Devonport City Council

PUBLIC NOTICE

APPLICATION FOR PLANNING PERMIT

Section 57(3) Land Use Planning Approvals Act 1993
An application for a planning permit has been made which may affect you.

Application Details

Application Number:	**PA2026.0168**
Proposed Use or Development:	**Retaining walls**
Address of the Land:	**47 Skyline Drive, Ambleside**
Date of Notice:	**31/10/2026**

You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website www.devonport.tas.gov.au

Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.

Your representation must:

- be received by close of business on **17/11/2026**;
- be in writing; and
- addressed to the Chief Executive Officer, Devonport City Council:
    - P.O. Box 604, Devonport, Tasmania, 7310; or
    - townplanning@devonport.tas.gov.au

If you make a representation then Council must consider your submission before making its decision on the application.

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47 Skyline Drive, Ambleside

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This map is made available for the purpose of providing access to Devonport City Council information and not as professional advice. The information contained on the map is diagrammatic only. All information should be verified on site, or with the appropriate State Government Department or Council Office, prior to being used for any purpose.

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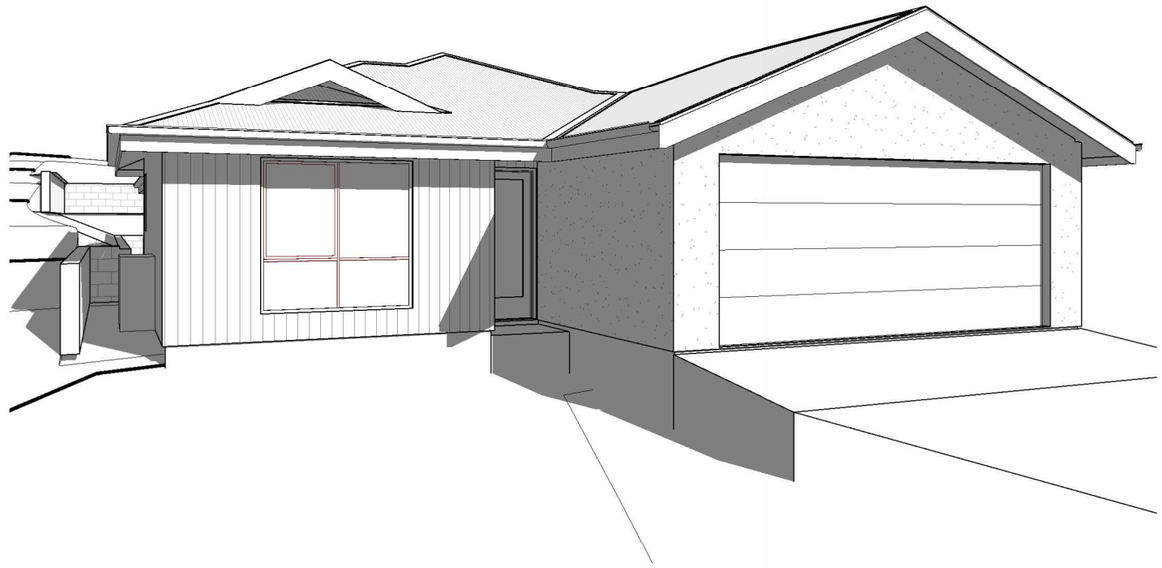
Created: 28-10-2026 10:54:42

Devonport City Council

PROPOSED NEW RESIDENCE
47 SKYLINE DRIVE, AMBLESIDE
SJM PROPERTY DEVELOPMENTS

PD26573



BUILDING DRAWINGS

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

FLOOR AREA	130.67 m2	(14.07 SQUARES)
GARAGE AREA	40.43 m2	(4.35 SQUARES)
TOTAL AREA	171.10	18.42

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 186858/25
SITE AREA: 665m^2
DESIGN WIND SPEED: N3
SOIL CLASSIFICATION: H1
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: MEDIUM
BAL RATING: LOW
OTHER KNOWN HAZARDS: BUSHIFIRE-PRONE AREAS, AIRPORT OBSTACLE LIMITATION AREA, LOW LANDSLIP HAZARD BAND

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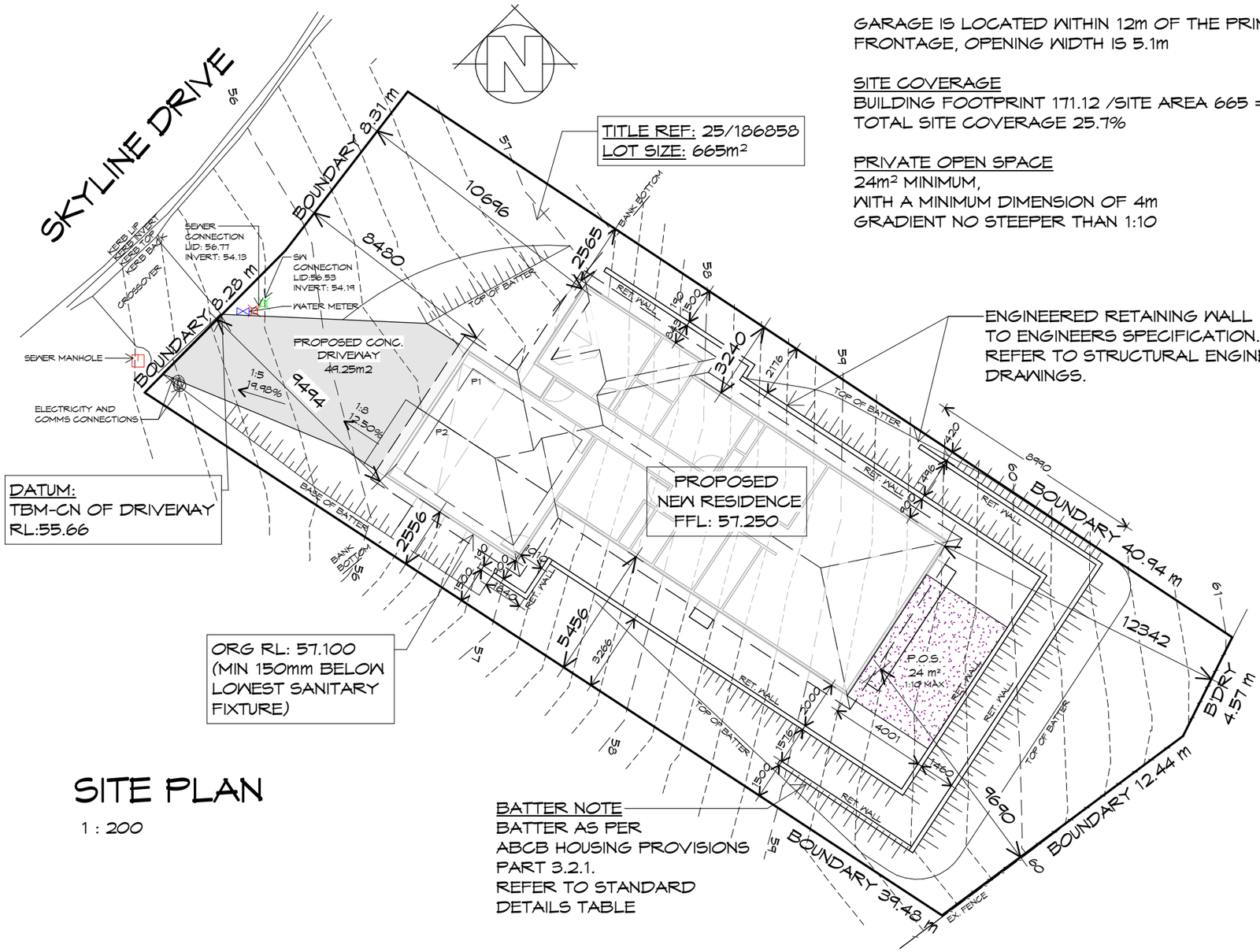
info@ primedesigntas.com.au
primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

REV. DATE DESCRIPTION

OCTOBER 2026

PLANNING



TITLE REF: 25/186858
LOT SIZE: 665m²

DATUM:
TBM-CN OF DRIVEWAY
RL:55.66

ORG RL: 57.100
(MIN 150mm BELOW LOWEST SANITARY FIXTURE)

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

SITE PLAN

1 : 200

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 5.1m

SITE COVERAGE
BUILDING FOOTPRINT 171.12 /SITE AREA 665 = 0.257
TOTAL SITE COVERAGE 25.7%

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

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

SURVEY NOTES:
- WHILE ALL REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES WHICH WERE NOT LOCATED DURING THE FIELD SURVEY.
- THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY EXISTING TITLE DIMENSIONS AND OCCUPATION (WHERE AVAILABLE) ONLY AND NOT BY FIELD SURVEY, AND AS A RESULT ARE CONSIDERED APPROXIMATE ONLY. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY. OR TO PRESCRIBED SET-BACKS, WITHOUT FURTHER SURVEY.
- PRIOR TO ANY DEMOLITION, EXCAVATION, FINAL DESIGN OR CONSTRUCTION ON THIS SITE, A FULL SITE INSPECTION SHOULD BE COMPLETED BY THE RELEVANT ENGINEERS.
- ALL SURVEY DATA IS 3D. THE LEVEL (Z-VALUE) OF ANY SPECIFIC FEATURE CAN BE INTERROGATED WITH A SUITABLE CAD PACKAGE. SPOT HEIGHTS OF ALL FEATURES, INCLUDING PIPE INVERTS, ARE INCLUDED IN THE MODEL SPACE BUT ARE NOT DISPLAYED ON THE PDF. SPOT HEIGHTS ARE ORGANISED INTO APPROPRIATE LAYERS, AND CAN BE DISPLAYED AS REQUIRED.
- DATUM - VERTICAL : AHD PER SPM10722 WITH REPUTED AHD LEVEL OF 13.173 FROM SURCOM ON 22/08/26
- DATUM-HORIZONTAL: GDA2020
- AT THE TIME OF THIS SURVEY, CT.186858/25 WAS OWNED BY SMITH & BROWN (TAS) PTY LTD
- DATE OF SURVEY : 20/08/26
- CONTOUR INTERVAL: 0.200M

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

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

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL LOW**
ALL CONSTRUCTION MUST COMPLY WITH AS3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

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

SJM property developments

REV. DATE DESCRIPTION

Client name:
SJM PROPERTY DEVELOPMENTS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
47 SKYLINE DRIVE,
AMBLESIDE

Drawing:
SITE PLAN

Prime Design
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H: Shop 9, 105-111 Main Road, Moonah,7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Date:	Drafted by:	Approved by:
13.10.2026	R.K.	J.B.
Project/Drawing no:	Scale:	Revision:
PD26573 - 01	1 : 200	00

Accredited building practitioner: Frank Geskus -No CC246A
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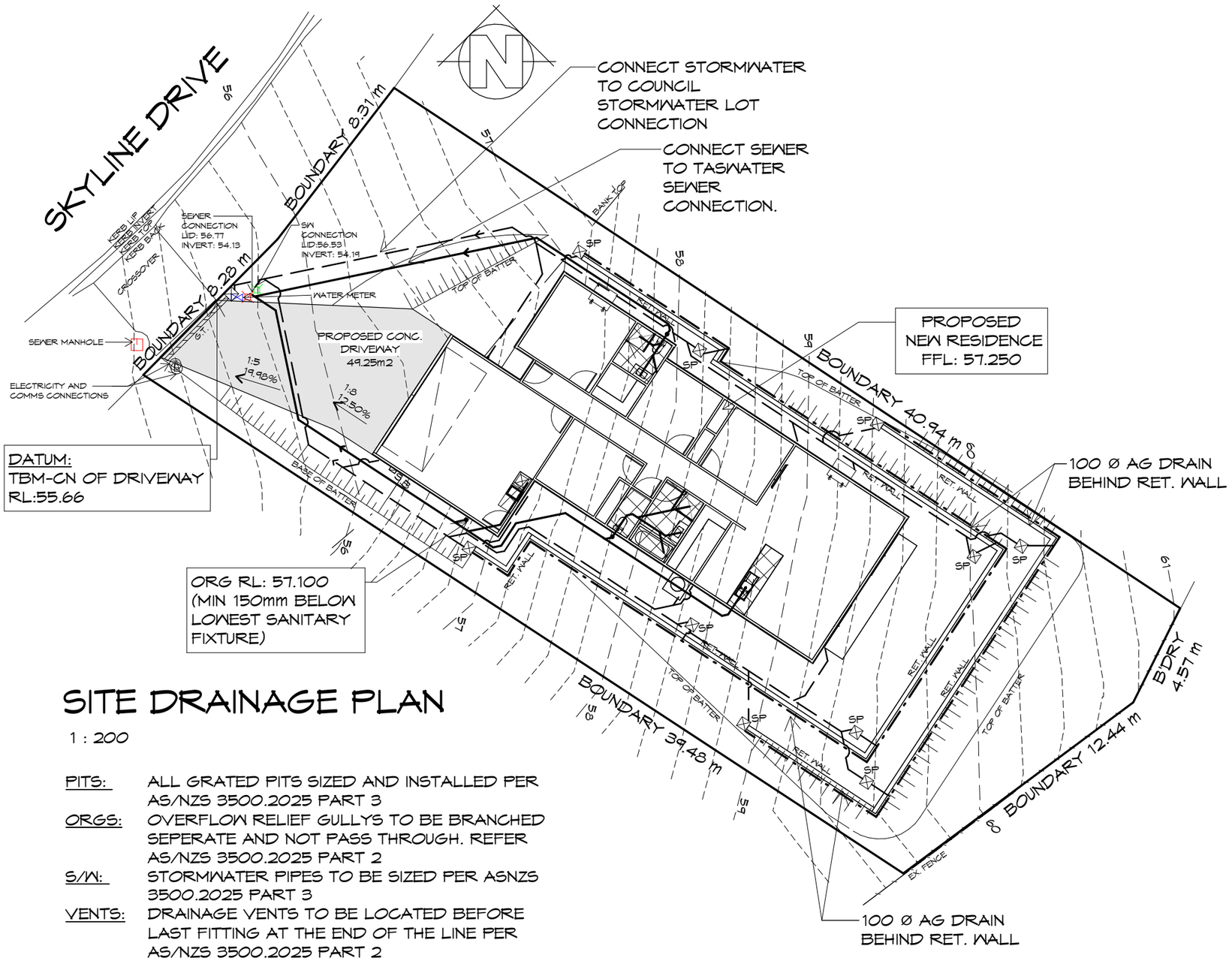


DATUM:
TBM-CN OF DRIVEWAY
RL:55.66

ORG RL: 57.100
(MIN 150mm BELOW LOWEST SANITARY FIXTURE)

SITE DRAINAGE PLAN

1 : 200

PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2025 PART 3

ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2025 PART 2

S/W: STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2025 PART 3

VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2025 PART 2

SEWER AND WATER SERVICES

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

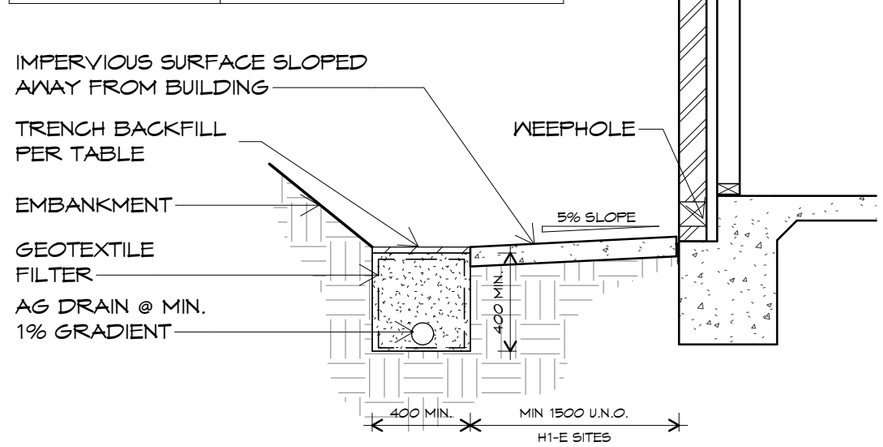
LEGEND

- SP — SEDIMENT PIT - 300X300 EVERHARD SURFACE DRAINAGE PIT
- GP — GRATED PIT - *450X450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY*
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100Φ AG DRAIN
- G.T. — 150 WIDE GRATED TRENCH

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

TRENCH BACKFILL PER SITE CLASS
TO COMPLY WITH AS2870 PART 5.6.3

SOIL CLASS	BACKFILL MATERIAL
A-S	CRUSHED DRAINAGE ROCK
M-E	COMPACTED CLAY



TYPICAL AG DRAIN DETAIL

N.T.S.

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SJM property developments

REV. DATE DESCRIPTION

Client name: SJM PROPERTY DEVELOPMENTS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
47 SKYLINE DRIVE,
AMBLESIDE

Drawing: SITE DRAINAGE PLAN

Date:	Drafted by:	Approved by:
13.10.2026	R.K.	J.B.
Project/Drawing no:	Scale:	Revision:
PD26573 - 02	As indicated	00

Accredited building practitioner: Frank Geskus -No CC246A

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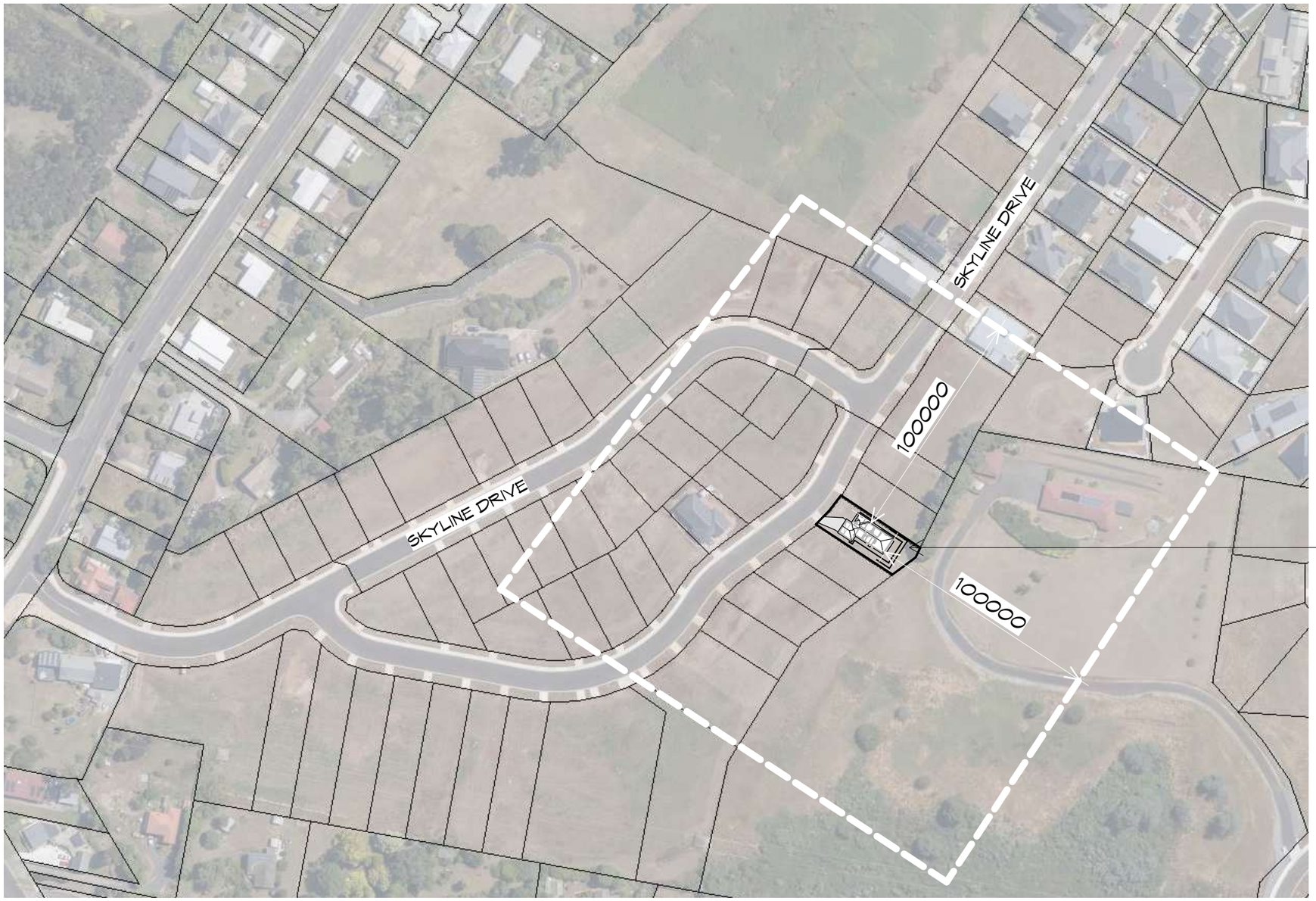

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **REQUIRES** A BUSHFIRE ASSESSMENT.
RESIDENCE **IS NOT** OVER **100m** FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO BUSHFIRE ASSESSMENT REPORT BY REDDOG FOR MANAGEMENT PLAN

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL LOW**
ALL CONSTRUCTION MUST COMPLY WITH 3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

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SJM property developments

REV.	DATE	DESCRIPTION

Client name: SJM PROPERTY DEVELOPMENTS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
47 SKYLINE DRIVE,
AMBLESIDE

Drawing: LOCALITY PLAN

Date:	Drafted by:	Approved by:
13.10.2026	R.K.	J.B.
Project/Drawing no:	**Scale:**	**Revision:**
PD26573 - 03	1 : 2000	00

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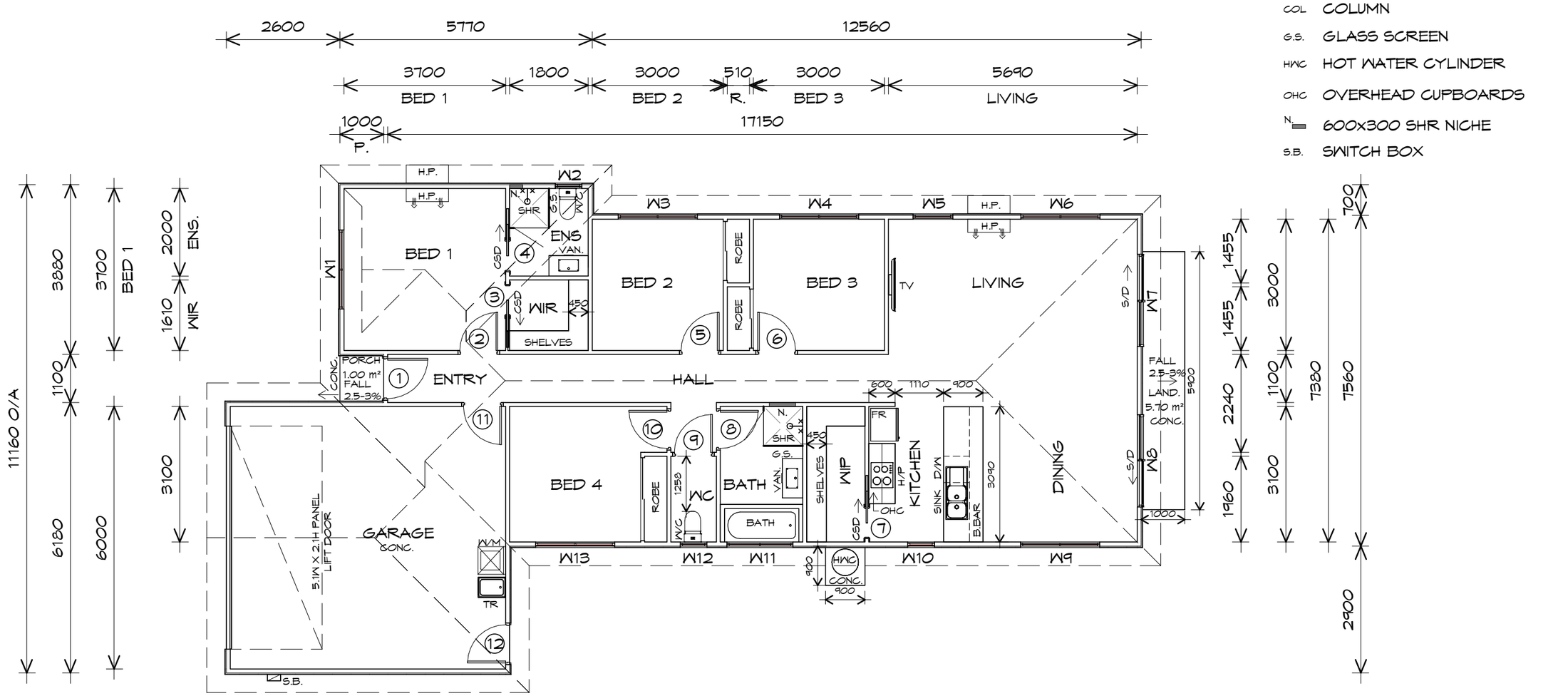
LEGEND

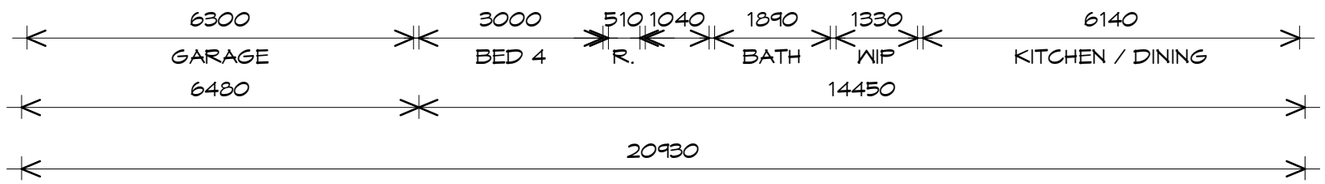
CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER
OHC	OVERHEAD CUPBOARDS
N. 600x300 SHR	600x300 SHR NICHE
S.B.	SWITCH BOX



NOTE:
DIMENSIONS DO NOT INCLUDE CLADDING

FLOOR PLAN

1 : 100



FLOOR AREA	130.67	m2	(14.07 SQUARES)
GARAGE AREA	40.43	m2	(4.35 SQUARES)
TOTAL AREA	171.10		18.42

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

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SJM property developments

REV. DATE DESCRIPTION

Client name:
SJM PROPERTY DEVELOPMENTS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
47 SKYLINE DRIVE,
AMBLESIDE

Drawing:
FLOOR PLAN

Date:	Drafted by:	Approved by:
13.10.2026	R.K.	J.B.
Project/Drawing no:	Scale:	Revision:
PD26573 - 04	1 : 100	00

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DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	870	INTERNAL TIMBER DOOR	
3	720	CAVITY SLIDING DOOR	
4	720	CAVITY SLIDING DOOR	
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	
7	720	CAVITY SLIDING DOOR	
8	870	INTERNAL TIMBER DOOR	
9	870	INTERNAL TIMBER DOOR	
10	870	INTERNAL TIMBER DOOR	
11	870	INTERNAL TIMBER DOOR	
12	870	EXTERNAL SOLID DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	900	610	AWNING WINDOW	OPAQUE
W3	1800	1810	AWNING WINDOW	
W4	1800	1810	AWNING WINDOW	
W5	1800	910	AWNING WINDOW	
W6	1800	1810	AWNING WINDOW	
W7	2100	2110	SLIDING DOOR	
W8	2100	2110	SLIDING DOOR	
W9	1800	1810	AWNING WINDOW	
W10	1800	610	AWNING WINDOW	
W11	600	1510	AWNING WINDOW	OPAQUE
W12	900	610	AWNING WINDOW	OPAQUE
W13	1800	1810	AWNING WINDOW	

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

WINDOW SPECIFICATION -BRADNAMS:
DOUBLE GLAZED CLEAR, AWNING: U4.24 SHGC=0.56
DOUBLE GLAZED CLEAR, SLIDING DOOR: U3.84 SHGC=0.65
DOUBLE GLAZED CLEAR, HINGED DOOR: U4.35 SHGC=0.55

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SJM property developments

REV. DATE DESCRIPTION

Client name:
SJM PROPERTY DEVELOPMENTS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
47 SKYLINE DRIVE,
AMBLESIDE

Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
13.10.2026	R.K.	J.B.
Project/Drawing no:	**Scale:**	**Revision:**
PD26573 - 05		00

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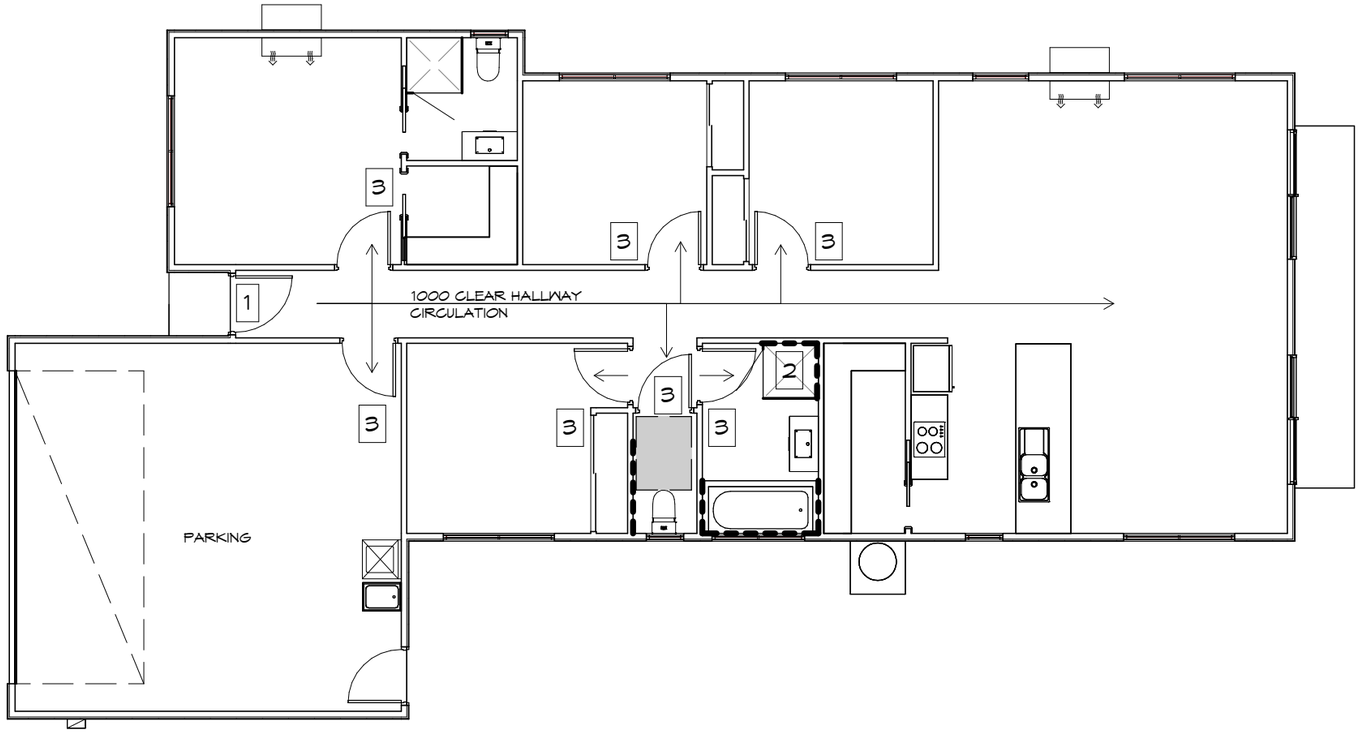

LHDS PLAN

1 : 100

LEGEND

1 — 820 CLEAR OPENING WIDTH TO MAIN POINT OF ENTRY

2 — CURBLESS SHOWER

3 — A DOOR AS REQUIRED FOR LHDS PART 3 MIN 820 CLEAR OPENING WIDTH TO INTERNAL DOORWAYS

NOTE: THRESHOLDS OF AN INTERNAL DOORWAY SUBJECT TO PART 3, TO BE;

- LEVEL OR;
- HAVE A HEIGHT OF NOT MORE THAN 5mm IF LIP IS ROUNDED OR BEVELLED OR;
- RAMPED THRESHOLD IN ACCORDANCE WITH ABCB PART H8, & LHDS PART 3.2

LINE WALL WITH MIN 12mm STRUCTURAL PLYWOOD BEHIND PLASTER

900x1200 W/C CIRCULATION

1000 CLEAR HALLWAY CIRCULATION

TO COMPLY WITH ABCB HOUSING PROVISIONS PART H8 & ABCB STANDARD FOR LIVABLE HOUSING DESIGN:

- PART 2.1, PART 3
- PART 4, PART 5, AND:
- PART 6.

IN ACCORDANCE WITH CBOS DIRECTORS DETERMINATION 2024

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SJM property developments

REV.	DATE	DESCRIPTION

Client name: SJM PROPERTY DEVELOPMENTS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
47 SKYLINE DRIVE,
AMBLESIDE

Drawing: LIVABLE HOUSING DESIGN

Date:	Drafted by:	Approved by:
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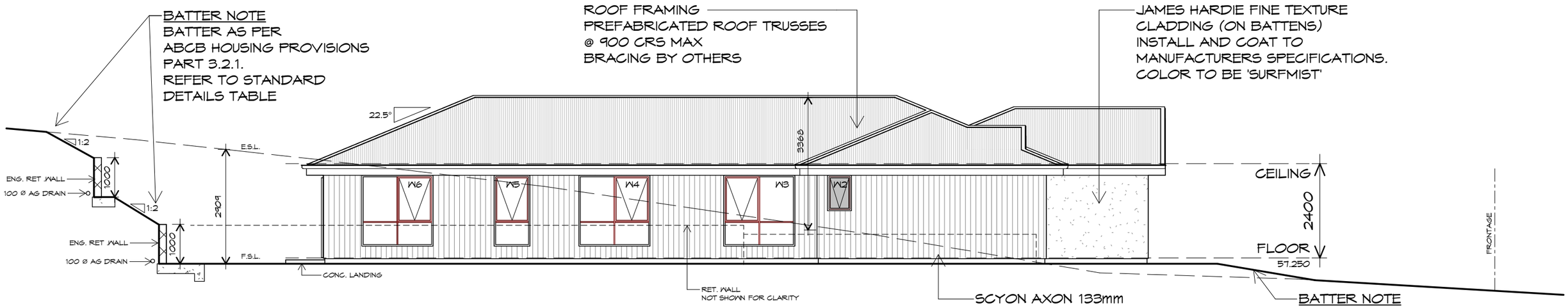
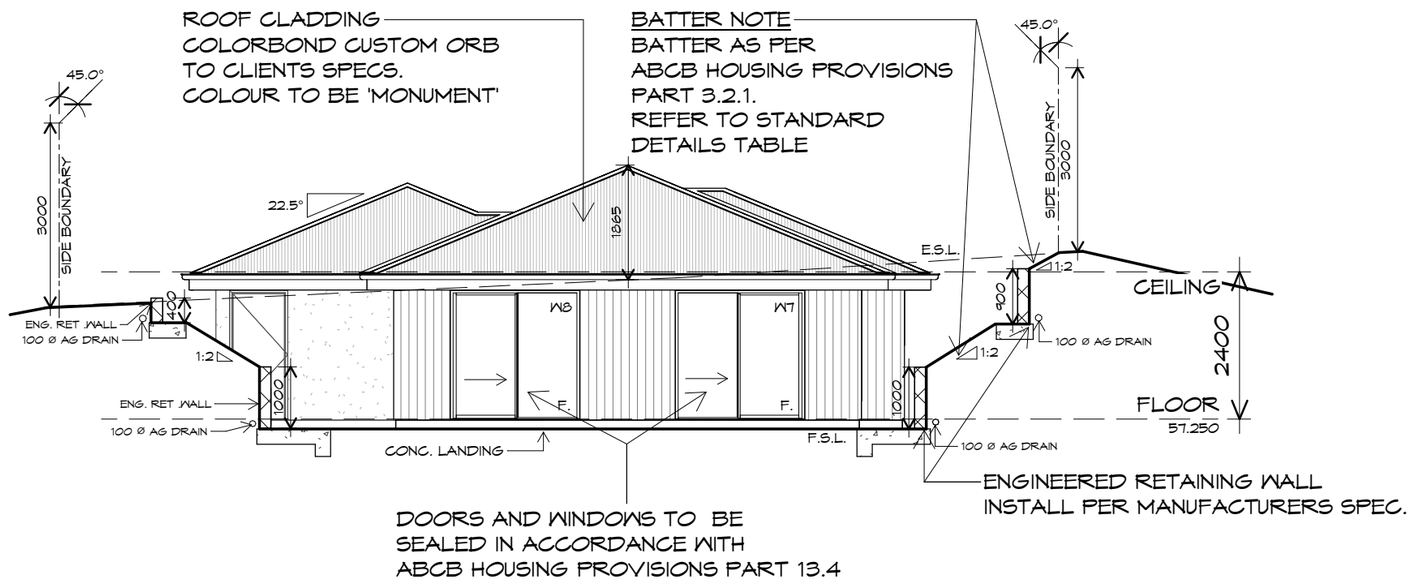


NORTH EASTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

SJM property developments

REV. DATE DESCRIPTION

Client name:
SJM PROPERTY DEVELOPMENTS

PLANNING

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Project:
PROPOSED NEW RESIDENCE
47 SKYLINE DRIVE,
AMBLESIDE

Drawing:
ELEVATIONS

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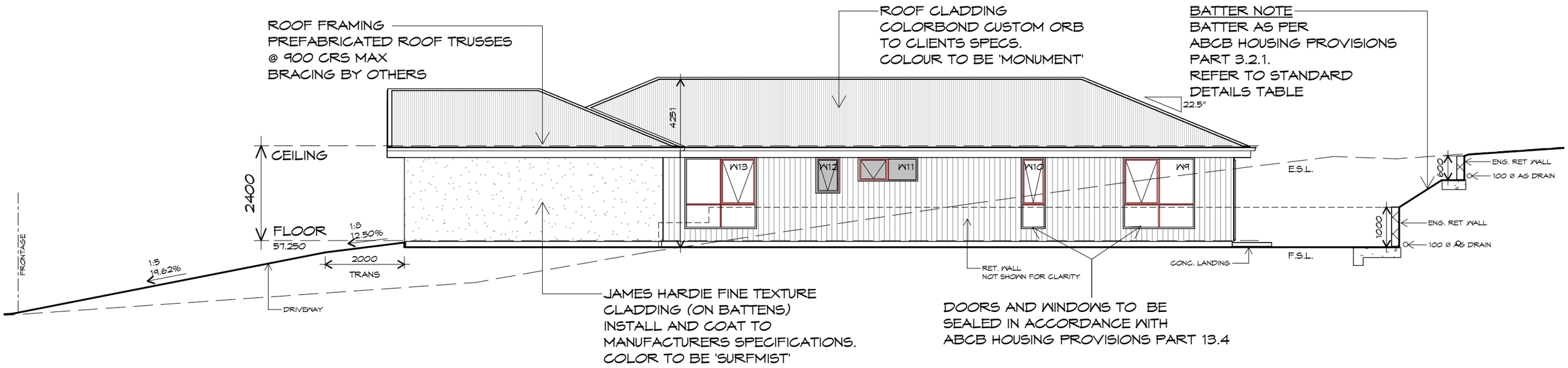
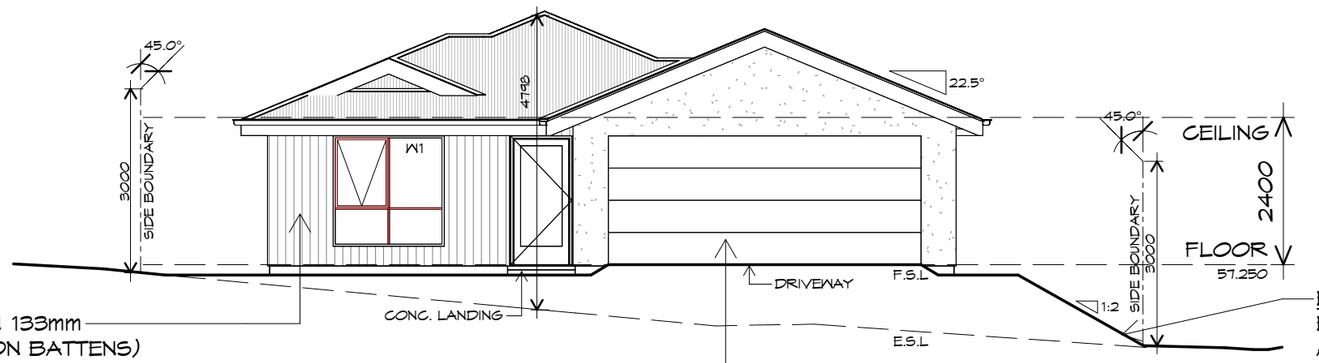


SOUTH WESTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
47 SKYLINE DRIVE,
AMBLESIDE

Drawing: ELEVATIONS

Date:	Drafted by:	Approved by:
13.10.2026	R.K.	J.B.
Project/Drawing no:	**Scale:**	**Revision:**
PD26573 - 08	1 : 100	00

Accredited building practitioner: Frank Geskus -No CC246A

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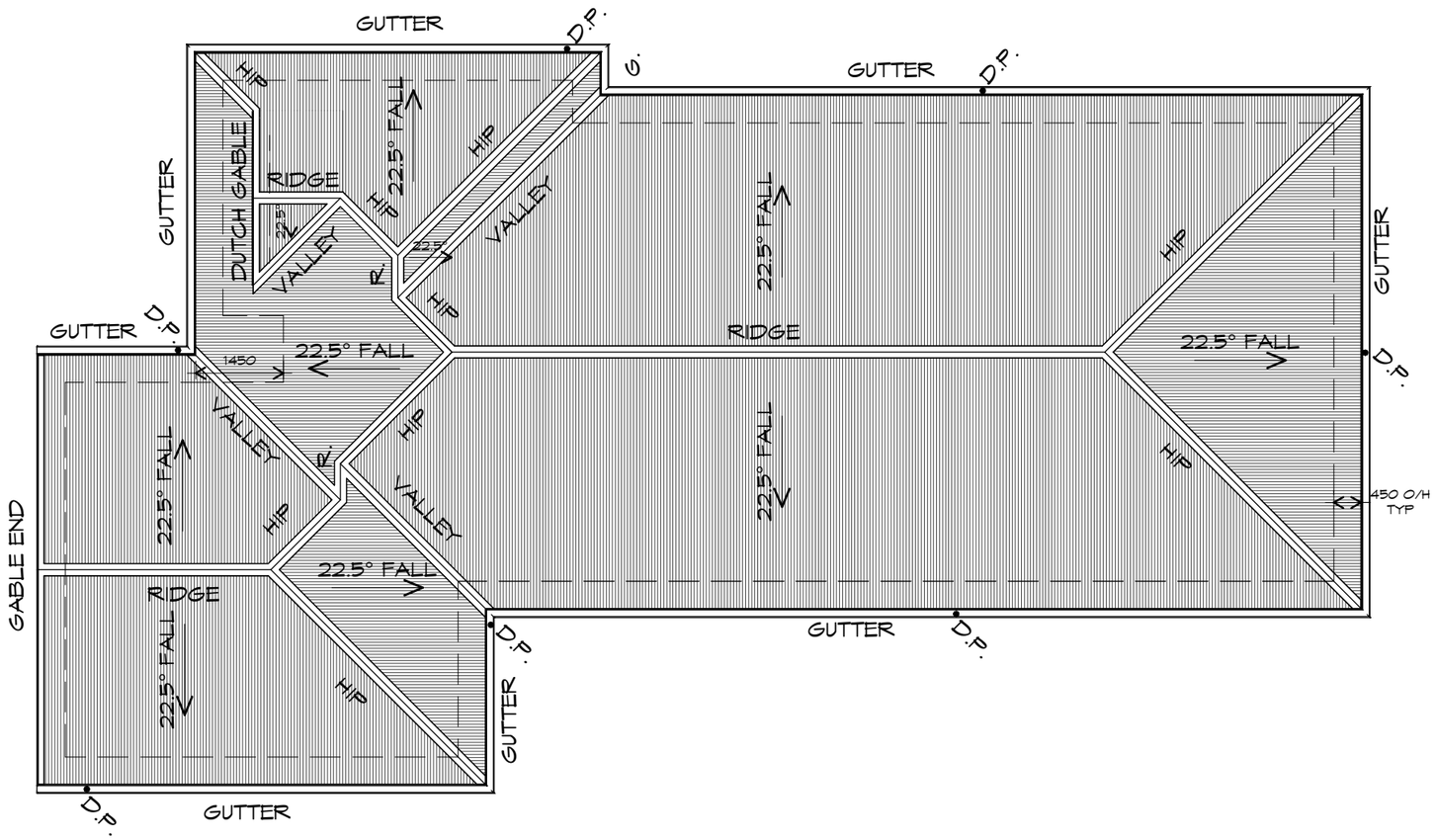

ROOF PLAN

1 : 100

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

OVERFLOW MEASURES
INSTALL **FRONT FACE SLOTTED GUTTER OR**
10mm CONTROLLED BACK GAP, STAND OFF
BRACKET WITH SPACER.
BACK OF GUTTER INSTALLED A MINIMUM OF
10mm BELOW THE TOP OF FASCIA
INSTALL IN ACCORDANCE WITH ABCB HOUSING
PROVISIONS PART 7.4.6

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **LOW**
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

ROOF PLUMBING NOTES:

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

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

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

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

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

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

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SJM property developments

REV. DATE DESCRIPTION

Client name:
SJM PROPERTY DEVELOPMENTS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
47 SKYLINE DRIVE,
AMBLESIDE

Drawing:
ROOF PLAN

Date:	Drafted by:	Approved by:
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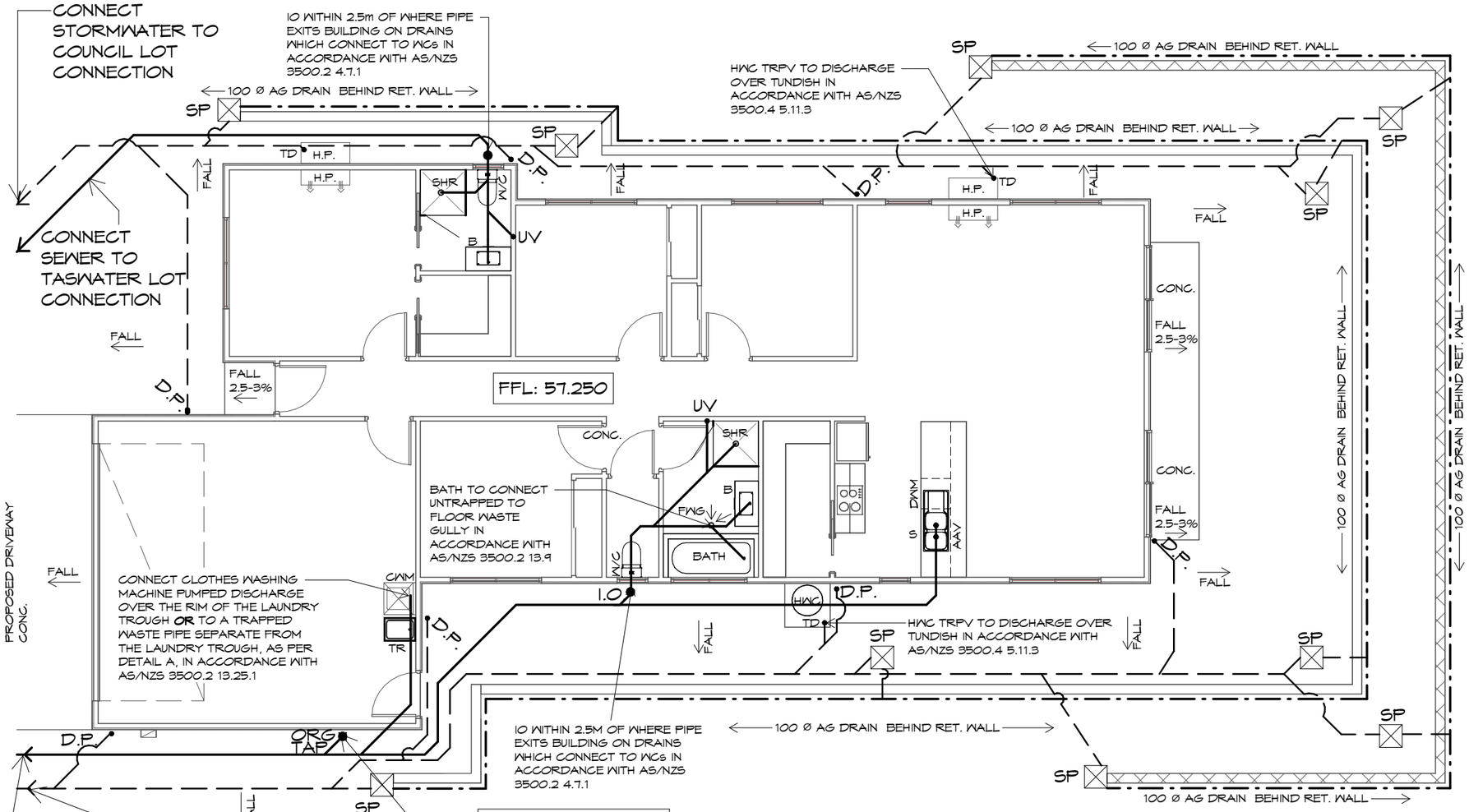


PLUMBING PLAN

1 : 100

NOTE:
PLUMBING MAY BE SUBJECT TO CHANGE DUE TO UNFORESEEN SITE/HEIGHT CONDITIONS.

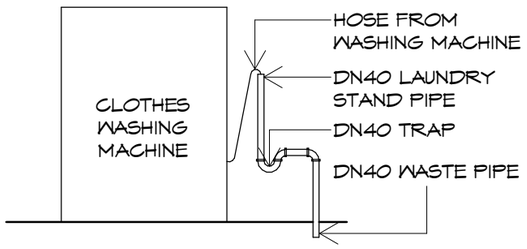
READ IN CONJUNCTION WITH SITE DRAINAGE PLAN

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

FLOOR WASTE

WHERE A FLOOR WASTE IS INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12



LAUNDRY STAND PIPE

NTS - DETAIL A

PLUMBING NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2025 & THE NATIONAL CONSTRUCTION CODE. AND MUST BE CARRIED OUT BY A LICENSED TRADESMAN ONLY.

- DRAINS SHOULD BE LOCATED EXTERNAL TO THE BUILDING WHEREVER PRACTICABLE
- SANITARY DRAINAGE ON SITES CLASSIFIES M, H1, H2 AND E SHOULD BE PROTECTED FROM GROUND MOVEMENT IN ACCORDANCE AS3500.2 APPENDIX G

LEGEND OF DIAMETERS

AAV	AIR ADMITTANCE VALVE
B	BASIN (DN40)
BATH	BATH TUB (DN50)
CWM	CLOTHES WASHING MACHINE (DN40)
DP	DONWPIPE (DN90)
DWM	DISH WASHING MACHINE
FWG	FLOOR WASTE GULLY (DN90)
HWC	HOT WATER CYLINDER
ORG	OVERFLOW RELIEF GULLY (DN100) + TAP OVER
S	SINK (DN65)
SHR	SHOWER (DN50)
TD	TUNDISH FOR HWC TPRV OR A/C CONDENSATE (DN50)
TR	TROUGH (LAUNDRY) (DN50)
UV	UPSTREAM VENT (DN50)
WC	WATER CLOSET PAN (DN100)

PIPES:

SEWER	DN100 uPVC SN6 (DWV) MIN 1:60 FALL
STORMWATER	DN100 uPVC SN6 (DWV) MIN 1:100 FALL
AG DRAIN	SLOTTED DN100 HDPE C/W GEOFAB SOCK WITH A UNIFORM FALL OF NOT LESS THAN 1:300 AS PER
ABCB	HOUSING PROVISIONS SECTION 3.3.4(a)

THE INSTALLATION OF WATER PIPE LINES, USE POLY OR COPPER PIPE, MUST COMPLY WITH AS/NZS 3500.2025.
MAIN COLD WATER LINE FROM METER TO HOUSE TO BE DN 25mm WITH DN 16mm BRANCHES & HOT WATER MAIN LINES TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES, ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.2025.

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50deg C, KITCHEN SINK & LAUNDRY SHALL BE 60deg C TO COMPLY WITH REQUIREMENTS OF AS/NZS 3500.2025

AT THE PROPERTY BOUNDARY, AN APPROVED BACKFLOW PROTECTION VALVE IS TO BE FITTED BEFORE EXTENDING THE DOMESTIC SUPPLY TO THE DWELLING.

HOT WATER CYLINDER TO BE INSTALLED AS PER NCC 2022 VOL 3

FINAL PITS LOCATION AND NUMBER TO BE CONFIRMED ON SITE TO ENSURE SURFACE WATER IS REMOVED FROM AROUND HOUSE.

SP SEDIMENT PIT - 300X300 EVERHARD SURFACE DRAINAGE PIT

GP GRATED PIT - *450x450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY*

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PROPOSED NEW RESIDENCE
47 SKYLINE DRIVE,
AMBLESIDE

Drawing:
PLUMBING PLAN

Date:	Drafted by:	Approved by:
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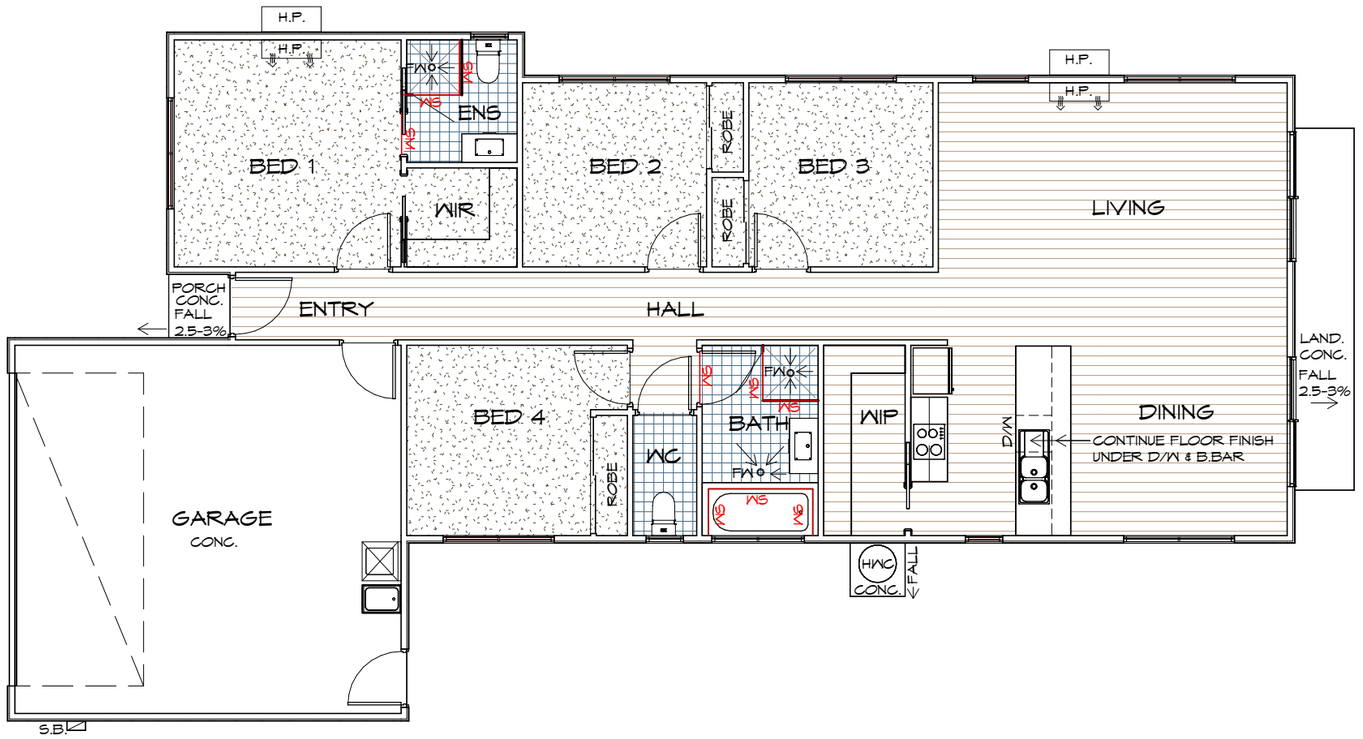

LEGEND

- CARPET
- TILES
- TIMBER OVERLAY
- WS WATERSTOP
- FW○ FLOOR WASTE

IMPORTANT NOTE:

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

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

FLOOR FINISHES PLAN

1 : 100

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

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

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

FLOOR WASTE
WHERE A FLOOR WASTE IS INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

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47 SKYLINE DRIVE,
AMBLESIDE

Drawing:
FLOOR FINISHES PLAN

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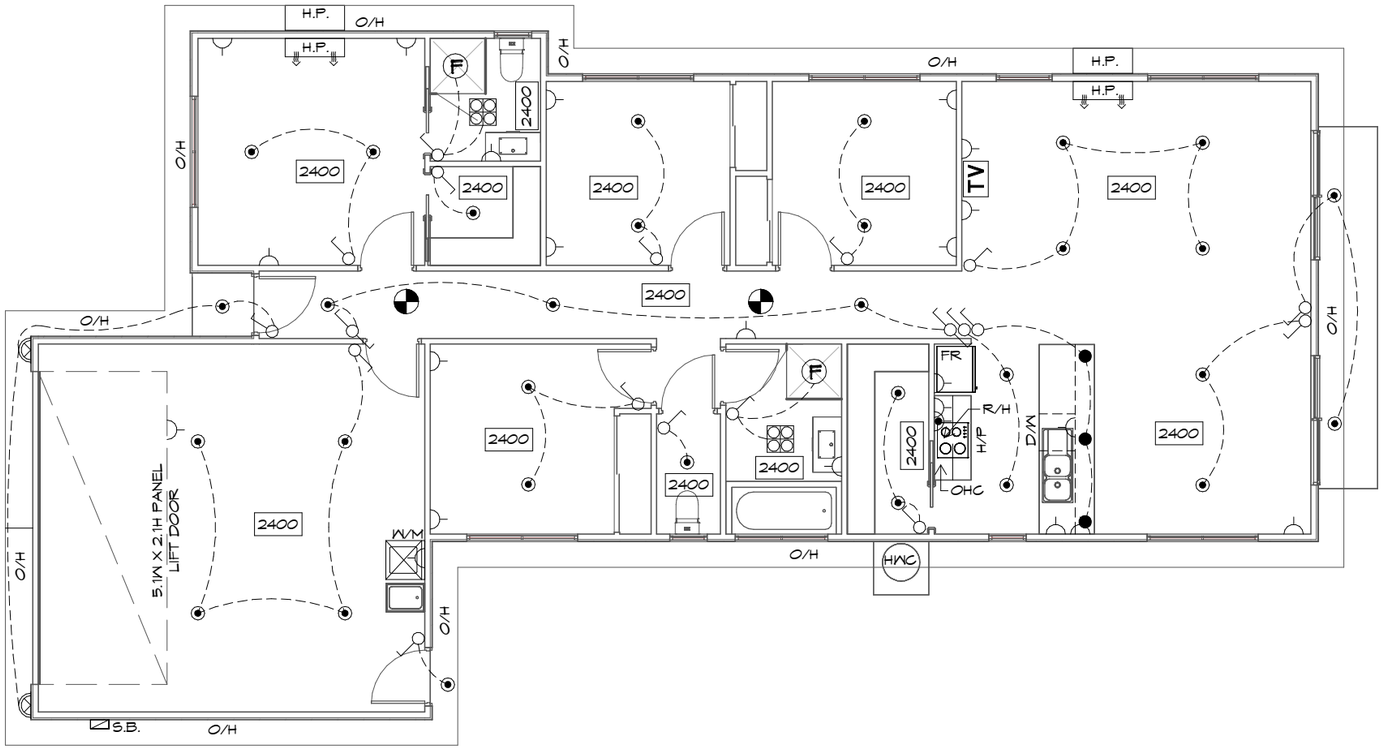

ELECTRICAL PLAN

1 : 100

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

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

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

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **LOW**
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

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

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

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

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

ELECTRICAL INDEX

LIGHTING

- FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/W DAMPER, EXHAUST TO OUTSIDE*
- L.E.D. - SEALED DOWN LIGHT *
- HANGING PENDANT
- WEATHERPROOF WALL LIGHT

*INSTALL AS PER MANUFACTURERS SPECIFICATION

SWITCH TYPE

- ONE-WAY SWITCH
- TWO-WAY SWITCH

HEATING

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

WALL OUTLETS

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

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

CEILING

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

OTHER

- R/H RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER
- F EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
- 240v SMOKE ALARM
- SWITCH BOX
- OHC OVERHEAD CUPBOARDS

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NOTE: DO NOT SCALE OFF DRAWINGS

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PROPOSED NEW RESIDENCE
47 SKYLINE DRIVE,
AMBLESIDE

Drawing:
ELECTRICAL/REFLECTED CEILING PLAN

Date:	Drafted by:	Approved by:
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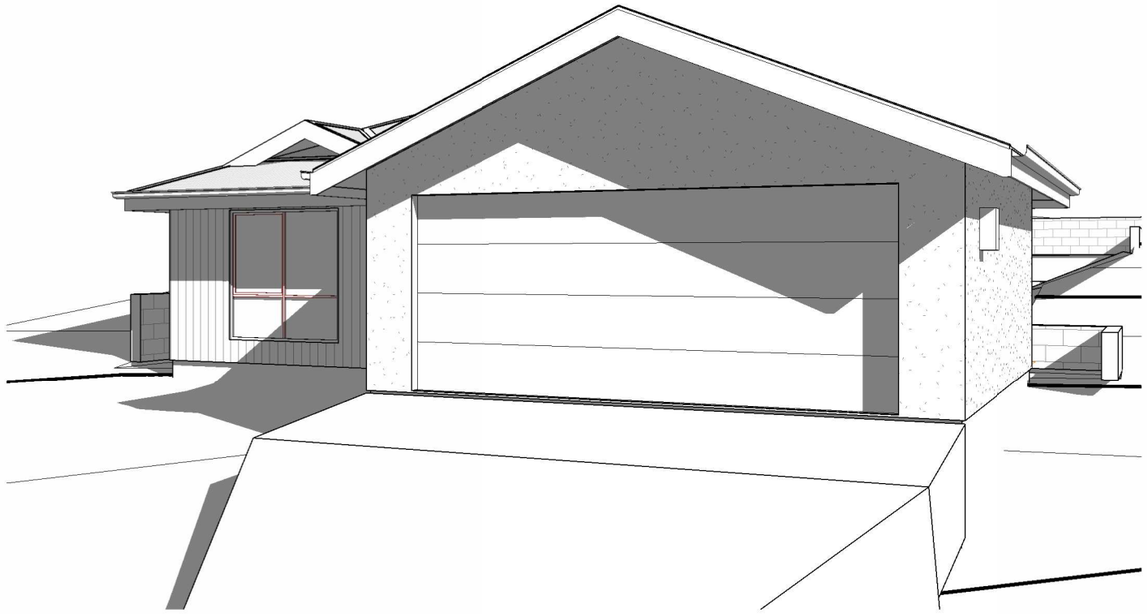

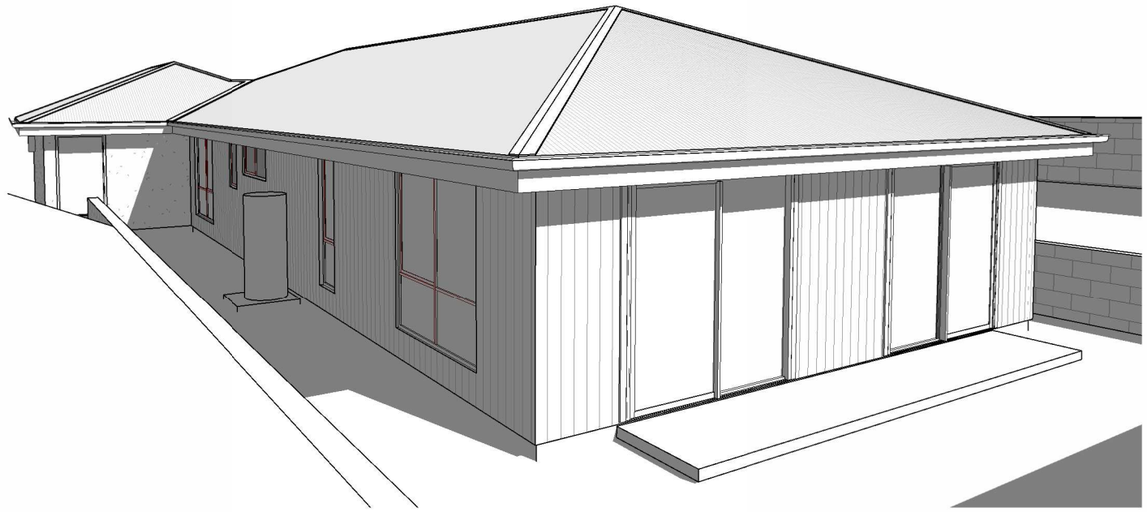

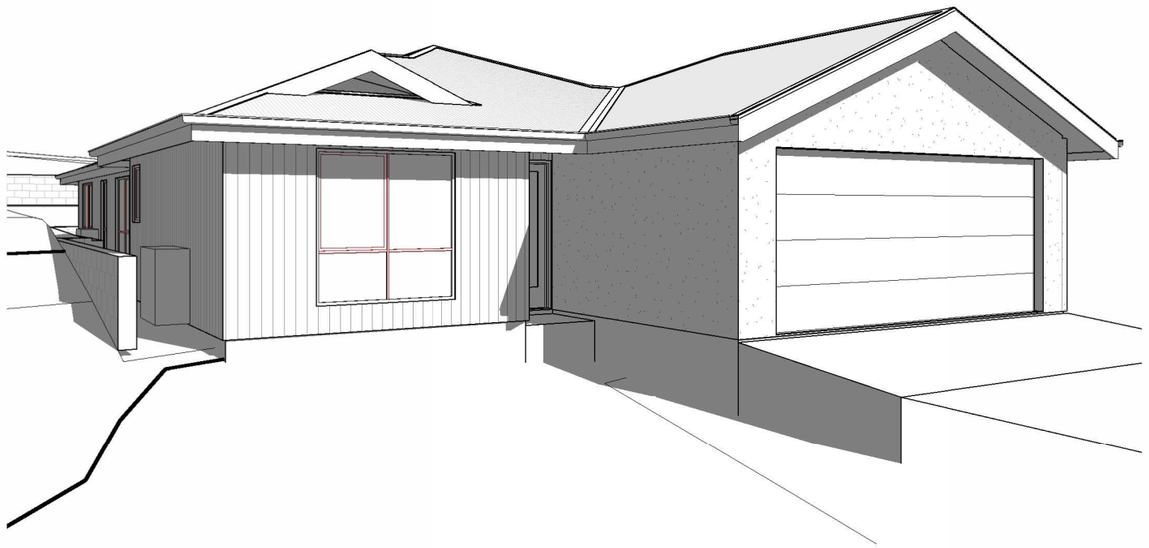

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Drawing:
PERSPECTIVES

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