

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

9 KRUVALE COURT, PRIMROSE SANDS

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 8th December 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 8th December 2025**.

APPLICATION NO: 5.2025-284.1
DATE: 21 NOVEMBER 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: ☐ Yes: ☐
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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: ☐ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☐ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☐ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☐ Yes: ☐	<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: ☐ Yes: ☐	<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/
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Sorell Council

Development Application: 5.2025.284.1 -
Development Application - 9 Kruvale Court,
Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:24/10/2025

Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <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. <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>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature: <u>Mark Page</u> Date:

Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
 Sorell Council Development Application: 5.2025.284.1 - Development Application - 9 Kruvale Court, Primrose Sands - P1.pdf Plans Reference:P1 Date Received:24/10/2025	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 9571	FOLIO 32
EDITION 8	DATE OF ISSUE 09-Jan-2023

SEARCH DATE : 21-Oct-2023

SEARCH TIME : 01.05 PM

DESCRIPTION OF LAND

Parish of CARLTON, Land District of PEMBROKE
Lot 32 on Sealed Plan 9571
Derivation : Part of Lot 31145 Gtd to E J Kennedy
Prior CT 3635/29

SCHEDULE 1

N106884 TRANSFER to JACINTA LOUISE NUNN Registered
09-Jan-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 9571 FENCING COVENANT in Schedule of Easements
SP 9571 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962
E329201 MORTGAGE to MyState Bank Limited Registered
09-Jan-2023 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**

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**SCHEDULE OF EASEMENTS**

PLAN NO.

S.P9571

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easement shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easement shewn on the plan is indicated by arrows.

Lots 38 - 41, 42 + , 43 and 403 are each subject to a right of drainage appurtenant to the balance over the drainage easement shown passing through such lots.



+ Affected easement marked A.B.

Lot 20, is subject to a right of drainage appurtenant to the balance over the drainage easement shown passing through such lot.

Lot 44 is subject to a right of drainage appurtenant to Lot 20 and the balance over the drainage easement shown passing through such lot.

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9571

Lot 20 is together with a right of drainage over the drainage easement marked XYZ hereon.

Lot 44 is together with a right of drainage over the Drainage Easement marked YZ hereon.

FENCING CONDITION:

The Owner of each lot shown on the plan covenants with Eric Barrie Valentine (the Vendor) that the Vendor shall not be required to fence.

INTERPRETATION:

Balance means the balance of the land comprised in Certificate of Title Volume 2719 Folio 78 at the date of acceptance hereof but excluding the lots shown on the plan.

~~Corporation means The Warden, Councillors and Electors of the Municipality of Sorell.~~

~~affected easement marked AB.~~

SIGNED by ERIC BARRIE VALENTINE the registered proprietor of the land in Certificate of Title Volume 2719 Folio 78 in the presence of:

Eric Barrie Valentine
Pauline
Marie Phipps

Eric Barrie Valentine



Sorell Council

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9571

Executed by FINANCE CORPORATION OF AUSTRALIA LIMITED by being signed by its Attorney under Power of Attorney registered No. 11261 as Mortgagee under Mortgage registered No. A541432, in the presence of:

Sam Eaten
Clerk - Hobart

FINANCE CORPORATION OF AUSTRALIA LIMITED
by its Attorneys

[Signature]

~~SIGNED by GEOFFREY LAWRENCE KNOTT the registered proprietor of the land contained in Certificate of Title Volume 2197 Folio 25 in the presence of:~~

~~SIGNED by CELESTINO CALLEGARI and IDA CALLEGARI the registered proprietors of the land contained in Certificate of Title Volume 2197 Folio 20, in the presence of:~~

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Certified correct for the purposes of the Real Property Act 1862, as amended.

Lovibond Valentine Roach & Thiessen,

Per:

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Eric Barrie Valentine, Geoffrey
(Insert Subdivider's Full Name)

Lawrence Knott, Celestino and Ida Callegari affecting land in

Certificates of Title Vol. 2719 Fol 78, Vol. 2197 fol 25, Vol. 2197 Fol. 20
(Insert Title Reference)

Scaled by Municipality of Sorell on 21 February 1977

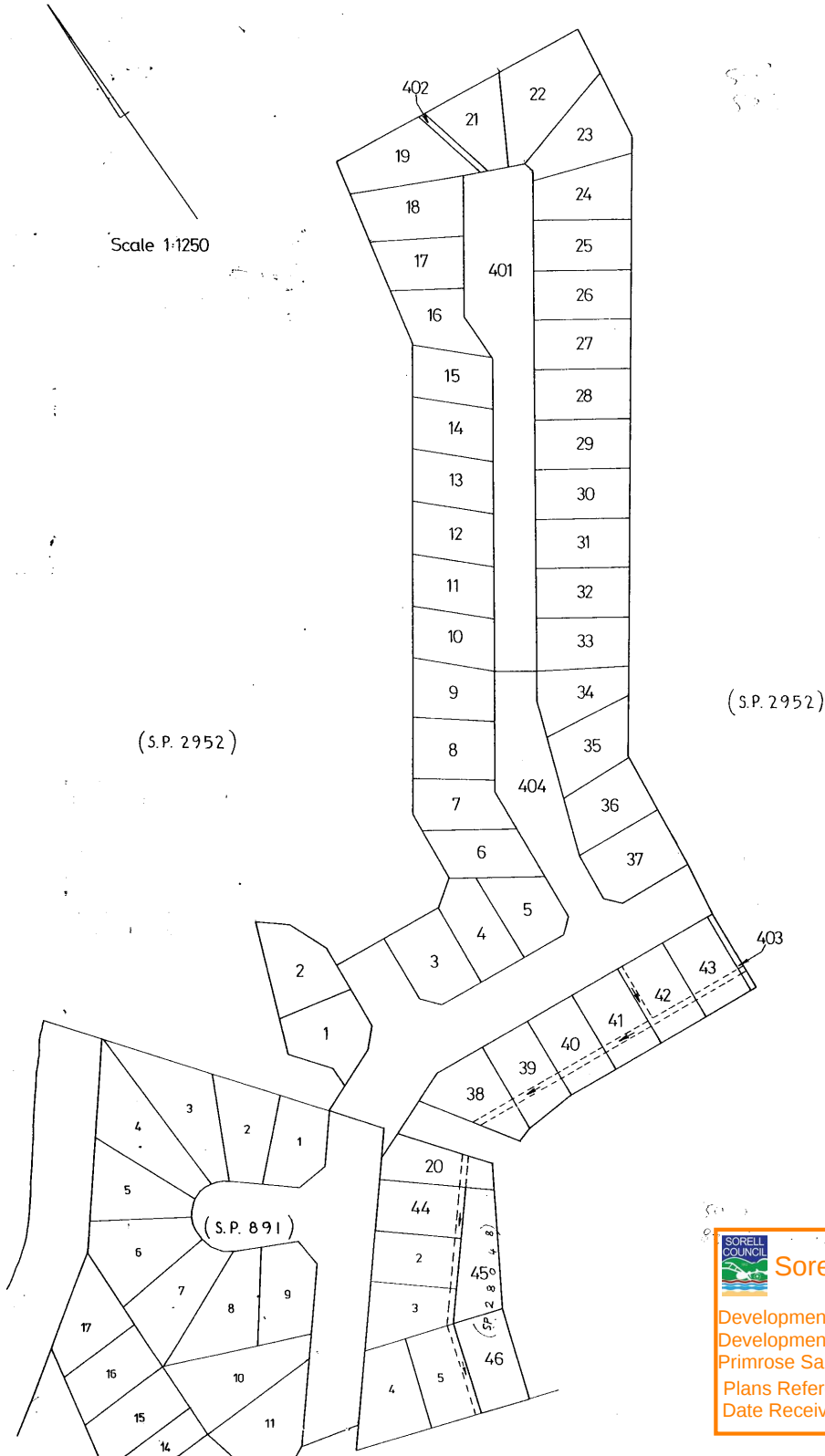
MO Sorell
Council Clerk/Town Clerk

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Owner: Kruvale Developments E. B. VALENTINE G. L. KNOTT C. & I. CALLEGARI	PLAN OF SURVEY by Surveyor J.B. Medbury of land situated in the	Registered Number: S.P.9571
Title Reference: C.T. 2719-78 C.T. 2197-25 C.T. 2197-20	LAND DISTRICT OF PEMBROKE PARISH OF CARLTON	Effective from - 1 SEP 1977
Grantee: Part of Lot 31145, 1072 acres purchased by Edmund John Kennedy	Scale 1:1250	<i>M. Williams</i> Recorder of Titles

U/R FNS 21/6/77

Measurements are in metres



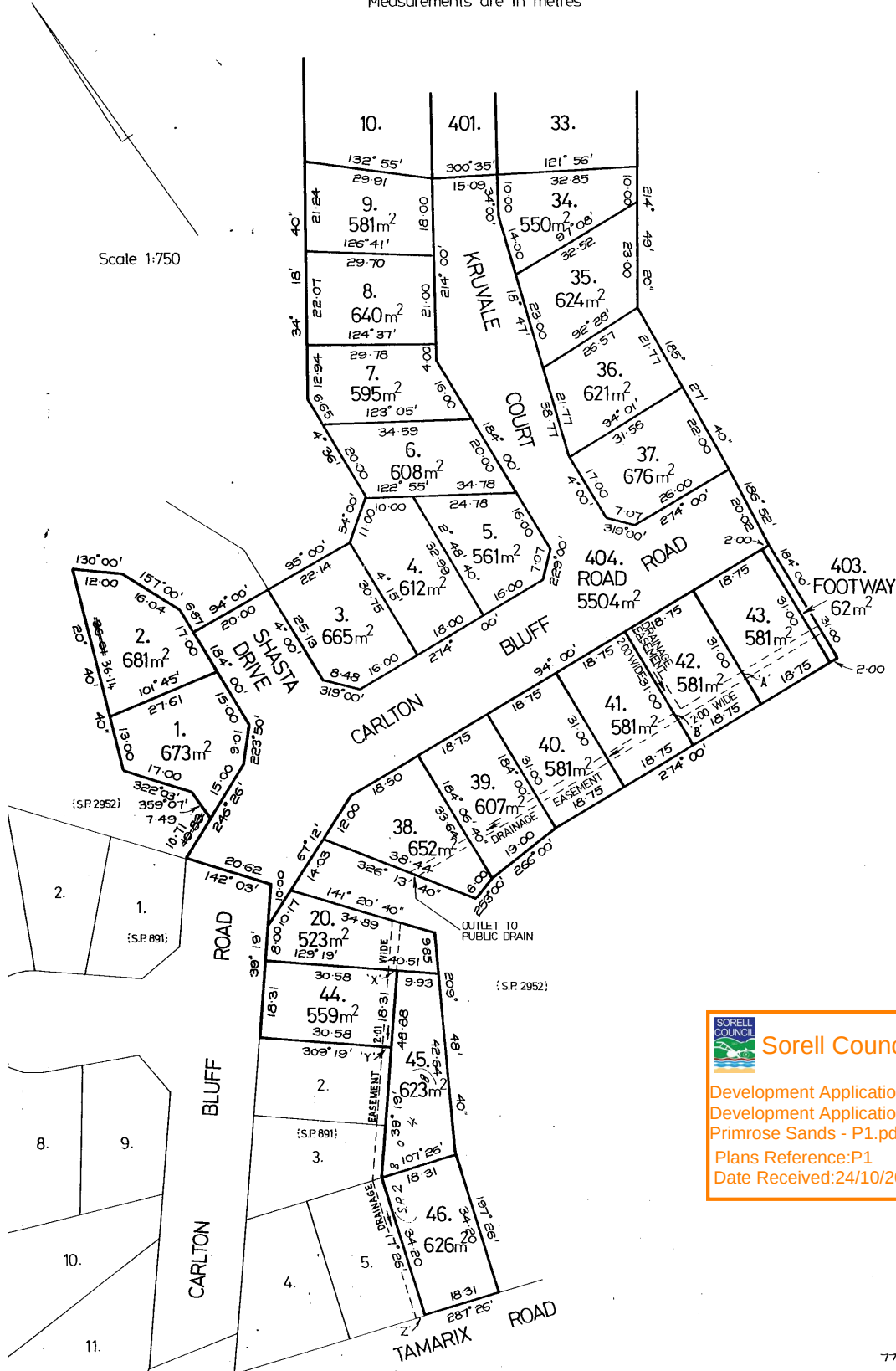
Sorell Council

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77007

ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor		plan to which it is attached, which plan is verified by my certificate dated 21/10/23 and that certificate extends to the detail shown on this sheet.	S.P9571
Signed for the purposes of identification			
Surveyor <i>[Signature]</i>		Owner: Kruvale Developments	
Council Clerk <i>[Signature]</i>		E. B. Valentine 2191-78	G. L. Knott 2191-75
		C. & I. Callegari 2191-20	

Measurements are in metres



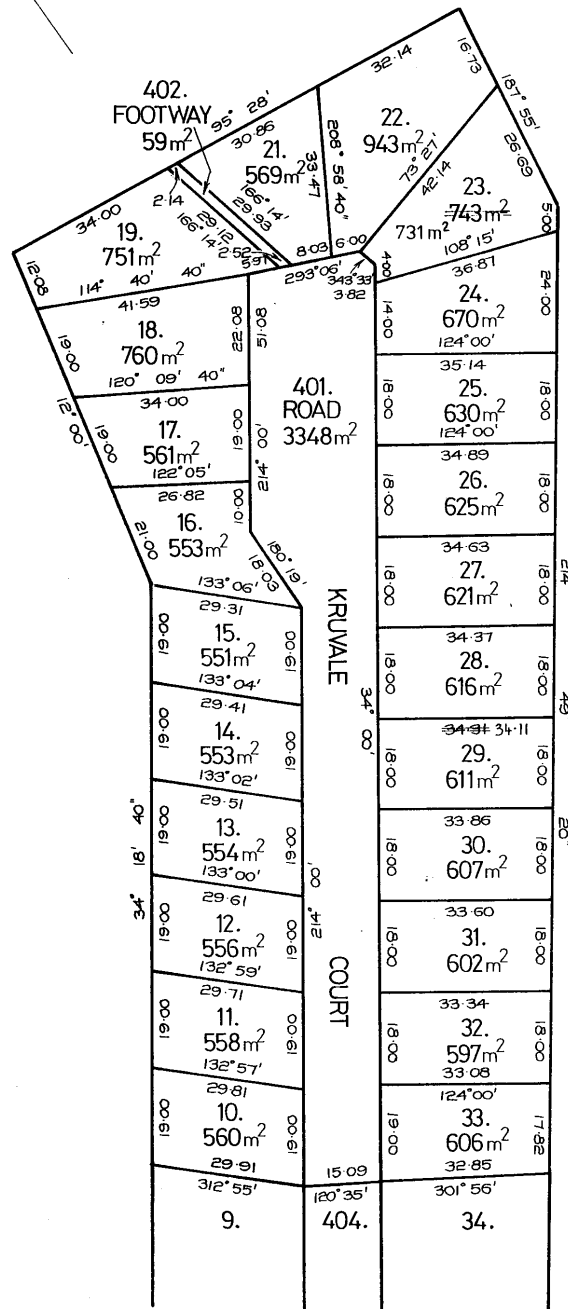
Sorell Council

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Plans Reference: P1
Date Received: 24/10/2025

ANNEXURE SHEET No. 2 (of 2 annexures) to plan by Surveyor		plan to which it is attached, which plan is verified by my certificate dated 21/10/23 and that certificate extends to the detail shown on this sheet.	S.P9571
Signed for the purposes of identification	Surveyor <i>[Signature]</i>		
Council Clerk <i>[Signature]</i>	Owner: Kruvale Developments E. B. Valentine G. L. Knott C. & I. Callegari Title Reference: 2191-78 2191-25 2191-20		

Measurements are in metres

Scale 1:750



Sorell Council

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77007

ONSITE-WASTEWATER ASSESSMENT

9 Kruvale Court

Primrose Sands

March 2024

Wilson Homes Reference: 713911/016/01 & 713911/021/01



GEO-ENVIRONMENTAL
SOLUTIONS



Sorell Council

Development Application: Response to Request
for Information - 9 Kruvale Court, Primrose
Sands.pdf
Plans Reference: P2
Date Received: 12/11/2025

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Wilson Homes
Site Address:	9 Kruvale Court, Primrose Sands
Date of Inspection:	30/10/2023
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	M. Campbell

Site Details

Certificate of Title (CT):	9571/32
Title Area:	Approx. 601.9 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation , Airportobstacle limitation area
Slope & Aspect:	1° SW facing slope
Vegetation:	Grass & Weeds
Ground Surface:	Disturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS1547:2012

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.50	0.00-0.50	SP	SAND: dark grey, slightly moist, loose,
0.50-1.00	0.50-1.10	SP	SAND: pale grey, slightly moist, loose,
1.00-1.40	1.10-1.30	SW	SAND: trace clay, black, dark brown, slightly moist, medium dense
1.40-3.00	1.30-2.00	CH	CLAY: high plasticity, grey, yellow, brown, moist, firm, no refusal.

Site Notes

The soils on site are developing on Quaternary sediments and consist of deep sand topsoils overlying clay rich subsoils.

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Sandy Loam (category 2)**. The site is unsuited to the installation of a traditional septic tank and trenches due to limited space onsite. Secondary treatment of effluent will be required, and it is proposed to install a package treatment system (e.g. Econocycle, Envirocycle, Ozzikleen etc) with treated effluent disposed in a modified absorption bed. A Design Loading Rate (DLR) of 40L/m²/day has been assigned for this site.

The proposed four-bedroom dwelling has a calculated maximum wastewater output of 720L/day. This is based on a tank water supply and a maximum occupancy of 6 people (120L/day/person). With secondary treatment this will require an absorption area of at least 18m². This can be accommodated in a modified absorption bed. For all calculations please refer to the Trench summary reports.

Due to the highly permeable topsoils a cut-off drain will not be required. A 100% reserve area should be set aside for future wastewater requirements.

To comply with the Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan of the Sorell Local Provisions Schedule:

SOR-S2.7.1 On-site waste water

Acceptable Solutions	Comment
A1 Development must: (a) not cover more than 20% of the site; (b) not be located on land shown on an overlay map, as within: (i) a flood-prone hazard area; (ii) a landslip hazard area; (iii) a coastal erosion hazard area; (iv) a waterway and coastal protection area; or (v) a coastal inundation hazard area; (c) be located on a site with a soil depth of at least 1.5m; (d) be located on a site where the average gradient of the land does not exceed 10%; and (e) in the case of a dwelling, provide 65m² of land for wastewater land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.	Non-compliance with A1 (e) See P1

Performance Criteria	Comment
P1 The site must provide sufficient area for management of on-site waste water, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space; (g) any adverse impacts on the quality of ground, surface and coastal waters; (h) any adverse environmental impact on surrounding properties and the locality; and (i) any written advice from a suitably qualified person (onsite waste water management) about the adequacy of the on-site waste water management system.	Complies

Acceptable Solutions	Comment
A2 An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.	Complies

Design provisions have been made to address site constraints and manage risk including the use of secondary treatment and subsurface application, assigning a conservative DLR and the designation of a 100% reserve area. It is therefore concluded that there is a low and acceptable risk of environmental impact and impact on human health from wastewater management on the site for the current proposal.

The following setback distances are required to comply with the Building Act 2016:

Upslope or level buildings:	3m
Downslope buildings:	2.25m
Upslope or level boundaries:	1.5m
Downslope boundaries:	2.5m
Downslope surface water:	100m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table. During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for Wilson Homes

Assess. Date

21-Mar-24

Ref. No.

Assessed site(s) 9 Kruvale Court, Primrose Sands

Site(s) inspected

31-Jan-24

Local authority Kingborough

Assessed by John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 720 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 240

Sullage volume (L/day) = 480

Total nitrogen (kg/year) generated by wastewater = 2.2

Total phosphorus (kg/year) generated by wastewater = 1.5

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	45	36	29	46	47	40	48	44	56
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	37	32	32	41	32	26	41	42	36	43	40	50
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	93	78	59	23	10	3	-10	0	27	41	65	76

Annual evapotranspiration less retained rain (mm) = 463

Soil characteristics

Texture = Sandy Loam

Category = 2

Thick. (m) = 3

Adopted permeability (m/day) = 3

Adopted LTAR (L/sq m/day) = 40

Min depth (m) to water = 3

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site

The preferred method of on-site primary treatment: In a package treatment plant

The preferred method of on-site secondary treatment: In-ground

The preferred type of in-ground secondary treatment: Evapotranspiration bed(s)

The preferred type of above-ground secondary treatment: None

Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 7

Width (m) = 2.5

Depth (m) = 0.6

Total disposal area (sq m) required = 18

comprising a Primary Area (sq m) of: 18

and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

Using the DLR of 40L/m²/day, a minimum of absorption area of 18m² is required to accommodate the expected wastewater flows.

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for Wilson Homes

Assess. Date 21-Mar-24

Ref. No.

Assessed site(s) 9 Kruvale Court, Primrose Sands

Site(s) inspected 31-Jan-24

Local authority Kingborough

Assessed by John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	1,000	V. high	Moderate	No change	
	Density of disposal systems	/sq km	20	Mod.	Moderate		
	Slope angle	degrees	1	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	720	High	Moderate	No change	
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	3.0	V. high	Very low		
	Depth to bedrock	m	3.0	V. high	Very low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	3	Mod.	Very high	Moderate	Other factors lessen impact
	Long Term Accept. Rate	L/day/sq m	40	High	Very high	Moderate	Other factors lessen impact

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site has the capability to accept onsite wastewater

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	Performance Criteria	Compliance
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Complies with A1 (b) (iii) Land application area will be located with a minimum separation distance of 2.25m from a downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (a) Land application area will be located a minimum of 100m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (iii) Land application area will be located with a minimum separation distance of 2.5m from a downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with A5 (b) No groundwater encountered
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A5 (b)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

AS1547:2012 – Loading Certificate – AWTs Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 9 Kruvale Court, Primrose Sands

System Capacity: 6 persons @ 120L/person/day

Summary of Design Criteria

DLR: 40mm/day.

Absorption area: 18m²

Reserve area location /use: Assigned

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTs and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the absorption area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Owner name
 Address
 Suburb/postcode

Form **35**

Designer details:

Name: Category:
Business name: Phone No:
Business address:
 Fax No:
Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

Type of work: Building work ☐ Plumbing work ☒ (X all applicable)

Description of work:

(new building / alteration / addition / repair / removal / re-erection / water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (X the appropriate box)

Other details:

AWTS with in ground absorption bed

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Mar-24
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Mar-24
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Mar-24

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Onsite Wastewater Assessment - 9 Kruvale Court Primrose Sands- 713911 - Mar-24

Onsite Wastewater Assessment - 9 Kruvale Court Primrose Sands- 713911 - Mar-24

Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

Name: (print)

Signed

Date

Designer:

John-Paul Cumming

21/03/2024

Licence No:

CC774A

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☒ The works will not damage or interfere with TasWater's works
- ☒ The works will not adversely affect TasWater's operations
- ☒ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☒ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☒ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	Signed	Date
Designer:	John-Paul Cumming		21/03/2024



DISCRETIONARY SITING
TASMANIAN PLANNING SCHEME
(PERFORMANCE SOLUTIONS)

SITING SUBJECT TO RECEIPT OF ALL RELEVANT DOCUMENTATION PERTAINING TO RESTRICTIONS ON THE SUBJECT PROPERTY.

LAND IS SUBJECT TO:

- ZONING 10.0 LOW DENSITY RESIDENTIAL

- WIND CLASSIFICATION N3

- < 1km TO BREAKING SALT YES

- < 100m TO SALT WATER NO

- BUSHFIRE YES, BAL-19

- FLOOD NO

- BUILDING ENVELOPE NO

- SLAB CLASSIFICATION P

- HERITAGE NO

BUILDING RESTRICTIONS:

- FRONT SETBACK (MIN): 8.0m

- SIDE SETBACK (MIN): 5.0m

- REAR SETBACK (MIN): 5.0m

- SITE COVERAGE (MAX): 179.4m² (30%)

- BUILDING HEIGHT (MAX): 8.5m

- LANDSCAPED AREA (MIN): N/A

- PRIVATE OPEN SPACE (MIN): 24m² (MAX. 10% GRADE)

- CUT (MAX): 2.0m

- FILL (MAX): 1.0m

- BATTERS (MAX): 1:2

ADDITIONAL RESTRICTIONS:

- SOUTHERN BEACHES ON-SITE WASTE WATER AND STORMWATER MANAGEMENT AREA OVERLAY

- AIRPORT OBSTACLE LIMITATION

- PRIORITY VEGETATION

APPROX. IMPORT/EXPORT FILL		
CUT VOLUME		14.13m ³
FILL VOLUME		13.21m ³
DIFFERENCE		0.92m ³
EVEN CUT & FILL		
TOTAL FLOOR AREAS		
AREA NAME	DROP FLOOR	AREA (m ²)
ALFRESCO	NO	7.95
GARAGE	NO	22.22
LIVING	NO	144.17
PORCH	NO	3.46
		177.80 m ²
COMPLIANCE AREAS		
SITE COVERAGE AREA		177.80



SPECIFICATION:
DESIGNER
COPYRIGHT:
© 2023

REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	JOL 2023.11.30

CLIENT:
JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN

ADDRESS:
9 KRUVALE COURT, PRIMROSE SANDS TAS 7173

LOT / SECTION / CT:
32 / - / 9571

COUNCIL:
SORELL COUNCIL

HOUSE DESIGN:
AMALFI TWO

FACADE DESIGN:
GRANGE

SHEET TITLE:
DSP - CONTOUR SKETCH

SHEET No.:
1 / 4

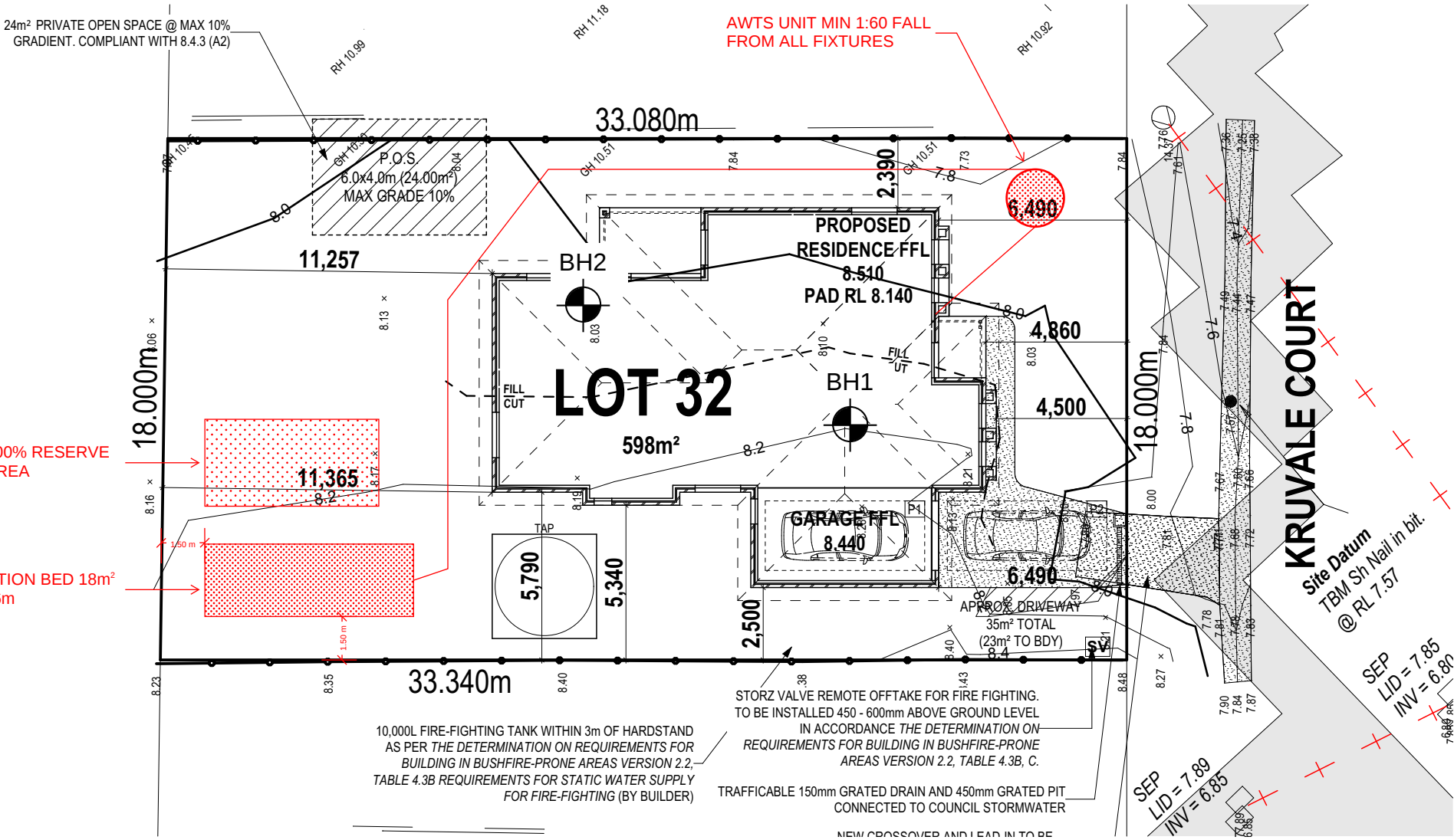
HOUSE CODE:
H-WDNAMF20SA

FACADE CODE:
F-WDNAMF20GRNGA

SCALES:
1:200

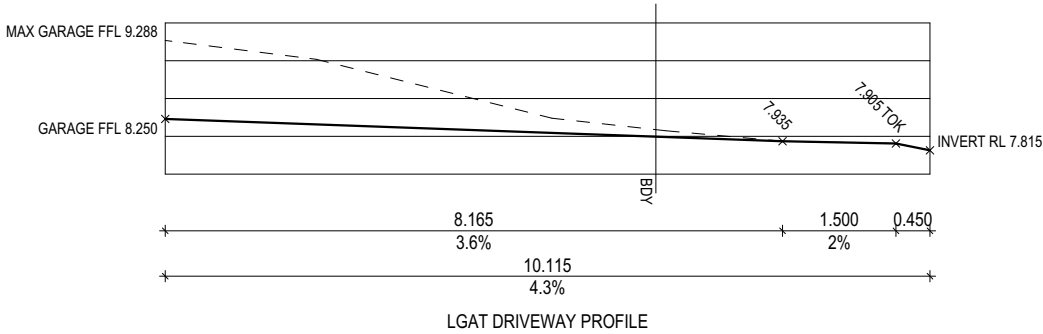
DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

713911



MODIFIED ABSORPTION BED 18m²
eg. 2.5m x 7.2m x 0.6m

100% RESERVE AREA



Wastewater system:

AWTS unit vented according to NCC vol 3 Tas H101.2
min 1:60 fall from all fixtures

Cut-off drain

Modified absorption bed - 18m²
eg. 2.5m x 7.2m x 0.6m

Min 3m from upslope buildings
Min 2.25m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 2m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

GES
GEO-ENVIRONMENTAL SOLUTIONS
29 Kirksey Place Battery Point
T: 62231839 E: office@geosolutions.net.au

Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A
21/03/2023

**SUBJECT TO NCC 2022
(1 MAY 2023)**

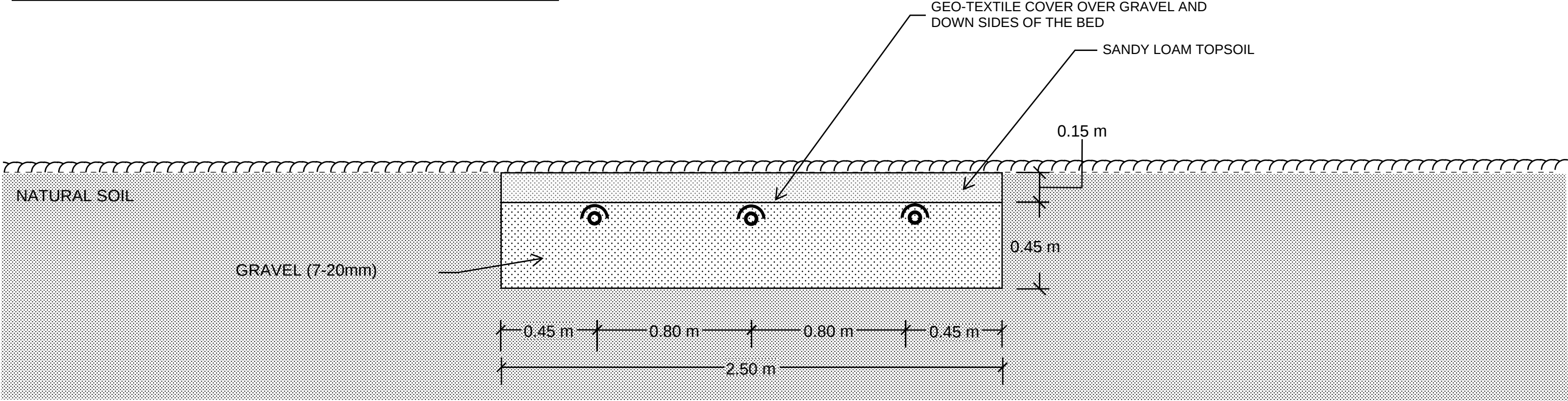
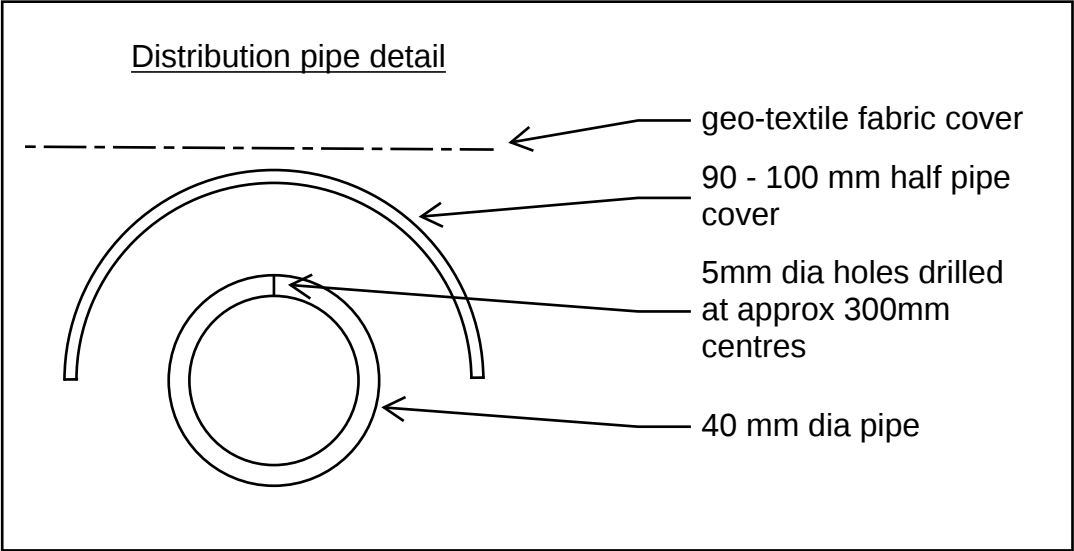
PLAN ACCEPTANCE BY OWNER

THIS PLAN HAS BEEN DRAWN TO REFLECT YOUR SCOPE OF WORK. PLEASE CHECK THAT EVERYTHING IS CORRECT AND FINALISED. FURTHER STRUCTURAL CHANGES ARE NOT POSSIBLE PAST THIS POINT.
PLEASE NOTE, SELECTIONS ITEMS WILL NOT APPEAR ON YOUR PLANS UNTIL AFTER YOUR INTERNAL COLOUR SELECTIONS APPOINTMENT IS COMPLETE.

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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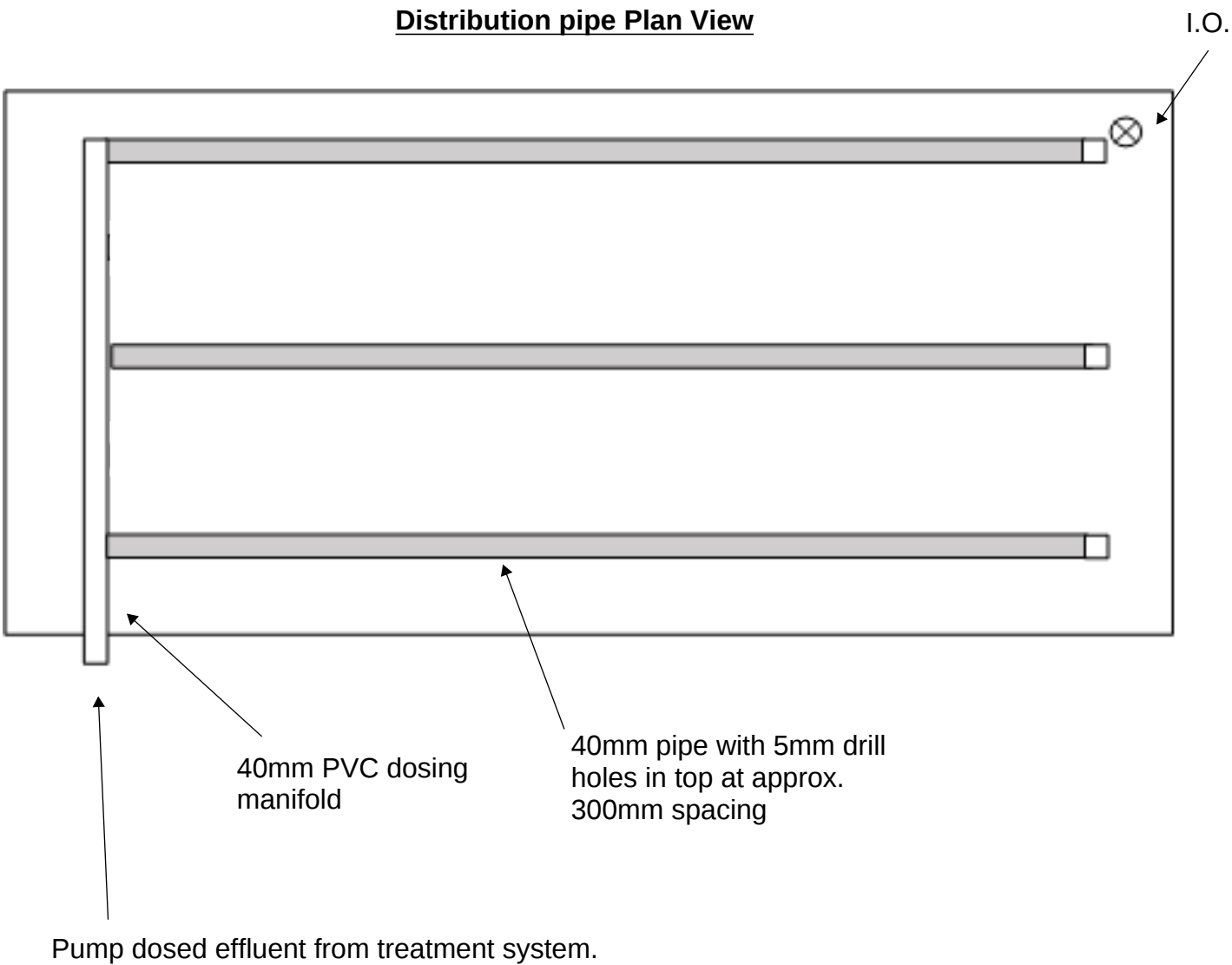
Design notes:

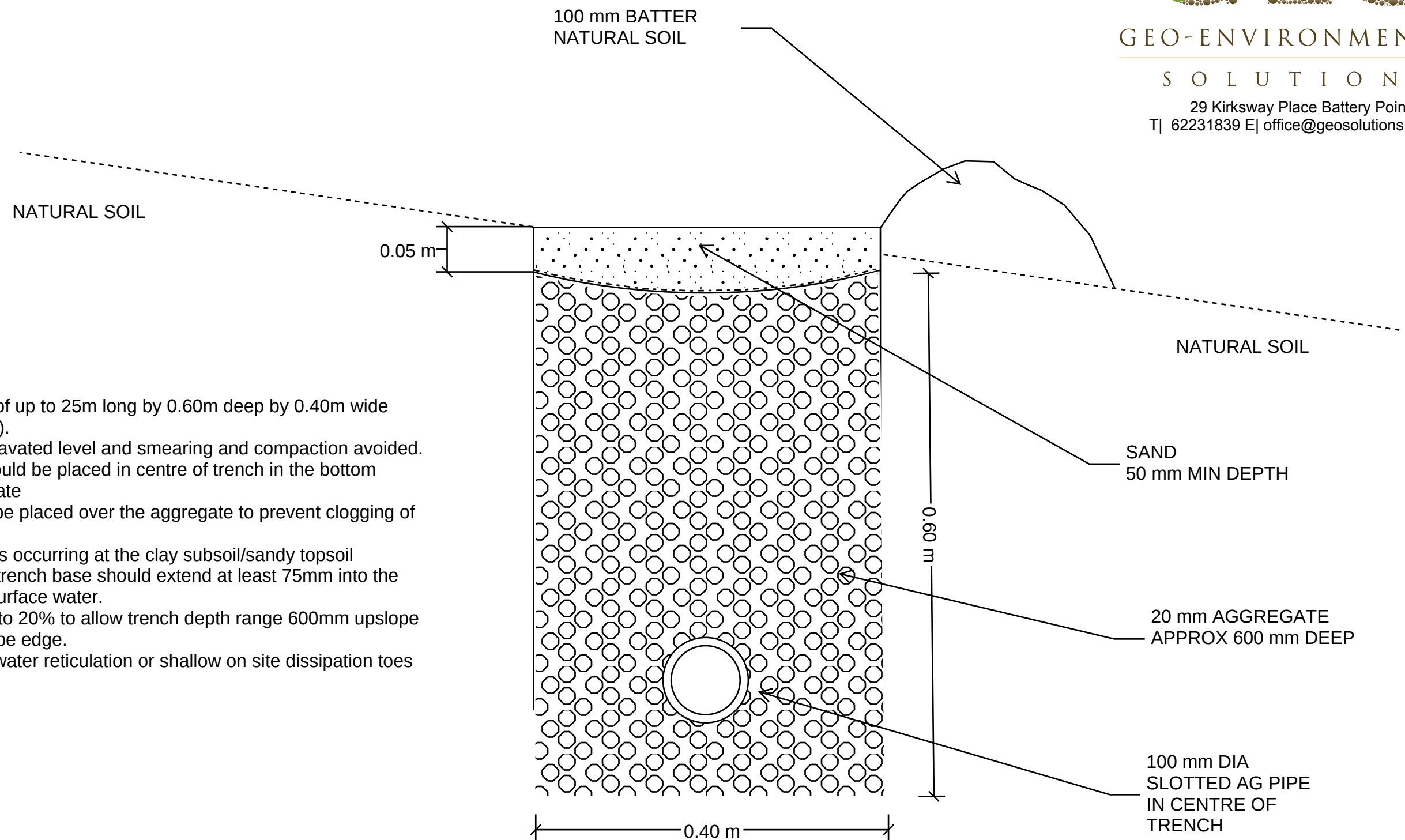
- 1.Absorption bed dimensions of up to 15m long by 0.6 deep by 2.5m wide.
- 2. Base of bed to be excavated level 0.6m into natural soils and smearing and compaction avoided.
- 3. Bed to be filled with clean washed gravel (7-20mm) and drilled 40mm distribution pipes packed into upper 100mm.
- 4. 40mm distribution pipes drilled with sufficient 5mm holes in the top of the pipe (approx spacing 300mm) to distribute the effluent and half circle 90-100mm UPVC pipe, un-perforated, laid over each 40mm perforated lateral to direct water jet downwards.
- 5. One 5 mm hole at centre of invert of each pipe to allow for drainage between pump cycles.
- 6. Geotextile or filter cloth to be placed over the distribution pipes to prevent clogging of the pipes and aggregate - the sides of the bed should also be lined.
- 7. Final finished surface with sandy loam to be a minimum of 150 mm above aggregate with turf cover or mulched with appropriate vegetation (eg native grasses and small shrubs at 1 plant per 1 m2)
- 8. The turf or vegetation is an essential component of the system and must be maintained with regular mowing and or trimming as appropriate
- 9. The distribution pipe grid must be absolutely level to allow even distribution of effluent around the absorption area – it is recommended that the level be verified by running water into the system before backfilling and commissioning the trench
- 10.All works on site to comply with AS3500 and Tasmanian Plumbing code.

The pump must be capable of delivering the total flow rate required for all laterals whilst providing a 1.5m residual head (ie squirt height) at the highest orifice (with no more than 15% variation in squirt height across the whole bed).

For beds with individual laterals, no more than 15m long, it is acceptable to adopt a flow rate of 4-5L/min/lineal metre. Total dynamic head (including friction loss) will need to be determined on a site-specific basis.

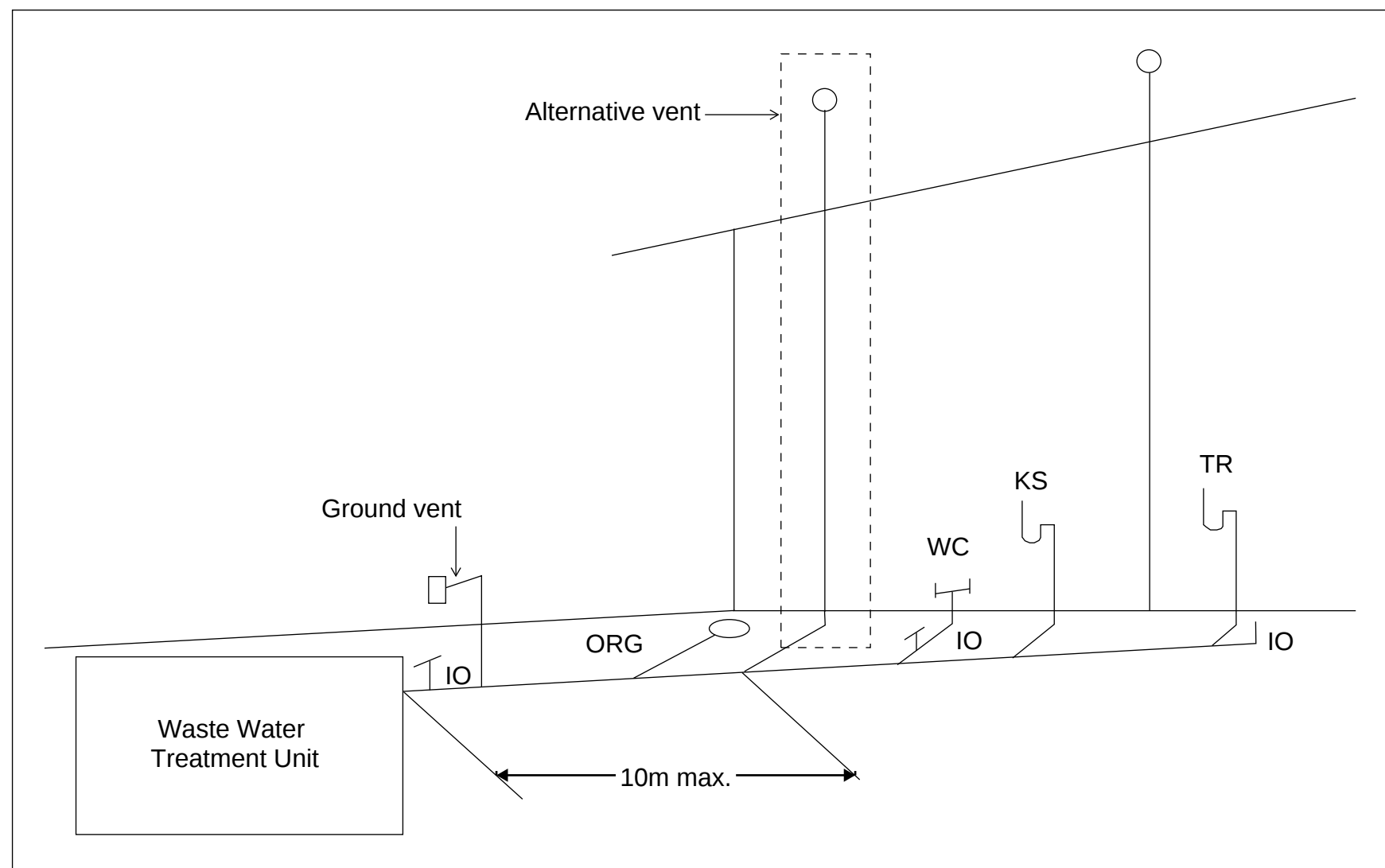
Individual flush points must be installed for each lateral. This may be a screw cap fitting on a 90 degree elbow level with the bed surface or a pressure controlled flush valve inside an irrigation control box.





Design notes:

1. Cut-off trench dimensions of up to 25m long by 0.60m deep by 0.40m wide (depths and widths minimum).
2. Base of trenches to be excavated level and smearing and compaction avoided.
3. 100mm slotted ag-pipe should be placed in centre of trench in the bottom 100mm of the 20mm aggregate
4. Geotextile or filter cloth to be placed over the aggregate to prevent clogging of the pipes and aggregate
5. If shallow subsurface flow is occurring at the clay subsoil/sandy topsoil boundary (duplex soils), the trench base should extend at least 75mm into the subsoil clay to capture sub-surface water.
6. Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 400mm on down slope edge.
7. Trench discharge to stormwater reticulation or shallow on site dissipation toes across the contour.



Tas Figure H101.2 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent is not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment units must terminate at or above finished surface level

Alternative vent is the preferred arrangement where possible.

AS2870:2011 SITE ASSESSMENT

9 Kruvale Court

Primrose Sands

November 2023

Wilson Homes Reference: 713911/016/01 & 713911/021/01



Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Wilson Homes
Site Address:	9 Kruvale Court, Primrose Sands
Date of Inspection:	30/10/2023
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	M. Campbell

Site Details

Certificate of Title (CT):	9571/32
Title Area:	Approx. 601.9 m ²
Applicable Planning Overlays:	Bushfire-prone Areas, Priority Vegetation, Airport obstacle limitation area
Slope & Aspect:	Flat with no dominant aspect facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Quaternary
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.50	0.00-0.50	SP	SAND: dark grey, slightly moist, loose,
0.50-1.00	0.50-1.10	SP	SAND: pale grey, slightly moist, loose,
1.00-1.40	1.10-1.30	SW	SAND: trace clay, black, dark brown, slightly moist, medium dense
1.40-3.00	1.30-2.00	CH	CLAY: high plasticity, grey, yellow, brown, moist, firm, no refusal

Site Notes

The soils on site are developing on Quaternary sediments and consist of clay rich subsoils. The clay fraction is highly plastic and is likely to exhibit significant ground surface movement with moisture fluctuations. However the effect of the clay is reduced by the deep sandy topsoil.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class P

Y^s range: **20-40mm**

Notes: due to low bearing capacity of the underlying soil

Wind Loading Classification

According to “AS4055:2021 - Wind Loads for Housing” the house site is classified below:

Wind Classification:	N3
Region:	A
Terrain Category:	1.0
Shielding Classification:	NS
Topographic Classification:	T1
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

The site has been classified as **Class P** - see 'Site Classification' above.

It is recommended that all footings be founded in the natural material with bearing capacities >100kPa.

All earthworks on site must comply with AS3798:2012, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsidence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON COHESIVE – SAND & GRAVEL		
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{30}}$	$C_c = \frac{(D_{30})^3}{(D_{10})(D_{60})}$	NOTES
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.
		20	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		medium	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		fine	GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		0.6	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		medium	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		fine	SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Plasticity Chart For classification of fine grained soils and fine fraction of coarse grained soils. The Plasticity Chart is a graph with Plastic Index (%) on the y-axis (0 to 60) and Liquid Limit (%) on the x-axis (0 to 100). It features two main diagonal lines: the 'A' line (IL = 2.5 * PI) and the 'U' line (IL = 4 * PI). Vertical lines are drawn at Liquid Limit values of 20, 40, and 60. Horizontal lines are drawn at Plastic Index values of 7 and 17. The chart is divided into several regions labeled with soil types: CL (Clay, Low Plasticity), CH (Clay, High Plasticity), ML (Silt, Low Plasticity), OL (Silt, Organic, Low Plasticity), MH (Silt, High Plasticity), OH (Silt, Organic, High Plasticity), and PT (Peat). The regions are further subdivided into 'Low', 'Medium', and 'High' plasticity zones.					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils						

Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

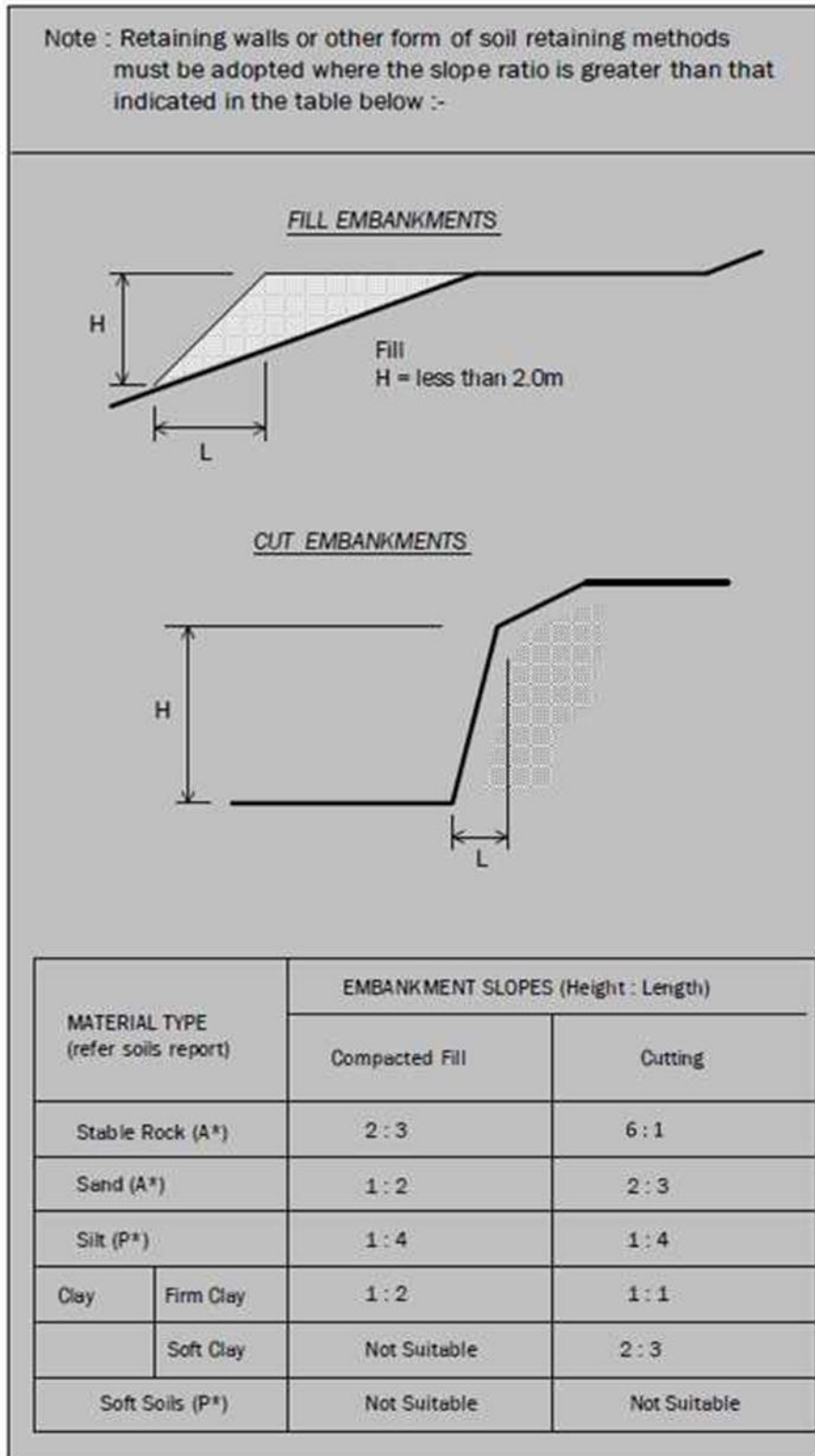
1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

1.5 Batter Angles for Embankments (Guide Only)



Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third a party.

Site Plan



APPENDIX 1 - DCP Results Table

Dynamic Cone Penetration (DCP) Conversion to Californian Bearing Ratio
(ref: Australian Standard AS 1289.6.3.2 - 1997)

DCP Location BH1

Depth (mm)	DCP (Blows/100mm)	DCP (mm/Blow)	DCP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	2	50.0	0.6	69	4
100-200	2	50.0	0.6	69	4
200-300	1	100.0	0.3	35	2
300-400	1	100.0	0.3	35	2
400-500	1	100.0	0.3	35	2
500-600	1	100.0	0.3	35	2
600-700	2	50.0	0.6	69	4
700-800	3	33.3	0.9	104	6
800-900	4	25.0	1.3	139	8
900-1000	4	25.0	1.3	139	8
1000-1100	2	50.0	0.6	69	4
1100-1200	2	50.0	0.6	69	4
1200-1300	2	50.0	0.6	69	4
1300-1400	3	33.3	0.9	104	6
1400-1500	2	50.0	0.6	69	4
1500-1600	3	33.3	0.9	104	6
1600-1700	4	25.0	1.3	139	8
1700-1800	5	20.0	1.6	174	10
1800-1900	6	16.7	1.9	208	13
1900-2000	6	16.7	1.9	208	13
2000-2100	9	11.1	2.8	313	20
2100-2200	9	11.1	2.8	313	20
2200-2300	12	8.3	3.8	417	27
2300-2400	14	7.1	4.4	486	32
2400-2500	14	7.1	4.4	486	32
2500-2600	17	5.9	5.3	590	40

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work ☒
or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of Work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: (what it is that is being certified)

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

Date:

J9671

01/11/2023



A handwritten signature in black ink, appearing to be "John Paul Cumming", written over a light grey circular stamp.

DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	CALCULATIONS
9	DETAILS (FACE BRICKWORK)
10	DETAILS (CLADDING)
11	ROOF DRAINAGE PLAN
12	FLOOR COVERINGS
13	KITCHEN DETAILS
14	BATHROOM DETAILS
15	ENSUITE DETAILS
16	LAUNDRY DETAILS
17	STANDARD SHOWER & WATERPROOFING
18	3D VIEWS
19	GENERAL NOTES
20	WET AREA & ENERGY EFFICIENCY NOTES
21	BUILDING ACT BUSHFIRE HAZARD AREAS
22	BAL 19 NOTES
23	BAL 12.5 - BAL 40 ROOF DETAILS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
LIVING		112.53
PORCH		1.47
		114.01 m²

HIGHLY REACTIVE /
PROBLEMATIC SOIL TYPE.
REFER TO HYDRAULICS PLANS
AND DETAILS PREPARED BY
GANDY AND ROBERTS

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.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-19
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	YES
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	YES
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	YES
SOUTHERN BEACHES ON-SITE WASTE WATER & SW MANAGEMENT	
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	430m
WITHIN 50km BREAKING SURF	0.43km
ZONING	LOW DENSITY RESIDENTIAL
PRIORITY VEGETATION AREA	
AIRPORT OBSTACLE LIMITATION	AREA

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 8,000mm	8,000mm
SIDE A	MIN. 5,000mm	1,600mm
SIDE B	MIN. 5,000mm	6,000mm
REAR	MIN. 5,000mm	12,008mm
BULK & SCALE		
SITE AREA	598m²	
SITE COVERAGE	MAX. 30%	19.07%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	171mm
FILL DEPTH	MAX. 1,000mm	270mm
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



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

BUILDING INFORMATION	
GROUND FLOOR TOP OF WALL HEIGHT(S) 2445mm	
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 CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: BATH WC
ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

BUSHFIRE REQUIREMENTS - BAL-19

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018, NASH STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS 2014 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-19 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-19 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-19 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.

WALLS, POSTS AND BEAMS:

- EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STIRRUPS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.
- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.

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-19 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.



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Development Application: 5.2025.284.1 -
Development Application - 9 Kruvale Court,
Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:24/10/2025

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
CONDENSATION MANAGEMENT

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	ALL	2025.09.30	TRV	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

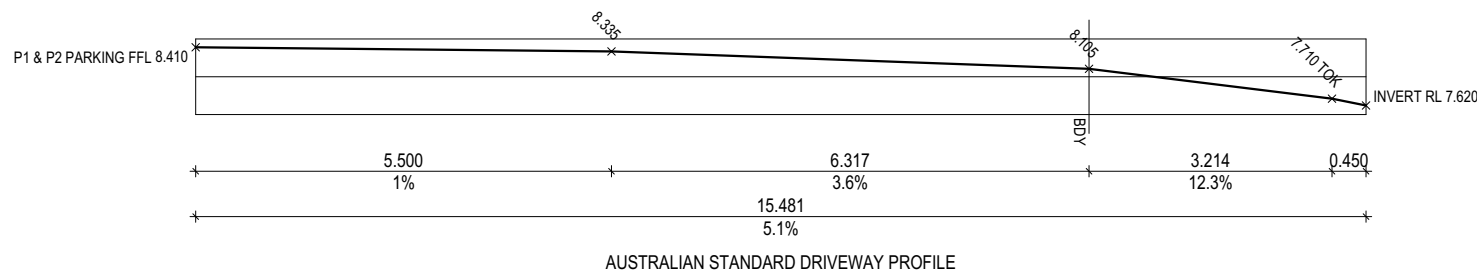
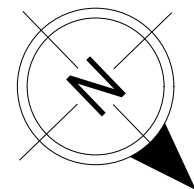
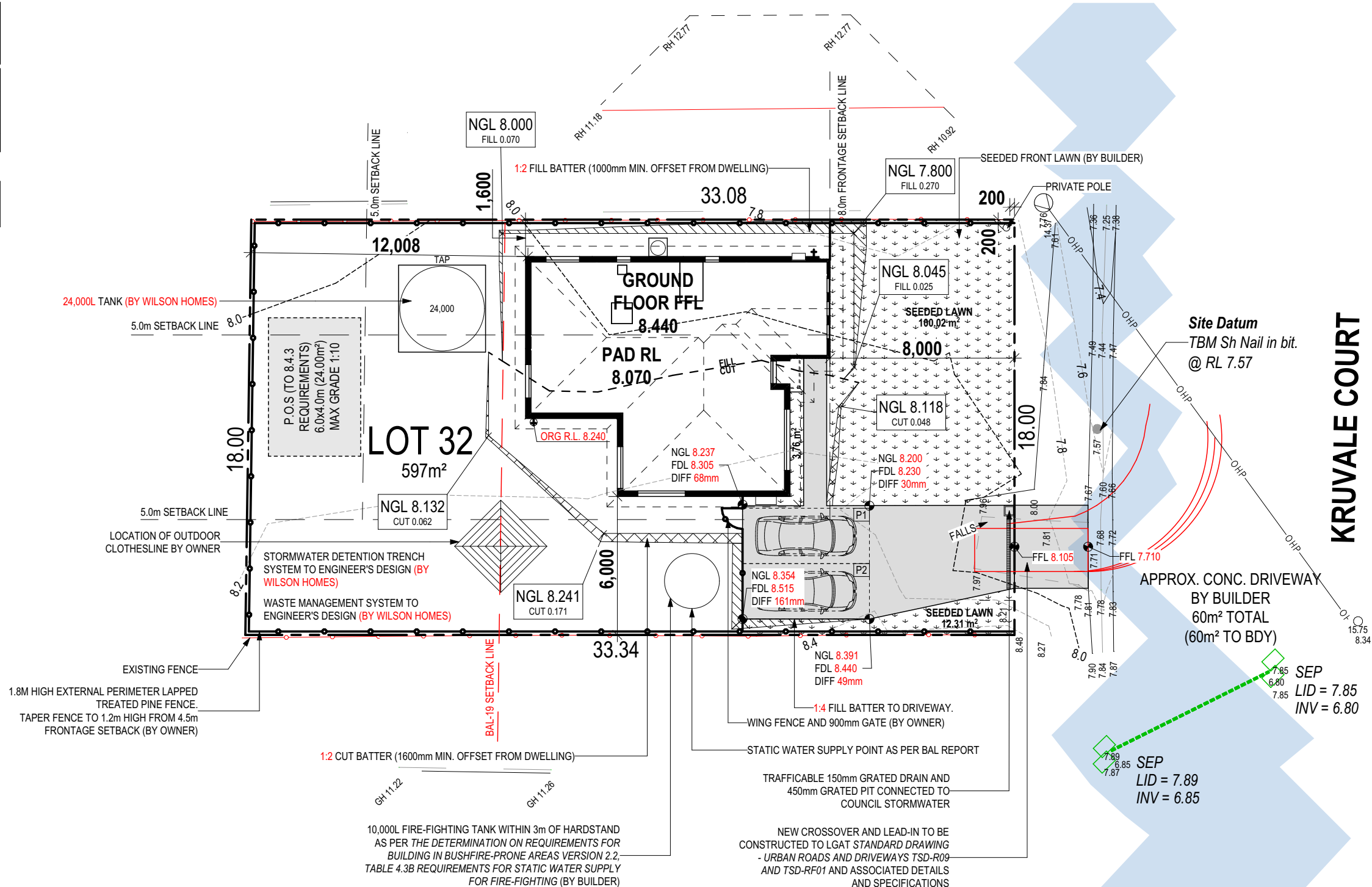
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SPECIFICATION: DISCOVERY		REVISION		DRAWN		CLIENT: JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN		HOUSE DESIGN: ASCOT 12		HOUSE CODE: H-WDCASC10SA		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2025		1	QUOTE SITING	JLI	23/07/2025	ADDRESS: 9 KRUVALE COURT, PRIMROSE SANDS TAS 7173		FACADE DESIGN: VERVE		FACADE CODE: F-WDCASC10VERVA		
		2	DRAFT SALES PLAN - CT1	JLI	27/08/2025							
		3	PRELIM PLANS - INITIAL ISSUE	TRV	30/09/2025							
						LOT / SECTION / CT: 32 / - / 9571	COUNCIL: SORELL	SHEET TITLE: COVER SHEET		SHEET No.: 1 / 23	SCALES: 1:100	714460

APPROX. CUT/FILL		
CUT	9.04m³	20.34
FILL	9.69m³	21.80
DIFFERENCE	0.65m³	1.46
EVEN CUT & FILL		

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



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Development Application: 5.2025.284.1 -
Development Application - 9 Kruvale Court,
Primrose Sands - P1.pdf

Plans Reference:P1
Date Received:24/10/2025

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

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:
DISCOVERY

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	REVISION
1	QUOTE SITING
2	DRAFT SALES PLAN - CT1
3	PRELIM PLANS - INITIAL ISSUE

DRAWN	
I	23/07/2025
I	27/08/2025
IV	30/09/2025

CLIENT:	
JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN	
ADDRESS:	
9 KRUVALE COURT, PRIMROSE SANDS TAS 7173	
LOT / SECTION / CT:	COUNCIL:
32 / - / 9571	SORELL

HOUSE DESIGN:	ASCOT 12
FACADE DESIGN:	VERVE
SHEET TITLE:	SITE PLAN

SHEET No.:
2 / 23

HOUSE CODE:
H-WDCASC10SA

FACADE CODE:
F-WDCASC10VERVA

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AND VERIFY DIMENSIONS AND
LEVELS PRIOR TO THE
COMMENCEMENT OF ANY WORK. ALL
DISCREPANCIES TO BE REPORTED
TO THE DRAFTING OFFICE.

714460

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Last Published: Tuesday, September 30, 2025 10:40 AM

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

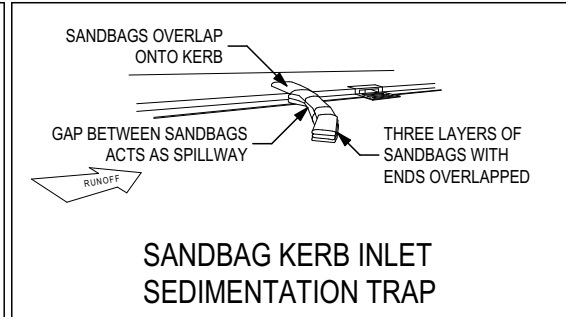
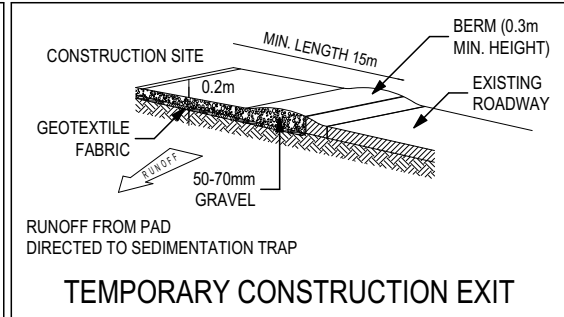
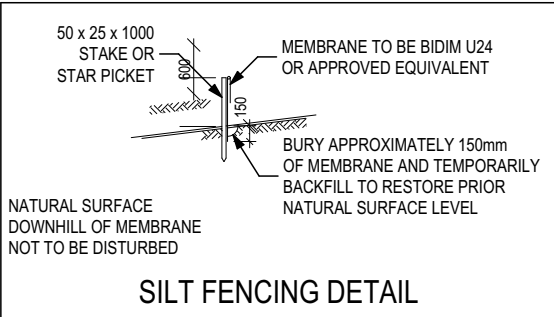
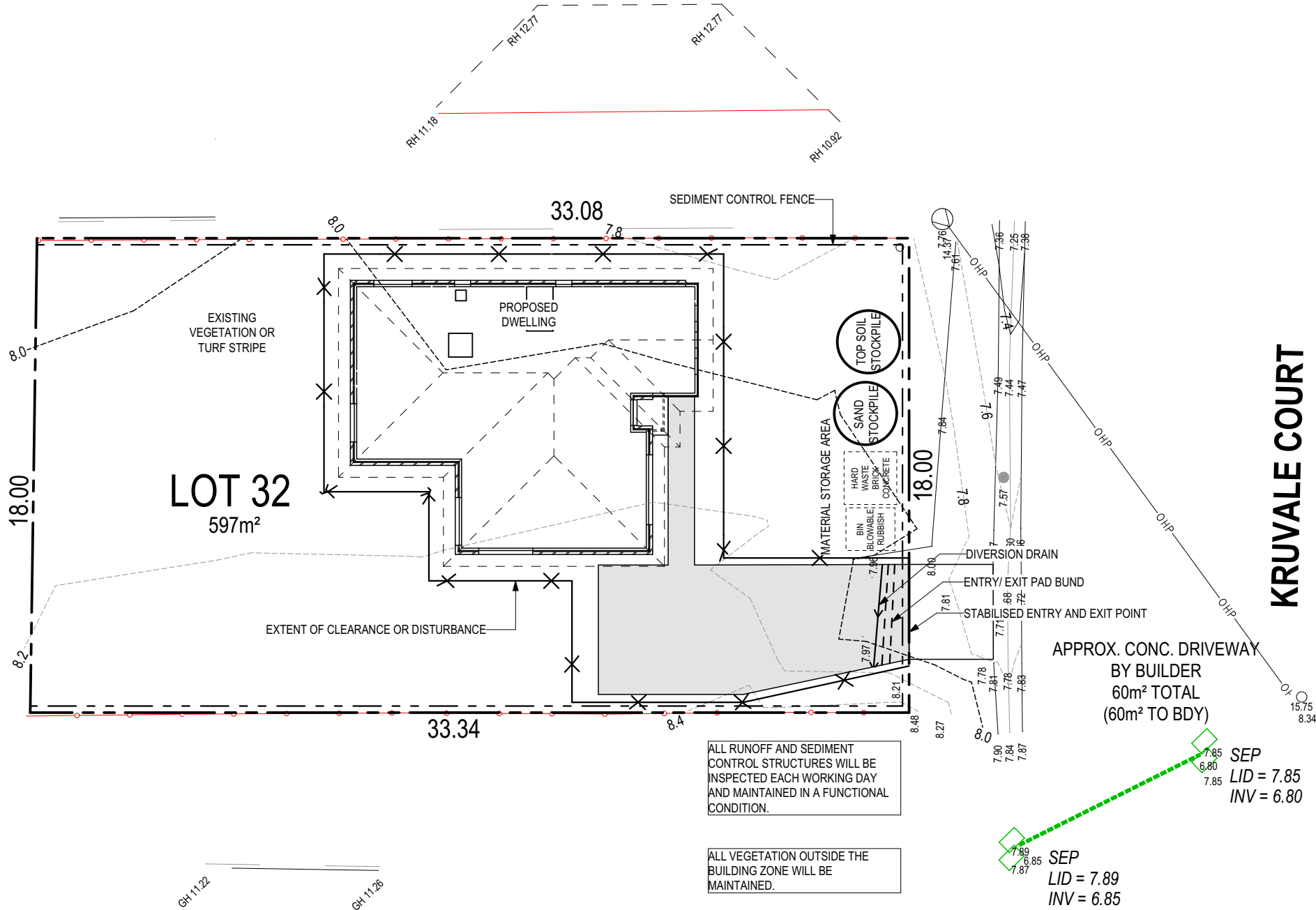
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

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 CONROL 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 LEAGAL 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.



Sorell Council

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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

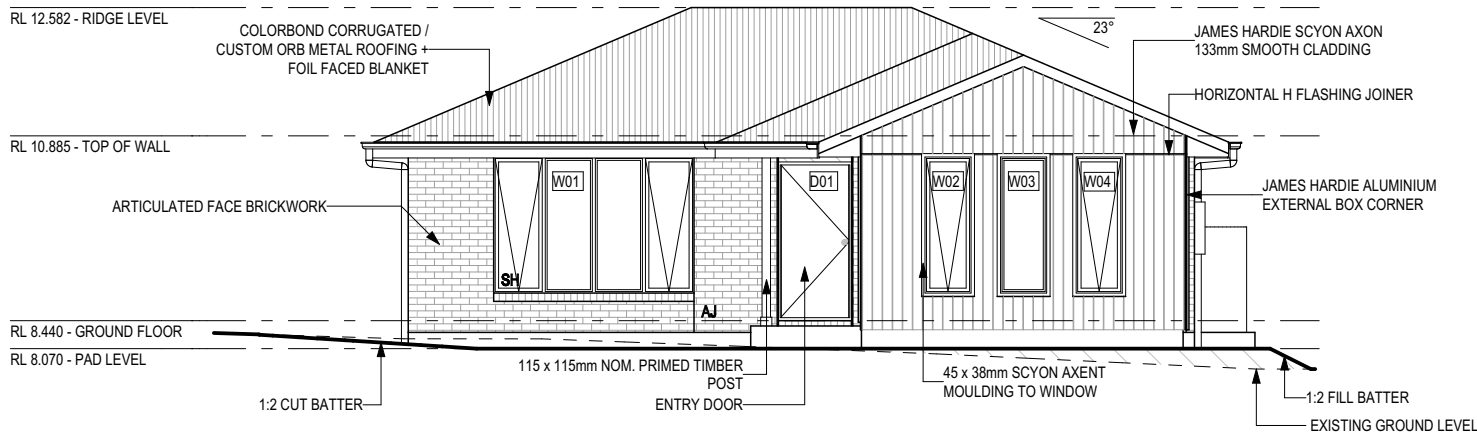
SIGNATURE: _____ DATE: _____

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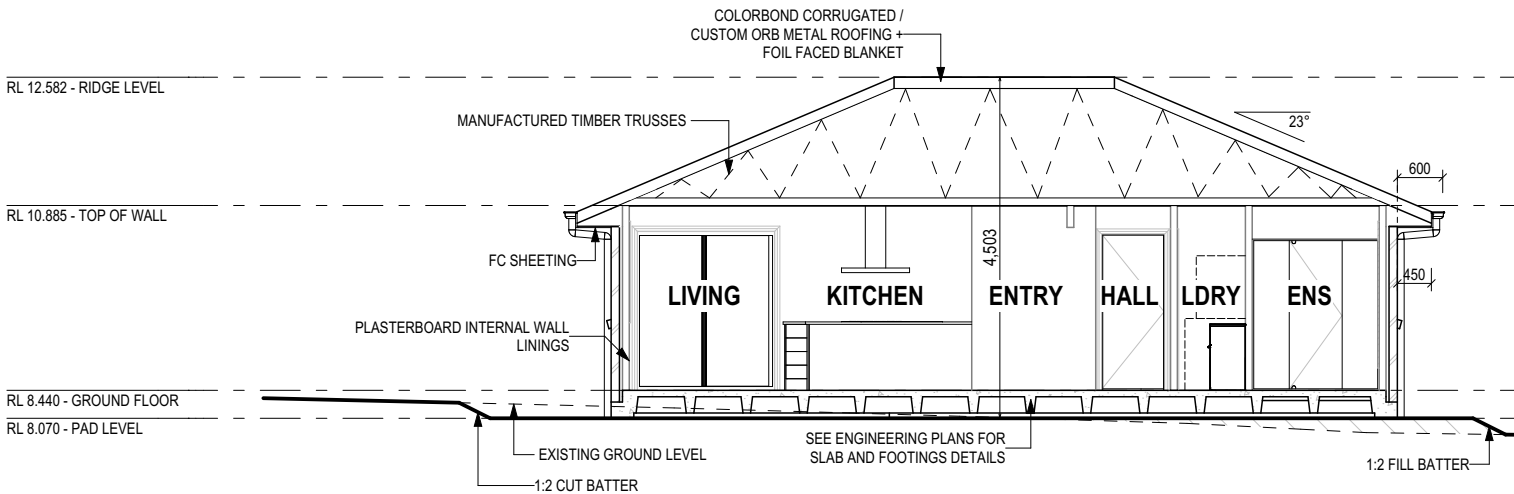
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	DISCOVERY	1	QUOTE SITING	JII	23/07/2025	JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN		ASCOT 12			H-WDCASC10SA
	COPYRIGHT:	2	DRAFT SALES PLAN - CT1	JII	27/08/2025	ADDRESS:		FACADE DESIGN:			FACADE CODE:
	© 2025	3	PRELIM PLANS - INITIAL ISSUE	TRV	30/09/2025	9 KRUVALE COURT, PRIMROSE SANDS TAS 7173		VERVE			F-WDCASC10VERVA
						LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:		SCALES:
					32 / - / 9571	SORELL	SOIL & WATER MANAGEMENT PLAN	3 / 23	1:200	714460	

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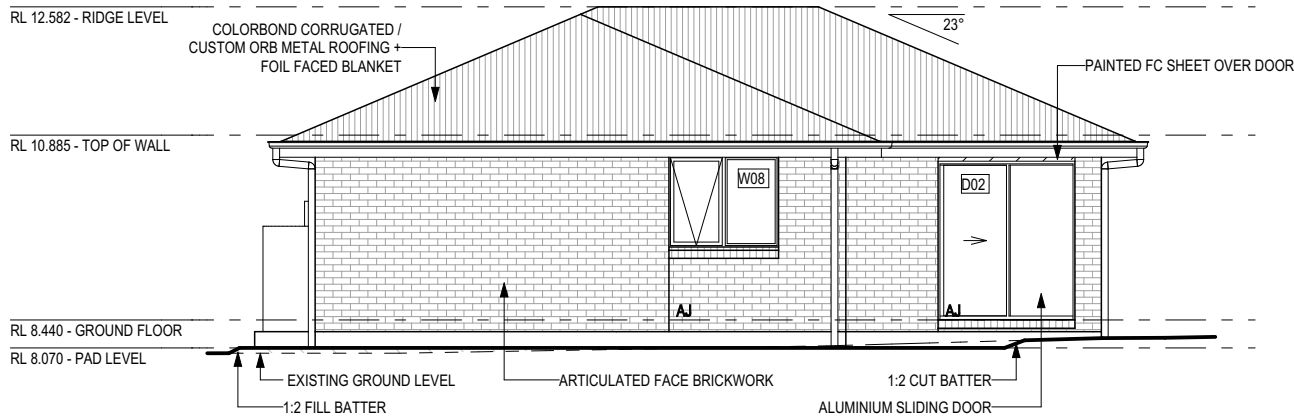
BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



NORTH WEST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



SOUTH EAST ELEVATION
SCALE: 1:100

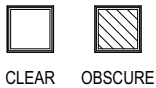


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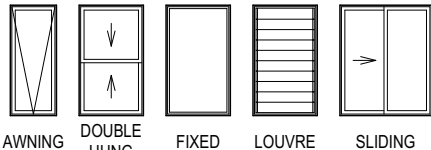
Development Application: 5.2025.284.1 -
Development Application - 9 Kruvale Court,
Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:24/10/2025

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

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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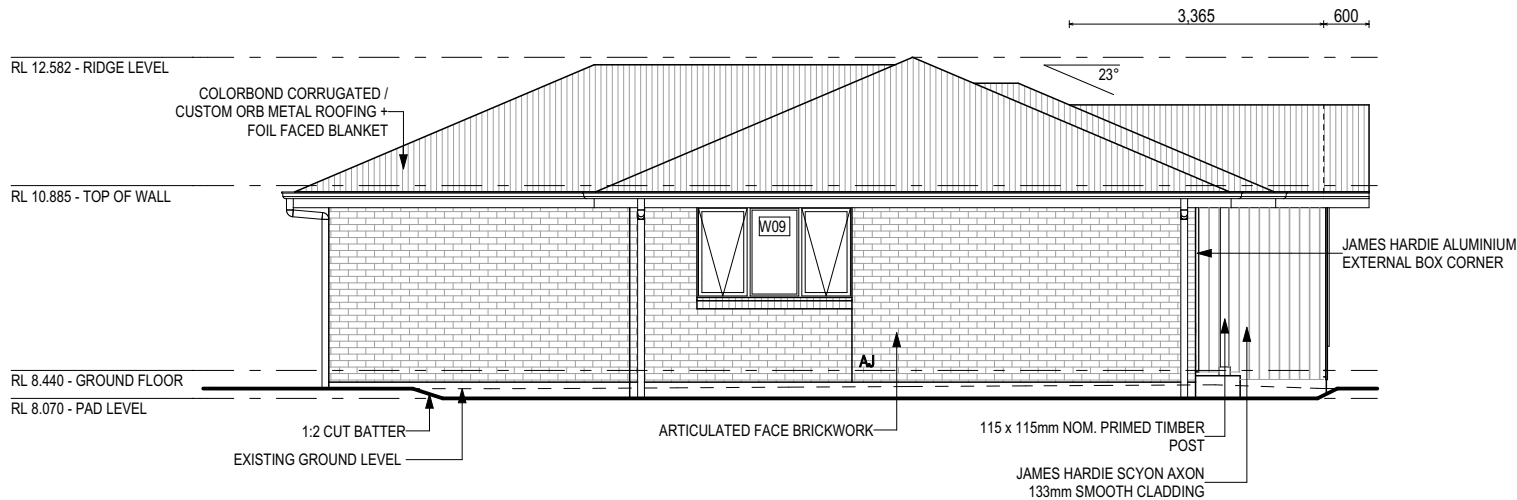
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2	DRAFT SALES PLAN - CT1	JII	27/08/2025
3	PRELIM PLANS - INITIAL ISSUE	TRV	30/09/2025

CLIENT:
JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN
ADDRESS:
9 KRUVALE COURT, PRIMROSE SANDS TAS 7173
LOT / SECTION / CT:
32 / - / 9571
COUNCIL:
SORELL

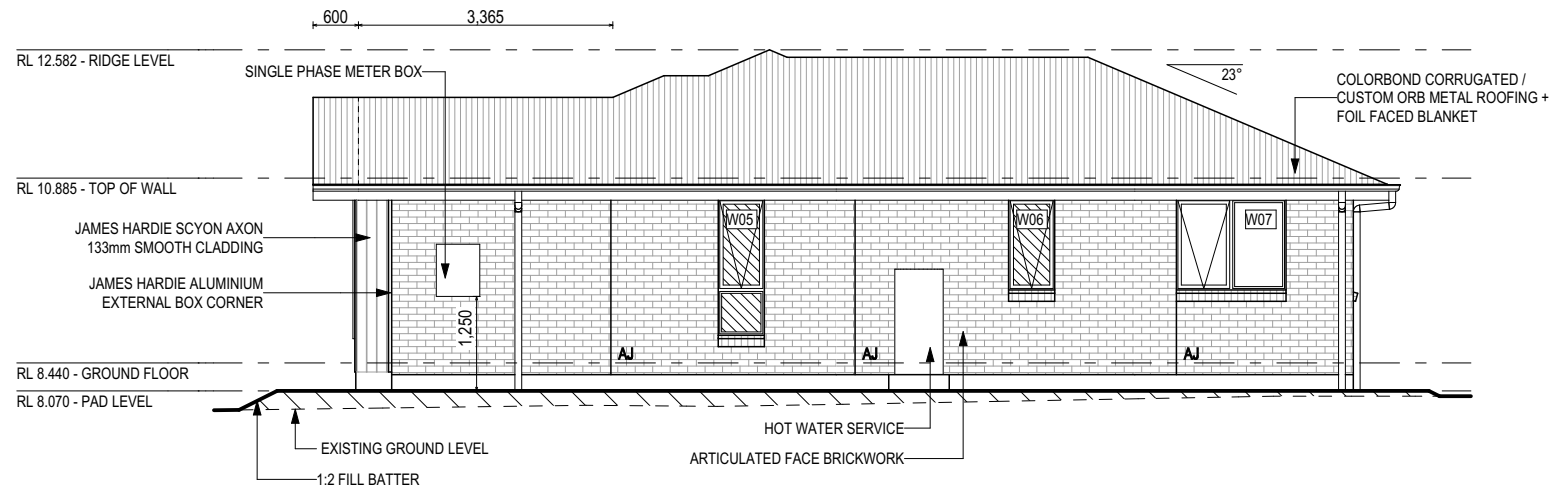
HOUSE DESIGN:
ASCOT 12
FACADE DESIGN:
VERVE
SHEET TITLE:
ELEVATIONS / SECTION

HOUSE CODE:
H-WDCASC10SA
FACADE CODE:
F-WDCASC10VERVA
SHEET No.:
5 / 23
SCALES:
1:100

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714460



NORTH EAST ELEVATION
SCALE: 1:100



SOUTH WEST ELEVATION
SCALE: 1:100

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

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

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

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



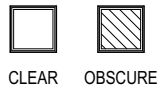
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Development Application: 5.2025.284.1 -
Development Application - 9 Kruvale Court,
Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:24/10/2025

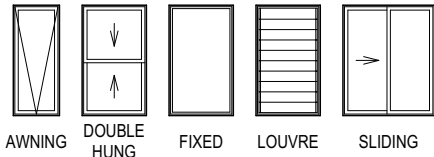
**SUBJECT TO NCC 2022
(1 MAY 2023)**

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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COPYRIGHT: © 2025	1 QUOTE SITING	JII 23/07/2025	JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN	ASCOT 12	H-WDCASC10SA	
	2 DRAFT SALES PLAN - CT1	JII 27/08/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 PRELIM PLANS - INITIAL ISSUE	TRV 30/09/2025	9 KRUVALE COURT, PRIMROSE SANDS TAS 7173	VERVE	F-WDCASC10VERVA	
			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			32 / - / 9571	ELEVATIONS	6 / 23	714460
			COUNCIL:		SCALES:	
			SORELL		1:100	

EXTERIOR WINDOW & DOOR SCHEDULE ^{1,2} ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	AFFA1827	AWNING	LIVING	1,800	2,650	8,900	4.77	ALUMINIUM	BAL-19	SNAP HEADER	NW	3.83	CLEAR, DOUBLE GLAZED	MP 663-663-663
GROUND FLOOR	W02	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	BAL-19	NONE	NW	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W03	F1806	FIXED	BED 1	1,800	610	4,820	1.10	ALUMINIUM	BAL-19	NONE	NW	0.93	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W04	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	BAL-19	NONE	NW	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W05	A/F1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	BAL-19	ANGLED	SW	0.80	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
GROUND FLOOR	W06	A1206	AWNING	BATH	1,200	610	3,620	0.73	ALUMINIUM	BAL-19	ANGLED	SW	0.52	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W07	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-19	ANGLED	SW	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W08	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-19	ANGLED	SE	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W09	AFA1221	AWNING	DINING	1,200	2,050	6,500	2.46	ALUMINIUM	BAL-19	ANGLED	NE	1.88	CLEAR, DOUBLE GLAZED	MP 683-683
							48,900 mm	15.83					12.34		
DOOR															
GROUND FLOOR	D01	HD2110L	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	BAL-19	SNAP HEADER	NW	1.41	N/A	
GROUND FLOOR	D02	SF2118	SLIDING	DINING	2,100	1,810	7,820	3.80	ALUMINIUM	BAL-19	SNAP HEADER	SE	3.31	CLEAR, DOUBLE GLAZED, TOUGHENED	
							13,960 mm	5.84					4.72		
							62,860 mm	21.67					17.06		

NOTE:
Provide BAL-19 rated aluminium windows and external glass sliding doors in lieu of standard.
Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

Window Manufacturer: Dowell Windows			
No BAL / BAL 12.5 Window Type Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door Bi-Fold Door	WERS Code	U Value	SHGC
	DOW-022-003	2.9	0.64
	DOW-005-001	3.9	0.58
	DOW-038-001	3.03	0.71
	DAR-034-001	3.97	0.63
	DAR-034-001	3.97	0.63
	DOW-017-001	4.1	0.55
	DOW-020-001	4.1	0.54
	BAL 19 Window Type	WERS Code	U Value
	Sliding Window	TND-034-001	3.1
BAL 19 Window Type Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door Bi-Fold Door	STG-001-066	3.91	0.54
	DOW-038-005	3.02	0.66
	AUW-009-009	4.03	0.58
	AUW-009-009	4.03	0.58
	GRN-009-001	4.25	0.53
	DOW-020-001	4.1	0.54
	BAL 29 Window Type	WERS Code	U Value
	Sliding Window	TND-034-001	3.1
	Awning Window	STG-001-066	3.91
	Fixed External Window	DOW-038-005	3.02
BAL 29 Window Type Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door	AMJ-007-005	4.03	0.59
	AMJ-007-005	4.03	0.59
	GRN-009-001	4.29	0.53
	GRN-009-001	4.29	0.53
NOTE: Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.			

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)



Sorell Council
Development Application: 5.2025.284.1 -
Development Application - 9 Kruvale Court,
Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:24/10/2025

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

SIGNATURE:DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	1080 SS	SQUARE SET OPENING	2,155	1,080	N/A	
GROUND FLOOR	5	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	1	2 x 820	SWINGING	2,040	1,640	N/A	
GROUND FLOOR	1	620	SWINGING	2,040	620	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	3	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	LIFT-OFF HINGES

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

BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

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		2	DRAFT SALES PLAN - CT1	JII	27/08/2025	LOT / SECTION / CT: 32 / - / 9571		COUNCIL: SORELL		SHEET TITLE: WINDOW & DOOR SCHEDULES			SHEET No.: 7 / 23
		3	PRELIM PLANS - INITIAL ISSUE	TRV	30/09/2025					SCALES:			
										714460			

NATURAL LIGHT AND VENTILATION						
ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ'D (m2)	VENTILATION ACH'D (m2)
OPEN KITCHEN/ LIVING/ DINING	32.79 m²	W01, W09, D02	3.28 m²	9.02 m²	1.64 m²	5.46 m²
BED 1	14.61 m²	W02, W03, W04	1.46 m²	2.55 m²	0.73 m²	2.00 m²
BED 2	10.30 m²	W07	1.03 m²	1.38 m²	0.52 m²	0.79 m²
BED 3	11.34 m²	W08	1.13 m²	1.38 m²	0.57 m²	0.79 m²
PART 10.5.1 LIGHT: Minimum 10% of the floor area of a habitable room required (natural light)						
PART 10.6 VENTILATION: Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).						

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BAL-19 BUSHFIRE REQUIREMENTS
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Sorell Council

Development Application: 5.2025.284.1 -
Development Application - 9 Kruvale Court,
Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:24/10/2025

SUBJECT TO NCC 2022
(1 MAY 2023)

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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1	QUOTE SITING
2	DRAFT SALES PLAN - CT1
3	PRELIM PLANS - INITIAL ISSUE

JII	23/07/2025
JII	27/08/2025
TRV	30/09/2025

CLIENT:

JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN

ADDRESS:

9 KRUVALE COURT, PRIMROSE SANDS TAS 7173

LOT / SECTION / CT:
32 / - / 9571

COUNCIL:
SORELL

HOUSE DESIGN:

ASCOT 12

FACADE DESIGN:

VERVE

SHEET TITLE:

CALCULATIONS

SHEET No.:
8 / 23

HOUSE CODE:

H-WDCASC10SA

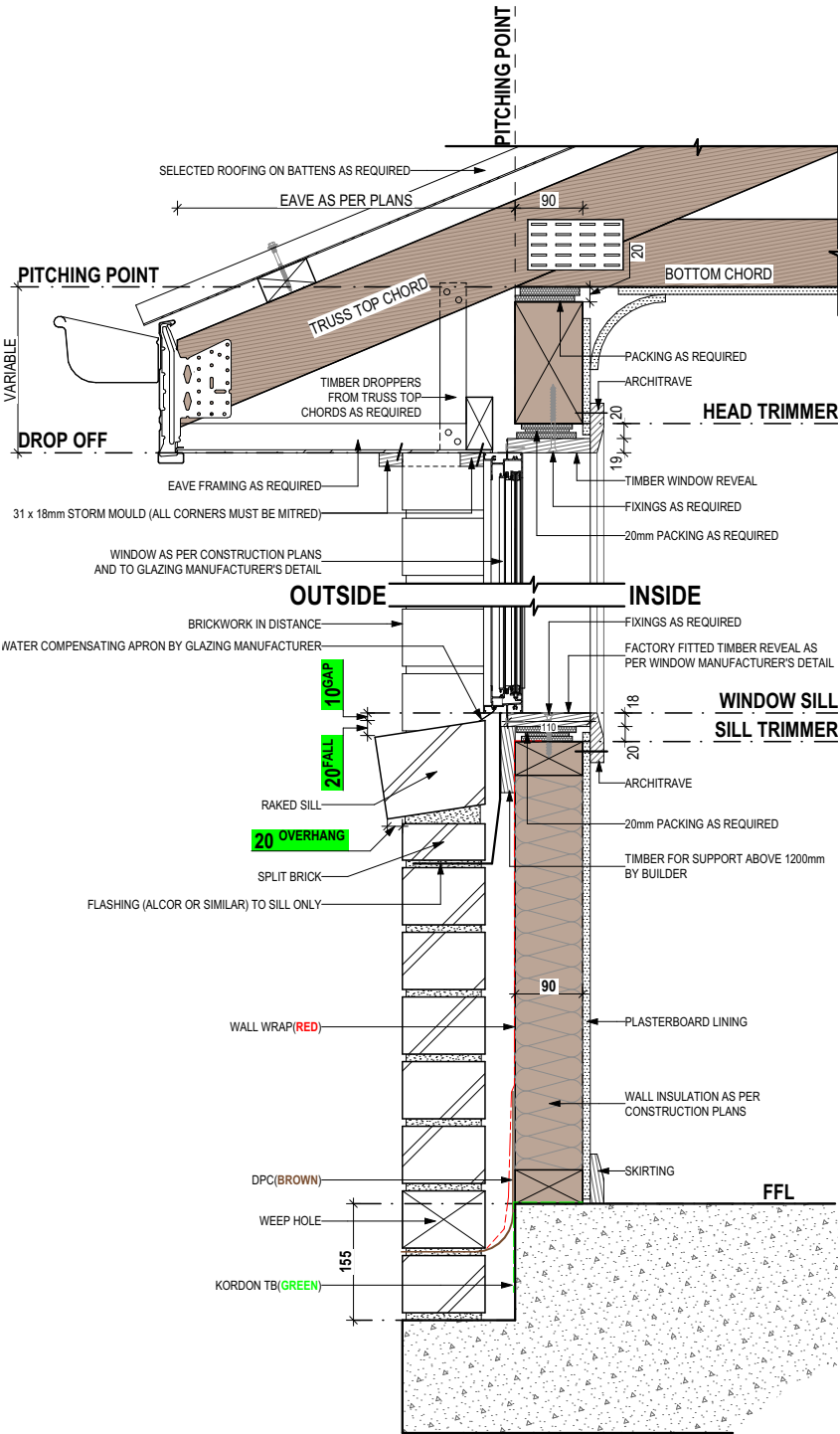
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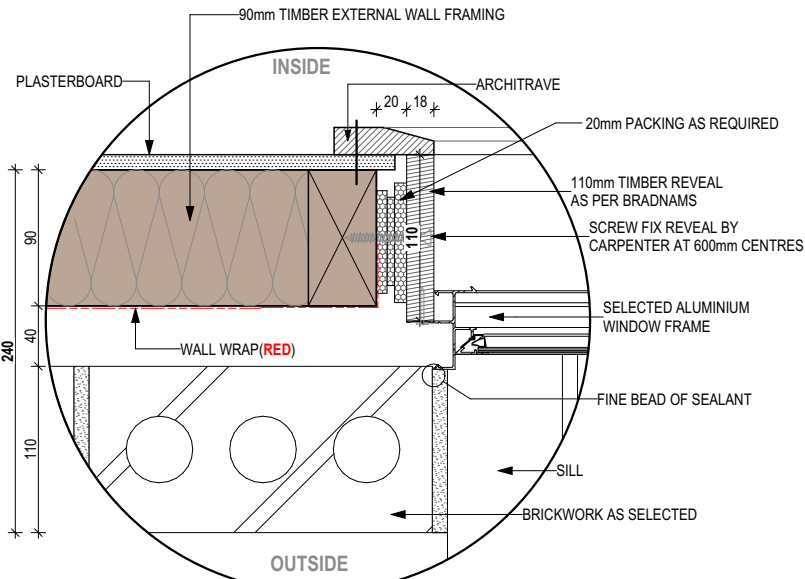
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SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

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

BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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REVISION
1 QUOTE SITING
2 DRAFT SALES PLAN - CT1
3 PRELIM PLANS - INITIAL ISSUE

DRAWN
JII 23/07/2025
JII 27/08/2025
TRV 30/09/2025

CLIENT:
JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN
ADDRESS:
9 KRUVALE COURT, PRIMROSE SANDS TAS 7173
LOT / SECTION / CT:
32 / - / 9571
COUNCIL:
SORELL

HOUSE DESIGN:
ASCOT 12

FACADE DESIGN:
VERVE

SHEET TITLE:
DETAILS (FACE BRICKWORK)

HOUSE CODE:
H-WDCASC10SA
FACADE CODE:
F-WDCASC10VERVA
SHEET No.:
9 / 23

SCALES:

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STANDARD BRICK

BRICKWORK DIMENSIONS Bricks per m² in wall = 48.5 approx.

FORMAT SIZE: 240x120x86mm
MANUFACTURING SIZE: 230x110x76mm
VERTICAL GAUGE: 7 Courses to 600mm

NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
1	230	250	86	26	6230	6250	2229
1 ¹ / ₂	350	370		26 ¹ / ₂	6350	6370	
2	470	490	172	27	6470	6490	2314
2 ¹ / ₂	590	610		27 ¹ / ₂	6590	6610	
3	710	730	257	28	6710	6730	2400
3 ¹ / ₂	830	850		28 ¹ / ₂	6830	6850	
4	950	970	343	29	6950	6970	2486
4 ¹ / ₂	1070	1090		29 ¹ / ₂	7070	7090	
5	1190	1210	429	30	7190	7210	2572
5 ¹ / ₂	1310	1330		30 ¹ / ₂	7310	7330	
6	1430	1450	514	31	7430	7450	2657
6 ¹ / ₂	1550	1570		31 ¹ / ₂	7550	7570	
7	1670	1690	600	32	7670	7690	2743
7 ¹ / ₂	1790	1810		32 ¹ / ₂	7790	7810	
8	1910	1930	686	33	7910	7930	2829
8 ¹ / ₂	2030	2050		33 ¹ / ₂	8030	8050	
9	2150	2170	772	34	8150	8170	2914
9 ¹ / ₂	2270	2290		34 ¹ / ₂	8270	8290	
10	2390	2410	857	35	8390	8400	3000

STANDARD BRICK

BRICKWORK DIMENSIONS Bricks per m² in wall = 48.5 approx.

FORMAT SIZE: 240x120x86mm
MANUFACTURING SIZE: 230x110x76mm
VERTICAL GAUGE: 7 Courses to 600mm

NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
11	2630	2650	943	36 ¹ / ₂	8630		3086
11 ¹ / ₂	2750	2770		36 ¹ / ₂	8750		
12	2870	2890	1029	37	8870		3172
12 ¹ / ₂	2990	3010		37 ¹ / ₂	8990		
13	3110	3130	1114	38	9110		3257
13 ¹ / ₂	3230	3250		38 ¹ / ₂	9230		
14	3350	3370	1200	39	9350		3343
14 ¹ / ₂	3470	3490		39 ¹ / ₂	9470		
15	3590	3610	1286	40	9590		3429
15 ¹ / ₂	3710	3730		40 ¹ / ₂	9710		
16	3830	3850	1372	41	9830		3514
16 ¹ / ₂	3950	3970		41 ¹ / ₂	9950		
17	4070	4090	1457	42	10070		3600
17 ¹ / ₂	4190	4210		42 ¹ / ₂	10190		
18	4310	4330	1543	43	10310		3686
18 ¹ / ₂	4430	4450		43 ¹ / ₂	10430		
19	4550	4570	1629	44	10550		3772
19 ¹ / ₂	4670	4690		44 ¹ / ₂	10670		
20	4790	4810	1714	45	10790		3857
20 ¹ / ₂	4910	4930		45 ¹ / ₂	10910		
21	5030	5050	1800	46	11030		3943
21 ¹ / ₂	5150	5170		46 ¹ / ₂	11150		
22	5270	5290	1886	47	11270		4029
22 ¹ / ₂	5390	5410		47 ¹ / ₂	11390		
23	5510	5530	1972	48	11510		4114
23 ¹ / ₂	5630	5650		48 ¹ / ₂	11630		
24	5750	5770	2057	49	11750		4200
24 ¹ / ₂	5870	5890		49 ¹ / ₂	11870		
25	5990	6010	2143	50	11990		4286
25 ¹ / ₂	6110	6130		100	23990		8572

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.



Sorell Council

Development Application: 5.2025.284.1 -
Development Application - 9 Kruvale Court,
Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:24/10/2025

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

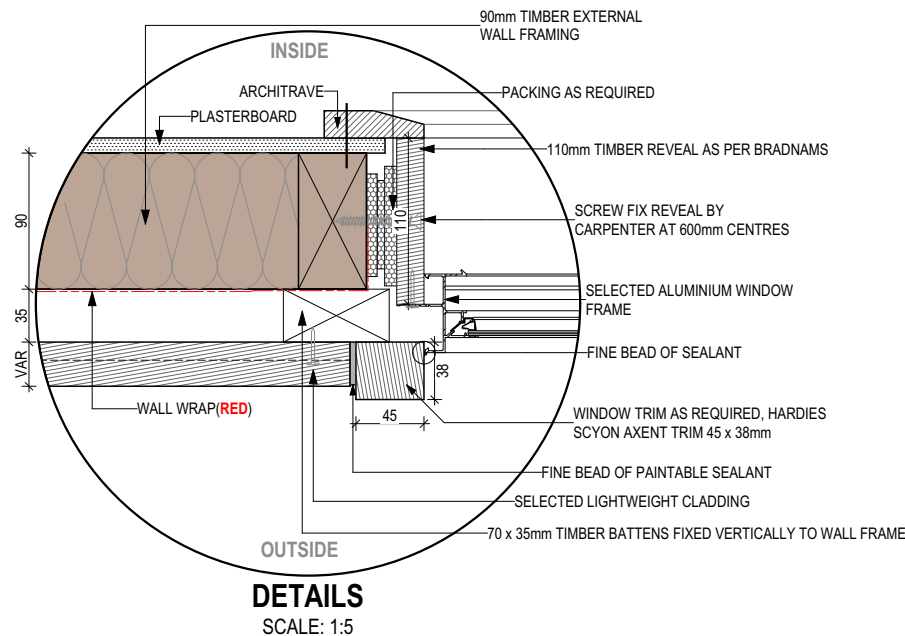
PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

SHEET CLADDING



Sorell Council

Development Application: 5.2025.284.1 -
Development Application - 9 Kruvale Court,
Primrose Sands - P1.pdf

Plans Reference:P1

Date Received:24/10/2025

DATE:

	SPECIFICATION:		REVISION		DRAWN		CLIENT:				HOUSE DESIGN:				HOUSE CODE:		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.
	DISCOVERY		1	QUOTE SITING	JII	23/07/2025	JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN				ASCOT 12				H-WDCASC10SA		
	COPYRIGHT:		2	DRAFT SALES PLAN - CT1	JII	27/08/2025	ADDRESS:				FACADE DESIGN:				FACADE CODE:		
	© 2025		3	PRELIM PLANS - INITIAL ISSUE	TRV	30/09/2025	9 KRUVALE COURT, PRIMROSE SANDS TAS 7173				VERVE				F-WDCASC10VERVA		
							LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:		SCALES:		
							32 / - / 9571		SORELL		DETAILS (CLADDING)		10 / 23		714460		

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.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

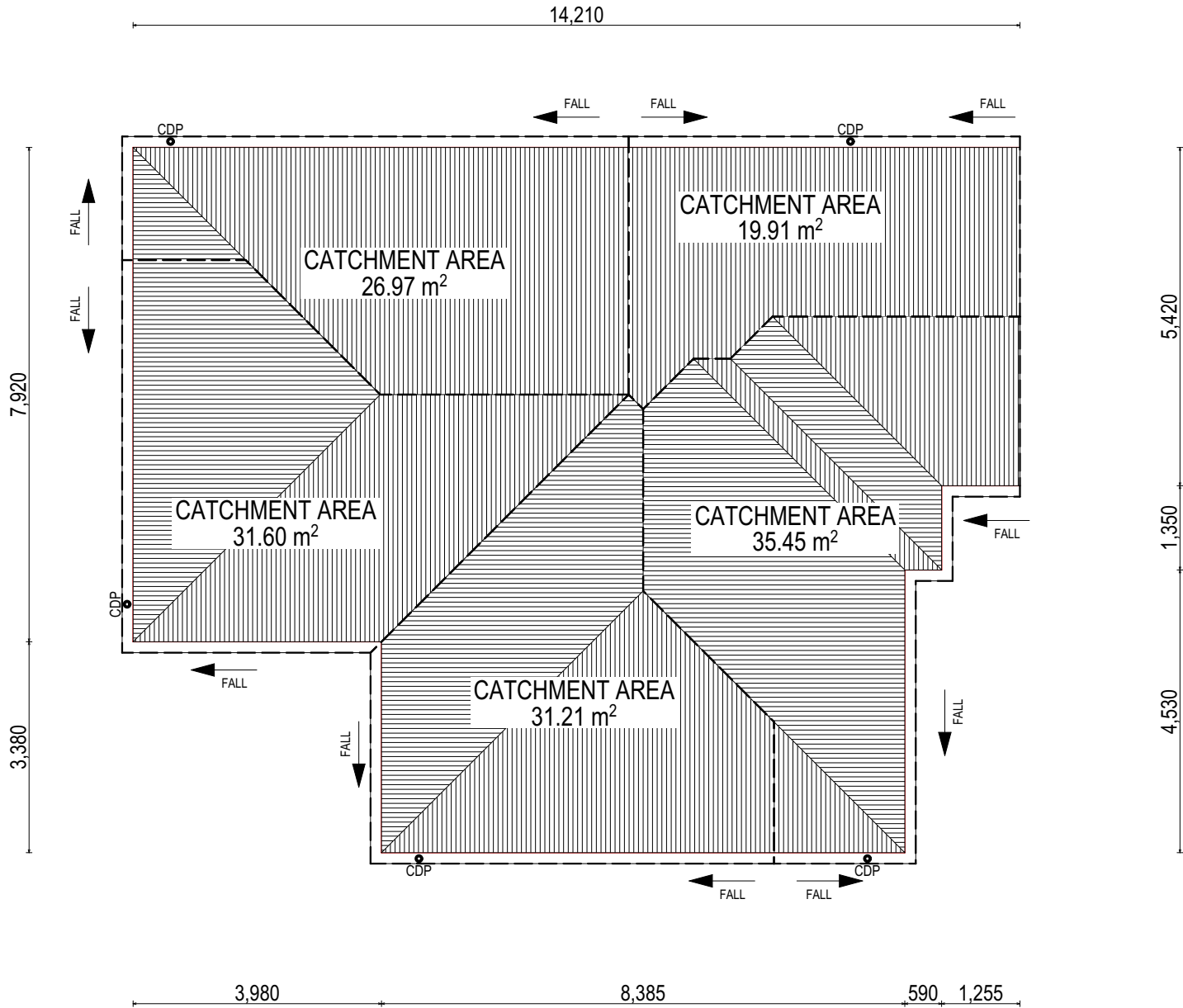
Roofing Data		
	137.07	Flat Roof Area (excluding gutter and slope factor) (m ²)
	148.91	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	145.15	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	175.63	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	2.74	Ac / Acdp
Downpipes Provided	5	



Sorell Council
Development Application: 5.2025.284.1 -
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Primrose Sands - P1.pdf
Plans Reference:P1
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		1	QUOTE SITING		JII 23/07/2025		JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN			ASCOT 12			H-WDCASC10SA		
	COPYRIGHT: © 2025	2	DRAFT SALES PLAN - CT1		JII 27/08/2025		ADDRESS: 9 KRUVALE COURT, PRIMROSE SANDS TAS 7173			FACADE DESIGN: VERVE			FACADE CODE: F-WDCASC10VERVA		
		3	PRELIM PLANS - INITIAL ISSUE		TRV 30/09/2025		LOT / SECTION / CT: 32 / - / 9571			COUNCIL: SORELL			SHEET TITLE: ROOF DRAINAGE PLAN		
															714460



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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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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)
	DECKING



Sorell Council

Development Application: 5.2025.284.1 -
Development Application - 9 Kruvale Court,
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Plans Reference:P1
Date Received:24/10/2025

BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

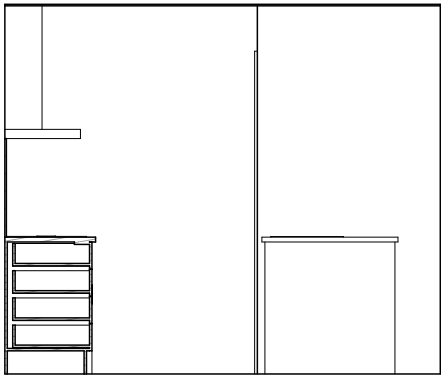
SIGNATURE: DATE:

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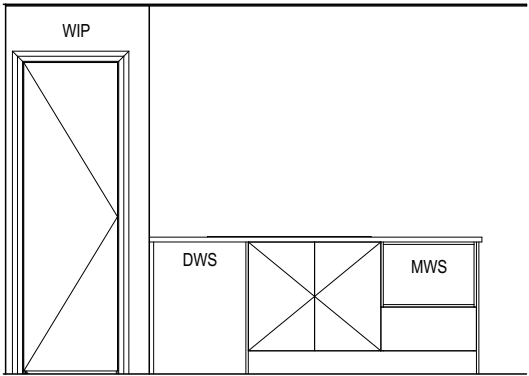


SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN	HOUSE DESIGN: ASCOT 12	HOUSE CODE: H-WDCASC10SA	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714460
COPYRIGHT: © 2025	1 QUOTE SITING	JII 23/07/2025	ADDRESS: 9 KRUVALE COURT, PRIMROSE SANDS TAS 7173	FACADE DESIGN: VERVE	FACADE CODE: F-WDCASC10VERVA	
	2 DRAFT SALES PLAN - CT1	JII 27/08/2025	LOT / SECTION / CT: 32 / - / 9571	SHEET TITLE: FLOOR COVERINGS	SHEET No.: 12 / 23	
	3 PRELIM PLANS - INITIAL ISSUE	TRV 30/09/2025	COUNCIL: SORELL	SCALES: 1:100		

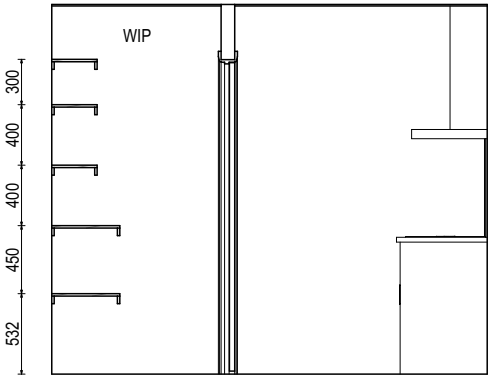
BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



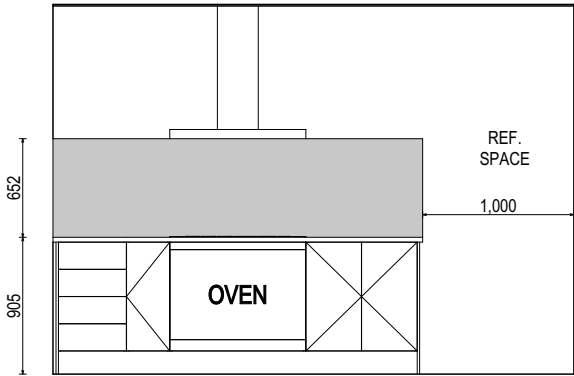
ELEVATION A
SCALE: 1:50



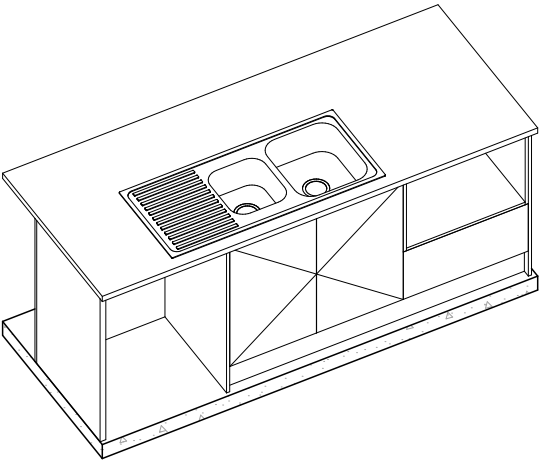
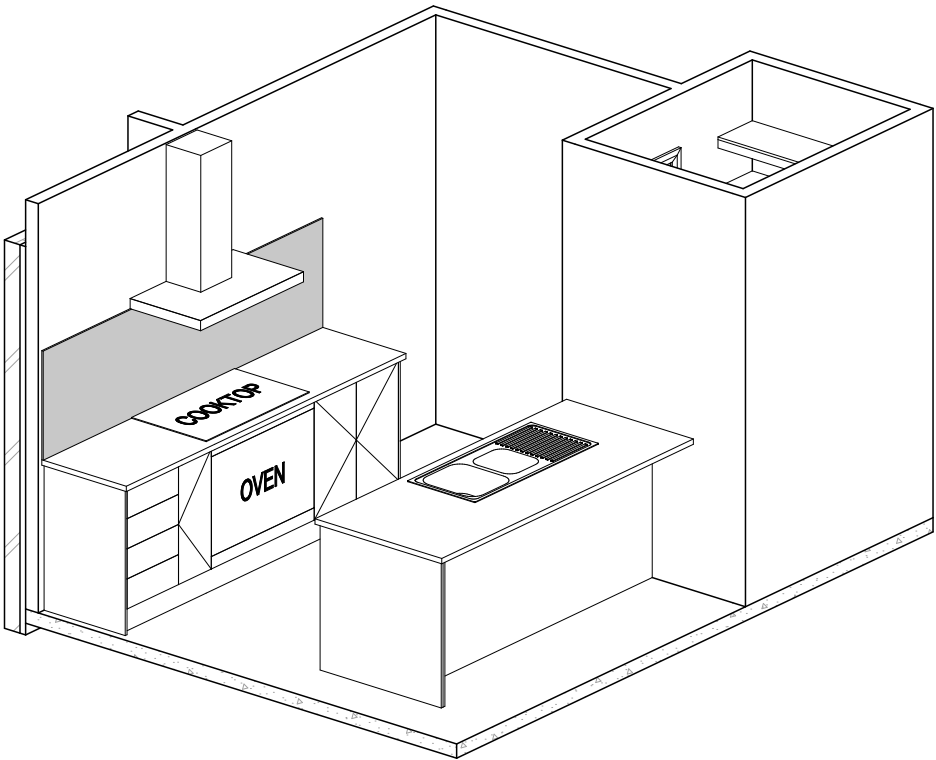
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

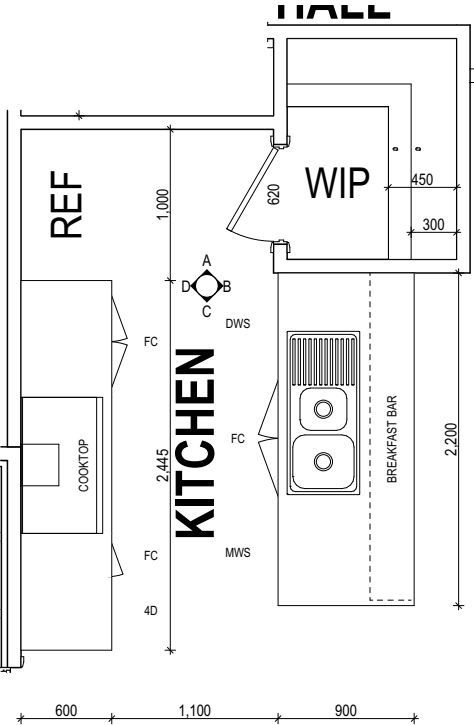


Sorell Council

Development Application: 5.2025.284.1 -
Development Application - 9 Kruvale Court,
Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:24/10/2025

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 CABINETS AS REQUIRED.



KITCHEN PLAN
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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	1	QUOTE SITING	JII	23/07/2025					
	2	DRAFT SALES PLAN - CT1	JII	27/08/2025					
	3	PRELIM PLANS - INITIAL ISSUE	TRV	30/09/2025					

BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

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

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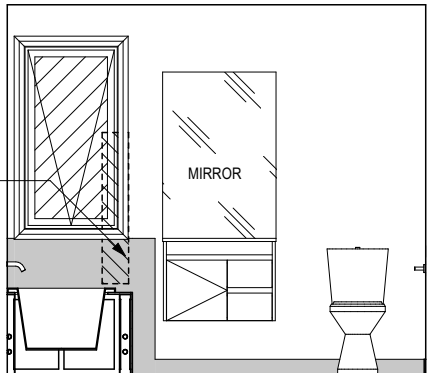
Sorell Council

Development Application: 5.2025.284.1 -
Development Application - 9 Kruvale Court,
Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:24/10/2025

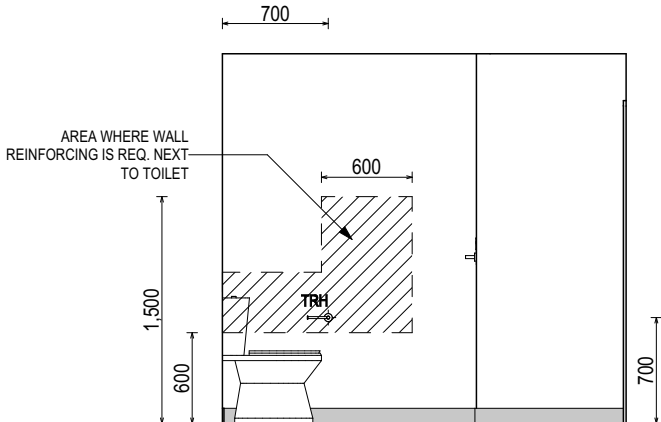
LEGEND

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

ALIGNED STUDS NOT REQUIRED DUE TO
WINDOW CLASH



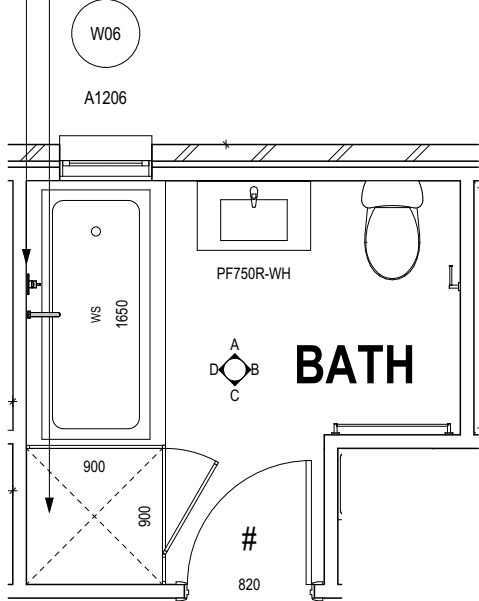
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SCALE: 1:50



ELEVATION B
SCALE: 1:50

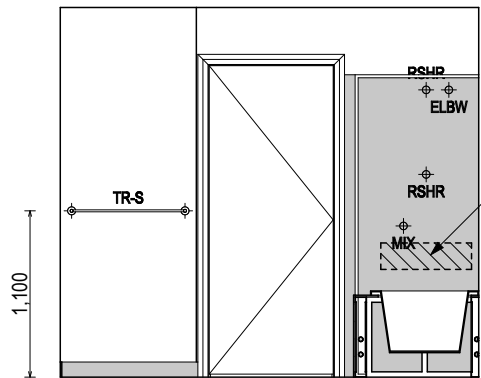
THRESHOLD OF ACCESSIBLE SHOWER ENTRY
TO BE MAX. 5MM. REFER TO BATHROOM
DETAILS FOR LHA NOGGING LOCATIONS

ACCESS PANEL LOCATION TO
BE CONFIRMED ON SITE



BATHROOM PLAN
SCALE: 1:50

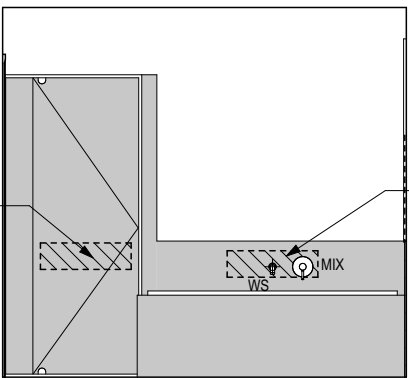
75++



ELEVATION C
SCALE: 1:50

600 x 150 NOGGINGS . 800-
810 HIGHT (CTR LINE).
CENTRED TO ROSE

600 x 150 NOGGINGS . 800-810
HIGHT (CTR LINE). OFFSET
250mm FROM WALL



ELEVATION D
SCALE: 1:50

600 x 150 NOGGINGS
CENTRED TO BATH. OFFSET
175mm FROM TOP OF BATH

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

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

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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

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	2 DRAFT SALES PLAN - CT1	JII 27/08/2025	ADDRESS: 9 KRUVALE COURT, PRIMROSE SANDS TAS 7173	FACADE DESIGN: VERVE	FACADE CODE: F-WDCASC10VERVA	
	3 PRELIM PLANS - INITIAL ISSUE	TRV 30/09/2025	LOT / SECTION / CT: 32 / - / 9571	SHEET TITLE: BATHROOM DETAILS	SHEET No.: 14 / 23	
			COUNCIL: SORELL	SCALES: 1:50		714460

BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

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

DETAILS DEPICTED ON THIS SHEET ARE A
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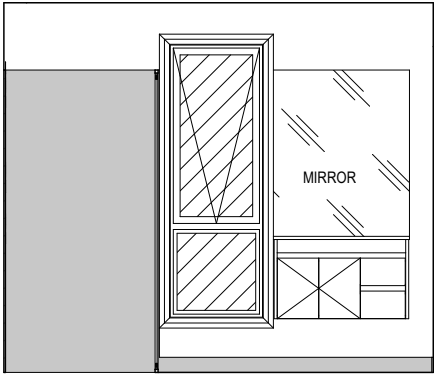


Sorell Council

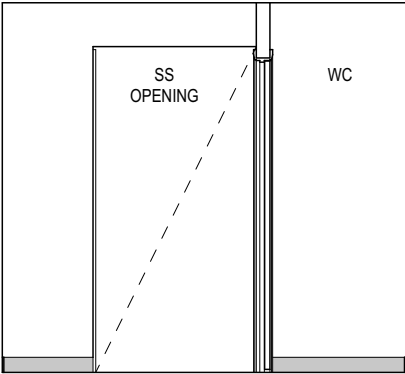
Development Application: 5.2025.284.1 -
Development Application - 9 Kruvale Court,
Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:24/10/2025

LEGEND

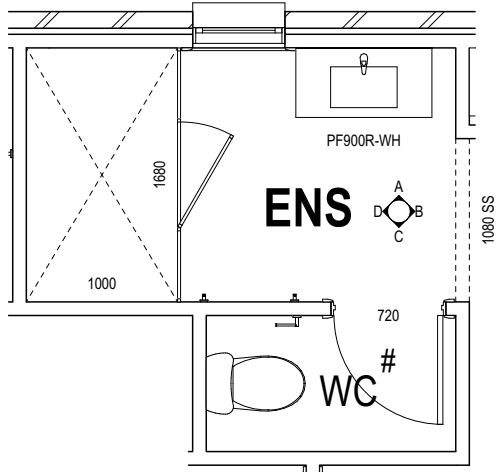
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
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TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER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



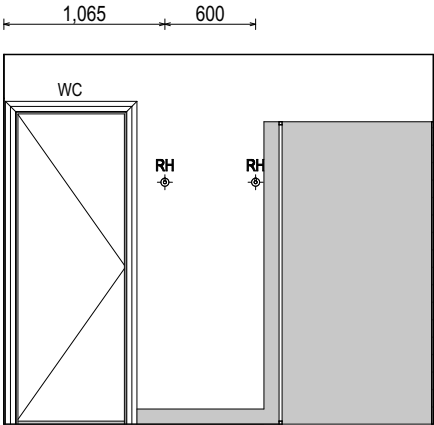
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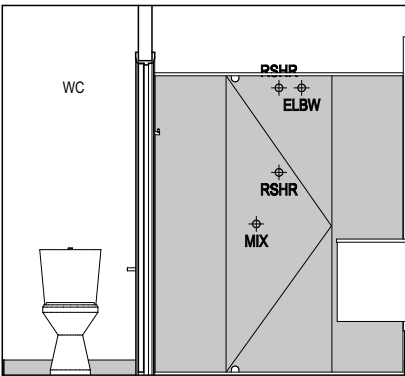
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
"SMALL"	470 x 380mm	WIDTH	HEIGHT
"MEDIUM"	800 x 380mm	548mm	446mm
"LARGE"	1500 x 380mm	878mm	446mm
		1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR
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CONDENSATION MANAGEMENT

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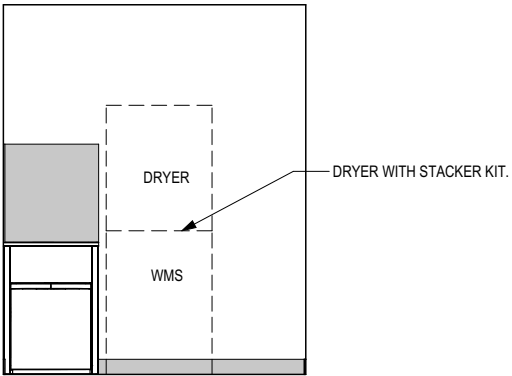


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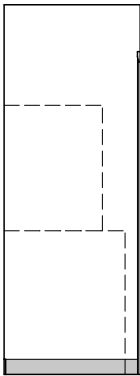


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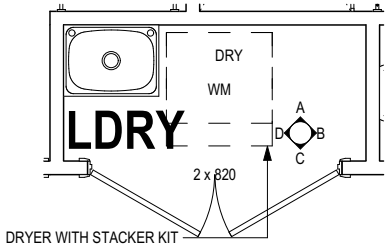
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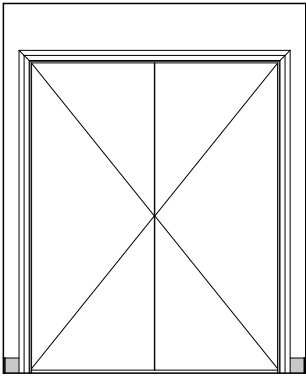
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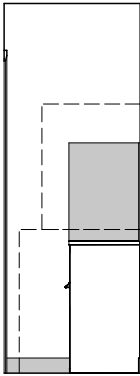
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LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
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ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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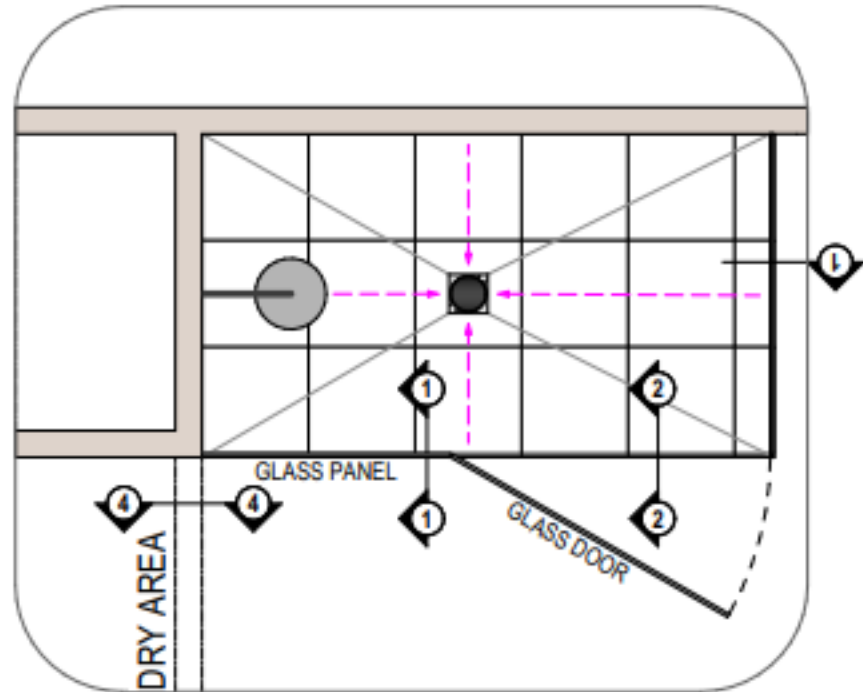


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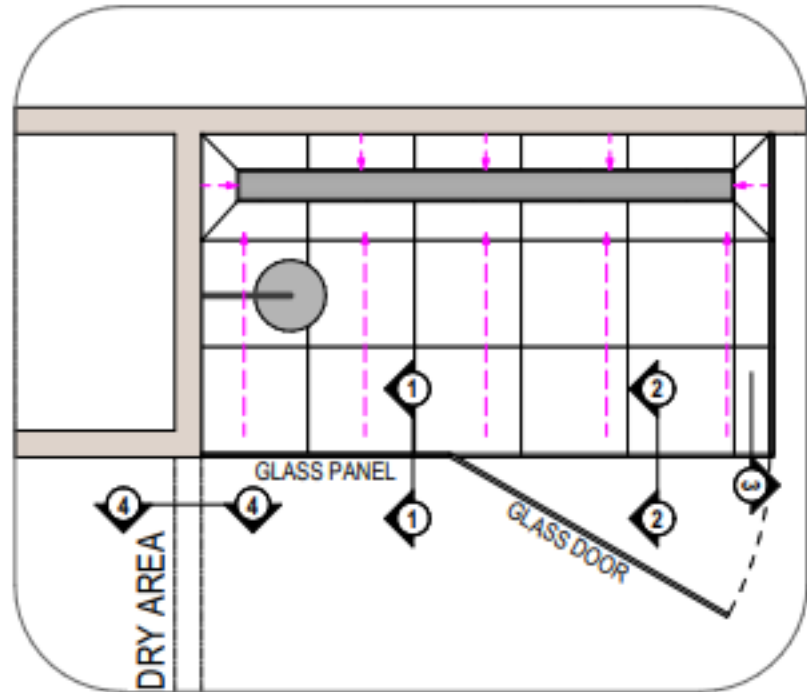
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STANDARD SHOWER & WATERPROOFING DETAIL

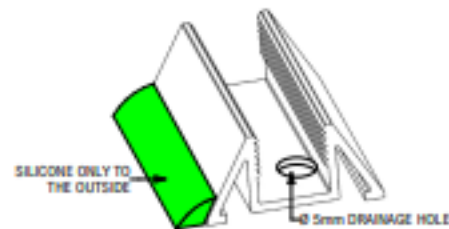
- ALL PLANS ARE DIAGRAMATIC, REFER TO THE CONSTRUCTION PLANS FOR THE BATHROOM & SHOWER LAYOUTS.
- DO NOT SILICONE THE BOTTOM OF THE FRAME ON THE SHOWER SIDE.



PLAN VIEW 1
(STANDARD FW)
SCALE: 1:20

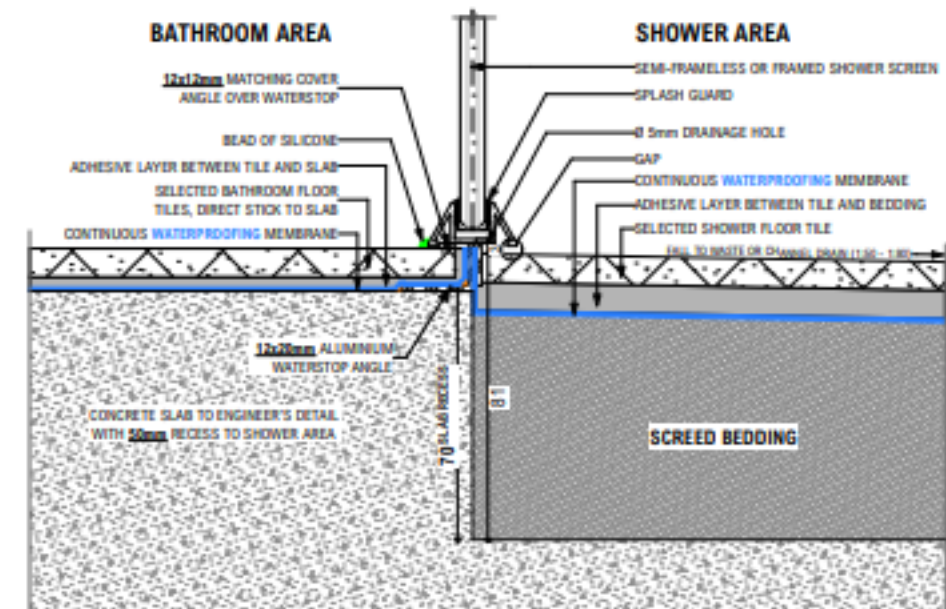
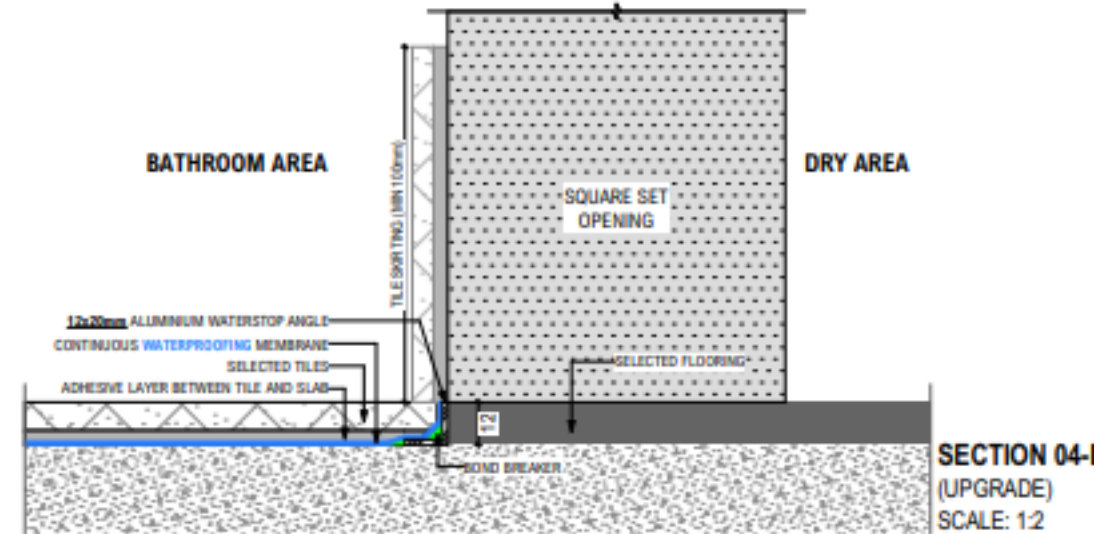
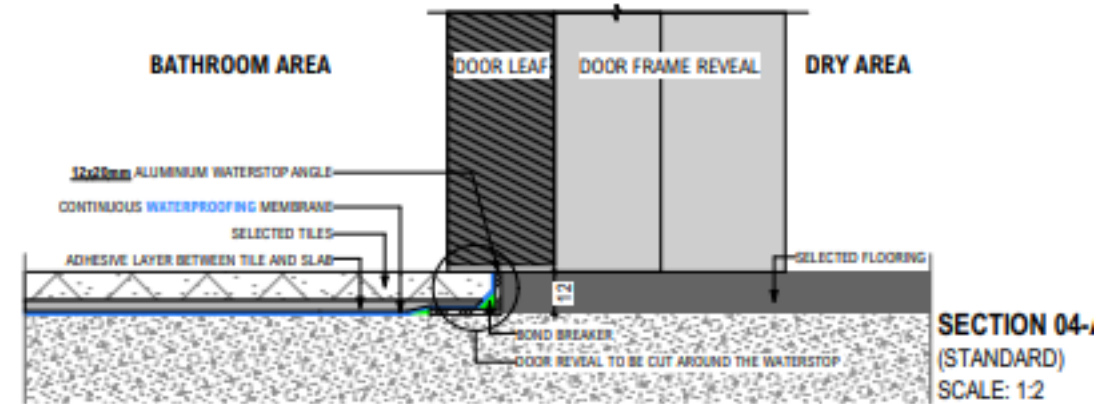


PLAN VIEW 2
(CHANNEL DRAIN)
SCALE: 1:20

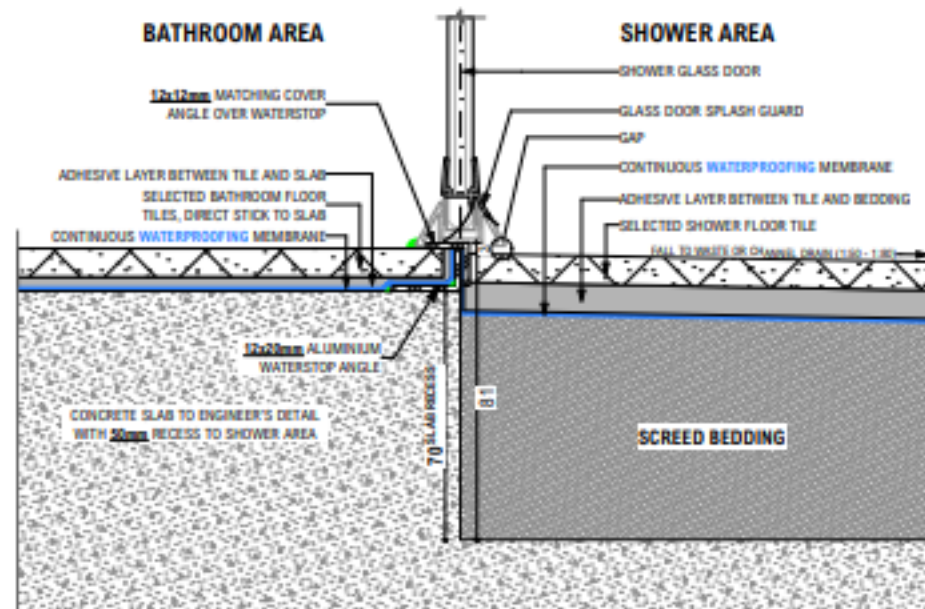


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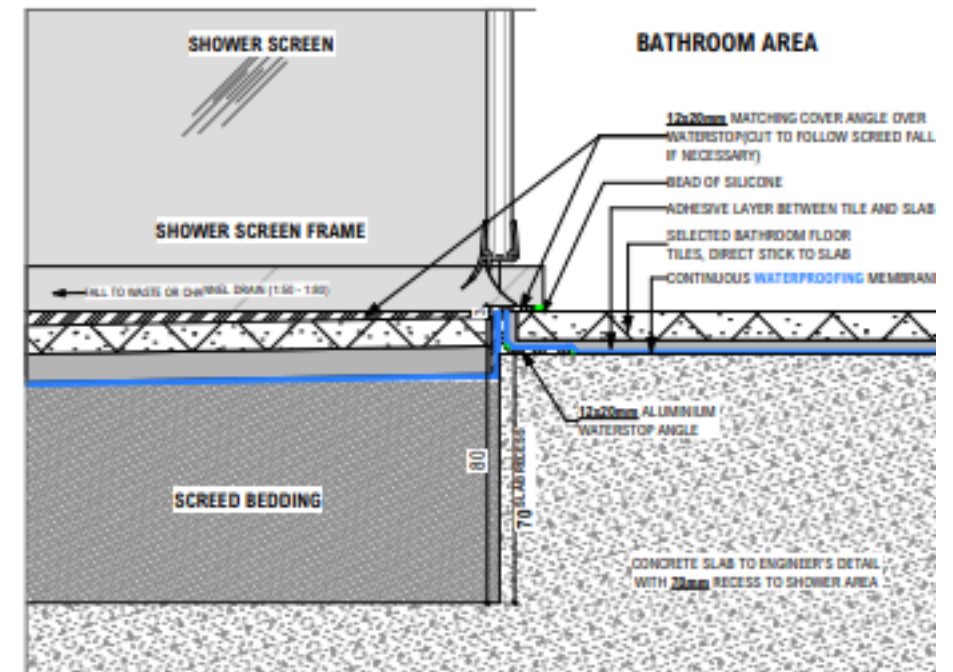
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SECTION 01 - THROUGH GLASS SCREEN
SCALE: 1:2



SECTION 02 - THROUGH GLASS DOOR
SCALE: 1:2

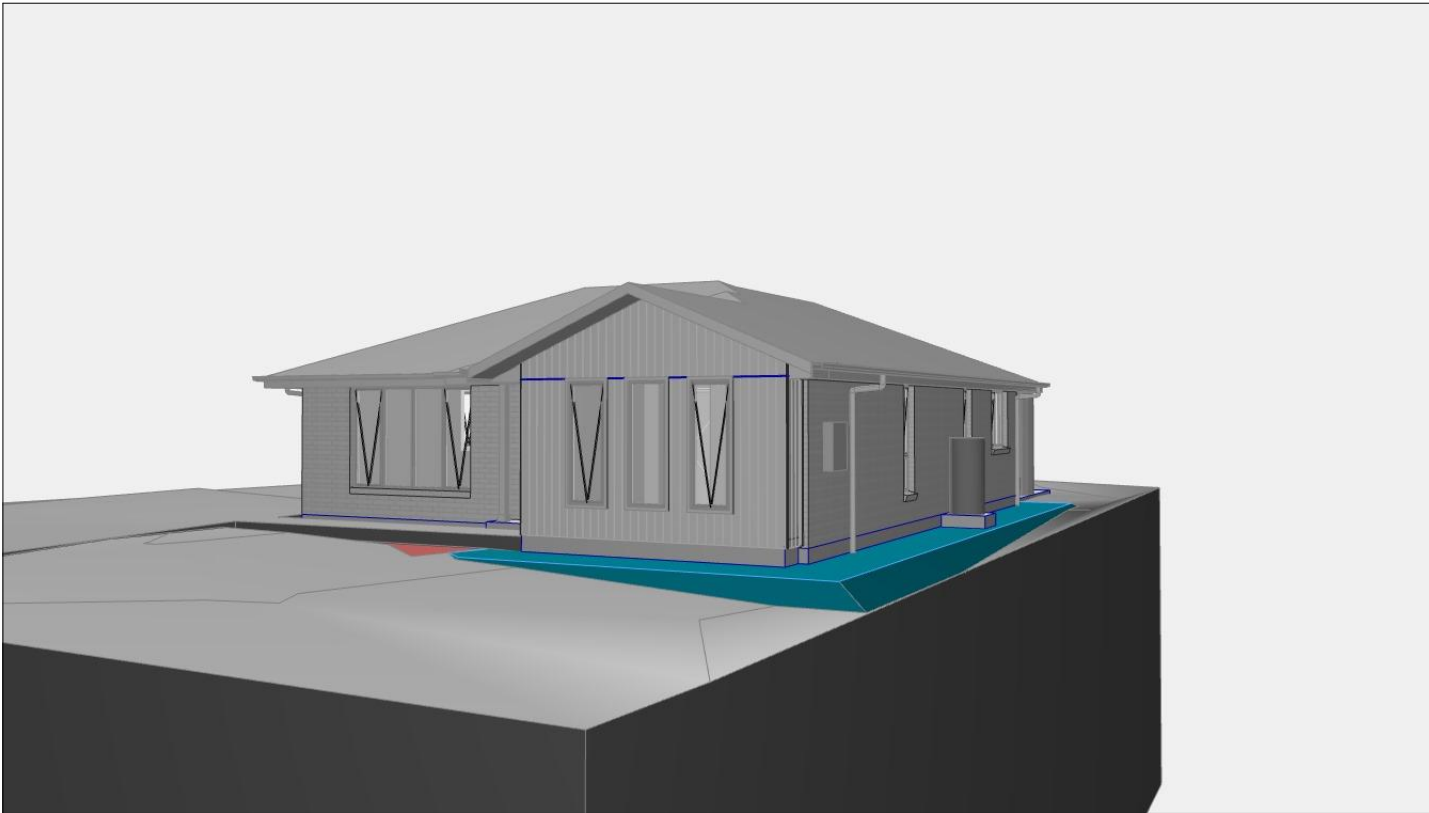


SECTION 03 - THROUGH GLASS SCREEN
SCALE: 1:2

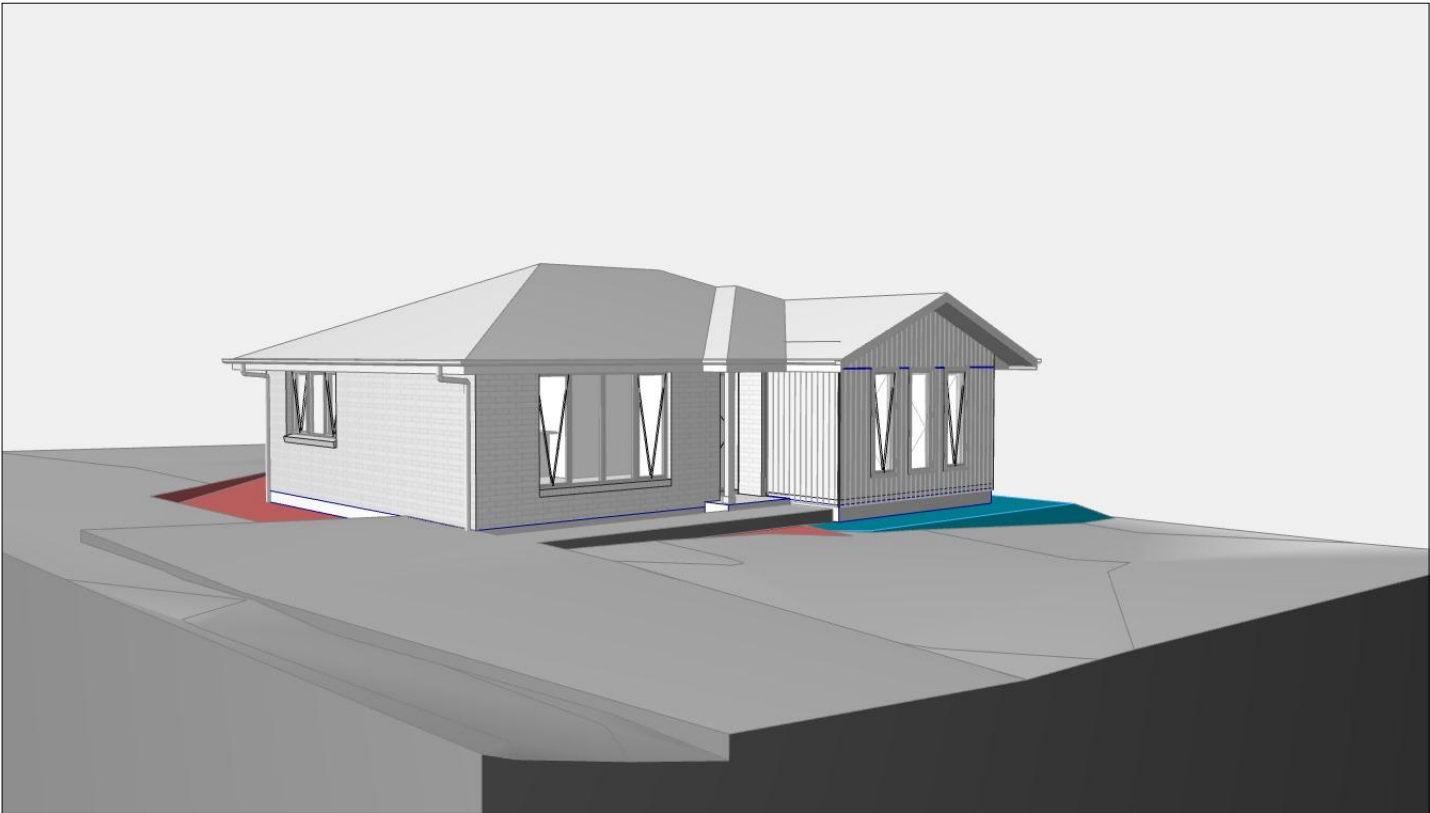
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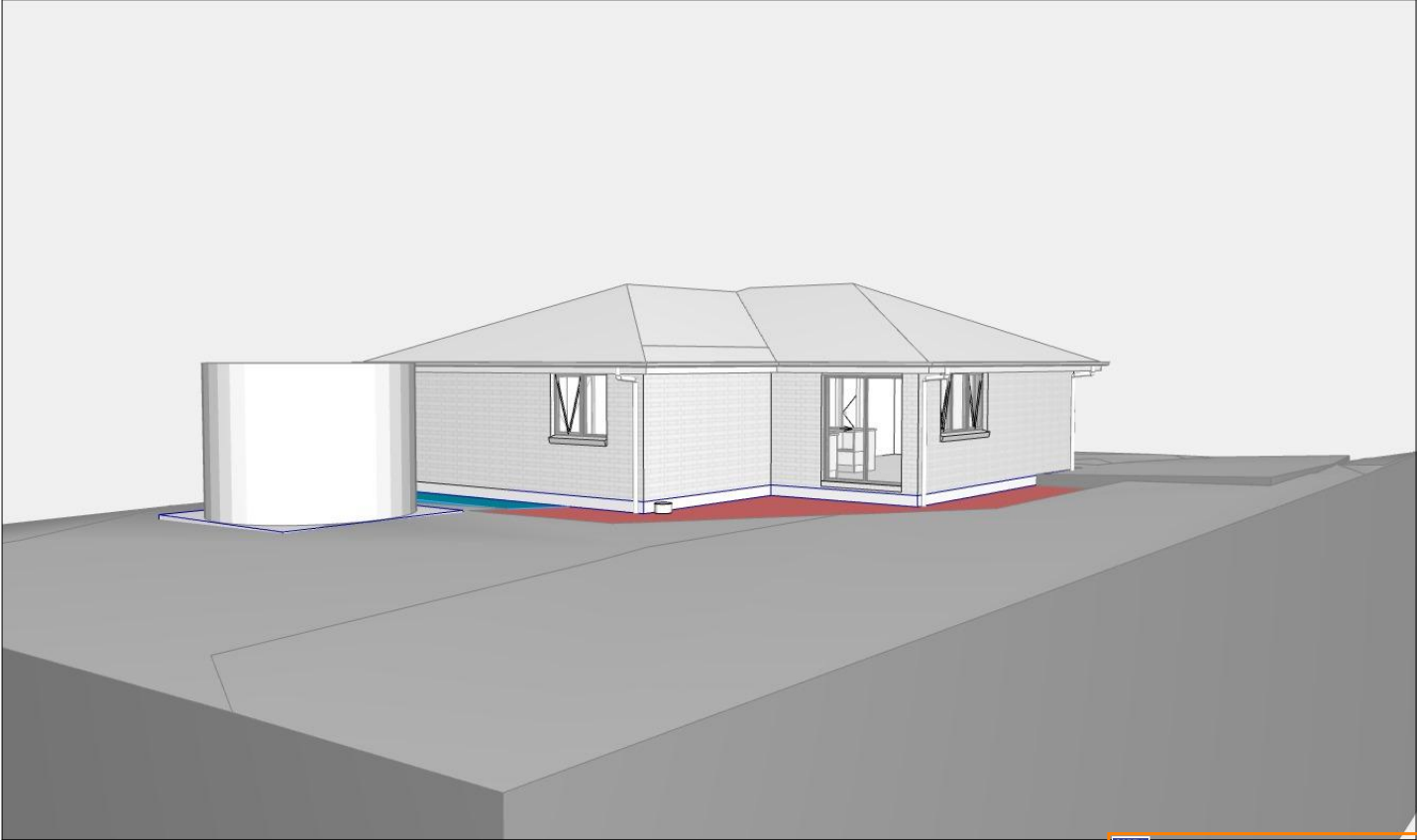
FRONT RIGHT'



FRONT LEFT



REAR RIGHT



REAR LEFT

NOTE: SITE LEVELS AND SETBACKS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A FINAL CONTOUR SURVEY AND REGISTERED REPORTS BEING COMPLETED. 3D IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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							LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	
							32 / - / 9571	SORELL	3D VIEWS		18 / 23		

Template Version: 24_040

WET AREA NOTES

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	PENETRATIONS
ENCLOSED SHOWER WITH HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING HOB.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITHOUT HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA, INCLUDING WATERSTOP.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH STEPDOWN	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING THE STEPDOWN.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICHEVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH PRE-FORMED SHOWER BASE	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
UNENCLOSED SHOWERS	WATERPROOF ENTIRE UNCLOSED SHOWER AREA.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING	WATER RESISTANT TO ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS OUTSIDE THE SHOWER AREA FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS	WATERPROOF ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS ADJACENT TO BATHS AND SPAS FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING.	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
AREAS ADJACENT TO BATHS AND SPAS (SEE NOTE 1) FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS.	WATERPROOF ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
INSERTED BATHS	N/A FOR FLOOR UNDER BATH. ANY SHELF AREA ADJOINING THE BATH OR SPA MUST BE WATERPROOF AND INCLUDE A WATERSTOP UNDER THE VESSEL LIP.	N/A FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150mm ABOVE THE LIP OF THE BATH.	N/A FOR WALL UNDER BATH. WATERPRROF TO NOT LESS THAN 150 mm ABOVE THE LIP OF A BATH OR SPA.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
WALLS ADJOINING OTHER VESSELS (EG. SINKS, LAUNDRY TUBS AND BASINS)	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF THE WALL.	WHERE THE VESSEL IS FIXED TO A WALL, WATERPROOF EDGES FOR EXTENT OF VESSEL.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
LAUNDRIES AND WCS	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS TO NOT LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL, SEALED TO FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A

THE ABOVE INFORMATION IS FOR GENERAL GUIDANCE AND IS INDICATIVE ONLY. WATERPROOFING INSTALLERS TO COMPLY WITH ALL CURRENT CODES OF LEGISLATION WHICH TAKE PRECEDENCE OVER THIS SPECIFICATION.

WET AREA WAERPROOFING BY LICENSED AND ACCREDITED INSTALLER. CERTIFICATION TO BE PROVIDED TO BUILDING SURVEYOR. CONTRACTOR OR BUILDER TO DETERMINE THE APPROPRIATE WATERPROOFING IN ACCORDANCE WITH AS3740 PART 10.2 OF N.C.C AND TO NOTIFY THE BUILDING SURVEYOR FOR INSPECTION ARRANGEMENTS DURING INSTALLATION.

ENERGY EFFICIENCY - GENERAL

STATED R VALUES ARE FOR ADDITIONAL INSULATION REQUIRED AND ARE NOT RT VALUES (TOTAL SYSTEM VALUE)

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

BULK INSULATION IS NOT TO BE COMPRESSED AS THIS REDUCES THE EFFECTIVE R RATING

WAFFLE POD ALLOWANCES:

- R0.6 - 175mm DEEP
- R0.7 - 225mm DEEP
- R0.8 - 300mm DEEP
- R0.9 - 375mm DEEP

N.C.C 2022 TAS PART H6

IN TASMANIA, FOR NCC PART H6 REFER TO NCC 2019 AMENDMENT 1 PART 2.6; FOR NCC PART 13.1 REFER TO NCC 2019 PART 3.12

N.C.C 2019 3.12.0 (A)

PERFORMANCE REQUIREMENT P2.6.1 FOR THE THERMAL PERFORMANCE OF THE BUILDING IS SATISFIED BY COMPLYING WITH:

3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS
TO REDUCE HEATING AND COOLING LOADS MUST ACHIEVE AN ENERGY RATING USING HOUSING ENERGY RATING SOFTWARE OF NOT LESS THAN 6 STARS.

3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION
BUILDER TO ENSURE THAT ALL INSULATION COMPLIES WITH AS/NZS 4859.1 AND BE INSTALLED TO N.C.C 3.12.1.1.

3.12.1.2(e) - FOR COMPENSATING FOR A LOSS OF CEILING INSULATION
REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE
(i) IF ALLOWANCE HAS BEEN MADE FOR CEILING PENERATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN NO FURTHER ACTION REQUIRED.
(ii) IF NO ALLOWANCE HAS BEEN MADE FOR CEILING PENETRATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN CEILING PENETRATION AREA MUST BE CALCULATED AND THE NECESSARY ADJUSTMENT MADE TO THE SPECIFIED INSULATION AS PER TABLE 3.12.1.1B OF NCC

3.12.1.5(c) AND 3.12.1.5(d) - FOR FLOOR EDGE INSULATION
FOR CONCRETE SLAB ON GROUND WITH IN SLAB HEATING OR COOLING.

3.12.3 - FOR BUILDING SEALING
3.12.3.1 - CHIMNEYS AND FLUES
THE CHIMNEY OR FLUE OF AN OPEN SOLID FUEL BURNING APPLIANCE MUST BE PROVIDED WITH A DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE.

3.12.3.2 - ROOF LIGHTS
(a) A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED WHEN SERVING:
(i) A CONDITIONED SPACE; OR
(ii) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8
(b) A ROOF LIGHT REQUIRED BY (a) TO BE SEALED, OR CAPABLE OF BEING SEALED MUST BE CONSTRUCTED WITH:
(i) AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT A CEILING OR INTERNAL LINING LEVEL; OR
(ii) A WATERPROOF SEAL; OR
(iii) A SHUTTER SYSTEM READILY OPERATED MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

3.12.0.1 - EXTERNAL WINDOWS AND DOORS
(a) A SEAL TO RESTRIC AIR INFILTRATION MUST BE FITTED TO EACH OF AN EXTERNAL DOOR, OPENABLE WINDOW AND OTHER SUCH OPENING:
(i) WHEN SERVING A CONDITIONED SPACE; OR
(ii) IN CLIMATE ZONES 4, 5, 6, 7 OR 8, WHEN SERVING A HABITABLE ROOM.
(b) A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS2047 NEED NOT COMPLY WITH (a).
(c) A SEAL REQUIRED BY (a)
(i) FOR THE BOTTOM EDGE OF AN INTERNAL SWING DOOR, MUST BE A DRAFT PROTECTION DEVICE; AND
(ii) FOR THE OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

3.12.3.4 - EXHAUST FANS
AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF CLOSE DAMPER, FILTER OR THE LIKE WHEN SERVING:
(a) A CONDITIONED SPACE; OR
(b) A HABITABLE ROOM IN THE CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS
(a) ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND AN OPENING SUCH AS A WINDOW FRAME, DOOR FRAME, ROOF LIGHT FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE IN ACCORDANCE WITH (b) WHEN FORMING PART OF THE EXTERNAL FABRIC OF:
(i) A CONDITIONED SPACE; OR
(ii) A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.
(b) CONSTRUCTION REQUIRED BY (a) MUST BE:
(i) ENCLOSED BY AN INTERNAL LINING SYSTEM THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR
(ii) SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

3.12.3.6 - EVAPORATIVE COOLERS
AN EVAPORATIVE COOLER MUST BE FITTED WITH A SELF CLOSING DAMPER OR THE LIKE WHEN SERVING:
(a) A HEATED SPACE; OR
(b) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.5.5 - ARTIFICIAL LIGHTING
(a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:
(i) 5W/m² IN A CLASS 1 BUILDING
(ii) 4W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);
(iii) 3W/m² IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.
(b) THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.

SUBJECT TO NCC 2022
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PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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					32 / - / 9571	SORELL	WET AREA & ENERGY EFFICIENCY NOTES	20 / 23		714460

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Requirements for Building In Bushfire Hazard Areas
Building Act 2016
Directors Determination - Bushfire Hazard Areas
V1.1, dated 08 April 2021

Deemed-to-Satisfy Requirements (Part 2.3)

2.3.1 Design and construction
(1) Building work in a bushfire-prone area must be designed and constructed in accordance with either: -
(a) AS 3959-2018; or
(b) Standard for Steel Framed Construction in Bushfire Areas published by the National Association of Steel Framed Housing Inc. (NASH), as appropriate for a BAL determined for that site using table 2.6 of AS 3959.
(2) Subclause (1)(a) is only applicable to the following:
(a) a Class 1, 2 or 3 building; or
(b) a Class 10a building or deck associated with a Class 1, 2 or 3 building.
(3) Subclause (1)(b) is only applicable to the following:
(a) a Class 1 building; or
(b) a Class 10a building or deck associated with a Class 1 building.
(4) Despite subsection (1) permissible, variations from requirements specified in 1(a) and 1(b) are as specified in Table 1.
(5) Despite subsections (1) and (4), performance requirements for buildings subject to BAL 40 or BAL Flame Zone (BAL-FZ) are not satisfied by compliance with subsections (1) or (4).

2.3.2 Property Access
(1) A new building in a bushfire-prone area must be provided with property access to the building area and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4).
(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no property access available property access must be provided to the building area and the firefighting water point accessible by a carriageway as specified in subclause (4).
(3) An addition or alteration to an existing building in a bushfire-prone area must not restrict any existing property access to the building area or to water supply for firefighting.
(4) Vehicular access from a public road to a building must:
(a) comply with the property access requirements specified in Table 2;
(b) include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay; and
(c) include access to the hardstand area for the firefighting water point.

2.3.3 Water Supply for Fire fighting
(1) A new building constructed in a bushfire-prone area, must be provided with a water supply dedicated for fire fighting purposes as specified in Table 3A or Table 3B.
(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no water supply for firefighting available the building must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B.

2.3.4 Hazard Management Areas
(1) A new building, and an existing building in the case of an addition or alteration to a building, in a bushfire-prone area must be provided with a hazard management area.
(2) The hazard management area must comply with the requirements specified in Table 4.
(3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959.
(4) The hazard management area must be established and maintained such that the fuels and other hazards do not significantly contribute to the bushfire attack.
2.3.5 Bushfire emergency plan
(1) An emergency plan must be provided for:
(a) a new building;
(b) an existing building in the case of an addition or alteration to a building;
(c) an existing building in the case of a change of building class;
(d) a building associated with the use, handling, generation or storage of a hazardous chemical or explosive; in a bushfire-prone area.
(2) A bushfire emergency plan must comply with the requirements specified in Table 5.

7. Interpretation of Tables
(1) For the purposes of the deemed-to-satisfy provisions in clause 2.3 of this Determination, Tables 1, 2, 3A, 3B, 4, and 5 must be complied with in the following way:
(a) for a particular element specified in column 1, the corresponding requirement specified in column 2 must be complied with.

Table 1 - Construction Requirements & Construction Variations

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Straw Bale Construction	May be used in exposures up to and including BAL 19.
B.	Shielding provisions under Section 3.5 of AS3959-2018	To reduce construction requirements due to shielding, building plans must include suitable detailed elevations or plans that demonstrate that the requirements of Section 3.5 of the Standard can be met.
		Comment: Application of Section 3.5 of the Standard cannot result in and assessment of BAL-LOW.

Table 2 - Requirements for Property Access

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Property access length is less than 30 metres; or access is not for a fire appliance to access a water connection point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway widths of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

Table 3A - Reticulated Water Supply for Firefighting

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Distance between building area to be protected and water supply	The following requirements apply: (1) The building area to be protected must be located within 120 metres of a fire hydrant; and (2) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Design criteria for fire hydrants	The following requirements apply: (1) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 - 2011-3.1 MRWA Edition 2.0; and (2) Fire hydrants are not installed in parking areas.
C.	Hardstand	A hardstand area for fire appliances must be provided: (1) no more than three metres from the hydrant, measured as a hose lay; (2) No closer than six metres from the building area to be protected; (3) With a minimum width of three metres constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access

Table 3B - Static Water Supply for Firefighting

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and (b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 - 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	(1) The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304; or (b) comply with the TFS Water Supply Signage Guideline.
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Table 4 - Requirements for Hazard Management Area

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Hazard managements areas for new buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined at the time of the subdivision; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.
B.	Hazard management areas for new buildings on lots not provided with a BAL at the time of sub division.	A new building must: (a) Be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and (b) Have an HMA established in accordance with a certified bushfire hazard management plan.
C.	Hazard management areas for alterations or additions to buildings.	An alteration or addition to a building must: (a) Be located on the lot so as to be provided with a HMA which: (i) Has the separation distances required for the BAL assessed for the construction of the existing building; or (ii) In the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and (b) Have an HMA established in accordance with a certified bushfire hazard management plan.
D.	Hazard management areas for new buildings and additions and alterations to buildings classified as an accommodation building BCA Class 1b, BCA Class 2, or BCA Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an alteration or addition must: (a) Be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
E.	Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme.	A new building or an addition or alteration including change of use must: (a) Be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
F.	Hazard management areas for new buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemical or explosive.	A new building or an alteration or addition, including change of use, for a building determined as a hazardous use must: (a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.

Table 5 - Requirements for Emergency Planning

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Bushfire emergency plans	An emergency plan must be developed for the site which is: (a) Consistent with TFS Bushfire Emergency Planning Guidelines; and (b) Approved by TFS or a person accredited by the TFS.

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

BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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						32 / - / 9571		SORELL		BUILDING ACT BUSHFIRE HAZARD AREAS 21 / 23		
										SHEET No.:		
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(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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