

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 (<u>sorell.council@sorell.tas.gov.au</u>) 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:								
3.1.10p03u1.	Development:								
	Large or complex proposals should be described in a letter or planning report.								
Design and cons	struction cost of proposal:		\$						
Is all, or some th	ne work already constructed:		No: □	Yes: □					
Location of proposed works:	Street address								
Current Use of Site									
Current Owner/s:	Name(s)								
Is the Property of Register?	on the Tasmanian Heritage	No: □	Yes: □	If yes, please provide written advice from Heritage Tasmania					
Is the proposal t than one stage?	o be carried out in more	No: □	Yes: □	If yes, please clearly describe in plans					
Have any potent been undertake	tially contaminating uses n on the site?	No: □	Yes: □	If yes, please complete the Additional Information for Non-Residential Use					
Is any vegetation	proposed to be removed?	No: □	Yes: □	If yes, please ensure plans clearly show area to be impacted					
Does the propos administered or or Council?	sal involve land owned by either the Crown	No: □	Yes: □	If yes, please complete the Council or Crown land section on page 3					
complete the Ve	hicular Crossing (and Associa	ated Wo		cil to the front boundary please cation form					
https://www.sorell.tas.gov.au/services/egineering/									

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 Land Use Planning and Approvals Act 1993, that I have notified the owner(s) of the intention to make this application.
- I/we declare that the information in this application is true and correct.

Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.

- I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
- Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: Mark Page	Date:
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Crown or General Manager Land Owner Consent

If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent if 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		Sorell Council
declare that I have given permiss	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:



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
9571	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



Development Application: 5.2025.284.1 Development Application - 9 Kruvale Court,
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SCHEDULE OF EASEMENTS

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:—

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

>r

PLAN NO.

(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 a 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 certificate of Title.

78 in the presence of:

Maybealts

Realtane

home plane registered proprietor of the land in Certificate of Title Volume 2719 Folio

EBorie Colentine

Sorell Council

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

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RECORDER OF TITLES

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9571

Executed by FINANCE CORPORATION OF AUSTRALIA LIMITED by being signed by its Attorney under Power of Attorney registered No. 22263 as Mortgagee under Mortgage registered No. A541432, in the presence of:

Clerk - Hobait

FINANCE CORPORATION by its Attorneys Cer

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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Date Received:24/10/2025

Search Date: 21 Oct 2023

Search Time: 01:08 PM

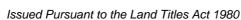
Volume Number: 9571

Revision Number: 04

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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)

Sealed by Minicipality & Smell

on 21 February 1977

MOSCULUM Council Clerk/Town Clerk

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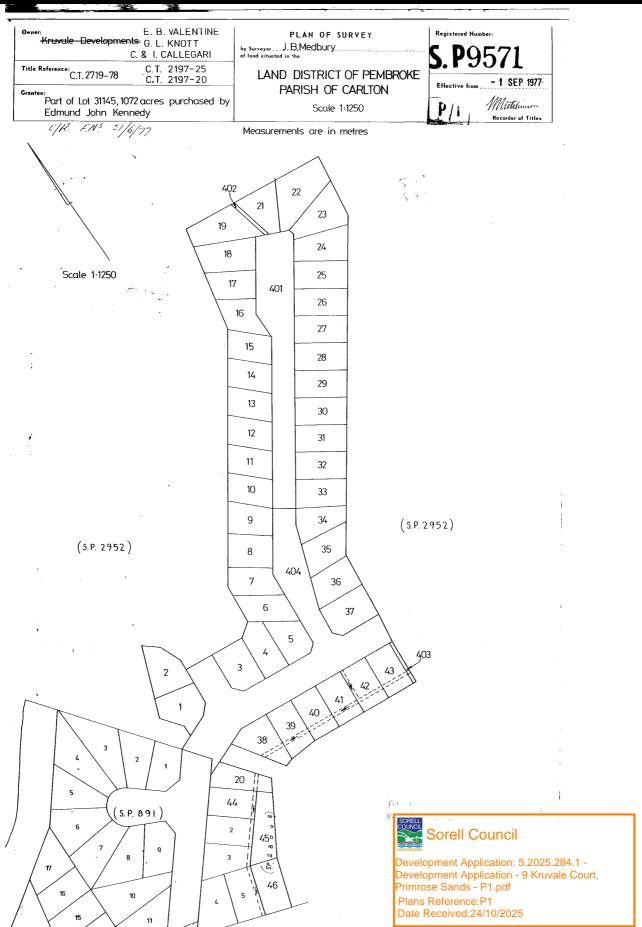


FOLIO PLAN

RECORDER OF TITLES



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77007

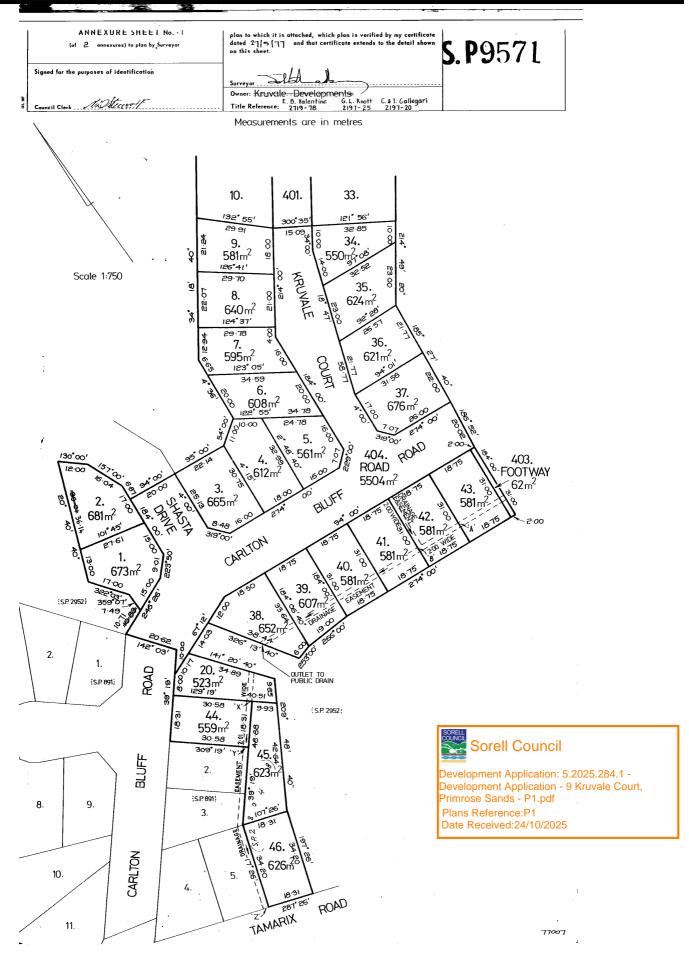


FOLIO PLAN

RECORDER OF TITLES



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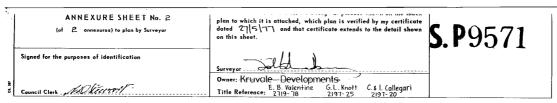


FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



Measurements are in metres





Sorell Council

Development Application: 5.2025.284.1 Development Application - 9 Kruvale Court,
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77007

ONSITE-WASTEWATER ASSESSMENT

9 Kruvale Court

Primrose Sands March 2024

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





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 m²

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	СН	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

Ac	ceptable Solutions	Comment
A 1	Development must:	Non-compliance with
(a)	not cover more than 20% of the site;	A1 (e) See P1
(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 65m^2 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.	

Performance Criteria	Comment
P1 The site must provide sufficient area for management of on-site waste water, having regard to:	Complies
(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.	



A	cceptable Solutions	Comment
	2 An outbuilding, driveway or parking area or addition or alteration to a uilding 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

Ref. No.

Assess. Date

Assessed site(s) 9 Kruvale Court, Primrose Sands

Site(s) inspected 31-Jan-24

21-Mar-24

Local authority Kingborough

Assessment for Wilson Homes

Assessed by John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. 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 characterisitics

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

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

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

The preferred method of on-site secondary treatment:

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) =

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 accomodate 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 systemdesign(s). Blank spaces indicate data have not been entered into TRENCH.

				Confid	Lim	itation	
Alert	Factor	Units	Value	level	Trench	Amended	Remarks
	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 si	mple	High	Low		
	Surface drainage	Mod.	good	High	Low		
	Flood potential Site t	100ds <1:10	00 yrs	High	Very low		
	Heavy rain events	Infred	quent	High	Moderate		
Α	Aspect (Southern hemi.)	Faces SE c	or SW	V. high	High		
	Frequency of strong winds	Com	ımon	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	n/cub. cm	1.4	High	Very low		
	Soil dispersion Eme	erson No.	8	V. high	Very low		
	Adopted permeability	m/day	3	Mod.	Very high	Moderate	Other factors lessen impac
	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
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.	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	P3	
Horizontal separation distance from a property boundary to a land application area must comply with either of the following:	Horizontal separation distance from a property boundary to a land application area must comply with all of the following:	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an
(a) be no less than 40m from a property boundary; or	(a) Setback must be consistent with AS/NZS 1547 Appendix R; and	upslope or level property boundary
(b) be no less than:(i) 1.5m from an upslope or level property boundary; 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) (iii) Land application area will be located with a minimum separation distance of 2.5m from a downslope property boundary.
(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.		
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	Complies with A4 No bore or well identified within 50m
	 (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable 	

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:	Wilson Homes			Owner name	25
	250 Murray Street			Address	Form 35
	Hobart	70	00	Suburb/postcode	
Designer details				•	
	•				
Name:	John-Paul Cumming				Bld. Srvcs. Dsgnr Hydraulic
Business name:	Geo-Environmental Solutions	3		Phone No:	03 6223 1839
Business address:	29 Kirksway Place				
I	Battery Point	700)4	Fax No:	N/A
Licence No:	CC774A Email ad	Idress: office(@geos	olutions.net.au	
Details of the pro	oposed work:				
Owner/Applicant	Wilson Homes			Designer's projec	^t J9671
Address:	9 Kruvale Court			Lot No:	9571/32
	Primrose Sands	71	73		
Type of work:	Building wor	rk	ı	Plumbing work	X (X all applicable)
Description of work	<u>::</u> nanagement system - design				w building / alteration /
Description of the D	Design Work (Scope, limitat	ions or exclu	sions)	re-e wa: stor on-: mar bac	lition / repair / removal / erection ter / sewerage / rmwater / site wastewater nagement system / kflow prevention / other) certificates)
Certificate Type:	Certificate			sponsible Prac	
21	☐ Building design		_	hitect or Buildin	
	☐ Structural design		Enç	gineer or Civil D	esigner
	☐ Fire Safety design		Fire	e Engineer	
	☐ Civil design		Civ	il Engineer or C	ivil Designer
			Bui	Iding Services D	Designer
☐ Fire service design Building Services Designer				Designer	
☐ Electrical design Building Services Designer				Designer	
☐ Mechanical design Building Service Designer				esigner	
☐ Plumbing design					
Other (specify)					
Deemed-to-Satisfy: Performance Solution: (X the appropriate box)				ppropriate box)	
Other details:					
AWTS with in ground	AWTS with in ground absorption bed				
Design documents provided:					

The following documents are provided with this Certificate – Document description: Date: Mar-24 Drawing numbers: Prepared by: Geo-Environmental Solutions Schedules: Prepared by: Date: Prepared by: Geo-Environmental Solutions Date: Mar-24 Specifications: Computations: Prepared by: Date: Performance solution proposals: Prepared by: Date: Prepared by: Geo-Environmental Solutions Test reports: 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
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:

	, ,
Х	The works will not increase the demand for water supplied by TasWater
Х	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
Х	The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
Х	The works will not damage or interfere with TasWater's works
Х	The works will not adversely affect TasWater's operations
Х	The work are not within 2m of TasWater's infrastructure and are outside any TasWater easemen
Х	I have checked the LISTMap to confirm the location of TasWater infrastructure
х	If the property is connected to TasWater's water system, a water meter is in place, or has been

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\mathbf{v}	71 LI	116	alı	VI.	١.

applied for to TasWater.

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

Designer:

John-Paul Cumming

Name: (print)

Signed

Date 21/03/2024



Wastewater system:

NCC vol 3 Tas H101.2

eg. 2.5m x 7.2m x 0.6m

Refer to GES report

GEO-ENVIRONMENTAL

Cut-off drain

AWTS unit vented according to

Modified absorption bed - 18m²

Min 3m from upslope buildings

Min 2.25m from downslope buildings

Min 2m from downslope boundary

Min 1.5m from upslope or level boundaries

Dr. John Paul Cumming Building Services Designer Hydraulic CCC774A

Min 100m from downslope surface water

min 1:60 fall from all fixtures

DISCRETIONARY SITING TASMANIAN PLANNING SCHEME (PERFORMANCE SOLUTIONS)

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

10.0 LOW DENSITY

LAND IS SUBJECT TO: - ZONING

RESIDENTIAL - WIND CLASSIFICATION - < 1km TO BREAKING SALT YES - < 100m TO SALT WATER NO - BUSHFIRE YES, BAL-19 - FLOOD

- BUILDING ENVELOPE NO - SLAB CLASSIFICATION NO - HERITAGE

BUILDING RESTRICTIONS:

- FRONT SETBACK (MIN): 8.0m - SIDE SETBACK (MÍN): 5.0m - REAR SETBACK (MIN) 5.0m - SITE COVERAGE (MÁX): 179.4m² (30%) - BUII DING HEIGHT (MAX). 8.5m

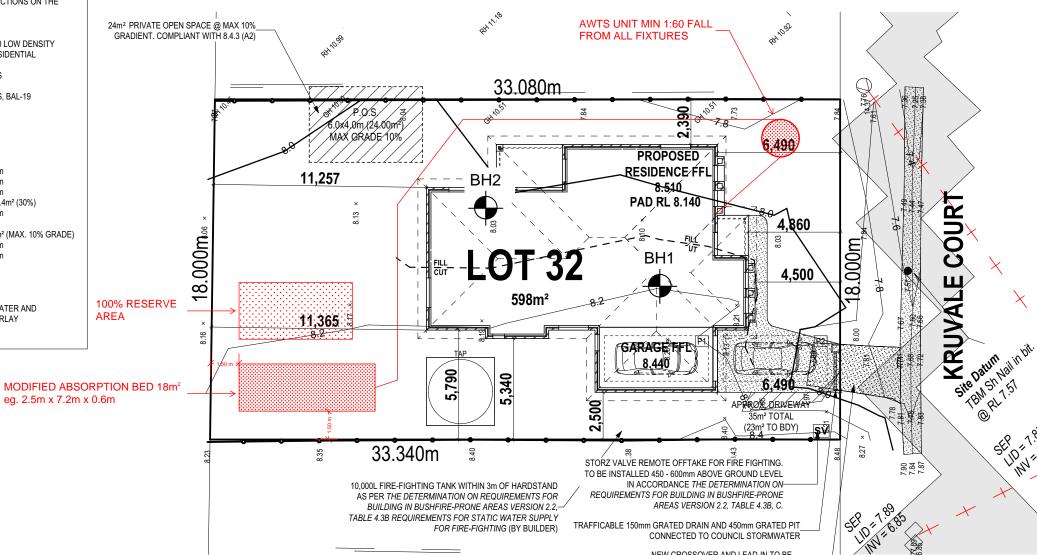
- LANDSCAPED AREA (MIN): N/A - PRIVATE OPEN SPACE (MIN): 24m2 (MAX. 10% GRADE)

- CUT (MAX): 2.0m - FILL (MAX): 1.0m 1:2 - BATTERS (MAX):

ADDITIONAL RESTRICTIONS:

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

- PRIORITY VEGETATION



NEW CDOSCOVED AND LEAD IN TO BE

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	14.13m³
FILL VOLUME	13.21m³
DIFFERENCE	0.92m³
EVEN CUT & FILL	

TOTAL FLOOR AREAS				
AREA NAME	DROP FLOOR	AREA (m²)		
ALFRESCO	NO	7.95		
GARAGE	NO	22.22		
LIVING	NO	144.17		
PORCH	NO	3.46		
		177.80 m		
Co	OMPLIANCE AREAS			

177.80

MAX GARAGE FFL 9.288		
		ا ج
,	* ` `	
GARAGE FFL 8.250		* INVERT RL 7.815
		A 2
	BDY	
	8.165	1.500 0.450
-	3.6%	2%
	10.115	
-	4.3%	*
	LGAT DRIVEWAY PROFILE	

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SITE COVERAGE AREA

ECIFICATION:		REVISION		DRAWN
ESIGNER	1	DRAFT SALES PLAN - CT1	JOL	2023.11.
PYRIGHT:				
2023				

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

HOUSE DESIGN:		HOUSE CODE:	i [
AMALFI TWO		H-WDNAMF20SA	FIG
FACADE DESIGN:		FACADE CODE:	cc
GRANGE		F-WDNAMF20GRNGA	D
SHEET TITLE:	SHEET No.:	SCALES:	
DSP - CONTOUR SKETCH	1/4	1:200	

(1 MAY 2023)

SUBJECT TO NCC 2022

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.

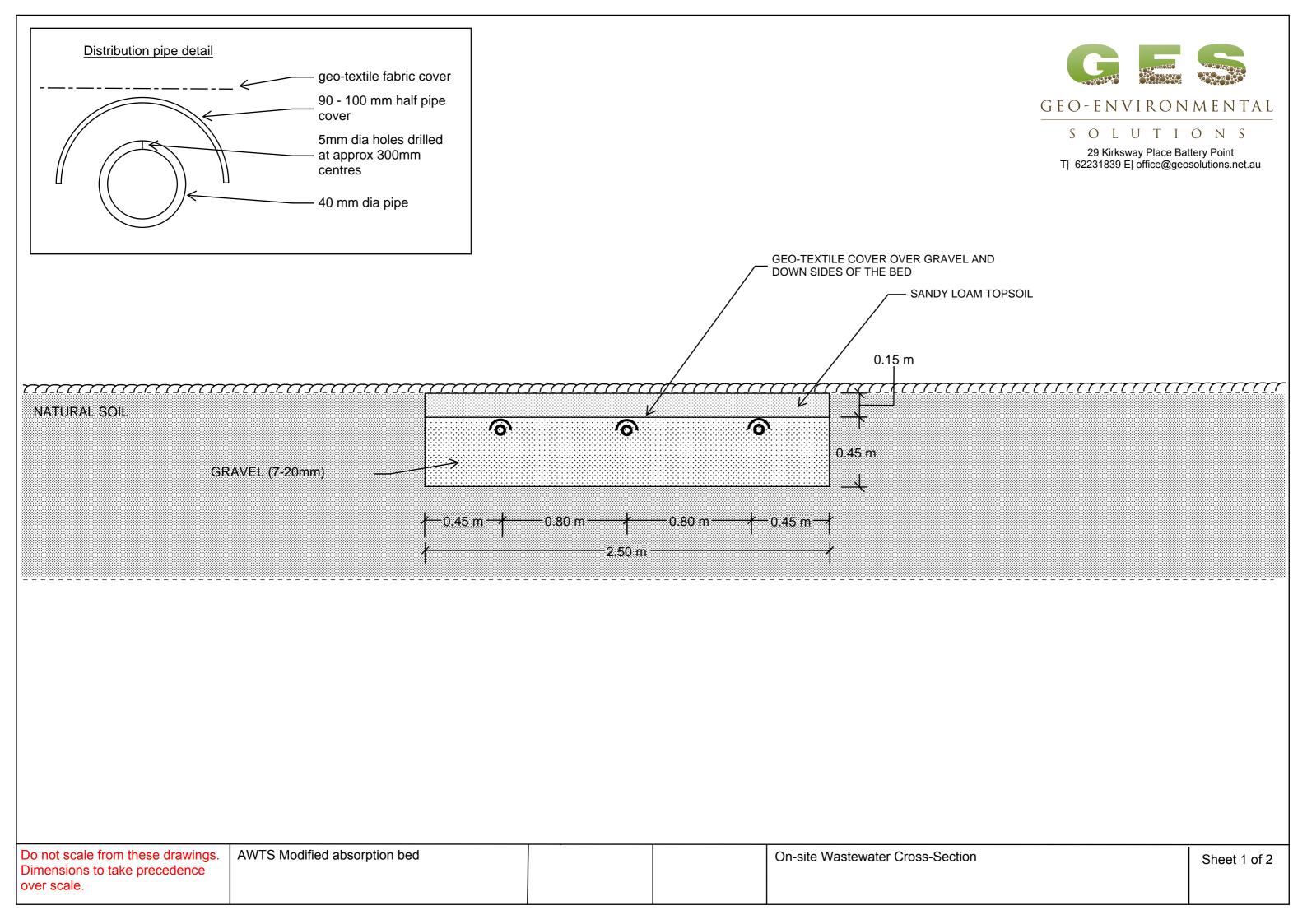
PLEASE NOTE, SELECTIONS ITEMS WILL NOT APPEAR ON YOUR PLANS UNTIL AFTER YOUR INTERNAL COLOUR SELECTIONS APPOINTMENT IS COMPLETE.

SIGNATURE:	DAT E:

SIGNATURE: DATE:

> DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY, CHEC AND VERIFY DIMENSIONS AND I EVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. AL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

713911



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 moving 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.

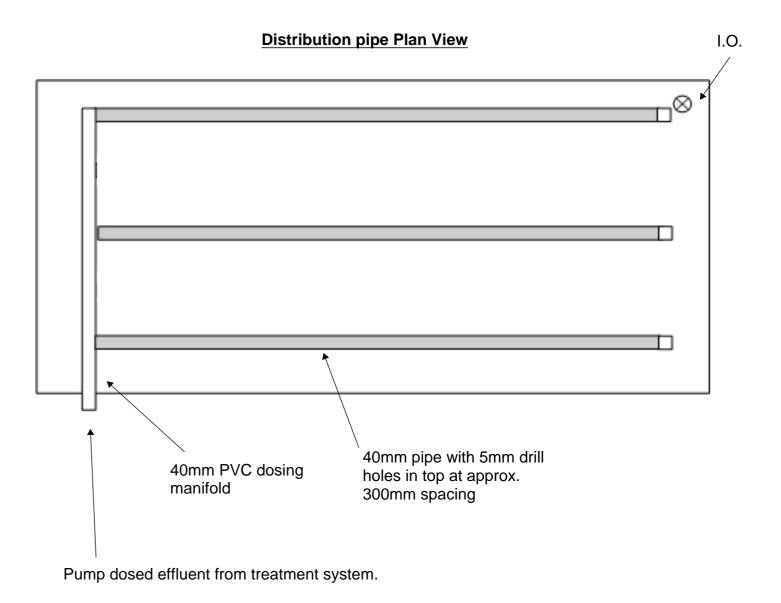
The pump must be capable of delivering the total flow rate required for all laterals whilst providing a 1.5m residual head (ie squirt height) at the highest orifice (with no more than 15% variation in squirt height across the whole bed).

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.



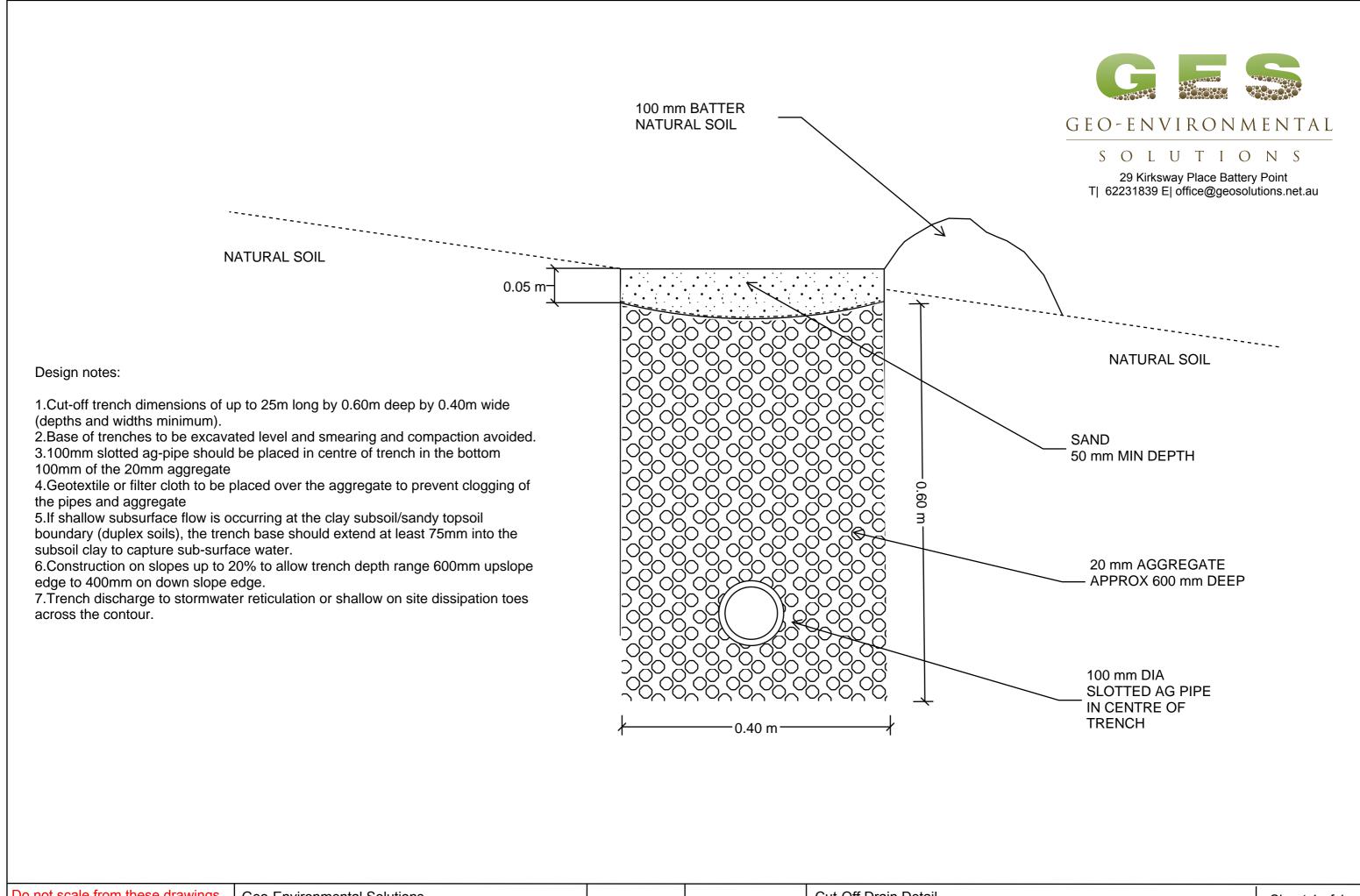
29 Kirksway Place Battery Point
T| 62231839 E| office@geosolutions.net.au



Do not scale from these drawings. Dimensions to take precedence over scale.

On-site Wastewater Design Notes

Sheet 2 of 2



Do not scale from these drawings. Dimensions to take precedence over scale.

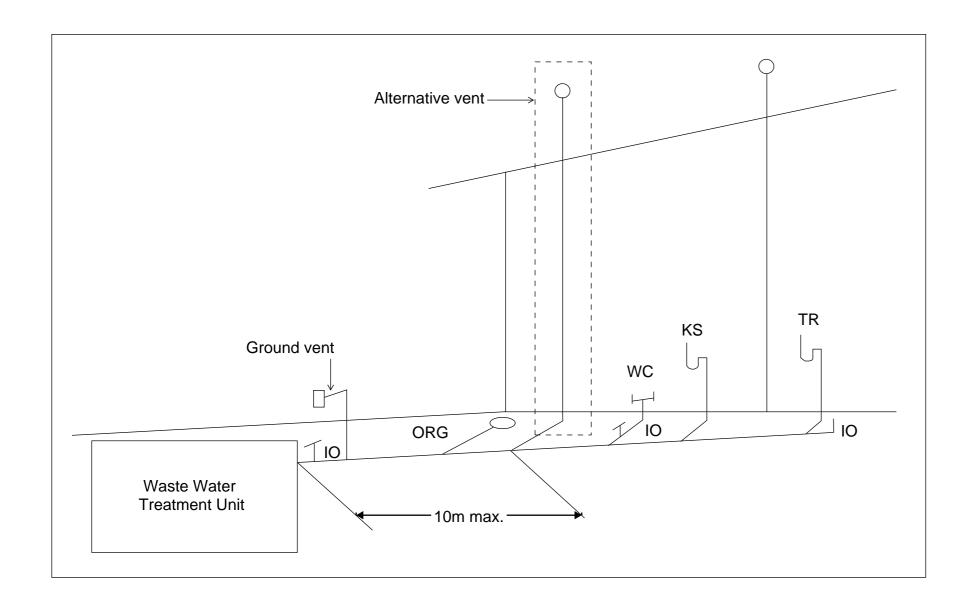
Geo-Environmental Solutions

Cut-Off Drain Detail

Sheet 1 of 1



29 Kirksway Place, Battery Point T| 62231839 E| office@geosolutions.net.au



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 in 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 unites must terminate at or above finished surface level

Alternative vent is the preferred arrangement where possible.

Do not scale from these drawings.
Dimensions to take precedence
over scale

AS2870:2011 SITE ASSESSMENT

9 Kruvale Court

Primrose Sands

November 2023

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







GEO-ENVIRONMENTAL

SOLUTION



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 m²

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	СН	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:	Α
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
Α	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
М	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 subsistence, 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		35	Labo	ratory Cla	assification	
87	BOULDERS	200			12.4	.075 mm (2)	Plasticity of fine fraction	$C_{ii} = \frac{D_{iii}}{D_{i0}}$	$C_i = \frac{(D_{so})^2}{(D_{so})(D_{so})}$	NOTES
(in	COBBLES									
fhan 0.075 mm)		63	GW	Well graded gravels and gravel-sand mixtures, little or no fines		0-5	2-2	>4	Between 1 and 3	(1) Identify fines by the method giver
ger	GRAVELS (more than	coarse	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	in 'Major Divisions'	0-5	y an y		comply with	for fine-grained soils.
NED SO	half of coarse	medium	GM	Silty gravels, gravel-sand-silt mixtures (1)	.Wajor	12-50	Below 'A' line or PI<4	200		
COARSE GRAINED SOILS derial less than 63 mm is lar	fraction is larger than 2.36 mm)	6 fine 2.36	GC	Clayey gravels, gravel-sand- clay mixtures (1)	dven	12-50	Above 'A' line and PI>7	22	- 15 7	(2) Borderline
8	SANDS		SW	Well graded sands and gravelly sands, little or no fines	according to the criteria	0-5	s=33	>6	Between 1 and 3	classifications occur when the percentage of fines (fraction
an half of	(more than half of coarse	0.6	SP	Poorly graded sands and gravelly sands, little or no fines	ording to t	0-5	e r l a		comply with	smaller than 0.075 mm size is greater than
more than	fraction is smaller than 2.36 mm)	medium 0.2	SM	Silty sands, sand silt mixtures (1)	INS BOC	12-50	Below 'A' line or PI<4	== '	=	5% and less than 12%. Borderline
-	200	fine 0.075	SC	Clayey sands, sand-clay mixtures (1)	n of fractions	12-50	Above 'A' line and PI>7		-	classifications require the use of SP-SM, GW- GC.
man 0.075 mm		LTS & CLAYS iquid Limit ≤50%)		Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	dassification	i (5)		dassificati	ticity Char	lined soils
smaller	777 100 200 200			Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	g 63 mm for	60			n of coarse gr	rained soils.
SOILS			OL	Organic silts and clays of low plasticity	Bussed	8				10120
FINE GRANED SOILS dai less than 63 mm is		ILTS & CLAYS		Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts	gradation curve of material	Plastic Index (%)			1	Time to the late
FINE tental le				Inorganic clays of high plasticity, fat clays	curve o Plastic		5.87	0	MHR	DR .
FIN			ОН	Organic silts and clays of high plasticity	adation	10	/cu	-	4 CL	
more than half	HIGHLY OR	GANIC	PT	Peat and other highly organic soils	Use the gr	0	10 20	30 40 Liqu	so 60 uid Limit (%)	70 80 90 100



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.

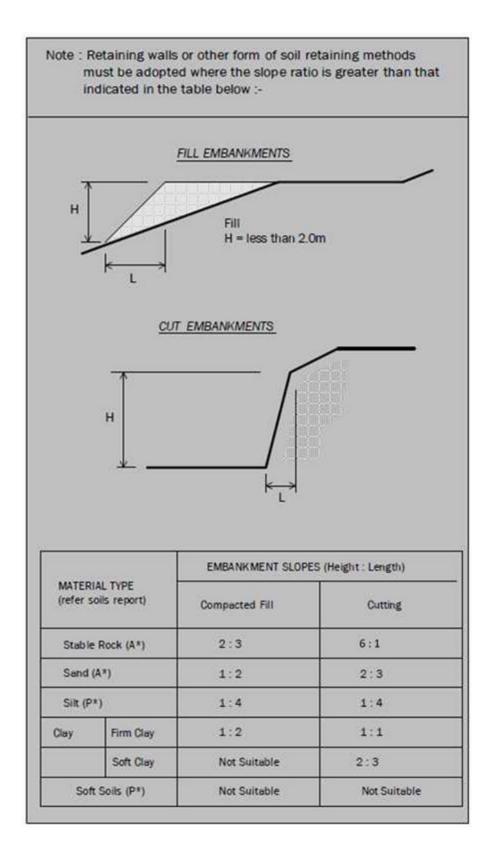
DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation 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	DCP	DCP Resistance	Allowable Bearing	CBR
. , ,				Capacity	(Rounded Up)
	(Blows/100mm)	(mm/Blow)	(mPa)	(kPa)	
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

To:	Wilson Homes			Owner /Agent	EE	
	250 Murray Street			Address	Form 55	
	Hobart	70	00	Suburb/postcode		
Qualified perso	on details:					
Qualified person:	John-Paul Cumming]		
Address:	29 Kirksway Place			Phone No:	03 6223 1839	
	Battery Point	70	04	Fax No:		
Licence No:	AO999 Email address:			i@geosolutic	ns.net.au	
Qualifications and Insurance details:	Certified Professional Soil Scientist (CPSS stage 2)		(descri	iption from Column or's Determination - alified Persons for A	3 of the Certificates	
Speciality area of expertise:	AS2870-2011 Foundation Classification		Directo	ription from Column or's Determination alified Persons for a	- Certificates	
Details of work	:					
Address:	9 Kruvale Court]	Lot No:	
	Primrose Sands	71	73	Certificate of	title No: 9571/32	
The assessable item related to this certificate:	Classification of foundation Co according to AS2870-2011	nditio	ns	certified) Assessable item - a material; - a design - a form of col - a document - testing of a consystem or pl		
Certificate deta	nils:					
Certificate type: F	Foundation Classification		Sch Dete Qua	scription from Colur edule 1 of the Direc ermination - Certific lified Persons for essable Items n)	ctor's	
This certificate is in	n relation to the above assessable item building work, plumbing work of or			•	<u> </u>	
	a building, temporary structure or plumbing installation: \Box					

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

71 01/11/2023



TASMANIAN PLANNING SCHEME

SHE	ET 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

M	AIN 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
- 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
- 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.

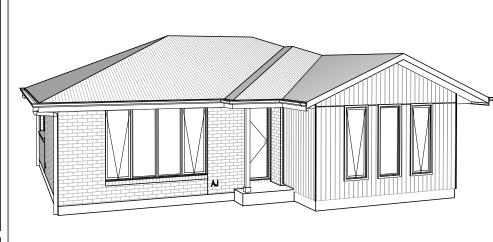
SITE SPECIFIC CONTROLS

- SERVICES IN ACCORDANCE WITH NCC 2022. EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
- EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF
- EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

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 V	VASTE 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

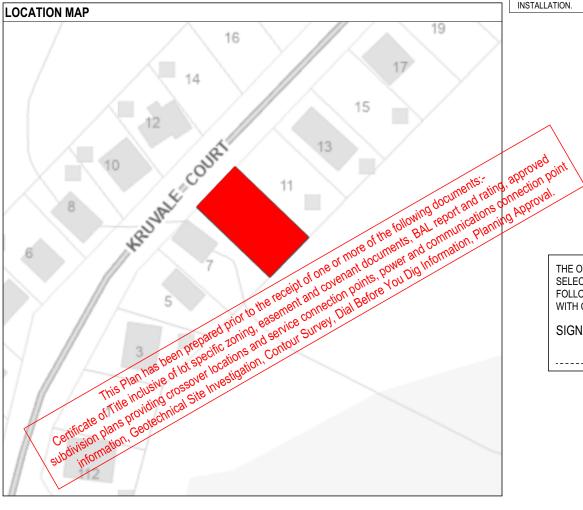
BUILDING CONTROL	LS & COMPLIA	ANCE
CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 8,000mm	8,000mm
SIDE A	MIN. 5,000mm	1,600mm
SIDE B	MIN. 5,000mm	6,000mm
REAR	MIN. 5,000mm	12,008mm
BULK & SCALE		
SITE AREA	598m²	
SITE COVERAGE	MAX. 30%	19.07%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH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



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COUNCIL

SORELL

BUILDING INFORMATION

	GROUND FLOOR TOP OF WALL HEIGHT(S)	2445mm
1	NOTE: CEILING HEIGHT 45mm LOWER THA	N 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
- 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).

- 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
- 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.

INDOWS 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.

PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

Sorell Council

velopment Application: 5.2025.284.1 evelopment Application - 9 Kruvale Court, rimrose 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

PRELIMINARY PLAN SET - INITIAL ISSUE

AMENDMENT

IN ANY WAY REPRODUCE, COPT, MODIFT, USE OR TAKE ADVANTAGE OF THE DRAWING TO BOILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT						
FICATION:		REVISION		DRAWN	CLIENT:	
COVERY	1	QUOTE SITING	JII	23/07/2025	JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN	
RIGHT:	2	DRAFT SALES PLAN - CT1	JII	27/08/2025		
025	3	PRELIM PLANS - INITIAL ISSUE	TRV	30/09/2025	9 KRUVALE COURT, PRIMROSE SANDS TAS 7173	

TRV

DRAWN CHECK

LOT / SECTION / CT:

32 / - / 9571

ALL

SHEET

2025.09.30

DATE

WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD. HOUSE CODE ASCOT 12 H-WDCASC10SA FACADE DESIGN: FACADE CODE: VERVE F-WDCASC10VERVA SHEET TITLE: SHEET No.: SCALES COVER SHEET 1 / 23 1:100

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY, CHEC AND VERIFY DIMENSIONS AND I EVELS PRIOR TO THE TO THE DRAFTING OFFICE.

714460

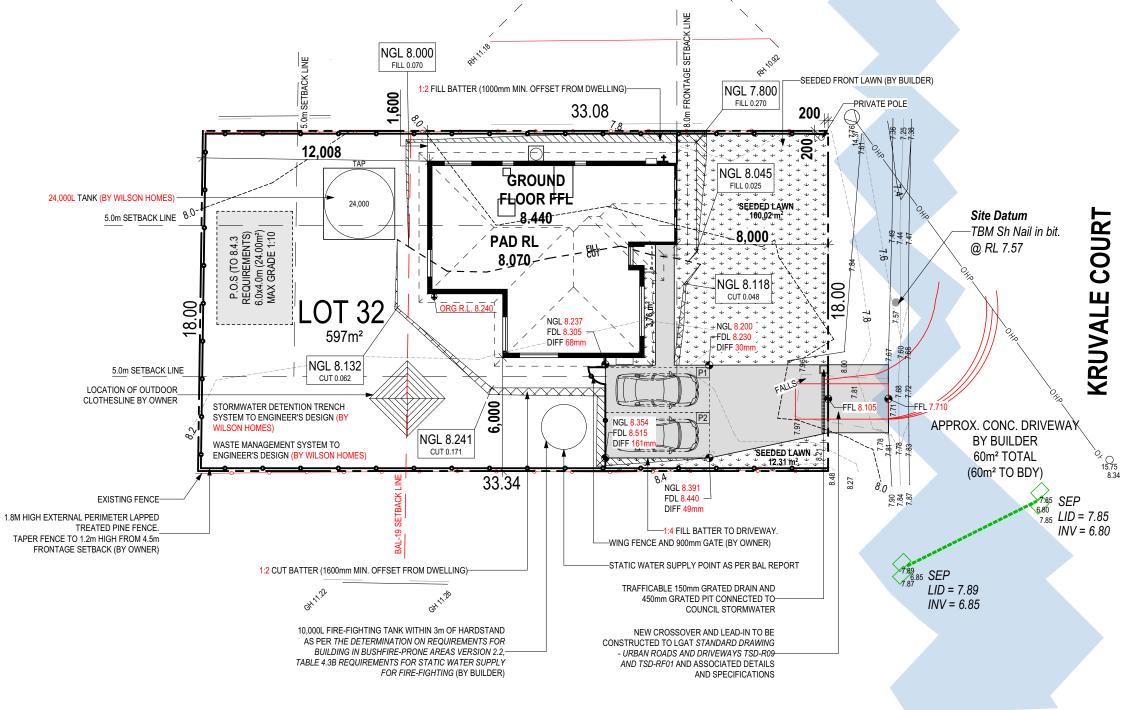


APPROX. CUT/FILL

EVEN CUT & FILL					
DIFFERENCE	0.65m³	1.46t			
FILL	9.69m³	21.80t			
CUT	9.04m³	20.34t			
CLIT	0.04=3	20.244			

LOT SIZE: 597m²
HOUSE (COVERED AREA): 114.01m²
SITE COVERAGE: 19.10%







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 ACCEPTA	NCE BY OWNER
SIGNATURE:	DATE:
SIGNATURE:	DATE:
DUE ACE NOTE THAT MADIATI	ONG WILL MOT DE ACCEPTED

AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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3.6%

15.481 5.1% AUSTRALIAN STANDARD DRIVEWAY PROFILE



P1 & P2 PARKING FFL 8.410

5.500

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SPECIFICATION:	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS, USE	1
DISCOVERY	1 QUOTE SITING JII	23/07/2025	JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN	ASCOT 12	H-WDCASC10SA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE	.040
COPYRIGHT:	2 DRAFT SALES PLAN - CT1 JII		ADDRESS:	FACADE DESIGN:	1	COMMENCEMENT OF ANY WORK. ALL	nr: 24
© 2025	3 PRELIM PLANS - INITIAL ISSUE TRV	30/09/2025	9 KRUVALE COURT, PRIMROSE SANDS TAS 7173	VERVE	F-WDCASC10VERVA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	/ersic
			LOT / SECTION / CT: COUNCIL:	SHEET TITLE: SHEET I	o.: SCALES:	744460	late
			32 / - / 9571 SORELL	SITE PLAN 2 / 23	1:200	714460	emp

0.450

12.3%

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.

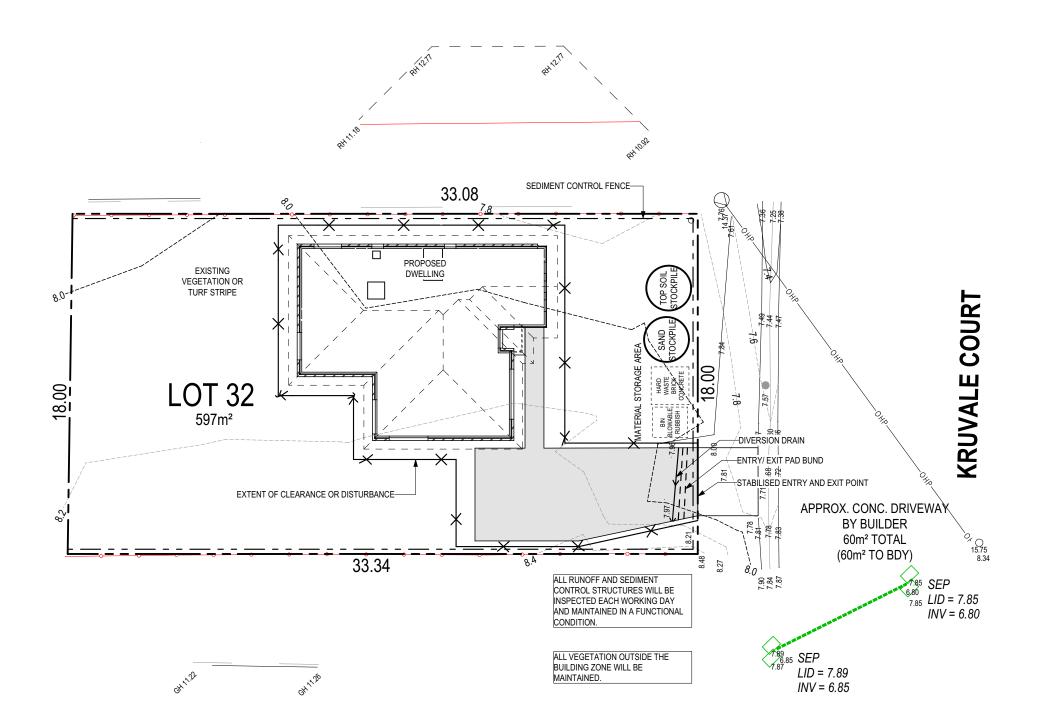
NOTES

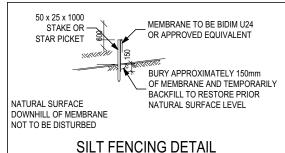
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.

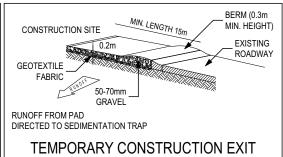
- 2. ALL GROUND COVER VEGETATION
 OUTSIDE THE IMMEDIATE BUILDING AREA
 TO BE PRESERVED DURING THE BUILDING
 PHASE
- 3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
- 4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET. 5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMAMENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER

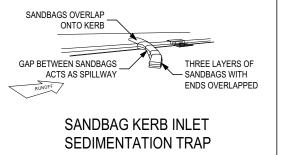
THE ROOF IS LAID.

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.











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

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CONDENSATIO	ON MANAGEMENT
PLAN ACCEPT	ANCE BY OWNER
SIGNATURE:	DATE:

DATE:

SUBJECT TO NCC 2022 (1 MAY 2023)

WATERPROOFING & PLUMBING

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

SIGNATURE:



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1	DISCOVERY	1	QUOTE SITING	JII 23/07/2025	JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN	ASCOT 12	H-WDCASC10SA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND	040
н	COPYRIGHT:	2	DRAFT SALES PLAN - CT1	JII 27/08/2025	ADDRESS: FA	ACADE DESIGN:	FACADE CODE:	LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL	
•	© 2025	3	PRELIM PLANS - INITIAL ISSUE	TRV 30/09/2025	9 KRUVALE COURT, PRIMROSE SANDS TAS 7173	/ERVE	F-WDCASC10VERVA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	/ersio
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	Í				32 / - / 9571 SORELL S	SOIL & WATER MANAGEMENT PLAN 3 / 23	1:200	714460	Lemp

P Tile Location: D:\Truong Vo\UOBS\PRELIMS\714460 - Goninon & Num\MiTek Issued\714460 - Gon

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

GENERAL BUILDING INFORMATION ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

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

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE PROVIDE EXPOSURE GRADE BRICKS AND MORTAR TO ALL EXTERIOR WALLS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:





LEGEND

HS / WS HOB SPOUT / WALL SPOUT FACE BRICK / COMMON BRICK

RENDER

SOUND INSULATION

BRICK ARTICULATION JOINT A.I SDP STANDARD DOWNPIPE

CHARGED DOWNPIPE

CDP DENOTES DRAWER SIDE 3D

M MECHANICAL VENTILATION LOAD BEARING WALL L.B.W

PB PLASTERBOARD

FIBRE CEMENT FC

THIS DOOR OPENS FIRST I),

SMOKE ALARM LIFT OFF HINGE

+ WATER POINT

GAS BAYONET

MAIN DWELLING, GROUND FLOOR 112.53 LIVING PORCH 1.47 114.01 m²

1,650

90₄₄990 HALL

Sorell Council

rimrose Sands - P1.pdf

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

evelopment Application: 5.2025.284.1 -

evelopment Application - 9 Kruvale Court,

90, 510, 90 ROBE

13,160 440, 12,720 2,000 LDRY 90,

800

TO BE MAX. 5MM. REFER TO BATHROOM-DETAILS FOR LHA NOGGING LOCATIONS , 590 _k ACCESS PANEL LOCATION TO 1,732 3,770 TANK WATER BE CONFIRMED ON SITE YARD TAP AF1215 TAP ROBE (W07) **BATH** BED₂ 600 0 24,000 BED 1 LDRY MAN DRYER WITH STACKER KIT ROBE ₺ HALL 820 # ନ୍ଧି LINEN SUBJECT TO FINAL 1000 SS /g WIP . 450 **ENTRY** ĀF1215 / BED 3 _{*} 1,105 _{*} 2,445 KITCHEN 590 _ TANK WATER (F) LIVING YARD TAP , 600 1.100 DINING INDOOR HEAT PUMP UNIT -LOCALLY GRADE TO MAX. 190mm BELOW FFL AFA1221_

5.345

THRESHOLD OF ACCESSIBLE SHOWER ENTRY

90 1,120 WIP ++ 90 1 REF 3,445 ENTRY 3,890 BED 3 7,005 LIVING / KITCHEN 7,005 LIVING / DINING 3,980 7,485 1,695

- OUTDOOR HEAT PUMP UNIT

ALL DIMENSIONS ARE FRAME DIMENSIONS

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ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

90 90 4 990 90 WC 490 1,680 ENS 7 240 HALL	90, 510, 240	150	*	
990 90 WC 4490 ALL 44 900 WC 4490	3,440 BED 1	4,220		
3 **06	90 ₄₄ 1,300 ENTRY ₄₄ 90	1,150	10,400	
6,080 LIVING / ENTRY	4,400 LIVING	4,880		
240, *	240, *	*	*	

(1 MAY 2023) WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT

SUBJECT TO NCC 2022

PLAN ACCEPTA	NCE BY OWNER
SIGNATURE:	DATE:
SIGNATURE:	DATE:
	ONS WILL NOT BE ACCEPTED



	IN ANT WAT ILL RODGE, GOT 1, WIGHT 1, GO	E OR TAKE ADVANTAGE OF THE	E DRAWNING TO BOILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR	WINTER GONDERT OF WILCON HOWIEGT IT ETD.		<u> </u>
SPECIFICATION:	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS, USE
DISCOVERY	1 QUOTE SITING	JII 23/07/2025	JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN	ASCOT 12	H-WDCASC10SA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND
COPYRIGHT:	2 DRAFT SALES PLAN - CT1	JII 27/08/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	COMMENCEMENT OF ANY WORK. ALL
© 2025	3 PRELIM PLANS - INITIAL ISSUE	TRV 30/09/2025	9 KRUVALE COURT, PRIMROSE SANDS TAS 7173	VERVE	F-WDCASC10VERVA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
			LOT / SECTION / CT: COUNCIL:	SHEET TITLE:	SHEET No.: SCALES:	744400
			32 / - / 9571 SORELL	GROUND FLOOR PLAN	4 / 23 1:100	714460

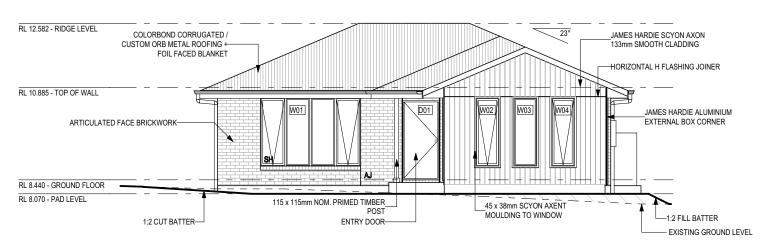
ARE SUBJECT TO CHANGE.

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)

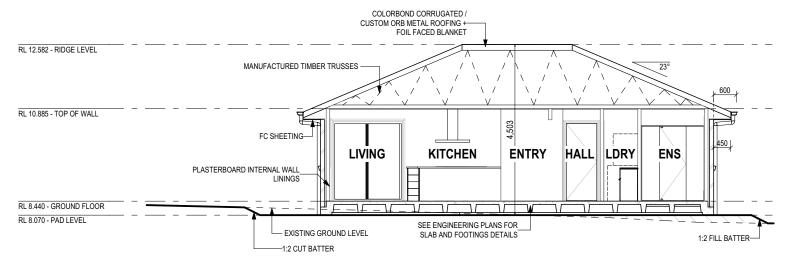
REFER TO THE FOLLOWING DETAILS: BRICK COURSING W-BRIC-001



NORTH WEST ELEVATION SCALE: 1:100

-ARTICULATED FACE BRICKWORK

SOUTH EAST ELEVATION SCALE: 1:100



SECTION A-A SCALE: 1:100

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



SIGNATURE: DATE:

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PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED

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

714460

PLAN ACCEPTANCE BY OWNER

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-PAINTED FC SHEET OVER DOOR

D02

1:2 CUT BATTER-

ALUMINIUM SLIDING DOOR-

IIIII COO	
WILSON	(
HOMES	(
ПППГЭ	

RL 12.582 - RIDGE LEVEL

RL 10.885 - TOP OF WALL

RL 8.440 - GROUND FLOOR

RL 8.070 - PAD LEVEL

COLORBOND CORRUGATED / CUSTOM ORB METAL ROOFING +-

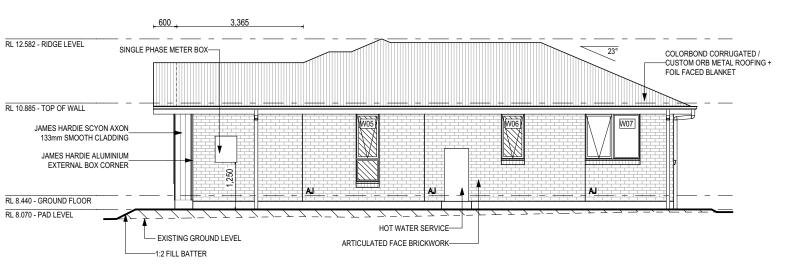
FOIL FACED BLANKET

- EXISTING GROUND LEVEL

-1:2 FILL BATTER

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DISCOVERY	1 QUOTE SITING	JII 23/07/2025	JAYDEN KYLE DAVID G	ONINON & JACINTA LOUISE NUNN	ASCOT 12		H-WDCASC10SA
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© 2025	3 PRELIM PLANS - INITIAL ISSUE	TRV 30/09/2025	9 KRUVALE COURT, PRI	MROSE SANDS TAS 7173	VERVE		F-WDCASC10VERVA
			LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:
			32 / - / 9571	SORELL	ELEVATIONS / SECTION	5 / 23	1:100

NORTH EAST ELEVATION SCALE: 1:100



SOUTH WEST ELEVATION SCALE: 1:100

Date Received:24/10/2025

Sorell Council

Primrose Sands - P1.pdf Plans Reference:P1

Development Application: 5.2025.284.1 -

Development Application - 9 Kruvale Court,

(1 MAY 2023) WATERPROOFING & PLUMBING

SUBJECT TO NCC 2022

CONDENSATION MANAGEMENT

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COMMENCEMENT OF ANY WORK. AL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

WINDOW TYPE LEGEND PLAN ACCEPTANCE BY OWNER SIGNATURE: DATE: GLASS TYPE LEGEND SIGNATURE: DATE: DOUBLE CLEAR OBSCURE FIXED SLIDING LOUVRE HUNG PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED

	SPECI
	DIS
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IIUWIC	© 20
ПППЕ?	

© 2025 WIL				ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIG ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIO	HT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT R WRITTEN CONSENT OF WILSON HOMES PTY LTD.	-	AFTER THIS PLAN ACCEPT	
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DISCOVERY	1 QUOTE SITING	JII 23/07/2025	JAYDEN KYLE DAVID	GONINON & JACINTA LOUISE NUNN	ASCOT 12		H-WDCASC10SA	FIGURED DIMENSIONS ONLY. CH AND VERIFY DIMENSIONS AN LEVELS PRIOR TO THE
COPYRIGHT:	2 DRAFT SALES PLAN - CT1	JII 27/08/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:	COMMENCEMENT OF ANY WORK
୭ 2025	3 PRELIM PLANS - INITIAL ISSUE	TRV 30/09/2025	9 KRUVALE COURT, PF	RIMROSE SANDS TAS 7173	VERVE		F-WDCASC10VERVA	DISCREPANCIES TO BE REPOR' TO THE DRAFTING OFFICE.
			LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	744400
			32 / - / 9571	SORELL	ELEVATIONS	6 / 23	1:100	714460

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

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS

REQUIRED BY NCC 11.3.7 (VOLUME

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

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

ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

11.3.7 (VOLUME TWO)

TWO)

STOREY	ID	CODE ¹	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 INFORMATION ²
VINDOW			'	'	'		-		1	-	'				
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		
OOR															
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		

Provide BAL-19 rated aluminium windows and external glass sliding doors in lieu of

Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

No BAL / BAL 12.5			
Window Type	WERS Code	U Value	SHGC
Sliding Window	DOW-022-003	2.9	0.64
Awning Window	DOW-005-001	3.9	0.58
Fixed External Window	DOW-038-001	3.03	0.71
Sliding Door	DAR-034-001	3.97	0.63
Stacking Door	DAR-034-001	3.97	0.63
Hinged Door	DOW-017-001	4.1	0.55
Bi-Fold Door	DOW-020-001	4.1	0.54
BAL 19			
Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AUW-009-009	4.03	0.58
Stacking Door	AUW-009-009	4.03	0.58
Hinged Door	GRN-009-001	4.25	0.53
Bi-Fold Door	DOW-020-001	4.1	0.54
BAL 29			
Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AMJ-007-005	4.03	0.59
Stacking Door	AMJ-007-005	4.03	0.59
Hinged Door	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

HEIGHT WIDTH AREA (m²)

PICTURE, TV RECESS AND SS WINDOW OPENINGS

their openability restricted as per N.C.C 11.3.6.

Window Manufacturer: Dowell Windows

INTERIOR WINDOW & DOOR SCHEDULE

l l'	WILKION WIND	OW	A DOOK SCHEDULE					
	STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
Ш	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

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

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

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SUBJECT TO NCC 2022 (1 MAY 2023)

WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT

PLAN ACCEPTA	NCE BY OWNER)
SIGNATURE:	DATE:	

SIGNATURE: DATE:

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



SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION

GENERAL BUILDING INFORMATION

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	DISCOVERY	1 QUOTE SITING	JII 23/07/2025	JAYDEN KYLE DAVID G	ONINON & JACINTA LOUISE NUNN	ASCOT 12		H-WDCASC10SA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND
ı	COPYRIGHT:	2 DRAFT SALES PLAN - CT1	JII 27/08/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:	COMMENCEMENT OF ANY WORK. ALL
	© 2025	3 PRELIM PLANS - INITIAL ISSUE	TRV 30/09/2025	9 KRUVALE COURT, PR	IMROSE SANDS TAS 7173	VERVE		F-WDCASC10VERVA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
				LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	711160
				32 / - / 9571	SORELL	WINDOW & DOOR SCHEDULES	7 / 23		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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WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER						
SIGNATURE:	DATE:					
SIGNATURE:	DATE:					
DI FACE NOTE THAT VADIATI	ONS WILL NOT BE ACCEPTED					

AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

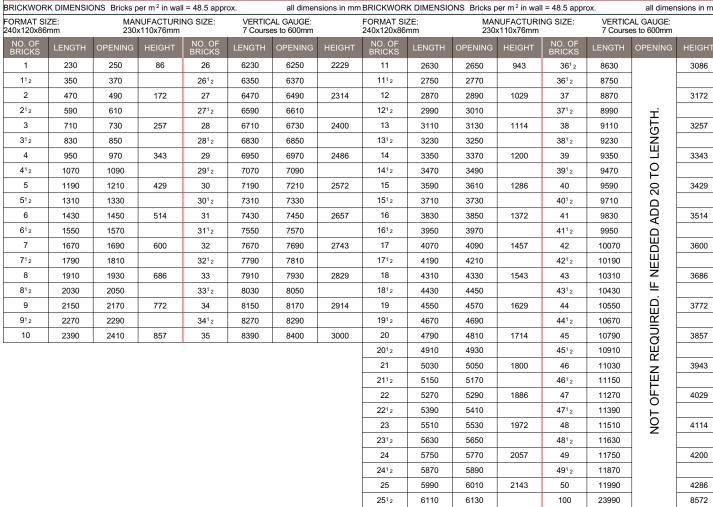
SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION GENERAL BUILDING INFORMATION

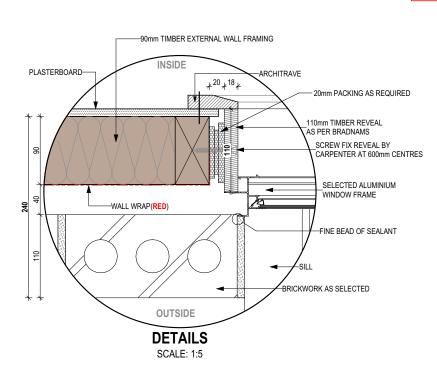
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|--|

	THAT WE RESOLVE SET THE SET TH										i.	
SPECIFICATION:		REVISION		DRAWN	CLIENT:		HOUSE DESIGN:			HOUSE CODE:	DO NOT SCALE DRAWINGS, USE	
DISCOVERY	1	QUOTE SITING	JII	23/07/2025	JAYDEN KYLE DAVID G	SONINON & JACINTA LOUISE NUNN	ASCOT 12	ASCOT 12		H-WDCASC10SA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND	040
COPYRIGHT:	2	DRAFT SALES PLAN - CT1		27/08/2025			FACADE DESIGN:	FACADE DESIGN:			LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL	
© 2025	3	PRELIM PLANS - INITIAL ISSUE	TRV	30/09/2025	9 KRUVALE COURT, PR	KRUVALE COURT, PRIMROSE SANDS TAS 7173		VERVE		F-WDCASC10VERVA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	/ersic
					LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	1	EET No.:	SCALES:	71//60	late
					32 / - / 9571	SORELL	CALCULATIONS	8 /	/ 23		714460	Jemp





DETAILS (FACE BRICKWORK)

STANDARD BRICK

2

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8

812

9

10

Sorell Council

9 / 23

STANDARD BRICK

evelopment Application: 5.2025.284.1 evelopment 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 ACCEPTA	ANCE BY OWNER
SIGNATURE:	DATE:
SIGNATURE:	DATE:
	IONS WILL NOT BE ACCEPTED PTANCE HAS BEEN SIGNED

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

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

SELECTED ROOFING ON BATTENS AS REQUIRED

EAVE FRAMING AS REQUIRED-

BRICKWORK IN DISTANCE

RAKED SILL

SPLIT BRICK-

31 x 18mm STORM MOULD (ALL CORNERS MUST BE MITRE

WATER COMPENSATING APRON BY GLAZING MANUFACTURES

WINDOW AS PER CONSTRUCTION PLANS AND TO GLAZING MANUFACTURER'S DETAIL

FLASHING (ALCOR OR SIMILAR) TO SILL ONLY

PITCHING POINT

DROP OFF

EAVE AS PER PLANS

TIMBER DROPPE

OUTSIDE

BOTTOM CHORD

HEAD TRIMMER

WINDOW SILL

SILL TRIMMER

FFL

-PACKING AS REQUIRED

-FIXINGS AS REQUIRED

INSIDE

FIXINGS AS REQUIRED

FACTORY FITTED TIMBER REVEAL AS PER WINDOW MANUFACTURER'S DETAIL

20mm PACKING AS REQUIRED TIMBER FOR SUPPORT ABOVE 1200mm

BY BUILDER

PLASTERBOARD LINING

WALL INSULATION AS PER

SECTIONS

SCALE: 1:10

-20mm PACKING AS REQUIRED

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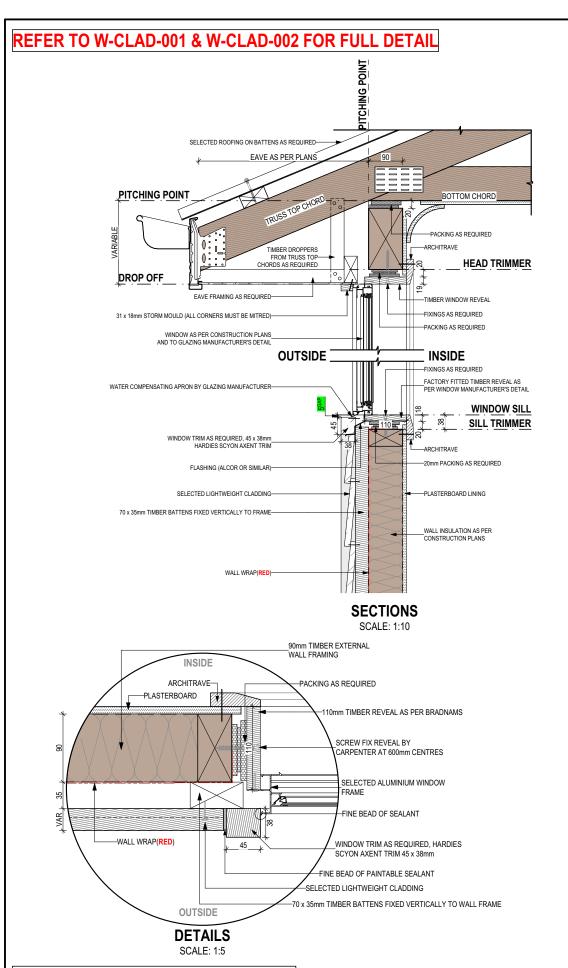
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SCOVERY	1	QUOTE SITING	JII	23/07/2025	JAYDEN KYLE DAVID G	ONINON & JACINTA LOUISE NUNN	ASCOT 12		H-WDCASC10SA	
YRIGHT:	2	DRAFT SALES PLAN - CT1	JII	27/08/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
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Sorell Council

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

THIS DWELLING IS BEING CONSTRUCTED IN A BAL-19 AREA © 2025 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH), WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING, YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT RESTRICTIONS FOR CONSTRUCTION METHODS/ MATERIALS APPLY. REFER TO NOTES IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

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					32 / - / 9571 SORELL	DETAILS (CLADDING)	10 / 23		714460

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CATCHMENT AREA
19.91 m²

CATCHMENT AREA
31.60 m²

CATCHMENT AREA
31.21 m²

FALL

FAL

8,385

590 1,255

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

Roofi	ng Data						
	137.07	Flat Roof Area (excluding gutter and slope factor) (m²)					
	148.91	Roof Surface Area (includes slope factor, excludes gutter) (m²)					
Dowr	Downpipe roof calculations (as per AS/NZA3500.3:2021)						
Ah	145.15	Area of roof catchment (including 115mm Slotted Quad Gutter) (m²)					
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) (m²)					
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm²)					
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) (m²)					
Required Downpipes	2.74	Ac / Acdp					
Downpipes Provided	5						



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

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

SUBJECT TO NCC 2022 (1 MAY 2023)

WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT

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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

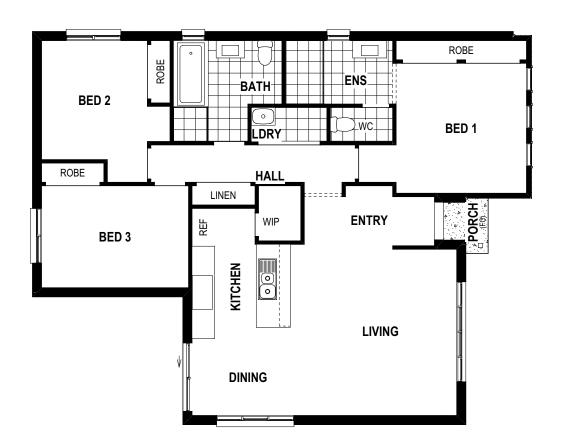
CARPET

LAMINATE

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)

DECKING





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

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

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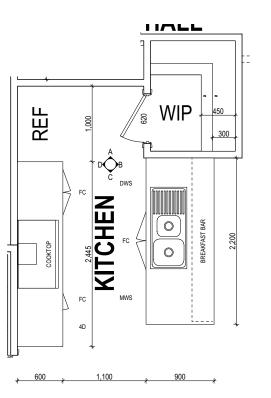


velopment Application: 5.2025.284.1 -Development Application - 9 Kruvale Court, Primrose Sands - P1.pdf

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

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KITCHEN PLAN SCALE: 1:50

SUBJECT TO NCC 2022 (1 MAY 2023)

WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT

PLAN ACCEPTA	NCE BY OWNER	
SIGNATURE:	DATE:	
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING: SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION GENERAL BUILDING INFORMATION

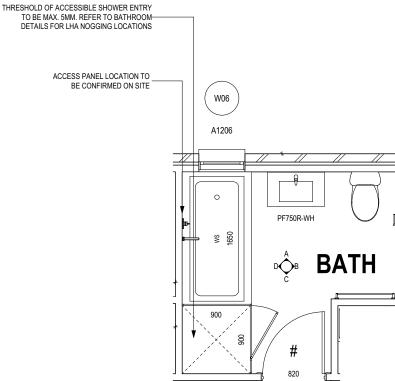
LEGEND

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evelopment Application: 5.2025.284.1 evelopment Application - 9 Kruvale Court, rimrose Sands - P1.pdf

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

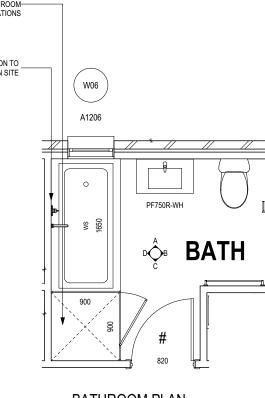


RSHR RAIL SHOWER ROSE SHOWER ROSE SHOWER ELBOW ELBW CONNECTION MIX MIXER TAP HOT TAP CT COLD TAP HS HOB SPOUT WS WALL SPOUT SC STOP COCK TRH TOILET ROLL HOLDER TR-S TOWEL RAIL - SINGLE TR-D TOWEL RAIL - DOUBLE TL TOWEL LADDER TH TOWEL HOLDER TR TOWEL RACK TMB TUMBLER HOLDER RNG TOWEL RING

ROBE HOOK

RH

SHLF SHELF SR SHAMPOO RECESS SOAP SOAP HOLDER



BATHROOM PLAN SCALE: 1:50

RECESS SIZE	STRUCTURA	L DIMENSIONS				
	WIDTH	HEIGHT				
470 x 380mm	548mm	446mm				
800 x 380mm	878mm	446mm				
1500 x 380mm	1578mm	446mm				
REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR						
ETAIL PRIOR TO) INSTALLATIO	N.				
	800 x 380mm 1500 x 380mm GON HOMES' DE	470 x 380mm 548mm 878mm 1578mm				

SUBJECT TO NCC 2022 (1 MAY 2023)

WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT

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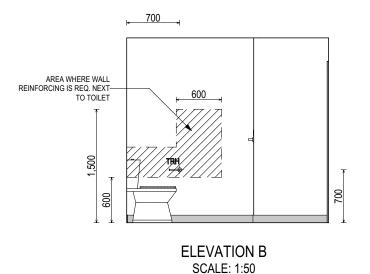
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ELEVATION C

SCALE: 1:50

SCALE: 1:50



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

600 x 150 NOGGINGS . 800-

-810 HIGHT (CTR LINE). CENTRED TO ROSE

ELEVATION D SCALE: 1:50

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600 x 150 NOGGINGS

-CENTRED TO BATH. OFFSET

175mm FROM TOP OF BATH

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: SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION GENERAL BUILDING INFORMATION

LEGEND

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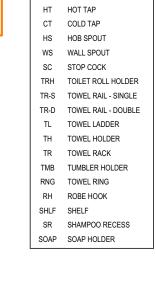
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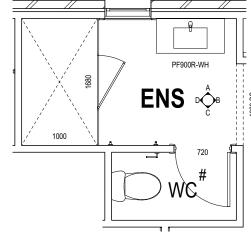
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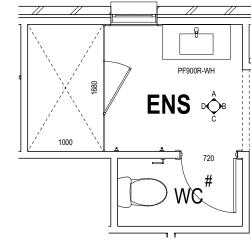
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ENSUITE PLAN



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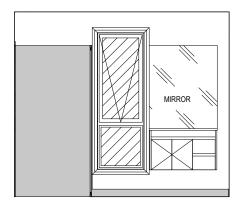
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FURTHER DETAIL PRIOR TO INSTALLATION.

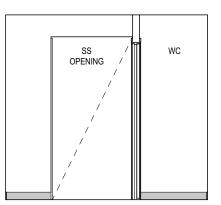
SUBJECT TO NCC 2022 (1 MAY 2023)

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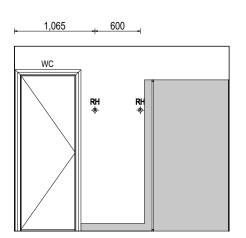
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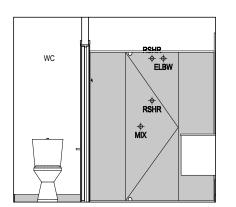
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ELEVATION B SCALE: 1:50



ELEVATION C SCALE: 1:50



ELEVATION D SCALE: 1:50

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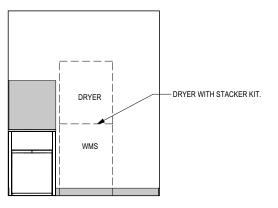
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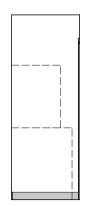
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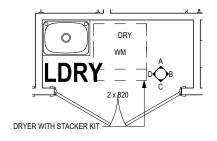




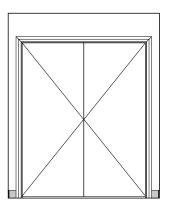
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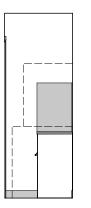
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LAUNDRY PLAN



ELEVATION C SCALE: 1:50



ELEVATION D SCALE: 1:50

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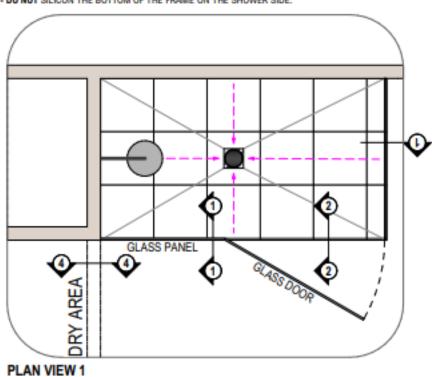
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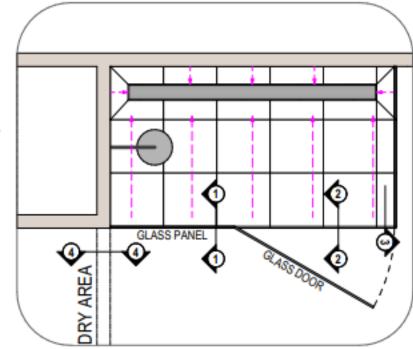
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- DO NOT SILICON THE BOTTOM OF THE FRAME ON THE SHOWER SIDE.

SILICONE ONLY T

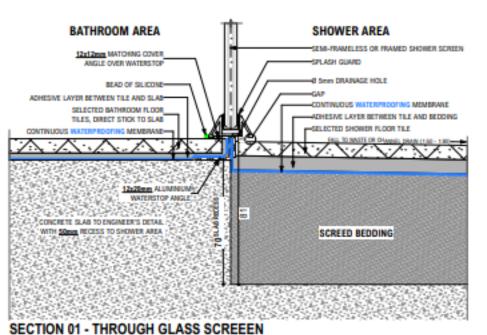


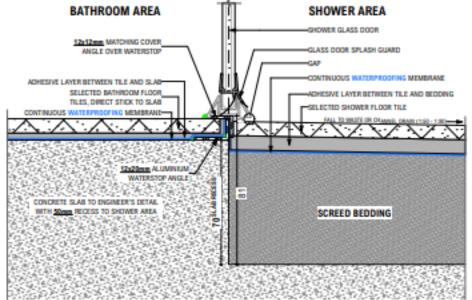


PLAN VIEW 2 (CHANNEL DRAIN) SCALE: 1:20

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SECTION 02 - THROUGH GLASS DOOR SCALE: 1:2

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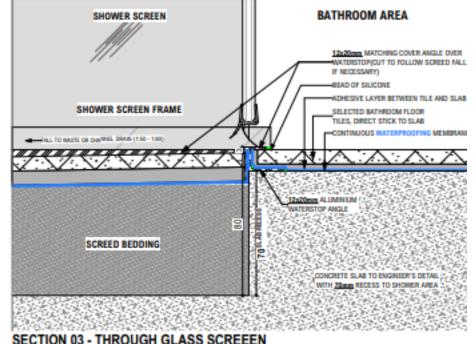
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BATHROOM AREA DRY AREA DOOR LEAF DOOR FRAME REVEAL 12:20mm ALUMINIUM WATERSTOP ANGLE-CONTINUOUS WATERPROOFING MEMBRANE SELECTED TILES-SELECTED FLOORING SECTION 04-BOND BREAKER

ODOR REVEAL TO BE CUT AROUND THE WATERSTOP (STANDARD) SCALE: 12 BATHROOM AREA DRY AREA SQUARE SET OPENING 12x20mm ALUMINUM WATERSTOP ANGLE-ROOFING MEMBRANE CONTINUOUS WATERS SELECTED TILES-ADHESIVE LAYER BETWEEN TILE AND SLAB-SECTION 04-I (UPGRADE)

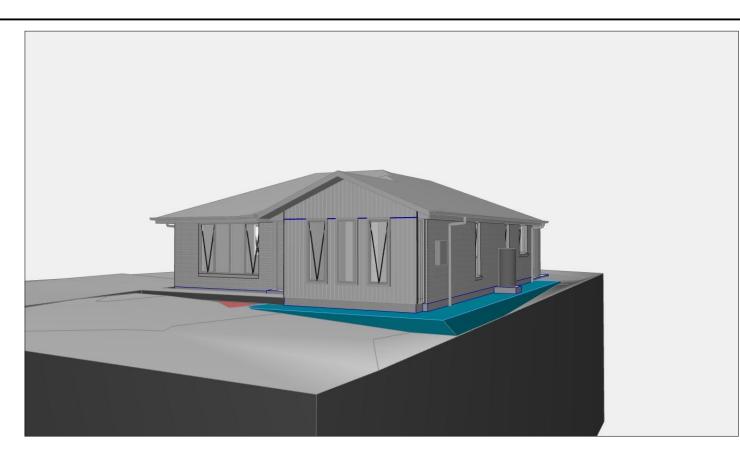


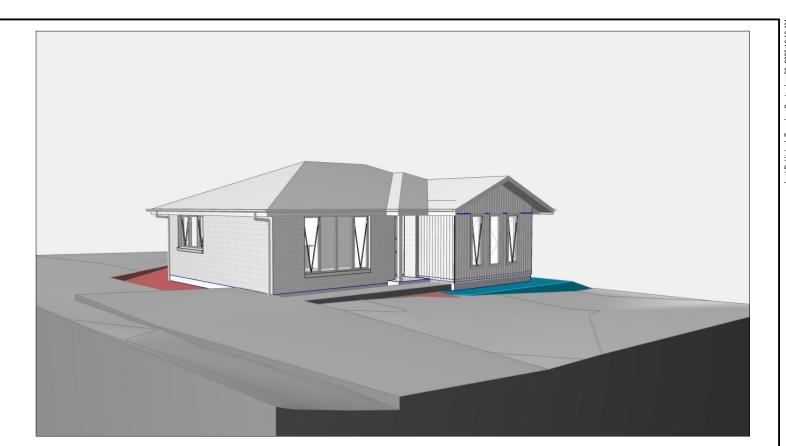
SECTION 03 - THROUGH GLASS SCREEEN SCALE: 1:2

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SCALE: 1:2

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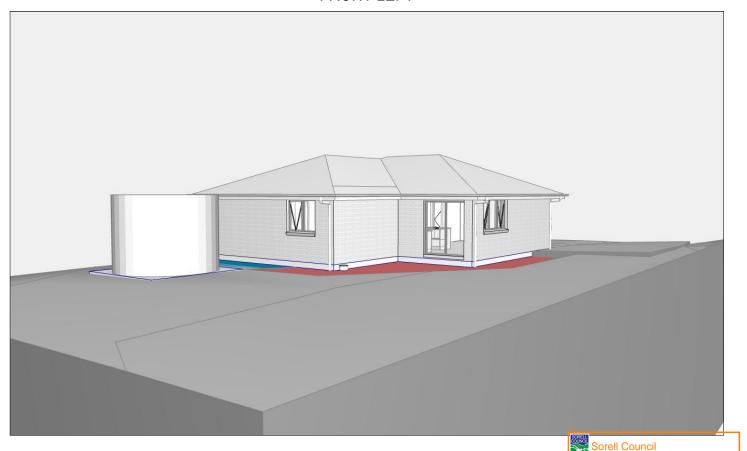




FRONT RIGHT'



FRONT LEFT



REAR RIGHT 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. **REAR LEFT**

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- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC)
- INTERNAL DIMENSIONS ARE TO WALL FRAMING ONLY AND DO NOT INCLUDE WALL LININGS

SITE WORKS

GENERAL

- CUT AND FILL BATTERS ARE INDICATIVE ONLY. BATTER TO COMPLY WITH THE NCC TABLE 3.2.1
- ALL CUTS AND FFL'S SHOWN (DA DRAWINGS) ARE SUBJECT TO ENGINEERING ADVICE ONCE À SATISFACTORY SOIL TEST HAS BEEN RECEIVED AND REVIEWED
- ALL EMBANKMENTS THAT ARE LEFT EXPOSED MUST BE STABILISED WITH VEGETATION OR SIMILAR TO PREVENT
- EMBANKMENTS CANNOT EXCEED 2.0m IN HEIGHT WITHOUT THE AID OF RETAINING WALLS OR OTHER APPROVED TYPES OF SOIL RETAINING METHODS
- ALL UNPROTECTED EMBANKMENTS MUST COMPLY WITH THE SLOPE RATIOS FOR SOIL TYPE IN TABLE 3.2.1 OF THE NCC

SOIL TYPE /	EMBANKMENT OF SLOPE					
CLASSIFICATION	COMPACTED FILL	CUT				
STABLE ROCK (A)	3:3	8:1				
SAND (A)	1:2	1:2				
SILT (P)	1:4	1:4				
FIRM CLAY	1:2	1:1				
SOFT CLAY	NOT SUITABLE	2:3				
SOFT SOILS (P)	NOT SUITABLE	NOT SUITABLE				

MASONRY

- ALL MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH
- EXTERNAL WALLS TO BE 110mm BRICKWORK UNLESS NOTED OTHERWISE
- MORTAR MIXED @ 1:1:6 CEMENT:LIME:SAND UNLESS STATED OTHERWISE BY ENGINEER
- DAMP-PROOF COURSE IN ALL PERIMETER WALLS CUT INTO EXTERNAL WALLS BELOW FLOOR LEVEL WITH WEEP HOLES @ 1200 CTRS IN ACCORDANCE WITH AS2904
- VERTICAL ARTICULATION JOINTS TO BE PROVIDED @ 6m MAX. CTRS FOR UNREINFORCED MASONARY WALLS EXCEPT WHERE BUILT ON CLASS A OR S SOIL AND SPACED AS PER AS3700 SECTION 12.6.4. WILSON HOMES REQUEST THAT @ 5M
- WHERE NECESSARY, STEEL LINTELS ARE TO BE PROVIDED IN ACCORDANCE WITH AS4100 AND AS3700a

TIMBER FRAMING

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NCC
- ALL TIMBER FRAMING TO BE CARRIED OUT IN ACCORDANCE **WITH AS1684**
- MGP10 PINE FRAMING OR F17 SOLID AND FINGER JOINED FRAMING TO ALL STRUCTURAL COMPONENTS. 90 x 35mm FRAMING TO INTERNAL AND EXTERNAL WALLS. TIMBER COMPOSITE ENGINEERED ROOF TRUSSES WITH HARDWOOD AND MGP COMPONENTS
- GALVANISED WALL TIES TO MASONRY @ 450 CTRS HORIZONTALLY AND 600 CTRS VERTICALLY, WITH SPACING REDUCED BY 50% AROUND OPENINGS

BRACING / LINTELS

- WALL BRACING AS PER AS1684-2 2021 AND AS1170 WIND
- WALL BRACING AS SHOWN ON PLAN IS A MINIMUM ONLY. BUILDER TO PROVIDE ADDITIONAL BRACING TO SUIT THE CONSTRUCTION OF WALL FRAMES IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
- PLYWOOD BRACING IN ACCORDANCE WITH AS1684 TABLE 8.18 (H) METHOD B. 900 WIDE SHEET PLY BRACING PANELS (6mm THICK F11 OR 4mm THICK F14) TO BE FIXED TO STUD FRAME WITH 2.8mm DIA x 30mm LONG MIN. FLAT HEAD NAILS.
- 65 x 19mm HW DIAGONAL TIMBER BRACING CHECKED INTO STUDS AND FIXED IN ACCORDANCE WITH AS1684

TIMBER LINTELS FOR SINGLE (OR UPPER STORY) TO BE F17 HARDWOOD AS FOLLOWS:

0 - 1500 120 x 35 1500 - 2400 140 x 35 2400 - 2700 190 x 35

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

STEEL LINTELS FOR SINGLE (OR UPPER STOREY) TO BE AS FOLLOWS:

0 - 2700 90 x 90 x 6 EA 2700 - 3200 100 x 100 x 8 EA 3200 - 4000 150 x 90 x 8 EA

*LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

- CONCRETE FOOTING AND SLABS TO BE IN ACCORDANCE WITH AS2870
- CONCRETE TO BE MANUFACTURED TO COMPLY WITH AS3600 AND:
- HAVE A STRENGTH @ 28 DAYS OF NOT LESS THAN 25MpA (N25 GRADE)
- HAVE A 20mm NOMINAL AGGREGATE SIZE
- HAVE A NOMINAL 80mm SLUMP
- CONCRETE SLAB TO BE LAID OVER 0.2mm POLYTHENE MEMBRANE, 50mm WELL BEDDED SAND AND MINIMUM COMPACTED FCR (20mm)
- SLAB THICKNESS AND REINFORCEMENT TO BE AS PER ENGINEERS DESIGN

WINDOWS

- WINDOWS TO BE ALUMINIUM FRAMED SLIDING UNLESS NOTED OTHERWISE
- ALL WINDOWS TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AS1288 AND AS2047 TO SPECIFIC WIND SPEED AS PER ENGINEERS REPORT
- ALL OPENING WINDOWS TO COMPLY WITH NCC 8 **REQUIREMENTS**
- AS PER NCC 11.3.6 ALL BEDROOM WINDOWS WHERE THE LOWEST OPENABLE PORTION OF THE WINDOW IS WITHIN 1.7m OF FFL AND THE FFL IS 2m OR MORE ABOVE NGL. REQUIRE A PERMANANTLY FIXED DEVICE RESTRICTING ANY OPENINGS OF THE WINDOW OR SCREEN SO THAT A 125mm SPHERE CANNOT PASS THROUGH; AND RESISTING OUTWARDS HORIZONTAL ACTION OF 250N AGAINST THE WINDOW. WHERE THE DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVER-RIDDEN, THE DEVICE OR SCREEN MUST HAVE A CHILD RESISTANT RELEASE MECHANISM INSTALLED AND BARRIER BELOW THE WINDOW THAT IS 865mm HIGH ABOVE FFL AND RESTRICTS ANY OPENING WITHIN THE BARRIER SO THAT A 125mm SPHERE CANNOT PASS THROUGH, AND HAS NO HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm FROM FFL.
- GLAZING INSTALLED IN AREAS WITH HIGH POTENTIAL FOR **HUMAN IMPACT TO COMPLY WITH NCC PART 8.4**

DRAINAGE / WATER

- DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY
- STORMWATER PIPES TO BE UPVC CLASS HD
- SEWER PIPES TO BE UPVC CLASS SH
- PROVIDE Ø20mm K2 POLYETHYLENE WATER RETICULATION
- TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY
- BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR
- PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE 150 MIN. BELOW LOWEST SANITARY DRAINAGE POINT
- CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH **CURRENT NCC TABLE 3.1.1.1**
- AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M, H, E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5m FROM FOOTINGS IN ACCORDANCE WITH AS2870 SECTION 5.6
- PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3
- PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 SECTION 5.6.4 FOR ALL CLASS H AND E SITES. REFER TO GEOTECH FOR FURTHER INFORMATION
- DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500 3

STAIRCASES / BALUSTRADES / HANDRAILS

STAIR TREADS 240mm MIN. - 355mm MAX. STAIR RISERS 115mm MIN. - 190mm MAX.

- HANDRAIL REQUIRED WHERE CHANGE OF LEVEL BETWEEN FLOOR / LANDINGS > 1m AS PER CURRENT NCC 11.3.5
- NO GAPS IN STAIRCASES OR BALUSTRADE TO BE GREATER THAN 125mm
- BALUSTRADE REQUIRED WHERE LEVEL OF LANDING OR DECK IS GREATER THAN 1000mm ABOVE ADJACENT GROUND LEVEL
- BALUSTRADE TO BE MINIMUM 1000mm ABOVE FFL (INCLUDING ANY FLOOR COVERINGS)
- DOORS OPENING OUTWARDS EXTERNALLY MUST OPEN TO A LANDING (MIN. 750mm WIDE) WHERE THE DIFFERENCE IN LEVELS IS GREATER THAN 570mm
- NON-SLIP TREADS TO ALL TREADS AND TO COMPLY WITH NCC 11.2.4
- WHERE LANDINGS ARE NOT NOMINATED TO EXTERNAL DOORS. OPERATING DOOR LEAFS ARE TO BE SCREWED FIXED SHUT, OR PROVIDED WITH A FORMED FCR LANDING NOMINALLY 180mm BELOW FLOOR LEVEL.
- GLAZED BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC PART 8.4, 11.3 AND AS1288 REQUIREMENTS

ROOFING

- ROOF TO BE COLORBOND 'CUSTOM ORB' METALDECK UNLESS NOTED OTHERWISE. PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1 (IF TILED REFER TO AS2050)
- PREFABRICATED ROOF TRUSSES TO BE SUPPLIED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS, TRUSS MANUFACTURER TO CONFIRM LINTEL SIZES.

ELECTRICAL

- EXHAUST FAN TO COMPLY WITH CURRENT NCC PART 10.6.2 SECTION C
- EXHAUST FANS TO BE SEALED AND DUCTED TO OUTSIDE OF DWELLING IN ACCORDANCE WITH NCC VOLUME 2, PARTS 10.8.2 AND 10.8.3
- IF VENTING OCCURS DIRECTLY THROUGH WALLS/ROOF ADJACENT TO FAN. THEN UNIT REQUIRES SELF CLOSING BAFFLES TO BE CLASSIFIED AS A SEALED UNIT
- ELECTRICIAN IS TO ENSURE THAT ALL GPO'S IN WET AREAS MEET ALL STANDARD AND CODE REQUIREMENTS - ALL GPO'S TO BE 300mm FROM FFL UNLESS NOTED OTHERWISE

WET AREAS

- WALLS TO WET AREAS TO BE FINISHED WITH WET AREA PLASTERBOARD
- COMPLIANCE WITH NCC PART 10.2 AND AS3740
- ALL UNENCLOSED SHOWERS ABOVE BATHS TO HAVE MINIMUM 900mm SHOWER SCREEN OR FLOORWASTE WITHIN 1500mm OF SHOWER CONNECTION AS PER AS3740

CONDENSATION

- WHERE RAKED CEILINGS EXIST, IT IS HIGHLY RECCOMENDED THAT SUITABLE SPACING BETWEEN SARKING AND BULK INSULATION EXISTS. (NO CONTACT BETWEEN PRODUCTS). THE BUILDER IS TO ENSURE ADEQUATE SIZED TIMBER IS USED TO ENSURE THIS SEPARATION IS PROVIDED.
- IN STANDARD ROOF SPACES. IT IS HIGHLY RECOMMENDED TO PROVIDE SEPARATION BETWEEN SARKING AND CEILING INSULATION AROUND THE BUILDING PERIMETER, TO ENSURE AIRFLOW FROM EAVE VENTS IS MAINTAINED
- IT IS HIGHLY RECOMMENDED THAT ALL LIGHTWEIGHT CLADDING IS BATTENED OUT FROM STUDS (METAL / FC SHEET / TIMBER)

WOOD HEATERS

- ALL WOOD HEATERS ARE TO COMPLY WITH MANUFACTURERS SPECIFICATION AND NCC PART 12.4

FIRE SAFETY

- SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER NCC 9.5.
- SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
- INSTALLATION OF WOOD HEATERS TO COMPLY WITH AS2918. PROVIDE LOCAL AUTHORITIES WITH INSULATION AND **COMPLIANCE CERTIFICATES**



HOUSE CODE

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SUBJECT TO NCC 2022 (1 MAY 2023)

WATERPROOFING & PLUMBING **CONDENSATION MANAGEMENT**

PLAN ACCEPTA	INCE BY OWNER
SIGNATURE:	DATE:
SIGNATURE:	DATE:
	ONS WILL NOT BE ACCEPTED TANCE HAS BEEN SIGNED

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SORELL



SPECIFICATION REVISION DRAWN DISCOVERY QUOTE SITING JII 27/08/2025 ADDRESS: 2 DRAFT SALES PLAN - CT1 3 PRELIM PLANS - INITIAL ISSUE LOT / SECTION / CT: 32 / - / 9571

JII 23/07/2025 JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN TRV 30/09/2025 9 KRUVALE COURT, PRIMROSE SANDS TAS 7173 COUNCIL

ASCOT 12 H-WDCASC10SA FACADE DESIGN: FACADE CODE: VERVE F-WDCASC10VERVA SHEET TITLE: SHEET No : SCALES: **GENERAL NOTES** 19 / 23

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STATED R VALUES ARE FOR ADDITIONAL INSULATION REQUIRED AND ARE WAFFLE POD ALLOWANCES: R0.6 - 175mm DEEP R0 7 - 225mm DEEP

- R0.8 - 300mm DEEF

- R0.9 - 375mm DEEP

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

ENERGY EFFICIENCY - GENERAL

N.C.C 2022 TAS PART H6

NOT RT VALUES (TOTAL SYSTEM VALUE)

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

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 GROUNG 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

- 3.12.3.2 ROOF LIGHTS
 (a) A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED WHEN
 - (i) A CONDITIONED SPACE; OR
 - 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
- 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 SLICH OPENING MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR

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:
- 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

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

SIGNATURE:

SIGNATURE:

Sorell Council

rimrose Sands - P1.pdf

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

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

SUBJECT TO NCC 2022

(1 MAY 2023)

WATERPROOFING & PLUMBING

CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

DATE:

DATE:

WET AREA NOTES

FLOORS AND

HORIZONTAL SURFACES

WATERPROOF ENTIRE ENCLOSED

WATERPROOF ENTIRE ENCLOSED

WATERPROOF ENTIRE ENCLOSED

WATERPROOF ENTIRE UNCLOSED

WATER RESISTANT TO ENTIRE FLOOR.

WATER RESISTANT TO ENTIRE FLOOR.

N/A FOR FLOOR LINDER BATH, ANY

SPA MUST BE WATERPROOF AND

VESSEL LIP

N/A

SHELF AREA ADJOINING THE BATH OR

INCLUDE A WATERSTOP UNDER THE

WATER RESISTANT TO ENTIRE FLOOR.

ACCORDANCE WITH AS3740 PART 10.2 OF N.C.C. AND TO NOTIFY THE RUIL DING SURVEYOR FOR INSPECTION ARRANGEMENTS DURING INSTALLATION.

WATERPROOF ENTIRE FLOOR.

SHOWER AREA INCLUDING THE

STEPDOWN

SHOWER AREA

N/A

SHOWER AREA INCLUDING

SHOWER AREA INCLUDING HOR

WALLS

WATERPROOF TO NOT LESS THAN 150mm ABOVE THE

SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm

ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH

WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mn

WATERPROOF TO NOT LESS THAN 150mm ABOVE THE

SHOWER FLOOR SUBSTRATE WITH THE REMAINDER

1800mm ABOVE THE FINISHED FLOOR LEVEL

ABOVE THE MAXIMUM RETAINED WATER I EVEL

1800mm ABOVE THE FINISHED FLOOR LEVEL

ABOVE FINISHED FLOOR LEVEL.

N/A

THE WALL

SEALED TO FLOOR

BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN

WATERPROOF TO NOT LESS THAN 150mm ABOVE THE

WHICHEVER IS THE GREATER WITH THE REMAINDER

BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN

WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm

WATERPROOF TO NOT LESS THAN 150mm ABOVE THE

SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm

ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH

WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.

WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm

ABOVE THE VESSEL AND EXPOSED SURFACES BELOW

WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm

ABOVE THE VESSEL AND EXPOSED SURFACES BELOW

N/A FOR WALL LINDER BATH, WATERPROOF TO NOT

WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm

ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF

WATERPROOF ALL WALL/FLOOR JUNCTIONS TO NOT

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

LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL,

LESS THAN 150mm ABOVE THE LIP OF THE BATH.

THE VESSEL LIP TO FLOOR LEVEL

THE VESSEL LIP TO FLOOR LEVEL.

EVER IS THE GREATER WITH THE REMAINDER BEING

SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm

EVER IS THE GREATER WITH THE REMAINDER BEING

ABOVE THE FINISHED FLOOR LEVEL

WALL JUNCTIONS AND JOINTS

SIDE OF THE JUNCTION.

WATERPROOF INTERNAL AND EXTERNAL

CORNERS AND HORIZONTAL JOINTS WITHIN A

HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL

WITH NOT LESS THAN 40mm WIDTH EITHER

WATERPROOF INTERNAL AND EXTERNAL

CORNERS AND HORIZONTAL JOINTS WITHIN A

HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL

CORNERS AND HORIZONTAL JOINTS WITHIN A

HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL

WITH NOT LESS THAN 40mm WIDTH EITHER

WATERPROOF INTERNAL AND EXTERNAL

WATERPROOF INTERNAL AND EXTERNAL

CORNERS AND HORIZONTAL JOINTS WITHIN A

HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL

WATERPROOF ALL WALL/FLOOR JUNCTIONS.

WATERPROOF ALL WALL/FLOOR JUNCTIONS.

WATERPROOF EDGES OF THE VESSEL AND

JUNCTION OF BATH ENCLOSURE WITH FLOOR.

WHERE THE LIP OF THE BATH IS SUPPORTED

WATERPROOF FOR SHOWERS OVER BATH AND

BY A HORIZONTAL SURFACE, THIS MUST BE

WATER RESISTANT FOR ALL OTHER CASES.

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

WATER RESISTANT FOR ALL OTHER CASES.

WATERPROOF FOR SHOWERS OVER BATH AND

N/A FOR WALL LINDER BATH WATERPRROF TO

NOT LESS THAN 150 mm ABOVE THE LIP OF A

WHERE THE VESSEL IS FIXED TO A WALL

WATERPROOF EDGES FOR EXTENT OF VESSEL

WATERPROOF ALL WALL/FLOOR JUNCTIONS.

LEG MUST BE NOT LESS THAN 40mm

WHERE A FLASHING IS USED THE HORIZONTAL

BATH OR SPA.

WHERE A FLASHING IS USED THE HORIZONTAL

LEG MUST BE NOT LESS THAN 40mm

LEG MUST BE NOT LESS THAN 40mm

WHERE A FLASHING IS USED THE HORIZONTAL

WITH NOT LESS THAN 40mm WIDTH EITHER

CORNERS AND HORIZONTAL JOINTS WITHIN A

HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER

WITH NOT LESS THAN 40mm WIDTH EITHER

WATERPROOF INTERNAL AND EXTERNAL

PENETRATIONS

PENETRATIONS

WATERPROOF ALL

WATERPROOF ALL

PENETRATIONS

WATERPROOF ALL

PENETRATIONS.

WATERPROOF ALL

ENETRATIONS.

WATERPROOF ALL

WATERPROOF ALL TAP AND

SPOUT PENETRATIONS

HORIZONTAL SURFACE

VHERE THEY OCCUR IN A

WATERPROOF ALL TAP AND SPOUT PENETRATIONS

WHERE THEY OCCUR IN A

WATERPROOF ALL TAP AND

SPOUT PENETRATIONS

WHERE THEY OCCUR IN A

HORIZONTAL SURFACE.

POUT PENETRATIONS

HORIZONTAL SURFACE

WHERE THEY OCCUR IN A

WATERPROOF ALL TAP AND

IORIZONTAL SURFACE.

PENETRATIONS

N/A

N/A

VESSELS OR AREA WHERE

THE FIXTURE IS INSTALLED

ENCLOSED SHOWER WITH HOB

ENCLOSED SHOWER WITHOUT HOB

ENCLOSED SHOWER WITH STEPDOWN

ENCLOSED SHOWER WITH PRE-FORMED

AREAS OUTSIDE THE SHOWER AREA FOR

AREAS OUTSIDE THE SHOWER AREA FOR

PARTICLEBOARD, PLYWOOD AND OTHER

NOTE 1) FOR TIMBER FLOORS INCLUDING

PARTICLEBOARD, PLYWOOD AND OTHER

WALLS ADJOINING OTHER VESSELS (EG.

SINKS. LAUNDRY TUBS AND BASINS)

TIMBER BASED FLOORING MATERIALS.

AREAS ADJACENT TO BATHS AND SPAS FOR

AREAS ADJACENT TO BATHS AND SPAS (SEE | WATERPROOF ENTIRE FLOOR.

TIMBER BASED EL CORING MATERIALS

CONCRETE AND COMPRESSED FIBRE

CONCRETE AND COMPRESSED FIBRE

CEMENT SHEET FLOORING

TIMBER FLOORS INCLUDING

CEMENT SHEET FLOORING.

INSERTED BATHS

LAUNDRIES AND WCS

SHOWER BASE

UNENCLOSED SHOWERS

_										
	SPECIFICATION:	REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS, USE	
	DISCOVERY	QUOTE SITING	JII 23/07/2	JAYDEN KYLE DAVID G	GONINON & JACINTA LOUISE NUNN	ASCOT 12	FACADE DESIGN:		FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL	
		DRAFT SALES PLAN - CT1	JII 27/08/2	25 ADDRESS:		FACADE DESIGN:				
	© 2025	PRELIM PLANS - INITIAL ISSUE	TRV 30/09/2	9 KRUVALE COURT, PR	RIMROSE SANDS TAS 7173	VERVE		F-WDCASC10VERVA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
				LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	744460	
				32 / - / 9571	SORELL	WET AREA & ENERGY EFFICIENCY NOTES	S 20 / 23		714460	

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: -

(b)Standard for Steel Framed Construction in Bushfire Areas published (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

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 (2) For all adultion of alteration to all existing building in a businine-principal 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

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 fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

2.3.5 Bushfire emergency plan

An emergency plan must be provided for:
 a new building;

(b) an existing building in the case of an addition or alteration to a building:

oulding;
(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

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.

REFER TO SHEET 1 (COVER SHEET) FOR BAL-19 BUSHFIRE REQUIREMENTS

SEE SHEET 1 (COVER SHEET) FOR DETAILS

Table	1 - Oonstruction requirements a	Constitution variations	
Column 1		Column 2	
	ELEMENT	REQUIREMENT	
Α.	Straw Bale Construction	May be used in exposures up to and including BAL 19.	
В.	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.	

	Column 1	
	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.
В.	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 lendth must be provided every 100 metres.

Table 3A - Reticulated Water Supply for Firefighting

	Column 1	Column 2				
	ELEMENT	REQUIREMENT				
Α.	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.				
В.	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 AustraliaWSA 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
Α.	Distance between building area to be 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)	(iii) hbre-cement a minimum of 6 mm thickness. 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 levet; 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 wih 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.
В.	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.	

SHEET No.: SCALES:

Sorell Council

evelopment Application: 5.2025.284.1 -Development Application - 9 Kruvale Court, rimrose Sands - P1.pdf Plans Reference:P1

BUILDING ACT BUSHFIRE HAZARD AREAS 21 / 23

PLAN ACCEPTANCE BY OWNER SIGNATURE: DATE:

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

SIGNATURE: DATE:

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

Date Received:24/10/2025

SHEET TITLE:

ALL BUILDING INFORMATION REGARDING:

SUSTAINABILITY REQUIREMENTS

GENERAL BUILDING INFORMATION

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COUNCIL:

SORELL

LOT / SECTION / CT:

32 / - / 9571

SPECIFICATION OUSE DESIGN HOUSE CODE REVISION DRAWN JII 23/07/2025 JAYDEN KYLE DAVID GONINON & JACINTA LOUISE NUNN ASCOT 12 DISCOVERY H-WDCASC10SA QUOTE SITING JII 27/08/2025 ADDRESS: FACADE DESIGN: FACADE CODE: 2 DRAFT SALES PLAN - CT1 TRV 30/09/2025 9 KRUVALE COURT, PRIMROSE SANDS TAS 7173 VERVE F-WDCASC10VERVA 3 PRELIM PLANS - INITIAL ISSUE

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY, CHECK AND VERIFY DIMENSIONS AND I EVELS PRIOR TO THE TO THE DRAFTING OFFICE. 714460

All specifications are per AS3959 (2018) and Wilson Homes request. Other materials and options may be available, refer to AS3959 for full list of compliant materials.

A building assessed in Section 2 as being BAL - 19 shall comply with Section 3 and Clauses 6.2 to 6.8.

Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 6.2 to 6.8 (see Clause 3.8).

NOTE: BAL - 19 is primarily concerned with protection from ember attack, and radiant heat greater than 12.5 kW/m 2 up to and including 19 kW/m 2 .

6.2 SUBFLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with -(a) a wall that complies with Clause 6.4; OR (b) a mesh or perforated sheet with a maxium aperture of

2mm, made of corrosion resistant steel, bronze or aluminium; OR (c) a combination of Items (a) and (b).

NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause

C6.2 Combustile materials stored in the subfloor space may be ignited by embers and cause and impact to the building.

6.3 FLOORS

6.3.1 GENERAL

This Standard does not provide construction requirements for concrete slabs on the ground.

6.3.2 ELEVATED FLOORS

6.3.2.1 ENCLOSED SUBFLOOR SPACE

This standard does not provide consturction requirements fo elevated floors, including bearers and joists and flooring, where the subfloor space is enclosed with

(a) a wall that complies with Clause 6.4; OR
(b) a mesh perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium; OR (c) a combination of Items (a) and (b) above.

6.3.2.2 UNENCLOSED SUBFLOOR SPACE

Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400mm above finished ground level, shall be one of the following (a) Materials that comply with the following:

(i) Bearers and joists shall be -(A) non-combustible; OR (B) bushfire-resisting timber (see Appendix F); OR (C) a combination of Items (A) and (B) above. (ii) Flooring shall be

(A) non-combustible: OR

(B) bushfire-resisting timber (see Appendix F); OR (C) timber (other than bushfire-resisting timber),

particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; OR

(D) a combination of any Items (A), (B) or (C) above

(b) A system complying with AS1530.8.1

This standard does not provide construction requirements for ents of elevated floors, including bearers, joists and flooring, if the underside of the element is 400mm or more above finished

6.4.1 WALLS

The exposed components of an external wall that is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar fittings having an angle of less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be as follows:

(a) Non-combustible material including, the following provided the thickness is 90mm

(i) Full masonry or masonry veneer walls with an outer leaf of clay,

(ii) Precast or in situ walls of concrete or aerated concrete

(iii) Earth wall including mud brick. OR

(b) Timber logs of a species with a density of 680kg/m³ or greater at a 12 percent moisture content; of a minimum nominal overall thickness of 90mm and a minimum thickness of 70mm (see Clause 3.11); and gauge planed. OR

gauge planed. OR (c) Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame and is -

(i) non-combustible material; OR
(ii) fibre cement a minimum of 6mm in thickness; OR
(iii) bushfire-resisting timber (see Appendix F); OR
(iv) a timber species as specified in Paragraph E1, Appendix E; pr

(v) a timber species as species in Pragraghan E i, Appendix E; pr (v) a combination of any of Items (i), (ii), (iii) or (iv) above. OR (d) A combination of any items (a), (b) or (c) above.

This standard does not provide construction requirements for exposed components of an external wall that are 400mm or more from the ground or 400mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the norizontal and extending more than 110mm in width from the wall (see Figure D3, Appendix D).

6.4.2 JOINTS

All joints in the external surface material of walls shall be covered. sealed, overlapped, backed or butt-jointed.

6.4.3 VENTS AND WEEPHOLES

Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze

6.5.1 BUSHFIRE SHUTTERS

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from -

(a) non-combustible material; OR (b) a timber species as specified in Paragraph E1, Appendix E; OR

(c) bushfire-resisting timber (see Appendix F); OR (d) a combination of Items (a), (b) and (c) above.

6.5.2 SCREENS FOR WINDOWS AND DOORS

Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.

The frame supporting the mesh or perforated sheet shall be made from (a) metal; OR
(b) bushfire-resisting timber (see Appendix F).
(c) a timber species as specified in Paragraph E2, Appendix E.

6.5.3 WINDOWS AND SIDELIGHTS

(a) be completely protected by a bushfire shutter that complies with Clause 3.7 and clause 6.5.1: OR

(b) Be completely protected externally by screens that conform with Clause 3.6

(c) Conform with the following: (i) Frame material For window assemblies less than 400mm from the

(r) Frame material. For whitow assemblies less than 400mm above decks, carport roofs, awnings and similar elements or fittings having and angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery shall be made from:

(A) Bushfire-resisting timber (see Appendix F) OR

(B) A timber species as specified in Paragraph E2, Appendix F); OR

(D) Metal-reinforced uPVC. The reinforcing members shall be made

ninium, stainless steel, or corrosion-resistant steel.

There are no specific restrictions on frame material for all other

(ii) Hardware There are no specific restrictions on hardware for windows (ii) Hardware There are no specific restrictions on hardware for windows. (iii) Glazing Where glazing is less than 400mm from the ground roless than 400mm above decks, carport roofs, awnings and similar elements or fittings having and angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be Grade A safety glass a minimum of 4mm in thickness or glass blocks with no restriction on glazing methods.

NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only. For all other glazing, annealed glass may be used in accordance with AS 1288. (iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.

ind weather strips at this BAL tevel (iv) Screens The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 6.5.2. Where annealed glass is used, both the fixed and openable portions of the window shall be screened externally with screens that conform with clause into a screen of the conformation with clause into a screen of the co

C8.5.3(c), screening of the openable portions of all windows is required in all BAL's to prevent the entry of embers to the building when the window is open. For Item (c)(v), screening of the openable and fixed portions of some windows is required to reduce the effects of radiant heat on some tpes of glass. If the screening is required to reduce the effects of radiant heat on glass, and has to be externally fixed. For Item (c)(v), if the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.

6.5.4 DOORS SIDE-HUNG EXTERNAL DOORS (including French Doors, Panel Fold and Bi-fold Doors)

Side-hung external doors, including French doors, panel fold and bi-fold

(a) Be completely protected by bushfire shutters that comply with Clause 3.7 and Clause 6.5.1.

) Be protected externally by screens that comply with Clause 3.6 and

OR
(c) conform with the following:
(i) Door panel material Materials shall be (A) non combustible; OR
(B) solid timber, laminated timber or reconstituted timber door, having a minimum thickness of 35mm for the first 400mm above the threshold; OR

threshold; OR

(C) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400mm above the threshold; OR

(D) for fully framed glazed door panels, the framing is made from metal or bushfire resisting timber (see Appendix F), or a timber species as specified in Paragraph E2, Appendix E or uPVC.

(ii) Door frame material Door frames material shall be:

(A) Bushfire-resisting timber (see Appendix F). OR

(B) a timber species as specified in Paragraph E2 of Appendix E;

OR

(C) Metal. OR
(D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(iii) Hardware There are no specific requirements for hardwarea at this BAL level.
(iv) Glazing Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 5mm in thickness.
(v) Seals and weather strips Weather strips, draft excluders or draft seals shall be installed.

seals shall be installed.

(vi) Screens There are no specific requirements for hardwarea at this

(vii) Doors shall be tight-fitting to the door frame and to an abutting door,

6.5.5 DOORS-SLIDING DOORS

(a) Be completely protected by bushfire shutters that comply with Clause 3.7 and Clause 6.5.1.

OR

(b) Be completely protected externally by screens that comply with Clause 3.6

and Clause 6.5.2. OR

OR
(c) conform with the following:
(i) Frame material The material for door frames, including fully framed glazed doors, shall be (A) Bushfire-resisting timber (see Appendix F). OR
(B) a timber species as specified in Paragraph E2 of Appendix E; OR

(C) Metal. OR (D) Metal-reinforced uPVC. The reinforcing members shall be made m aluminium, stainless steel, or corrosion-resistant steel.

(ii) Hardware There are no specific requirements for hardwarea at this BAL

level.

(iii) Glazing Where doors incorporare glazing, the glazing shall be toughened glass a minimum of 5mm in thickness,

(iv) Seals and weather strips There are no specific requirements for best water at this PAL leads.

hardwarea at this BAL level. (v) Screens There are no specific requirements for hardwarea at this BAL

(vi) Sliding panels Sliding panels shall be tight-fitting in the frames. 6.5.6 DOORS-VEHICLE ACCESS DOORS

(GARAGE DOORS)

The following apply to vehicle access doors:

(a) The lower portion of a vehicle access door that is within 400mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from
(i) non combustible material; OR

(ii) bushfire-resisting timber (see Appendix F); OR

(iii) fibre- cement sheet, a minimum of 6mm in thickness; OR

(iv) a timber species as specified in Paragraph E1, Appendix E; OR

E; OR (iv) a combination of any Items (i), (iii) or (iv) above. (b) All vehicle access doors doors shall be fitted with suitable weather strips, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection. NOTES:

NOTES:

1 Refer to AS/NZS 4505 for door types.
2 Gaps of door edges or building elements should be protected as per Section 3.
6.5.6(b) These guide tracks do not provide a direct passage for embers into the building.
(c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.
(d) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

6.6.1 ROOFS - GENERAL

The following apply to all types of roofs and roofing systems (a) Roof tiles, roof sheets and roof-covering accessories shall be

(b) The roof/wall junction shall be sealed, or otherwise protected in accordance with Clause 3.6.

accordance with Clause 3.6.
(c) Roof ventilation openings, such as gable and roof vents, shall
be fitted with ember guards made of non-combustible material or a
mesh or perforated sheet conforming with Clause 3.6 and made
of corrosion-resistant steel, bronze or aluminium.

(d) Only evaporative coolers manufactured in accordance with AS/NZS
60335.2.98 shall be used. Evaporative coolers with an internal damper to
prevent the entry of embers into the roof space need to be screened
externally.

6.6.2 TILED ROOFS

Tiled roofs shall be fully sarked. The sarking shall - (a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking; (b) cover the entire roof area including ridges and hips; and (c) extend into gutters and valleys.

6.6.3 SHEET ROOFS

Sheet roofs shall-(a) be fully sarked in accordance with Clause 6.6.2, except that foil-backed insulation blankets may be installed over the battens; and (b) have any gaps sealed at the fascia or wall line and at valleys,

(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is nade of corrosion-resistant steel, bronze or aluminium; or

(ii) mineral wool; or

(iii) other non-combustible material: or

(iii) a combination of any of Items (i), (ii) or (iii) above.

C6.6.3 - Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet

6.6.4 VERANDA, CARPORT AND AWNING ROOFS

The following apply to veranda, carport and awning roofs (a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the quirements for the main roof, as specified in Clauses 6.6.1,

(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] complying with Clause 6.4 shall have a Appenuix of compying with clause 0.4 shall have a non-combustible roof covering, except where the roof covering is a translucent or transparent material.

NOTE: There is no requirement to line the inderside of a veranda, carport or awning roof that is separated from the main roof space

6.6.5 ROOF PENETRATIONS

The following apply to roof penetrations:

(a) Roof penetrations, including roof lights, roof ventilators (a) two perceasants, including too rights, root reminators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors shall be sealed. The material used to seal the penetration shall be non-combustible.

(b) Openings in vented roof lights, roof ventilators or vent pipes

shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium This requirement does not apply to a room sealed gas appliance

NOTE: A gas appliance designed such that air for combustion dose not enter from, or combustion products enter into, the room

In the case of gas appliance flues, ember guards shall not be

fitted.

NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.

(c) All overhead glazing shall be Grade A safety glass complying with AS 1288.

(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm in thickness shall be used in the outer pane of the IGU. (e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an underflashing of a material having a flammability index not exceeding five. (f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

(g) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

6.6.6 EAVES LININGS, FASCIAS AND GABLES

The following apply to eaves linings, fascias and gables:
(a) Gables shall comply with Clause 6.4.
(b) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 6.6.5.

(c) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium Joints in eaves linings, fascias and gables may be sealed with

plastic joining strips or timber storm moulds. This standard does not provide construction requirements for fascias bargeboards and eaves linings.

6.6.7 GUTTERS AND DOWNPIPES

This Standard does not provide material requirements for (a) gutters, with the exception of box gutters: and

If installed, gutter and valley leaf guards shall be non-combustible. Box gutters shall be non-combustible and flashed at the junction with the roof with noncombustible material.

6.7.1 VERANDAS, DECKS, STEPS AND LANDINGS - GENERAL

Decking may be spaced.

There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

C6.7.7 - Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0 - 5 mm during service.

It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacings of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.

6.7.2 ENCLOSED SUBFLOOR SPACES OF VERANDAS. DECKS, STEPS, RAMPS AND LANDINGS

6.7.2.1 Materials to enclose a subfloor space

This standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400mm from the ground. Where the materials used to enclose a subfloor space are less than 400mm from the ground, they shall conform with Clause 6.4.

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

This Standard does not provide construction requirements for the

6.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings This standard does not provide construction requirements for decking, stair treds and the trafficable surfaces and landings that are more than 300mm from a glazed element.

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300mm (measured horizontally at deck level) from glazed elements that are less than 400mm (measured vertically) from the surface of the deck (see Figure DZ, Appendix D) shall be made from
(a) of non-combustible material; or

(b) of bushfire-resisting timber (see Appendix F): (c) a timber species as specified in Paragraph E1, Appendix E; or

6.7.3 UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

(e) a combination of Items (a), (b), (c) or (d).

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).

6.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings This Standard does not provide construction requirements for deshing, stair teds and the trafficable surfaces of ramps and landings that are more than 300mm from a glazed element.

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300mm (measured horizontally at deck level) from glazed elements that are less than 400mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from
(a) non-combustible material; or

(b) of bushfire-resisting timber (see Appendix F); (c) a timber species as specified in Paragraph E1, Appendix E; or (d) a combination of any of Items (a), (b), or (c).

6.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS This Standard does not provide construction requirements for balustrades

5.7.5 VERANDA POSTS

(a) Shall be timber mounted on galvanised mounted shoes or stirrups with a clearance of no less than 75mm above adjacent ground level; or (b) if less than 400mm (measured vertically) from the surface of the deck or ground (see

Fig D2, Appendix D) shall be made from

(ii) non-combustible material;or
(iii) bushfire-resisting timber (see Appendix F); or
(iii) a timbers species as specified in Paragraph E1, Appendix E; or
(iv) a combination of any of items (a) or (b).

6.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water and gas supply pipes shall be metal

External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas regulations or 0.9mm whichever is the greater. The metal pipe shall extend a minimum of 400mm within the building and 100mm below ground.

NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1



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(1 MAY 2023) WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER SIGNATURE: DATE:

SUBJECT TO NCC 2022

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BAL-19 BUSHFIRE REQUIREMENTS

SEE SHEET 1 (COVER SHEET) FOR DETAILS

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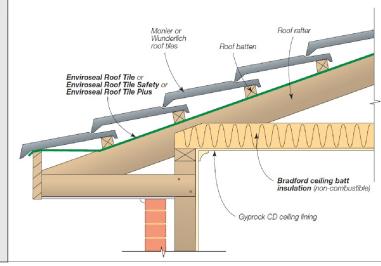
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Figure 5.1. Tiled Roofs

- Install EnviroSeal roof tile sarking on top of the roof framing and below the roof battens.
- For further fixing details contact CSR technical support.



Application	Product
Sarking	EnviroSeal [™] Resiwrap
Foil faced insulation blanket	Bradford Anticon™
Gap seal	Bradford Fireseal BAL 12.5 - 40 Blanket

Figure 5.2.1. Fascia Detail - Metal Roof (BAL12.5-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- · Immediately above the fascia install BAL12.5 - 40 Blanket extending up the roof and over the first batten. Compress with the roof sheeting.
- For further fixing details contact CSR technical support.

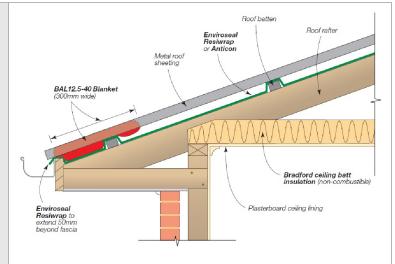


Figure 5.2.2. Valley Detail - Steel Roof (BAL-12.5 - BAL-40)

 Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.

BAL12.5 - 40 Blanket to be laid over the top of the sarking extending into the outer edge of the valley gutter. Compress with roof sheeting.

 For further fixing details contact CSR technical support.

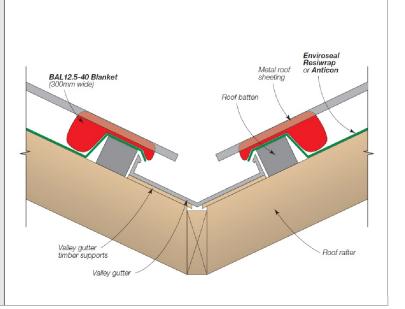


Figure 5.2.3. Barge **Detail - Steel Roof** (BAL-12.5 - BAL-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- At barge install BAL12.5 - 40 Blanket and compress with roof sheeting.
- For further fixing details contact CSR technical support.

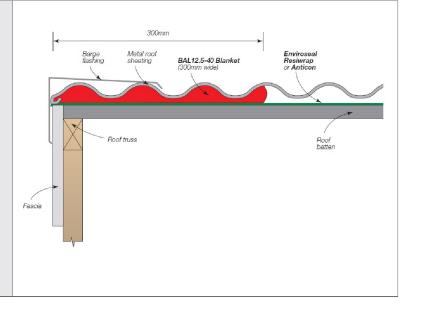
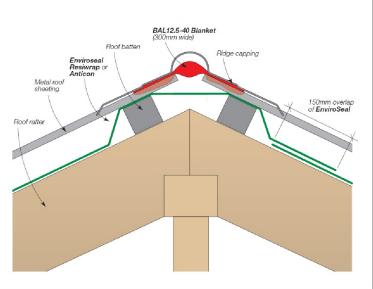


Figure 5.2.4. Hip/Ridge Detail - Steel Roof (BAL-12.5 - BAL-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- At the ridge/hip lay BAL12.5 - 40 Blanket over the gap between the roof sheets and compress with the ridge capping to the roof profile.
- For further fixing details contact CSR technical support.



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

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BAL12.5-40 Blanket (300mm wide)
Roof batten
Enviroseal Ridge capping
Resiwrap or Anticon
Metal roof sheeting
150mm overlap of EnviroSeal
Roof rafter
*

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(1 MAY 2023)

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