

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 22 Federation Drive, Sorell

PROPOSED DEVELOPMENT:

DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 2nd June 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 2nd June 2025**.

APPLICANT: Cunic Homes

APPLICATION NO: DA 2025 /116 1

DATE: 16 May 2025

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

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal: \$	

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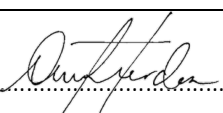
Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

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: 5.2025.116.1 -
 Development Application - 22 Federation Drive,
 Sorell - P1.pdf
 Plans Reference:P1
 Date Received:5/05/2025

Declarations and acknowledgements	
<ul style="list-style-type: none"> 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 <i>Land Use Planning and Approvals Act 1993</i>, 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. <p><i>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></p>	
<ul style="list-style-type: none"> 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. 	
<ul style="list-style-type: none"> Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent. 	
Applicant Signature:	Signature:  Date:

Crown or General Manager Land Owner Consent	
<p>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 <i>Land Use Planning and Approvals Act 1993</i>).</p> <p>Please note:</p> <ul style="list-style-type: none"> 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. 	
<p>I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____</p>	
Signature of General Manager, Minister or Delegate:	Signature: Date:



5 May 2025

Att: Planning Department
Sorell Council



Dear Sir/Madam,

**22 Federation Drive, Sorell
New residential dwelling development**

Please find enclosed application for development for a single residential dwelling development at 22 Federation Drive, Sorell. In support of this application the following documents are provided:

- Title documents
- DA plans

8.0 General Residential Zone

8.1 Zone Purpose

- 8.1.1 The proposal is for the construction of a single residential dwelling located on a lot with full infrastructure and services available.
- 8.1.2 The proposed development is located in close proximity to public transport and other services and complies.

8.2 Use Table

A single residential dwelling is a no permit required, permitted or discretionary use. Our assessment of the development, as below, assess this proposed development as a “discretionary” application.

10.4 Development Standards for Dwellings

- 8.4.1 Residential density for multiple dwellings
 - A1 NA
- 8.4.2 Setbacks and building envelope for all dwellings
 - A1 (a) The proposed dwelling has a front setback <4500mm, which does not comply with A1(a) and so has been assessed against P1.
 - P1 The front setback is considered appropriate as it is a minor decrease in the setback. The proposed design aligns with the streetscape and has been designed to respond to the site’s topographical conditions. The

front of the dwelling maintains a consistent appearance with nearby properties.

A1(b) NA

A1(c) NA

A1(d) NA

A2 The proposed dwelling does not include a garage or carport. Therefore, A1 does not apply.

A3(a) The proposed dwelling is contained within the building envelope, as demonstrated on elevations and complies with A3(a).

A3(b) The proposed dwelling is located >1500mm from the side and rear boundaries and complies with A3(b).

8.4.3 Site coverage and private open space for all dwellings

A1(a) The proposed dwelling has a site coverage of 24.19% and complies.

A1(b) NA

A2(a) (i) The proposed dwelling has a POS of 24m² and complies.
(ii) NA

A2(b) (i) The proposed dwelling has a POS with minimum width of 4000mm and complies with A2(b).
(ii) NA

A2(c) The POS for the proposed dwelling is not located to the front of the dwelling and complies.

A2(d) The POS for the proposed dwelling has a gradient of not more than 1 in 10 and complies with A2(d).

8.4.4 Sunlight to private open space of multiple dwellings

A1(a) NA

8.4.5 Width of openings for garages and carports for all dwellings

A1 NA

8.4.6 Privacy for all dwellings

A1 (a) The proposed dwelling includes a deck on the western boundary with FFL<1000mm and complies with A1(a).

A1 (b) NA

A1 (c) NA

A2 The proposed dwelling does not have windows within 3000mm of the boundaries and complies with A2(a).

A3 NA

8.4.7 Frontage fences for all dwellings

A1 NA

8.4.8 Waste storage for multiple dwellings

A1(a) NA

C2.0 Parking and Access Code

C2.5 Use Standards

C2.5.1 Car parking numbers

A1 The proposed development is for a 3-bedroom dwelling with single garage and in accordance with Table C2.1, 2 car parking spaces are

required. The proposed development provides for two car parking spaces and complies with A1.

C2.5.2 Bicycle parking numbers

A1 NA

C2.5.3 Motorcycle parking numbers

A1 NA

C2.5.4 Loading Bays

A1 NA

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

A1 NA

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

A1(a) & (c) The parking and driveway for the proposed dwelling will be constructed from concrete and complies with A1(a) & (c).

A1(b) The driveway is designed to be drained to the Council stormwater system and complies with A1(b).

C2.6.2 Design and layout of parking areas

A1.1 The driveway and parking areas have been designed to comply with *AS2890- Parking facilities Parts 1-6* and complies.

A1.2 NA

C2.6.3 Number of accesses for vehicles

A1 One access has been designed for this proposal and complies with A1.

A2 NA

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

A1 NA

C2.6.5 Pedestrian access

A1.1 NA

C2.6.6 Loading bays

A1 NA

A2 NA

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

A1 NA

A2 NA

C2.6.8 Siting of parking and turning areas

A1 NA

C13.0 Bushfire-Prone Areas Code

The proposed dwelling is located within the Bushfire-Prone Areas Code and will be constructed to the assessed BAL.

C16.0 Safeguarding of Airports Code

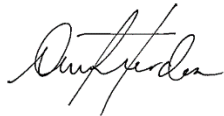
The proposed dwelling is located within safeguarding of airports (noise exposure). We would anticipate this has been addressed as part of the subdivision application with nothing further required for this build.

After a review of this development against the Tasmanian Planning Scheme we would consider this proposal meets all acceptable solutions for the General Residential Zone and should be assessed as a no permit required, however, we note the Code overlay for Safeguarding of Airports Code and anticipate Council will require this development to be assessed as “discretionary”.

Please contact me via email should you require any additional information to assist Council’s assessment of the application.

Yours faithfully

Cunic Homes

A handwritten signature in black ink, appearing to read 'Domonee van Heerden', written in a cursive style.

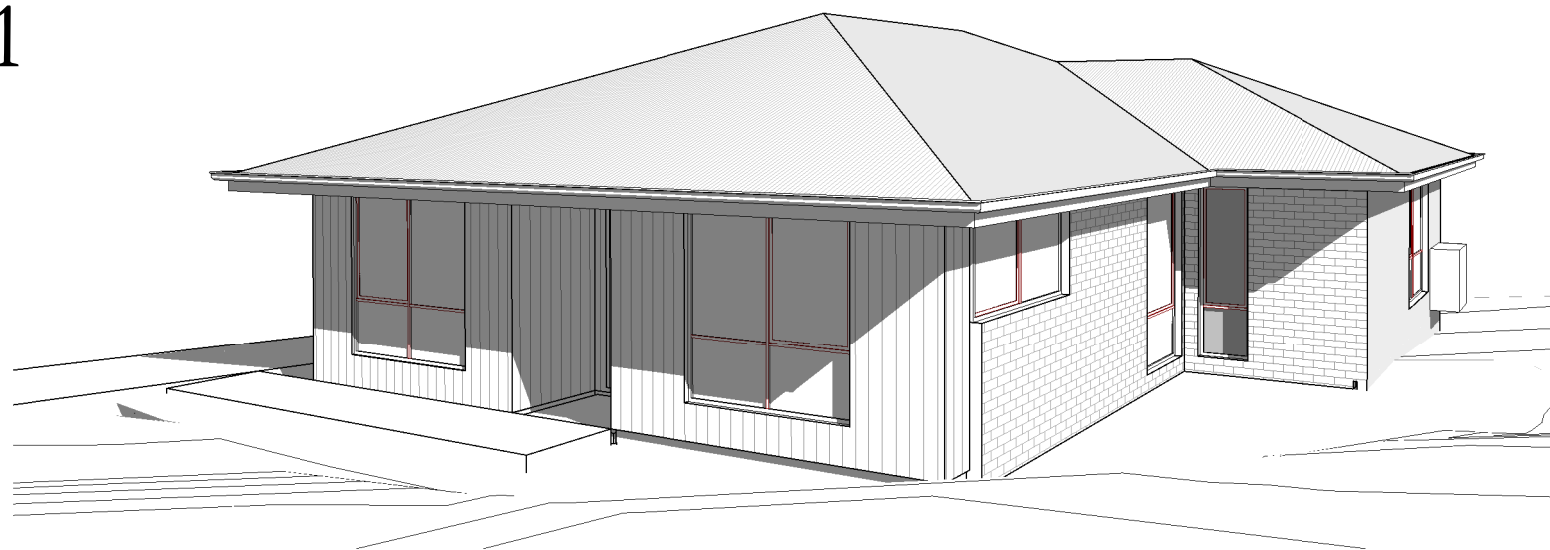
Domonee van Heerden
Planning & Building Manager

PROPOSED NEW DWELLING
22 FEDERATION DRIVE,
SORELL
COAL RIVER PROPERTIES & SECURITIES PTY LTD atf
RR FAMILY TRUST NO.1
PD25005

PLANNING

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	CUT/FILL PLAN
04	LOCALITY PLAN
05	FLOOR PLAN
06	DOOR AND WINDOW SCHEDULES
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	FLOOR FINISHES PLAN
11	ELECTRICAL/REFLECTED CEILING PLAN
12	PERSPECTIVES



FLOOR AREA 110.96 m2 (11.94 SQUARES)



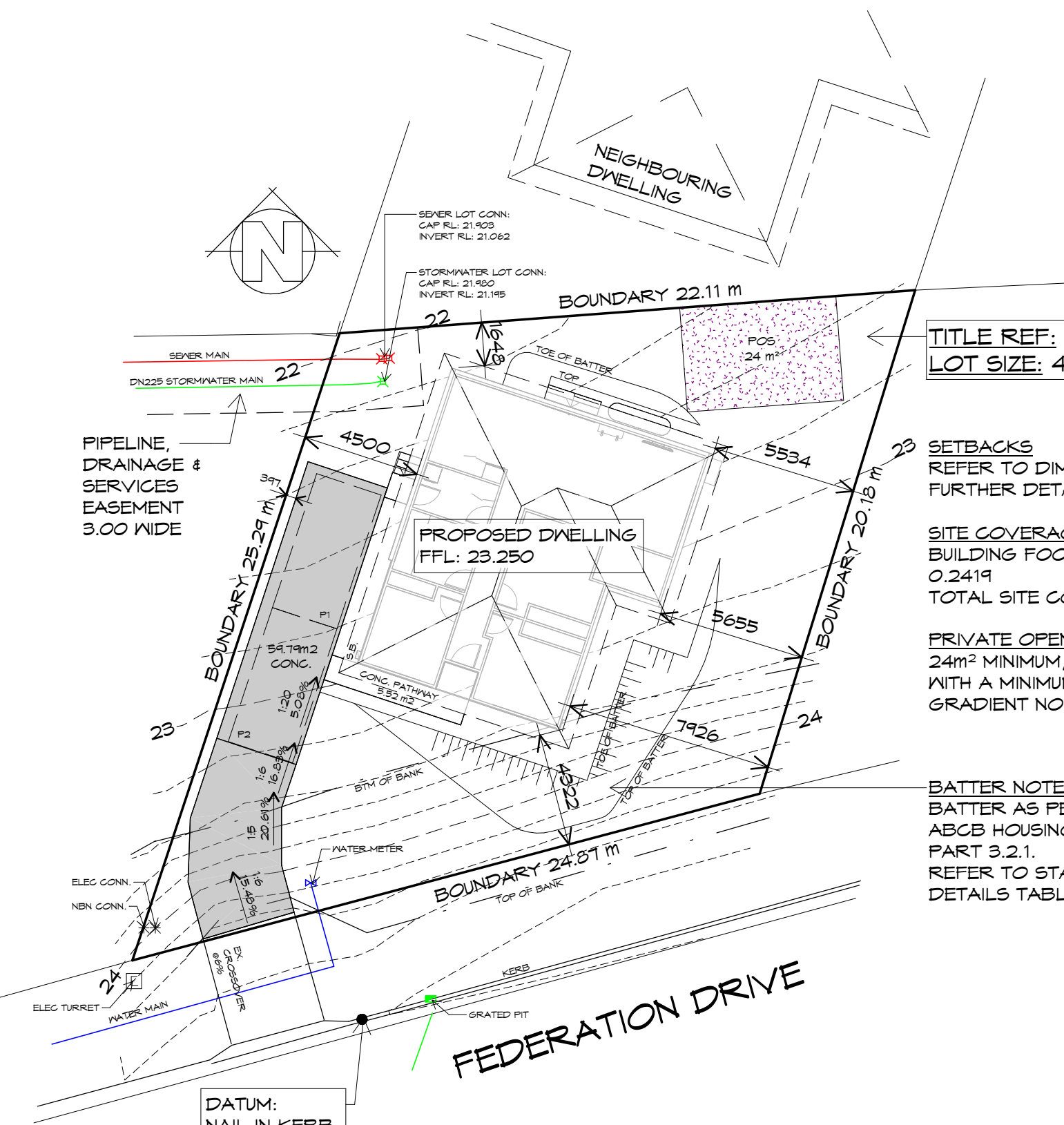
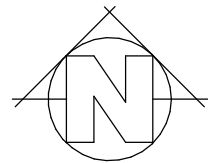
GENERAL PROJECT INFORMATION

TITLE REFERENCE: 184821/53
SITE AREA: 471m2
DESIGN WIND SPEED: TBC
SOIL CLASSIFICATION: TBC
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: N/A
BAL RATING: TBC
OTHER KNOWN HAZARDS: BUSHFIRE-PRONE AREAS,
AIRPORT OBSTACLE LIMITATION AREA, AIRPORT NOISE
EXPOSURE AREA



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info@primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

APRIL 2025



SITE PLAN

1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

DRIVEWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT
PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)



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TITLE REF: 184821/53
LOT SIZE: 471m2

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

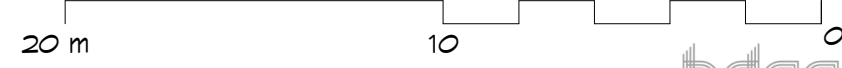
SITE COVERAGE
BUILDING FOOTPRINT 113.93 /SITE AREA 471 =
0.2419
TOTAL SITE COVERAGE 24.19%

PRIVATE OPEN SPACE
24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

BATTER NOTE
BATTER AS PER
ABCB HOUSING PROVISIONS
PART 3.2.1.
REFER TO STANDARD
DETAILS TABLE

SURVEYORS NOTES

- WHILE ALL REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES WHICH WERE NOT LOCATED DURING THE FIELD SURVEY.
- PRIOR TO ANY DEMOLITION, EXCAVATION, FINAL DESIGN OR CONSTRUCTION ON THIS SITE, A FULL SITE INSPECTION SHOULD BE COMPLETED BY THE RELEVANT ENGINEERS.
- ALL SURVEY DATA IS 3D. THE LEVEL (Z-VALUE) OF ANY SPECIFIC FEATURE CAN BE INTERROGATED WITH A SUITABLE CAD PACKAGE. SPOT HEIGHTS OF ALL FEATURES, INCLUDING PIPE INVERTS, ARE INCLUDED IN THE MODEL SPACE BUT ARE NOT DISPLAYED ON THE PDF. SPOT HEIGHTS ARE ORGANISED INTO APPROPRIATE LAYERS, AND CAN BE DISPLAYED AS REQUIRED.
- DATUM - VERTICAL : AHD PER SPM9401 WITH REPUTED AHD LEVEL OF 26.84 FROM SURCOM ON 17/12/2024
- DATE OF SURVEY : 17/12/2024



GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW DWELLING
22 FEDERATION DRIVE,
SORELL

Client name:
COAL RIVER PROPERTIES &
SECURITIES PTY LTD atf RR
FAMILY TRUST NO.1

Drawing:
SITE PLAN

Drafted by: M.R./S.P. Approved by: D.D.H.

Date: 28.04.2025 Scale: 1 : 200

Project/Drawing no: PD25005 -01 Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A

LEGEND

- PIT 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100Φ AG DRAIN
- WT. 5000L SLIMLINE WATER TANK TO COMPLY WITH RESTRICTIVE COVENANT. C/W 25mm ORIFICE @1000L LEVEL. WATER SUPPLY TO BE PLUMBED IN FOR TOP-UP

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

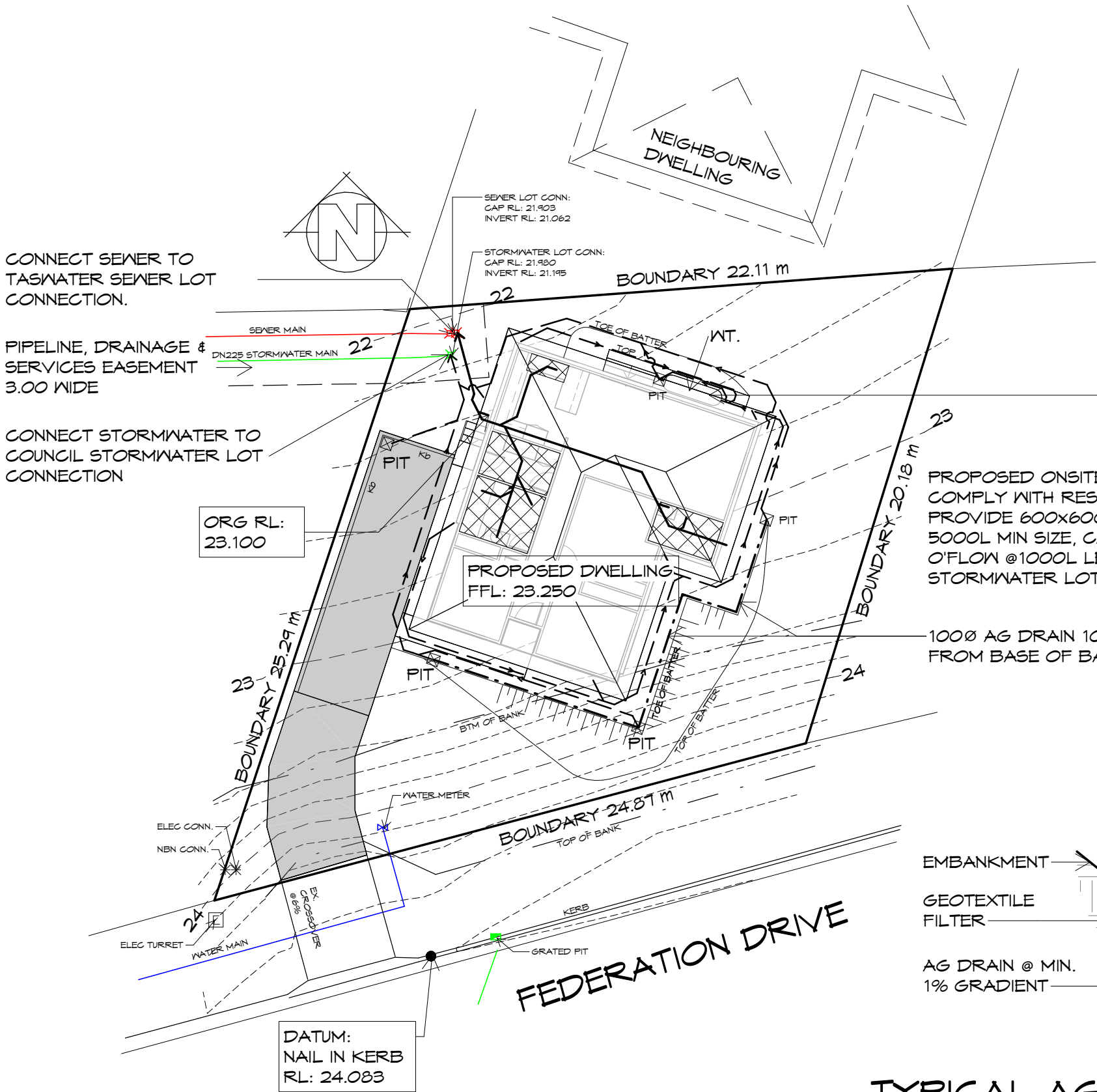
PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3

ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2

S/W: STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3

VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

NOTE:
ALL DOWNPIPES TO BE CONNECTED TO ONSITE RAINWATER TANK VIA CHARGED SYSTEM.
TANK AND PIPEWORK INSTALLATION TO COMPLY WITH AS3500.3 & CBOS DIRECTOR GUIDELINES FOR WATER TANKS



TYPICAL AG DRAIN DETAIL

N.T.S.



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FAMILY TRUST NO.1

Drafted by:
M.R./S.P.
Approved by:
D.D.H.



Drawing:
SITE DRAINAGE PLAN

Date: 28.04.2025
Scale: As indicated

Project/Drawing no: PD25005 -02
Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A



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SITE DRAINAGE PLAN
1 : 200

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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CUT/FILL PLAN

1 : 200



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Drafted by:
S.P.

Approved by:
D.D.H.



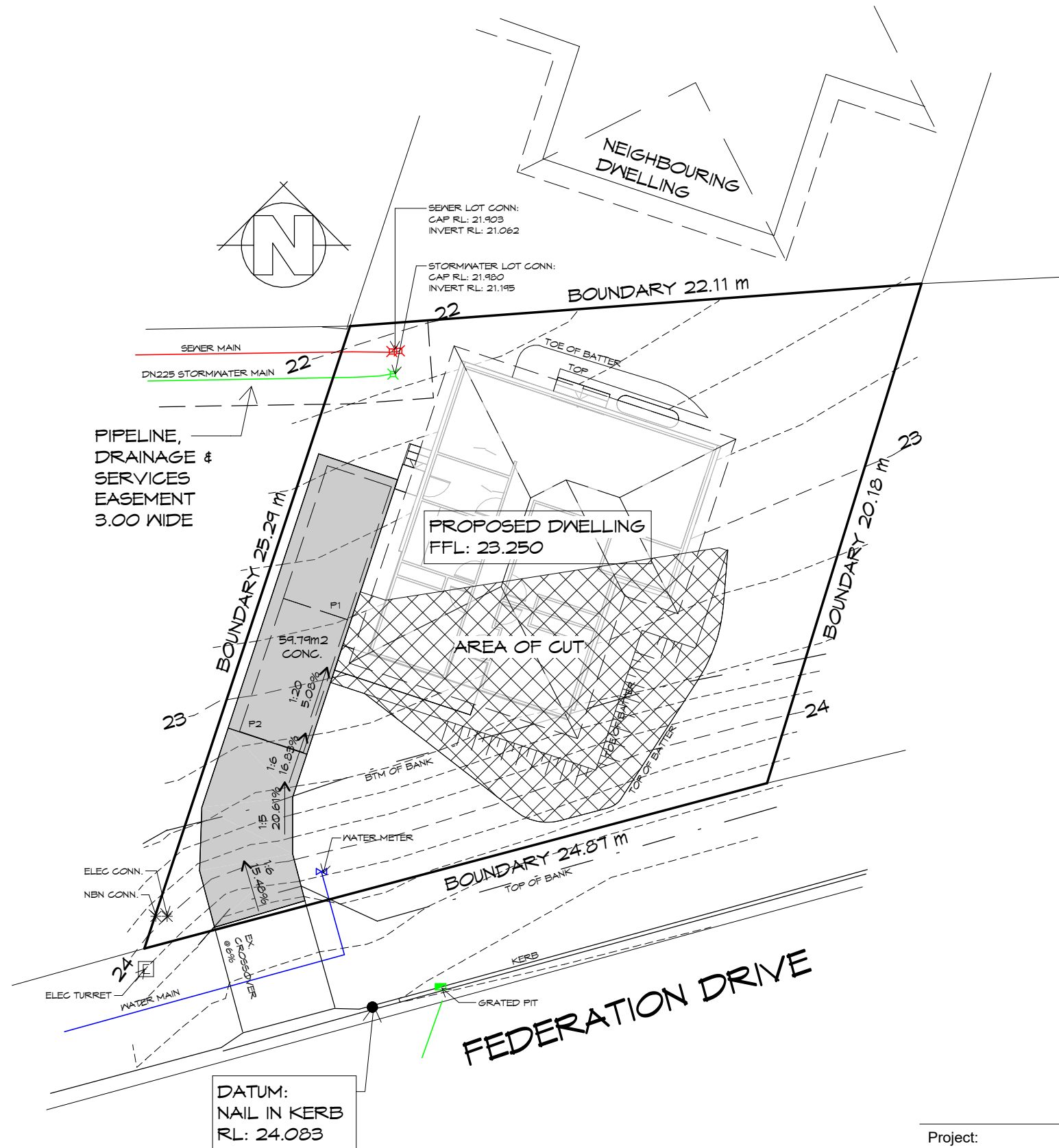
Drawing:
CUT/FILL PLAN

Date: **28.04.2025** Scale: **1 : 200**

Project/Drawing no:
PD25005 -03

Revision:
02

Accredited building practitioner: Frank Geskus -No CC246A



CUT/FILL VOLUME			
CUT	m3	FILL	m3
18.15	m3	2.83	m3

NOTE:
THE CUT AND FILL VOLUMES CALCULATED BY
REVIT ARE APPROXIMATE, GENERALLY
PROVIDING RESULTS WITH +/- 1% TO 2%
ACCURACY

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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10

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PROPOSED NEW DWELLING
22 FEDERATION DRIVE,
SORELL

PLANNING

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Prime Design

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SORELL**

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SECURITIES PTY LTD atf RR
FAMILY TRUST NO.1**

Drawing:
LOCALITY PLAN

Drafted by: S.P. Approved by: D.D.H.

Date: 28.04.2025 Scale: 1 : 2000

Project/Drawing no: PD25005 -04 Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A

LOCALITY PLAN

1 : 2000

CUNIC
homes
Built for you.

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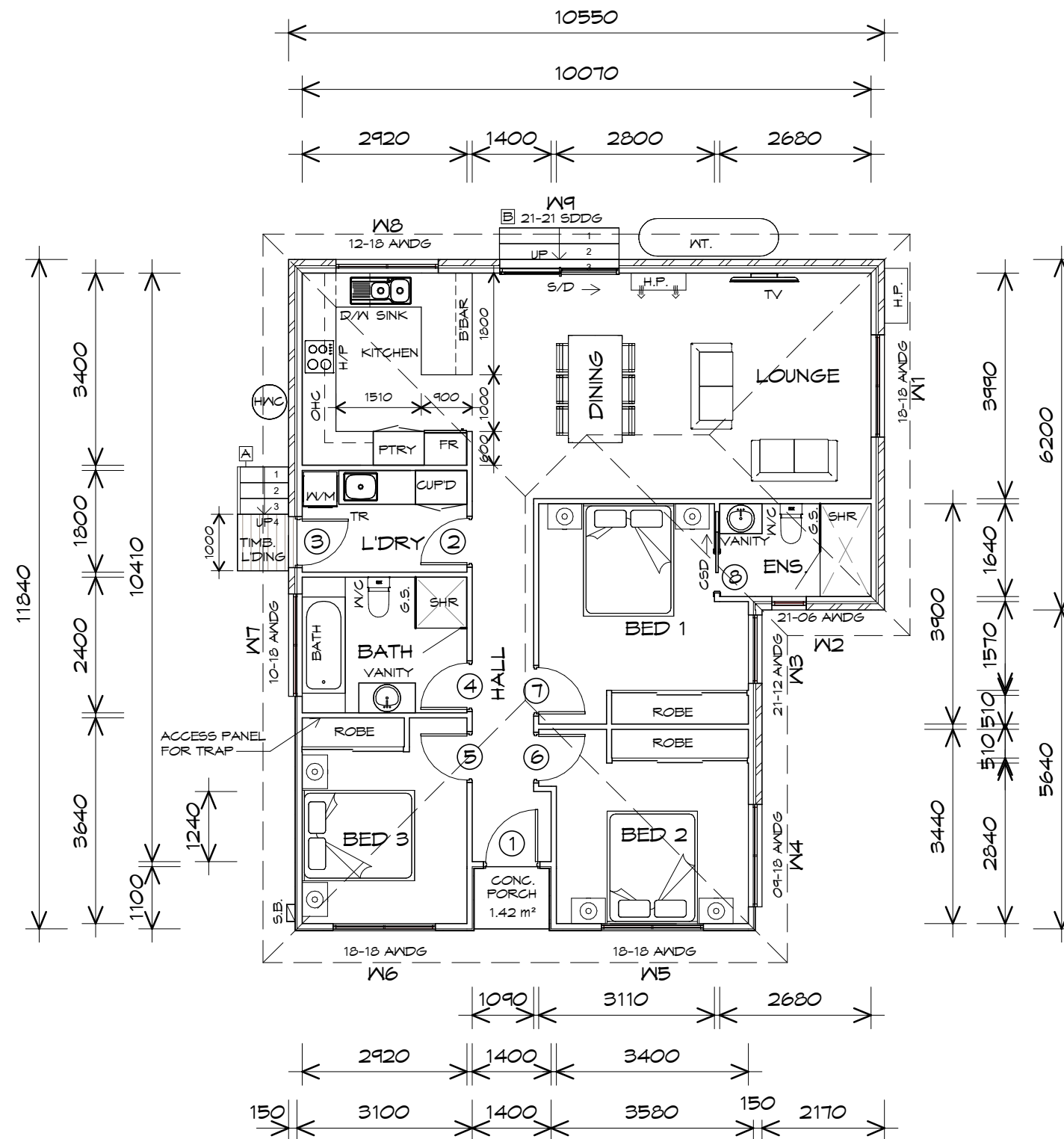
bdca
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

FLOOR PLAN

1 : 100

FLOOR AREA 110.96 m² (11.94 SQUARES)

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
SEPARATELY.



LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER
WT.	WATER TANK - REFER SITE DRAINAGE PLAN
OHC	OVERHEAD CUPBOARDS

PLANNING
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STAIRS

	NO RISERS	RISER H'T	TREAD DEPTH
A	4	175	280
B	3	167	280

NON SLIP TO COMPLY NCC 2022

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Drawing:
FLOOR PLAN

Drafted by:
M.R./S.P.

Approved by:
D.D.H.

Date:
28.04.2025

Scale:
1 : 100

Project/Drawing no:
PD25005 -05

Revision:
02

Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	EXTERNAL SOLID DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	720	CAVITY SLIDING DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	2100	610	AWNING WINDOW	OPAQUE
W3	2100	1210	AWNING WINDOW	
W4	900	1810	AWNING WINDOW	
W5	1800	1810	AWNING WINDOW	
W6	1800	1810	AWNING WINDOW	
W7	1000	1810	AWNING WINDOW	OPAQUE
W8	1200	1810	AWNING WINDOW	
W9	2100	2110	SLIDING DOOR	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **TBC BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING



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Drafted by:
M.R./S.P.

Approved by:
D.D.H.



Drawing:
DOOR AND WINDOW
SCHEDULES

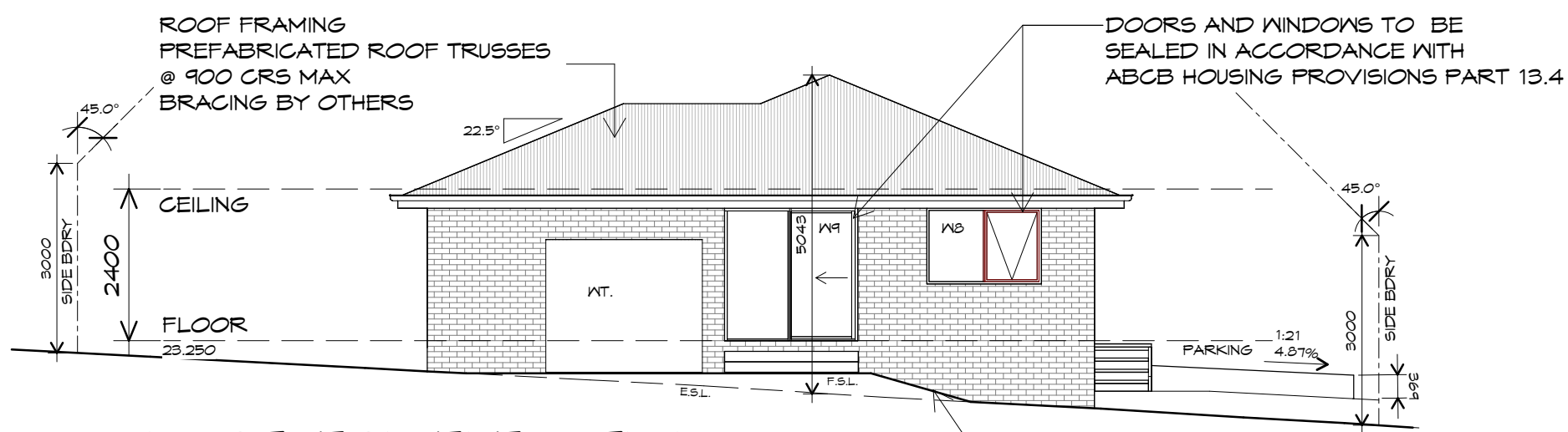
Date: 28.04.2025

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Project/Drawing no: PD25005 -06

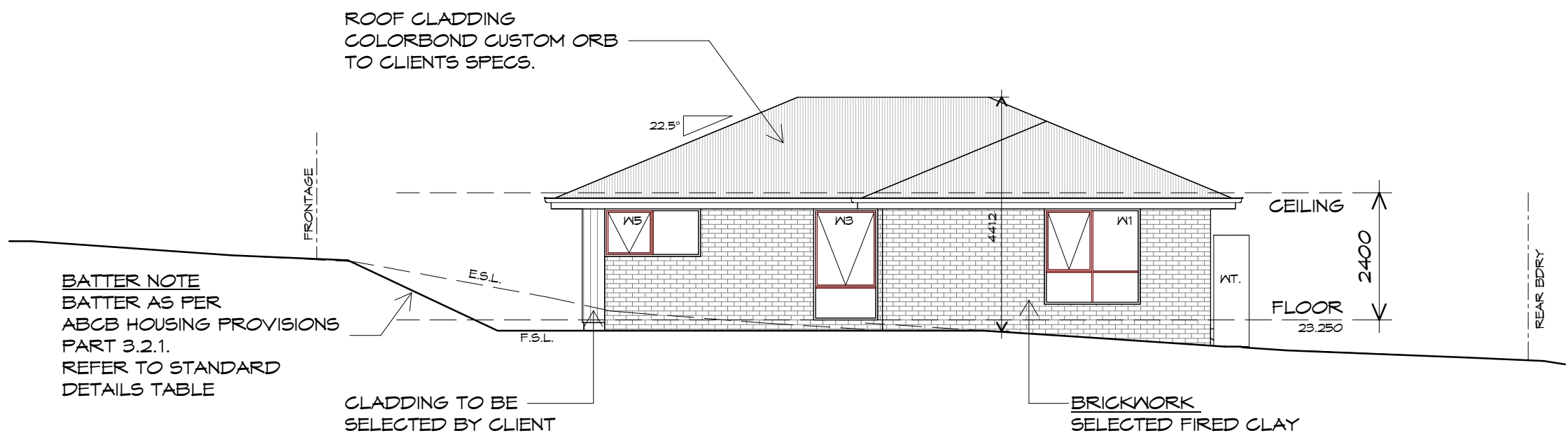
Revision: 02

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NORTHERN ELEVATION
1 : 100

BATTER NOTE
BATTER AS PER
ABCB HOUSING PROVISIONS
PART 3.2.1.
REFER TO STANDARD
DETAILS TABLE



EASTERN ELEVATION
1 : 100

BATTER NOTE
BATTER AS PER
ABCB HOUSING PROVISIONS
PART 3.2.1.
REFER TO STANDARD
DETAILS TABLE



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Project:
**PROPOSED NEW DWELLING
22 FEDERATION DRIVE,
SORELL**

Client name:
**COAL RIVER PROPERTIES &
SECURITIES PTY LTD atf RR
FAMILY TRUST NO.1**

Drawing:
ELEVATIONS

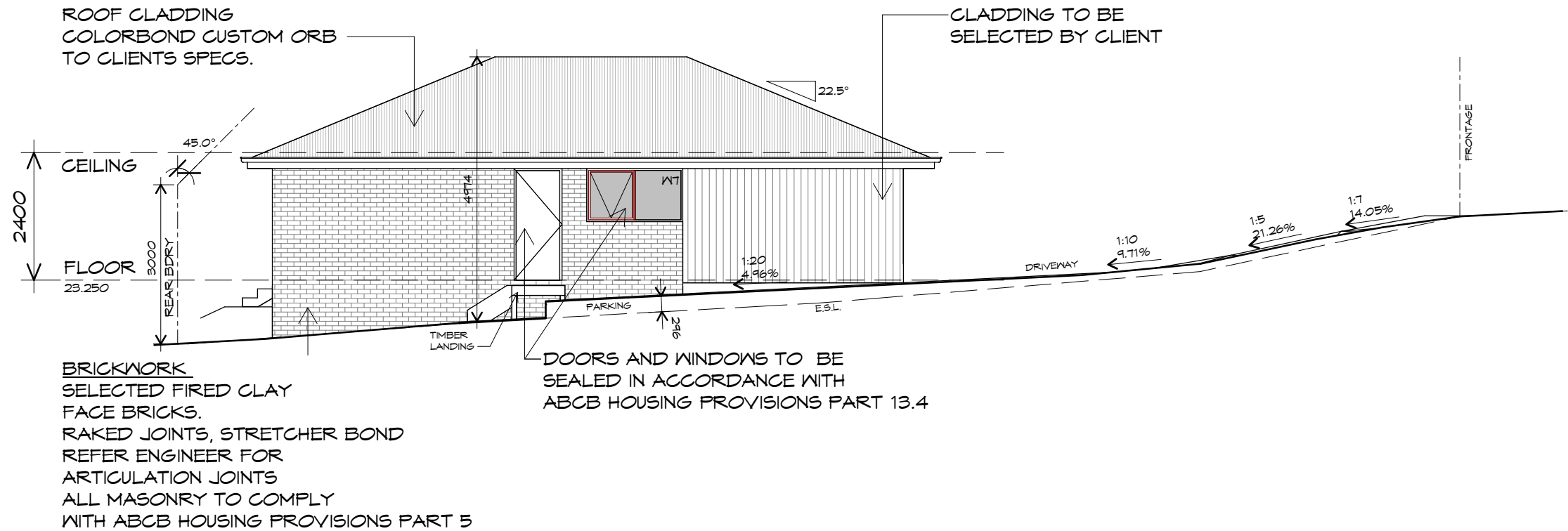
Drafted by: M.R./S.P. Approved by: D.D.H.

Date: 28.04.2025 Scale: 1 : 100

Project/Drawing no: PD25005 -07 Revision: 02

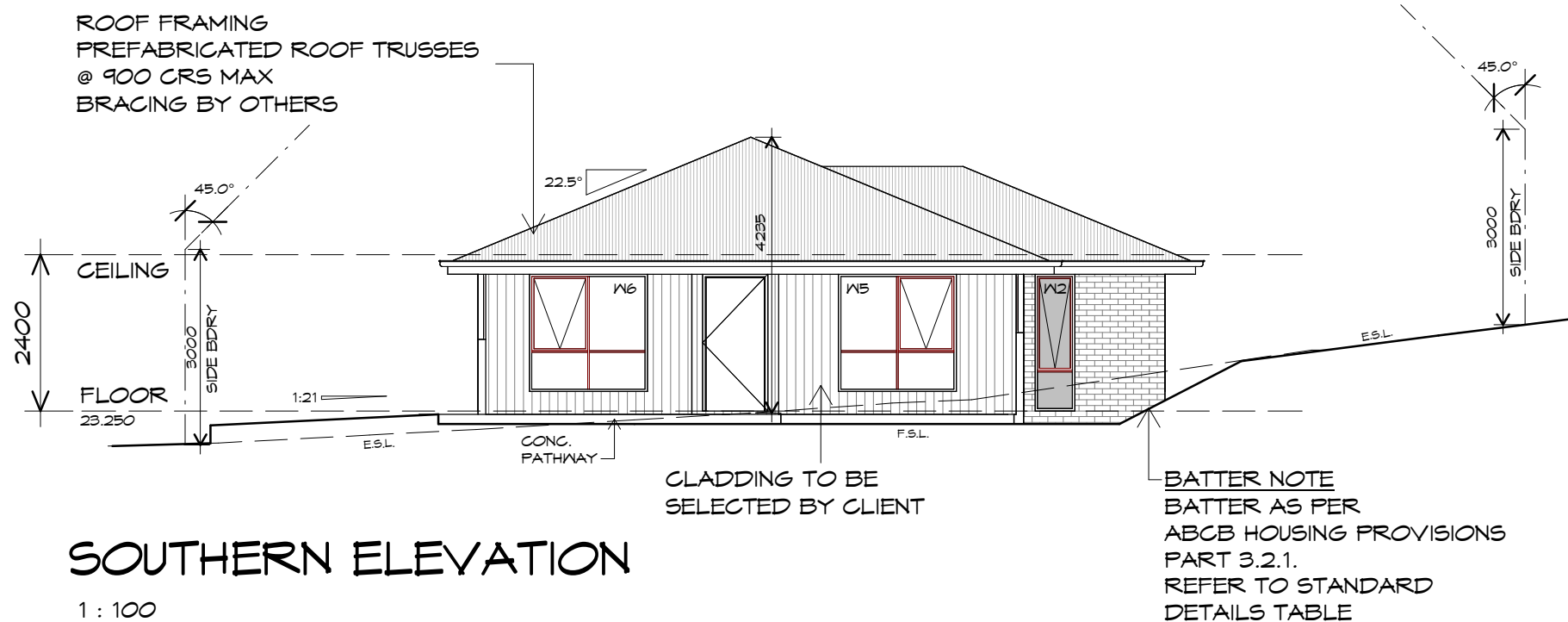
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WESTERN ELEVATION

1 : 100



SOUTHERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Drawing:
ELEVATIONS

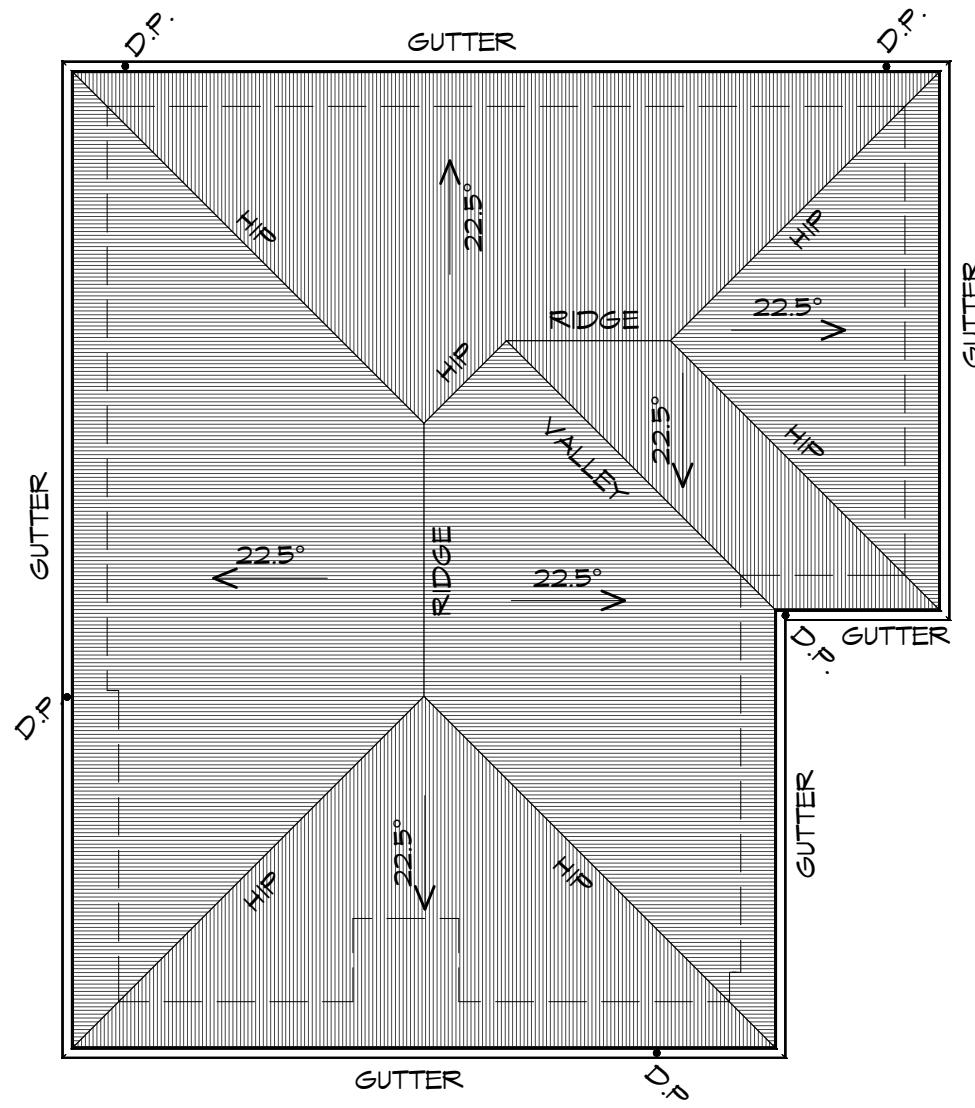
Drafted by: M.R./S.P. Approved by: D.D.H.

Date: 28.04.2025 Scale: 1 : 100

Project/Drawing no: PD25005 -08 Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A





ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH
AS33500.3:2021

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

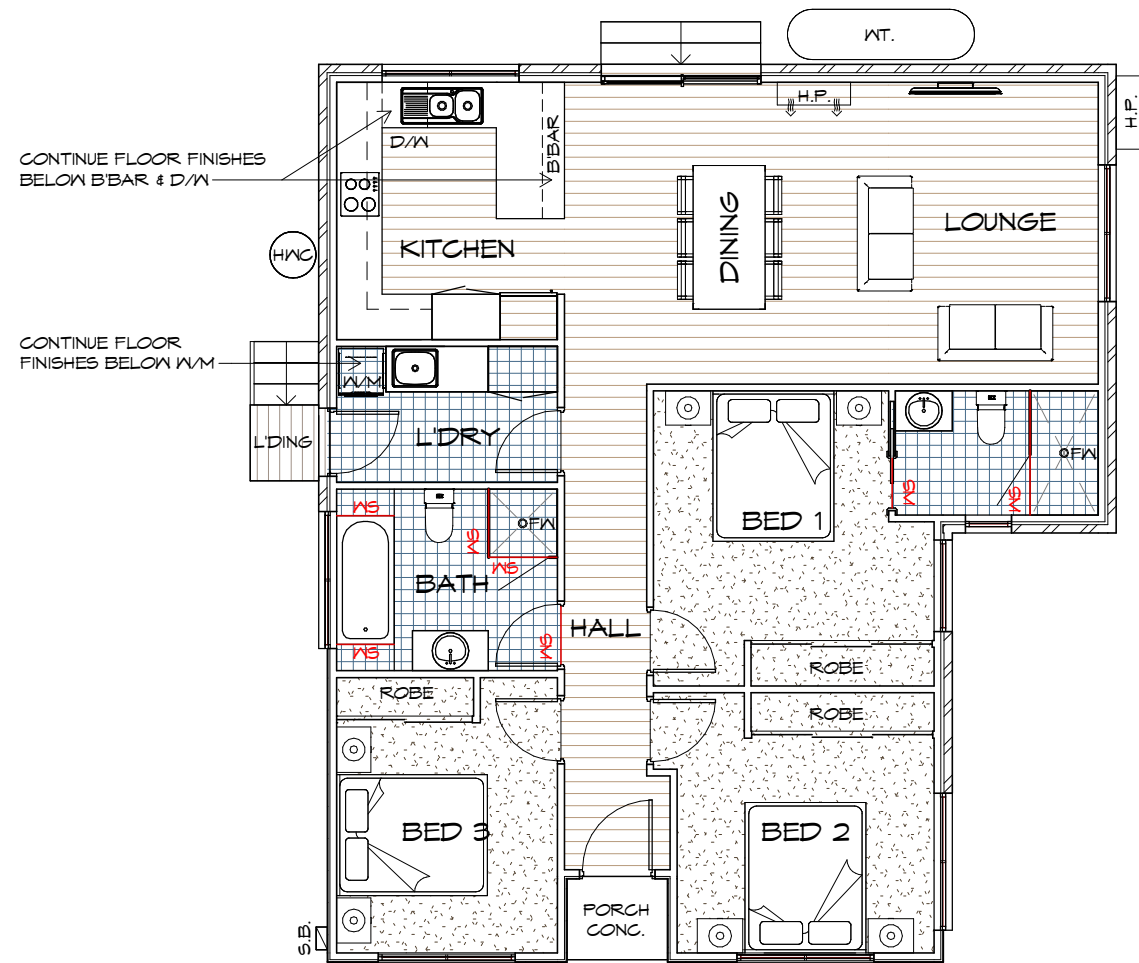
DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



LEGEND

- CARPET
- TILES
- TIMBER OVERLAY
- TIMBER DECK

WS WATERSTOP

FW FLOOR WASTE

IMPORTANT NOTE:

- REFER TO WATERPROOFING DETAILS ON BDXX
- NO ALLOWANCE GIVEN FOR HANDHELD SPRAY DEVICES ON SHOWERS, BATH OR W/C'S U.N.O.

FLOOR FINISHES PLAN

1 : 100

IMPORTANT:

PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON FLOOR TYPES AS NOTED IN THE REPORT.

IF AN ALTERNATIVE FLOORING IS CHOSEN OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

REFER TO ELECTRICAL PLAN AND REFLECTED CEILING PLAN FOR CEILING PENETRATIONS.



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22 FEDERATION DRIVE,
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FAMILY TRUST NO.1

Drawing:
FLOOR FINISHES PLAN

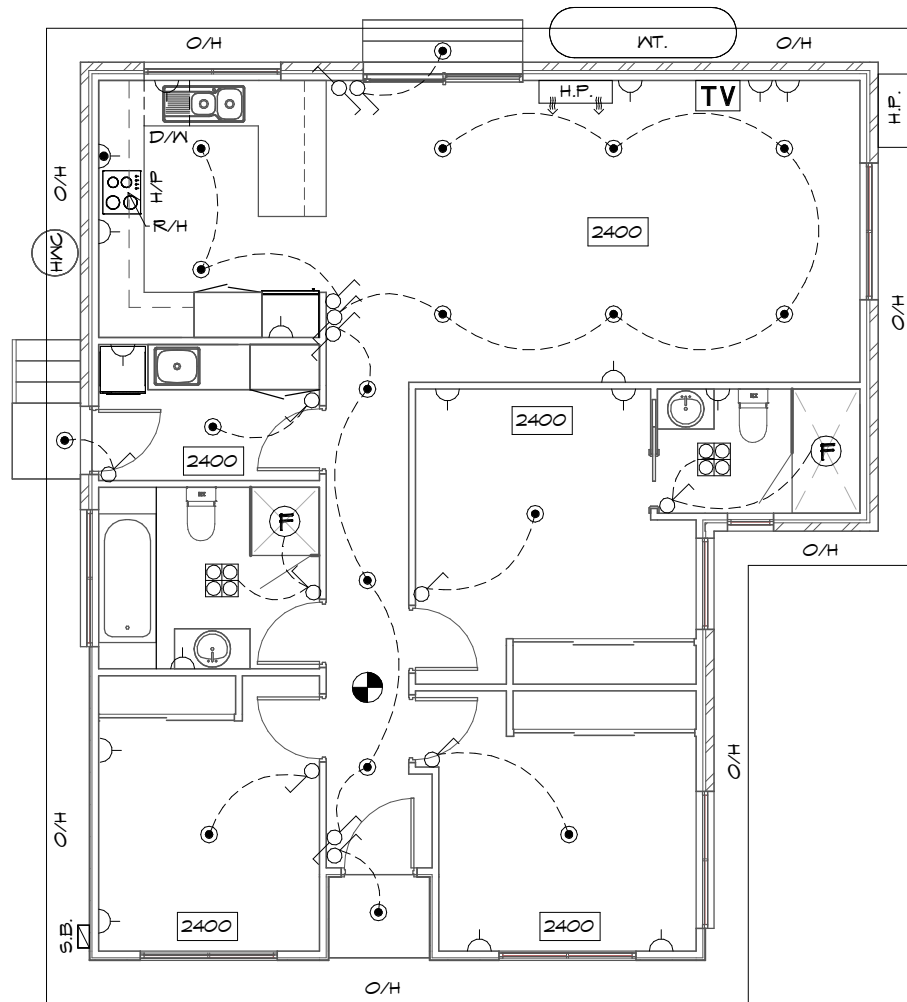
Drafted by: S.P. Approved by: D.D.H.

Date: 28.04.2025 Scale: 1 : 100

Project/Drawing no: PD25005 -10 Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A





ELECTRICAL/REFLECTED CEILING PLAN

1 : 100

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON THE ABOVE ELECTRICAL LAYOUT AND TYPES AS NOTED IN THE REPORT.
IF MORE PENETRATIONS ARE INCLUDED OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

- SMOKE ALARMS**
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
 - SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

EXHAUST FANS
EXHAUST FANS TO ACHIEVE FLOW RATE TO COMPLY WITH HOUSING PROVISIONS 10.8.2

ELECTRICAL INDEX

LIGHTING

- FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/W DAMPER, EXHAUST TO OUTSIDE*
- L.E.D. - SEALED DOWN LIGHT *
- *INSTALL AS PER MANUFACTURERS SPECIFICATION

WALL OUTLETS

- GENERAL PURPOSE OUTLET (DOUBLE)
- HOTPLATE SAFETY CUT-OFF
- T.V. OUTLET

NOTE:
POWER POINT TO BE 300mm AWAY FROM EDGE OF WATER SOURCE

SWITCH TYPE

- ONE-WAY SWITCH
- TWO-WAY SWITCH

OTHER

- 240V SMOKE ALARM
- SWITCH BOX
- EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
- RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER

HEATING

- H.P. HEAT PUMP
- H.P. HEAT PUMP, OUTDOOR UNIT

CEILING

- xxxx DENOTES CEILING HEIGHT
- O/H ROOF OVERHANG/EAVES

ARTIFICIAL LIGHTING
RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

- ARTIFICIAL LIGHTING MUST NOT EXCEED:
- 5W/m² FOR CLASS 1 BUILDING
 - 4W/m² FOR VERANDAHS & BALCONIES
 - 3W/m² FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

ELECTRICAL
ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A GRADE ELECTRICAL CONTRACTOR. ALL WORKS TO COMPLY WITH LOCAL AUTHORITIES AND AS3000



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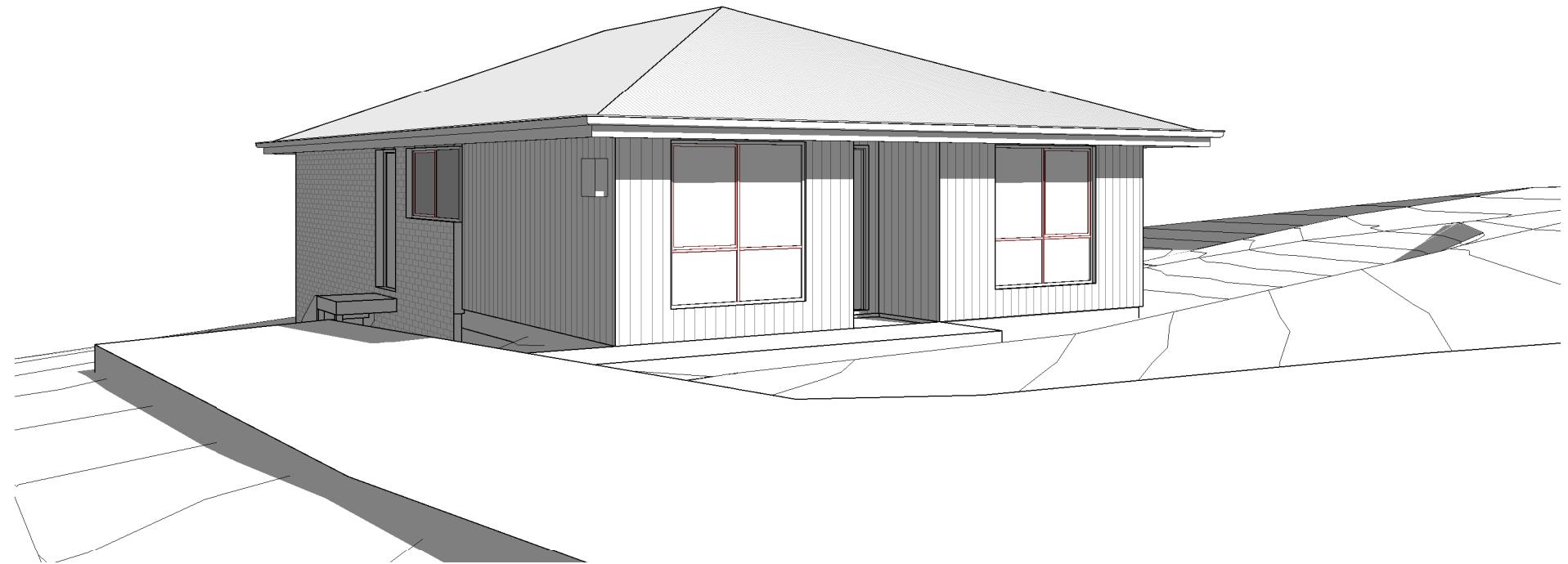
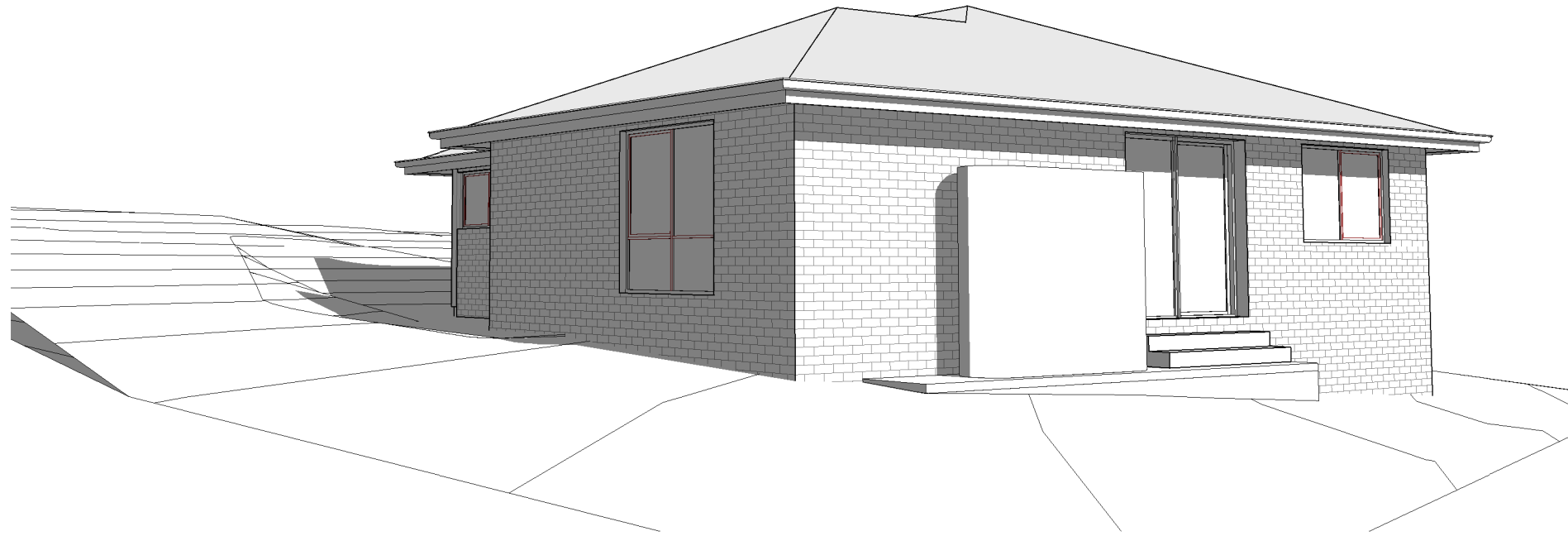


Drawing:
ELECTRICAL/REFLECTED
CEILING PLAN

Date:
28.04.2025
Scale:
1 : 100

Project/Drawing no:
PD25005 -11
Revision:
02

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Drafted by:
M.R./S.P. Approved by:
D.D.H.



Drawing:
PERSPECTIVES

Date: 28.04.2025 Scale:

Project/Drawing no: PD25005 -12 Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A