REVISION SCHEDULE

REVISION	DATE	COMMENTS
REV 03	30.10.2026	TENDER ISSUE

BUILDING DRAWINGS

OFFICE FITOUT
NEIGHBOURHOOD HOUSES TASMANIA

16b ELMSLEIGH ROAD, GOODWOOD

OWNER: NEIGHBOURHOOD HOUSES TASMANIA INC

TITLE: 44544/9
SITE AREA: 1,958m2
ZONING: COMMUNITY PURPOSE
OVERLAYS: FLOOD PRONE AREA
(NO WORKS PROPOSED WITHIN OVERLAY)

CLASS: 5
WIND CLASSIFICATION: NOT APPLICABLE
SOIL CLASSIFICATION: NOT APPLICABLE
BAL RATING: DOES NOT APPLY TO THIS BUILDING CLASS
CORROSIVE ENVIRONMENT: NOT APPLICABLE AS INTERNAL WORKS ONLY

PROJECT NO: LI25019
DATE: OCTOBER 2026

LITTLE ISLAND BUILDING DESIGN
ph: 0408 316 564
e: info@libd.com.au
a: PO Box 60, Claremont TAS 7011
Accredited Building Designer:
Alycia Mcconalogue CC6943

DRAWING SCHEDULE:

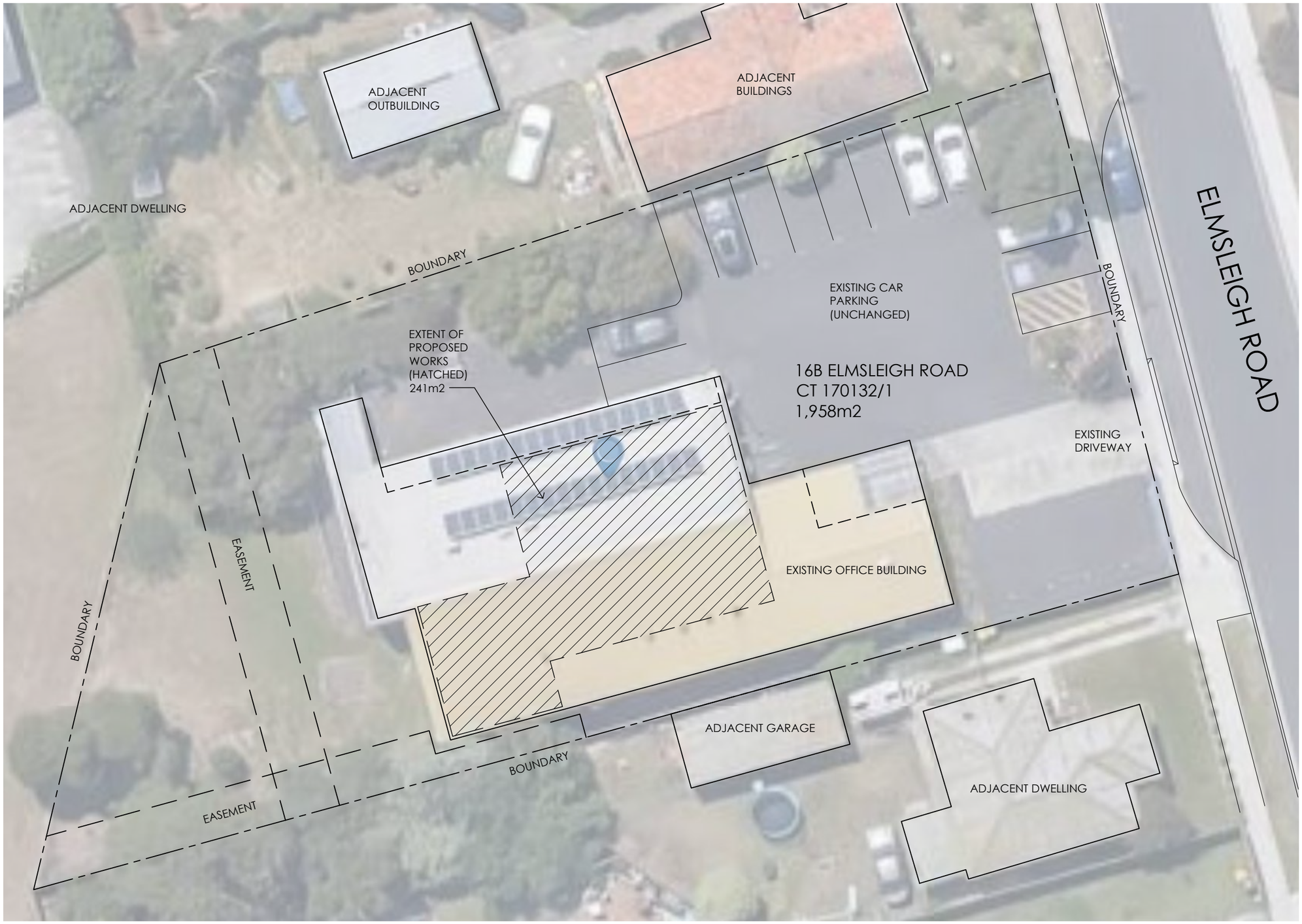
00	COVER
01	SITE PLAN
02	DEMOLITION + PROPOSED FLOOR PLANS
03	DETAIL FLOOR PLAN
04	NOTATION PLAN
05	REFELECTED CEILING/ELECTRICAL PLAN
06	INTERNAL ELEVATIONS
07	INTERNAL ELEVATIONS
08	INTERNAL ELEVATIONS
09	INTERNAL ELEVATIONS
10	INTERNAL ELEVATIONS
11	INTERNAL ELEVATIONS
12	INTERNAL ELEVATIONS
13	DOOR AND WINDOW SCHEDULES
14	NOTES + JOINERY DETAILS

FLOOR AREAS:

EXISTING FLOOR AREA	471m2
ADDITIONAL FLOOR AREA	0m2

GENERAL NOTES:

1. DO NOT SCALE OFF DRAWINGS.
2. DRAWINGS ARE TO BE PRINTED IN COLOUR.
3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO WORKS COMMENCING.
4. IF THE EXISTING BUILDING FABRIC OR PLUMBING WORKS AND FOUND TO VARY FROM THOSE OUTLINED IN THESE DRAWINGS, THE BUILDER IS TO NOTIFY THE BUILDING SURVEYOR OR DESIGNER.
5. ALL BUILDING WORKS ARE TO COMPLY WITH NCC 2022 VOL.1 AND REFERENCED STANDARDS.
6. ANY PLUMBING WORKS ARE TO COMPLY WITH NCC 2022 VOL 3, AS 3500, TASWATER AND COUNCIL REQUIREMENTS.
7. THE BUILDER IS TO ENSURE A COPY OF THE BUILDING SURVEYOR AND COUNCIL CERTIFIED PLANS ARE AVAILABLE ON SITE. THESE PLANS ARE NOT SUITABLE FOR USE UNTIL CERTIFIED IN ACCORDANCE WITH THE ABOVE.
8. DIMENSIONS SHOWN ARE TO THE STUD UNLESS NOTED OTHERWISE.
9. FLOOR COVERINGS SHALL:
   A) HAVE A CRITICAL RADIANT FLUX OF NOT LESS THAN 2.2 KW/M2, AND
   B) HAVE A MAXIMUM SMOKE DEVELOPMENT RATE OF 750 %.MIN PERCENT-MINUTES).
10. NEW HINGED DOORS SHALL:
    A) BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS, AND
    B) BE FITTED WITH A SINGLE LEVER HANDLE THAT CAN BE OPERATED BY ONE HAND IN A DOWNWARD ACTION, AND
    C) HAVE THE LEVER HANDLE LOCATED BETWEEN 900mm AND 1.1m FROM THE FLOOR.
11. ALL DOORS THROUGHOUT THE BUILDING SHALL:
    A) HAVE DOOR CONTROLS TO AS 1428.1 CLAUSE 13.5.
12. PORTABLE FIRE EXTINGUISHERS SHALL:
    A) BE PROVIDED THROUGHOUT THE BUILDING, AND
    B) BE SIZED, CLASSED, LOCATED AND IDENTIFIED TO AS 2444 – 2001.



SITE PLAN

1:250

NOTE: NO EXTERNAL WORKS PROPOSED.

SITE SERVICES + CONNECTIONS:

THIS SITE HAS THE FOLLOWING SITE CONNECTIONS:
SEWER: MAINS CONNECTION (UNCHANGED)
STORMWATER: MAIN STORMWATER (UNCHANGED)
WATER: MAINS WATER CONNECTION (UNCHANGED)
THERE ARE NO PROPOSED CHANGES TO THE EXISTING SITE SERVICES.

L.I. LITTLE ISLAND BUILDING DESIGN

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LEGEND:

ADJ	ADJUSTABLE SHELVES
AS	AWNING SASH
CB	CONCRETE BLOCK
CET	CEILING TILES
COL	COLUMN
CT	CARPERT TILES
CSD	CAVITY SLIDING DOOR
EX	EXISTING
FIP	FIRE INDICATOR PANEL
FG	FIXED GLASS
FHR	FIRE HOSE REEL
FV	FLOOR VINYL
HB	HAND BASIN
H/P	HEAT PUMP
HWC	HOT WATER CYLINDER
LAM	LAMINATE PANELLING
PB	PLASTERBOARD, PAINT FINISH
PN	PINBOARD
S/B	SWITCHBOARD/METER
S/L	SHADOW LINE
SJ	SILICONE JOINT
VS	VINYL SKIRTING
— —	DEMOLITION
– – –	FIRE EXIT PATH
– – –	DOOR CLEARANCES

N

TENDER ISSUE
NOT FOR CONSTRUCTION

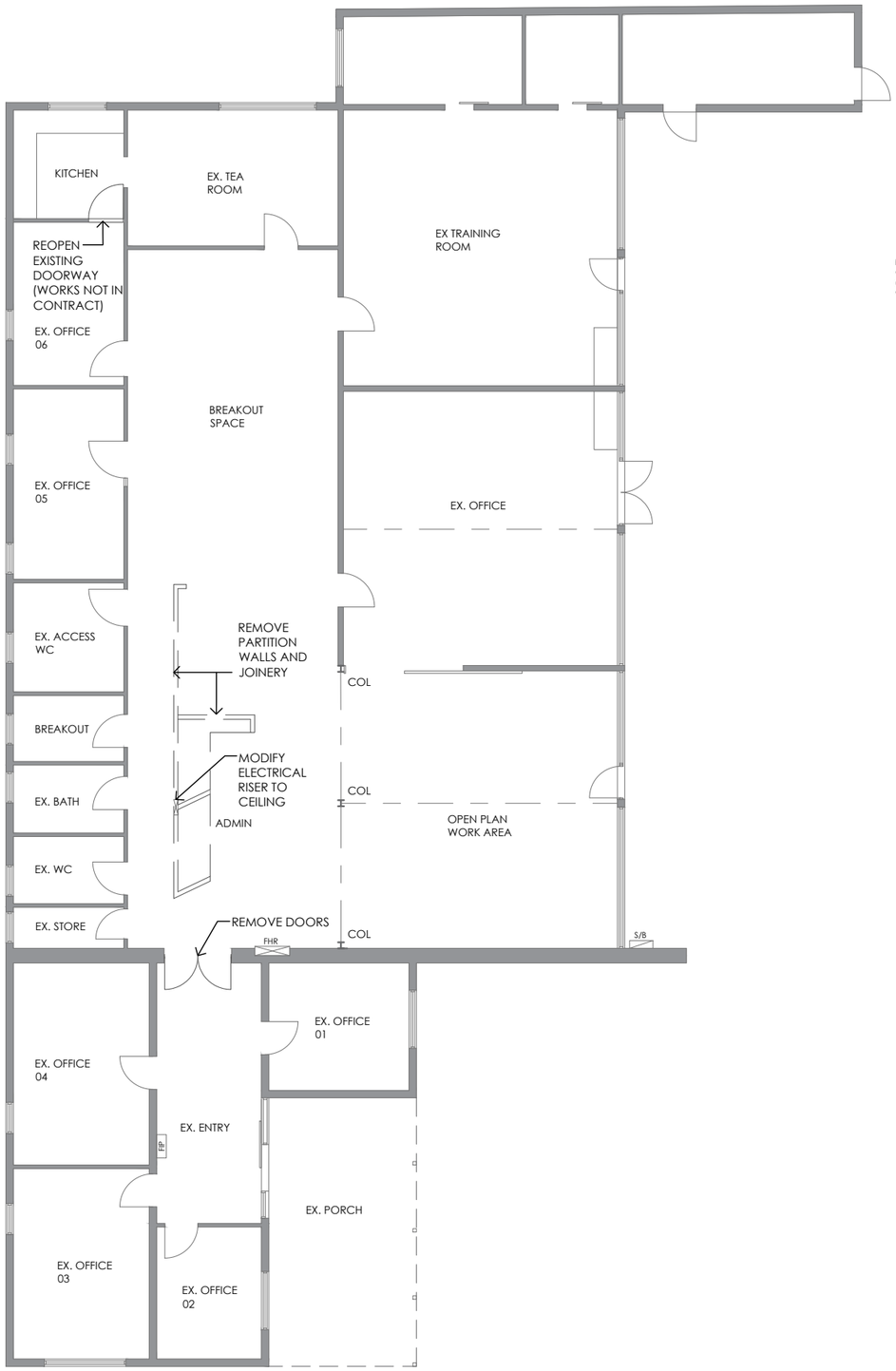
BUILDING DRAWINGS

OFFICE FITOUT
NEIGHBOURHOOD HOUSES TASMANIA
16B ELMSLEIGH ROAD,
DERWENT PARK

FOR:
NHT

Date: 30.10.2026
Scale: As shown @ A3

Project no/Drawing no: LI25019 - 01
Revision: 03



DEMOLITION PLAN
1:150



PROPOSED FLOOR PLAN
1:150

DIMENSIONS AND AREAS ARE SUBJECT TO CHANGE AS THE PLANS DEVELOP AND WALL FINISHES CHANGE.
THE PREFIX NOM. REFERS TO DIMENSIONS THAT HAVE NOT BEEN VERIFIED.

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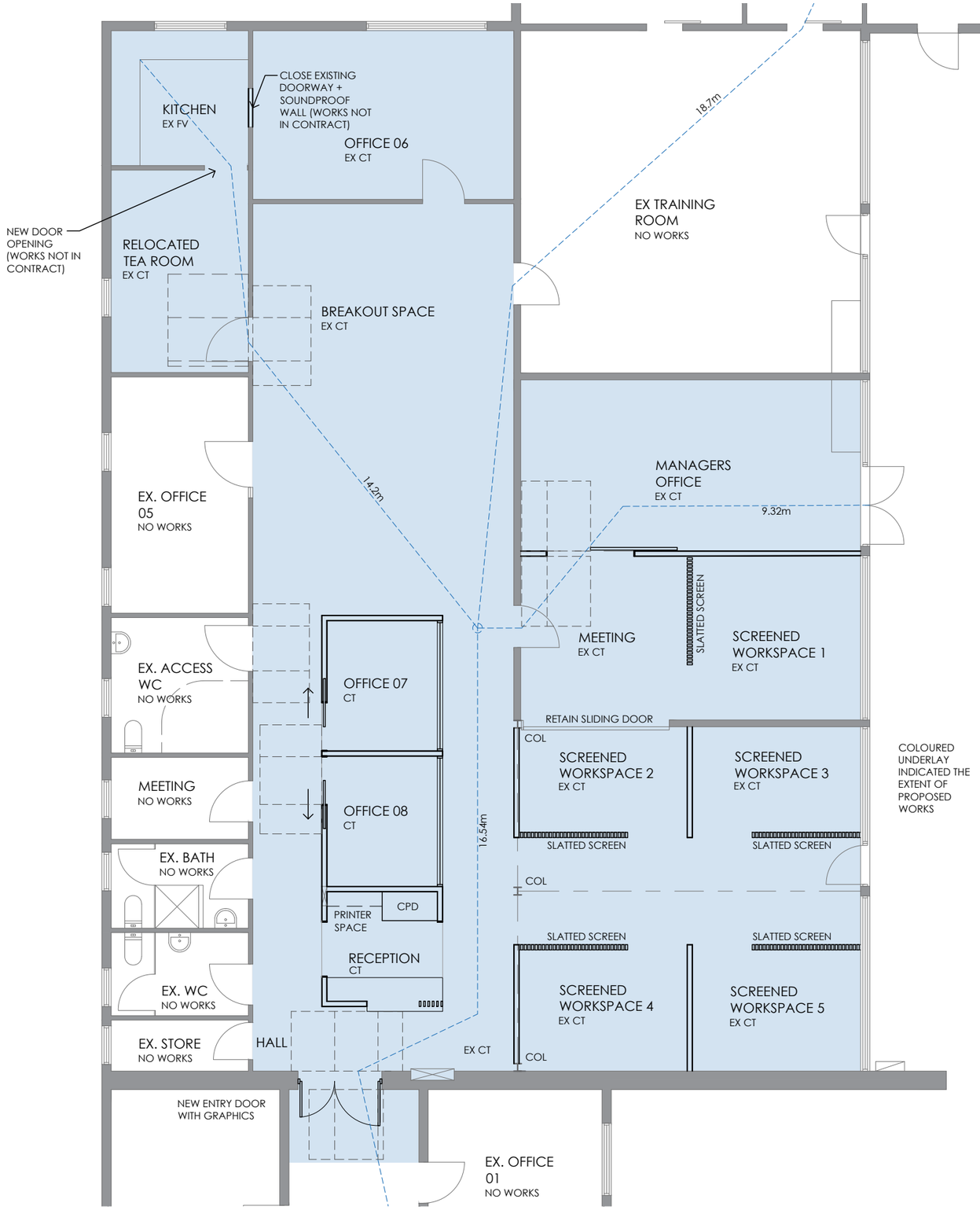
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PROPOSED DETAIL FLOOR PLAN

1:100

REFER TO NOTATION AND DIMENSION PLAN FOLLOWING PAGE FOR DIMENSIONS

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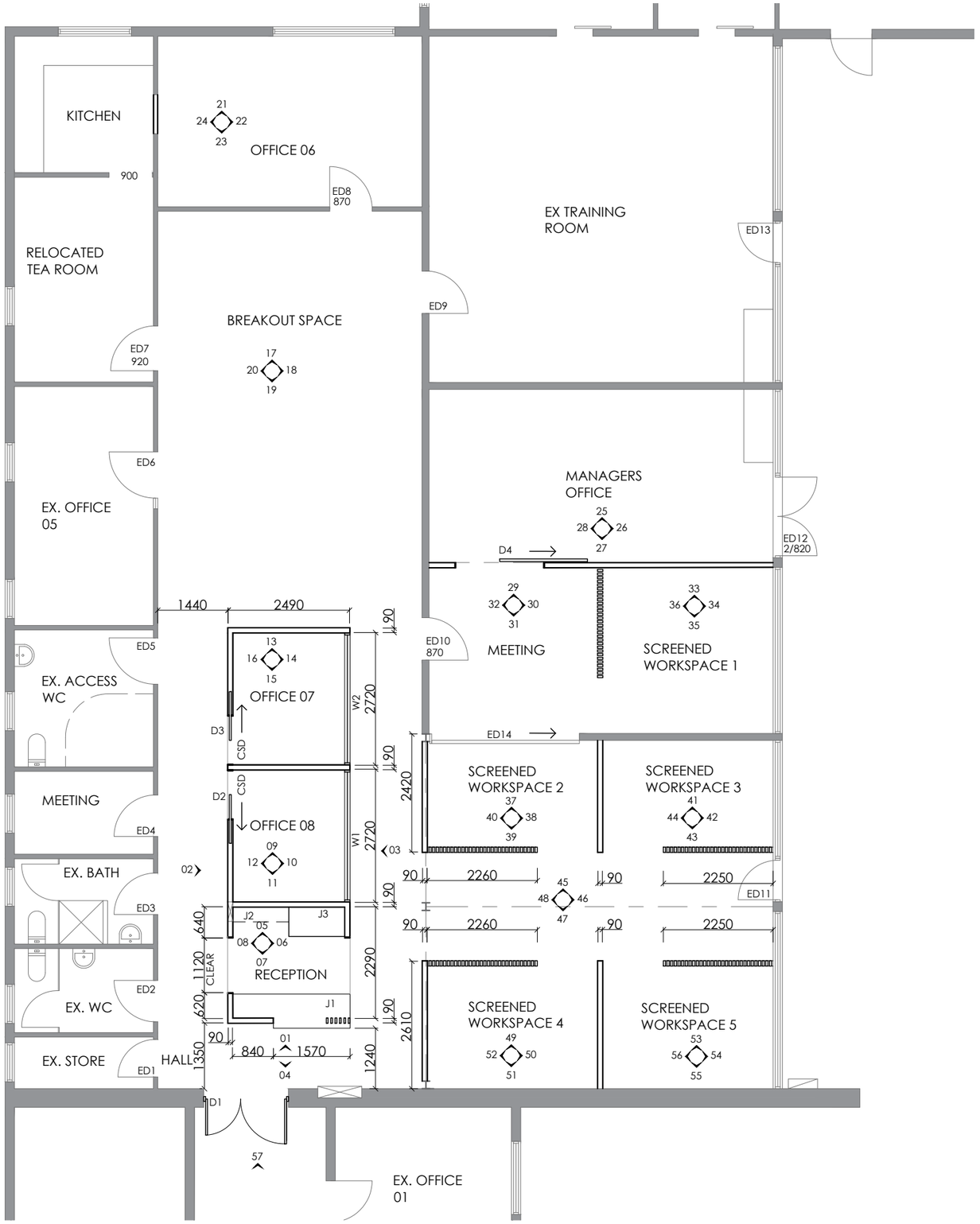
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NOTATION AND DIMENSION PLAN

1:100

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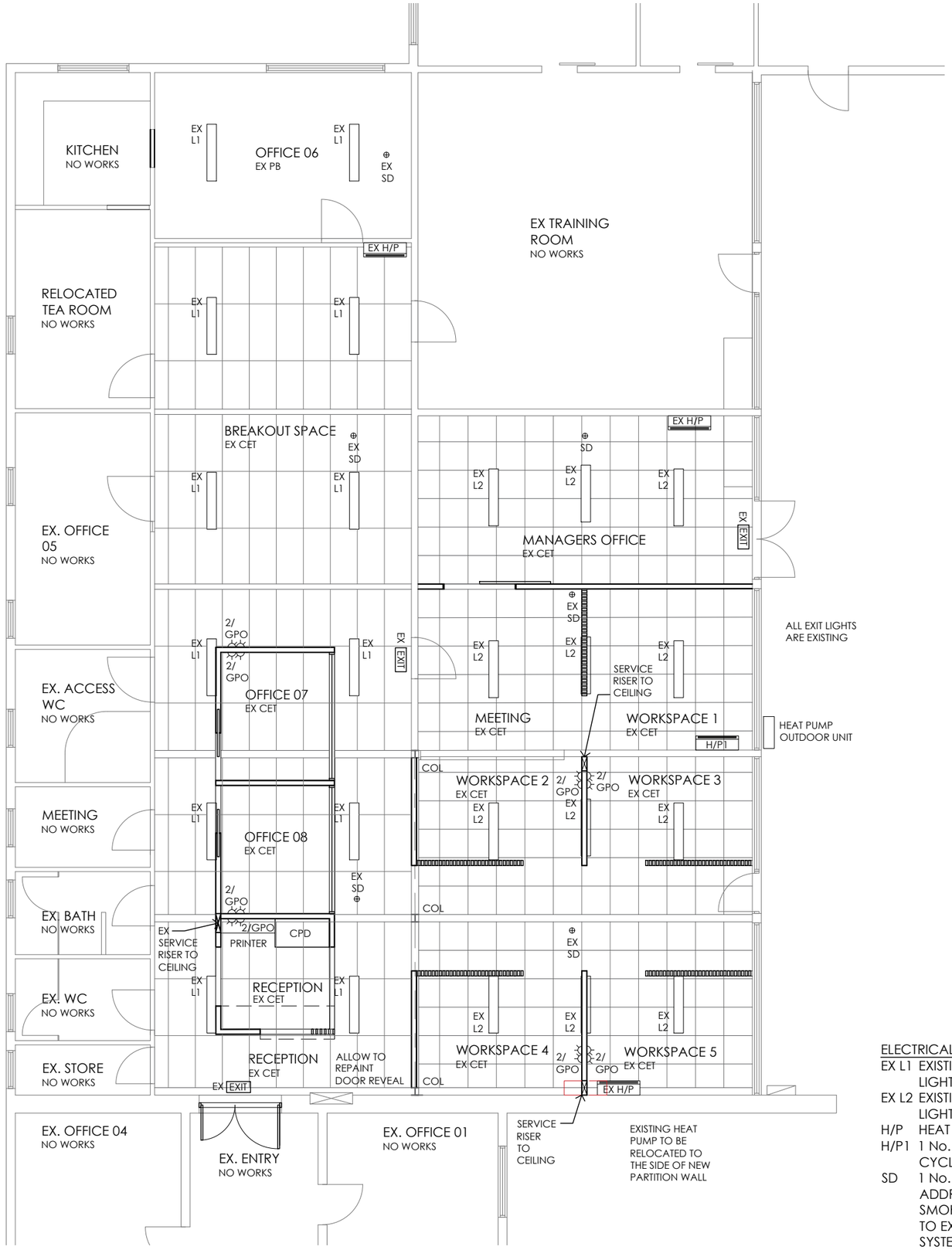
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OFFICE FITOUT
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REFLECTED CEILING/ELECTRICAL PLAN
1:100

ELECTRICAL LEGEND:

EX L1	EXISTING SUSPENDED CEILING LIGHT
EX L2	EXISTING BATTEN FIXED CEILING LIGHT
H/P	HEAT PUMP
H/P1	1 No. FUJITSU 3.5KW REVERSE CYCLE HEAT PUMP.
SD	1 No. NEW AMPAC XP95 ADDRESSABLE PHOTOELECTRIC SMOKE DETECTOR, CONNECTED TO EXISTING FIRE DETECTION SYSTEM IN ACCORDANCE WITH AS 3786.
GPO	NEW DOUBLE GPO, CLIPSAL C2000 SERIES

NO NEW LIGHTING IS PROPOSED.

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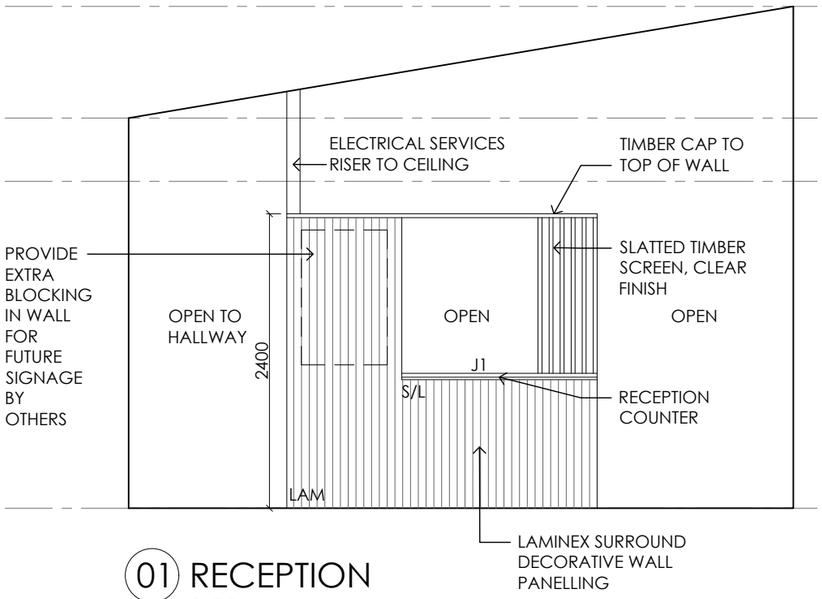
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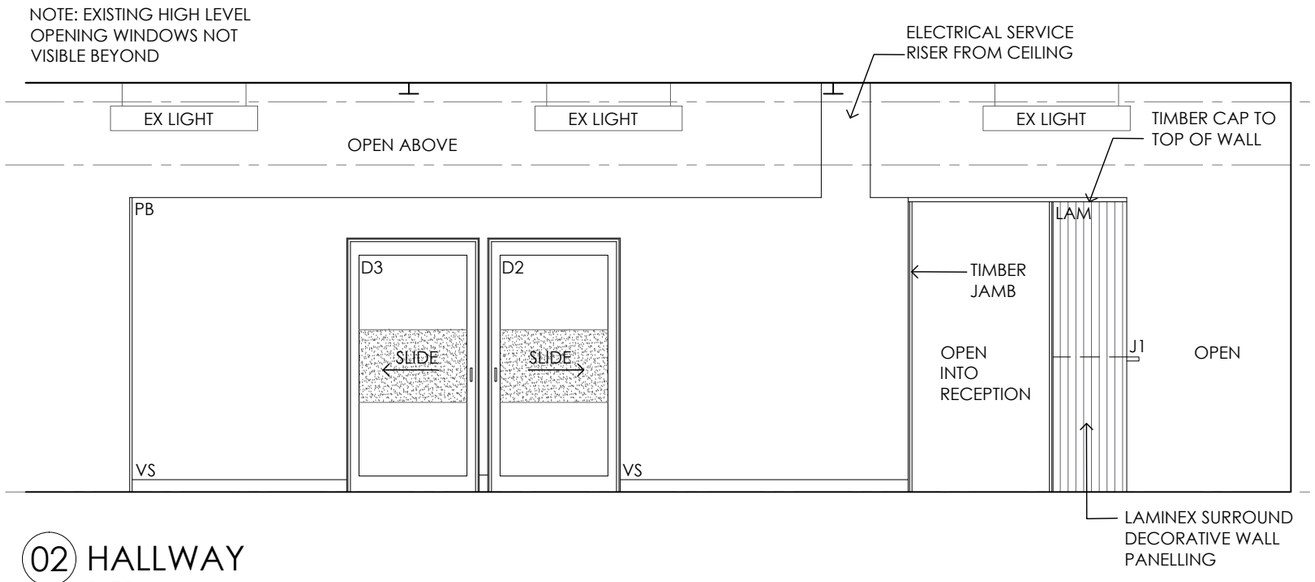
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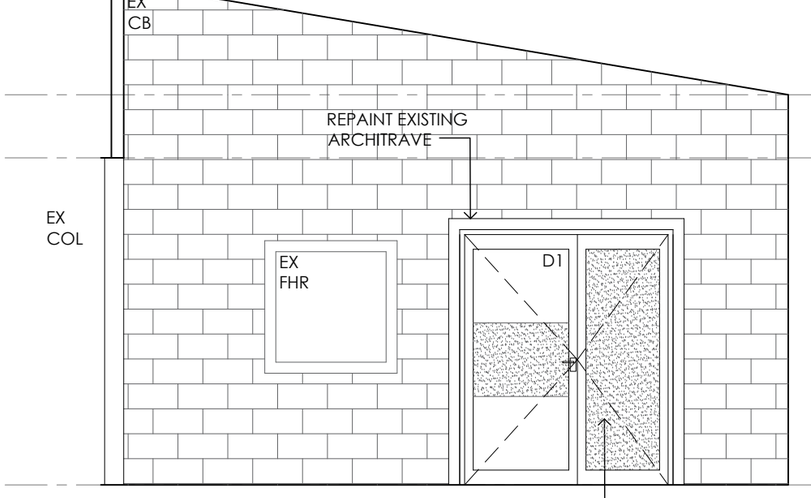
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Revision: 03



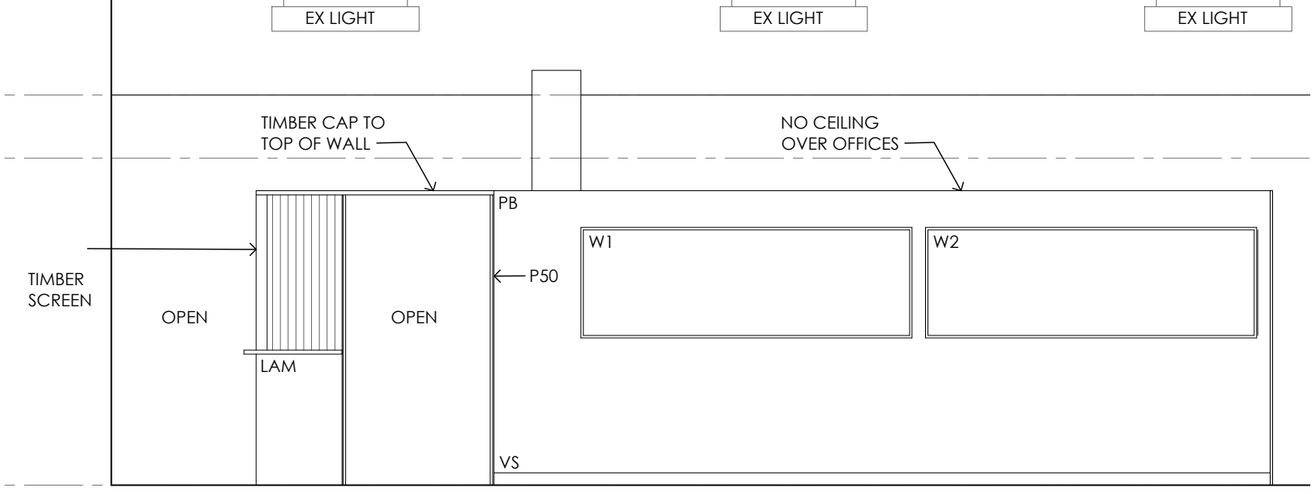
01 RECEPTION
1:50



02 HALLWAY
1:50



03 RECEPTION
1:50



04 RECEPTION

L.I.
LITTLE ISLAND BUILDING DESIGN

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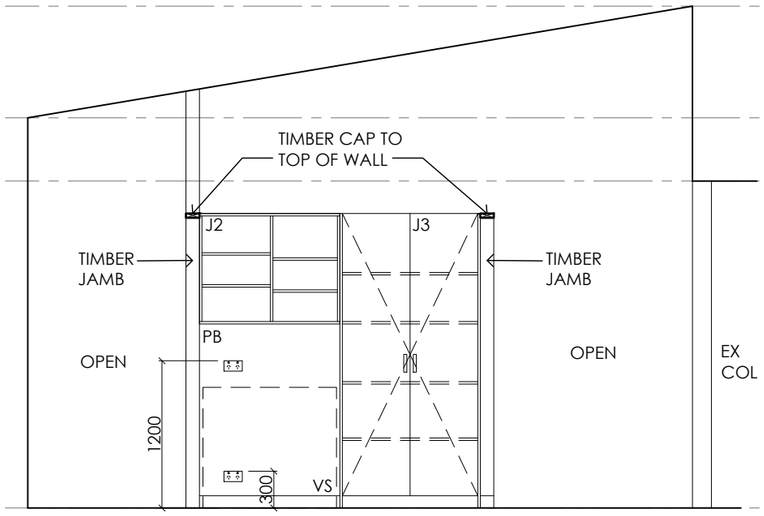
BUILDING DRAWINGS

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NEIGHBOURHOOD HOUSES
TASMANIA
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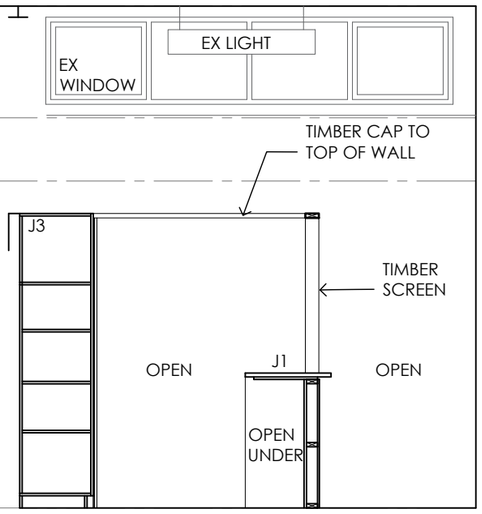
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NHT

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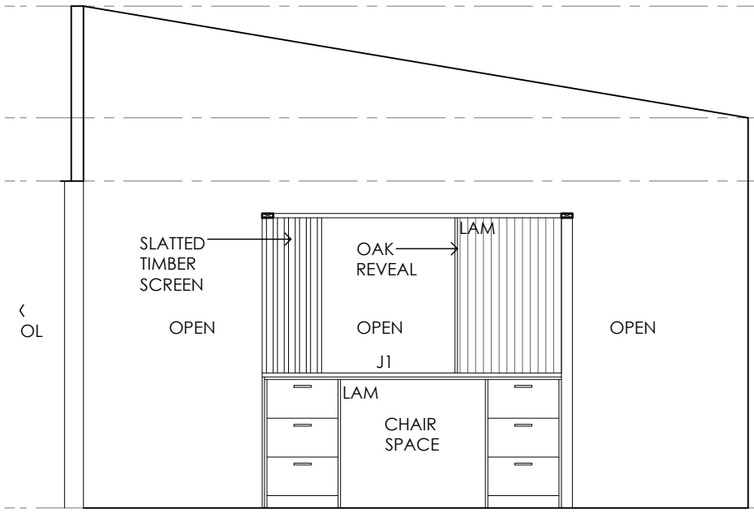
Project no/Drawing no: LI25019 - 06
Revision: 03



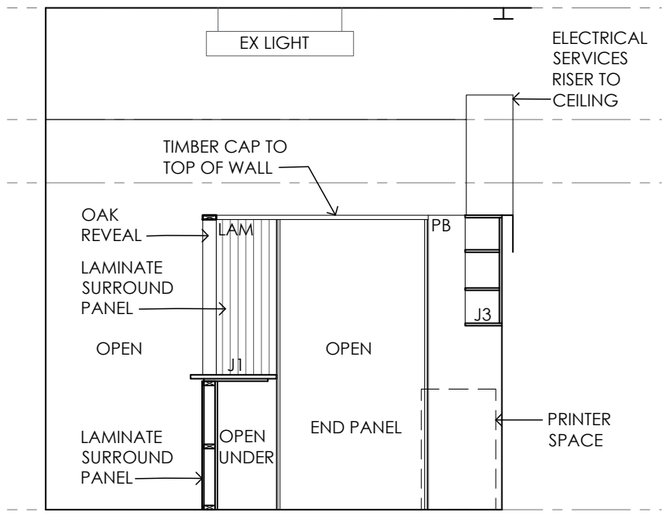
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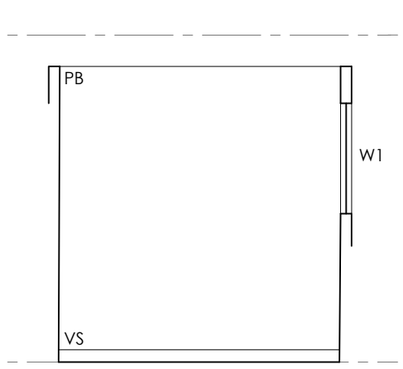
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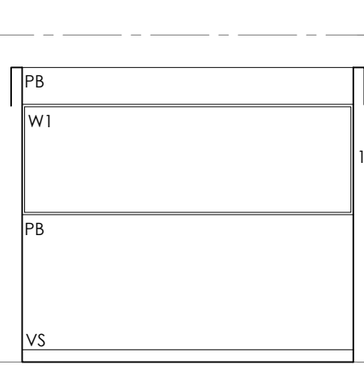
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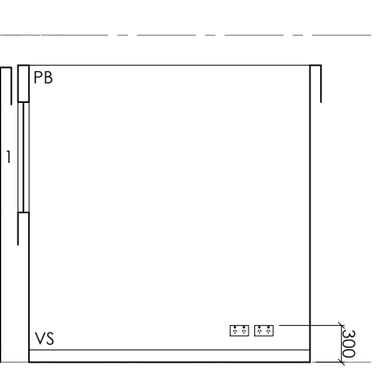
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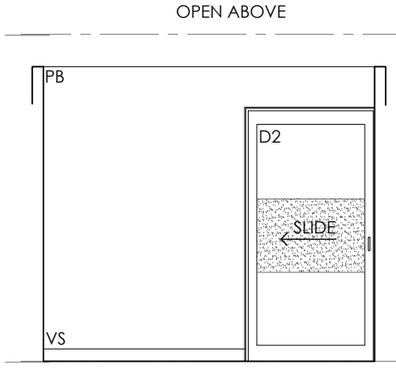
09 OFFICE 07
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10 OFFICE 07
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11 OFFICE 07
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12 OFFICE 07
1:50

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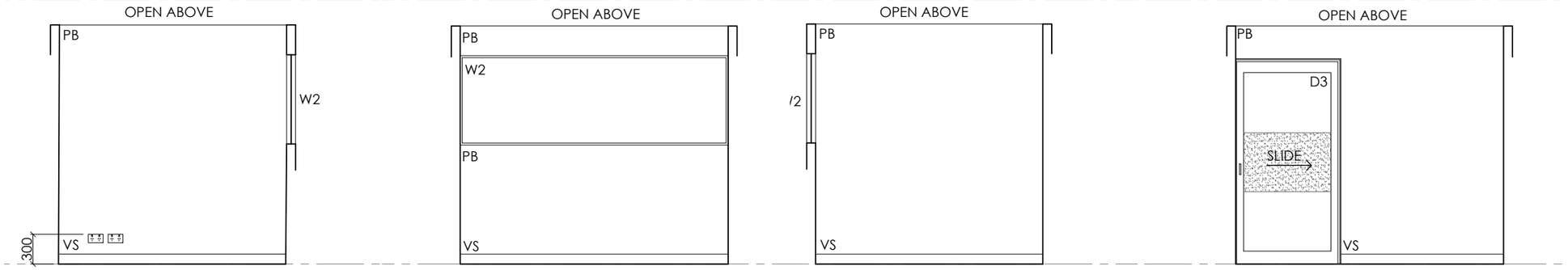
BUILDING DRAWINGS

OFFICE FITOUT
NEIGHBOURHOOD HOUSES
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FOR:
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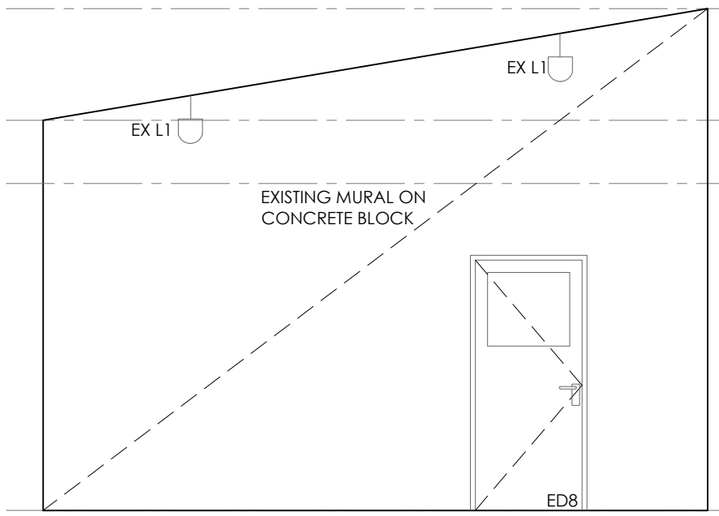


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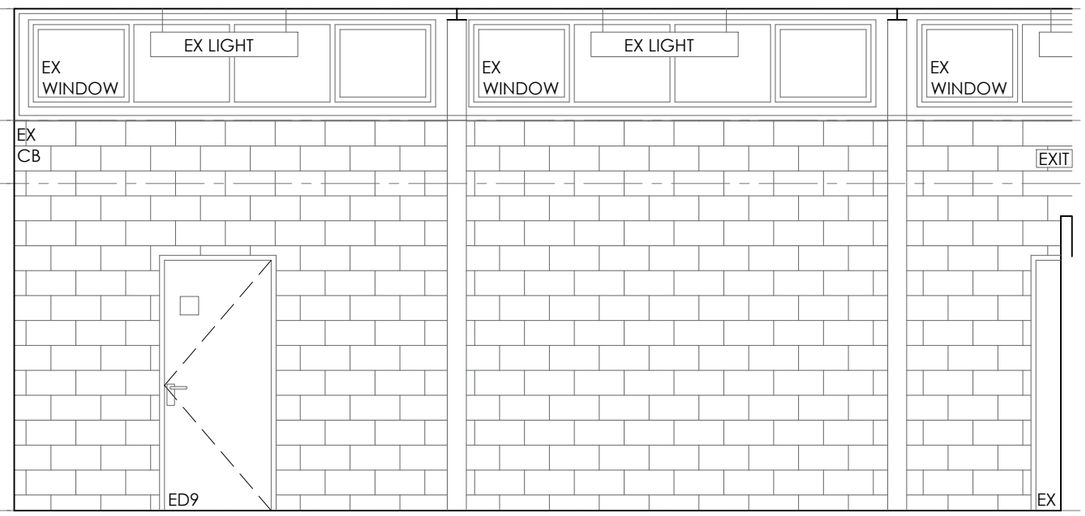
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15 OFFICE 08
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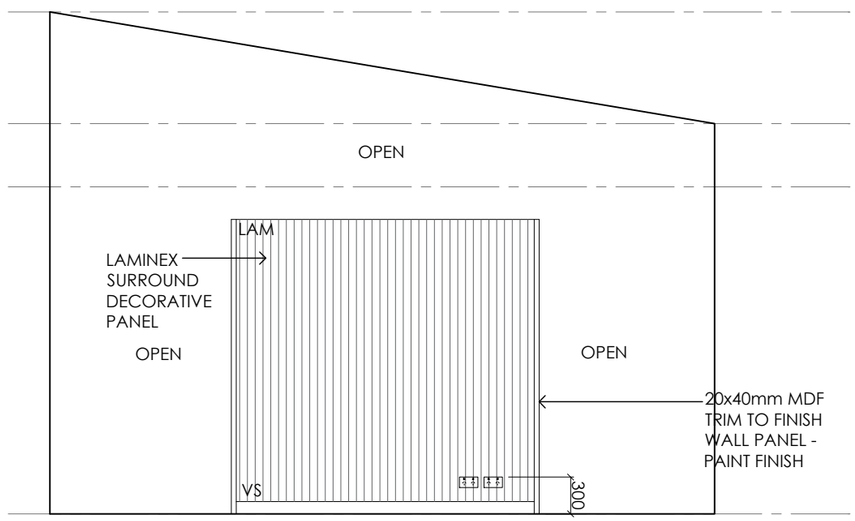
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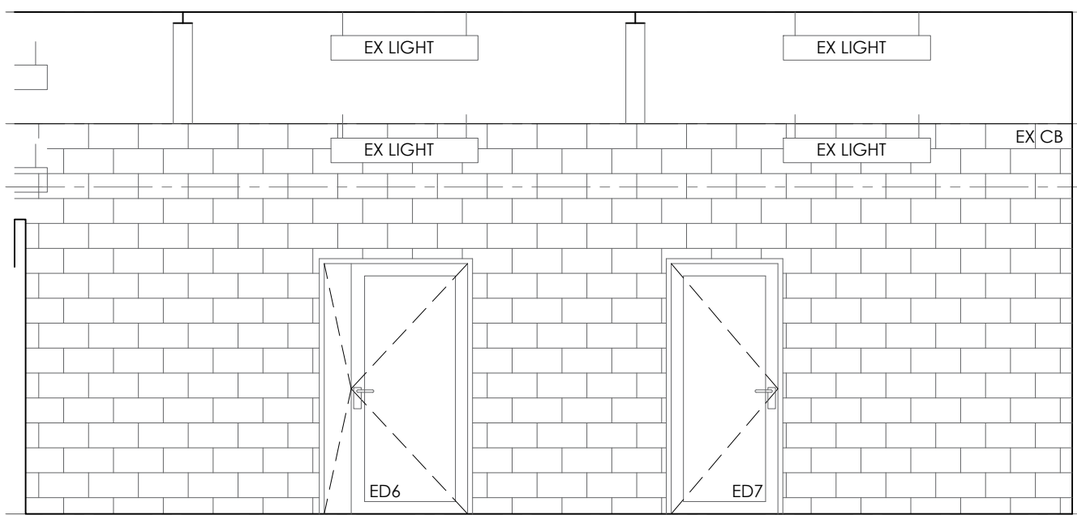
17 BREAKOUT SPACE
1:50



18 BREAKOUT SPACE
1:50



19 BREAKOUT SPACE
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20 BREAKOUT SPACE
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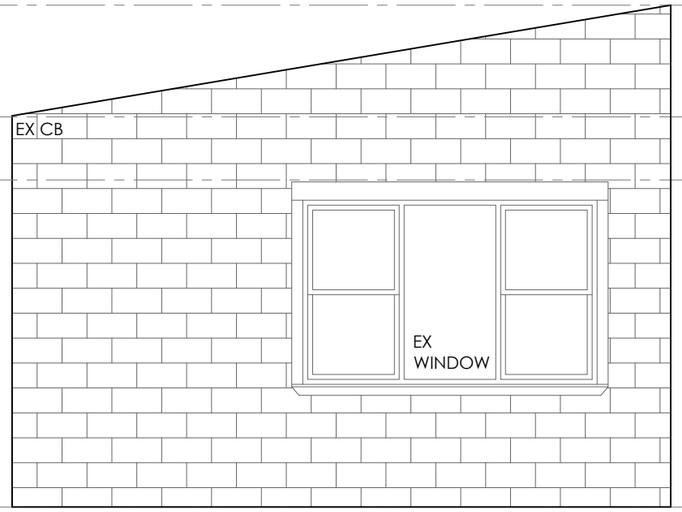
BUILDING DRAWINGS

OFFICE FITOUT
NEIGHBOURHOOD HOUSES
TASMANIA
16B ELMSLEIGH ROAD,
DERWENT PARK

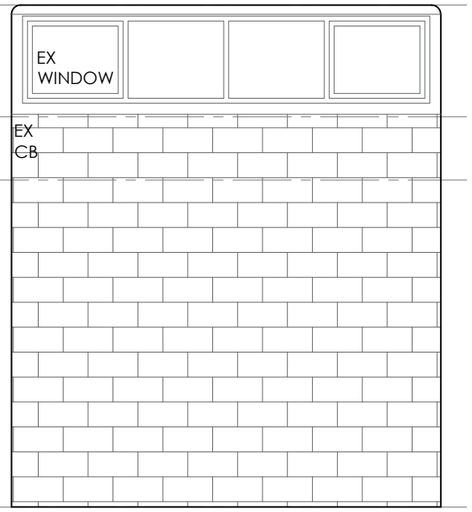
FOR:
NHT

Date: 30.10.2026
Scale: As shown @ A3

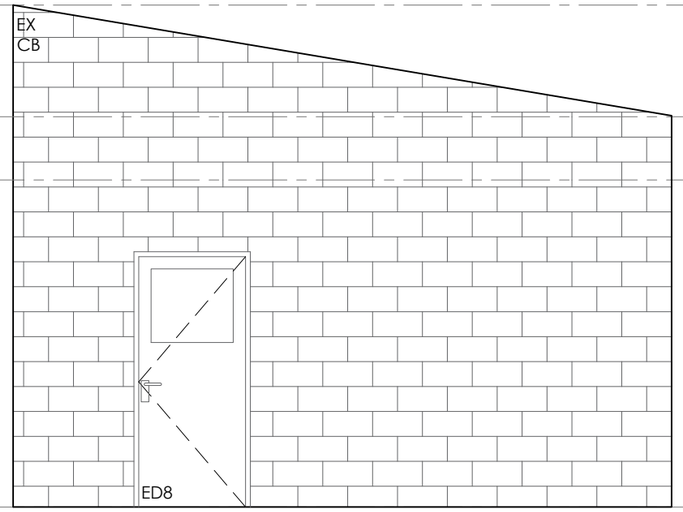
Project no/Drawing no: LI25019 - 08
Revision: 03



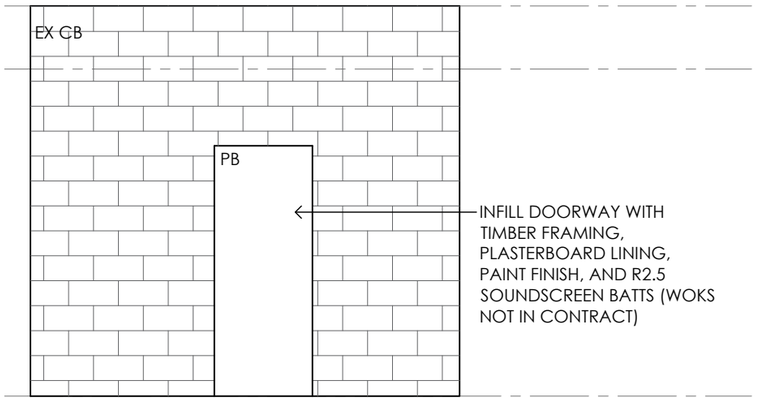
21 OFFICE 06
1:50



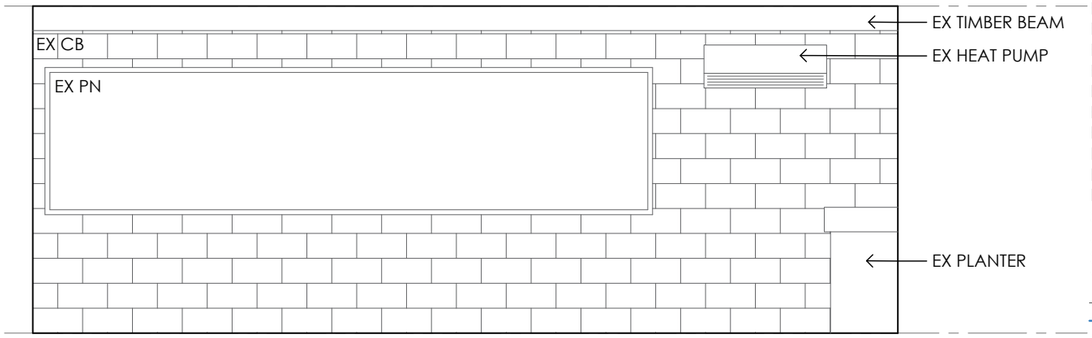
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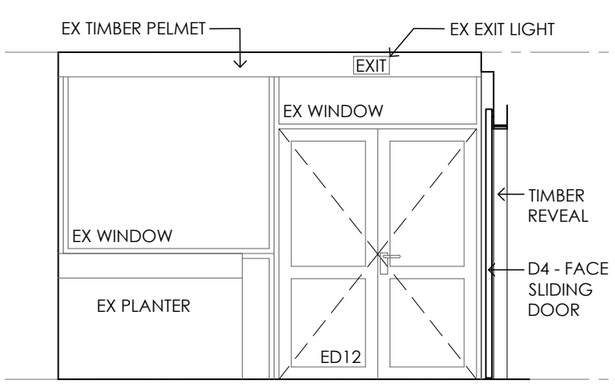
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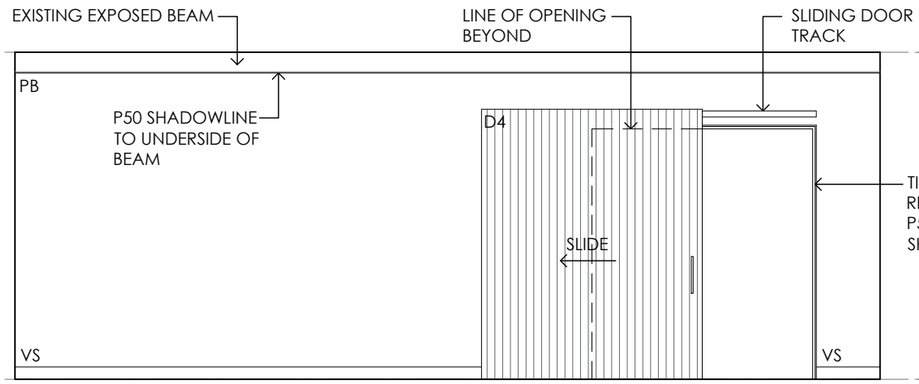
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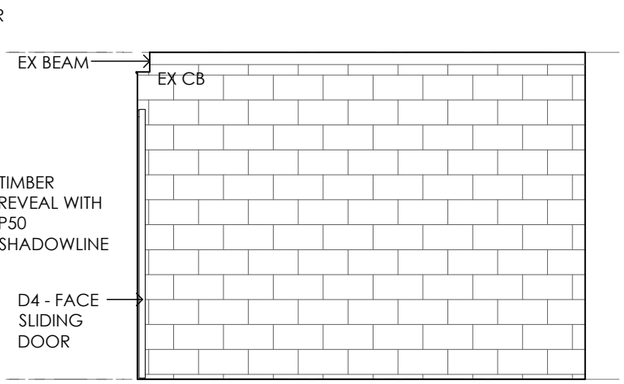
25 MANAGER'S OFFICE
1:50



26 MANAGER'S OFFICE
1:50



27 MANAGER'S OFFICE
1:50



28 MANAGER'S OFFICE
1:50

L.I.
LITTLE ISLAND BUILDING DESIGN

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W: www.libd.com.au

LEGEND:

ADJ	ADJUSTABLE SHELVES
AS	AWNING SASH
CB	CONCRETE BLOCK
CET	CEILING TILES
COL	COLUMN
CT	CARPERT TILES
CSD	CAVITY SLIDING DOOR
EX	EXISTING
FIP	FIRE INDICATOR PANEL
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FV	FLOOR VINYL
HB	HAND BASIN
H/P	HEAT PUMP
HWC	HOT WATER CYLINDER
LAM	LAMINATE PANELLING
PB	PLASTERBOARD, PAINT FINISH
PN	PINBOARD
S/B	SWITCHBOARD/METER
S/L	SHADOW LINE
SJ	SILICONE JOINT
VS	VINYL SKIRTING
— —	DEMOLITION
— —	FIRE EXIT PATH
— —	DOOR CLEARANCES

TENDER ISSUE
NOT FOR CONSTRUCTION

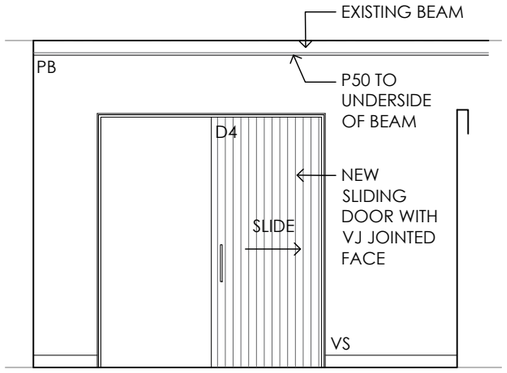
BUILDING DRAWINGS

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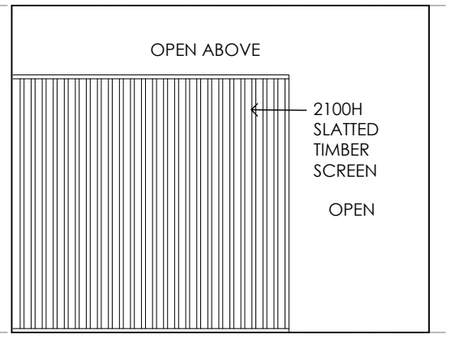
FOR:
NHT

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Scale: As shown @ A3

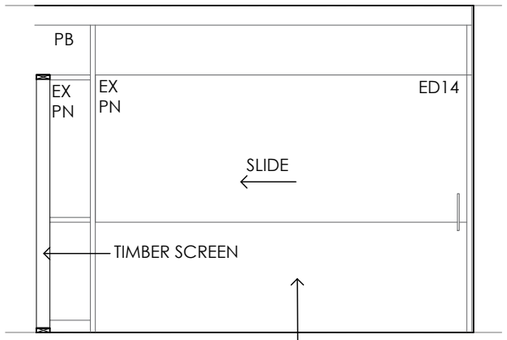
Project no/Drawing no: LI25019 - 09
Revision: 03



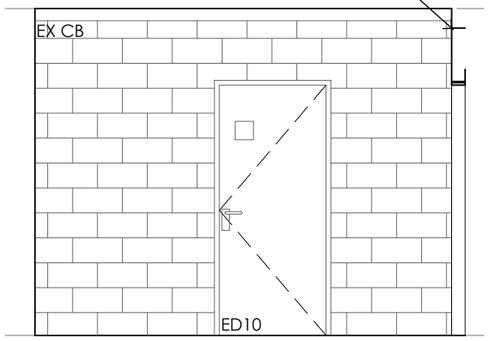
29 MEETING
1:50



30 MEETING
1:50



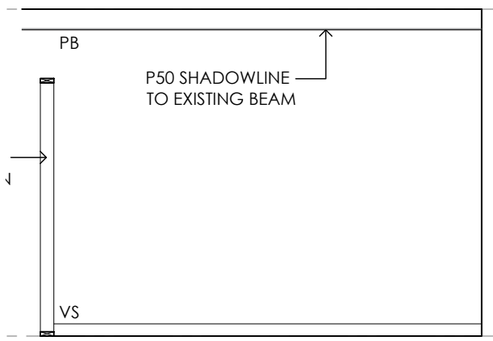
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1:50



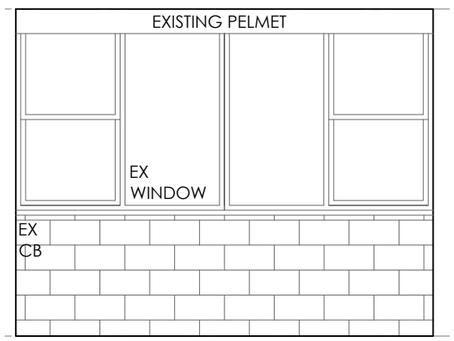
32 MEETING
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L.I.
LITTLE ISLAND BUILDING DESIGN

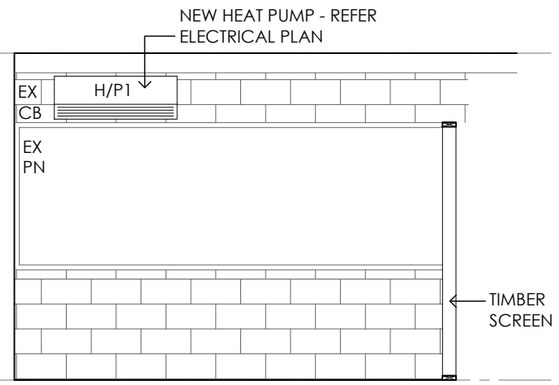
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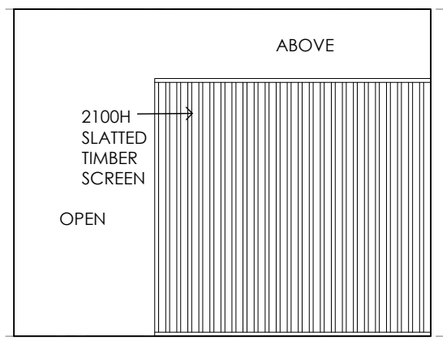
33 SCREENED WORKSPACE 1
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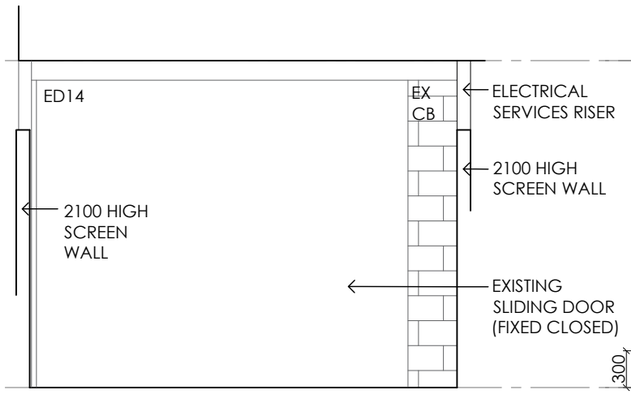
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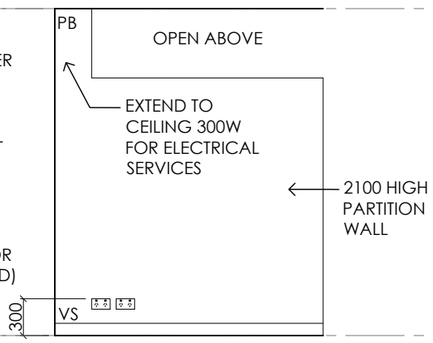
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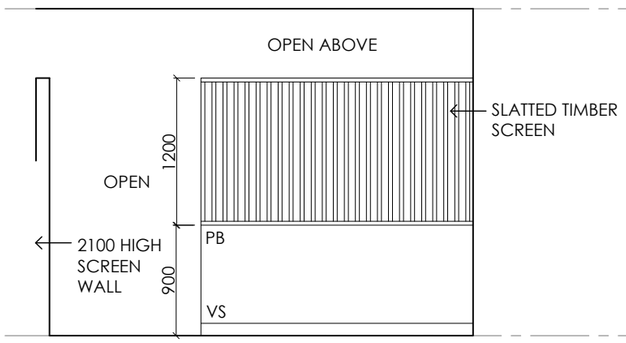
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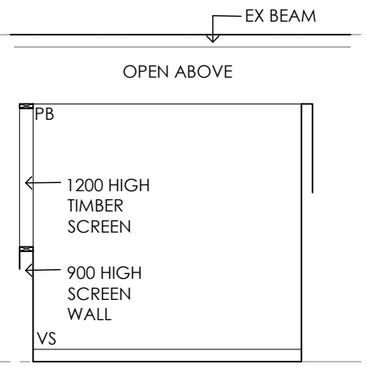
37 SCREENED WORKSPACE 2
1:50



38 SCREENED WORKSPACE 2
1:50



39 SCREENED WORKSPACE 2
1:50



40 SCREENED WORKSPACE 2
1:50

LEGEND:

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CB	CONCRETE BLOCK
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COL	COLUMN
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S/L	SHADOW LINE
SJ	SILICONE JOINT
VS	VINYL SKIRTING

— — DEMOLITION
— — — FIRE EXIT PATH
— — — DOOR CLEARANCES

TENDER ISSUE
NOT FOR CONSTRUCTION

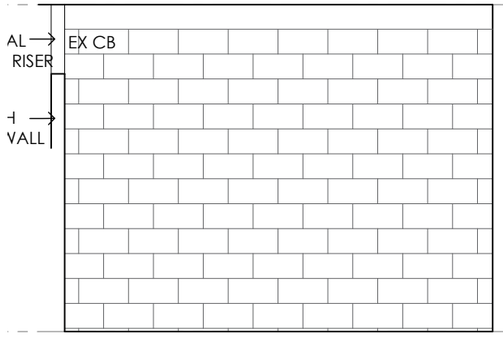
BUILDING DRAWINGS

OFFICE FITOUT
NEIGHBOURHOOD HOUSES
TASMANIA
16B ELMSLEIGH ROAD,
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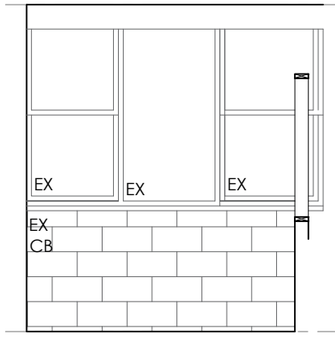
FOR:
NHT

Date: 30.10.2026
Scale: As shown @ A3

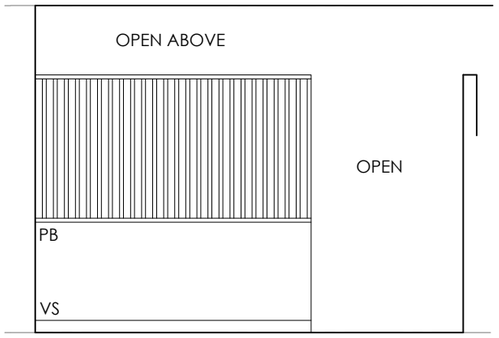
Project no/Drawing no: LI25019 - 10
Revision: 03



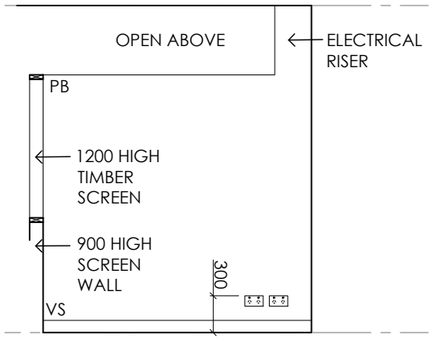
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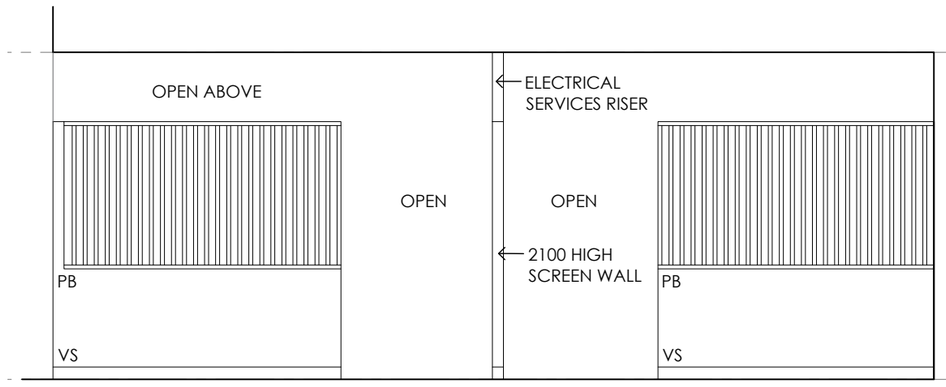
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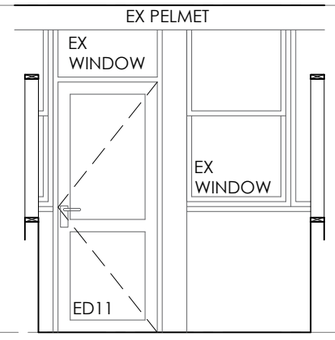
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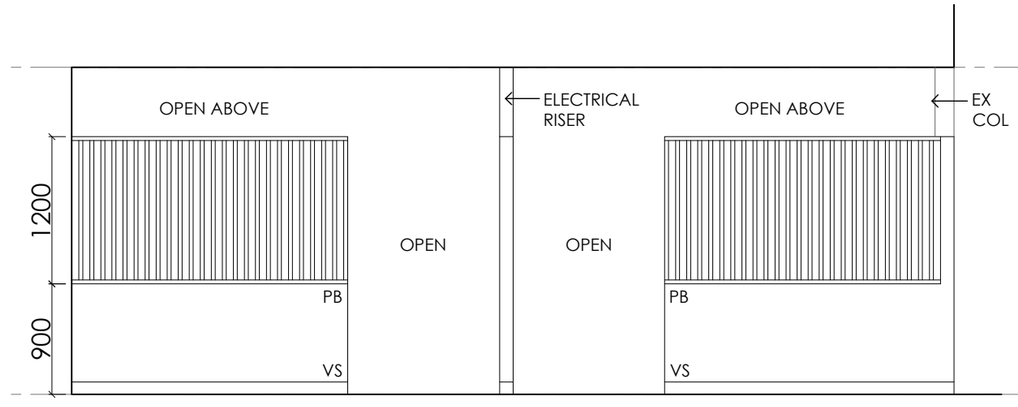
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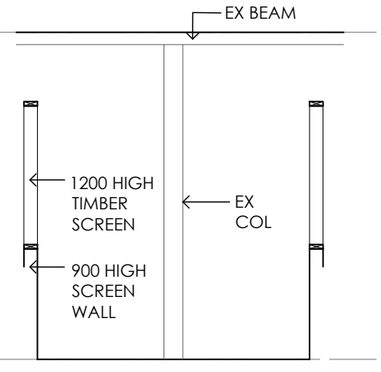
45 CIRCULATION
1:50



46 CIRCULATION
1:50



47 CIRCULATION
1:50



48 CIRCULATION
1:50

Accredited Building Designer
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LEGEND:

ADJ	ADJUSTABLE SHELVES
AS	AWNING SASH
CB	CONCRETE BLOCK
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- - -	FIRE EXIT PATH
- - -	DOOR CLEARANCES

TENDER ISSUE
NOT FOR CONSTRUCTION

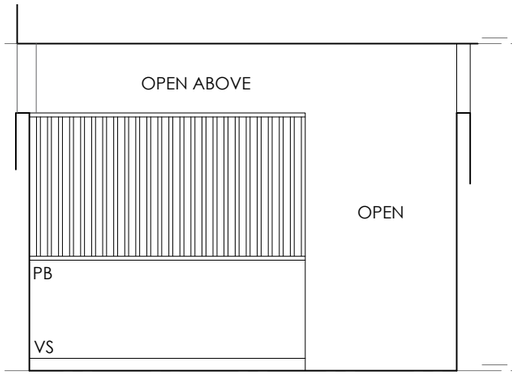
BUILDING DRAWINGS

OFFICE FITOUT
NEIGHBOURHOOD HOUSES
TASMANIA
16B ELMSLEIGH ROAD,
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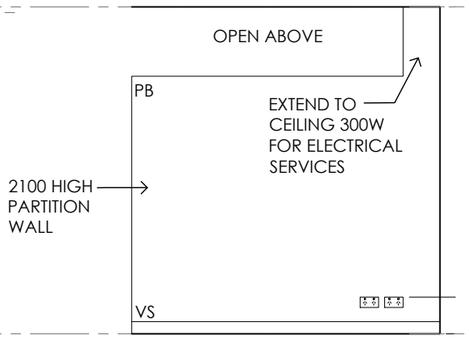
FOR:
NHT

Date: 30.10.2026
Scale: As shown @ A3

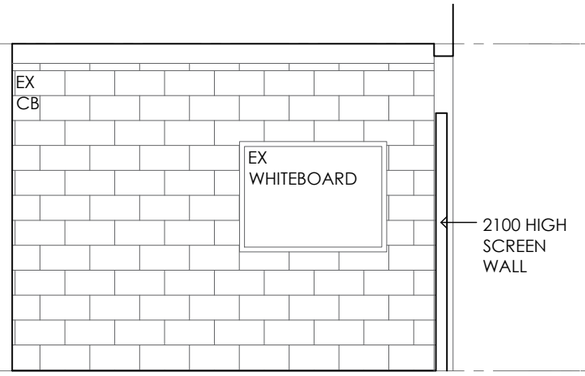
Project no/Drawing no: LI25019 - 11
Revision: 03



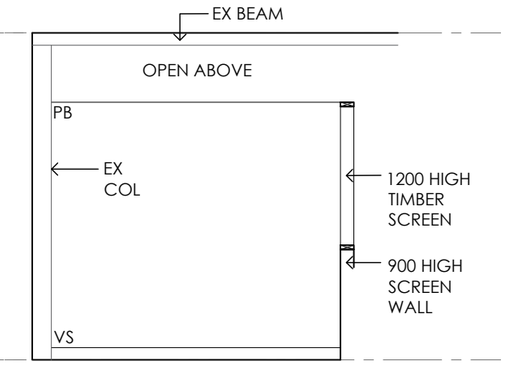
49 SCREENED WORKSPACE 4
1:50



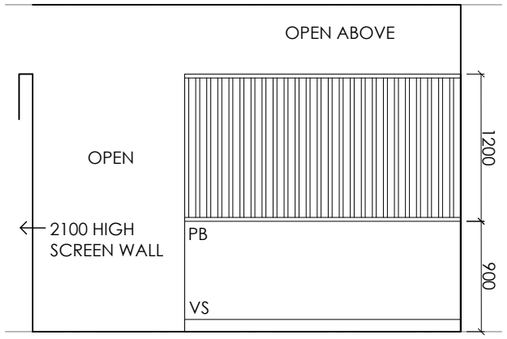
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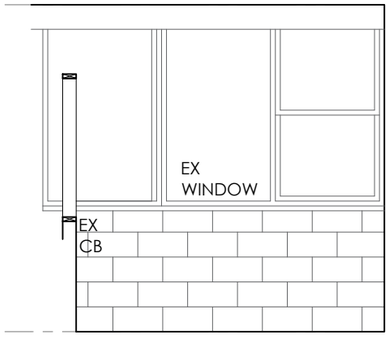
51 SCREENED WORKSPACE 4
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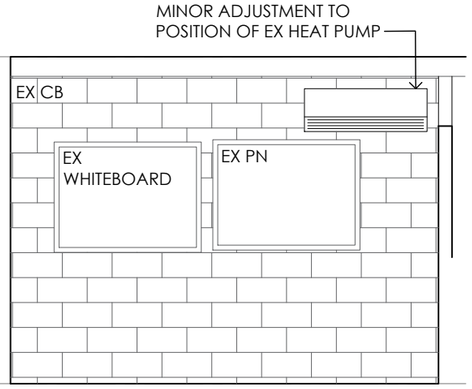
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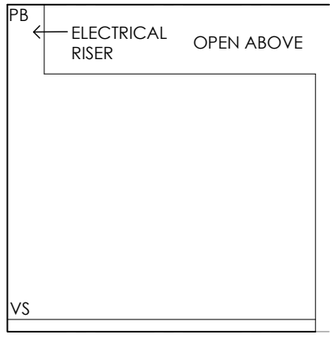
53 SCREENED WORKSPACE 5
1:50



54 SCREENED WORKSPACE 5
1:50



55 SCREENED WORKSPACE 5
1:50



56 SCREENED WORKSPACE 5
1:50

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– – – DOOR CLEARANCES

TENDER ISSUE
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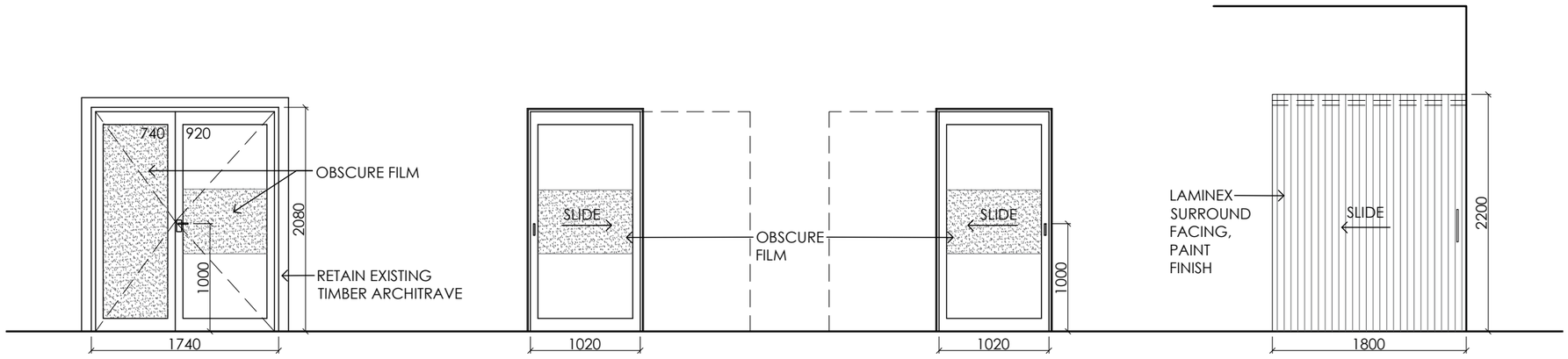
BUILDING DRAWINGS

OFFICE FITOUT
NEIGHBOURHOOD HOUSES TASMANIA
16B ELMSLEIGH ROAD,
DERWENT PARK

FOR:
NHT

Date: 30.10.2026
Scale: As shown @ A3

Project no/Drawing no: LI25019 - 12
Revision: 03

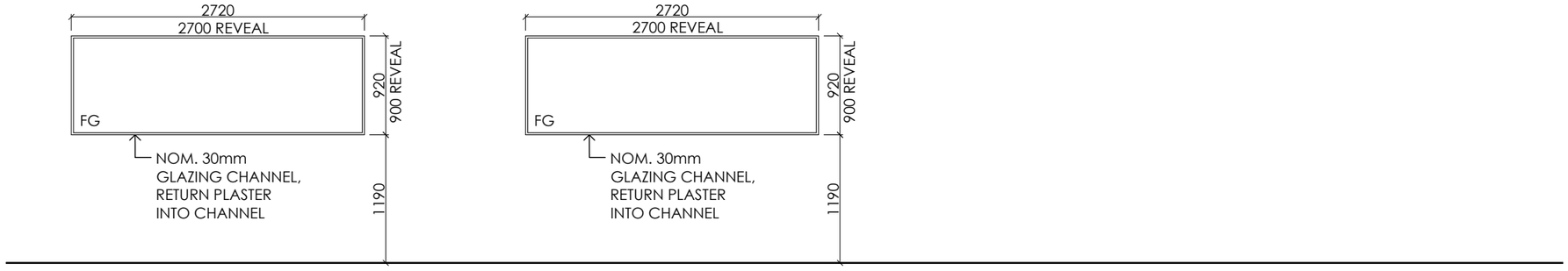


D1

D2
CAVITY SLIDING DOOR

D3
CAVITY SLIDING DOOR

D4
FACE SLIDING DOOR



W1

W2

DOOR AND WINDOW DETAILS
1:50

DOOR SCHEDULE

DOOR NUMBER	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	COMMENTS
D1	1780mm OPENING 920mm PRIMARY LEAF, 740mm SECONDARY LEAF	2080 OPENING, 2040 DOOR HEIGHT	AWS SERIES 50 COMMERCIAL DOUBLE HINGED DOOR, SINGLE GLAZED WITH 6mm CLEAR GLASS	ALUMINIUM FRAME, POWDERCOAT FINISH	CONFIRM FINAL DEIMENSIONS AFETR REMOVAL OF EXISTING DOORS. REINSTATE TIMBER ARCHITRAVE AND REPAINT AFTER INSTALLATION.
D2	1020mm	2040	40mm DOOR, PAINT FINISH WITH GLAZED PANEL	TRILINE ACCESS COMPLIENT SLIDING DOOR CAVITY SLIDING DOOR UNIT.	SUPPLY D PULL HANDLE AND KEYED LOCK
D3	1020mm	2040mm	40mm DOOR, PAINT FINISH WITH GLAZED PANEL	TRILINE ACCESS COMPLIENT SLIDING DOOR CAVITY SLIDING DOOR UNIT.	SUPPLY D PULL HANDLE AND KEYED LOCK
D4	1800	2200	CUSTOM JOINERY DOOR, VERTICAL LAMINATE SURROUND VJ JOINT FACE TO BOTH SIDES	TRILINE SLIDO D-LINE43 80M FACE SLIDING DOOR TRACK	SUPPLY D PULL HANDLE

WINDOW SCHEDULE

DOOR NUMBER	WIDTH	HEIGHT	GLASS TYPE	FRAME TYPE	COMMENTS
W1	1190	2100	SINGLE GLAZING, CLEAR	25mm GLAZING CHANNEL, POWDERCOAT FINISH	INTERNAL DISPLAY WINDOW
W2	4560	2100	SINGLE GLAZING, CLEAR	25mm GLAZING CHANNEL, POWDERCOAT FINISH	INTERNAL DISPLAY WINDOW
W3	920	2340	SINGLE GLAZING, CLEAR	25mm GLAZING CHANNEL, POWDERCOAT FINISH	INTERNAL DISPLAY WINDOW
W4	1760	1200	SINGLE GLAZING, MIRROR GLASS (REFLECTIVE FROM LIQUOR SALES SIDE)	ALUMINIUM FRAME, POWDERCOAT FINISH	INTERNAL SURVEILLANCE WINDOW
EW1	4155	2700	DOUBLE GLAZED, CLEAR	ALUMINIUM	EXISTING STOREFRONT WINDOW
EW2	6210	2700	40mm SOLID CORE DOOR WITH GLAZED PANEL	ALUMINIUM	EXISTING STOREFRONT WINDOW

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LAM LAMINATE PANELLING
PB PLASTERBOARD, PAINT FINISH
PN PINBOARD
S/B SWITCHBOARD/METER
S/L SHADOW LINE
SJ SILICONE JOINT
VS VINYL SKIRTING
— — DEMOLITION
– – – FIRE EXIT PATH
– – – DOOR CLEARANCES

TENDER ISSUE
NOT FOR CONSTRUCTION

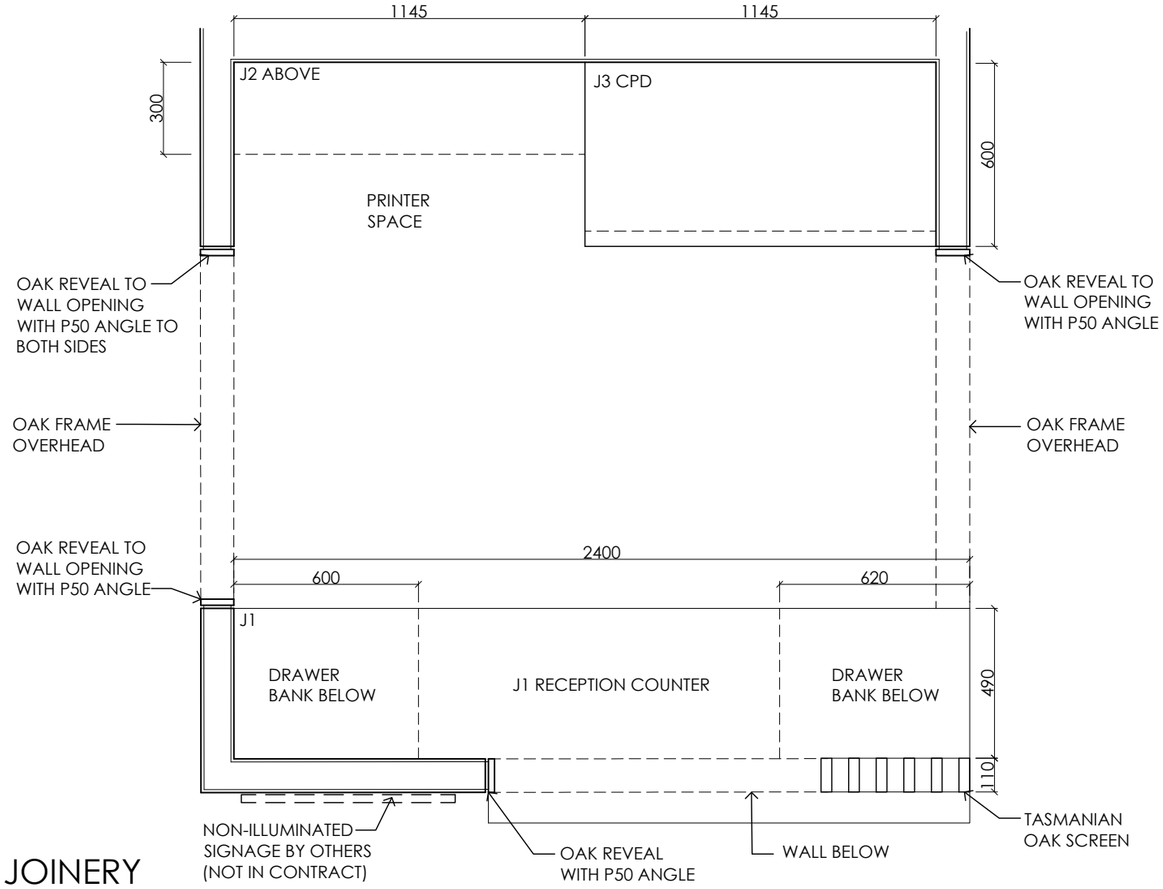
BUILDING DRAWINGS

OFFICE FITOUT
NEIGHBOURHOOD HOUSES
TASMANIA
16B ELMSLEIGH ROAD,
DERWENT PARK

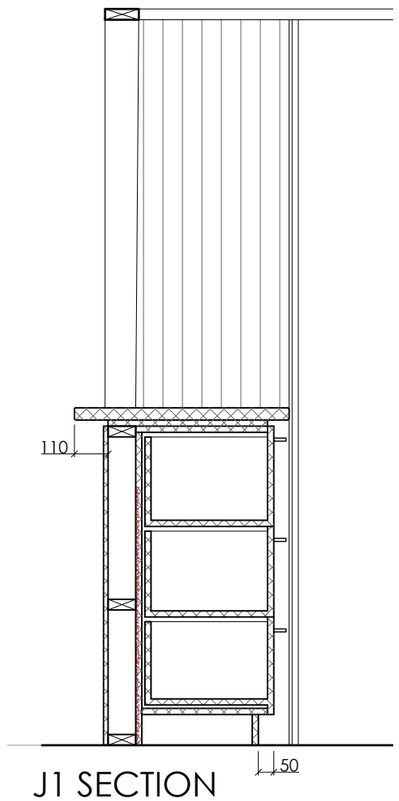
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Date: 30.10.2026
Scale: As shown @ A3

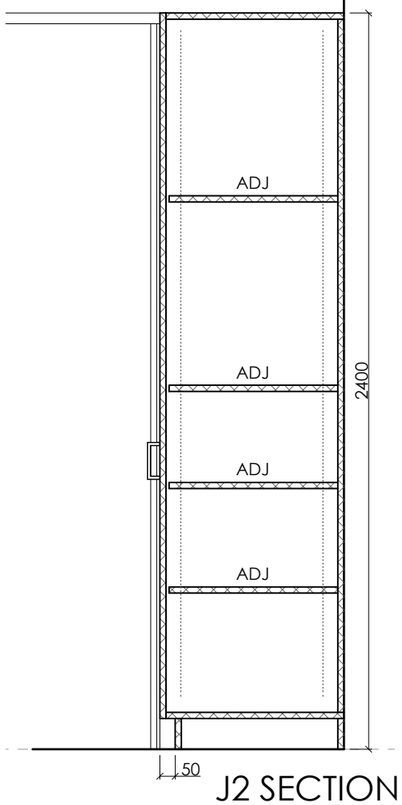
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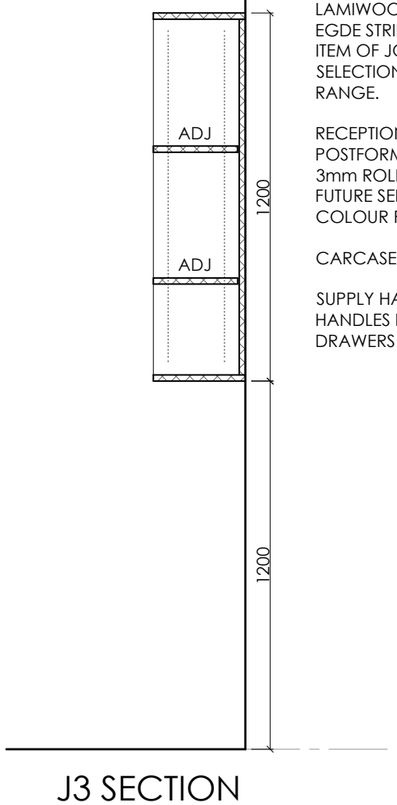
JOINERY PLAN
1:20



J1 SECTION
1:20



J2 SECTION
1:20



J3 SECTION
1:20

INTERNAL FINISHES:

WALL AND CEILINGS GENERALLY
IN ACCORDANCE WITH NCC 2022 VOL 1 CLAUSE S7C4:
OTHER AREAS MUST HAVE WALL AND CEILING LININGS FROM MATERIAL GROUPS 1,2 OR 3.

A LEVEL 4 FINISH IN ACCORDANCE WITH AS/NZS 2589 "GYPSUM LININGS - APPLICATION AND FINISHING" IS REQUIRED FOR ALL INTERNAL PLASTERBOARD.

WALL FINISHES:
PB GYPROCK 13mm STANDARD PLASTERBOARD, DIRECT FIX TO STUD, INSTALL IN ACCORDANCE WITH GYPROCK COMMERCIAL INSTALLATION GUIDE, COMPLETE WITH ALL REQUIRED ACCESSORIES.

PLASTERBOARD IS TO BE SQUARE STOPPED U.N.O., INCLUDING AROUND WINDOW FRAMES AND REVEALS.
P50 TO BE SUPPLIED TO NEW DOOR ARCHITRAVES OF D1, D2 AND D3.

LAMINATE SURROUND DEMI ROUND 40 DECORATVE WALL PANELS TO BE SUPPLIED WHERE NOMINATED, PAINT FINISH.

GLAZING:
GLAZING IS TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS AND AS 2047-2014 WINDOWS AND GLAZED DOORS IN BUILDINGS.

WINDOWS AND GLAZED DOORS CAPABLE OF BEING PERCEIVED AS OPENINGS MUST BE FITTED WITH SAFETY DECALS IN ACCORDANCE WITH AS 1288-2006 GLASS IN BUILDINGS.

JOINERY:
ALL EXPOSED FACES OF JOINERY TO BE LAMIWOOD MR WITH COORDINATED EGDE STRIP. ALLOW ONE COLOUR PER ITEM OF JOINERY, COLOUR TO FUTURE SELECTION FROM STANDARD COLOUR RANGE.

RECEPTION COUNTER TO BE 32mm POSTFORMED LAMINATE BENCHTOP, 3mm ROLLED EDGES. COLOUR TO FUTURE SELECTION FROM STANDARD COLOUR RANGE.

CARCASE TO BE MELAMINE.

SUPPLY HAFELE STUDIO 168mm D PULL HANDLES IN STAINLESS STEEL TO ALL DRAWERS AND CABINETS.

DOORS:
DOORWAYS MUST HAVE A CLEAR OPENING HEIGHT OF 1980mm IN ACCORDANCE WITH NCC 2022 VOL 1 CLAUSE D2D7.

FLOOR FINISHES:
FIRE HAZARD PROPERTIES OF THE SELECTED FLOOR COVERINGS MUST HAVE A CRITICAL RADIANT FLUX IN ACCORDANCE WITH NCC 2022 VOL 1 TABLE S7C3 AS FOLLOWS:
CRITICAL RADIANT HEAT FLUX TO BE NOT LESS THAN:
CLASS 5 BUILDINGS WITHOUT A SPINKLER SYSTEM 2.2 kW/m2 AND A MAXIMUM SMOKE DEVELOPMENT RATE OF 750 PERCENT-MINUTES.

CARPET TILES
COMMERCIAL CARPET TILES TO FUTURE SELECTION. ALLOW A PROVISIONAL SUM OF $3500 + GST FOR SUPPLY AND INSTALLATION OF NEW CARPET TILES TO THE RECEPTION, OFFICE 7 AND OFFICE 8.

ALL FLOOR FINISHES TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

EXISTING CONCRETE SLAB IS TO BE GROUND AND CLEANED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS PRIOR TO VINYL INSTALLATION.

SKIRTINGS:
VS 100mm HIGH VINYL SKIRTING, ARMSTRONG FEATHER EDGE OR EQUIVALENT. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

PAINT:
GENERALLY, ALL NEW WALLS TO BE PAINTED WITH COMPATIBLE PRIMER AND TWO COATS DULUX WASH AND WEAR, OR APPROVED EQUIVALENT. COLOUR TO FUTURE SELECTION, ALLOW TWO COLOURS.

EXISTING WALLS TO BE MADE GOOD AS REQUIRED, PRIMED WHERE REQUIRED AND PAINTED WITH TWO COATS DULUX WASH AND WEAR OR APPROVED EQUIVALENT. COLOUR TO FUTURE SELECTION.

DOORS AND TRIMS WITH PAINT FINISH ARE TO BE PAINTED WITH APPROVED PRIMER AND TWO COATS DULUX AQUA ENAMEL SEMI GLOSS OR APPROVED EQUIVALENT. ALLOW TWO FRAME COLOURS AND ONE DOOR COLOUR.

TIMBER SCREENS AND CAPS
ARE TO BE DRESSED TASMANIAN OAK TYPICALLY 32x110mm, STAIN FINISH TO MATCH EXISTING TIMBER. PROVIDE TWO STAIN SAMPLES FOR APPROVAL PRIOR TO STAINING.

LUMINANCE CONTRAST:
IN ACCORDANCE WITH AS1428.1:2021 SECTION 10.1, ALL DOORWAYS MUST HAVE A MINIMUM LUMINANCE CONTRAST OF 30% PROVIDED BETWEEN:
- THE DOOR LEAF AND THE DOOR JAMB, OR
- THE DOOR LEAF AND THE ADJACENT WALL, OR
- THE ARCHITRAVE AND THE WALL, OR
- THE DOOR LEAF AND THE ARCHITRAVE, OR
- THE DOOR JAMB AND THE ADJACENT WALL.

THE MINIMUM WIDTH OF THE AREA OF LUMINANCE CONTRAST IS 50mm.

L.I.
LITTLE ISLAND BUILDING DESIGN

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LEGEND:

ADJ	ADJUSTABLE SHELVES
AS	AWNING SASH
CB	CONCRETE BLOCK
CET	CEILING TILES
COL	COLUMN
CT	CARPERT TILES
CSD	CAVITY SLIDING DOOR
EX	EXISTING
FIP	FIRE INDICATOR PANEL
FG	FIXED GLASS
FHR	FIRE HOSE REEL
FV	FLOOR VINYL
HB	HAND BASIN
H/P	HEAT PUMP
HWC	HOT WATER CYLINDER
LAM	LAMINATE PANELLING
PB	PLASTERBOARD, PAINT FINISH
PN	PINBOARD
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