



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/159

LOCATION OF AFFECTED AREA

65B LACHLAN COURT, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

SINGLE DWELLING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **26/08/2024**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager



Brighton
going places

DA TASMANIAN PLANNING SCHEME

SHEET INDEX

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8	WINDOW & DOOR SCHEDULES
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10	FLOOR COVERINGS
11	KITCHEN DETAILS
12	BATHROOM DETAILS
13	ENSUITE DETAILS
14	LAUNDRY DETAILS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	214.28
LIVING	6.84
PORCH	221.12 m ²

ON SITE WASTEWATER TREATMENT REQUIRED. REFER TO REPORT PREPARED BY GES (TBC)

ON SITE STORMWATER MANAGEMENT. REFER TO REPORT PREPARED BY GES/FLUSSIG (TBC)

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 AND 4900:2018.
- ALL STEEL FRAMING TO BE DESIGNED TO AS 4109-2020 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 3796-2007.
- EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
- EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

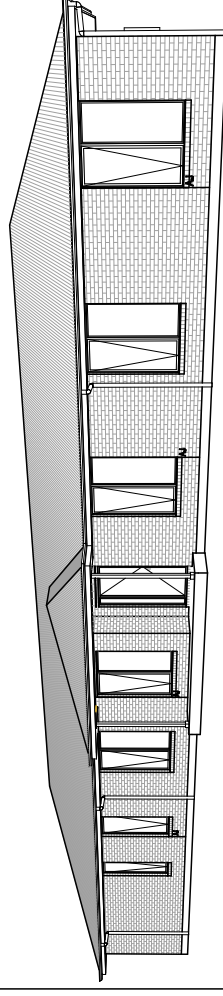
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	TC2
TERRAIN CATEGORY	T1
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	YES
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	30.44km
ZONING	RURAL LIVING

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 20,000mm	32,000mm
SIDE A	MIN. 10,000mm	19,672mm
SIDE B	MIN. 10,000mm	24,206mm
REAR	MIN. 10,000mm	177,037mm
BULK & SCALE		
SITE AREA	16,750m ²	
SITE COVERAGE	MAX. 2.38%	0%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	397mm
FILL DEPTH	MAX. 1,000mm	460mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



Certificate of Title inclusive of lot specific zoning, easement and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig Information, Planning Approval, 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.

BUSHFIRE REQUIREMENTS - BAL-12.5

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

- ROOF:
 - PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING
 - PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
 - PROVIDE BAL-12.5 RATED DEKITE TO ALL AIR VENTS ON ROOF.
 - PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
 - PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.
- WALLS, POSTS AND BEAMS:
 - EXTERNAL SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
 - EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STRUTS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.

- WINDOWS AND DOORS:
 - PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
 - PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
 - SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
 - SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
 - PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
 - PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
 - PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.
- OTHER:
 - PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

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	N/A
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTIS (EXCL. GARAGE, ALFRESCO & PATIO)
EXT. WALLS	R2.0 BATTIS (EXCL. GARAGE)
INT. WALLS	WALL WRAP TO ENTIRE HOUSE
FLOOR	BIAX SLAB

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

SIGNATURE: _____

DATE: _____

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____

DATE: _____

SIGNATURE: _____

DATE: _____

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

PRELIMINARY PLAN SET

3 PRELIMINARY PLAN SET - INITIAL ISSUE

No. AMENDMENT



SPECIFICATION:
DESIGNER
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REVISION
1 DRAFT SALES PLAN - CT1
2 CT2 AMENDMENTS
3 PRELIM PLANS - INITIAL ISSUE

DRAWN
RT2 22/05/2024
JOL 17/06/2024
HMI 08/07/2024

CLIENT:
JENNA LISEY HAMMOND & ZACHARY LEONARD WELSH

ADDRESS:
65B LACHLAN CT, BRIGHTON TAS 7030

LOT / SECTION / CT:
3 / - / 184645

COUNCIL:
BRIGHTON COUNCIL

HOUSE DESIGN:
WOODBRIDGE 24
FAÇADE DESIGN:
CLASSIC FAÇADE
SHEET TITLE:
COVER SHEET

HOUSE CODE:
H-WDNWBG10SA
FAÇADE CODE:
F-WDNWBG10CLASA
SHEET No.:
1 / 14

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.

714012

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

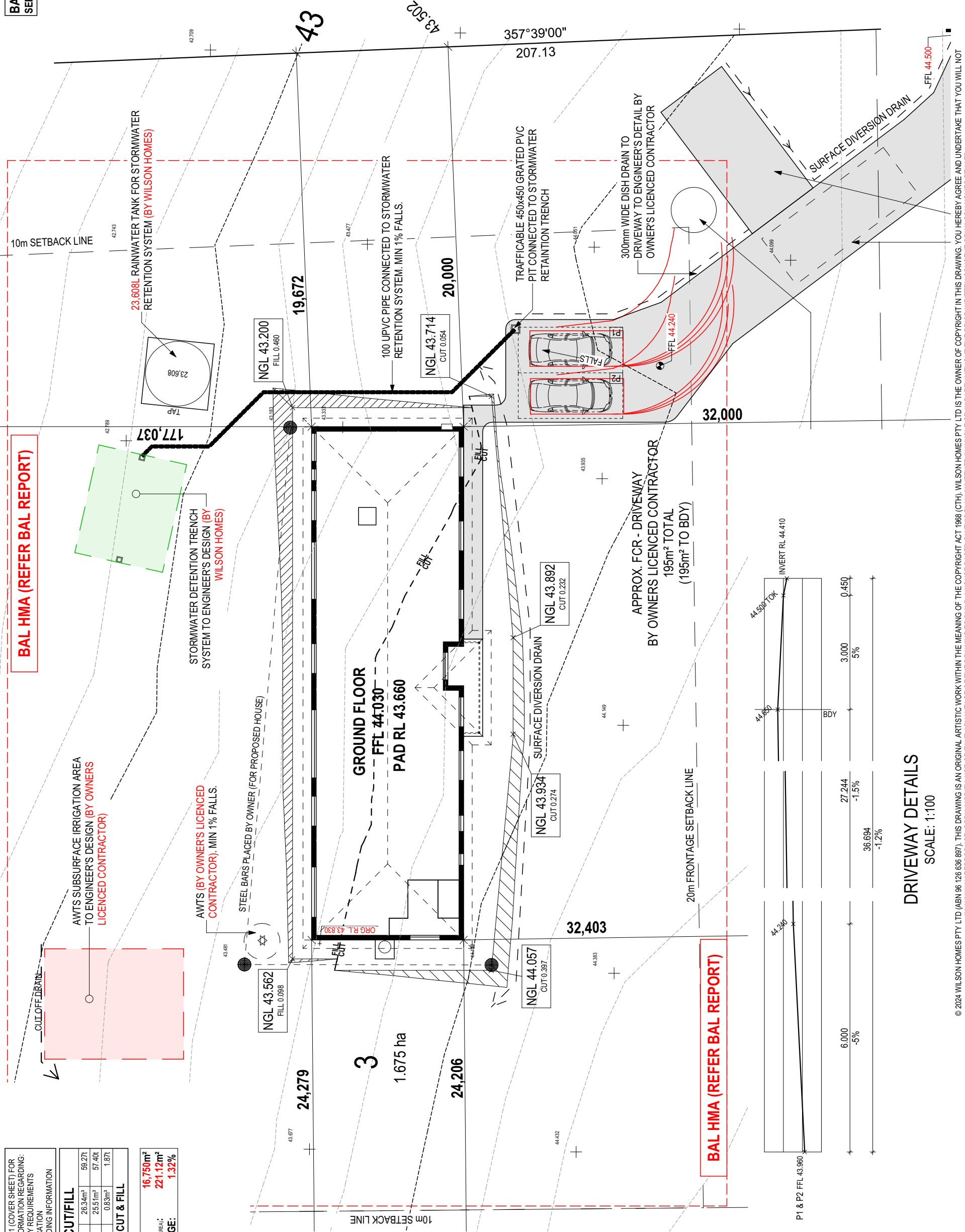
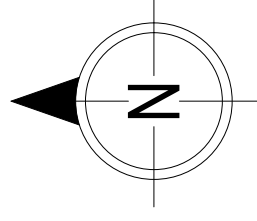
APPROX. CUT/FILL

	CUT	FILL
DIFFERENCE	26.34m ³	59.27L
EVEN CUT & FILL	25.51m ³	57.40L
	0.83m ³	1.87L

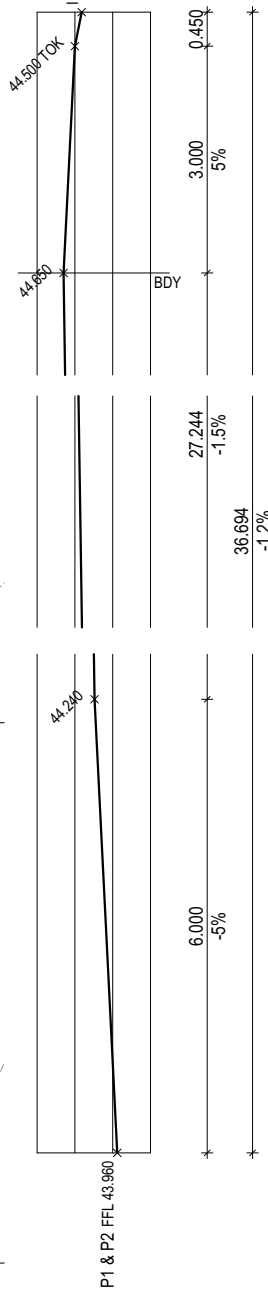
LOT SIZE: 16,750m²
HOUSE COVERED AREA: 221.12m²
SITE COVERAGE: 1.32%

BAL HMA (REFER BAL REPORT)

BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS



BAL HMA (REFER BAL REPORT)



DRIVEWAY DETAILS
 SCALE: 1:100

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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SPECIFICATION:

DESIGNER	JENNA LISEY HAMMOND & ZACHARY LEONARD WELSH
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REVISION

NO.	DESCRIPTION	DATE	BY
1	DRAFT SALES PLAN - CT1	22/05/2024	RT2
2	CT2 AMENDMENTS	17/06/2024	JOL
3	PRELIM PLANS - INITIAL ISSUE	08/07/2024	HMI

CLIENT: JENNA LISEY HAMMOND & ZACHARY LEONARD WELSH
ADDRESS: 65B LACHLAN CT, BRIGHTON TAS 7030
LOT / SECTION / CT: 3 / - / 184645
COUNCIL: BRIGHTON COUNCIL

HOUSE DESIGN: WOODBRIDGE 24
FAÇADE DESIGN: CLASSIC FAÇADE
SHEET TITLE: SITE PLAN (1:200)

HOUSE CODE: H-WDNWBG10SA
FAÇADE CODE: F-WDNWBG10CLASA
SHEET No.: 2 / 14
SCALES: 1:200, 1:100
714012

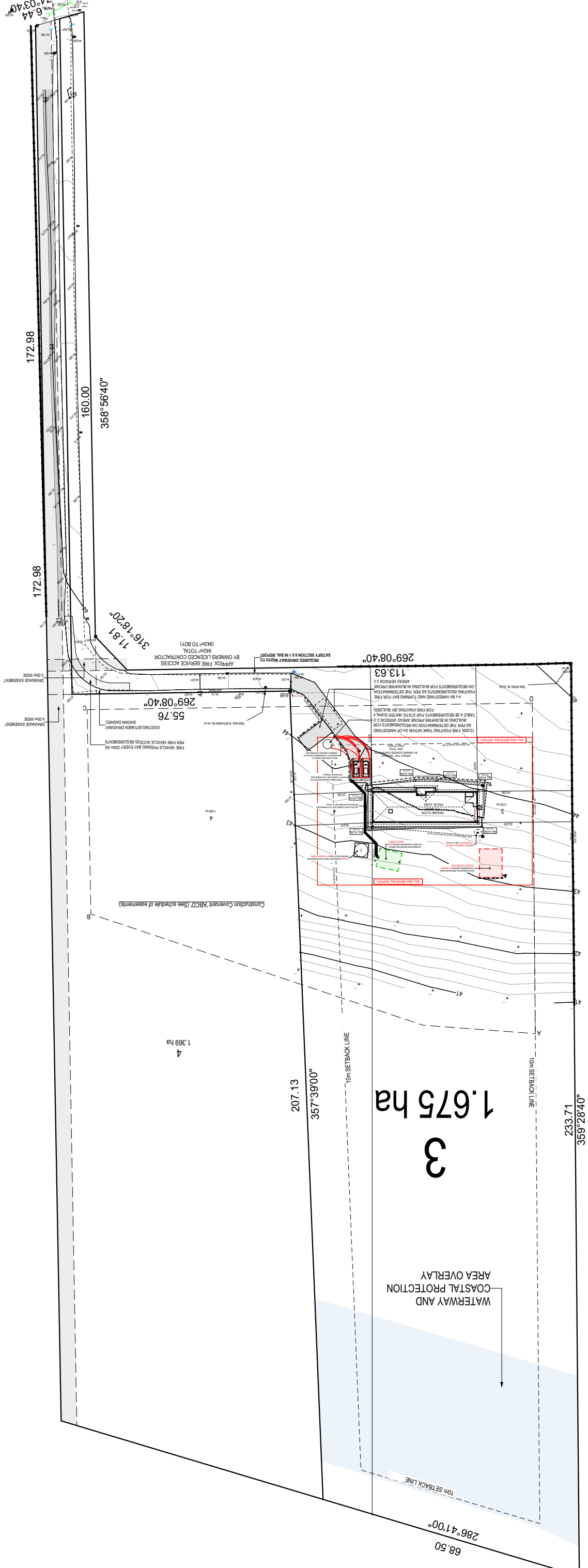
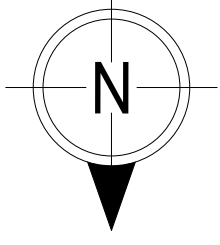
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APPROX. CUT/FILL

CUT	26.34m ³	59.27L
FILL	25.51m ³	57.40L
DIFFERENCE	0.83m ³	1.87L

EVEN CUT & FILL

BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS



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

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REVISION	DATE	DESCRIPTION
1	22/05/2024	DRAFT SALES PLAN - CT1
2	17/06/2024	CT2 AMENDMENTS
3	08/07/2024	PRELIM PLANS - INITIAL ISSUE

CLIENT:
 JENNA LISEY HAMMOND & ZACHARY LEONARD WELSH
 ADDRESS:
 65B LACHLAN CT, BRIGHTON TAS 7030
 LOT / SECTION / CT:
 3 / - / 184645

HOUSE DESIGN:
 WOODBRIDGE 24
FAÇADE DESIGN:
 CLASSIC FAÇADE
SHEET TITLE:
 SITE PLAN (1:1000)

HOUSE CODE:
 H-WDNWBG10SA
FAÇADE CODE:
 F-WDNWBG10CLASA
SCALES:
 1:1000

SHEET No.: 3 / 14
SITE PLAN (1:1000)

714012

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ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

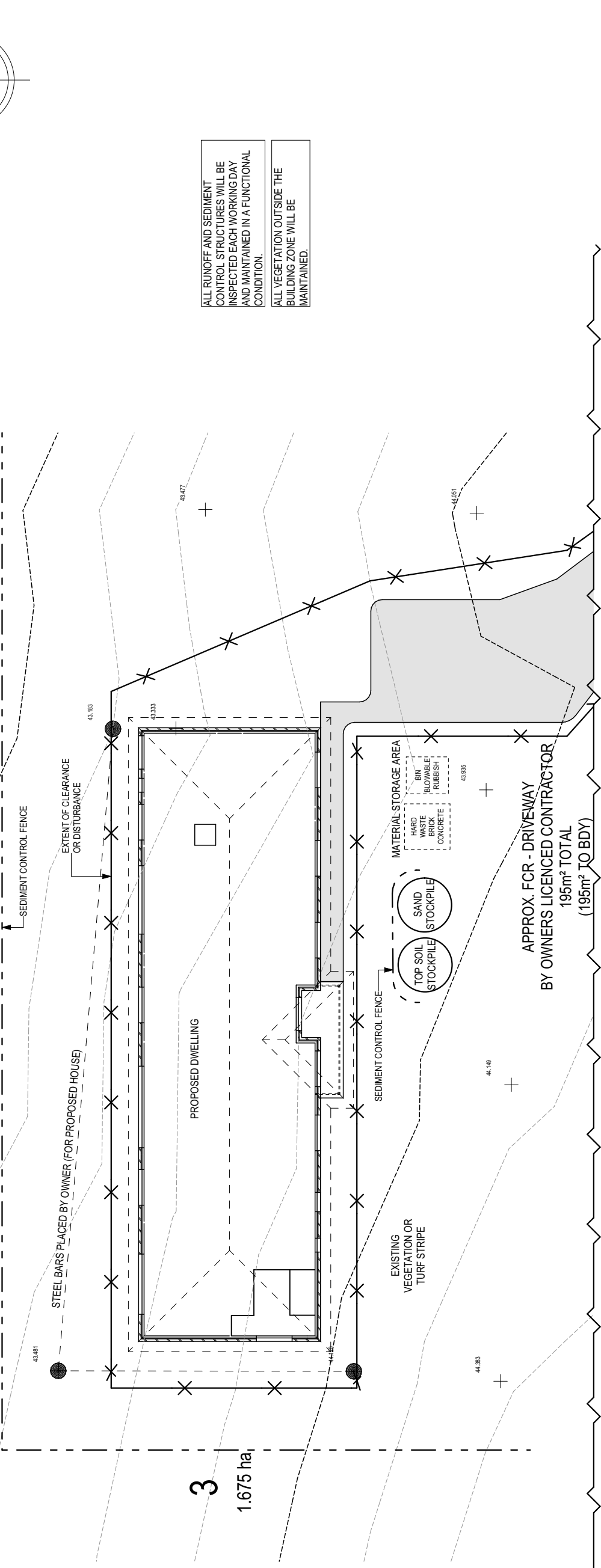
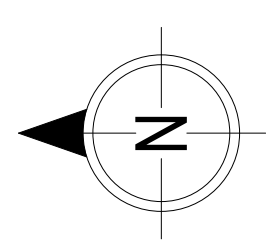
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

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.

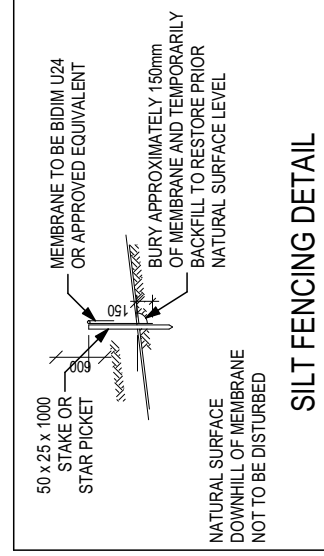
NOTES:

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.

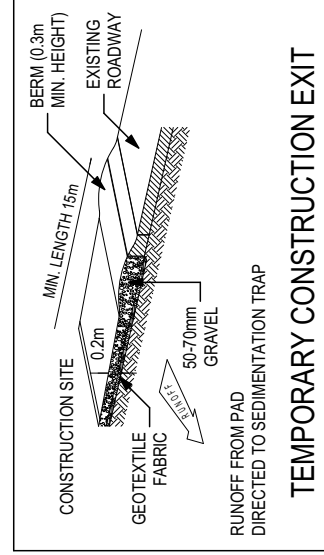
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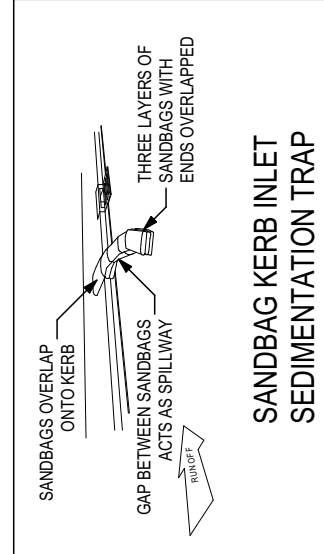
ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP



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REVISION	DATE	DESCRIPTION
1	22/05/2024	DRAFT SALES PLAN - CT1
2	17/06/2024	CT2 AMENDMENTS
3	08/07/2024	PRELIM PLANS - INITIAL ISSUE

CLIENT: JENNA LISEY HAMMOND & ZACHARY LEONARD WELSH
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LOT / SECTION / CT: 3 / - / 184645
COUNCIL: BRIGHTON COUNCIL

HOUSE CODE:	HOUSE DESIGN:	HOUSE CODE:	HOUSE DESIGN:
H-WDNWBG10SA	WOODBIDGE 24	H-WDNWBG10SA	WOODBIDGE 24
F-WDNWBG10CLASA	CLASSIC FACADE	F-WDNWBG10CLASA	CLASSIC FACADE

SHEET No.: 4 / 14
SCALES: 1:200
SHEET TITLE: SOIL & WATER MANAGEMENT PLAN

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**BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS**

MAIN DWELLING, GROUND FLOOR	
LIVING	214.28
PORCH	6.84
	221.12 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

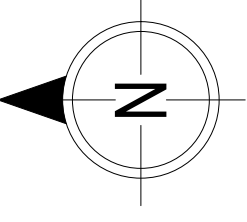
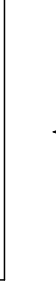
ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

ALL GROUND FLOOR INTERNAL DOORS TO BE 2340 HIGH UNLESS NOTED OTHERWISE (EXCLUDES CAVITY SLIDING DOORS)

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

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

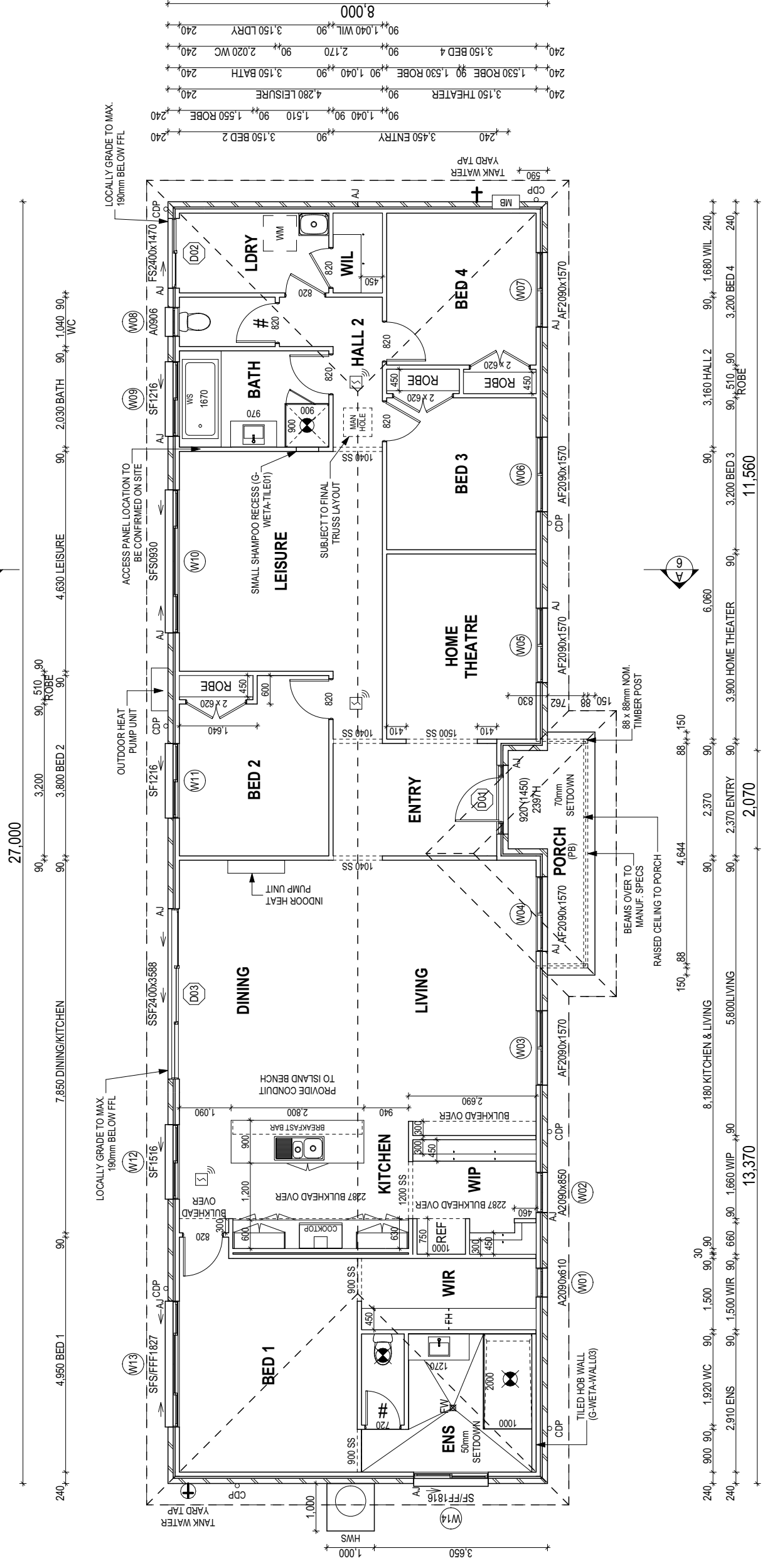
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



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

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

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ALL DIMENSIONS ARE FRAME DIMENSIONS



SPECIFICATION:
DESIGNER
COPYRIGHT:
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REVISION	DRAWN	CLIENT
1 DRAFT SALES PLAN - CT1	RT2	JENNA LISEY HAMMOND & ZACHARY LEONARD WELSH
2 CT2 AMENDMENTS	JOL	ADDRESS: 65B LACHLAN CT, BRIGHTON TAS 7030
3 PRELIM PLANS - INITIAL ISSUE	HMI	LOT / SECTION / CT: 3 / - / 184645

HOUSE DESIGN:
WOODBIDGE 24

FAÇADE DESIGN:
CLASSIC FAÇADE

SHEET TITLE:
GROUND FLOOR PLAN

COUNCIL:
BRIGHTON COUNCIL

HOUSE CODE:
H-WDNWBG10SA

FAÇADE CODE:
F-WDNWBG10CLASA

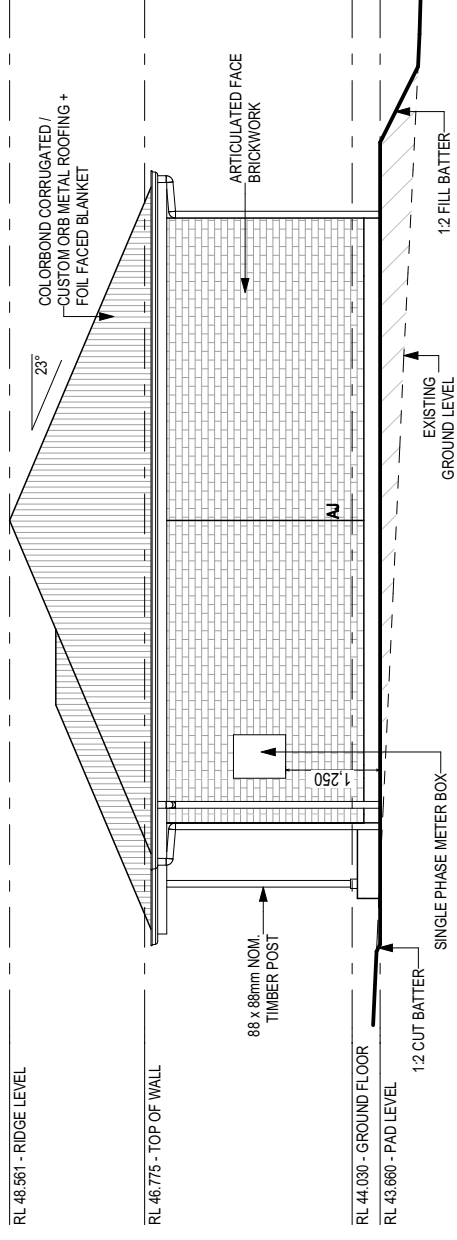
SHEET No.:
5 / 14

SCALES:
1:100

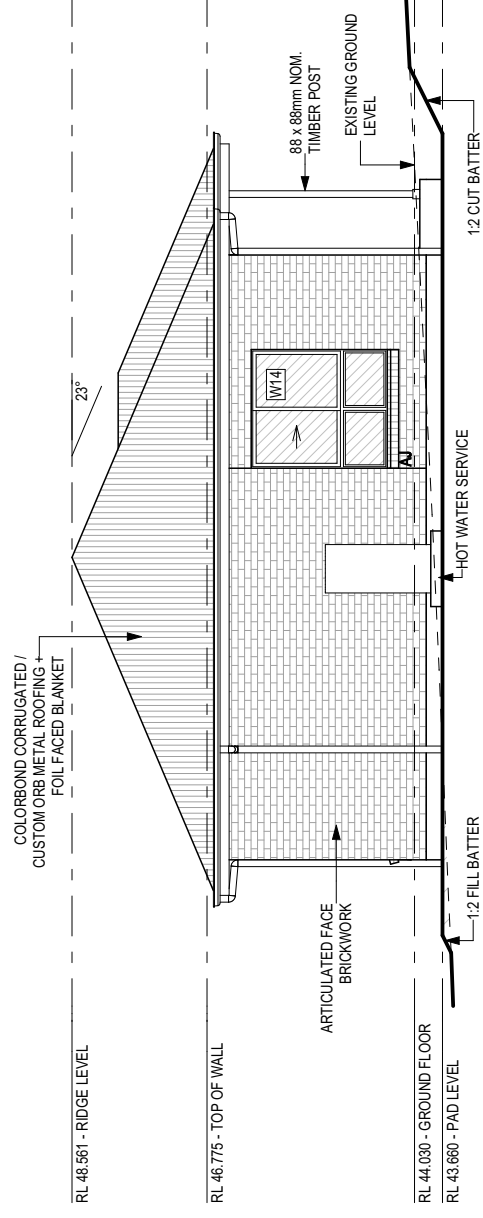
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714012

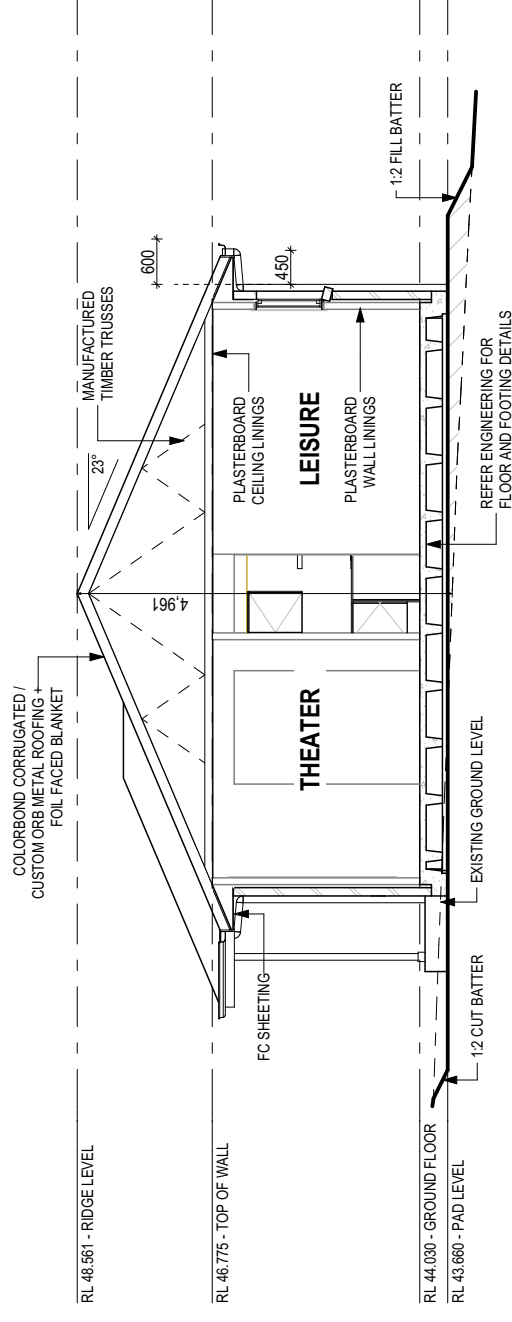
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



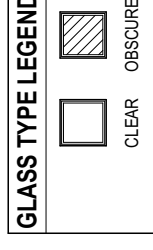
EAST ELEVATION
SCALE: 1:100



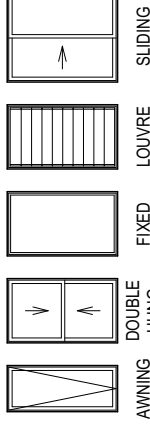
WEST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

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

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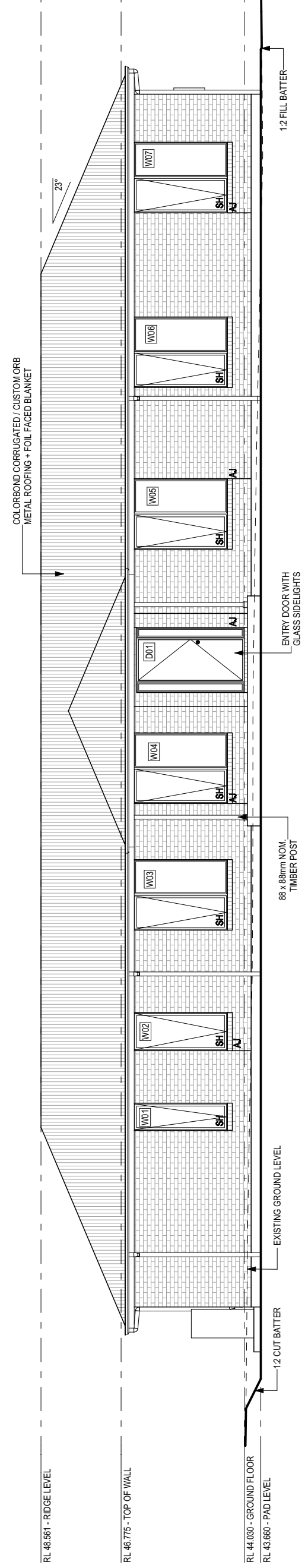
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING **W-BRCC-001**

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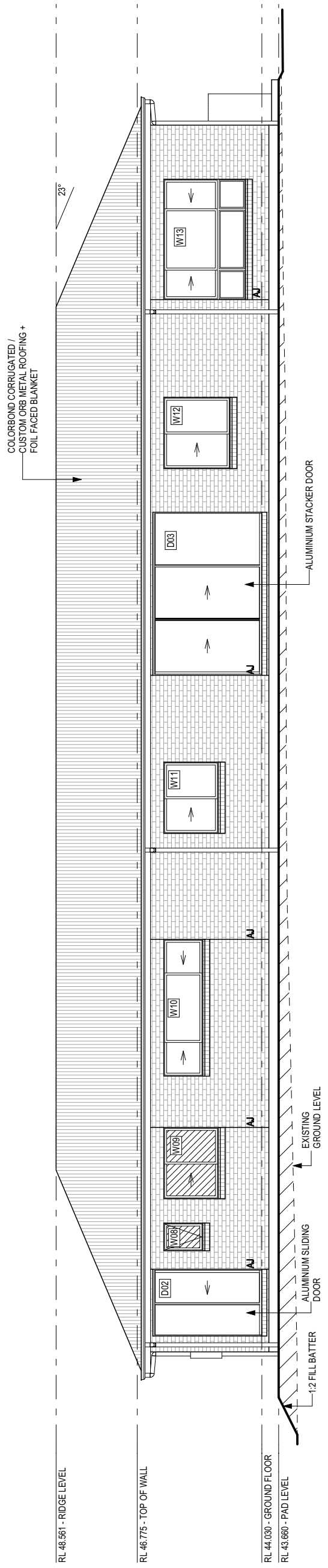
<p>WILSON HOMES</p>	<p>SPECIFICATION:</p> <p>DESIGNER</p> <p>COPYRIGHT:</p> <p>© 2024</p>	<p>REVISION</p> <table border="1"> <tr> <td>1</td> <td>DRAFT SALES PLAN - CT1</td> <td>RT2</td> <td>22/05/2024</td> <td>CLIENT:</td> <td>JENNA LISEY HAMMOND & ZACHARY LEONARD WELSH</td> </tr> <tr> <td>2</td> <td>CT2 AMENDMENTS</td> <td>JOL</td> <td>17/06/2024</td> <td>ADDRESS:</td> <td>65B LACHLAN CT, BRIGHTON TAS 7030</td> </tr> <tr> <td>3</td> <td>PRELIM PLANS - INITIAL ISSUE</td> <td>HMI</td> <td>08/07/2024</td> <td>LOT / SECTION / CT:</td> <td>3 / - / 184645</td> </tr> </table>	1	DRAFT SALES PLAN - CT1	RT2	22/05/2024	CLIENT:	JENNA LISEY HAMMOND & ZACHARY LEONARD WELSH	2	CT2 AMENDMENTS	JOL	17/06/2024	ADDRESS:	65B LACHLAN CT, BRIGHTON TAS 7030	3	PRELIM PLANS - INITIAL ISSUE	HMI	08/07/2024	LOT / SECTION / CT:	3 / - / 184645	<p>HOUSE DESIGN:</p> <p>WOODBRIDGE 24</p> <p>FAÇADE DESIGN:</p> <p>CLASSIC FAÇADE</p> <p>SHEET TITLE:</p> <p>ELEVATIONS / SECTION</p>	<p>HOUSE CODE:</p> <p>H-WDNWBG10SA</p> <p>FAÇADE CODE:</p> <p>F-WDNWBG10CLASA</p> <p>SHEET No.:</p> <p>6 / 14</p>	<p>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.</p>	<p>714012</p>
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NORTH ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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WINDOW TYPE LEGEND

	AWNING		DOUBLE HUNG		FIXED		LOUVRE		SLIDING
--	--------	--	-------------	--	-------	--	--------	--	---------

GLASS TYPE LEGEND

	CLEAR		OBSCURE
--	-------	--	---------

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