



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/186

LOCATION OF AFFECTED AREA

15 SHELDUCK DRIVE, OLD BEACH

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 **07/10/2024**. 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

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	FIRST FLOOR PLAN
6	ELEVATIONS
7	ELEVATIONS
8	SECTIONS
9	STAIRCASE 3D VIEWS
10	WINDOW & DOOR SCHEDULES
11	ROOF DRAINAGE PLAN
12	FLOOR COVERINGS
13	KITCHEN DETAILS
14	POWDER ROOMS DETAILS
15	BATHROOM DETAILS
16	ENSUITE DETAILS
17	LAUNDRY DETAILS
18	SHADOW DIAGRAMS - JUNE 21

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S):	2595mm
FIRST FLOOR TOP OF WALL HEIGHT(S):	2445mm
(CEILING HEIGHT 45mm LOWER THAN TOP OF WALL)	
ROOF PITCH (U.N.O.):	23.0°
ELECTRICITY SUPPLY:	SINGLE PHASE
GAS SUPPLY:	NONE
ROOF MATERIAL:	SHEET METAL
ROOF COLOUR:	N/A
WALL MATERIAL:	BRICK VENEER, CLADDING

INSULATION

INSULATION TO BE INSTALLED IN ACCORDANCE WITH N.C.C. AND RELEVANT AUSTRALIAN STANDARDS

SARKING UNDER ROOFING
CEILING: R4.1 BATTIS (EXCL. GARAGE, ALFRESCO & PATIO)

EXTERIOR WALLS: R2.0 BATTIS (EXCL. GARAGE)

WALL WRAP TO ENTIRE HOUSE

INTERIOR WALLS: R2.0 BATTIS WHERE SHOWN ON PLANS AND WHERE ADJACENT TO GARAGE / SUBFLOOR / ROOF SPACES / SKYLIGHTS

BIAx SLAB R0.60

FLOOR INSULATION: R2.0 BATTIS TO FLOOR SPACES ABOVE PORCH / ALFRESCO / GARAGE AREAS, IF APPLICABLE

SITE & ENGINEERING INFORMATION

DESIGN WIND CLASSIFICATION:	N2
CLIMATE ZONE:	ZONE 7 - COOL TEMPERATE
WIND REGION:	A
TERRAIN CATEGORY:	TC2.5
SHIELDING FACTOR:	PS - PARTIAL SHIELDING
TOPOGRAPHIC CLASSIFICATION:	T1
DESIGN WIND SPEED:	40 m/sec
SITE CLASSIFICATION:	M
SLAB CLASSIFICATION:	TBC

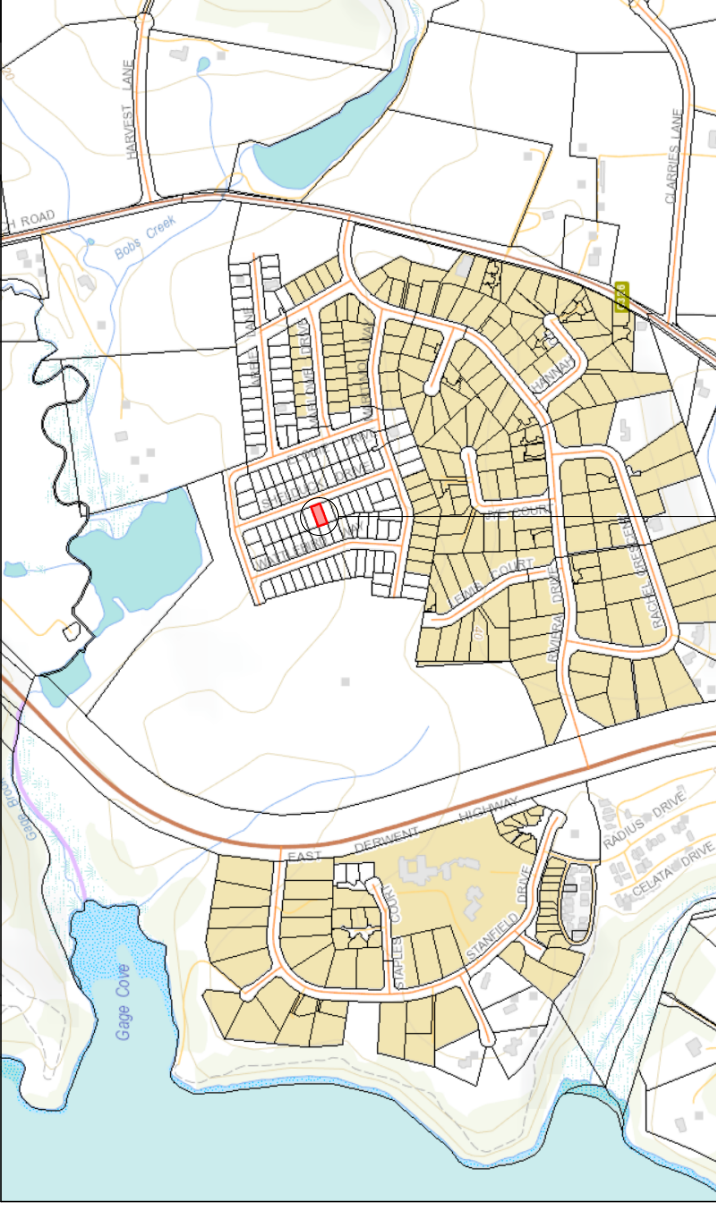
SLAB TO BE IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DRAWINGS FOR ALL SLAB DETAILS.

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C.

ALL TIMBER FRAMING TO BE DESIGNED TO AS1684-2010

BAL-LOW BUSHFIRE REQUIREMENTS

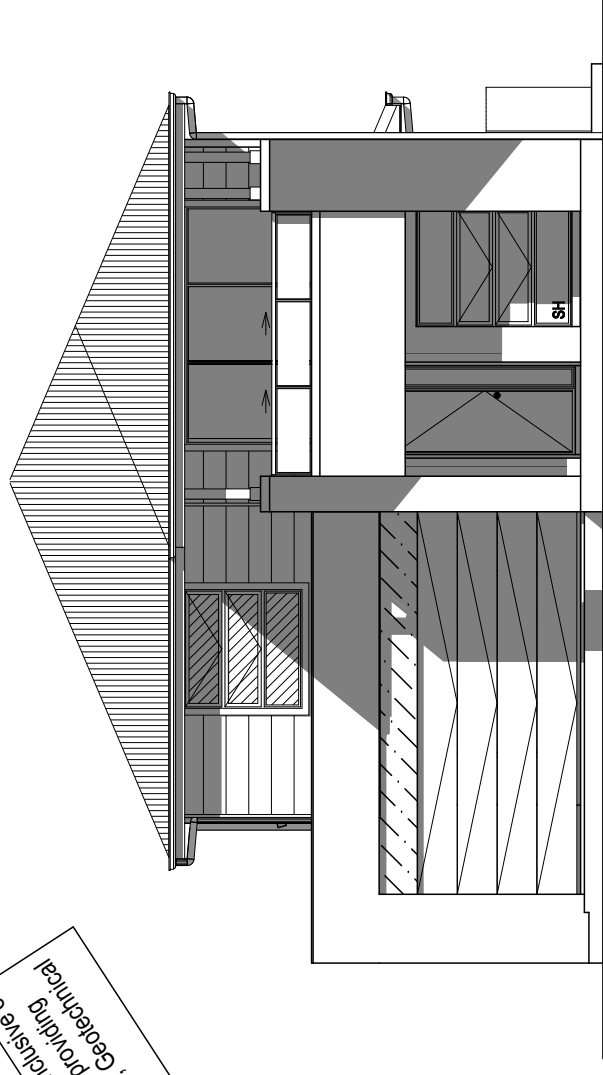
NO SPECIAL CONSTRUCTION REQUIREMENTS



SITE LOCATION

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 and easement and covenant documents, BAL report and rating, approved subdivision plans providing for crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Borehole Dig Information, Planning Approval.



PRELIMINARY PLAN SET

3	DA PLAN SET - INITIAL ISSUE, VARIATION REF 001 UPDATE	ALL	2024.08.02	CLG	-
2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2024.08.21	MLG	-

No. AMENDMENT

No.	REVISION	SHEET	DATE	DATE	DRAWN CHECK
1	DRAFT SALES PLAN - CT1	JUL	2024.08.05		
2	PRELIM PLANS - INITIAL ISSUE	MLG	2024.08.21		
3	DA PLANS SET - VAR REF 001, 002 UPDATE	CLG	2024.08.11		

SPECIFICATION:
ELEVATE
COPYRIGHT:
© 2024



CLIENT:
DANIEL & VIRGINIA LEONARD
ADDRESS:
15 SHELDUCK DRIVE, OLD BEACH TAS 7017
LOT / SECTION / CT:
448 / - / 186023
COUNCIL:
BRIGHTON COUNCIL

HOUSE DESIGN:
PITTWATER
HOUSE CODE:
H-WELPTW10DA
FAÇADE DESIGN:
DOVER
SHEET TITLE:
COVER SHEET

HOUSE CODE:
H-WELPTW10DA
FAÇADE CODE:
F-WELPTW10DOVRA
SHEET No.:
1 / 18
SCALES:
1 / 18

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

714029

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: _____

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE: _____

DATE: _____

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

ZONE: 8.0 GENERAL RESIDENTIAL
70m DISTANCE FROM CALM MARINE (GAGE COVE)

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

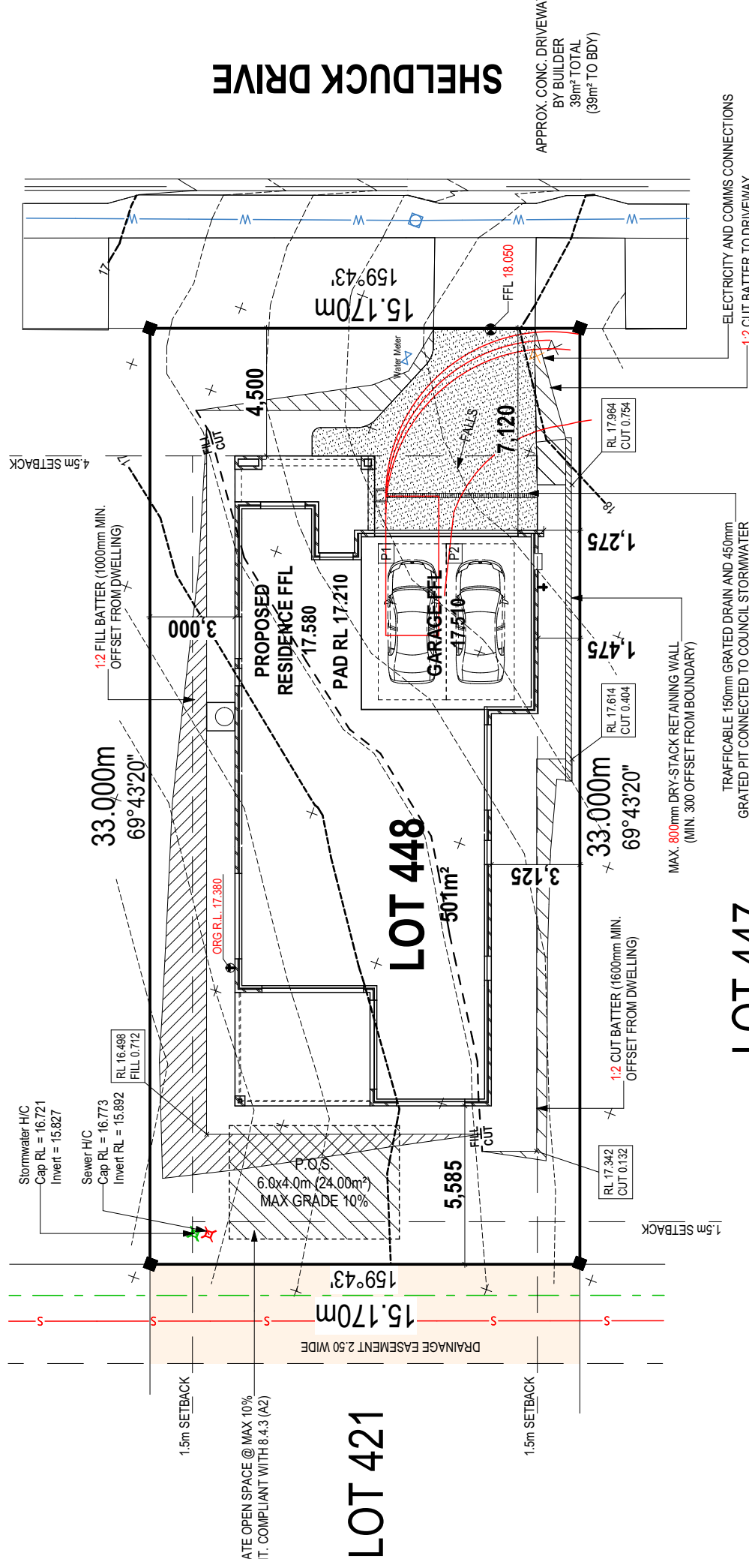
WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	0° 00' 00" S
LONGITUDE	0° 00' 00" E

APPROX. IMPORT/EXPORT FILL	CUT VOLUME	FILL VOLUME	DIFFERENCE
	45.73m ³	45.36m ³	0.35m ³
EVEN CUT & FILL			

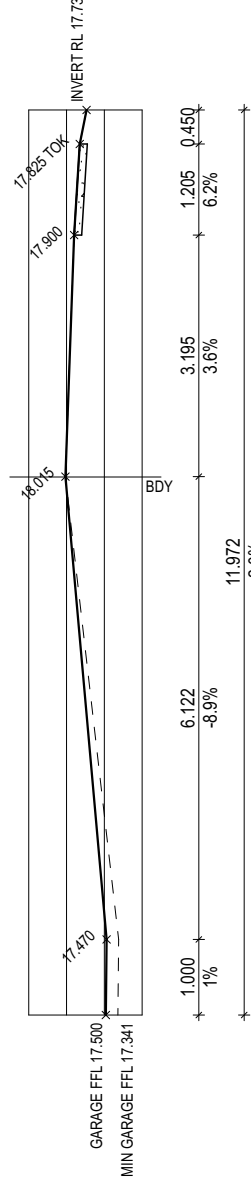
LOT SIZE: 501.00m²
HOUSE COVERED AREA: 207.33m²
SITE COVERAGE: 41.38%

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

LOT 449



LOT 447

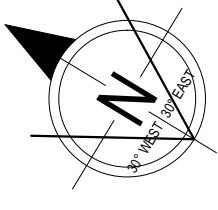


AUSTRALIAN STANDARD DRIVEWAY PROFILE

DRIVEWAY DETAILS

Scale: 1:100

BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS



THIS PLAN ACCEPTED BY:

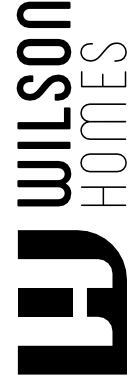
PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

SPECIFICATION:
ELEVATE
COPYRIGHT:
© 2024



REVISION	DATE	BY
1 DRAFT SALES PLAN - CT1	JUL 2024.08.05	
2 PRELIM PLANS - INITIAL ISSUE	MIG 2024.08.21	
3 DA PLANS SET-VAR REF 001_002 UPDATE	CLG 2024.09.11	

CLIENT: DANIEL & VIRGINIA LEONARD
ADDRESS: 15 SHELDUCK DRIVE, OLD BEACH TAS 7017
LOT / SECTION / CT: 448 / - / 186023
COUNCIL: BRIGHTON COUNCIL

HOUSE DESIGN: PITTWATER
FAÇADE DESIGN: DOVER
SHEET No.: 2 / 18
SITES TITLE: SITE PLAN

HOUSE CODE: H-WELPTW10DA
FAÇADE CODE: F-WELPTW10DOVRA
SHEET No.: 2 / 18
SCALES: 1:200, 1:100

714029

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.

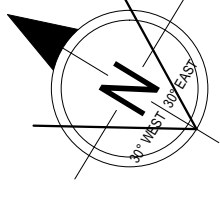
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

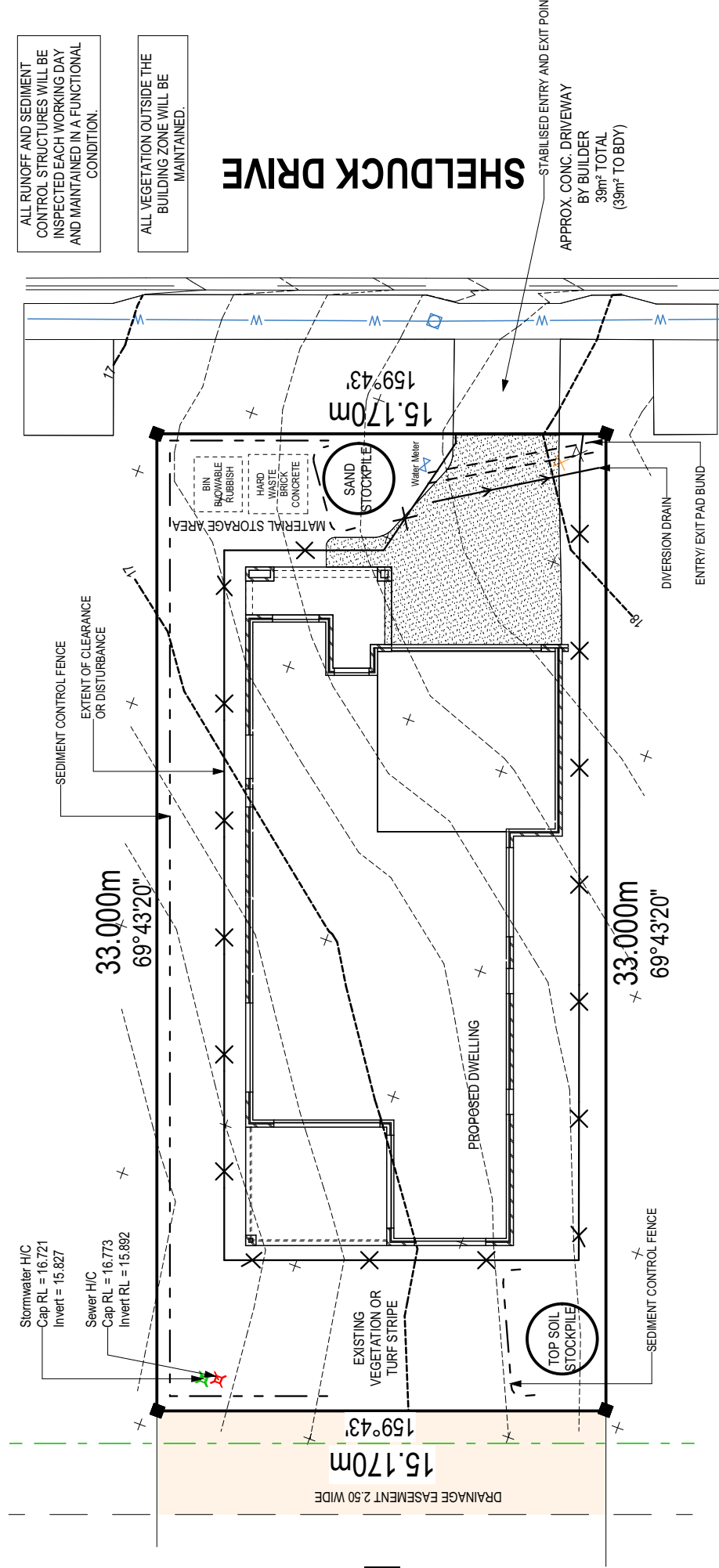
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

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.



LOT 449



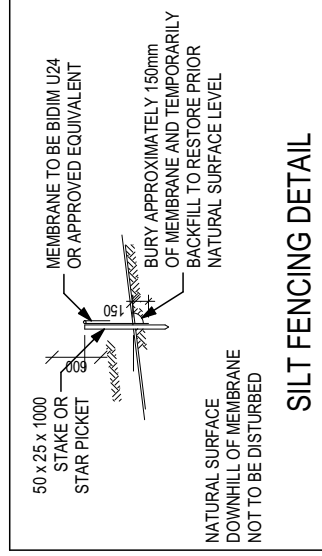
SHELDUCK DRIVE

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

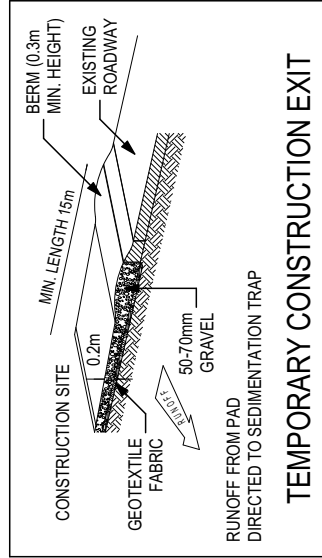
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

STABILISED ENTRY AND EXIT POINT
APPROX. CONC. DRIVEWAY
BY BUILDER
39m² TOTAL
(39m² TO BODY)

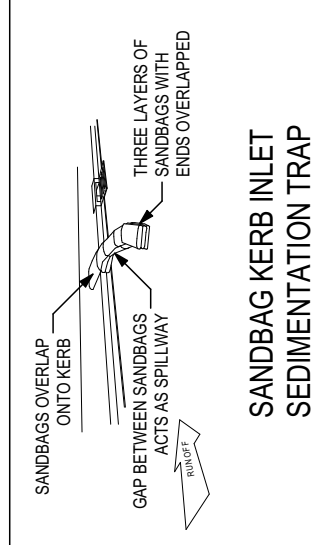
LOT 447



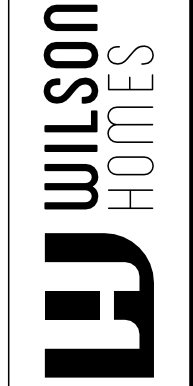
SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP



SPECIFICATION:
ELEVATE
COPYRIGHT:
© 2024

REVISION	DATE	BY
1 DRAFT SALES PLAN - CT1	JUL 2024.08.05	MLG
2 PRELIM PLANS - INITIAL ISSUE	MIG 2024.08.21	CLG
3 DA PLANS SET- VAR REF 001, 002 UPDATE	CLG 2024.09.11	

CLIENT: **DANIEL & VIRGINIA LEONARD**
ADDRESS: **15 SHELDUCK DRIVE, OLD BEACH TAS 7017**
LOT / SECTION / CT: **448 / - / 186023**
COUNCIL: **BRIGHTON COUNCIL**

HOUSE DESIGN: **PITTWATER**
HOUSE CODE: **H-WELPTW10DA**
FAÇADE DESIGN: **DOVER**
FAÇADE CODE: **F-WELPTW10DOVRA**

SHEET TITLE: **SOIL & WATER MANAGEMENT PLAN**
SHEET No.: **3 / 18**
SCALES: **1:200**

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

714029

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

TOTAL FLOOR AREAS

ALFRESCO	19.06
BALCONY	8.30
GARAGE	40.49
LIVING (FIRST FLOOR)	149.82
LIVING (GROUND FLOOR)	136.71
PORCH	10.97
TOTAL	365.35 m²

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

CDP CHARGED DOWNPIPE DIRECTED TO TANK
SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

REFER BRICK COURSING AND WINDOW FLASHING DETAIL' AND W-BRICK-001 FOR BRICK COURSING & WINDOW FLASHING DETAILS.

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

REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

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

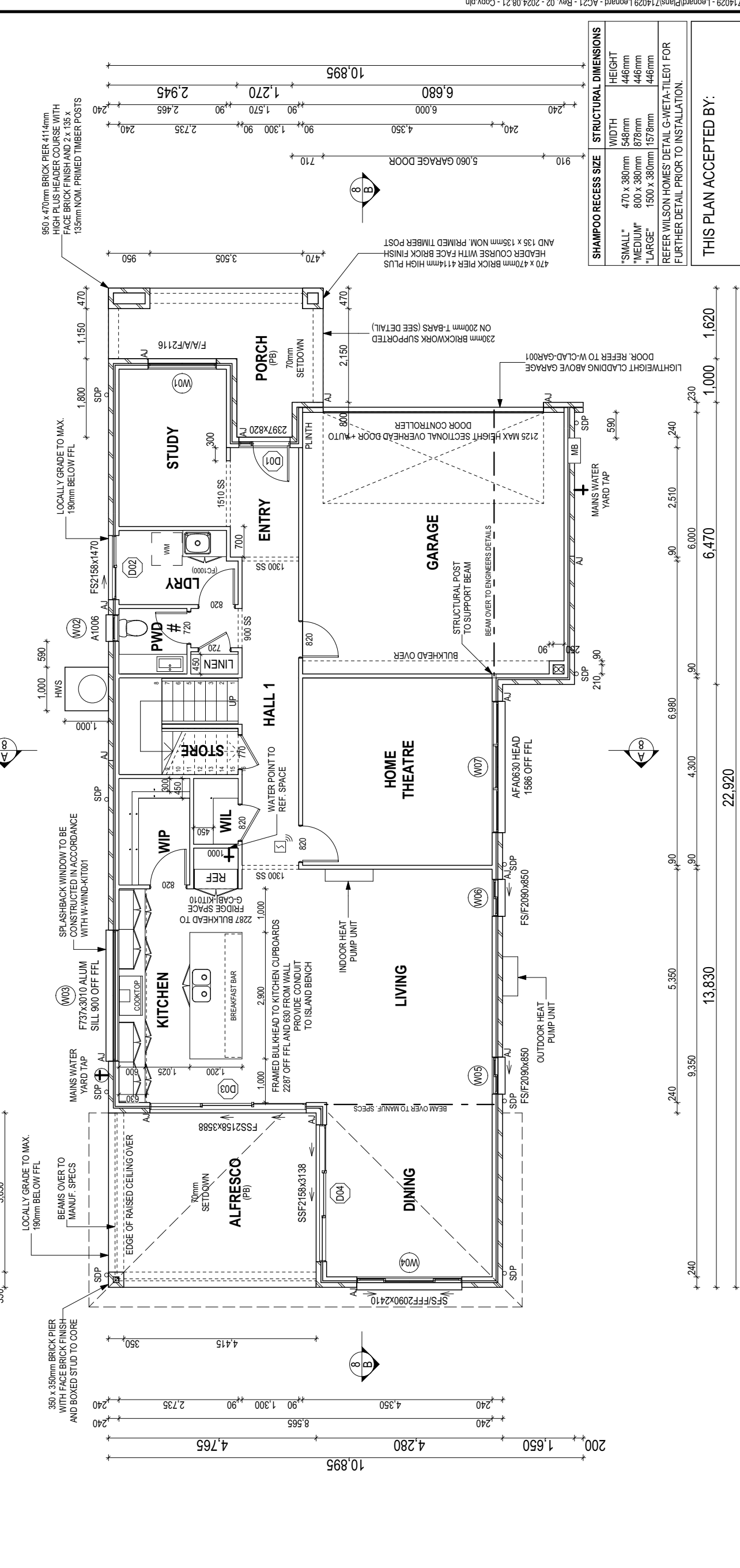
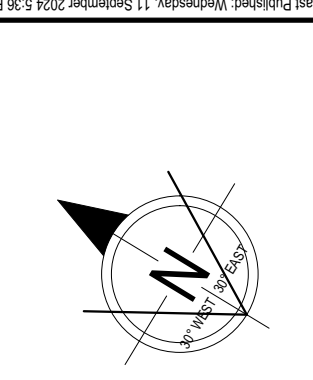
ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

A B C

FLOOR PLAN LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
[Symbol]	FACE BRICK / COMMON BRICK
[Symbol]	RENDER
[Symbol]	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
3D	DENOTES DRAWER SIDE
[Symbol]	MECHANICAL VENTILATION
LBW	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]	CLEAN OUT POINT
[Symbol]	GAS BAYONET



SHAMPOO RECESS SIZE

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

REFER WILSON HOMES' DETAIL G-WETA-TILED01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

HOUSE DESIGN: **PITTWATER**

HOUSE CODE: **H-WELPTW10DA**

FAÇADE DESIGN: **DOVER**

FAÇADE CODE: **F-WELPTW10DOVRA**

SHEET NO.: **4 / 18**

SCALES: **1:100**

CLIENT: **DANIEL & VIRGINIA LEONARD**

ADDRESS: **15 SHELDUCK DRIVE, OLD BEACH TAS 7017**

LOT / SECTION / CT: **448 / - / 186023**

COUNCIL: **BRIGHTON COUNCIL**

REVISION

NO.	DESCRIPTION	DATE
1	DRAFT SALES PLAN - CT1	JUL 2024.08.05
2	PRELIM PLANS - INITIAL ISSUE	MLG 2024.08.21
3	DA PLANS SET - VAR REF 001, 002 UPDATE	CLG 2024.09.11

SPECIFICATION: **ELEVATE**

COPYRIGHT: © 2024

WILSON HOMES

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

ALL DIMENSIONS ARE FRAME DIMENSIONS

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

714029

BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

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

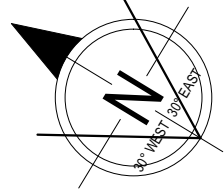
CHARGED DOWNPIPE DIRECTED TO TANK
SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP
ALL EXTERIOR STEPS AND LANDINGS BY OWNER UNLESS NOTED OTHERWISE
ALL FIRST FLOOR BULLHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE
REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE
ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC REQUIREMENTS
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC
PROVIDE FLOOR WASTE AND OVERFLOW SPITTERS TO UPPER FLOOR TANKED BALCONIES WHERE APPLICABLE AS PER:
- G-FACA-BALC02 (PFC/BRICKWORK)
- G-FRAM-BALC01 (LIGHTWEIGHT CLADDING)

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:
A
B
C

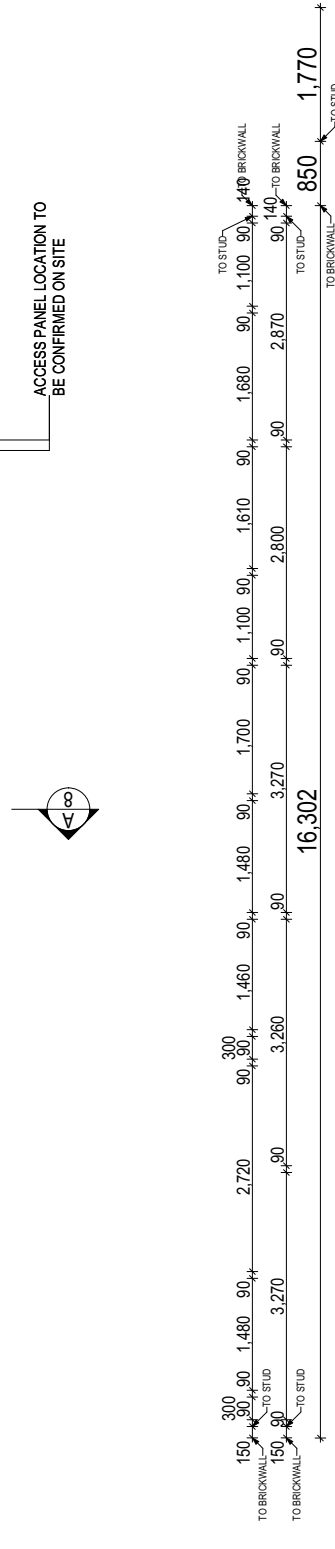
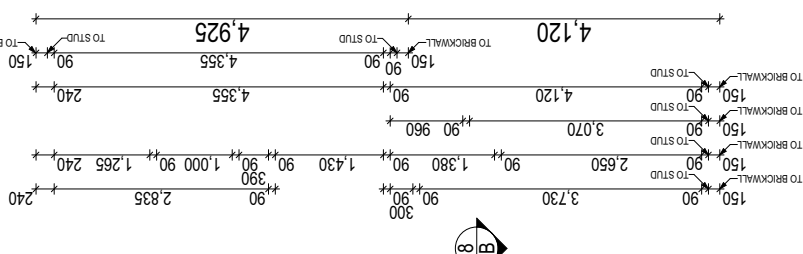
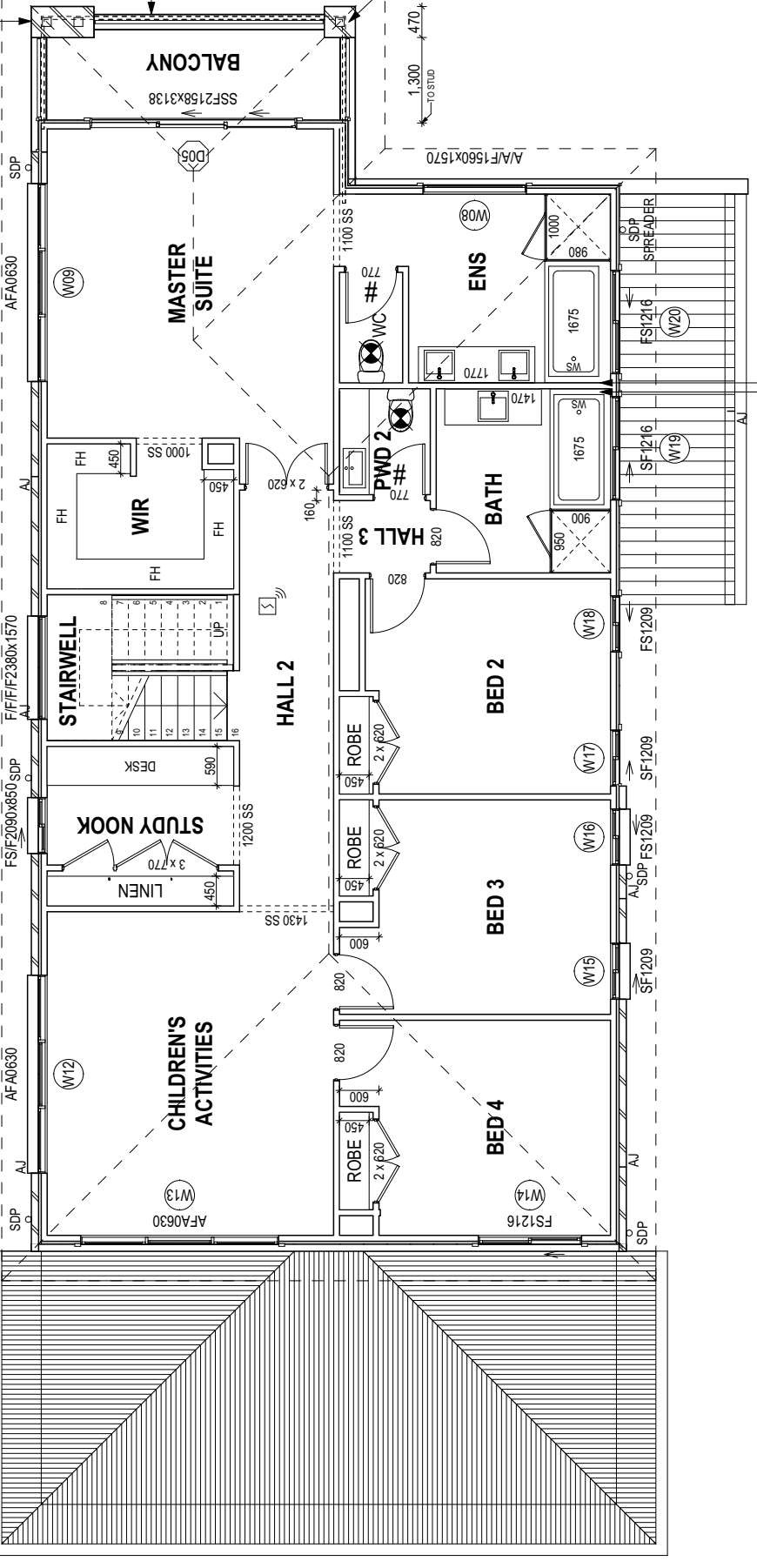
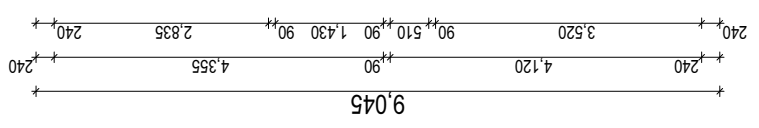
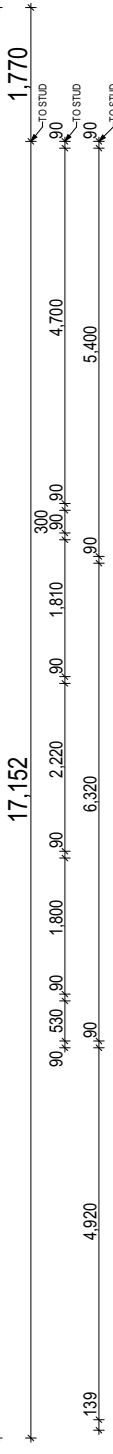
FLOOR PLAN LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
[Symbol]	FACE BRICK / COMMON BRICK
[Symbol]	RENDER
[Symbol]	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
3D	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]	CLEAN OUT POINT
[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 THE NCC.
ALL ALFRESCO SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB (DOES NOT APPLY TO VERANDA / PATIO / PORCH SLABS).

REFER TO THE FOLLOWING DETAILS:
TIMBER FRAMED TILED BALCONY WITH LIGHTWEIGHT CLADDING G-FRAM-BALC03
WATERPROOFING - TILED BALCONY D-DOOR-BALC001



THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE: _____

DATE: _____

ALL DIMENSIONS ARE FRAME DIMENSIONS

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

WILSON HOMES

ELEVATE
COPYRIGHT: © 2024

REVISION	DATE	BY
1 DRAFT SALES PLAN - CT1	JUL 2024.08.05	
2 PRELIM PLANS - INITIAL ISSUE	MIG 2024.08.21	
3 DA PLANS SET-VAR REF 001_002 UPDATE	CLG 2024.09.11	

CLIENT: **DANIEL & VIRGINIA LEONARD**
ADDRESS: **15 SHELDUCK DRIVE, OLD BEACH TAS 7017**
LOT / SECTION / CT: **448 / - / 186023**
COUNCIL: **BRIGHTON COUNCIL**

HOUSE DESIGN: **PITTWATER**
FAÇADE DESIGN: **DOVER**
SHEET TITLE: **FIRST FLOOR PLAN**

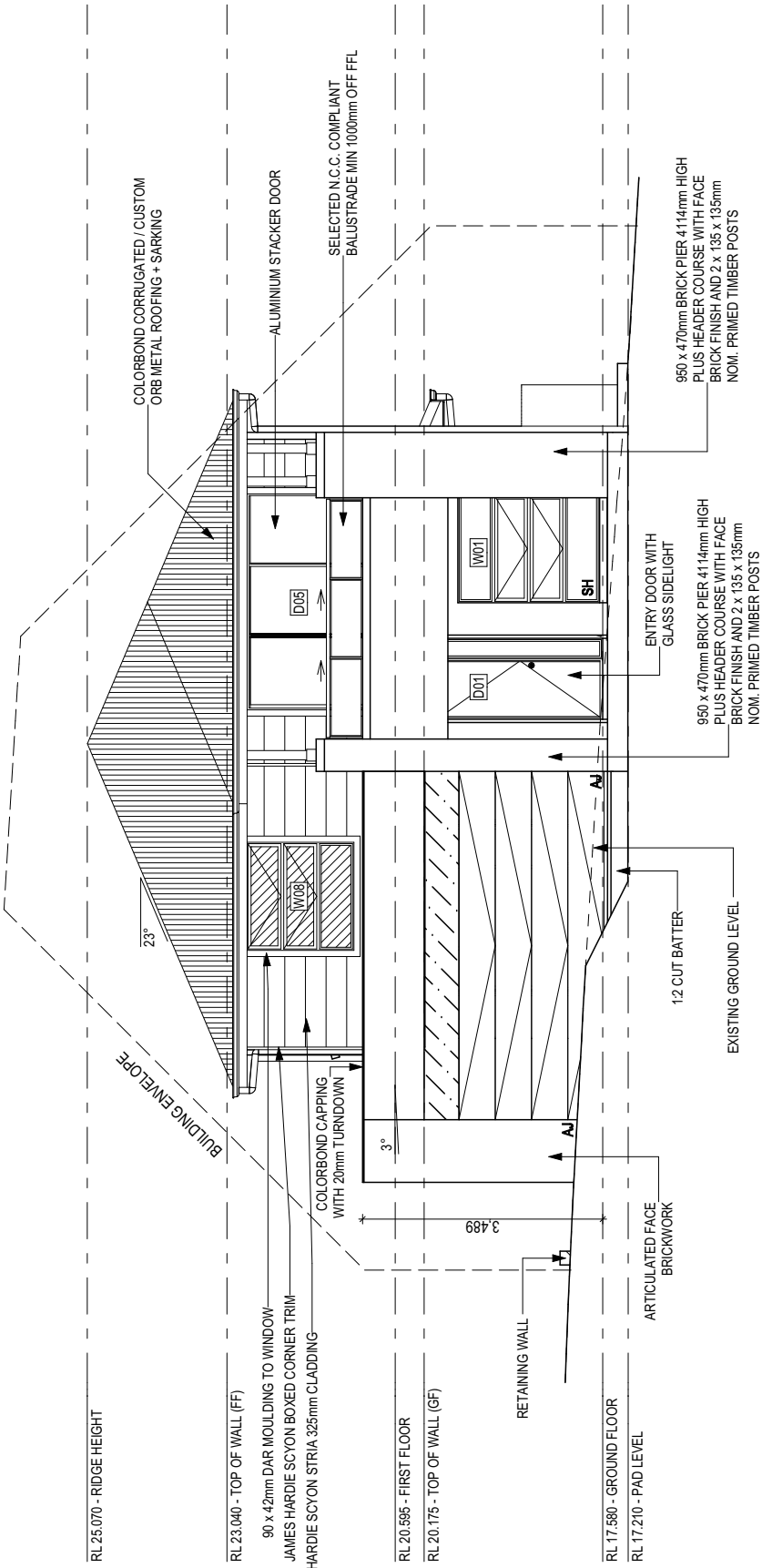
HOUSE CODE: **H-WELPTW10DA**
FAÇADE CODE: **F-WELPTW10DOVRA**
SHEET No.: **5 / 18**
SCALES: **1:100**

714029

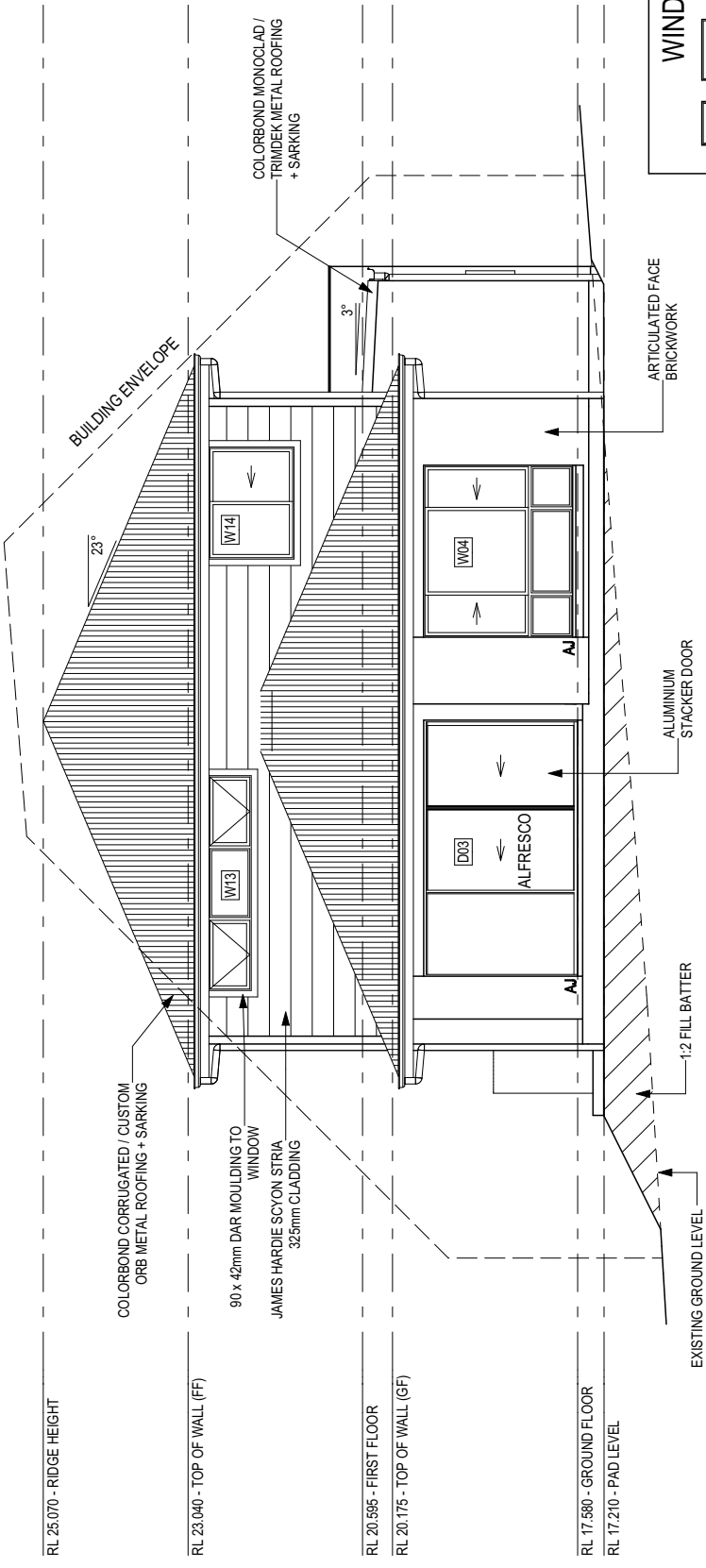
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

- REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION
- SH = SNAP HEADER SILL
- FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC
- ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)
- BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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



EAST ELEVATION
Scale: 1:100



WEST ELEVATION
Scale: 1:100

GLASS TYPE LEGEND

- CLEAR
- OBSCURE

WINDOW TYPE LEGEND

- AWNING
- DOUBLE HUNG
- FIXED
- LOUVRE
- SLIDING

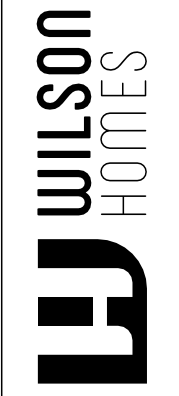
THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE: _____

DATE: _____

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



SPECIFICATION:
ELEVATE
COPYRIGHT:
© 2024

REVISION	DATE	BY
1 DRAFT SALES PLAN - CT1	JUL 2024.08.05	JOL
2 PRELIM PLANS - INITIAL ISSUE	MIG 2024.08.21	MLG
3 DA PLANS SET - VAR REF 001_002 UPDATE	CLG 2024.09.11	CLG

CLIENT: **DANIEL & VIRGINIA LEONARD**
ADDRESS: **15 SHELDUCK DRIVE, OLD BEACH TAS 7017**
LOT / SECTION / CT: **448 / - / 186023**
COUNCIL: **BRIGHTON COUNCIL**

HOUSE DESIGN: **PITTWATER**
HOUSE CODE: **H-WELPTW10DA**
FACADE DESIGN: **DOVER**
FACADE CODE: **F-WELPTW10DOVRA**
SHEET No.: **6 / 18**
SCALES: **1:100**

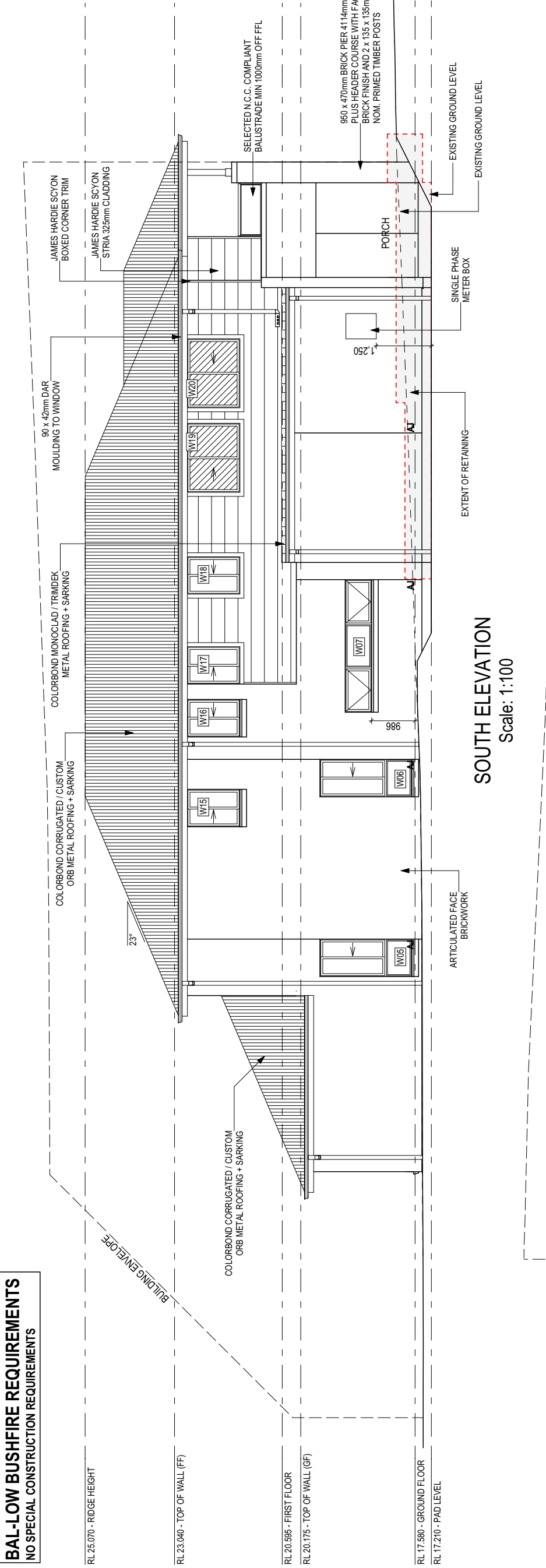
DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

714029

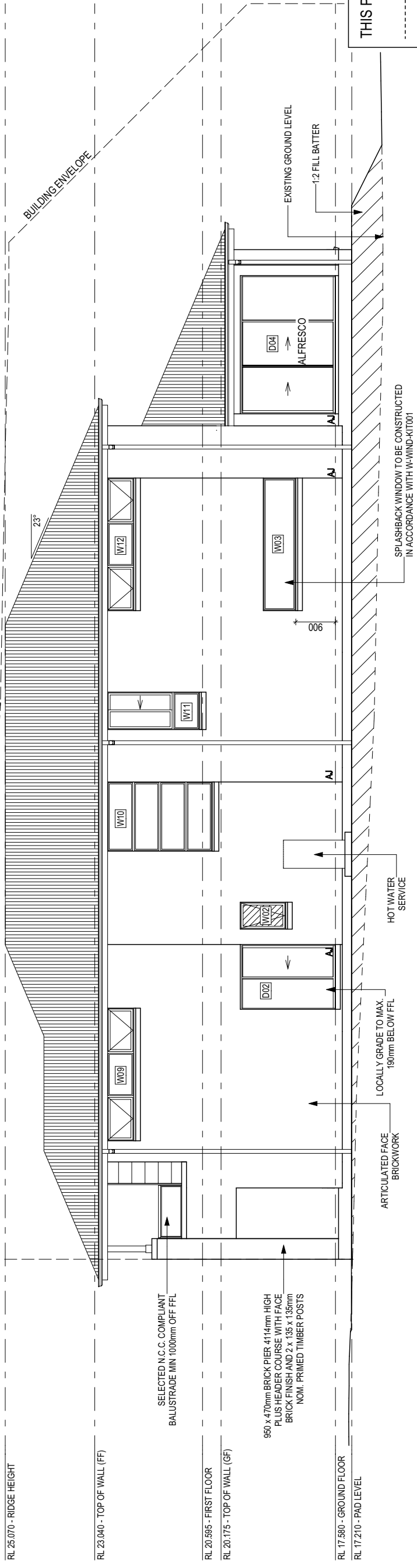
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

- REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION
- SH = SNAP HEADER SILL
- FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC
- ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)
- BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING **WB-BRICK-001**



SOUTH ELEVATION
Scale: 1:100



NORTH ELEVATION
Scale: 1:100

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE: _____

DATE: _____

GLASS TYPE LEGEND

- CLEAR
- OBSCURE

WINDOW TYPE LEGEND

- AWNING
- DOUBLE HUNG
- FIXED
- LOUVER
- SLIDING

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

WILSON HOMES

ELEVATE

COPYRIGHT: © 2024

REVISION	DATE	DESCRIPTION
1	JUL 2024.08.05	DRAFT SALES PLAN - CT1
2	MIG 2024.08.21	PRELIM PLANS - INITIAL ISSUE
3	CLG 2024.09.11	DA PLANS SET - VAR REF 001, 002 UPDATE

CLIENT: **DANIEL & VIRGINIA LEONARD**
ADDRESS: **15 SHELDUCK DRIVE, OLD BEACH TAS 7017**
LOT / SECTION / CT: **448 / - / 186023**
COUNCIL: **BRIGHTON COUNCIL**

HOUSE DESIGN: **PITTWATER**
HOUSE CODE: **H-WELPTW10DA**
FAÇADE DESIGN: **DOVER**
FAÇADE CODE: **F-WELPTW10DOVRA**
SHEET No.: **7 / 18**
SCALES: **1:100**
COUNCIL TITLE: **ELEVATIONS**

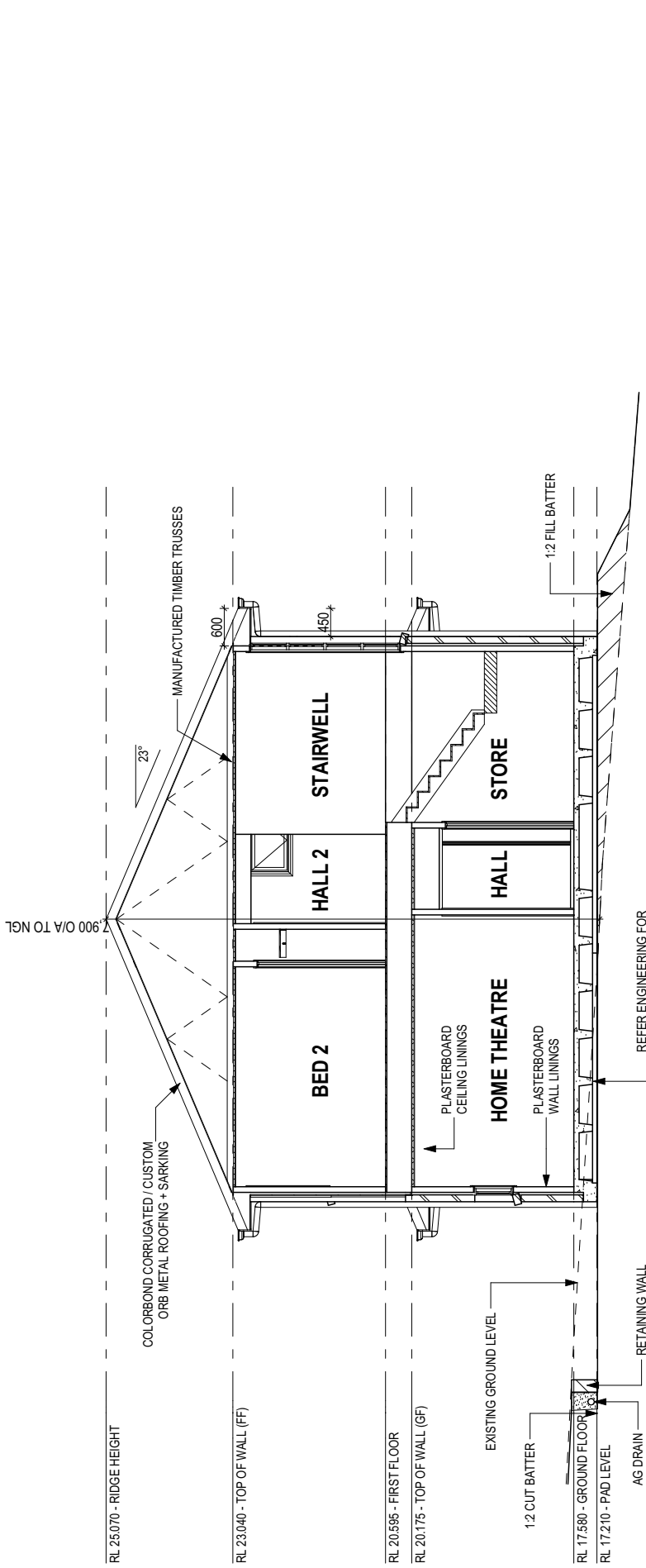
DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

714029

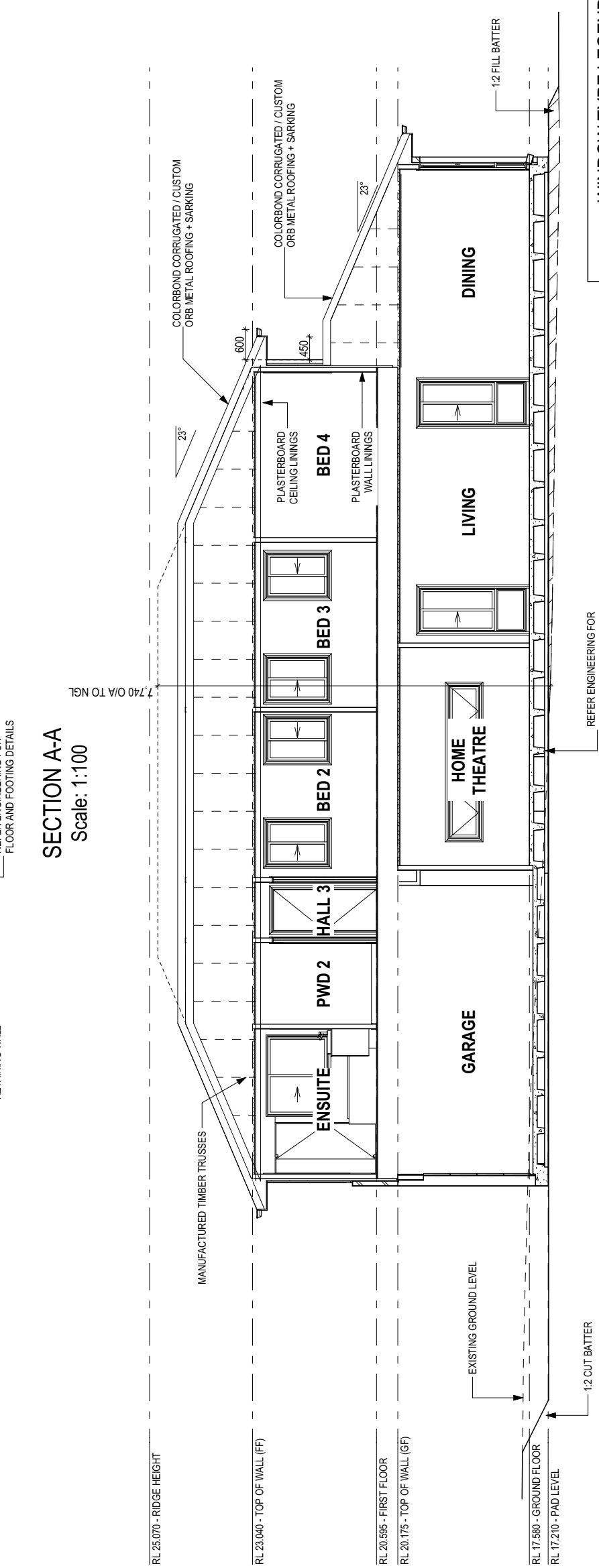
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

- REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION
- SH = SNAP HEADER SILL
- FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC
- 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-BRICK-001**



SECTION A-A
Scale: 1:100



SECTION B-B
Scale: 1:100

GLASS TYPE LEGEND

- CLEAR
- OBSCURE

WINDOW TYPE LEGEND

- AWNING
- DOUBLE HUNG
- FIXED
- LOUVRE
- SLIDING

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

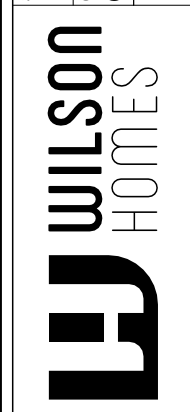
SIGNATURE: _____

DATE: _____

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

REVISION	DATE	BY
1 DRAFT SALES PLAN - CT1	JUL 2024.08.05	JOL
2 PRELIM PLANS - INITIAL ISSUE	MIG 2024.08.21	MLG
3 DA PLANS SET - VAR REF 001, 002 UPDATE	CLG 2024.09.11	CLG

SPECIFICATION:
ELEVATE
COPYRIGHT:
© 2024



CLIENT: **DANIEL & VIRGINIA LEONARD**
ADDRESS: **15 SHELDUCK DRIVE, OLD BEACH TAS 7017**
LOT / SECTION / CT: **448 / - / 186023**
COUNCIL: **BRIGHTON COUNCIL**

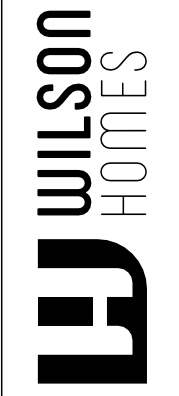
HOUSE DESIGN: **PITTWATER**
HOUSE CODE: **H-WELPTW10DA**
FAÇADE DESIGN: **DOVER**
FAÇADE CODE: **F-WELPTW10DOVRA**
SHEET No.: **8 / 18**
SCALES: **1:100**
SECTIONS

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

714029



© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



SPECIFICATION:
ELEVATE
 COPYRIGHT:
 © 2024

REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	JUL 2024.08.05
2 PRELIM PLANS - INITIAL ISSUE	MLG 2024.08.21
3 DA PLANS SET - VAR REF 001_002 UPDATE	CLG 2024.09.11

CLIENT:
DANIEL & VIRGINIA LEONARD
 ADDRESS:
15 SHELDUCK DRIVE, OLD BEACH TAS 7017
 LOT / SECTION / CT: **448 / - / 186023**
 COUNCIL: **BRIGHTON COUNCIL**

HOUSE DESIGN:
PITTWATER
 FACADE DESIGN:
DOVER
 SHEET No.:
9 / 18
 HOUSE CODE:
H-WELPTW10DA
 FACADE CODE:
F-WELPTW10DOVRA
 SCALES:

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

714029

WINDOW SCHEDULE

0.1 ASSUME LOOKING FROM OUTSIDE

1.2 ASSUME LOOKING FROM INSIDE

ID	CODE*	ROOM	HEIGHT	WIDTH	PERIMETER	AREA	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION*
W01	FA/AF2116	STUDY	2,060	1,570	7,260	3.23	ALUMINIUM	BAL-LOW	SNAP HEADER	NE	2.44	CLEAR, DOUBLE GLAZED	BP 515/1030/1545
W02	A1006	PWD	1,030	610	3,280	0.63	ALUMINIUM	BAL-LOW	ANGLED	NW	0.44	OBSCURE, DOUBLE GLAZED, TOUGHENED	
W03	F737x3010	KITCHEN	737	3,010	7,494	2.22	ALUMINIUM	BAL-LOW	ANGLED	NW	1.95	CLEAR, DOUBLE GLAZED, TOUGHENED	
W04	SFS/FFF2090x2410	DINING	2,090	2,410	9,000	5.04	ALUMINIUM	BAL-LOW	ANGLED	SW	4.35	CLEAR, DOUBLE GLAZED	BP 600, MP 603-1205/0
W05	SF2090x850	LIVING	2,090	850	5,880	1.78	ALUMINIUM	BAL-LOW	ANGLED	SE	1.45	CLEAR, DOUBLE GLAZED	BP 600
W06	SF2090x850	LIVING	2,090	850	5,880	1.78	ALUMINIUM	BAL-LOW	ANGLED	SE	1.45	CLEAR, DOUBLE GLAZED	BP 600
W07	AF0630	HOME THEATRE	600	3,010	7,220	1.81	ALUMINIUM	BAL-LOW	ANGLED	SE	1.32	CLEAR, DOUBLE GLAZED	MP 1003-1003
W08	AN/AF1560x1570	ENS	1,560	1,570	6,260	2.45	ALUMINIUM	BAL-LOW	NONE	NE	1.80	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 520/1040
W09	AF0630	MASTER SUITE	600	3,010	7,220	1.81	ALUMINIUM	BAL-LOW	ANGLED	NW	1.32	CLEAR, DOUBLE GLAZED	MP 1003-1003
W10	F/FFF2380x1570	STAIRWELL	2,380	1,570	7,900	3.74	ALUMINIUM	BAL-LOW	ANGLED	NW	3.13	CLEAR, DOUBLE GLAZED	BP 595/1190/1785
W11	SF2090x850	STUDY NOOK	2,090	850	5,880	1.78	ALUMINIUM	BAL-LOW	ANGLED	NW	1.45	CLEAR, DOUBLE GLAZED	BP 600
W12	AF0630	CHILDRENS ACTIVITIES	600	3,010	7,220	1.81	ALUMINIUM	BAL-LOW	ANGLED	NW	1.32	CLEAR, DOUBLE GLAZED	MP 1003-1003
W13	AF0630	CHILDRENS ACTIVITIES	600	3,010	7,220	1.81	ALUMINIUM	BAL-LOW	NONE	SW	1.32	CLEAR, DOUBLE GLAZED	MP 1003-1003
W14	SF1216	BED 4	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-LOW	NONE	SW	1.64	CLEAR, DOUBLE GLAZED	
W15	SF1209	BED 3	1,200	850	4,100	1.02	ALUMINIUM	BAL-LOW	ANGLED	SE	0.83	CLEAR, DOUBLE GLAZED	
W16	FS1209	BED 3	1,200	850	4,100	1.02	ALUMINIUM	BAL-LOW	ANGLED	SE	0.83	CLEAR, DOUBLE GLAZED	
W17	SF1209	BED 2	1,200	850	4,100	1.02	ALUMINIUM	BAL-LOW	NONE	SE	0.83	CLEAR, DOUBLE GLAZED	
W18	FS1209	BED 2	1,200	850	4,100	1.02	ALUMINIUM	BAL-LOW	NONE	SE	0.83	CLEAR, DOUBLE GLAZED	
W19	SF1216	BATH	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-LOW	NONE	SE	1.64	OBSCURE, DOUBLE GLAZED, TOUGHENED	
W20	FS1216	ENS	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-LOW	NONE	SE	1.64	OBSCURE, DOUBLE GLAZED, TOUGHENED	

39.61

31.98

EXTERIOR DOOR SCHEDULE

0.1 ASSUME LOOKING FROM OUTSIDE

ID	CODE*	ROOM	HEIGHT	WIDTH	AREA	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING TYPE	DOOR TYPE	ADDITIONAL INFORMATION*
D01	2397x820	ENTRY	2,397	1,176	2,82	ALUMINIUM	BAL-LOW	SNAP HEADER	NE	CLEAR, TOUGHENED	SWINGING	1 x FIXED SIDELIGHT
D02	FS2158x1470	LDRY	2,158	1,470	3,17	ALUMINIUM	BAL-LOW	SNAP HEADER	NW	CLEAR, DOUBLE GLAZED, TOUGHENED	SLIDING	
D03	FSS2158x3588	LIVING	2,158	3,588	7,74	ALUMINIUM	BAL-LOW	SNAP HEADER	SW	CLEAR, DOUBLE GLAZED, TOUGHENED	STACKER	
D04	SSF2158x3138	DINING	2,158	3,138	6,77	ALUMINIUM	BAL-LOW	SNAP HEADER	NW	CLEAR, DOUBLE GLAZED, TOUGHENED	STACKER	
D05	SSF2158x3138	MASTER SUITE	2,158	3,138	6,77	ALUMINIUM	BAL-LOW	SNAP HEADER	NE	CLEAR, DOUBLE GLAZED, TOUGHENED	STACKER	

27.27 m²

INTERIOR DOOR SCHEDULE

(NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm)

QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING	ADDITIONAL INFORMATION
1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
2	1100 SS	SQUARE SET OPENING	2,155	1,100	N/A	
1	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
2	1300 SS	SQUARE SET OPENING	2,155	1,300	N/A	
1	1430 SS	SQUARE SET OPENING	2,155	1,430	N/A	
1	1510 SS	SQUARE SET OPENING	2,155	1,510	N/A	
4	2 x 620	SWINGING	2,040	1,240	N/A	
1	3 x 770	SWINGING	2,040	2,344	N/A	
1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
1	720	SWINGING	2,040	720	N/A	
1	770	SWINGING	2,040	770	N/A	
2	770	SWINGING	2,040	770	N/A	LIFT-OFF HINGES
9	820	SWINGING	2,040	820	N/A	
1	900 SS	SQUARE SET OPENING	2,155	900	N/A	

BAL-LOW BUSHFIRE REQUIREMENTS

NO SPECIAL CONSTRUCTION REQUIREMENTS

SPECIFICATION:
ELEVATE
COPYRIGHT:
© 2024



REVISION	DATE	BY	
1	DRAFT SALES PLAN - CT1	JUL 2024.08.05	
2	PRELIM PLANS - INITIAL ISSUE	MLG 2024.08.21	
3	DA PLANS SET- VAR REF 001, 002 UPDATE	CLG 2024.09.11	

CLIENT:
DANIEL & VIRGINIA LEONARD
ADDRESS:
15 SHELDUCK DRIVE, OLD BEACH TAS 7017
LOT / SECTION / CT:
448 / - / 186023

COUNCIL:
BRIGHTON COUNCIL

HOUSE DESIGN:
PITTWATER
FAÇADE DESIGN:
DOVER

HOUSE CODE:
H-WELPTW10DA
SHEET No.:
10 / 18

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

714029

Manufacturer - Clark Windows	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	6.1	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 operability restricted as per N.C.C 11.3.6.

PICTURE / TV RECESS & SQUARE SET WINDOW SCHEDULE

QTY TYPE HEIGHT WIDTH AREA (m²)

SINGLE GLAZING U.N.O. REFER TO GENERAL NOTES FOR FURTHER DETAIL AND REQUIREMENTS.

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

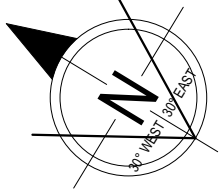
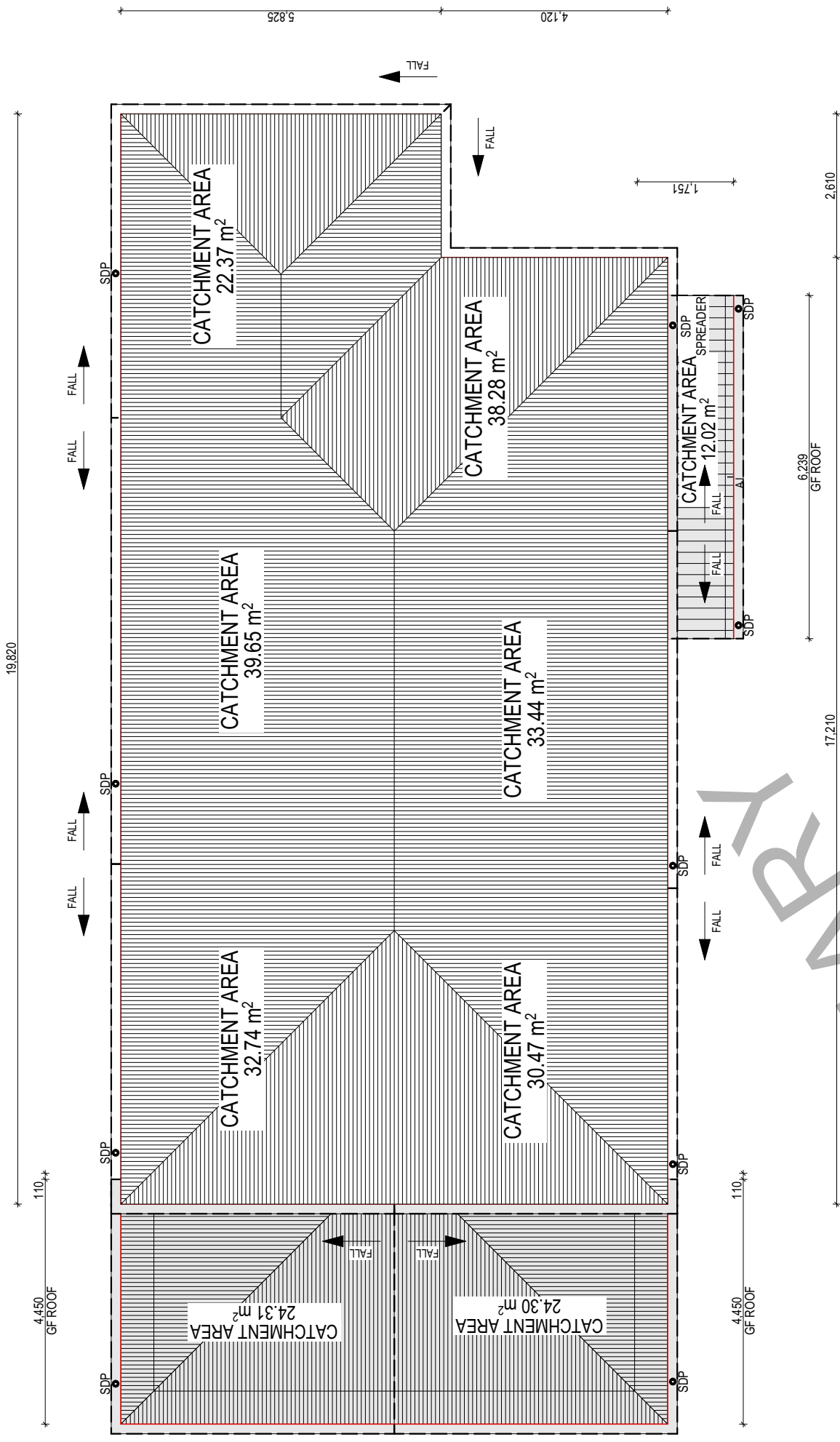
THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



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	
242.53	Flat Roof Area (excluding gutter and slope factor) (m ²)
251.60	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZS3500.3:2021)	
Ah	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	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	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	Ac / Acdp
Downpipes Provided	10.0

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

WILSON HOMES

SPECIFICATION:
ELEVATE
COPYRIGHT:
© 2024

REVISION	DATE	BY
1 DRAFT SALES PLAN - CT1	JUL 2024.08.05	JOL
2 PRELIM PLANS - INITIAL ISSUE	MIG 2024.08.21	MLG
3 DA PLANS SET - VAR REF 001, 002 UPDATE	CLG 2024.09.11	CLG

CLIENT: DANIEL & VIRGINIA LEONARD
ADDRESS: 15 SHELDUCK DRIVE, OLD BEACH TAS 7017
LOT / SECTION / CT: 448 / - / 186023
COUNCIL: BRIGHTON COUNCIL

HOUSE DESIGN: PITTWATER
HOUSE CODE: H-WELPTW10DA
FAÇADE DESIGN: DOVER
FAÇADE CODE: F-WELPTW10DOVRA
SHEET TITLE: ROOF DRAINAGE PLAN
SHEET No.: 11 / 18
SCALES: 1:100

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

714029

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

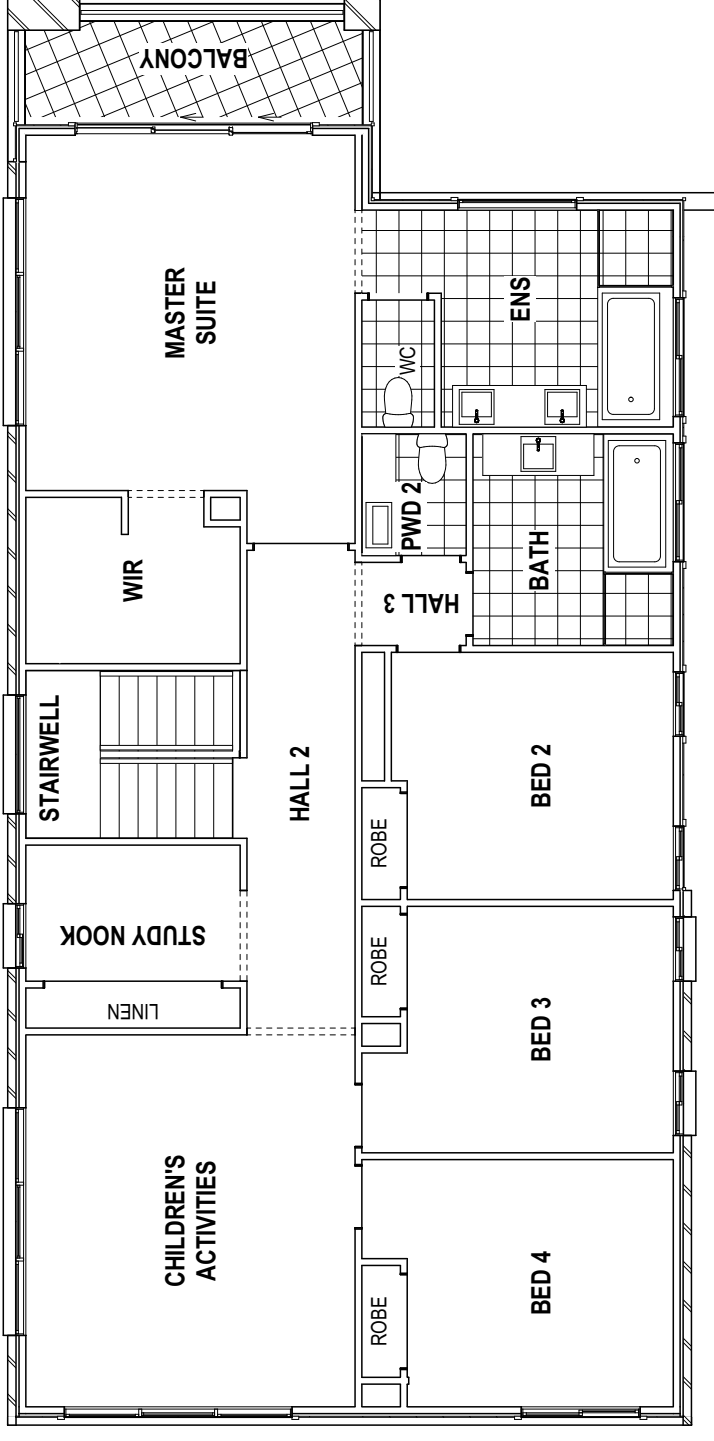
EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

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

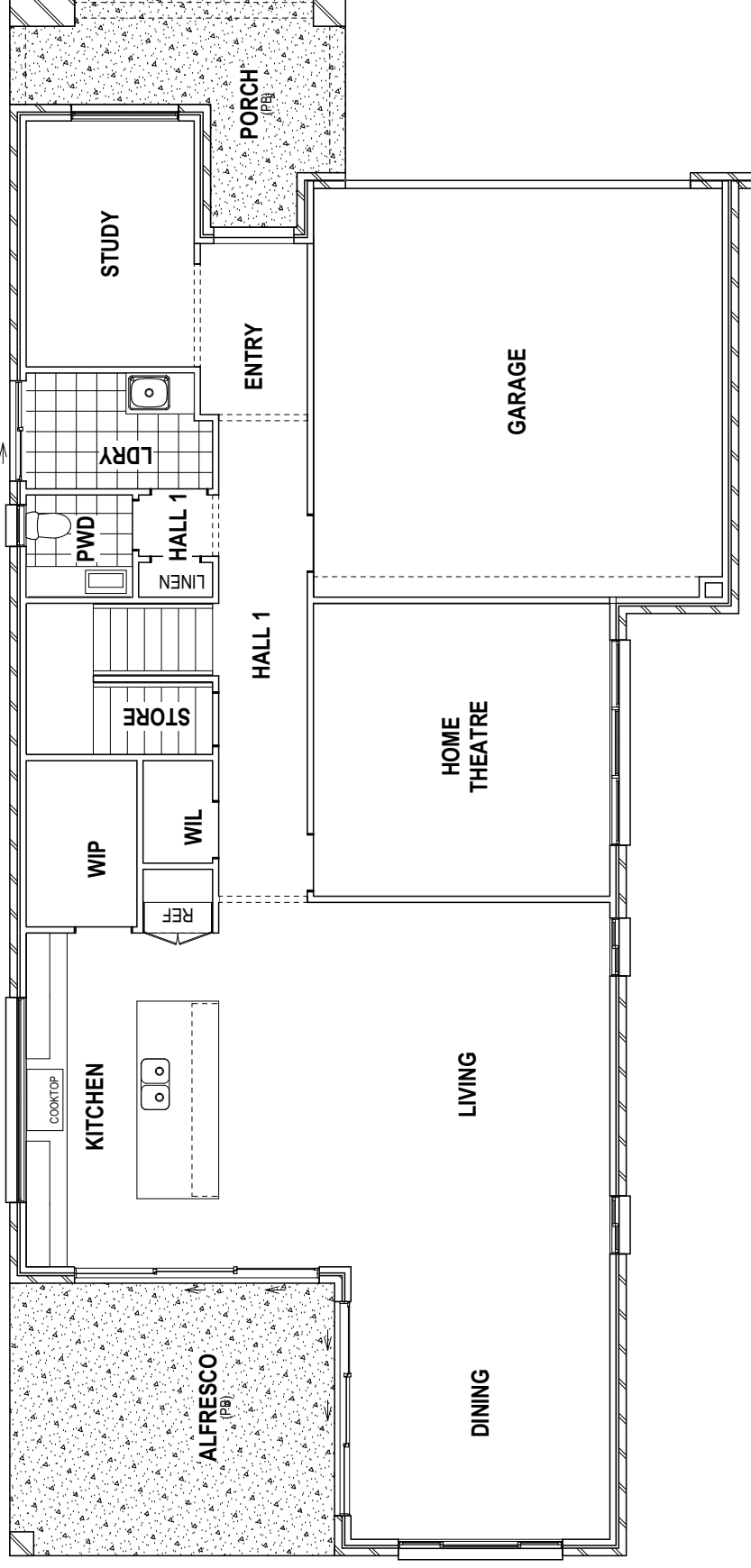
FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

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



FLOOR COVERINGS (FIRST FLOOR)
 Scale: 1:100



FLOOR COVERINGS (GROUND FLOOR)
 Scale: 1:100

THIS PLAN ACCEPTED BY:

 PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING
 SIGNATURE:

 DATE:

SPECIFICATION:
 ELEVATE
 COPYRIGHT:
 © 2024

BAL-LOW BUSHFIRE REQUIREMENTS
 NO SPECIAL CONSTRUCTION REQUIREMENTS

REVISION	DATE	DRAWN
1 DRAFT SALES PLAN - CT1	JUL 2024.08.05	JUL 2024.08.05
2 PRELIM PLANS - INITIAL ISSUE	MLG 2024.08.21	MLG 2024.08.21
3 DA PLANS SET-VAR REF 001_002 UPDATE	CLG 2024.09.11	CLG 2024.09.11

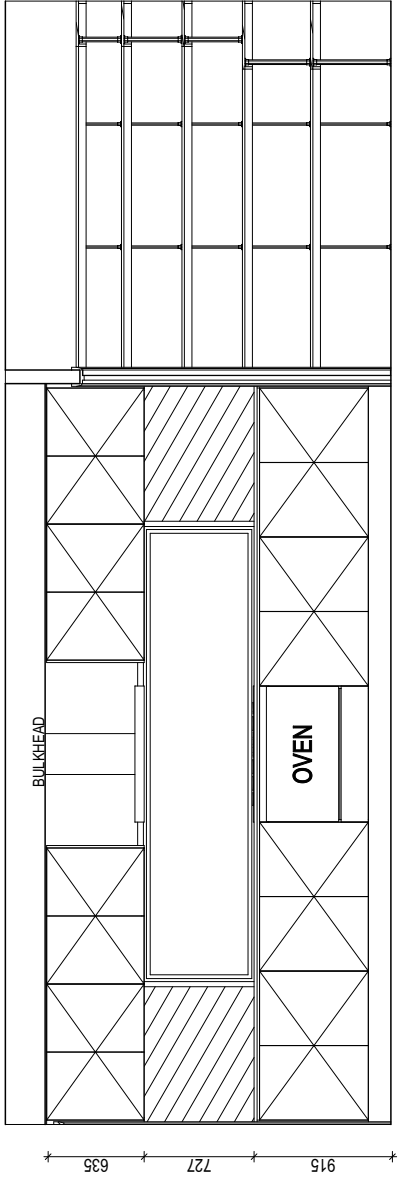
CLIENT:
 DANIEL & VIRGINIA LEONARD
ADDRESS:
 15 SHELDUCK DRIVE, OLD BEACH TAS 7017
LOT / SECTION / CT:
 448 / - / 186023
COUNCIL:
 BRIGHTON COUNCIL

HOUSE DESIGN:
 PITTWATER
HOUSE CODE:
 H-WELPTW10DA
FAÇADE DESIGN:
 DOVER
FAÇADE CODE:
 F-WELPTW10DOVRA
SHEET No.:
 12 / 18
SCALES:
 1:100

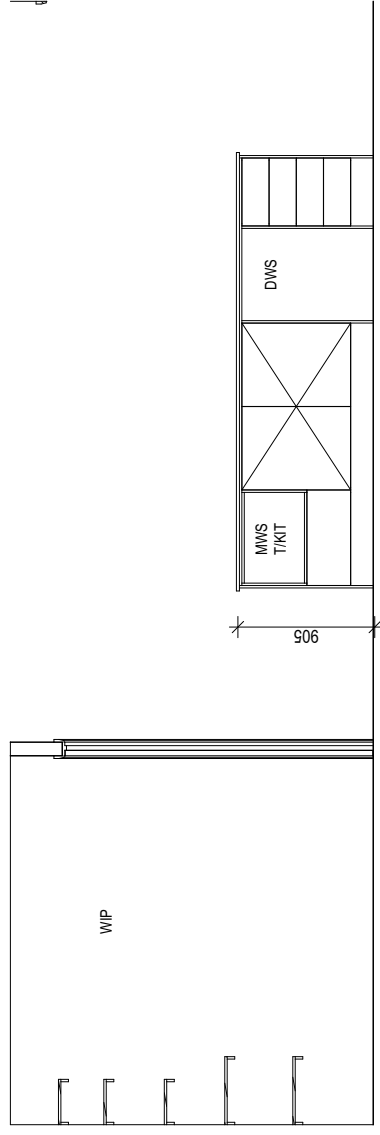
714029

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

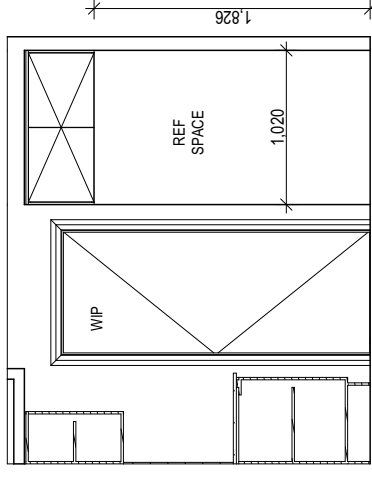
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS



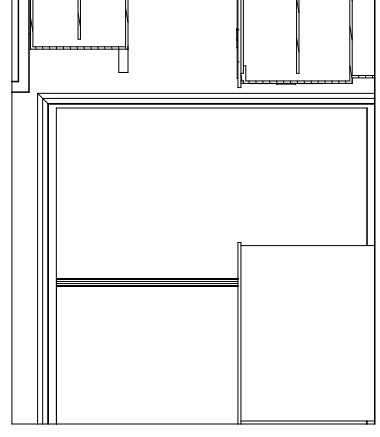
ELEVATION A
Scale: 1:50



ELEVATION C
Scale: 1:50



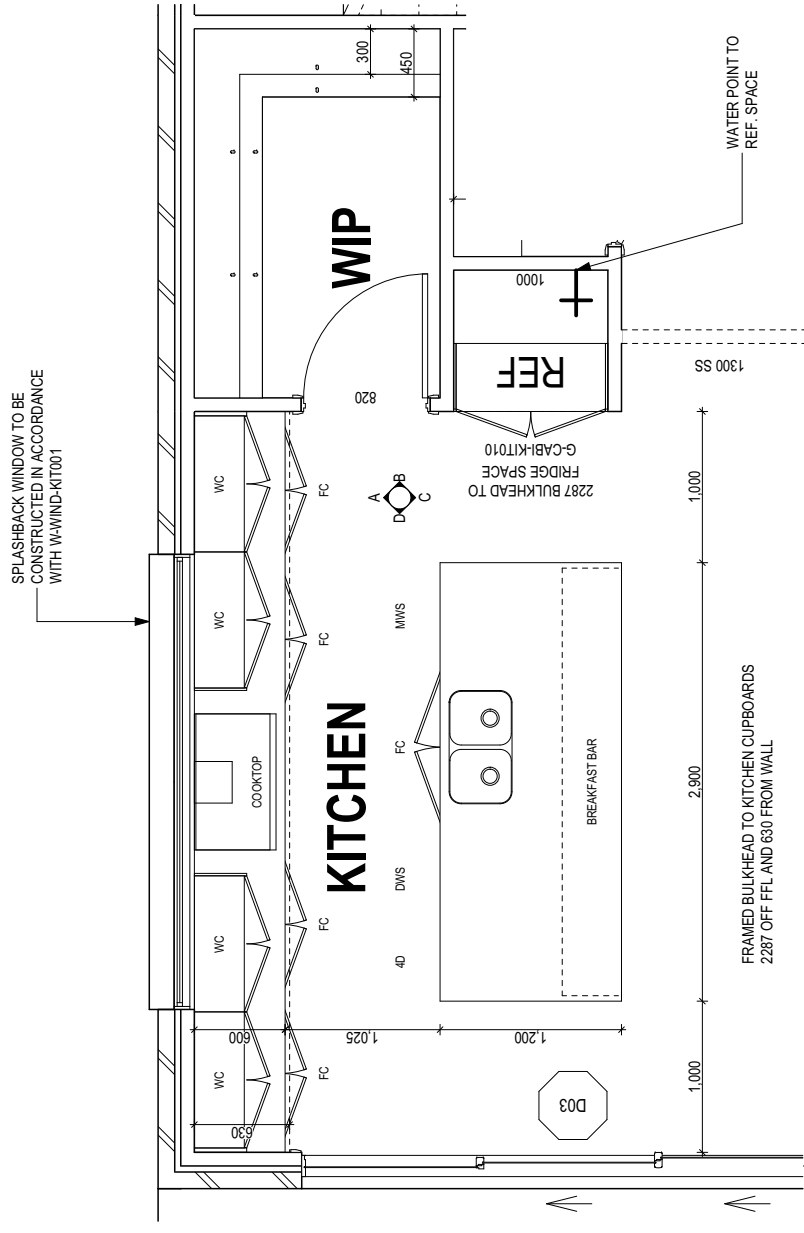
ELEVATION B
Scale: 1:50



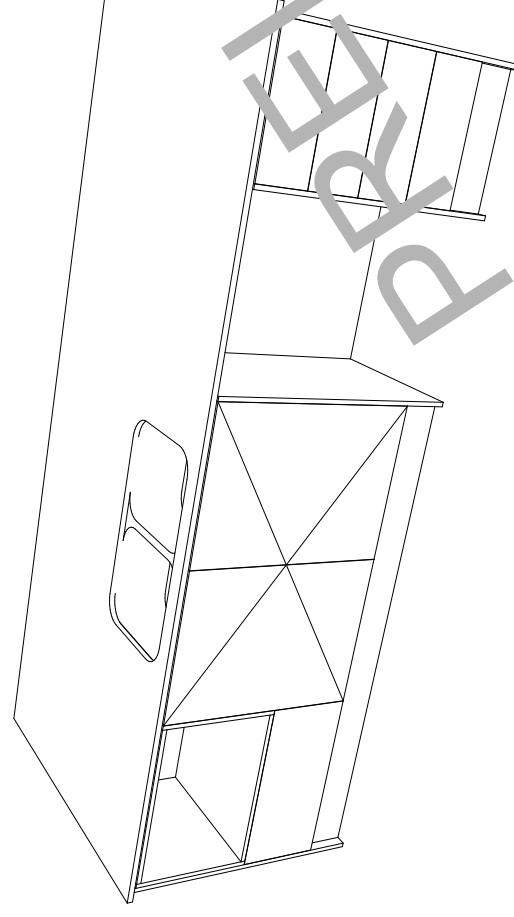
ELEVATION D
Scale: 1:50

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

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



KITCHEN PLAN
Scale: 1:50

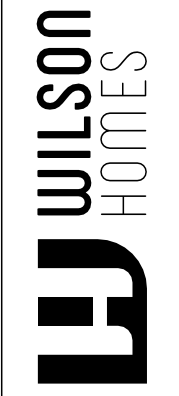


THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING
SIGNATURE:

DATE:

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



SPECIFICATION:
ELEVATE
COPYRIGHT:
© 2024

REVISION	DATE	BY
1 DRAFT SALES PLAN - CT1	JUL 2024.08.05	JUL
2 PRELIM PLANS - INITIAL ISSUE	MIG 2024.08.21	MIG
3 DA PLANS SET - VAR REF 001_002 UPDATE	CLG 2024.09.11	CLG

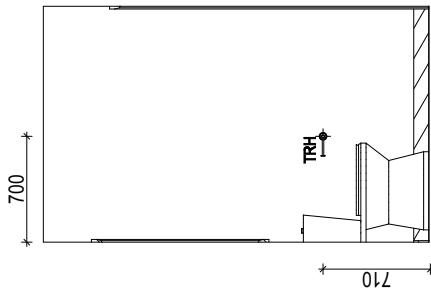
CLIENT:
DANIEL & VIRGINIA LEONARD
ADDRESS:
15 SHELDUCK DRIVE, OLD BEACH TAS 7017
LOT / SECTION / CT:
448 / - / 186023

HOUSE DESIGN:
PITTWATER
FAÇADE DESIGN:
DOVER
SHEET TITLE:
KITCHEN DETAILS

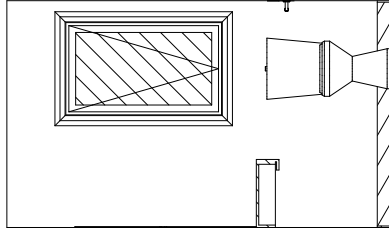
HOUSE CODE:
H-WELPTW10DA
FAÇADE CODE:
F-WELPTW10DOVRA
SHEET No.:
13 / 18

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.
714029

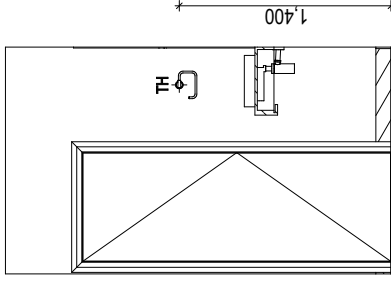
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS



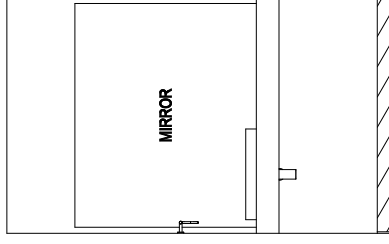
ELEVATION B
Scale: 1:50



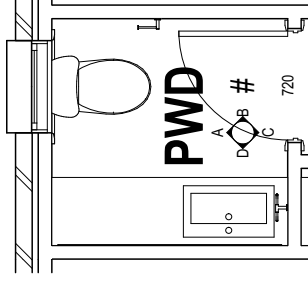
ELEVATION A
Scale: 1:50



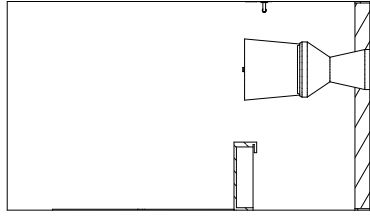
ELEVATION C
Scale: 1:50



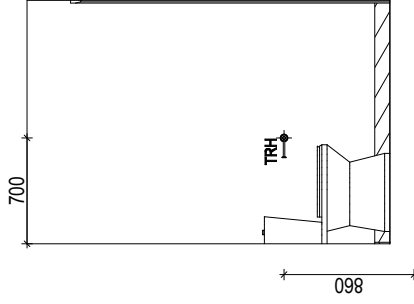
ELEVATION D
Scale: 1:50



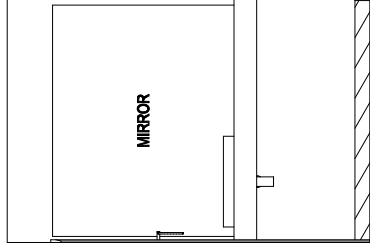
POWDER ROOM 1 PLAN
Scale: 1:50



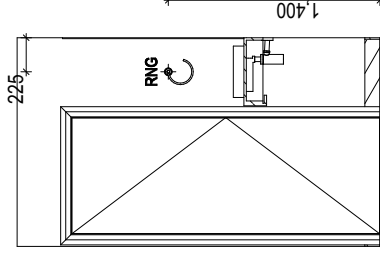
ELEVATION B
Scale: 1:50



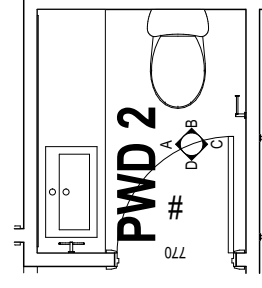
ELEVATION C
Scale: 1:50



ELEVATION A
Scale: 1:50



ELEVATION D
Scale: 1:50



POWDER ROOM 2 PLAN
Scale: 1:50

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

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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-LIN-WETA

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

SHAMPOO RECESS SIZE | STRUCTURAL DIMENSIONS

SIZE	WIDTH	HEIGHT
"SMALL"	470 x 380mm	446mm
"MEDIUM"	800 x 380mm	878mm
"LARGE"	1500 x 380mm	1578mm

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

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

HOUSE CODE:	H-WELPTW10DA
HOUSE DESIGN:	PITTWATER
FACE CODE:	F-WELPTW10DOVRA
SHEET NO.:	14 / 18
SCALES:	1:50

CLIENT:	DANIEL & VIRGINIA LEONARD
ADDRESS:	15 SHELDUCK DRIVE, OLD BEACH TAS 7017
LOT / SECTION / CT:	448 / - / 186023
COUNCIL:	BRIGHTON COUNCIL

REVISION	DATE	DRAWN
1 DRAFT SALES PLAN - CT1	JUL 2024.08.05	
2 PRELIM PLANS - INITIAL ISSUE	MLG 2024.08.21	
3 DA PLANS SET - VAR REF 001, 002 UPDATE	CLG 2024.09.11	

SPECIFICATION:	ELEVATE
COPYRIGHT:	© 2024

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

ALL DIMENSIONS ARE FRAME DIMENSIONS

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.

714029

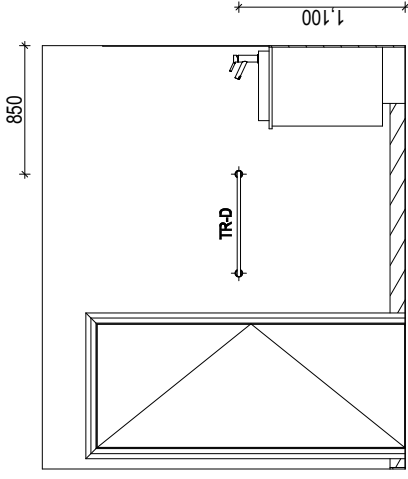
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

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

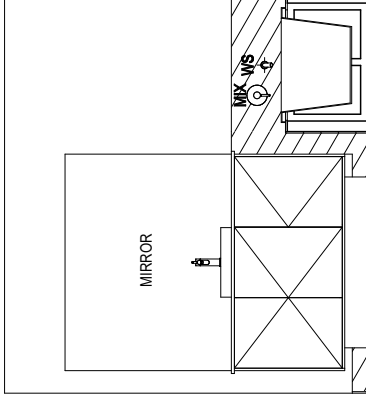
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

REFER TO THE FOLLOWING DETAILS:

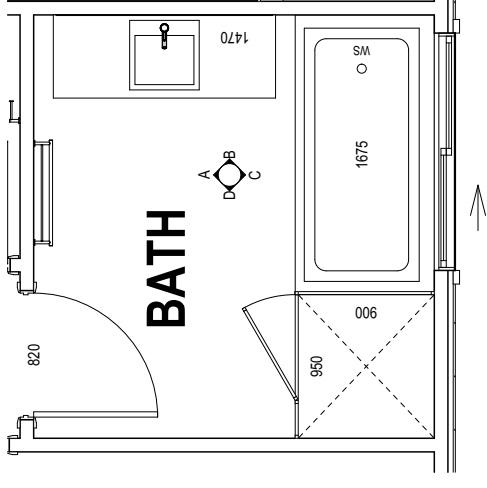
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LIN-WETA



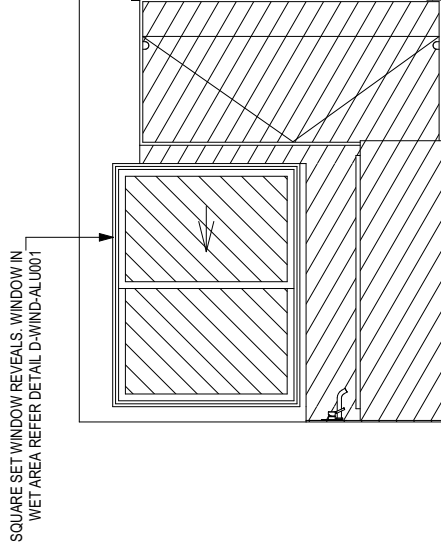
ELEVATION A
Scale: 1:50



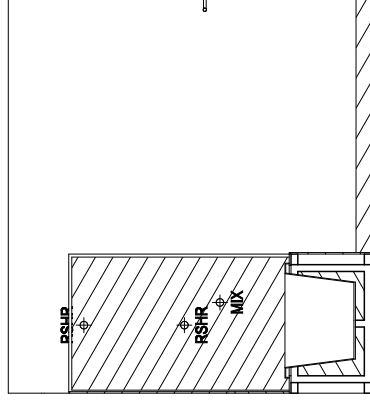
ELEVATION B
Scale: 1:50



BATHROOM PLAN
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50

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

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS
"SMALL"	WIDTH 470 x 380mm HEIGHT 446mm
"MEDIUM"	WIDTH 800 x 380mm HEIGHT 446mm
"LARGE"	WIDTH 1500 x 380mm HEIGHT 446mm

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

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

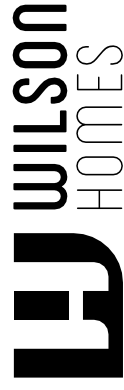
SIGNATURE:

DATE:

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

ALL DIMENSIONS ARE FRAME DIMENSIONS

SPECIFICATION:
ELEVATE
COPYRIGHT:
© 2024



CLIENT:
DANIEL & VIRGINIA LEONARD
ADDRESS:
15 SHELDUCK DRIVE, OLD BEACH TAS 7017
LOT / SECTION / CT:
448 / - / 186023
COUNCIL:
BRIGHTON COUNCIL

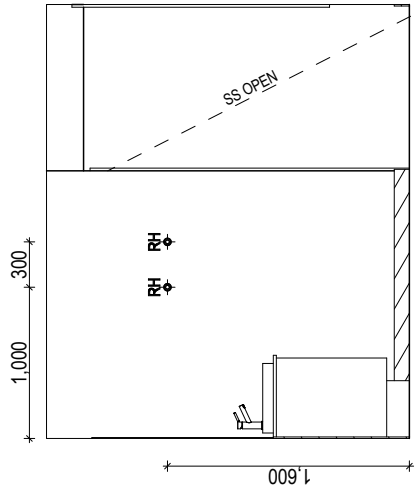
HOUSE DESIGN:
PITTWATER
FAÇADE DESIGN:
DOVER
SHEET No.:
15 / 18
SCALES:
1:50

HOUSE CODE:
H-WELPTW10DA
FAÇADE CODE:
F-WELPTW10DOVRA

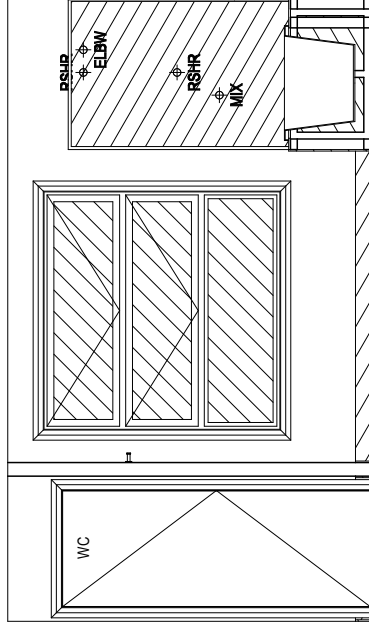
DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

714029

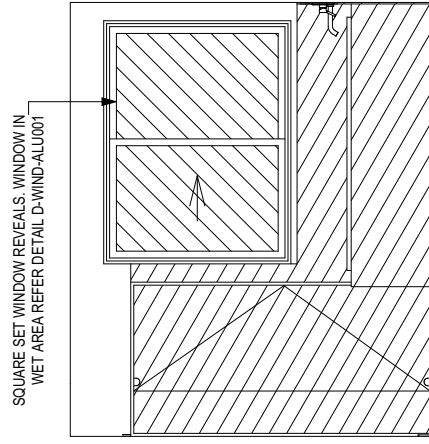
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS



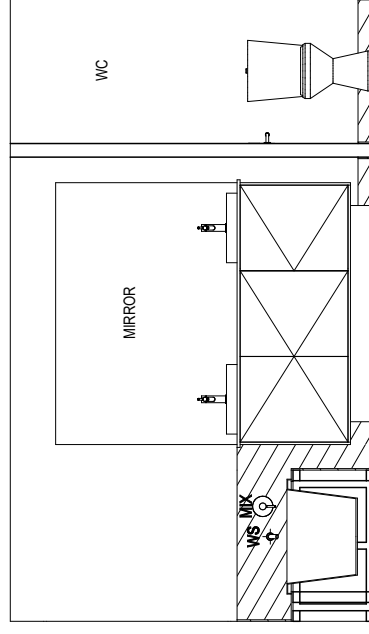
ELEVATION A
Scale: 1:50



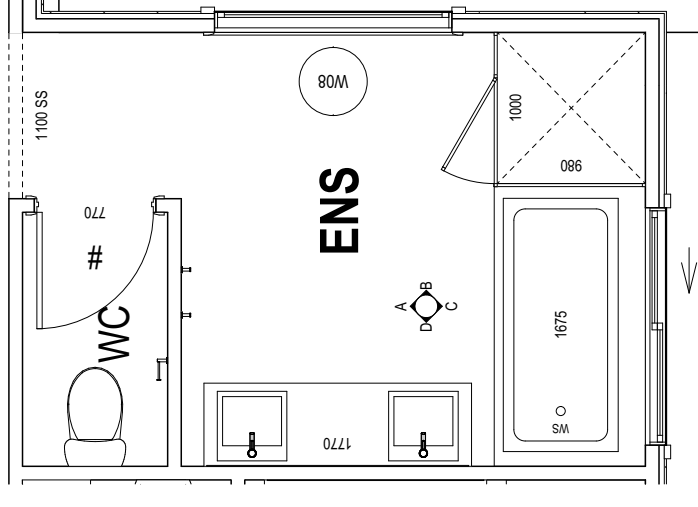
ELEVATION B
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



ENSUITE PLAN
Scale: 1:50

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

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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-SSSET02
FULL HEIGHT TILING D-LINI-WETA

LEGEND	
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW
MIX	CONNECTION 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

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

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

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

ALL DIMENSIONS ARE FRAME DIMENSIONS

SPECIFICATION:
ELEVATE
COPYRIGHT:
© 2024



REVISION	DATE	DRAWN
1 DRAFT SALES PLAN - CT1	JUL 2024.08.05	JUL
2 PRELIM PLANS - INITIAL ISSUE	MIG 2024.08.21	MIG
3 DA PLANS SET-VAR REF 001_002 UPDATE	CLG 2024.09.11	CLG

CLIENT:	DANIEL & VIRGINIA LEONARD
ADDRESS:	15 SHELDUCK DRIVE, OLD BEACH TAS 7017
LOT / SECTION / CT:	448 / - / 186023
COUNCIL:	BRIGHTON COUNCIL

HOUSE DESIGN:	PITTWATER
HOUSE CODE:	H-WELPTW10DA
FAÇADE DESIGN:	DOVER
FAÇADE CODE:	F-WELPTW10DOVRA
SHEET No.:	16 / 18
SCALES:	1:50

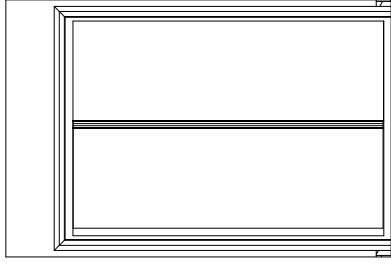
DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

714029

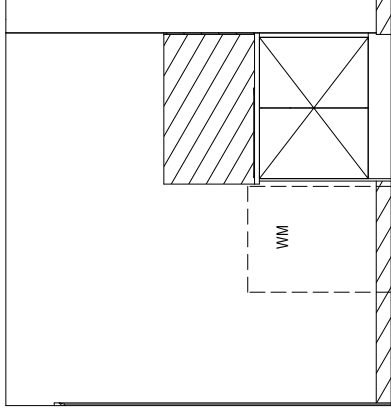
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

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

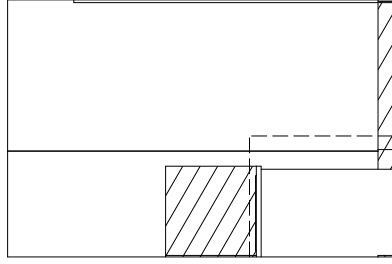
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC



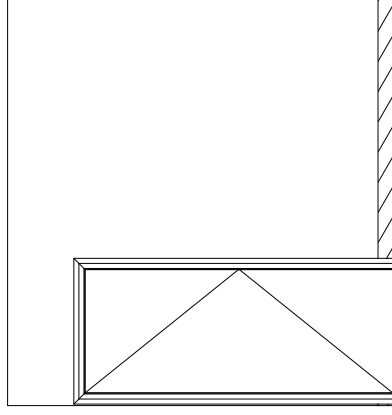
ELEVATION A
Scale: 1:50



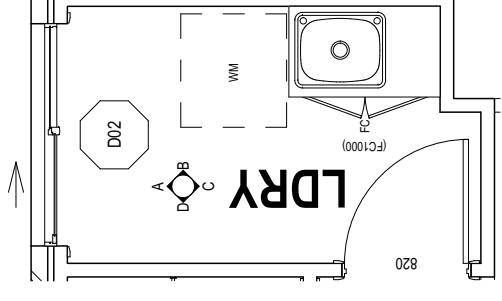
ELEVATION B
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



LAUNDRY PLAN
Scale: 1:50

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

ALL DIMENSIONS ARE FRAME DIMENSIONS



SPECIFICATION:
ELEVATE
COPYRIGHT:
© 2024

REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	JUL 2024.08.05
2 PRELIM PLANS - INITIAL ISSUE	MLG 2024.08.21
3 DA PLANS SET-VAR REF 001, 002 UPDATE	CLG 2024.09.11

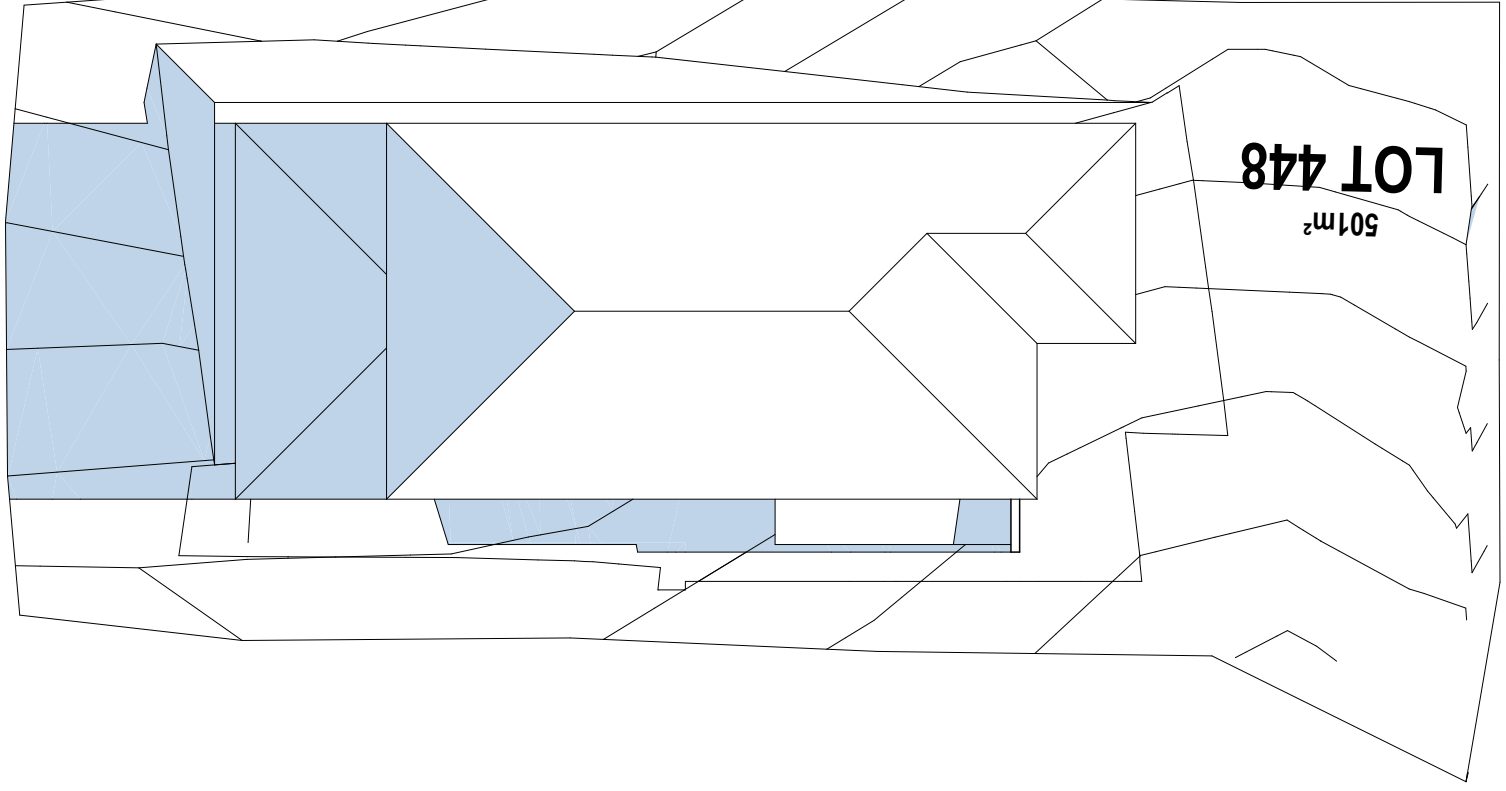
CLIENT: **DANIEL & VIRGINIA LEONARD**
ADDRESS: **15 SHELDUCK DRIVE, OLD BEACH TAS 7017**
LOT / SECTION / CT: **448 / - / 186023**
COUNCIL: **BRIGHTON COUNCIL**

HOUSE DESIGN: **PITTWATER**
HOUSE CODE: **H-WELPTW10DA**
FACADE DESIGN: **DOVER**
FACADE CODE: **F-WELPTW10DOVRA**
SHEET TITLE: **LAUNDRY DETAILS**
SHEET No.: **17 / 18**
SCALES: **1:50**

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

714029

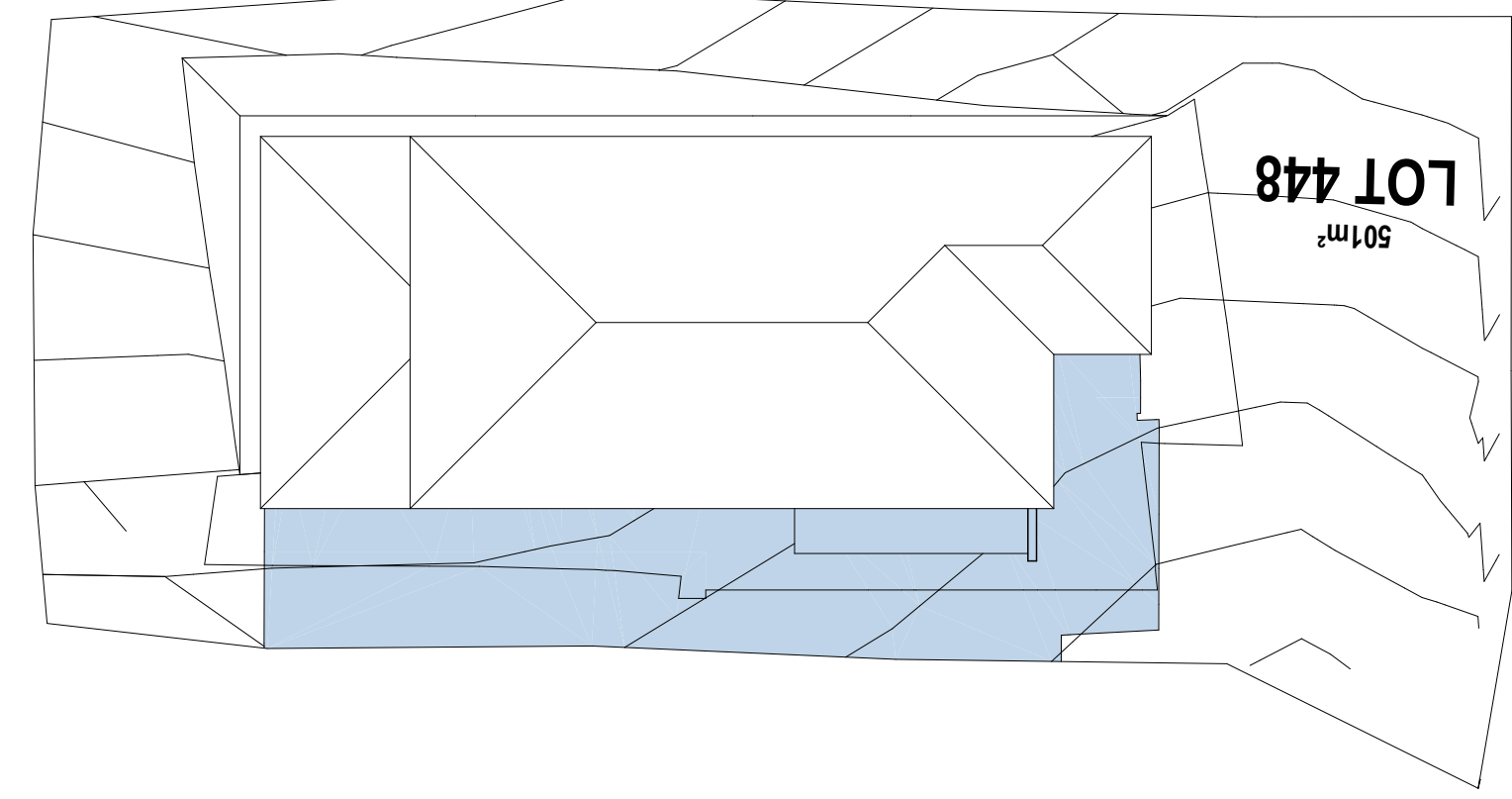
© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



LOT 448
501m²

SHELDUCK DRIVE

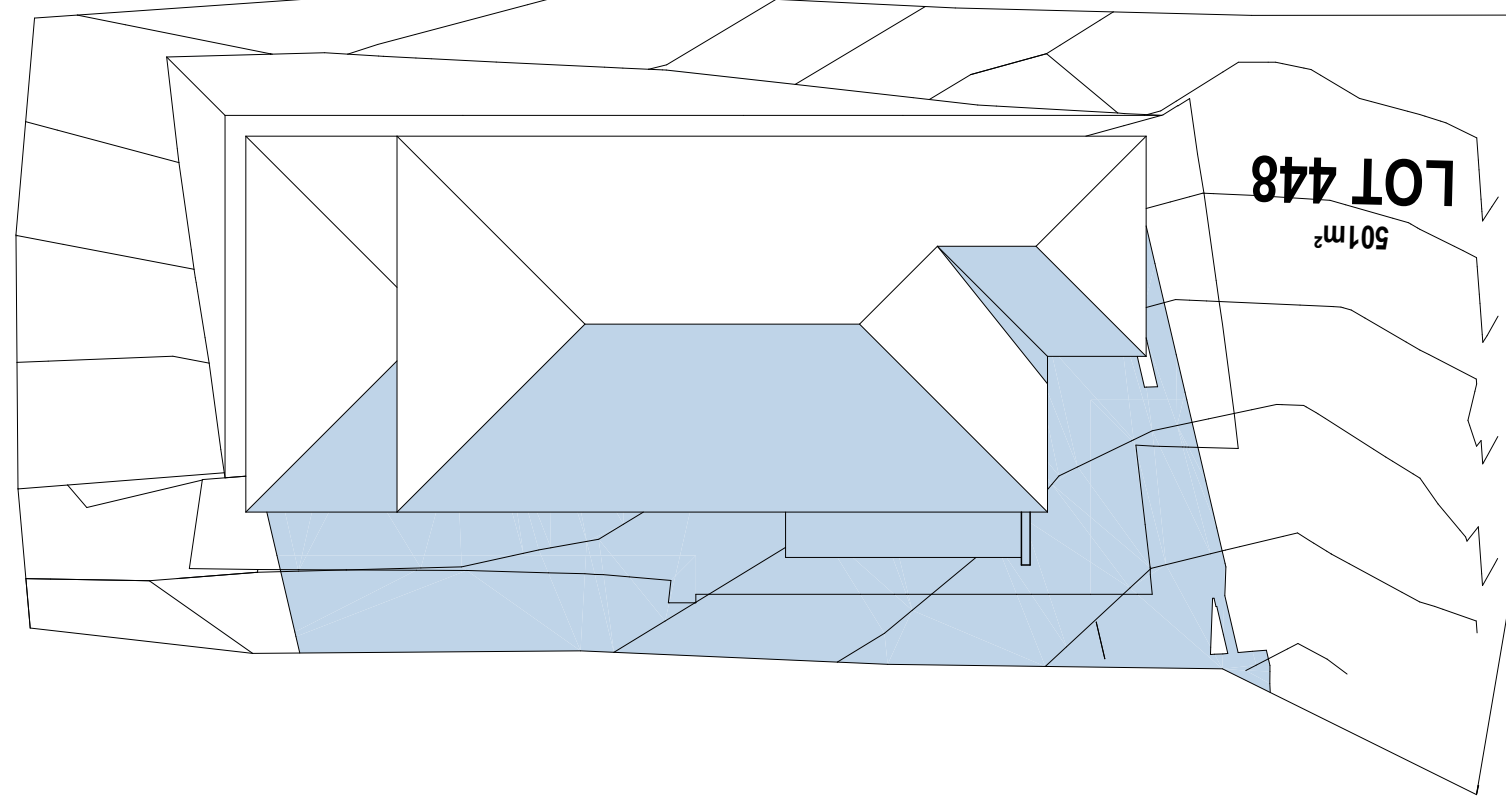
JUNE 21 - 0900



LOT 448
501m²

SHELDUCK DRIVE

JUNE 21 - 1200



LOT 448
501m²

SHELDUCK DRIVE

JUNE 21 - 1500



© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 887). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

WILSON HOMES

SPECIFICATION:
ELEVATE
COPYRIGHT:
© 2024

REVISION	DATE	DRAWN
1 DRAFT SALES PLAN - CT1	JUL 2024.08.05	JUL
2 PRELIM PLANS - INITIAL ISSUE	MIG 2024.08.21	MIG
3 DA PLANS SET-VAR REF 001_002 UPDATE	CLG 2024.09.11	CLG

CLIENT:	DANIEL & VIRGINIA LEONARD
ADDRESS:	15 SHELDUCK DRIVE, OLD BEACH TAS 7017
LOT / SECTION / CT:	448 / - / 186023
COUNCIL:	BRIGHTON COUNCIL

HOUSE DESIGN:	PITTWATER
HOUSE CODE:	H-WELPTW10DA
FAÇADE DESIGN:	DOVER
FAÇADE CODE:	F-WELPTW10DOVRA
SHEET TITLE:	SHADOW DIAGRAMS - JUNE 21
SHEET No.:	18 / 18
SCALES:	1:200

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

714029