

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	DA 103 / 2025
ADDRESS:	845 Saltwater River Road, Saltwater River (CT 164900/1)
DESCRIPTION:	Residential – Construction of a Dwelling

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **25 February 2026**.

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **25 February 2026**. Late representations will not be considered.



Blake Repine

General Manager

Date: 12 February 2026

DA 103 / 2025, 845 Saltwater River Road, Saltwater River (CT 164900/1) – The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at www.tasman.tas.gov.au until the date representations close 25 February 2026. The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representatives, referral authorities and any other persons/bodies interested in the proposal. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

* Indicates mandatory field

APPLICANT DETAILS*

FULL NAME	Wilson Homes Tasmania Pty Ltd		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

<input checked="" type="checkbox"/> New Dwelling	<input type="checkbox"/> Extension/ Addition
<input type="checkbox"/> New Shed/ Outbuilding	<input type="checkbox"/> Demolition
<input type="checkbox"/> Subdivision/ Boundary Adjustment	<input type="checkbox"/> Visitor Accommodation
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Other (please specify – right)
<input type="checkbox"/> Commercial/ Industrial Building	

Are any of the components in this application seeking retrospective approval?* E.g. Use and/or development that has commenced without a planning permit. (If yes, please specify the relevant components)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

PRESENT USE OF LAND/ BUILDING(S)*
Vacant Land

LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	845 SALTWATER RIVER RD, SALTWATER RIVER TAS 7186		
CERTIFICATE OF TITLE: FOLIO NUMBER	164900	LOT NUMBER	1

FLOOR AREA*	
Existing floor area (square metres): 0	Proposed floor area (square metres): 143.37 m ²
CAR PARKING*	
Number existing 0	Number proposed 2

SITE CONTAMINATION*	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VEGETATION REMOVAL*	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VALUE*	
Value of work (inc. GST)	\$ 418,260

Please complete both declarations if you are making the application but not the owner

DECLARATION BY APPLICANT*

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
SIGNATURE OF APPLICANT	<i>Lutzia Brown</i>
NAME OF APPLICANT (PLEASE PRINT)	Lutzia Brown
DATE	31.10.25

DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> .	
SIGNATURE OF APPLICANT	<i>Lutzia Brown</i>
NAME OF APPLICANT (PLEASE PRINT)	Lutzia Brown
DATE	31.10.25
NAME/S OF OWNER/S NOTIFIED	
DATE	31.10.25

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the <i>Land Use Planning and Approvals Act 1993</i>).	
DECLARATION	I, _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application.
SIGNATURE OF MINISTER/ GENERAL MANAGER	
DATE	

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
PLANT/ MACHINERY			
Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?		Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.	
If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?		Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
GOODS DELIVERIES			
Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

PLANNING PERMIT – APPLICATION CHECKLIST – MANDATORY

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application.

If you are unclear on any aspect of your application, please phone **(03) 6250 9200** to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

Please note that the following information is required by Clause 6.1 of the State Planning Provisions. An application will not be considered to be a valid application and will not be processed without the required information as detailed below.

Please complete the below checklist

Completed Application Form - Required

All sections and filled out correctly and owner details match those listed on the title documents
Application form includes a detailed cost estimate of the proposal

Written Submission - Required

Description of the proposed development
Justification addressing the Performance Criteria (if applicable)

Title Documents - Required

Current copy of the Certificate of Title (Folio Plan and Text Page)
Copies of any restrictive covenants, easements, or other relevant documents.

Site Plan - Required

Drawn to scale
Shows the location of the proposed development including setback distances from boundaries
Includes existing structures, property boundaries, access points, driveways, parking areas, rainwater tanks and any natural features (vegetation and waterways)

Floor Plan and Elevations - Required

Detailed floor plans of the proposed development
Elevations showing the height and external appearance

Stormwater and Servicing Plan - Required

Details on how stormwater will be managed on-site
Information about connections to utilities (water, sewer, electricity)
Elevations showing the height and external appearance of all water tanks

Landscaping Plan - if applicable

Details of existing vegetation to be retained or removed

Supporting Reports and Assessments - if applicable

Bushfire Hazard Management Plan and Report
Traffic Impact Assessment
Natural Values Assessment
Onsite Wastewater Assessment

Dated: 31.10.25

Signed: *Lutzia Brown*

Please note the following:

Application fees will be invoiced upon initial assessment, this is within 4 business days of submission.
If this application results in building works occurring on the property, applicant and/or owner information including name and contact details will be provided to the Office of the Valuer General for the purpose of undertaking a valuation inspection of the property / building works.

POTENTIALLY CONTAMINATING ACTIVITIES	
Agricultural Fertiliser Manufacture	Metal Founders
Asbestos Production and Manufacture	Metal Sprayers
Battery Manufacture and Recycling	Metal Treatments and Picklers
Chemical Manufacture or Formation	Mining and Extractive Industries
Defence Establishments and Training Areas	Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.)
Drum Reconditioning Wastes	Petroleum and Petrochemical Industries
Dry Cleaning Establishments	Pharmaceutical Manufacture or Formation
Electroplating	Printers
Explosives Production and Storage	Railway Yards
Fuel Depots and Storage Areas	Sanitary and Refining
Galvanisers	Scrap Yards
Gas Works	Service Stations
Gun, Pistol and Rifle Clubs	Smelting and Refining
Hazardous Waste Landfills	Tannery or Fellmongery or Hide Curing Works
Industrial Cleaners	Wood Treatment and Preservation Sites
Lime Burners	

SEARCH OF TORRENS TITLE

VOLUME 164900	FOLIO 1
EDITION 2	DATE OF ISSUE 30-Sep-2022

SEARCH DATE : 31-Oct-2025

SEARCH TIME : 01.51 PM

DESCRIPTION OF LAND

Parish of TOGANEE Land District of PEMBROKE
 Lot 1 on Sealed Plan 164900
 Derivation : Part of Lot 6984, 94 Acres Gtd. to J. Burden
 Prior CT 161338/1

SCHEDULE 1

M964825 TRANSFER to _____ and _____
 Registered 30-Sep-2022 at 12.01 PM

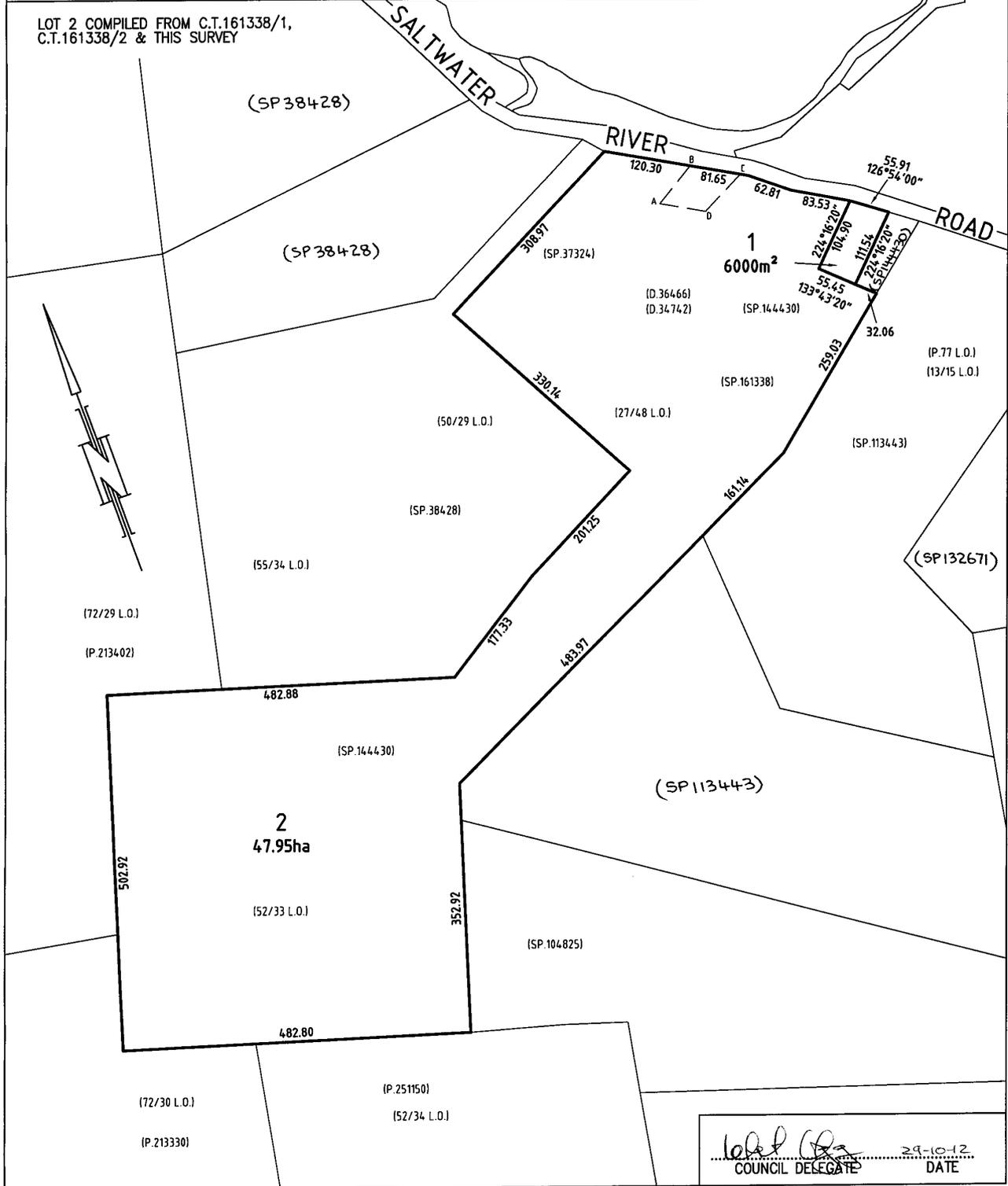
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP164900 FENCING PROVISION in Schedule of Easements
 SP144430 & SP161338 FENCING PROVISION in Schedule of Easements
 SP 37324, SP104825 & SP113443 FENCING COVENANT in Schedule of
 Easements
 SP113443 SEPTIC TANK NOTIFICATION

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER Ronald Kevin Richardson & Jane Nanson Richardson</p> <p>FOLIO REFERENCE C.T.161338/1 & 2</p> <p>GRANTEE Part of Lot 32859, 189A-3R-0P Gtd. to S.E. Bresnehan, Whole of Lot 25944, 60 Acres Gtd. to T.H. Garnett, Part of Lot 13207, 38A-3R-25P Gtd. to M. Burden and Part of Lot 6984, 94 Acres Gtd. to J. Burden</p>	<p>PLAN OF SURVEY BY SURVEYOR DAVID BRUCE MILLER BROOKS, LARK & CARRICK SURVEYORS UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK PH 6244-6256 FAX 6244-6221 MOB. 0400-114-824</p> <p>LOCATION PARISH OF TOGANEE LAND DISTRICT OF PEMBROKE SCALE 1:5000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP164900</p> <p>APPROVED EFFECTIVE FROM - 7 NOV 2012 <i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 126 (5423)</p>	<p>LAST UPI No. 3219119</p>	<p>LAST PLAN No. SP.161338</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>



David Bruce Miller
COUNCIL DELEGATE
DATE 29-10-12

<p style="text-align: center;">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p style="font-size: 2em; font-weight: bold;">SP 164900</p>
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PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown 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 easements shown on the plan is indicated by arrows.

There are no other easements or profits to benefit or burden the lots on the plan.

Covenants

The owner of the portion of lot 2 which formerly comprised part of lot 2 on SP144430 and part of lot 2 on SP37324 is affected by the covenant created and fully set forth in SP37324 relating to the land marked A B C D on the plan to observe the following stipulation namely - not to erect any building on that portion of lot 2 marked A B C D on the plan.

Fencing Provision

In respect of each lot on the plan, the subdividers Ronald Kevin Richardson and Jane Nanson Richardson shall not be required to fence.

Signed by the said Ronald Kevin Richardson and Jane Nanson Richardson being the registered proprietors of folios of the register Volume 161338 Folios 1 and 2

R Richardson

 Ronald Kevin Richardson

J Richardson

 Jane Nanson Richardson

in the presence of

Witness Signature: *R Asquith*

 Witness Full Name: RICHARD CHARLES ASQUITH
 Witness Occupation: RETIRED CO. DIRECTOR
 Witness Address: 656 SALTWATER RIVER RD
 SALTWATER RIVER
 TASMANIA 7186

Witness Signature: *R Asquith*

 Witness Full Name: RICHARD CHARLES ASQUITH
 Witness Occupation: RETIRED CO. DIRECTOR
 Witness Address: 656 SALTWATER RIVER RD
 SALTWATER RIVER
 TASMANIA 7186

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: R K & J N Richardson FOLIO REF: 161338/1&2 SOLICITOR Faulds & Associates & REFERENCE: AKD/120553	PLAN SEALED BY: Tasman Council DATE: 29-10-20 SA2010/00004 REF NO. <i>[Signature]</i> Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SITE PLAN 1:500
4	SOIL & WATER MANAGEMENT PLAN
5	SOIL & WATER MANAGEMENT PLAN 1:500
6	GROUND FLOOR PLAN
7	ELEVATIONS / SECTION
8	ELEVATIONS
9	WINDOW & DOOR SCHEDULES
10	CALCULATIONS
11	DETAILS (FACE BRICKWORK)
12	ROOF DRAINAGE PLAN
13	FLOOR COVERINGS
14	KITCHEN DETAILS
15	PANTRY DETAILS
16	BATHROOM DETAILS
17	WC DETAILS
18	ENSUITE DETAILS
19	LAUNDRY DETAILS
20	3D VIEWS
21	GENERAL NOTES
22	WET AREA & ENERGY EFFICIENCY NOTES
23	BUILDING ACT BUSHFIRE HAZARD AREAS
24	BAL 12.5 NOTES
25	BAL 12.5 - BAL 40 ROOF DETAILS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
LIVING	140.60
PORCH	2.77
TOTAL	143.37 m²

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

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

AS & NCC COMPLIANCE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.

- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
- BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
- ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
- INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
- TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
- GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
- SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
- INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
- EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
- WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
- CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
- BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
- SERVICES IN ACCORDANCE WITH NCC 2022.
- EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
- EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
- EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

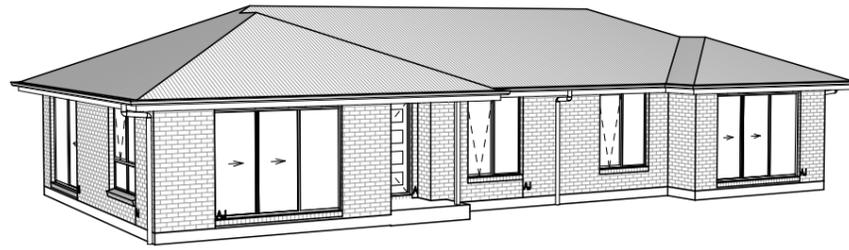
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T3
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	175m
WITHIN 50km BREAKING SURF	9.00km
ZONING	RURAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 5,000mm	27,217mm
SIDE A	MIN. 5,000mm	16,784mm
SIDE B	MIN. 5,000mm	19,600mm
REAR	MIN. 5,000mm	64,099mm
BULK & SCALE		
SITE AREA	6,000m ²	
SITE COVERAGE	N/A	2.39%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	372mm
FILL DEPTH	MAX. 1,000mm	397mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



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

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2445mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	DARK
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	MIN. 50mm 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: WC
ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

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

BUSHFIRE REQUIREMENTS - BAL-12.5

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

ROOF:

- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
- PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
- PROVIDE BAL-12.5 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.

WALLS, POSTS AND BEAMS:

- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
- 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.

WINDOWS AND DOORS:

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

OTHER:

- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
6	PRELIMINARY PLAN SET - SMALL CORRECTIONS		2026.01.28	TRV	-
5	PRELIMINARY PLAN SET - COLOUR UPDATE		2025.11.28	NVO	-
4	PRELIMINARY PLAN SET - UPDATE: REMOVED LINEN, ADDED PANTRY'S CSD, AMENDED D05	6,7,8,18	2025.11.17	HMI	-
3	PRELIMINARY PLAN SET - INITIAL ISSUE		2025.10.10	NVO	-

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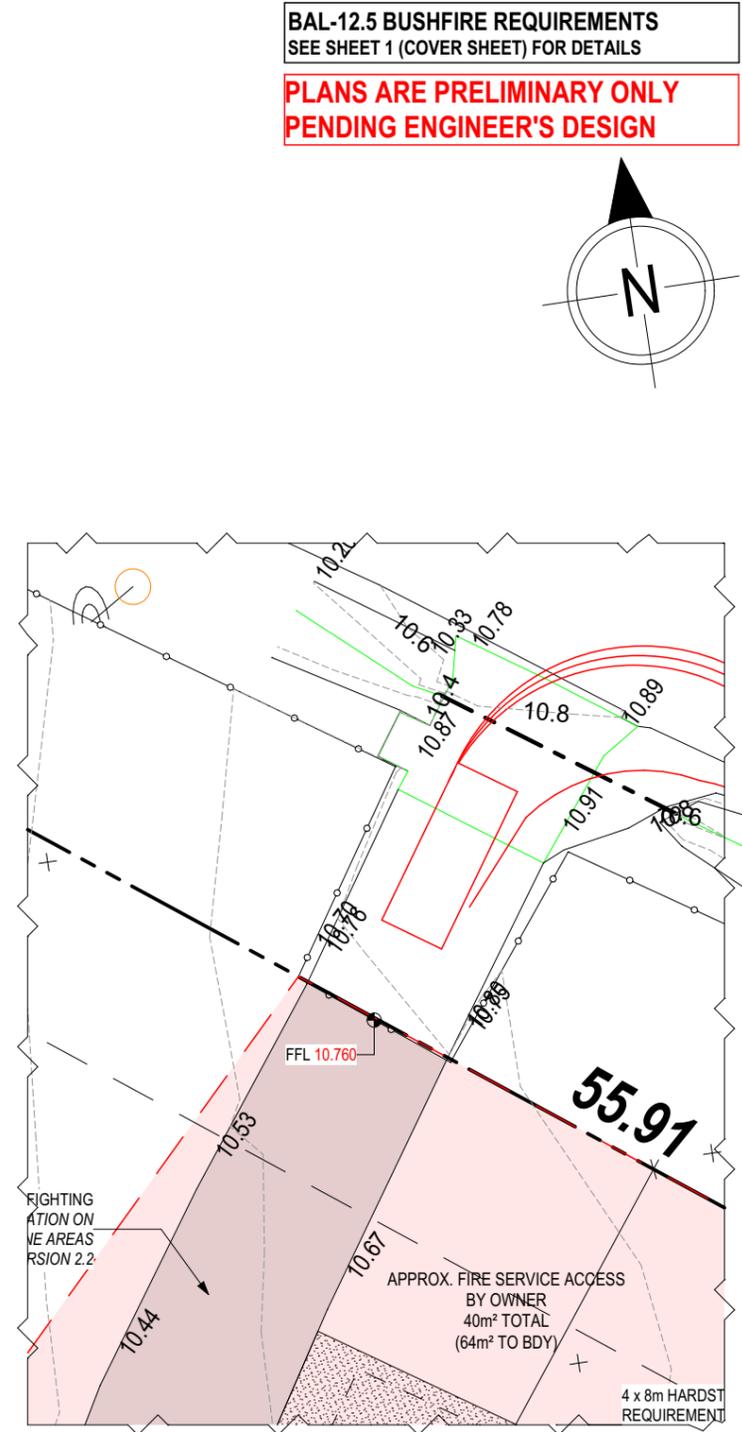
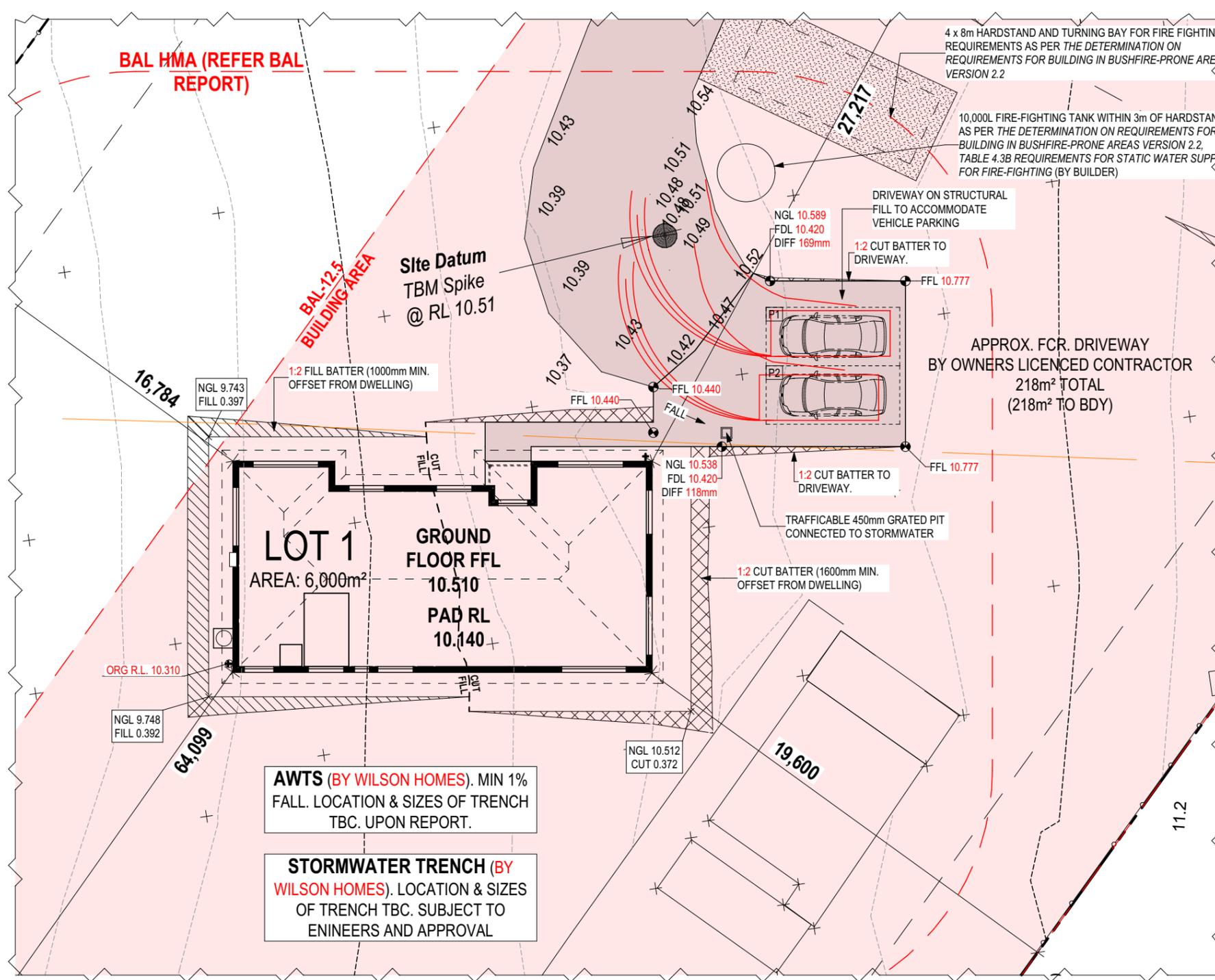
SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	2 DRAFT SALE PLAN - CT1 UPDATE	HMI 19/09/2025		HILLWOOD 15	H-WDCHWD10SA		
	COPYRIGHT: © 2026	3 PRELIM PLANS - INITIAL ISSUE	NVO 10/10/2025	ADDRESS: 845 SALTWATER RIVER RD, SALTWATER RIVER TAS 7186	FACADE DESIGN: CLASSIC		FACADE CODE: F-WDCHWD10CLASA
		4 PRELIM PLAN - UPDATE	HMI 18/11/2025	LOT / SECTION / CT: 1 / - / 164900	SHEET TITLE: COVER SHEET		SHEET No.: 1 / 25
		5 PRELIM PLANS - COLOUR UPDATE	NVO 28/11/2025	COUNCIL: TASMAN	SCALES:		
		6 PRELIM PLANS - SMALL CORRECTIONS	TRV 28/01/2026				

714459

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

APPROX. CUT/FILL		
CUT	23.72m³	53.37t
FILL	24.20m³	54.45t
DIFFERENCE	0.48m³	1.08t
EVEN CUT & FILL		

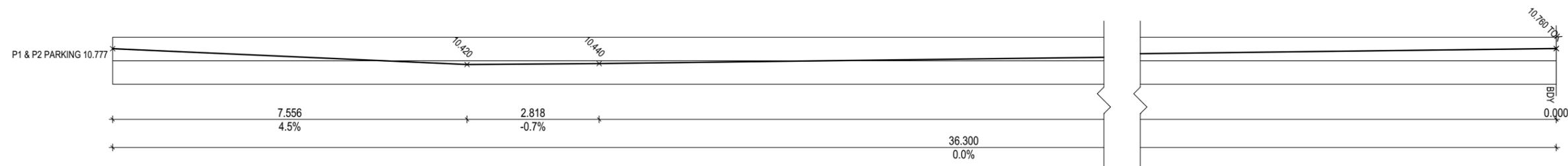
LOT SIZE: **6000m²**
 HOUSE (COVERED AREA): **143.37m²**
 SITE COVERAGE: **2.39%**



BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS
PLANS ARE PRELIMINARY ONLY
PENDING ENGINEER'S DESIGN

AWTS (BY WILSON HOMES). MIN 1% FALL. LOCATION & SIZES OF TRENCH TBC. UPON REPORT.

STORMWATER TRENCH (BY WILSON HOMES). LOCATION & SIZES OF TRENCH TBC. SUBJECT TO ENGINEERS AND APPROVAL



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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COPYRIGHT:	3 PRELIM PLANS - INITIAL ISSUE	NVO 10/10/2025		CLASSIC	F-WDCHWD10CLASA	
© 2026	4 PRELIM PLAN - UPDATE	HMI 18/11/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	5 PRELIM PLANS - COLOUR UPDATE	NVO 28/11/2025	1 / - / 164900	SITE PLAN	2 / 25	
	6 PRELIM PLANS - SMALL CORRECTIONS	TRV 28/01/2026	COUNCIL:	TASMAN	1:200	
						714459

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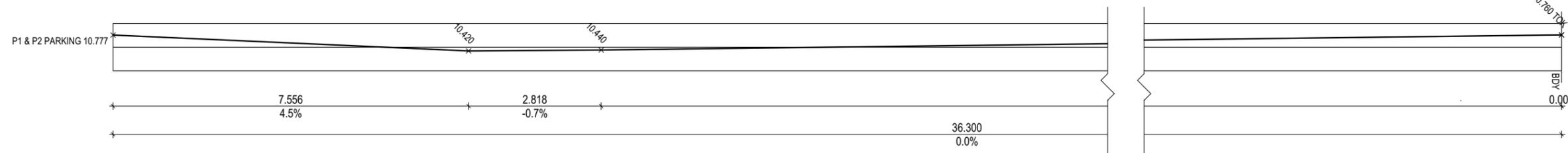
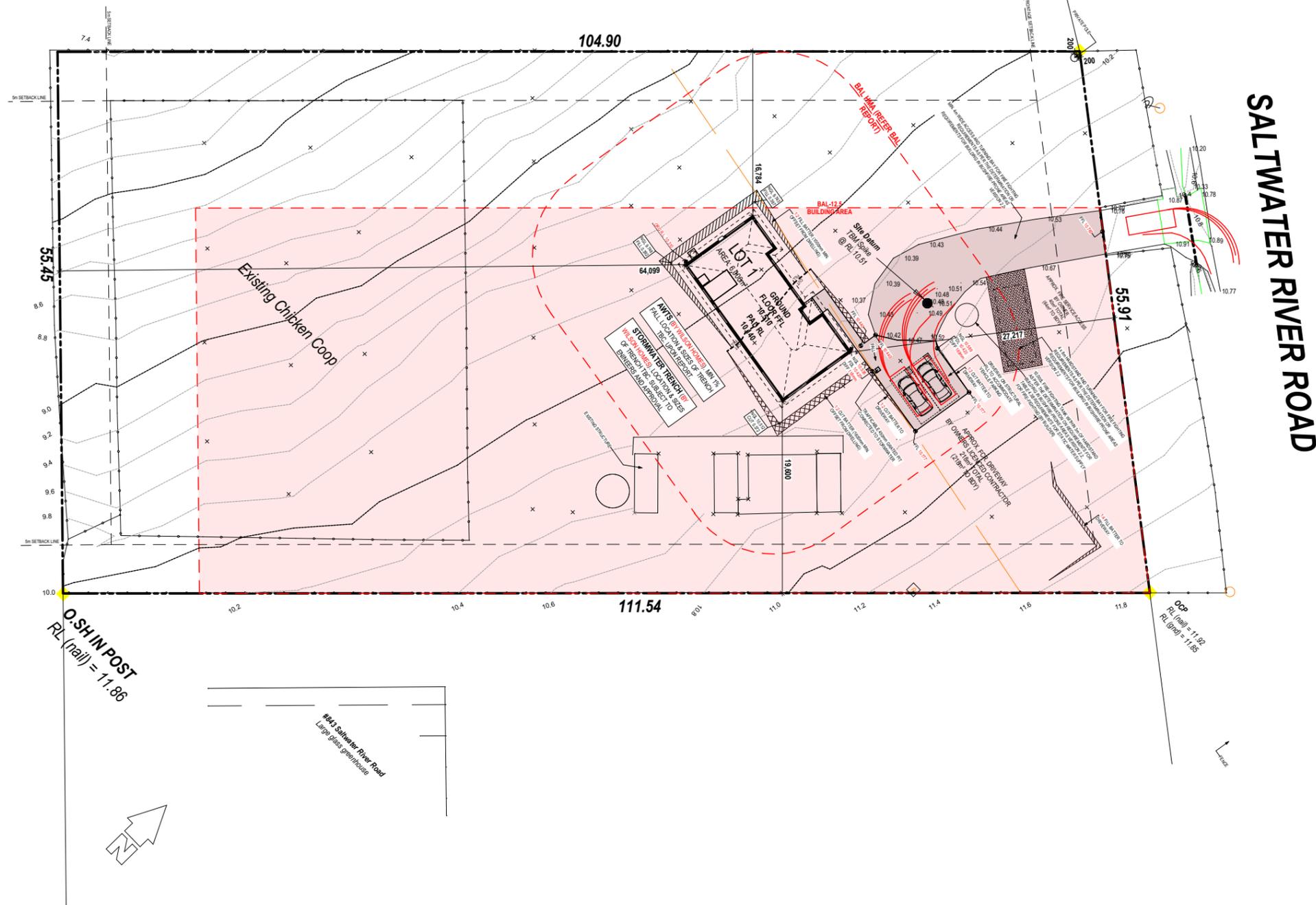
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 SEE SHEET 1 (COVER SHEET) FOR DETAILS

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PENDING ENGINEER'S DESIGN



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(1 MAY 2023)
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	3 PRELIM PLANS - INITIAL ISSUE	NVO 10/10/2025	LOT / SECTION / CT: 1 / - / 164900	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCHWD10CLASA	
	4 PRELIM PLAN - UPDATE	HMI 18/11/2025		SHEET TITLE: SITE PLAN 1:500	SHEET No.: 3 / 25	
	5 PRELIM PLANS - COLOUR UPDATE	NVO 28/11/2025		COUNCIL: TASMAN	SCALES: 1:500	
	6 PRELIM PLANS - SMALL CORRECTIONS	TRV 28/01/2026				

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 Template Version: 24.041

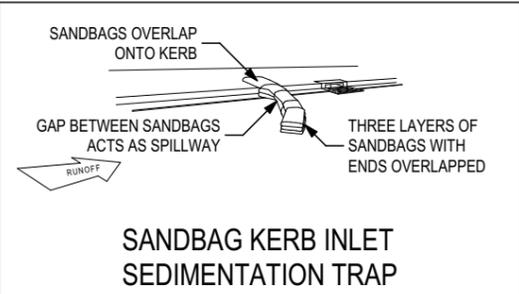
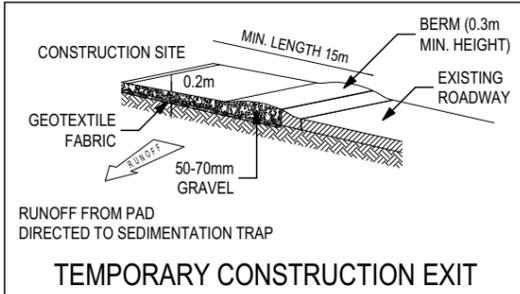
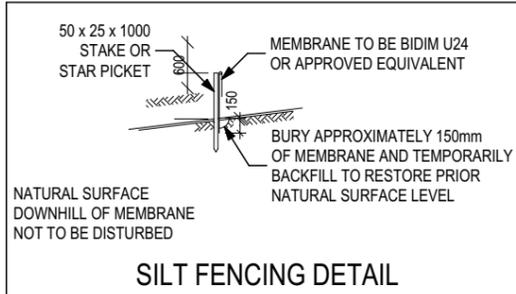
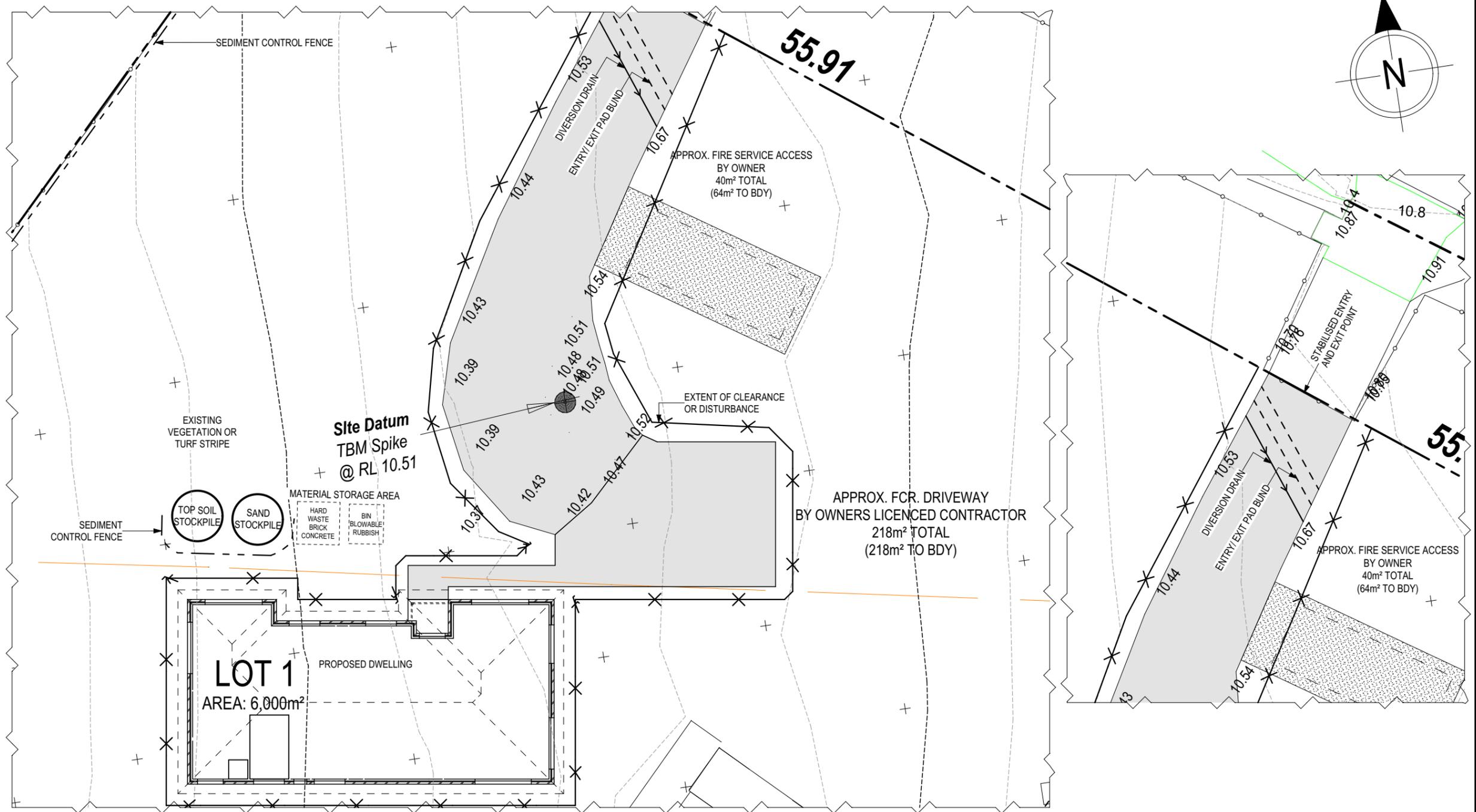
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

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

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



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

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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SPECIFICATION:	REVISION	DRAWN	CLIENT:
DISCOVERY	2 DRAFT SALE PLAN - CT1 UPDATE	HMI 19/09/2025	845 SALTWATER RIVER RD, SALTWATER RIVER TAS 7186
COPYRIGHT: © 2026	3 PRELIM PLANS - INITIAL ISSUE	NVO 10/10/2025	
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	6 PRELIM PLANS - SMALL CORRECTIONS	TRV 28/01/2026	

HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
HILLWOOD 15	H-WDCHWD10SA	714459
FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCHWD10CLASA	
SHEET TITLE: SOIL & WATER MANAGEMENT PLAN	SHEET No.: 4 / 25	
	SCALES: 1:200	

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

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

MAIN DWELLING, GROUND FLOOR	
LIVING	140.60
PORCH	2.77
	143.37 m²

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

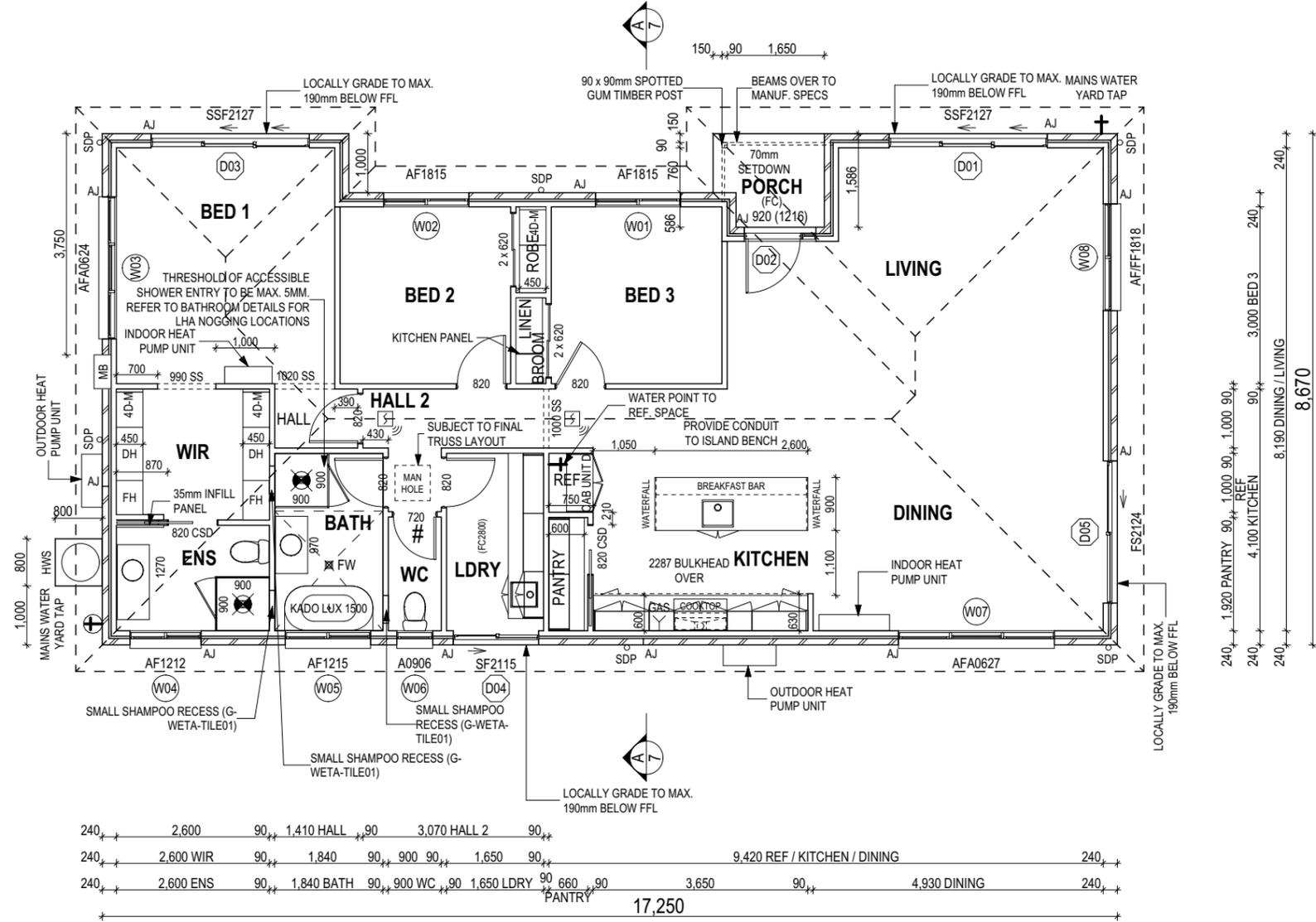
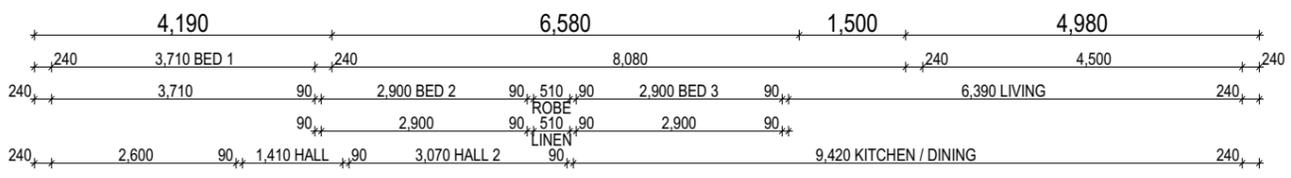
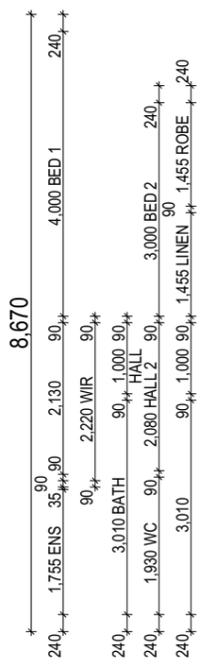
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND

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

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ALL DIMENSIONS ARE FRAME DIMENSIONS

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

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

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

PLAN ACCEPTANCE BY OWNER

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	5 PRELIM PLANS - COLOUR UPDATE	NVO 28/11/2025	6 PRELIM PLANS - SMALL CORRECTIONS	TRV 28/01/2026	LOT / SECTION / CT: 1 / - / 164900		SHEET No.: 6 / 25
			COUNCIL: TASMAN	HOUSE DESIGN: HILLWOOD 15	FACADE CODE: F-WDCHWD10CLASA		SCALES: 1:100
				SHEET TITLE: GROUND FLOOR PLAN			
						714459	

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- GENERAL BUILDING INFORMATION

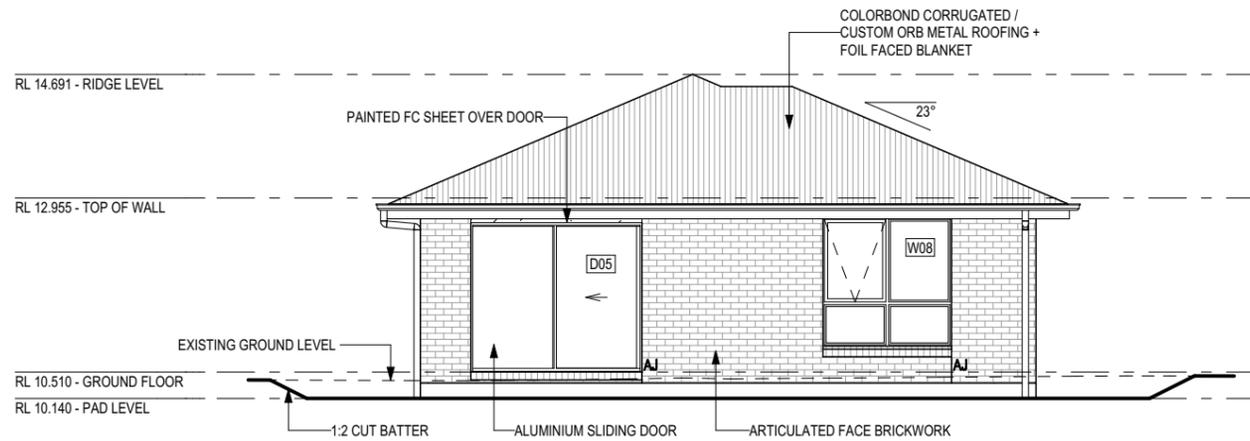
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SH = SNAP HEADER SILL

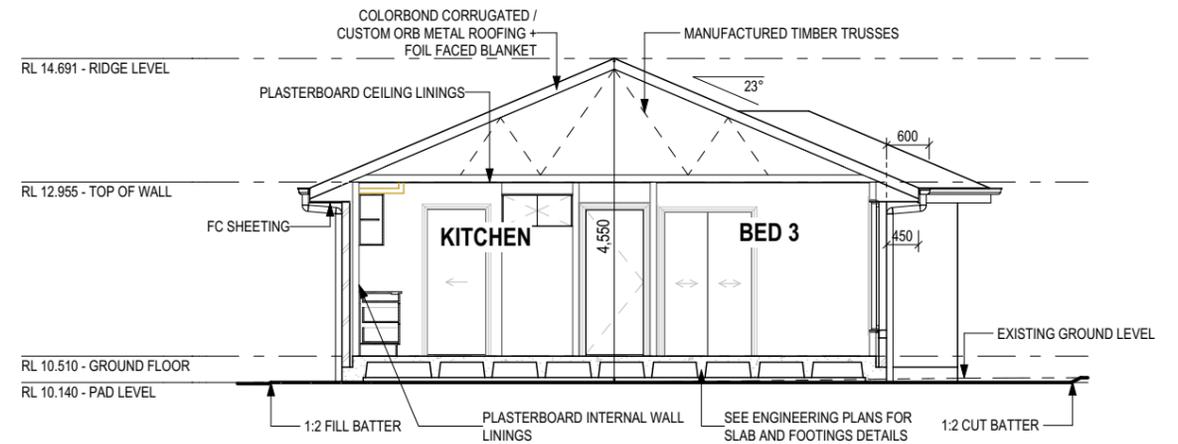
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

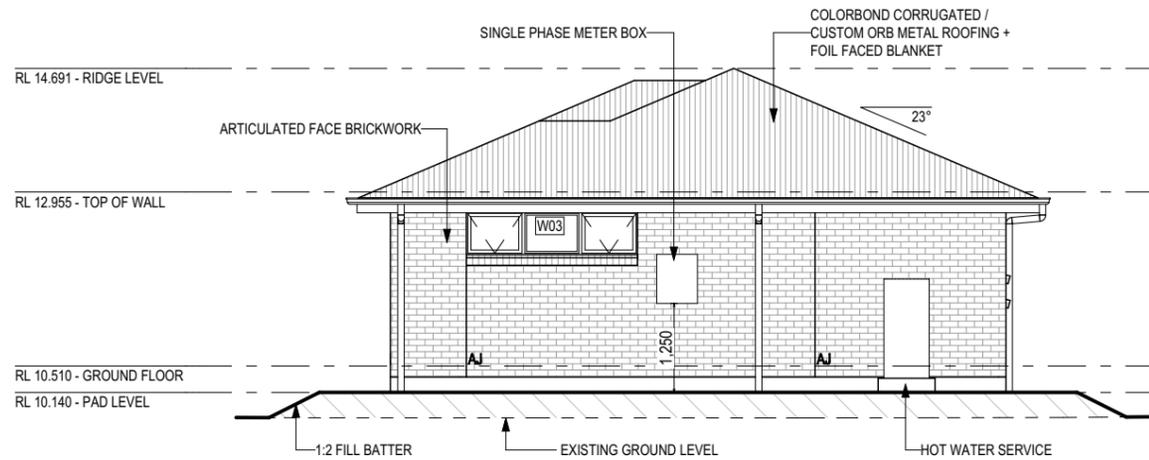
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BRICK COURSING W-BRIC-001



EAST ELEVATION
SCALE: 1:100



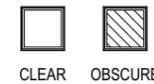
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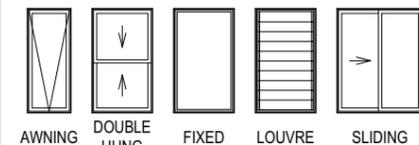
WEST ELEVATION
SCALE: 1:100

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

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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	4	PRELIM PLAN - UPDATE	HMI	18/11/2025	845 SALTWATER RIVER RD, SALTWATER RIVER TAS 7186	CLASSIC	F-WDCHWD10CLASA	
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				COUNCIL:	TASMAN	SCALES:	1:100	

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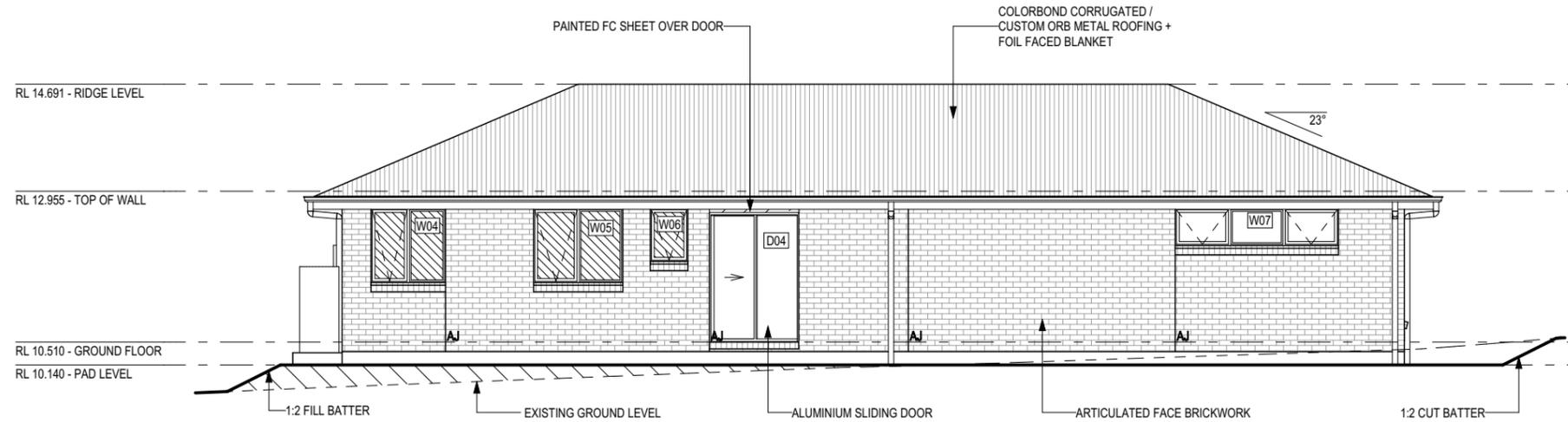
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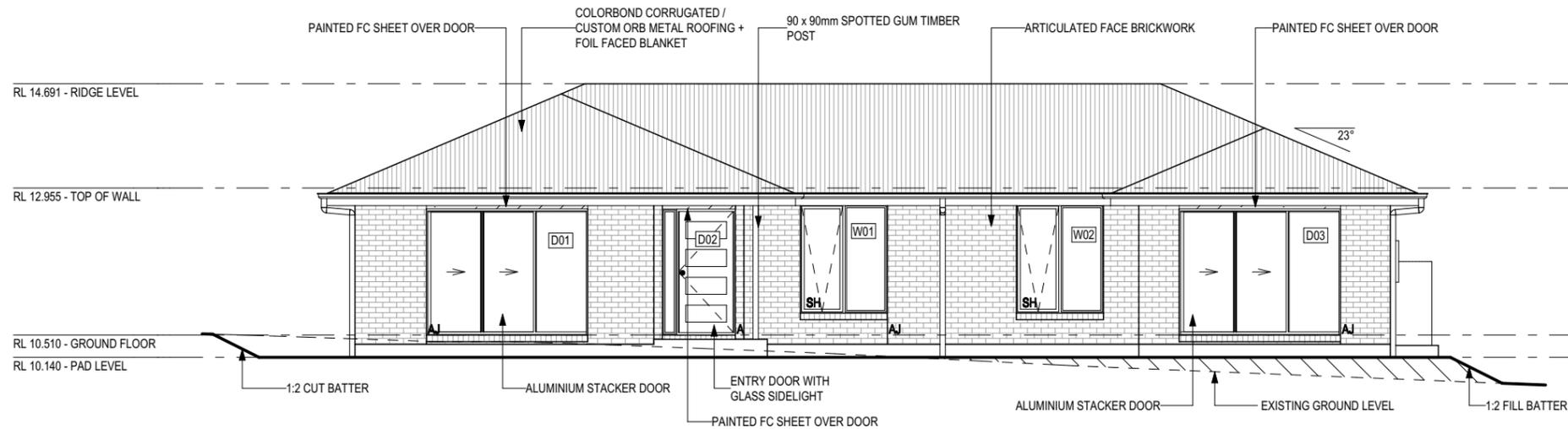
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

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



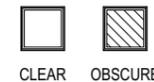
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NORTH ELEVATION
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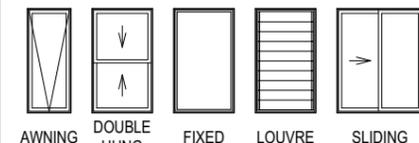
SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

GLASS TYPE LEGEND



CLEAR OBSCURE

WINDOW TYPE LEGEND



AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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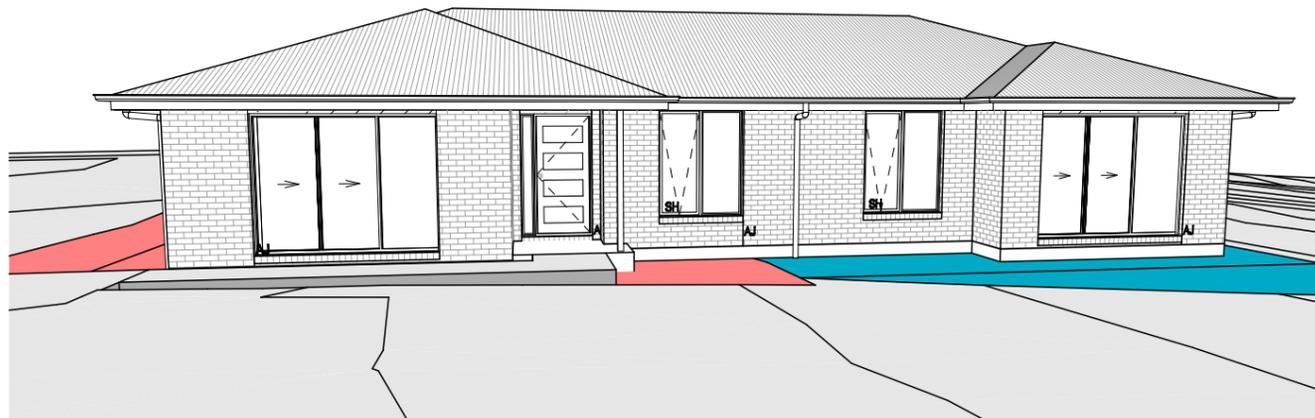
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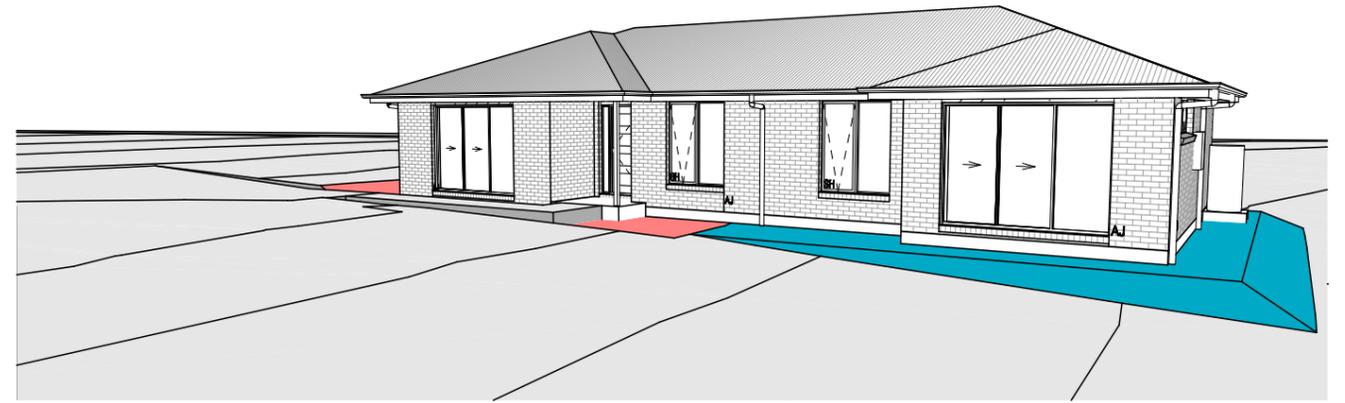


SPECIFICATION: DISCOVERY COPYRIGHT: © 2026	REVISION 2 DRAFT SALE PLAN - CT1 UPDATE DRAWN HMI 19/09/2025 CLIENT: ADDRESS: 845 SALTWATER RIVER RD, SALTWATER RIVER TAS 7186	HOUSE DESIGN: HILLWOOD 15 FACADE DESIGN: CLASSIC	HOUSE CODE: H-WDCHWD10SA FACADE CODE: F-WDCHWD10CLASA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714459	
	3 PRELIM PLANS - INITIAL ISSUE NVO 10/10/2025	LOT / SECTION / CT: 1 / - / 164900 COUNCIL: TASMAN	SHEET TITLE: ELEVATIONS		SHEET No.: 8 / 25 SCALES: 1:100
	4 PRELIM PLAN - UPDATE HMI 18/11/2025				
	5 PRELIM PLANS - COLOUR UPDATE NVO 28/11/2025				
	6 PRELIM PLANS - SMALL CORRECTIONS TRV 28/01/2026				

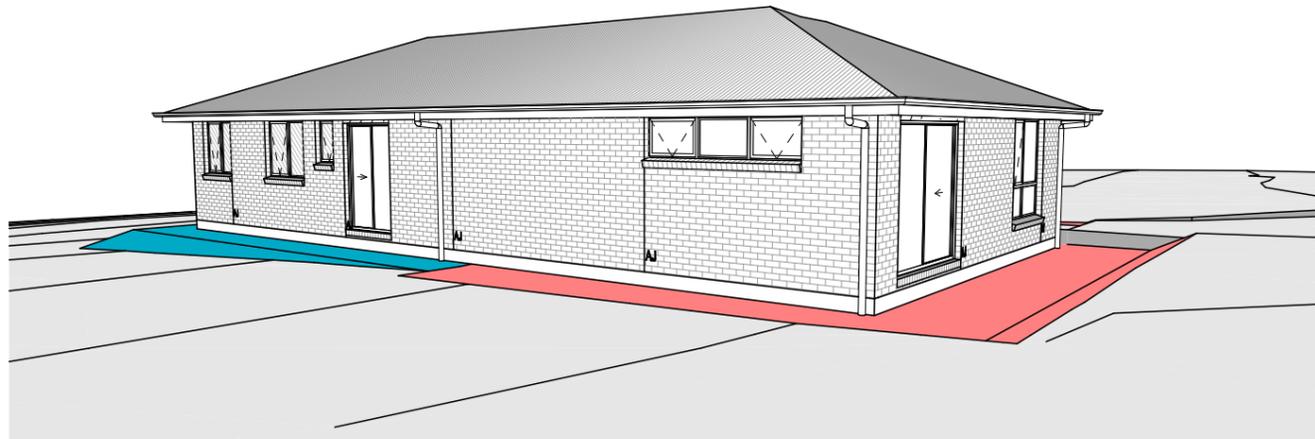
File Location: D:\Truong\VOUBSS\SMALL CORRECTIONS\714459 - McPherson - Correction\MITek Issued\714459 McPherson - AC24 - 2026.11.27.pln
Last Published: Wednesday, January 28, 2026 8:11 AM
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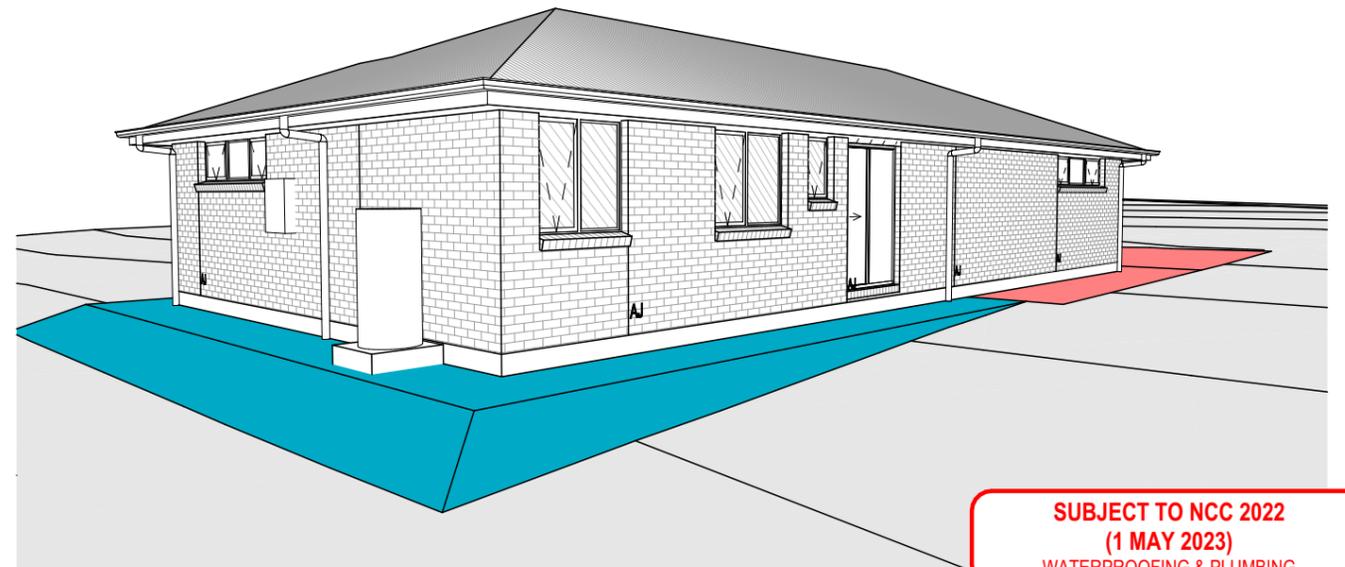
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

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

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SPECIFICATION: DISCOVERY COPYRIGHT: © 2026	REVISION 2 DRAFT SALE PLAN - CT1 UPDATE	DRAWN HMI 19/09/2025	CLIENT: ADDRESS: 845 SALTWATER RIVER RD, SALTWATER RIVER TAS 7186	HOUSE DESIGN: HILLWOOD 15	HOUSE CODE: H-WDCHWD10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714459
	3 PRELIM PLANS - INITIAL ISSUE	NVO 10/10/2025	LOT / SECTION / CT: 1 / - / 164900	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCHWD10CLASA	
	4 PRELIM PLAN - UPDATE	HMI 18/11/2025		SHEET TITLE: 3D VIEWS	SCALES: 20 / 25	
	5 PRELIM PLANS - COLOUR UPDATE	NVO 28/11/2025	COUNCIL: TASMAN			
	6 PRELIM PLANS - SMALL CORRECTIONS	TRV 28/01/2026				

Last Published: Wednesday, January 28, 2026 8:12 AM
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Template Version: 24.041

LEGEND

- EXISTING LOT BOUNDARIES
- NEW LOT BOUNDARY
- - - 0.2 - - - EXISTING CONTOURS (@0.2m INTERVALS)
- - - SS - - - EXISTING SEWER PIPE
- - - W - - - EXISTING WATER PIPE
- - - EXISTING FENCE
- EMBANKMENT TOP
- - - EMBANKMENT BOTTOM
- NEW GRAVITY SEWER PIPE SN6 PVC-U
- NEW GRAVITY STORMWATER PIPE SN6 PVC-U
- NEW SUBSOIL DRAIN WRAPPED IN GEOTEXTILE
- NEW 300mm DEEP OVERLAND CUT OF SWALE
- CDP CHARGED DOWNPIPE DN90
- STORMWATER PIT & GRATE
- ➔ OVERLAND FLOW
- ➔ DIRECTION OF FLOW

DRAINAGE NOTES:

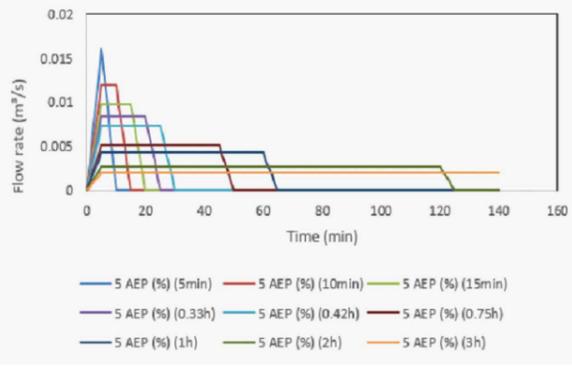
1. THE SOIL HAS BEEN CLASSIFIED AS 'CLASS P'
2. EXPANSION JOINTS SHALL ALLOW TOTAL DIFFERENTIAL MOVEMENT OF 60mm AND BE SET TO THE MID POSITION U.N.O.
3. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL BE 30m U.N.O.
4. SWIVEL EXPANSION JOINTS SHALL HAVE 200mm OF 100mm DWV PIPE BETWEEN EACH SEJ.
5. FFL (FINAL FLOOR LEVEL) TO BE A MINIMUM OF 150mm ABOVE ADJACENT FINISHED GROUND, LANDSCAPING OR PAVEMENT. THIS MAY BE REDUCED TO 50mm WHERE ADJOINING CONCRETE PAVEMENTS SLOPE AWAY FROM THE BUILDING.
6. REFER TO BUILDING DESIGNERS DOCUMENTATION FOR SURFACE LEVELS AND SURFACE DRAINAGE DETAILS. SURFACES ADJACENT TO A BUILDING SHALL FALL AWAY FROM THE DWELLING IN ACCORDANCE WITH THE NCC-2022 VOL1: SECTION 3.3.3. NOT LESS THAN 50mm IN THE FIRST METRE.
7. SURFACE DRAINAGE SHALL BE CONTROLLED FROM THE START OF SITE PREPARATION AND BE COMPLETED BY FINISH OF CONSTRUCTION.
8. THE BASE OF ALL TRENCHES SHALL SLOPE AWAY FROM THE BUILDING WHERE POSSIBLE.
9. TRENCHES WITHIN 1.5m OF SLAB/FOOTINGS SHALL BE BACKFILLED WITH 300mm CLAY AT THE TOP OF THE TRENCH & COMPACTED.
10. WHERE PIPES PASS BENEATH THE FOOTING OR SLAB THE TRENCH SHALL BE BACKFILLED FULL DEPTH WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER.
11. SUBSURFACE DRAINS NOT PERMITTED WITHIN 1.5m OF SLAB/FOOTINGS UNLESS NOTED OTHERWISE.
12. ALL DRAINAGE SHALL BE IN ACCORDANCE WITH AS/NZS 3500 AND AS2870 SECTIONS 5 AND 6

DRAINAGE LEGEND

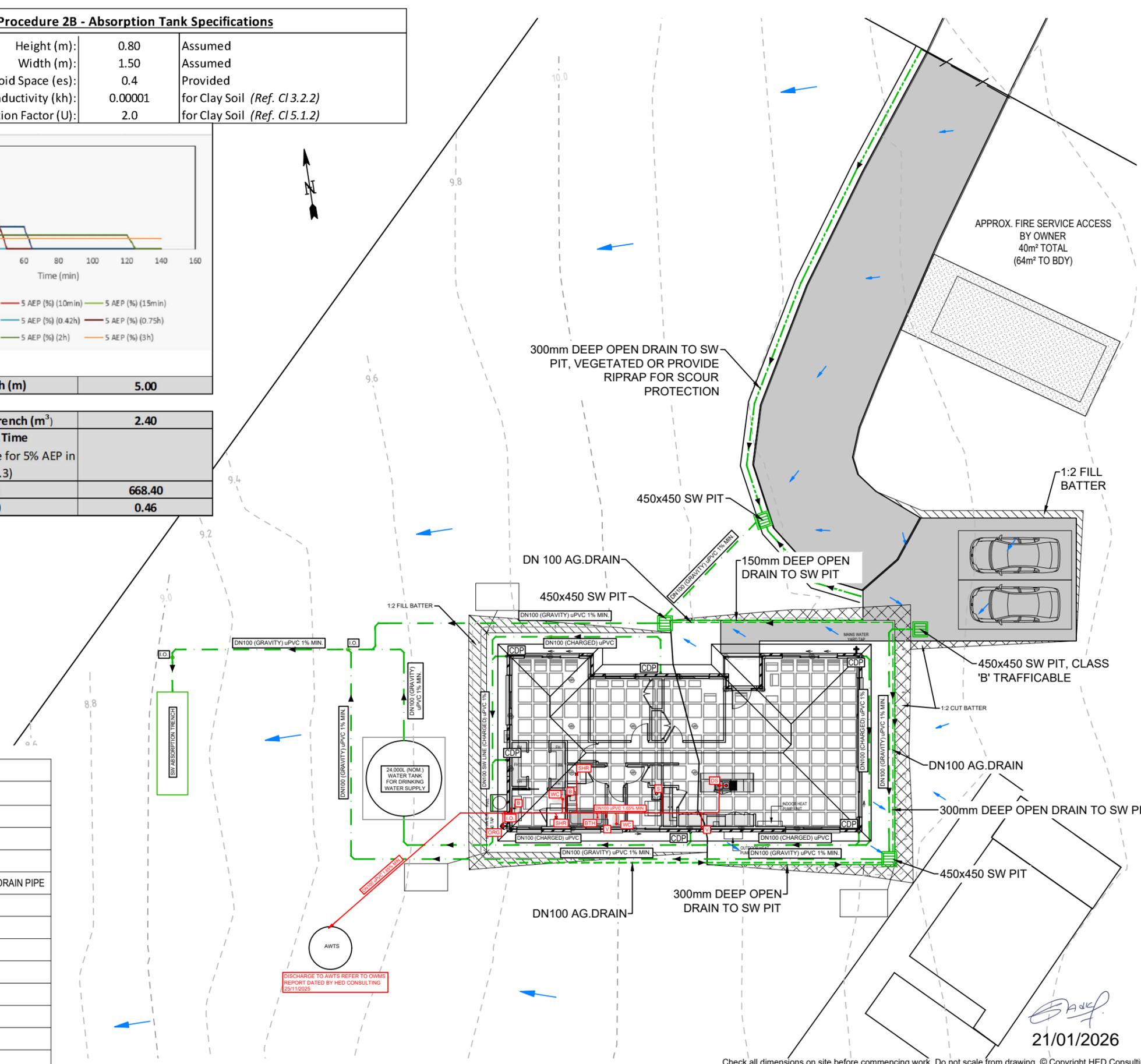
SYMBOL	ITEM	CONNECTION SIZE	DESCRIPTION
S	SINK	DN40	PIPED WASTE TRAP INTO A DN100 VENTED DRAIN PIPE
DS	DOUBLE SINK	DN40	PIPED WASTE TRAP INTO A DN100 VENTED DRAIN PIPE
B	BASIN	DN40	PIPED WASTE TRAP INTO A DN100 VENTED DRAIN PIPE
SHR	SHOWER	DN65	DN80 GRATE AND DN65 GULLY TRAP INTO A DN100 VENTED DRAIN PIPE
BTH	BATH	D40	PIPED WASTE TRAP INTO A DN100 VENTED DRAIN PIPE
WC	WATER CLOSET	DN100	PIPED WASTE TRAP INTO A DN100 VENTED DRAIN PIPE
SEJ	SWIVEL EXPANSION JOINT	DN100	STORMPLASTIC SWIVEL EXPANSION JOINT
IO	INSPECTION OPENING	DN100	INSPECTION OPENING IN SURFACE BOX
WM	WASHING MACHINE	DN25	WASHING MACHINE WITH DEDICATED DRAINAGE OUTLET
EJ	EXPANSION JOINT	DN100	ALLOWS PIPE MOVEMENT AND PREVENTS DAMAGE
FWG	FLOOR WASTE GULLEY	DN80	REMOVABLE GRATE WITH A RISER NOT LESS THAN DN80
WS	WASTE STACK	DN100	DN100 STACK WITH DN50 STACK VENT

Procedure 2B - Absorption Tank Specifications

Height (m):	0.80	Assumed
Width (m):	1.50	Assumed
Void Space (es):	0.4	Provided
Soil Hydraulic Conductivity (kh):	0.00001	for Clay Soil (Ref. Cl 3.2.2)
Moderation Factor (U):	2.0	for Clay Soil (Ref. Cl 5.1.2)



Length of Trench (m)	5.00
Storage Volume of Trench (m³)	2.40
Check Emptying Time	
Maximum Emptying Time for 5% AEP in Days (Table 3.3)	
Time (min)	668.40
Days (Days)	0.46



DISCHARGE TO AWTs REFER TO OMMs REPORT DATED BY HED CONSULTING 25/11/2025

21/01/2026

Check all dimensions on site before commencing work. Do not scale from drawing. © Copyright HED Consulting. Any discrepancies in the design documentation must be referred to the engineer prior to undertaking any procurement or construction.

NO.	REVISION:	DATE:	DRAWN:	DATE:
			AW	25/11/2025
			SA	25/11/2025
			SA	25/11/2025
			SA	25/11/2025
1	AMENDMENTS TO SW DESIGN	20/01/2026	SA	25/11/2025

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Hobart TASMANIA 7000

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e info@hed-consulting.com.au
www .hed-consulting.com.au

PROJECT:
PROPOSED DWELLING AT - Lot 1, 845 Saltwater River Road

CLIENT:
for WILSON HOMES

DRAWING TITLE:
DRAINAGE PLAN

SCALE:	1:200 AT A3	JOB NO:	H3180
ISSUE:	CLC	SHEET:	13 of 16
REV:	1	DATE:	25/11/2025