SARKING OR SIMILAR MATERIALS WHICH WOULD PREVENT VENTING THROUGH GAPS BETWEEN TILES EXHAUST FAN DISCHARGE RATES TO BE
A. SANTITARY COMPARTMENTS AND BATHROOMS - 25l/s
B. KITCHEN AND LAUNDRY - 40l/s

DOWNPIPES

100X50 OR 90MM DIAMETER DOWNPIPES ARE REQUIRED TO BE PROVIDED AT 12 METER MAXIMUM SPACING.
MINIMUM BOX GUTTER DIMENSIONS SHALL BE 200MM WIDE X 100MM DEEP.
ALL DOWNPIPES ARE TO BE CONNECTED TO THE APPROVED POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.

WASTE PIPE LAGGING

PROVIDE SOUND ABSORBING INSULATION AROUND ALL WASTE PIPES FROM FIRST FLOOR WET AREAS (BATHROOMS/ENSUITES/LAUNDRY) TOILET DOORS ARE TO BE FITTED WITH REMOVABLE HINGES, OR ARE TO SWING OUT, OR BE SLIDING WHERE THE HINGE IS WITHIN 1200MM OF THE PAN.

WEEPHOLES

OPEN PERPENDICULAR JOINTS 'WEEPHOLES' MUST BE PROVIDED ABOVE ALL OPENINGS OVER 1200MM WIDE AND 1200MM CTRS IMMEDIATELY ABOVE THE DPC.

WET AREAS

TO COMPLY WITH AS3740-2010

PLIABLE BUILDING MEMBRANE

PLIABLE BUILDING MEMBRANE TO BE PROVIDED IN ACCORANCE WITH PART 10.8.1 OF THE BCA AND TO BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE.
ALL PLIABLE BUILDING MEMBRANES SHALL COMPLY WITH AS4200.1 AND INSTALLED IN ACCORDANCE WITH AS4200.2

BUSHFIRE ATTACK LEVEL

CLASSIFICATION TO BE DETERMINED BY REGISTERED BUILDING SURVEYOR IF REQUIRED.

FLASHING

ALL FLASHING TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2904-1995 AND COMPLY WITH THE BCA

ARTICULATION JOINTS

ARTICULATION JOINTS ARE TO COMPLY WITH PART 5.6.8 OF THE NCC 2022 (MINIMUM EVERY 5M CENTRES).

LOGS FOR PILES OR PIERS

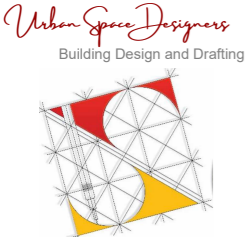
UPON COMPLETION, PROVIDE A COMPLETE COPY OF THE RECORDS FOR THE PILE/PIER DRIVING OPERATIONS

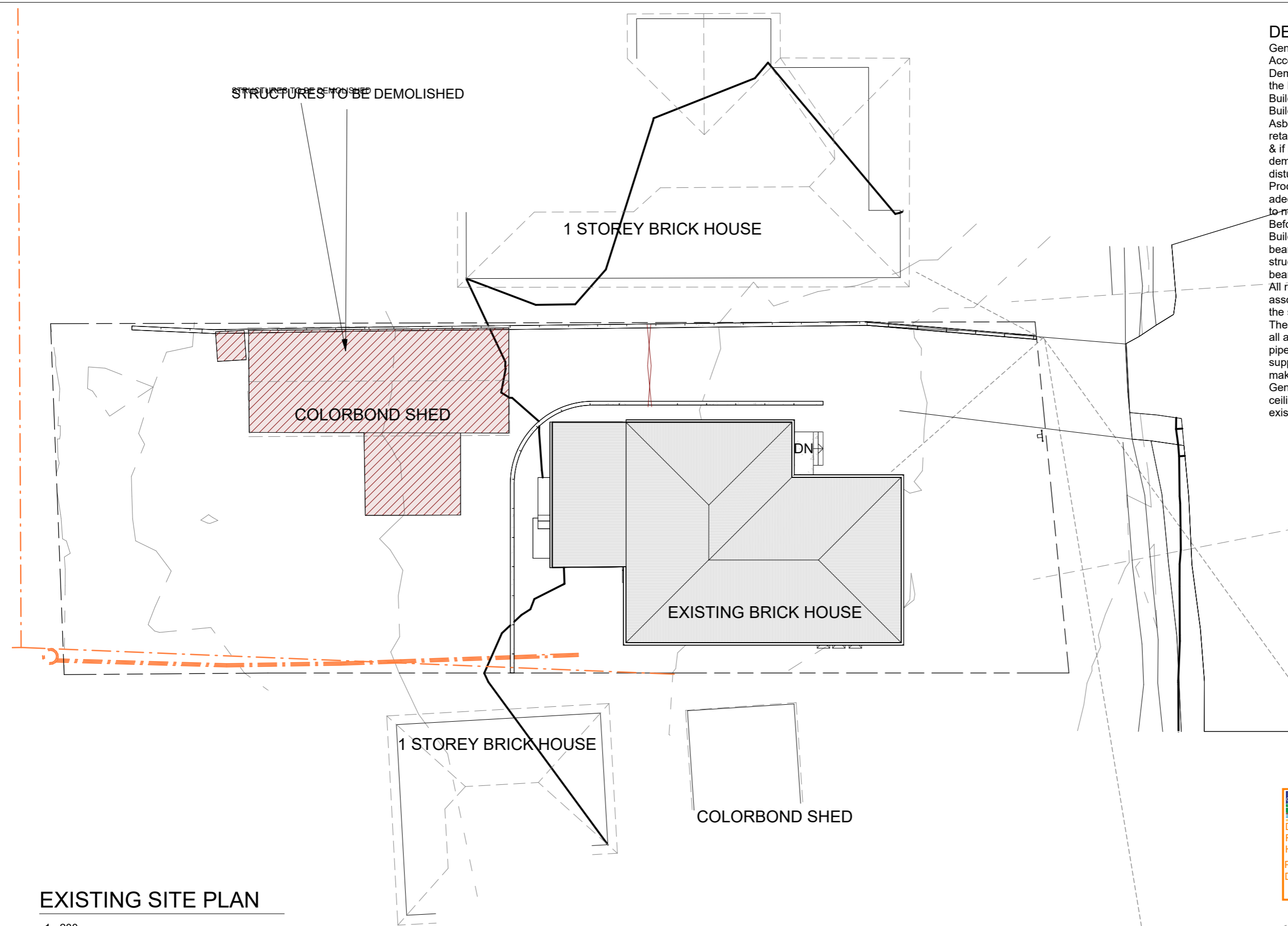
LIGHTING

MAINS ELECTRICITY SUPPLY, TELSTRA AND OTHERS TO BE LOCATED IN ACCORDANCE WITH THE RESPONSIBLE AUTHORITIES REQUIREMENTS. ALL ELECTRICAL SWITCHES AND POINTS SHALL BE INSTALLED IN ACCORDANCE WITH AS3000-2018, NCC AND ELECTRICAL AUTHORITIES REQUIREMENTS. PROVIDE SAFETY SWITCHES (RCD) TO ALL LIGHTING AND POWER POINT CIRCUITS.

Waterproofing to be constructed in accordance with AS4654.2



 <p>Urban Space Designers Building Design and Drafting</p> <p>Phone: 0402438170</p> <p>Email: info@urbanspacedesigners.com.au</p> <p>Website: www.urbanspacedesigners.com.au</p> <p>Accreditation: TAS - 381246362 VIC - DP-AD 72846</p>	<p>The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies to Urban Space Designers for direction prior to the commencement of work. Drawings to be read in conjunction with all other contract documents. Use figured dimensions only. Do not scale from drawings. USD cannot guarantee the accuracy of content and format for copies of drawings issued electronically. IF IN DOUBT ASK. The completion of the issued details checked and authorized section below is confirmation of the status of the drawing. The drawing shall not be used for the construction unless endorsed "for construction" and authorized for issue. Read these drawings in conjunctions with drawings prepared by USD. Refer any discrepancies with the architect before proceeding with any building works. The drawing is prepared as built and strict instructions to builders to have a physical measurement before referring this drawing and inform USD if there are any gaps in dimensions.</p>	<p>Client: Akash Kumar & Dilsee Dutta</p> <p>Project: ADDITIONAL DWELLING</p> <p>Address: 14 HENRY STREET, SORELL, TAS - 7170</p>	<p>Rev</p>	<p>Description</p>	<p>Date</p>	<p>DESIGN DRAWINGS</p> <p>CHECK all dimensions and measurements on site prior to fabrication and or construction. Dimensions are in millimeters "frame to frame" and do not allow for interior linings. ALL work in Accordance with The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices. Drawings to be read in conjunction with specifications and schedules.</p>	<p>Sheet: GENERAL NOTES</p> <p>Drawn: GK</p> <p>Scale: Size: A3 Date: 20/02/2026</p> <p>Project: 14HSS/TAS/ARCH-2026 Sheet No.: A01 Rev: 2</p>
			<p>1 Dwgs. revised as per RFI dt. 12 March 2026</p> <p>2 Dwgs. revised as per RFI dt. 16 April 2026</p>	<p>09/04/2026</p> <p>01/06/2026</p>			



DEMOLITION NOTES

Generally Demolition works must be carried out in Accordance with AS 2601 - 2001: Demolition of Structures & Regulations 29, 30 & 31 of the Building Regulations (TAS) 2016. Buildings prior to 1990 MAY contain asbestos. Buildings prior to 1986 ARE LIKELY to contain Asbestos either in Cladding material or in Fire retardant insulation material. The Builder should check & if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure. Procedures and methods of Demolition must be adequate to prevent injury to persons & avoid damage to neighboring property. Before removing existing wall shown to be demolished, Builder shall confirm on - site whether they are Load bearing or not. If it is found to be Load - Bearing, a structural Engineer must be engaged to determine any beams required to support these loads. All redundant stormwater, sewer and water connections associated with the demolition shall be cut & sealed to the satisfaction of council's Senior Plumbing Inspector. The removal of existing plumbing fixtures shall include all associated waste & vent pipes, Floor Drains, water service pipework brackets, support etc. & seal off existing services, seal off & make good all floor, wall & roof penetrations. Generally, make good to existing floors, walls, & ceilings where all demolition work occurs to match existing as & where required.

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 Development Application: 5.2026.66.1 -
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EXISTING SITE PLAN

1 : 200



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Project:
ADDITIONAL DWELLING

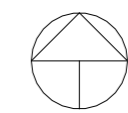
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Rev	Description	Date
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Drawn: GK			
Scale: 1 : 200	Size: A3	Date: 20/02/2026	
Project: 14HSS/TAS/ARCH-2026	Sheet No.: A02	Rev: 2	

NOTES:
SOIL CLASSIFICATION
 SOIL CLASSIFICATION TO BE CONFIRMED ON SITE.
 SCRAPE SITE TO REMOVE SURFACE VEGETATION
 AND PROVIDE LEVEL BUILDING PLATFORM.

SITE CLEARING
 IT IS THE RESPONSIBILITY OF THE CLIENT TO UNDERTAKE REMOVAL OF ANY
 SITE SPOIL/STOCK PILES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 DETAILS OF ASSETS IN EASEMENTS NOT AVAILABLE AT THE TIME OF DRAFTING.
 VERIFY ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
CONDENSATION MANAGEMENT PART 10.8 IS ACHIEVED.
 THIS IS ONLY REQUIRED, IF ALL EXHAUST FANS (WC/KITCHEN
 ETC.) DISCHARGE TO WITHIN ROOF SPACE. IF IT COMPLIES WITH
 PART 10.8.2 (2) THEN NO NEED FOR 'WHIRLY BIRDS'.

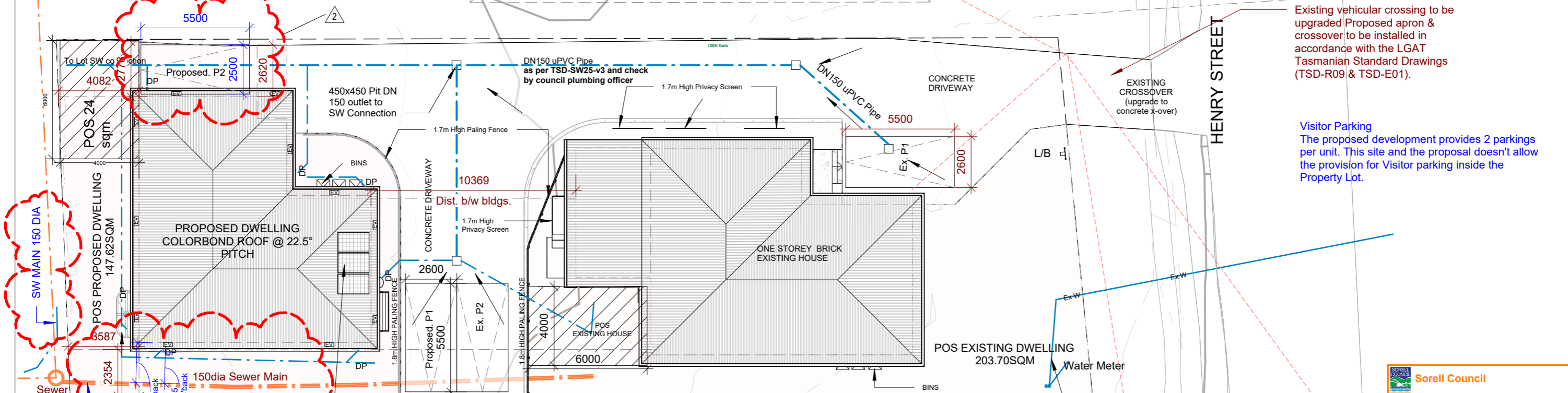
TERMITE PROTECTION
 PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.
**STORM WATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID TO THE
 DRAINERS DISCRETION**
SOLAR WATER SYSTEM
 SOLAR HOT WATER SYSTEM IN ACCORDANCE WITH PLUMBING REGULATIONS
 AND AS 4234-1998
 RELOCATION OF SERVICE PITS OR ANY OBSTRUCTIONS TO ALLOW VEHICLE
 ACCESS TO GARAGE REMAINS THE RESPONSIBILITY OF THE OWNER
 A SOIL INVESTIGATION REPORT AND FEATURE SURVEY WILL BE REQUIRED.

SITE PLAN NOTES
 STORM WATER AND SEWER TO BE CONNECTED TO LEGAL POINT OF
 DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS
 DOWNPIPES (DP) TO APPROX. LOCATION MAX 12M CNTRS CONNECTED TO
 SWATER SYS. IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS. ALL
 SWATER DRAINS THAT PASS
 UNDER CONC. SLABS AND TRAFFICABLE AREAS TO BE LAID IN HEAVY DUTY
 SEWER PIPE.

BUILDER TO PROVIDE AGI DRAIN TO BASE OF BATTERS / RETAINING WALLS &
 WHERE EVER DEEMED NECESSARY. PROVIDE SILT PITS TO BASE OF BATTER,
 CONNECTED TO SWATER SYSTEM.
 PROVIDE CUT - OFF (AGI) DRAIN AS REQUIRED TO BASE OF ANY EXCAVATION
 AND CONNECT INTO STORM WATER VIA SILT PITS
 PROPERTY LAYOUT IS BASED UPON INFORMATION PROVIDED BY BUILDER OR
 OWNER AND THEREFORE ALL DIMENSIONS, OFFSETS AND DETAILS MUST BE
 VERIFIED ONSITE PRIOR TO COMMENCING ANY SETOUTS AND OR BUILDING
 WORKS.
 LEVELS MUST BE VERIFIED ON SITE TO DETERMINE DEPTH OF EXCAVATIONS
 AND AFFECTED WALL HEIGHTS

PLIABLE BUILDING MEMBRANE - PART 10.8.1: WHERE A PLIABLE
 BUILDING MEMBRANE IS INSTALLED IN AN EXTERNAL WALL,
 COMPLY WITH AS/NZS 4200.1; AND BE INSTALLED IN
 ACCORDANCE WITH AS 4200.2;
 AND BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE
 ZONES 6, 7 AND 8; AND BE LOCATED ON THE EXTERIOR SIDE OF
 THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT
 FORM THE EXTERNAL ENVELOPE OF A BUILDING

FLASHINGS TO WALL OPENINGS ARE ACCORDANCE WITH PART
 7.5.6
 ALL MASONRY VENEER WALLS TO COMPLY WITH PART 5.2
 DESIGN OF ANTI-PONDING DEVICE/BOARD IN ACCORDANCE
 WITH 7.3.5
 FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS - PART
 10.8.2: AN EXHAUST SYSTEM INSTALLED IN A KITCHEN,
 BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST
 HAVE A MINIMUM FLOW RATE OF—
 O 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
 O 40 L/S FOR A KITCHEN OR LAUNDRY.



Existing vehicular crossing to be
 upgraded Proposed apron &
 crossover to be installed in
 accordance with the LGAT
 Tasmanian Standard Drawings
 (TSD-R09 & TSD-E01).

Visitor Parking
 The proposed development provides 2 parkings
 per unit. This site and the proposal doesn't allow
 the provision for Visitor parking inside the
 Property Lot.

SITE PLAN

1 : 200

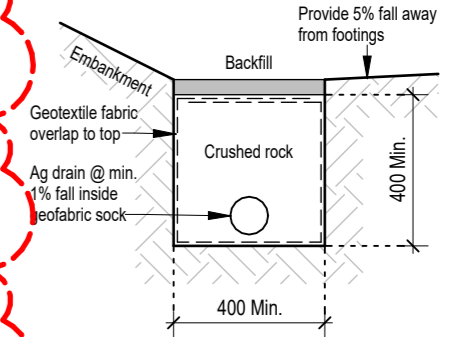
Install new DN40 Manifold water connection
 with a DN20 water meter to TWS-W-0002
 low hazard below ground in a non trafficable
 box by TasWater at the developers cost.

SURVEY NOTES

UNDERGROUND SERVICE NOTE:
 (REFER DWG. NO. SP252159-01 REV. B BY SURVEY PLUS)

- Water Main:** Water main unable to be located due to Matreial type. 32 dia Poly water Lot connection located by manual digging.
- Sewer Lot Connection:** Located by push rod. Access was by SV1 (sewer vent on SE corner of residence). Access was not possible via sewer manhole at rear of No. 19 Forcett Street, due to bottom of manhole filled by soil.
- Stormwater Main:** 150 dia Conc. Located by push camera. Access was by stormwater manhole at rear of No. 19 Forcett Street. Detection was terminated at SW3 due to soil build up. Only one pipe in manhole and detection shows pipe falling into manhole.
- Stromwater Lot Connection:** Located by push rod via GP1 on western side of residence. Pipe flows under the rear extension and was located exiting the eastern side of rear extension and was terminated at SW2.

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DETAIL - AG DRAIN

1 : 20
 DP - Downpipe
 EV - Eave Vents (1 vent every 5m)

Surface Water Drainage
 Ground to fall away from building in all Directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:
 (a) Slab-on -ground - Finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than:
 (i) 25 mm over the first 1m from the building
 (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or
 (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
 (ii) 50 mm over the first 1m from the building in any other case.
 (b) Slab-on -ground - finished slab heights: the height of the slab-on -ground above external finished surfaces must not be less than:
 (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well drained areas; or
 (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with(a); or
 (iii) 150 mm in any other case.
 (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage
 To comply with AS2870, AS3500 & N.C.C 2022 3.3.4 .
 Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-
 (a) be graded with a uniform fall of not less than 1:300 ; and
 (b) discharge into an external silt pit or sump with-
 (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

NO PART OF STRUCTURE
 TO ENCROACH PAST TITLE

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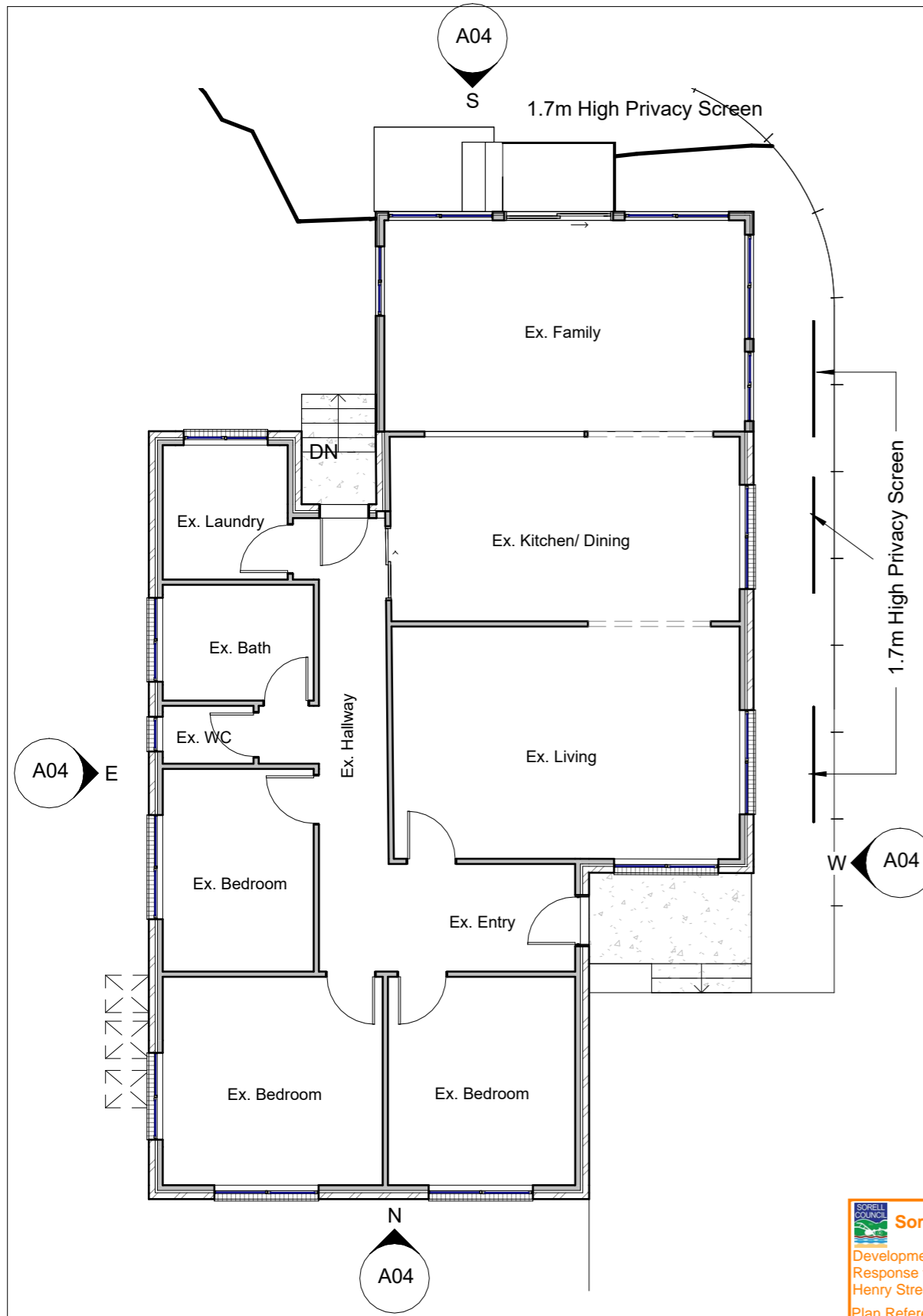
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Sheet:
 PROPOSED SITE PLAN
Drawn: GK
Scale: As indicated **Size:** A3 **Date:** 20/02/2026
Project: 14HSS/TAS/ARCH-2026 **Sheet No.:** A03 **Rev:** 2



EXISTING FLOOR PLAN

1 : 100



EX. NORTH ELEVATION

1 : 100



EX. WEST ELEVATION

1 : 100



EX. EAST ELEVATION

1 : 100



EX. SOUTH ELEVATION

1 : 100

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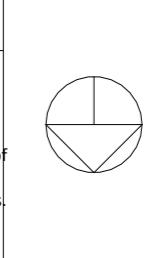
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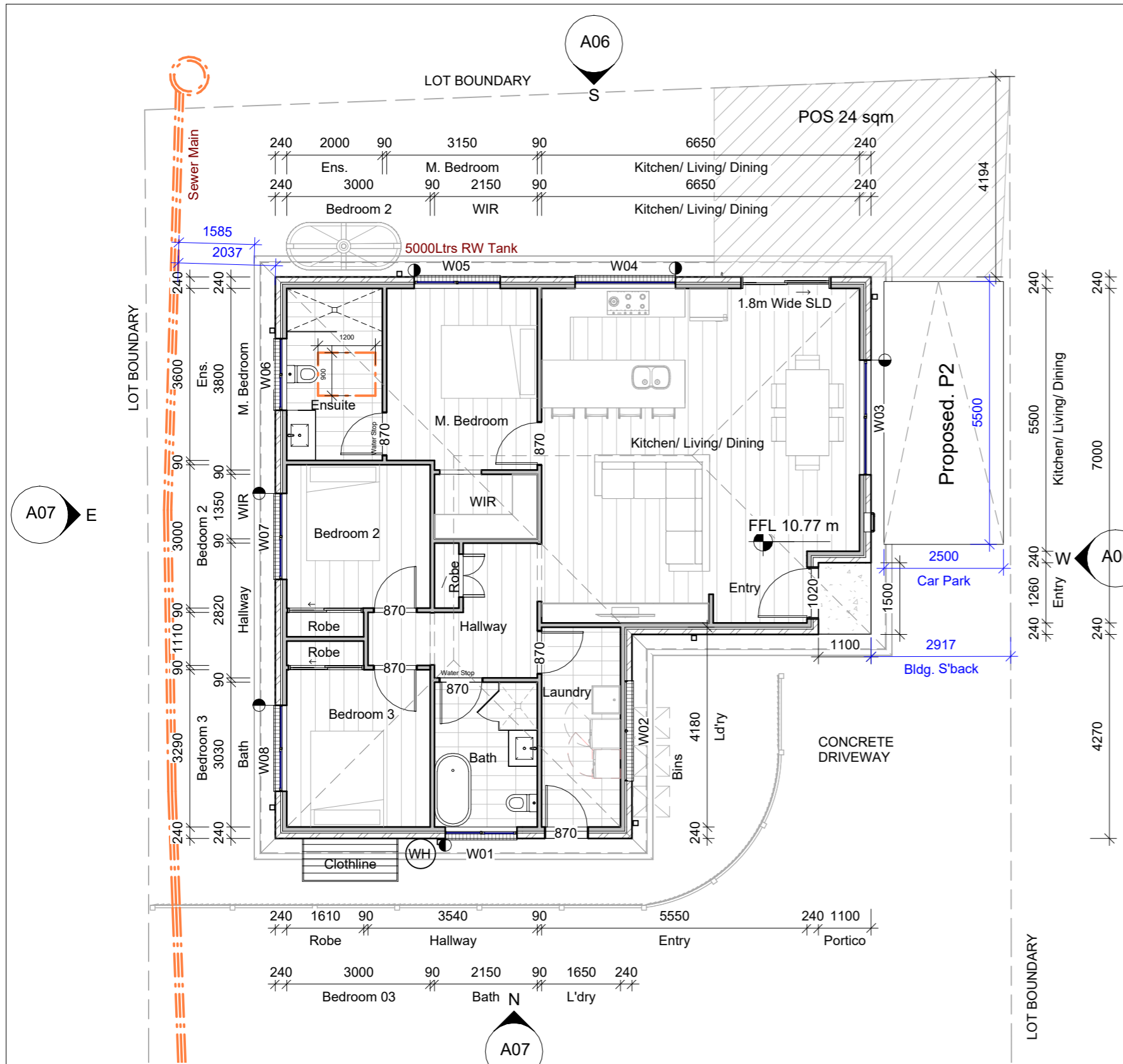
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Scale: 1 : 100	Size: A3	Date: 20/02/2026
Project: 14HSS/TAS/ARCH-2026	Sheet No.: A04	Rev: 2



GROUND FLOOR

1 : 100

Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;

- (a) in a habitable room excluding a kitchen - 2.4 m ; and
- (b) in a kitchen - 2.1 m ; and
- (c) in a corridor, passageway or the like - 2.1 m ; and
- (d) in a bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m ; and
- (e) in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
- (f) in a stairway, ramp, landing, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, landing or the like.

If required onsite , the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact USD before undertaking works.

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:

100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended Floor Framing

U.N.O in builders specifications or located in Saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints. As per NCC parts 11.3.7 and 11.3.8,

Openable windows greater than 4 m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125 mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2

- Riser: Min 115mm - Max 190mm
- Going: Min 240mm - Max 355mm
- Slope (2R+G): Max 550mm - Min 700mm

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ARTIFICIAL LIGHTING NOT TO EXCEED:

- 5W/M² FOR DWELLING
- 4W/M² FOR VERANDAH, BALCONY
- 3W/M² FOR GARAGE

ENERGY RATING
 INSULATION
 WALL : R2.5
 ROOF : R5.0
 ALL INTERNAL DOORS TO BE 2340 HIGH
 INCLUDING
 ALL ROBE AND LINEN DOORS UNLESS MENTIONED

NOTES:

ROOF LAYOUT DESIGN SHOWN IS FOR GUIDE PURPOSES ONLY, SEE THE ROOF MANUFACTURES DRAWINGS FOR EXACT DESIGN.

CHECK ON SITE BEFORE COMMENCING
 PLEASE CHECK ALL DIMENSIONS

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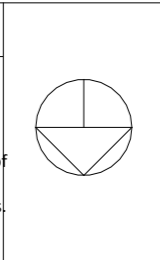
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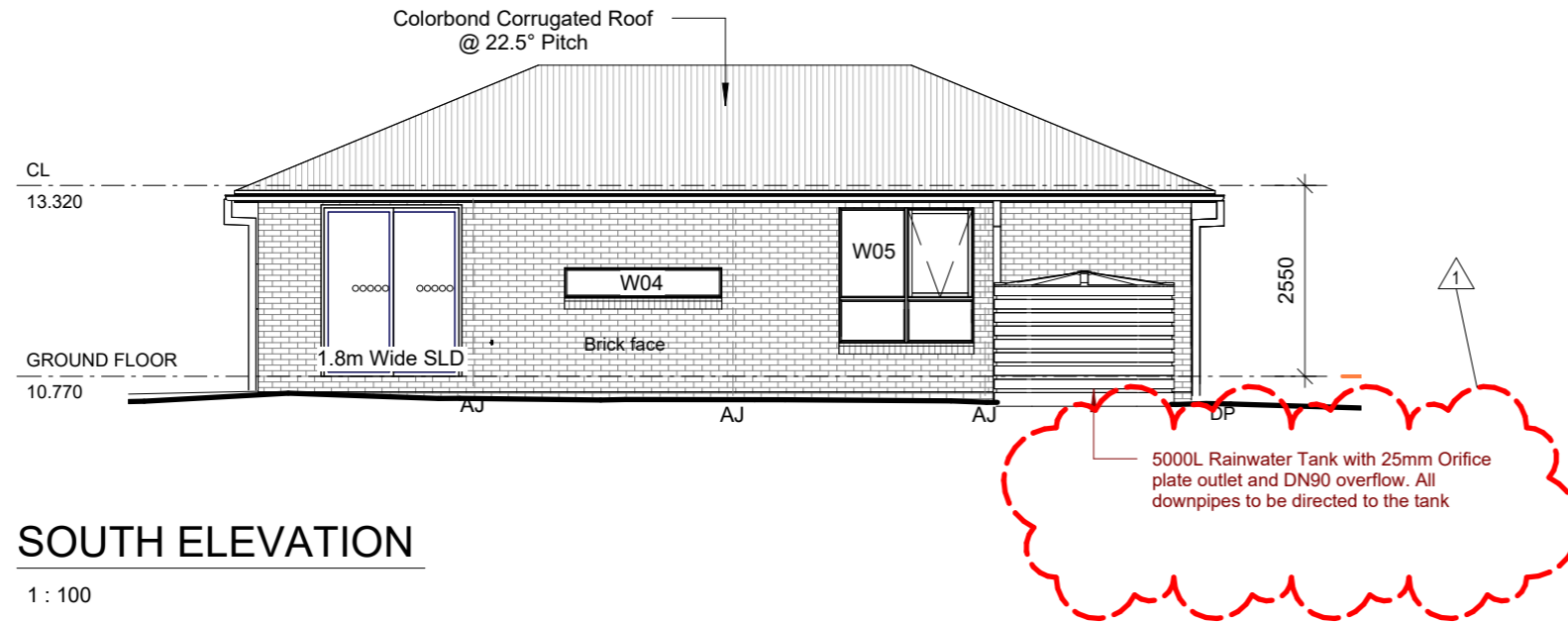
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Project: 14HSS/TAS/ARCH-2026	Sheet No.: A05	Rev: 2

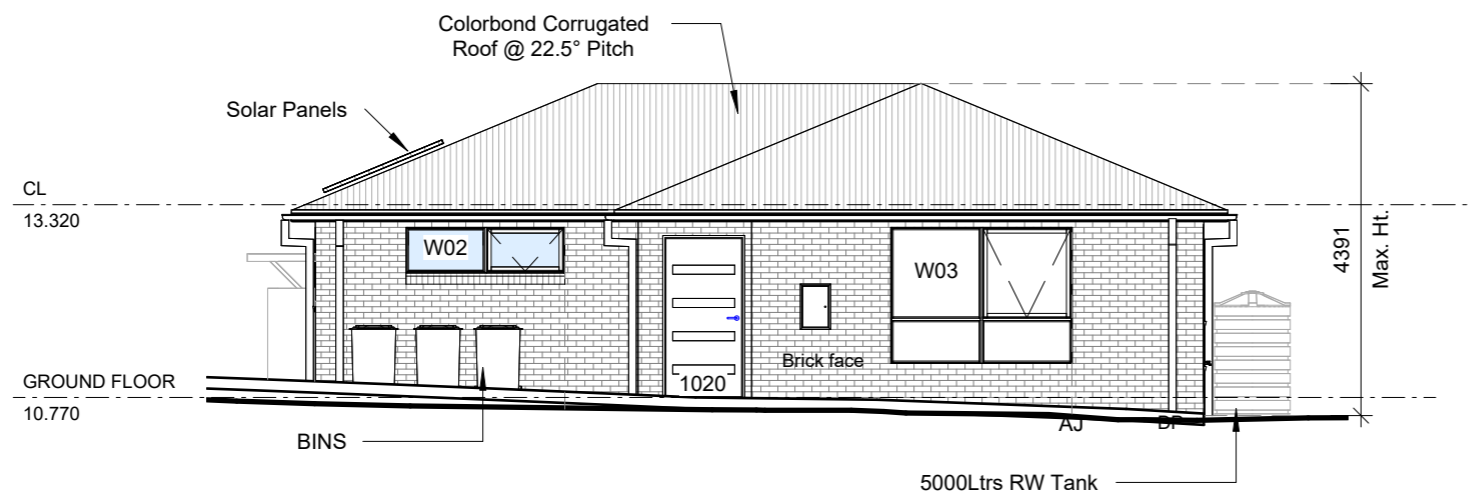
Window Schedule

Number	Height	Width	Head Height	Sill Height
W01	1000	1500	2250	1250
W02	600	2100	2250	1650
W03	1800	2400	2250	450
W04	400	2100	1450	1050
W05	1800	1800	2250	450
W06	1000	1500	2250	1250
W07	1800	1800	2250	450
W08	1800	1800	2250	450



SOUTH ELEVATION

1 : 100



WEST ELEVATION

1 : 100

STRUCTURAL ENGINEERING DISCLAIMER:

ALL STRUCTURAL METHODS SET OUT IN THIS ARCHITECTURAL DOCUMENTATION PACKAGE, EITHER DIAGRAMMATICAL OR ANNOTATED ARE NEITHER EXCLUSIVELY OR EXHAUSTIVE, AND ARE IN ALL CASES SUPERSEDED BY THE RELEVANT STRUCTURAL ENGINEERING DOCUMENTATION. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION AND COMPUTATIONS FOR ALL ENGINEERING METHODS.

ALL ROOF PENETRATIONS AND FLASHINGS AS PER THE NCC 2022 PART 7.2.7 WET AREA COMPLIANCE WITH AS3740. THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING.

WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS IF NOT CLEAR PLEASE CONFIRM DIMENSIONS BEFORE COMMENCE WORK ON SITE

AJ : DENOTES CONTROL JOINT TO FULL HEIGHT OF BRICKWORK @5M MAX. CENTRES. ALL JOINTS TO CONFIRM TO NOTE CN9 OF THE BRICKWORK AND CONCRETE ASSOCIATION.

INFORMATION CONTAINED IN THE SOIL REPORT REGARDING CONTROL JOINTS TAKES RECEDENCE.

WEEPHOLES - WEEP HOLES AT 1.2 METRE SPACING AND ABOVE WINDOWS MORE THAN 1.0 METRE WIDE.

NOTE: PROVIDE WEEPHOLES AT 960MM MAXIMUM CENTRES WITH CONTINUOUS FLASHING WHERE THE BRICKWORK EXTENDS OVER THE OPENINGS

NOTE:

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:

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- 50mm above impermeable areas that slope away from the building; or
- 150mm in any other case.

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Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2

- Riser: Min 115mm - Max 190mm
- Going: Min 240mm - Max 355mm
- Slope (2R+G): Max 550 - Min 700



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Client:
Akash Kumar & Dilsee Dutta

Project:
ADDITIONAL DWELLING

Address:
14 HENRY STREET,
SORELL, TAS - 7170

Rev	Description	Date
1	Dwgs. revised as per RFI dt. 12 March 2026	09/04/2026
2	Dwgs. revised as per RFI dt. 16 April 2026	01/06/2026

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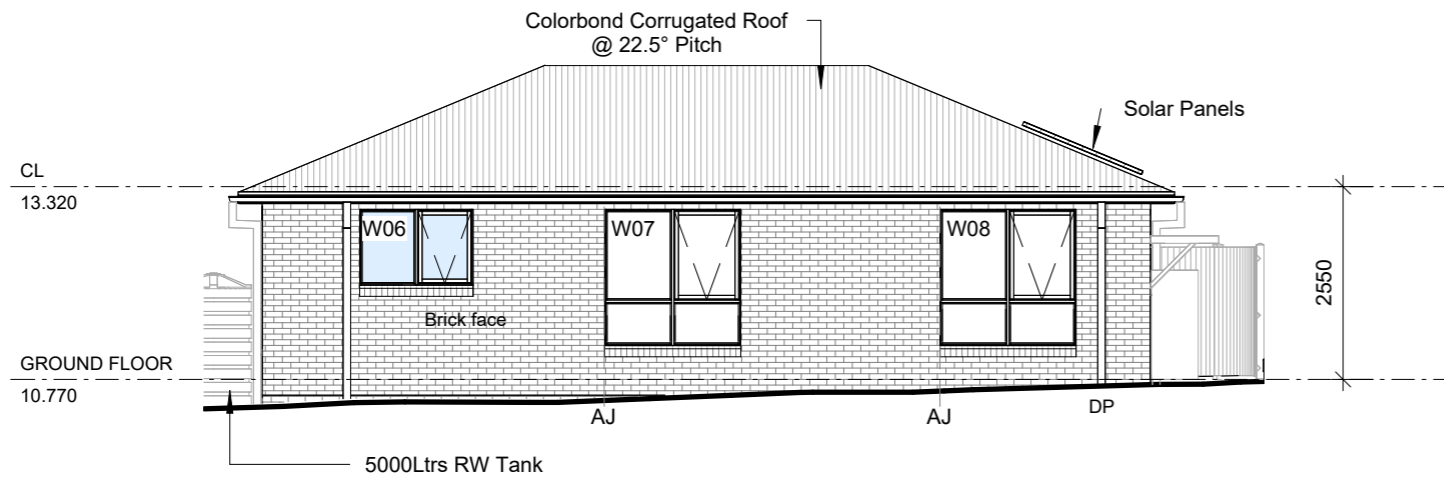
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Sheet:
ELEVATIONS

Drawn: GK

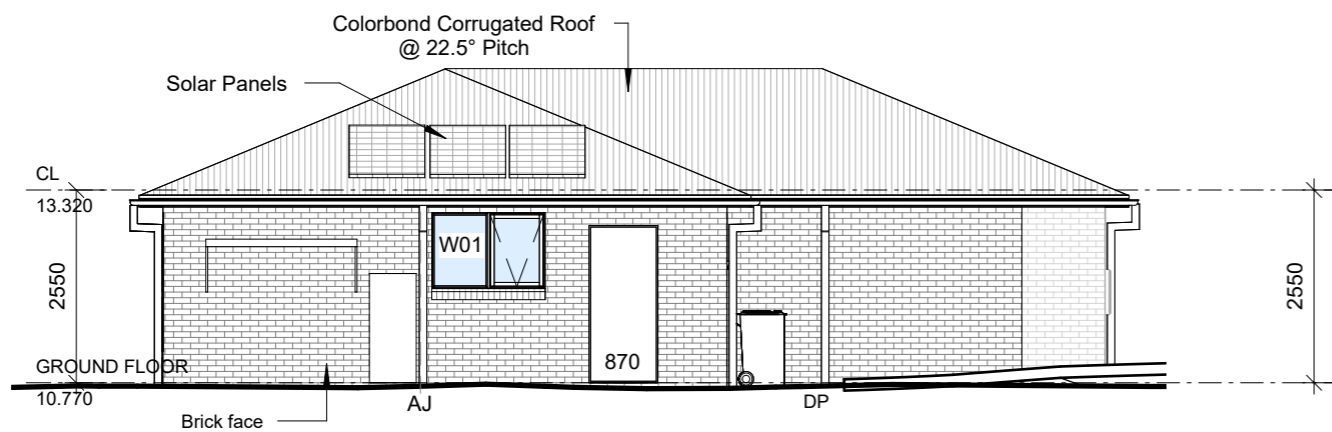
Scale: 1 : 100 Size: A3 Date: 20/02/2026

Project: 14HSS/TAS/ARCH-2026 Sheet No.: **A06** Rev: **2**



EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100

Window Schedule				
Number	Height	Width	Head Height	Sill Height
W01	1000	1500	2250	1250
W02	600	2100	2250	1650
W03	1800	2400	2250	450
W04	400	2100	1450	1050
W05	1800	1800	2250	450
W06	1000	1500	2250	1250
W07	1800	1800	2250	450
W08	1800	1800	2250	450

STRUCTURAL ENGINEERING DISCLAIMER:

ALL STRUCTURAL METHODS SET OUT IN THIS ARCHITECTURAL DOCUMENTATION PACKAGE, EITHER DIAGRAMMATICAL OR ANNOTATED ARE NEITHER EXCLUSIVELY OR EXHAUSTIVE, AND ARE IN ALL CASES SUPERSEDED BY THE RELEVANT STRUCTURAL ENGINEERING DOCUMENTATION. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION AND COMPUTATIONS FOR ALL ENGINEERING METHODS.

ALL ROOF PENETRATIONS AND FLASHINGS AS PER THE NCC 2022 PART 7.2.7

WET AREA COMPLIANCE WITH AS3740.

THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING.

WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS IF NOT CLEAR PLEASE CONFIRM DIMENSIONS BEFORE COMMENCE WORK ON SITE

AJ : DENOTES CONTROL JOINT TO FULL HEIGHT OF BRICKWORK @5M MAX. CENTRES. ALL JOINTS TO CONFIRM TO NOTE CN9 OF THE BRICKWORK AND CONCRETE ASSOCIATION.

INFORMATION CONTAINED IN THE SOIL REPORT REGARDING CONTROL JOINTS TAKES RECEDENCE.

WEEPHOLES -

WEEP HOLES AT 1.2 METRE SPACING AND ABOVE WINDOWS MORE THAN 1.0 METRE WIDE.

NOTE: PROVIDE WEEPHOLES AT 960MM MAXIMUM CENTRES WITH CONTINUOUS FLASHING WHERE THE BRICKWORK EXTENDS OVER THE OPENINGS

NOTE:

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:

100mm in low rainfall intensity areas or sandy, well-drained areas; or

50mm above impermeable areas that slope away from the building;

or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builder's specifications or located in saline environments or

if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8, Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so that a 125mm sphere cannot pass through, and withstand a force of 250N.

Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2

· Riser: Min 115mm - Max 190mm

· Going: Min 240mm - Max 355mm

· Slope (2R+G): Max 550 - Min 700



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Sheet:
ELEVATIONS
Drawn: GK
Scale: 1 : 100 Size: A3 Date: 20/02/2026
Project: 14HSS/TAS/ARCH-2026 Sheet No.: A07 Rev: 2

Gutter and Down Pipes - NCC 2022 Part 7.4

- Colorbond metal fascias and gutters.
- Eaves gutters installed with a fall of 1:500 (normally).
- Box gutters fall of 1:100.
- Spacing between downpipes maximum 12m.
- Downpipes to be located 1.2m from a valley or provisions made for overflow.
- Gutters and downpipes to be selected in accordance with NCC Vol 2 Part 7.4.3 and table

7.4.3b

and 7.4.3c.

Zincalume color (B.M.T) 0.500 protected steel sheet to Australian Standard AS139\ Fascia clips/brackets shall be attached to fascia /barge at a max 1.2m centres using recommended fasteners.

Ventilation of Roof Spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

- (a) is located-
 - (i) immediately above the primary insulation layer; or
 - (ii) immediately above sarking with a vapour permeance of not less than 1.14 µEg/N.s, which is immediately above the primary insulation layer; or
 - (iii) immediately above ceiling insulation; and
- (b) has a height of not less than 20 mm; and
- (c) is either-
 - (i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3;
 - or
 - (ii) located immediately underneath the roof tiles or an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roof Cladding

R5.0 Insulation batts to roof space above ceiling lining.
Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

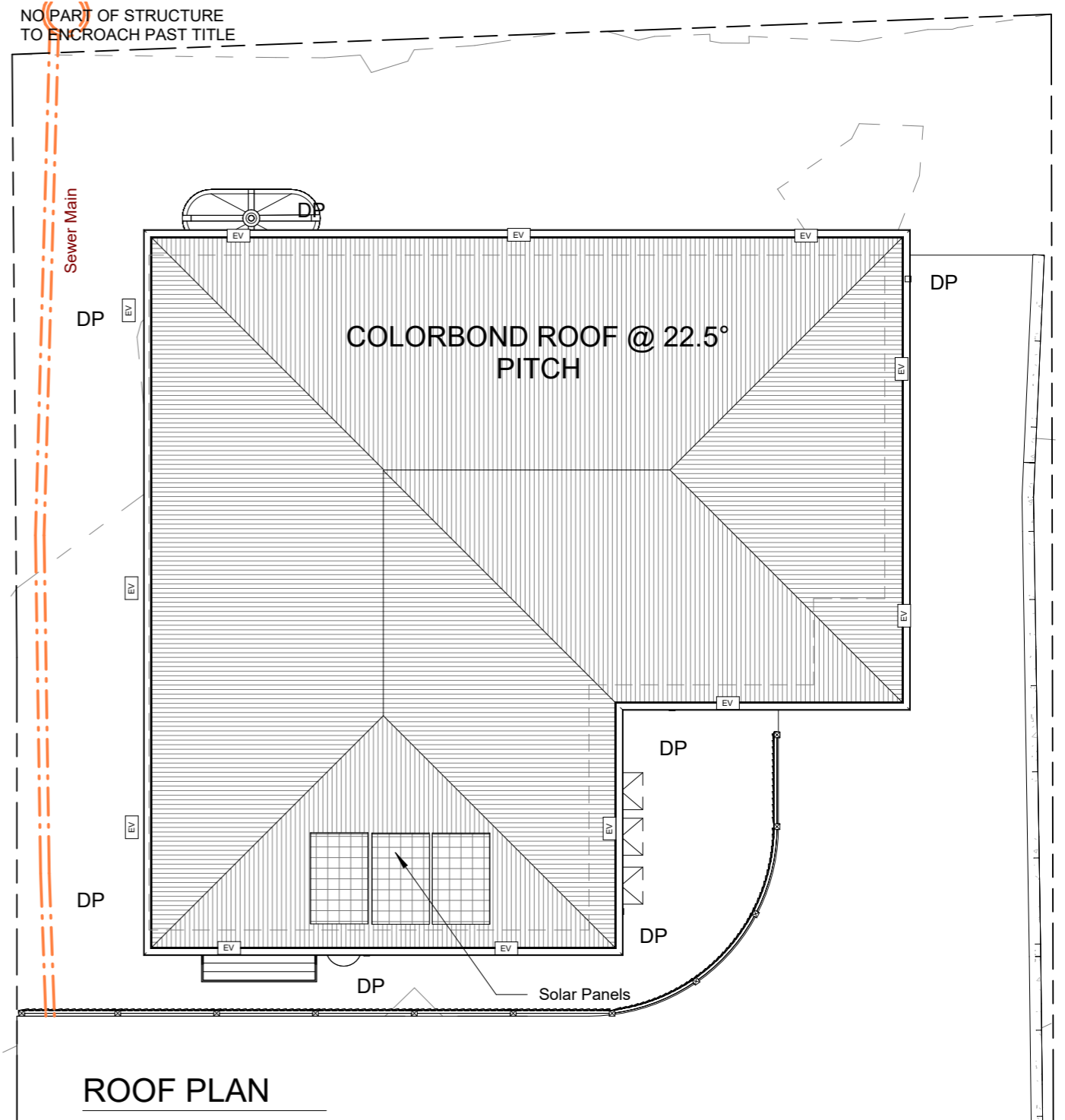
- (a) comply with AS/NZS 2908.2 or ISO 8336; and
- (b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
 - (i) 2.8 x~ 30 mm fibre-cement nails; or
 - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
 - (iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

F8D3 External wall construction

2 (b) for climate zone 6,7,& 8, 1.14 µg/N.s

Class 4 vapour control membranes meet the vapour permeance requirements of F8D3(2)(b)



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NOTES:
 ROOF LAYOUT DESIGN SHOWN IS FOR GUIDE PURPOSES ONLY, SEE THE ROOF MANUFACTURES DRAWINGS FOR EXACT DESIGN.
 CONCRETER / BUILDER TO MAKE SURE THAT MIN. 385 TO BE EXCAVATED BELOW FLOOR LEVEL IN RESIDENCE AND GARAGE FOR A WAFFLE SLAB.
 CHECK ON SITE BEFORE COMMENCING BEFORE COMMENCING ON SITE PLEASE CHECK ALL DIMENSIONS



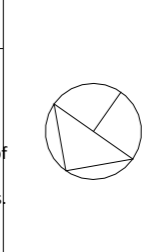
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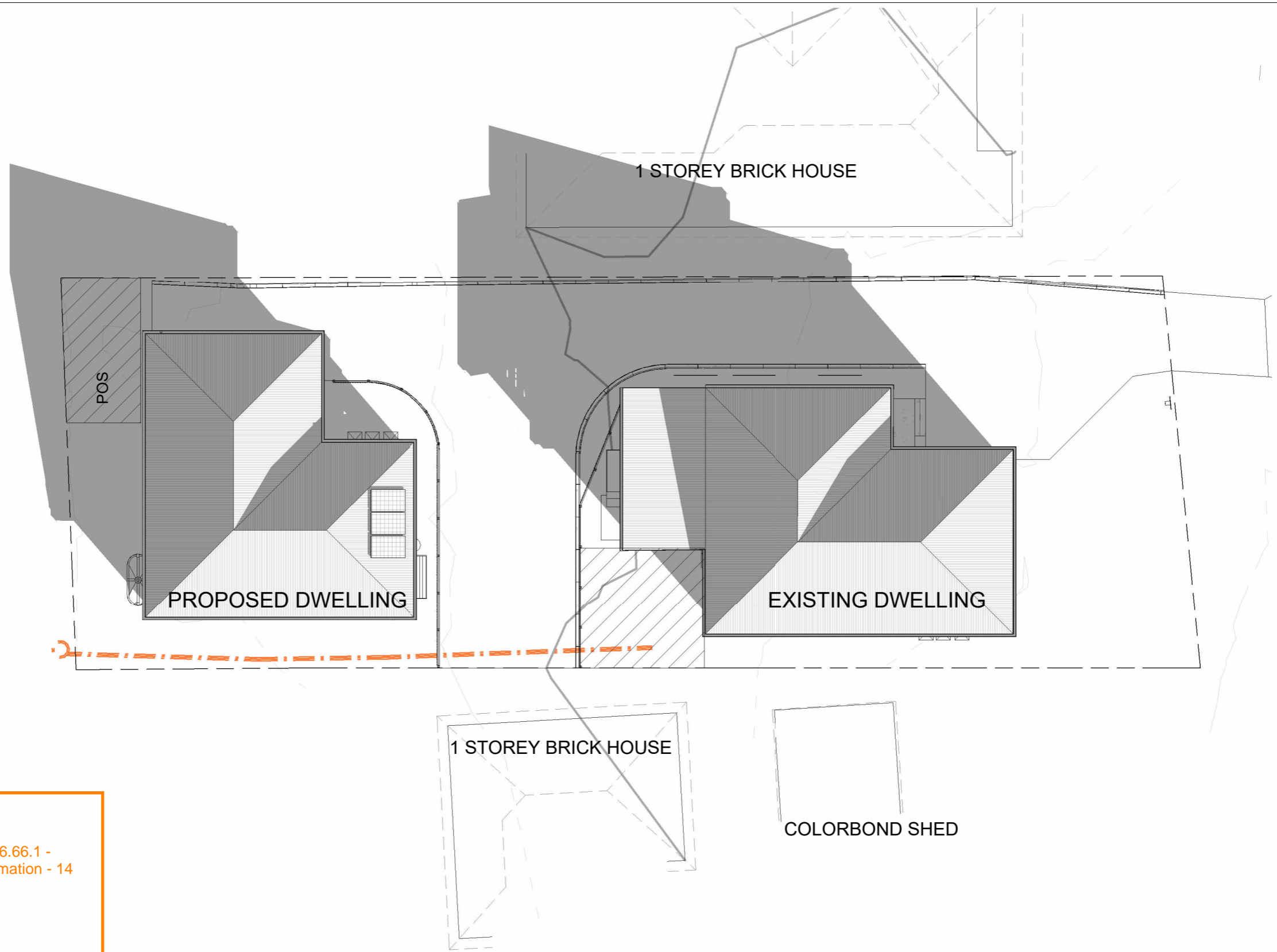
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Sheet: ROOF PLAN		
Drawn: GK		
Scale: 1 : 100	Size: A3	Date: 20/02/2026
Project: 14HSS/TAS/ARCH-2026	Sheet No.: A08	Rev: 2




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SHADOW @ 0900AM

1 : 200



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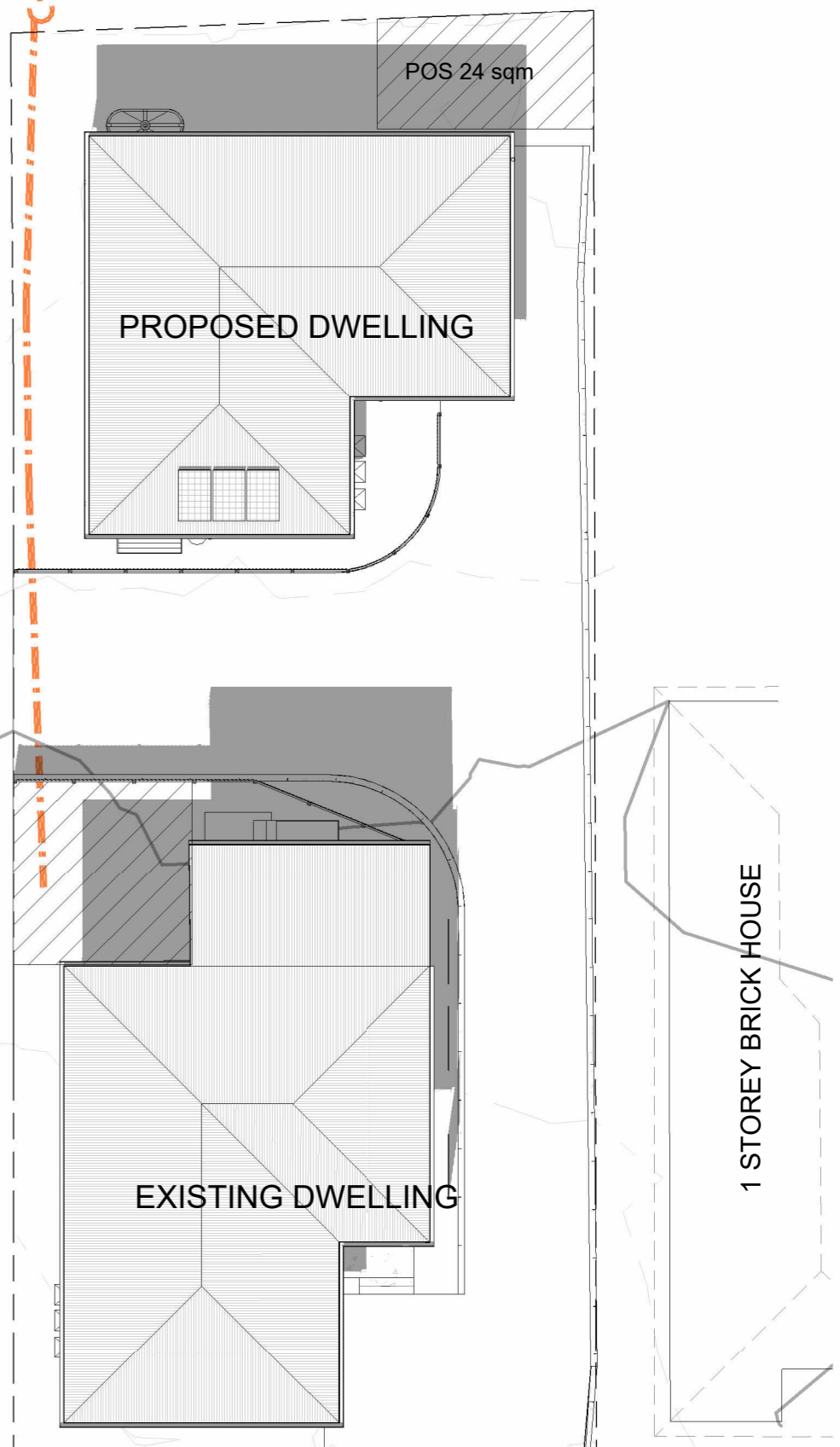
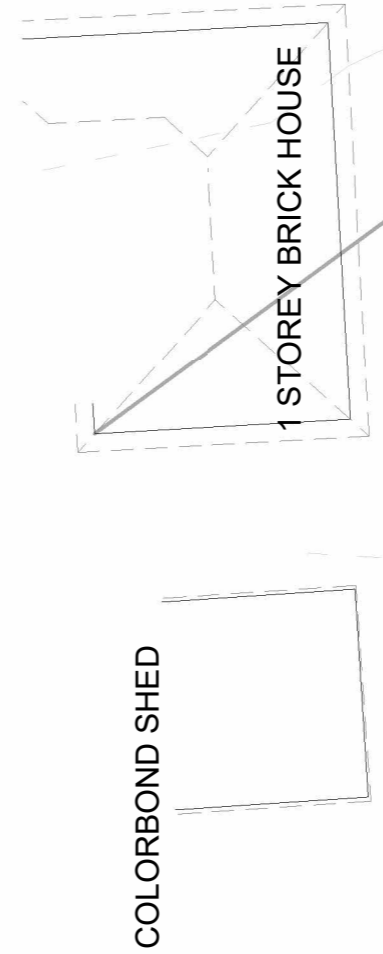
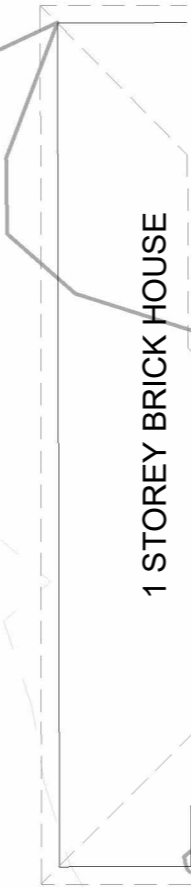
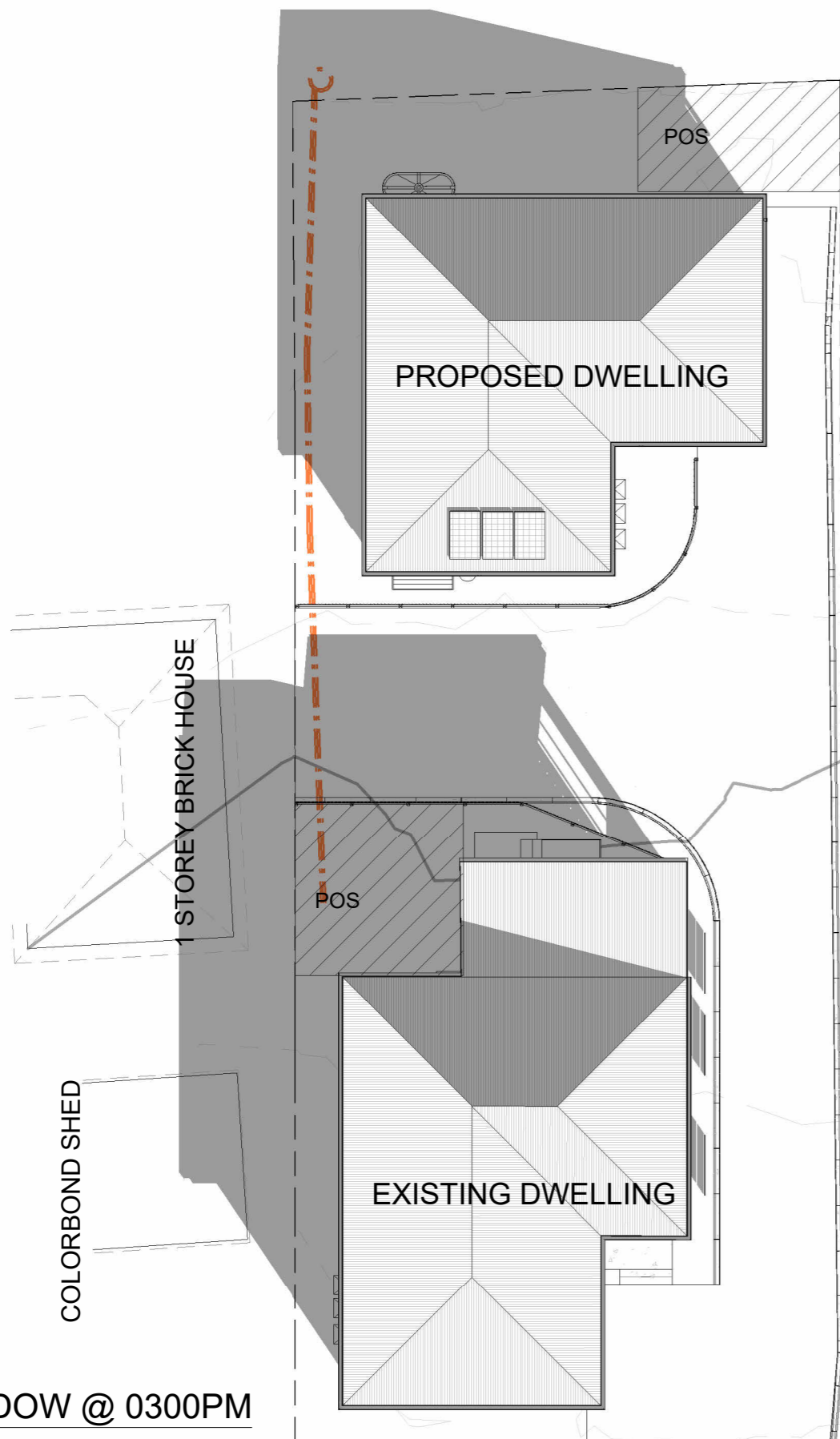
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Project: 14HSS/TAS/ARCH-2026	Sheet No.: A18	Rev: 2


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SHADOW @ 0300PM

1 : 200

SHADOW @ 1200PM

1 : 200



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