



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/044875

PROPOSAL: Dwelling

LOCATION: 4 Kotona Street, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 08 July 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 July 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 08 July 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.



Clarence... a brighter place

Clarence City Council

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

New Dwelling

Location:

Address 4 Kotona Street

Suburb/Town Rokeby

Postcode 7019

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$ 343,000.00

Is the property on the Tasmanian Heritage Register?

Yes

No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Vacant Land

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

 NO


Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

	11/06/24
Signature.....	Date.....

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis plan and site plan**, including where relevant:

- *Existing and proposed use(s) on site.*
- *Boundaries and dimensions of the site.*
- *Topography, including contours showing AHD levels and major site features.*
- *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
- *Soil type.*
- *Vegetation types and distribution, and trees and vegetation to be removed.*
- *Location and capacity of any existing services or easements on/to the site.*
- *Existing pedestrian and vehicle access to the site.*
- *Location of existing and proposed buildings on the site.*
- *Location of existing adjoining properties, adjacent buildings and their uses.*
- *Any natural hazards that may affect use or development on the site.*
- *Proposed roads, driveways, car parking areas and footpaths within the site.*
- *Any proposed open space, communal space, or facilities on the site.*
- *Main utility service connection points and easements.*
- *Proposed subdivision lot boundaries.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

DA TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS
6	ELEVATIONS
7	SECTION
8	WINDOW & DOOR SCHEDULES
9	ROOF DRAINAGE PLAN
10	FLOOR COVERINGS
11	KITCHEN DETAILS
12	BATHROOM DETAILS
13	ENSUITE DETAILS
14	LAUNDRY DETAILS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	8.19
GARAGE	40.37
LIVING	120.34
PORCH	1.95
TOTAL	170.85 m²

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).

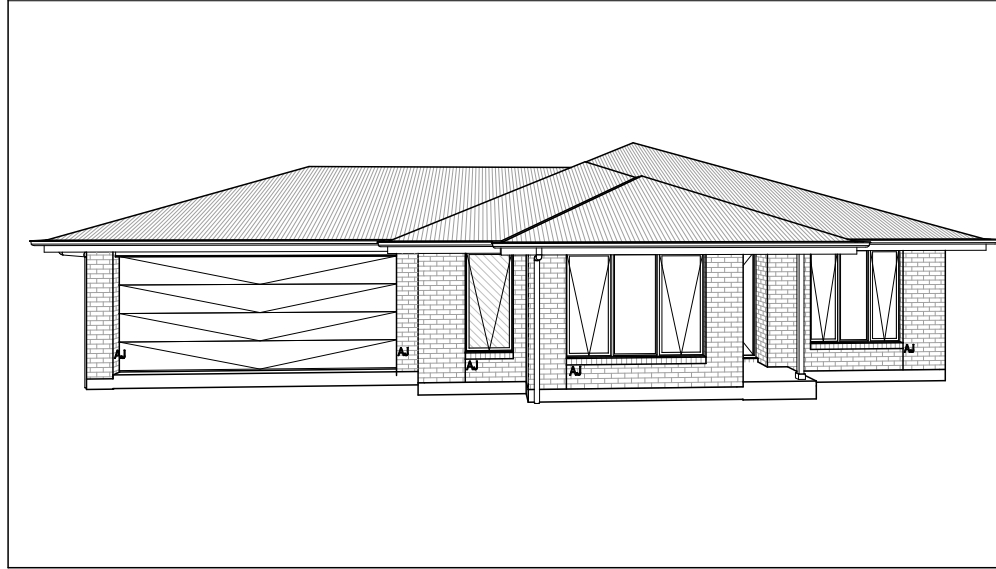
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
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	YES
PARAMVILLE	
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T2
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	5.60km
ZONING	GENERAL RESIDENTIAL
PRIORITY VEGETATION	
AIRPORT OBSTACLE LIMITATION	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	4,860mm
GARAGE TO BOUNDARY	MIN. 5,500mm	6,220mm
SIDE A	MIN. 1,500mm	2,000mm
SIDE B	MIN. 1,500mm	3,030mm
REAR	MIN. 1,500mm	4,686mm
BULK & SCALE		
SITE AREA	498m ²	
SITE COVERAGE	MAX. 50%	34.31%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	559mm
FILL DEPTH	MAX. 1,000mm	702mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

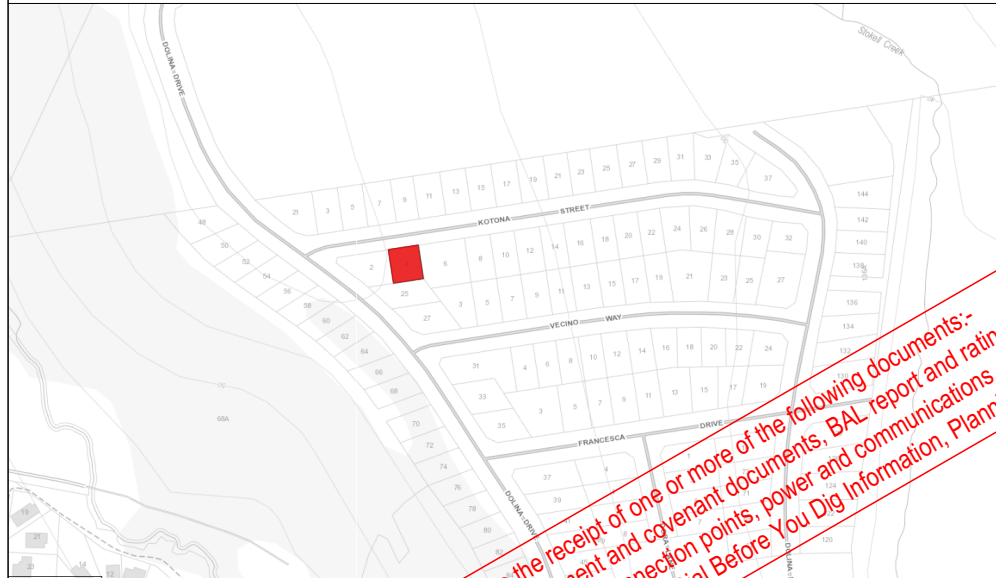
3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



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

BUILDING INFORMATION

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

INSULATION

ROOF	60 FOIL FACE BLANKET
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
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

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.

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE: _____ DATE: _____

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

PRELIMINARY PLAN SET

2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2024.05.21	HMI	RCS
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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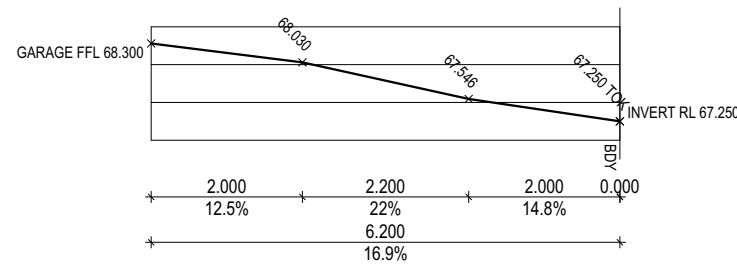
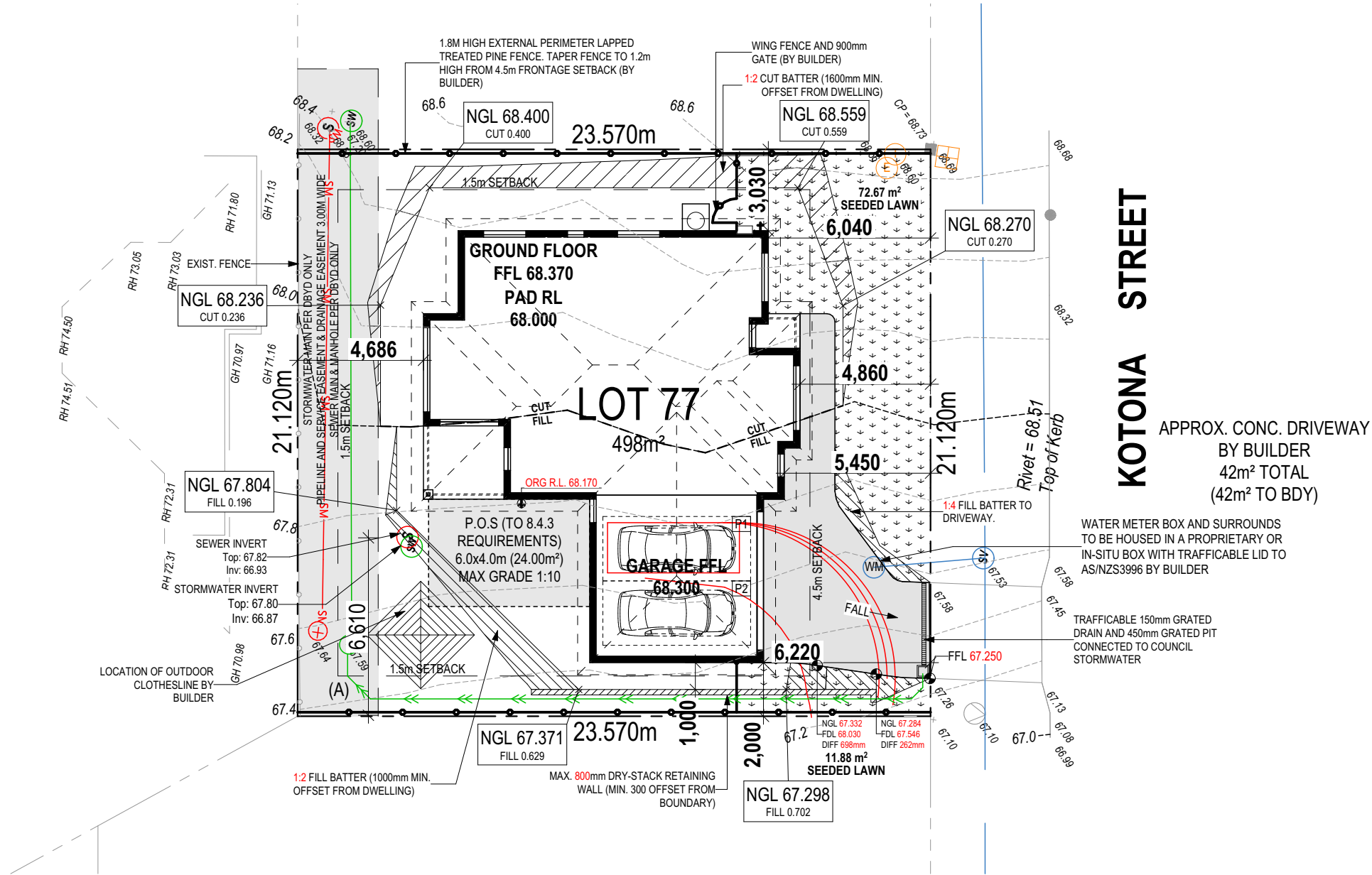
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	1	DRAFT SALES PLAN - CT1	JOL	13/05/2024	ANNE STEWART	EDEN 13	
COPYRIGHT: © 2024	2	PRELIM PLANS - INITIAL ISSUE	HMI	21/05/2024	ADDRESS: 4 KOTONA STREET, ROKEBY TAS 7019	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCEDE10CLASA
				LOT / SECTION / CT: 77 / - / 184319	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: COVER SHEET	SHEET No.: 1 / 14
						SCALES: 1:100	714014

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

APPROX. CUT/FILL		
CUT	41.19m³	92.68t
FILL	39.96m³	89.91t
DIFFERENCE	1.23m³	2.77t
EVEN CUT & FILL		

LOT SIZE: 498m²
HOUSE (COVERED AREA): 170.85m²
SITE COVERAGE: 34.30%

DRY STACK WALLS <1m HIGH:
ISLAND BLOCK & PAVING FREESTONE
ECO RETAINING WALL INSTALLATION TO
MANUFACTURER'S SPECIFICATION AND
DETAILS



DRIVEWAY DETAILS
SCALE: 1:100

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

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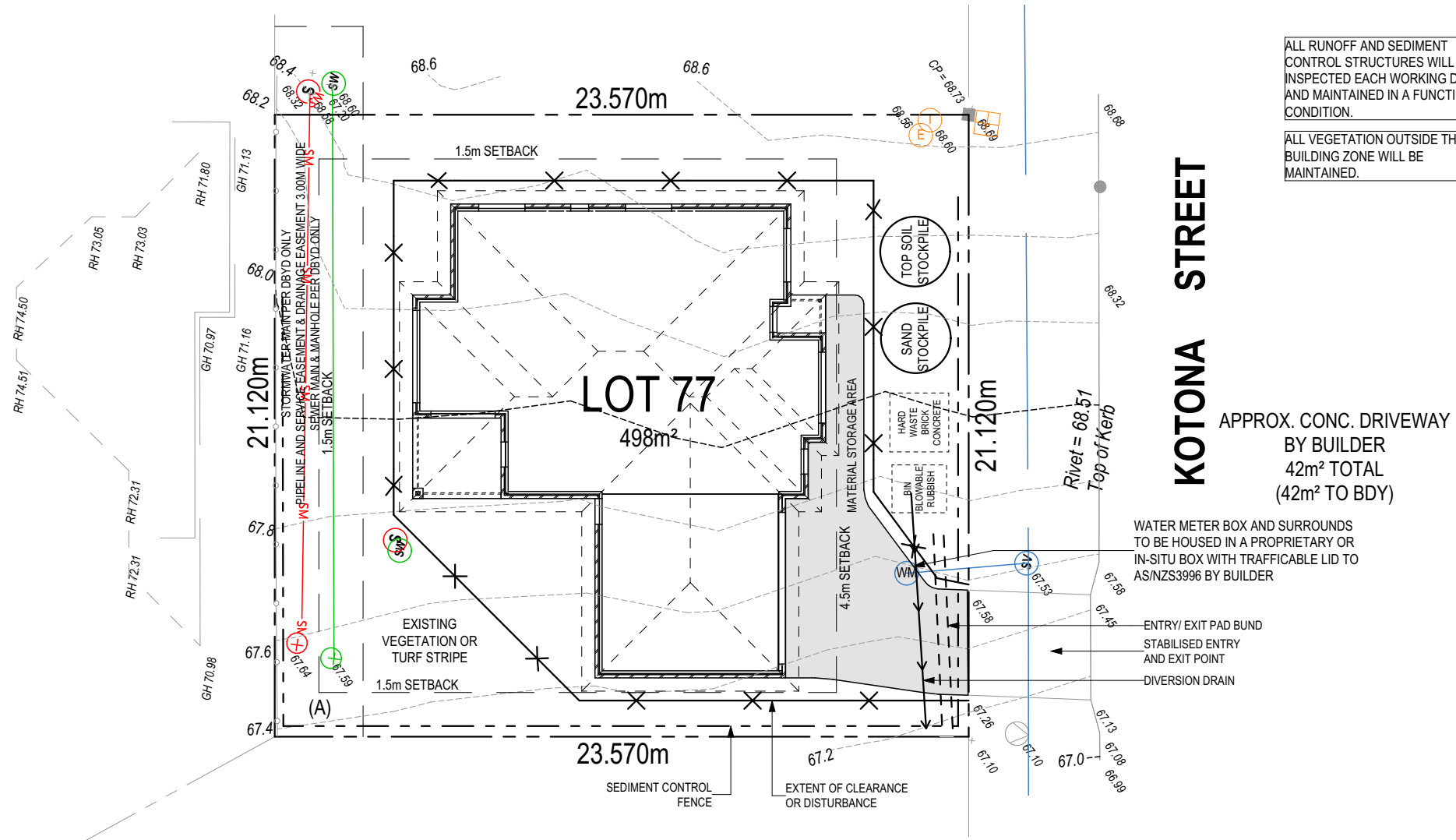
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DISCOVERY	1 DRAFT SALES PLAN - CT1	JOL 13/05/2024	ANNE STEWART	EDEN 13	H-WDCEDE10SA	
COPYRIGHT: © 2024	2 PRELIM PLANS - INITIAL ISSUE	HMI 21/05/2024	ADDRESS: 4 KOTONA STREET, ROKEBY TAS 7019	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCEDE10CLASA	
			LOT / SECTION / CT: 77 / - / 184319	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: SITE PLAN	SHEET No.: 2 / 14
					SCALES: 1:200, 1:100	714014

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

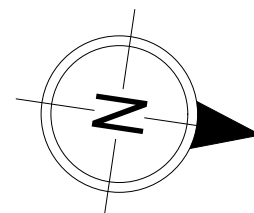
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

- 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.

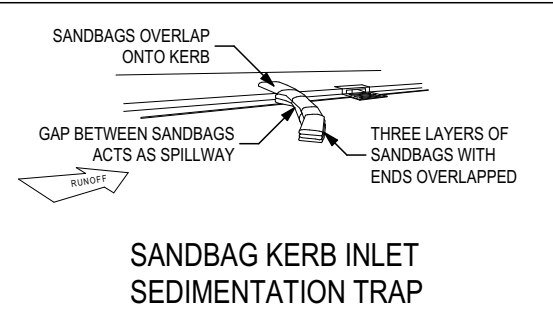
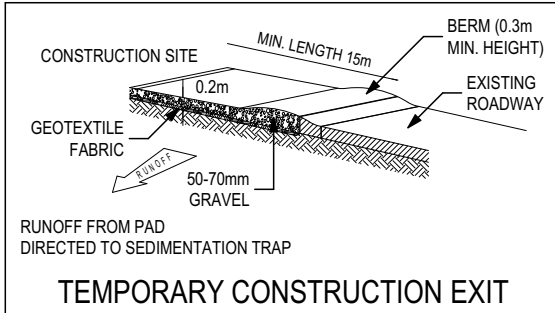
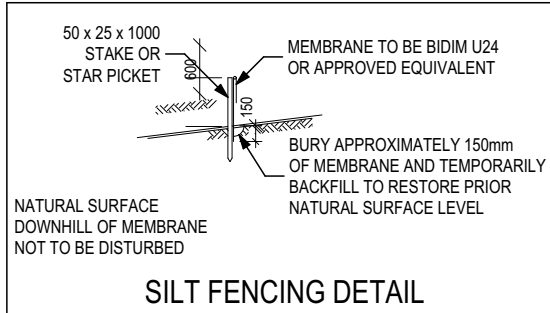


KOTONA STREET

APPROX. CONC. DRIVEWAY BY BUILDER
42m² TOTAL
(42m² TO BDY)

WATER METER BOX AND SURROUNDS TO BE HOUSED IN A PROPRIETARY OR IN-SITU BOX WITH TRAFFICABLE LID TO AS/NZS3996 BY BUILDER

ENTRY/ EXIT PAD BUND
STABILISED ENTRY AND EXIT POINT
DIVERSION DRAIN



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

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			LOT / SECTION / CT: 77 / - / 184319	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN	
				SHEET No.: 3 / 14	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:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

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

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

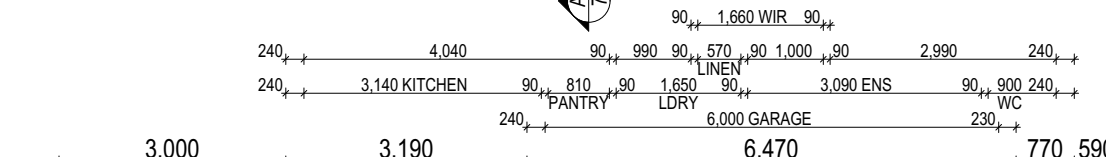
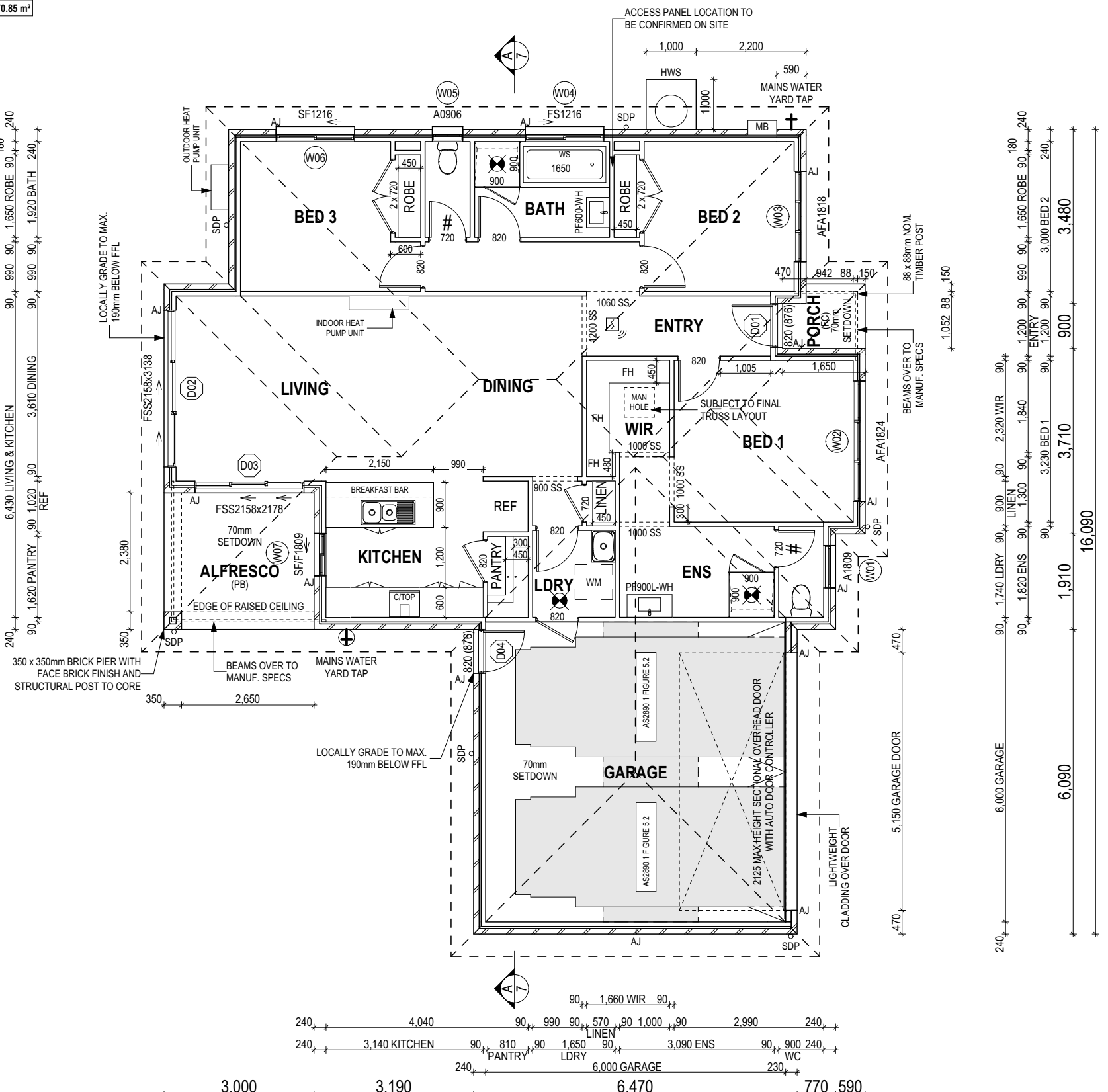
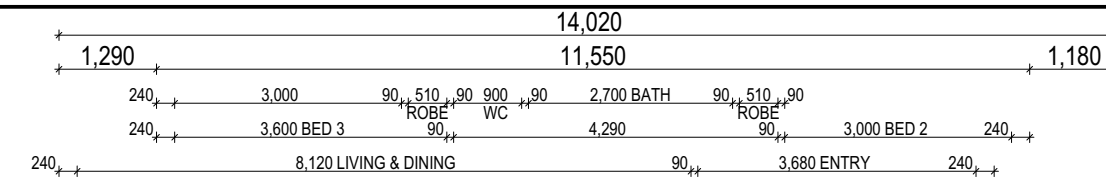
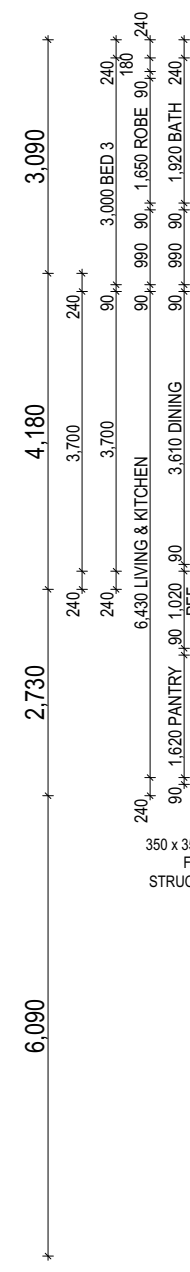
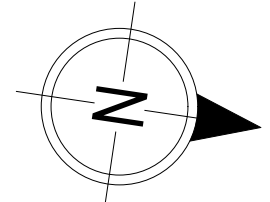
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

LEGEND

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

MAIN DWELLING, GROUND FLOOR

ALFRESCO	8.19
GARAGE	40.37
LIVING	120.34
PORCH	1.95
TOTAL	170.85 m²



ALL DIMENSIONS ARE FRAME DIMENSIONS

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

ALL EXTERIOR SLABS TO BE GRADED BY 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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	2 PRELIM PLANS - INITIAL ISSUE	HMI 21/05/2024	LOT / SECTION / CT: 77 / - / 184319	SHEET TITLE: GROUND FLOOR PLAN	SCALES: 1:100	
			COUNCIL: CLARENCE COUNCIL	SHEET No.: 4 / 14		714014

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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- GENERAL BUILDING INFORMATION

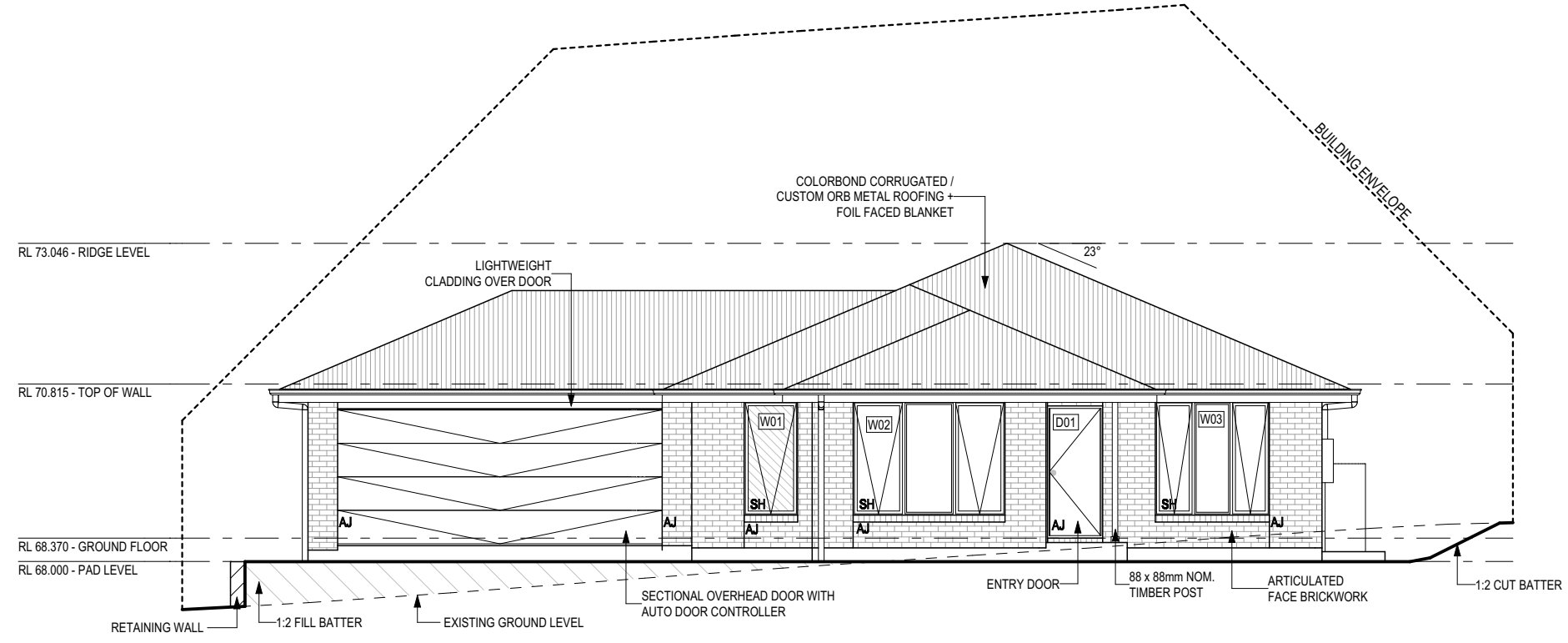
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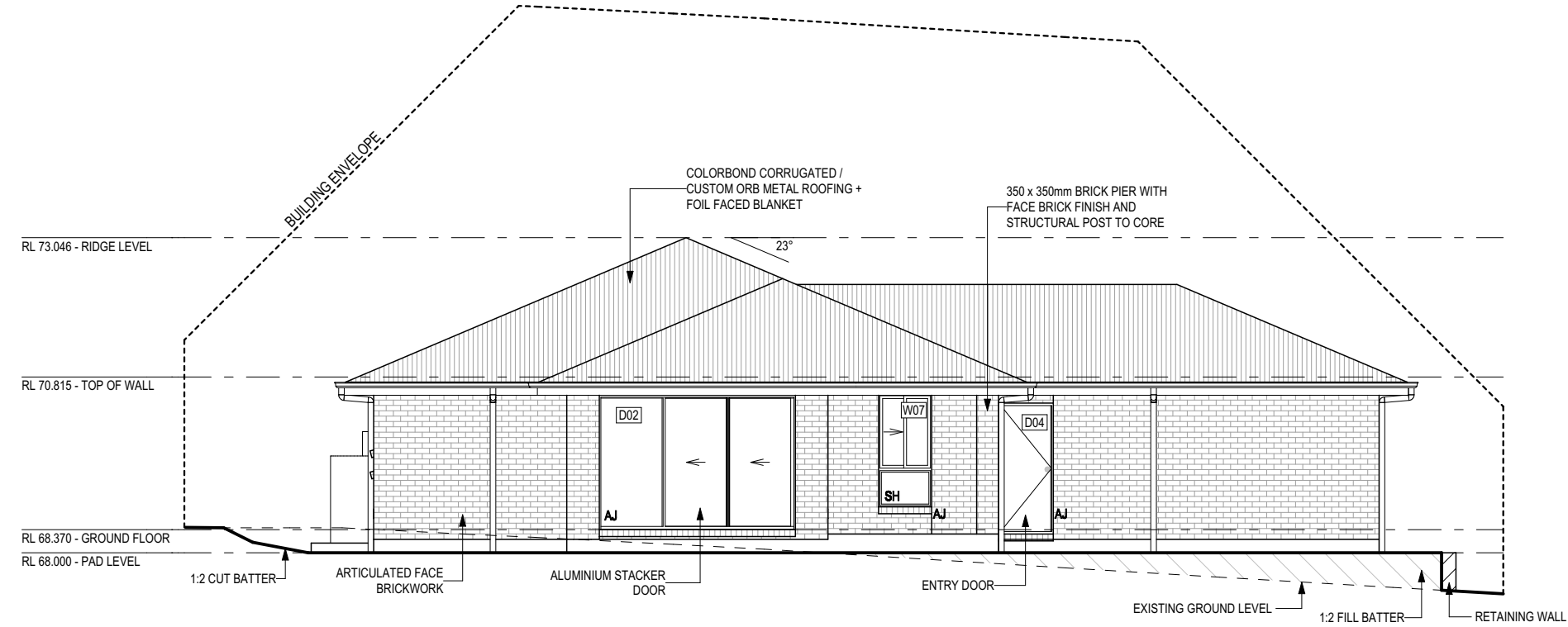
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

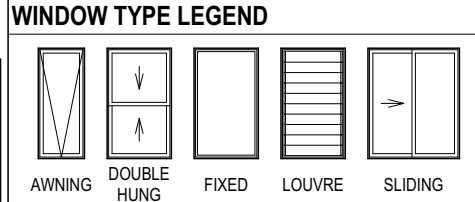
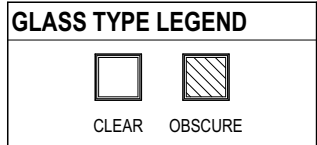
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



NORTH ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100



SUBJECT TO NCC 2022
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			LOT / SECTION / CT: 77 / - / 184319	COUNCIL: CLARENCE COUNCIL	SHEET No.: 5 / 14	

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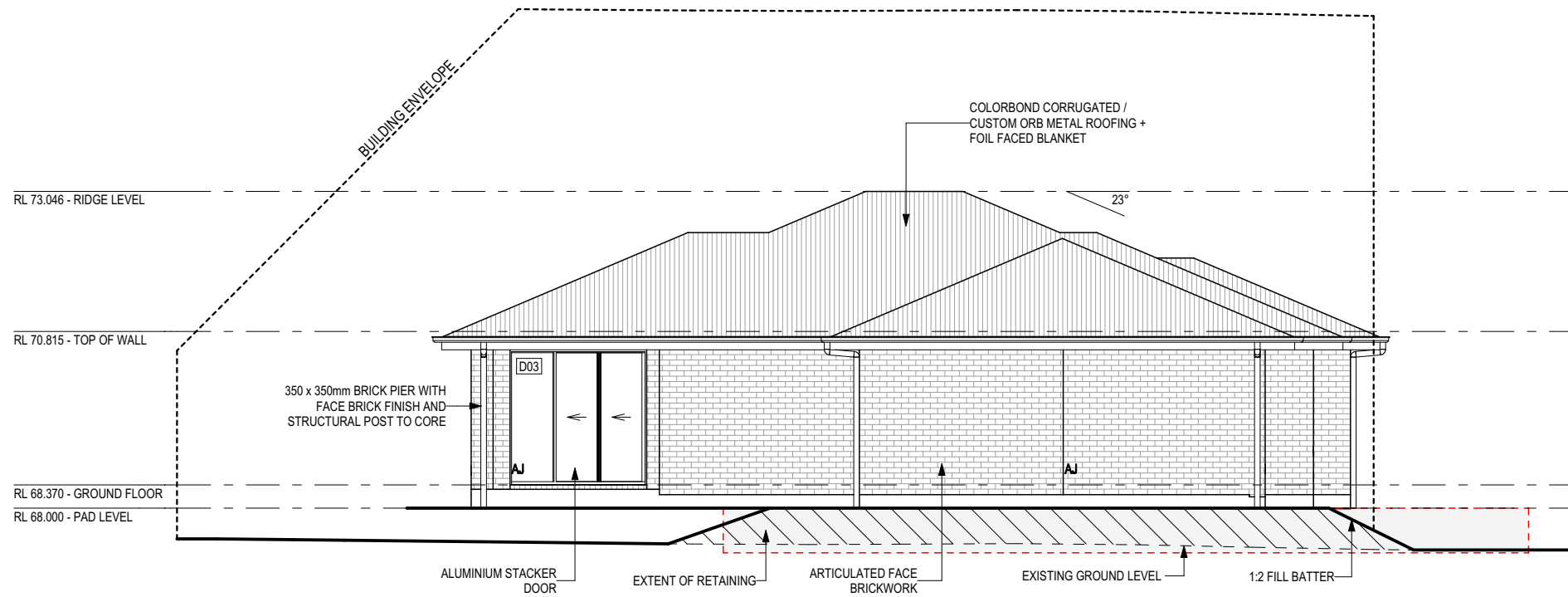
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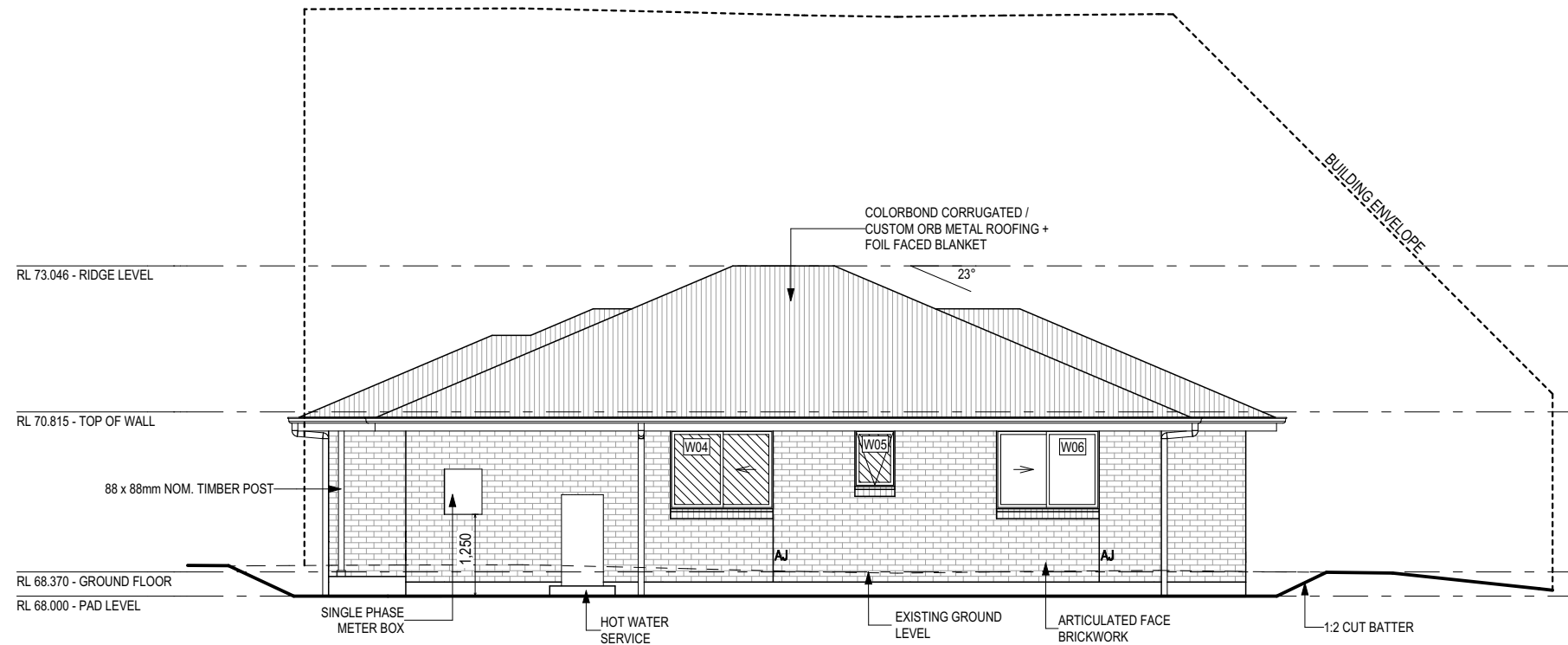
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REFER TO THE FOLLOWING DETAILS:
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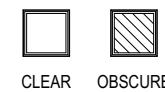


EAST ELEVATION
SCALE: 1:100

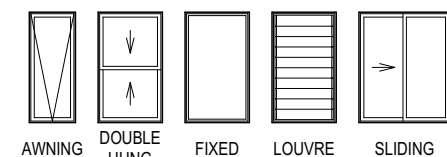


WEST ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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(1 MAY 2023)
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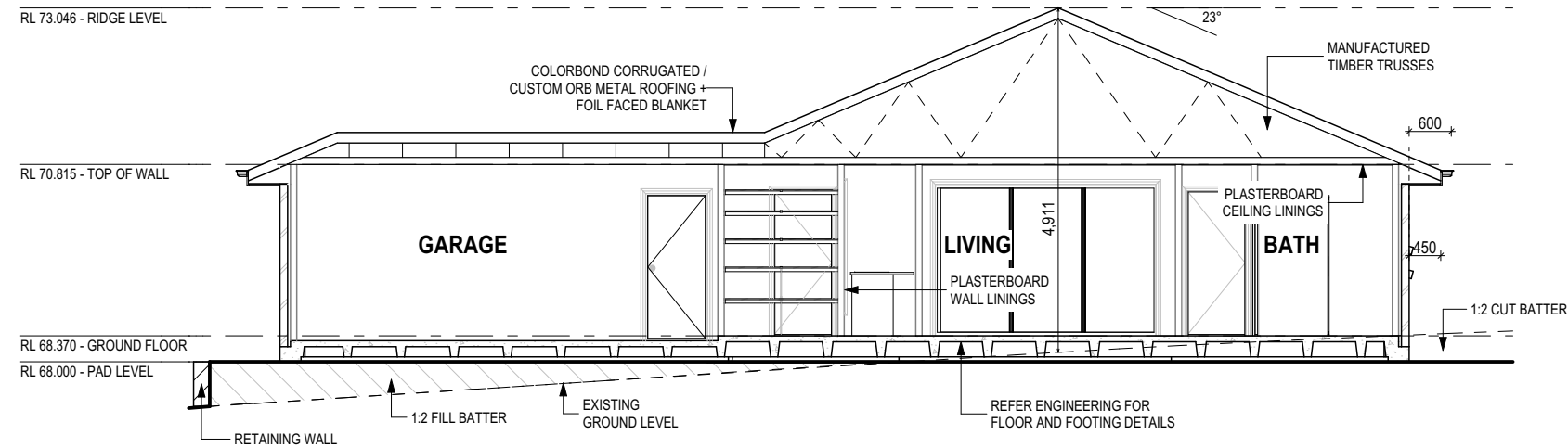
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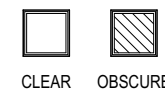
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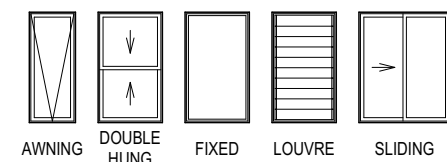
SECTION A-A
SCALE: 1:100

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(1 MAY 2023)
WATERPROOFING & PLUMBING

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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			LOT / SECTION / CT: 77 / - / 184319	COUNCIL: CLARENCE COUNCIL	SHEET No.: 7 / 14	

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

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	A1809	AWNING	WC	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	SNAP HEADER	N	1.21	OBSCURE, TOUGHENED	
GROUND FLOOR	W02	AFA1824	AWNING	BED 1	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-12.5	SNAP HEADER	N	3.53	CLEAR	MP 803-803
GROUND FLOOR	W03	AFA1818	AWNING	BED 2	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-12.5	SNAP HEADER	N	2.51	CLEAR	MP 603-603
GROUND FLOOR	W04	FS1216	SLIDING	BATH	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-12.5	ANGLED	W	1.64	OBSCURE, TOUGHENED	
GROUND FLOOR	W05	A0906	AWNING	WC	860	610	2,940	0.52	ALUMINIUM	BAL-12.5	ANGLED	W	0.35	OBSCURE, TOUGHENED	
GROUND FLOOR	W06	SF1216	SLIDING	BED 3	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-12.5	ANGLED	W	1.64	CLEAR	
GROUND FLOOR	W07	SF/F1809	SLIDING	KITCHEN	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	SNAP HEADER	S	1.24	CLEAR	BP 600
								14.94					12.12		
DOOR															
GROUND FLOOR	D01	820	SWINGING	ENTRY	2,097	876	5,946	1.84	ALUMINIUM	BAL-12.5	SNAP HEADER	N	1.23	NA	
GROUND FLOOR	D02	FSS2158x3138	STACKER	LIVING	2,158	3,138	10,592	6.77	ALUMINIUM	BAL-12.5	SNAP HEADER	S	6.02	CLEAR, TOUGHENED	
GROUND FLOOR	D03	FSS2158x2178	STACKER	LIVING	2,158	2,178	8,672	4.70	ALUMINIUM	BAL-12.5	SNAP HEADER	E	4.05	CLEAR, TOUGHENED	
GROUND FLOOR	D04	820	SWINGING	GARAGE	2,097	876	5,946	1.84	ALUMINIUM	BAL-12.5	SNAP HEADER	S	1.23	NA	
								15.15					12.53		
								30.09					24.65		

NOTE:
Provide BAL-12.5 rated aluminium windows and external glass sliding doors in lieu of standard.
Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY CLA-S4.7.1

Manufacturer - Clark Windows			
Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	0.67
	Double	4.1	0.57
Fixed	Single	5.9	0.75
	Double	3.2	0.67
Sliding	Single	6.4	0.76
	Double	4.2	0.59
Fixed Pane	Single	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	Single	6.0	0.62
	Double	4.3	0.55
Sliding Door	Single	6.1	0.74
	Double	3.6	0.66
Stacking Door	Single	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
Bifold Doors	Single	6.1	0.61
	Double	4.4	0.53

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

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

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INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	3	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	1060 SS	SQUARE SET OPENING	2,155	1,060	N/A	
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
GROUND FLOOR	2	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	2	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	7	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	900 SS	SQUARE SET OPENING	2,155	900	N/A	


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

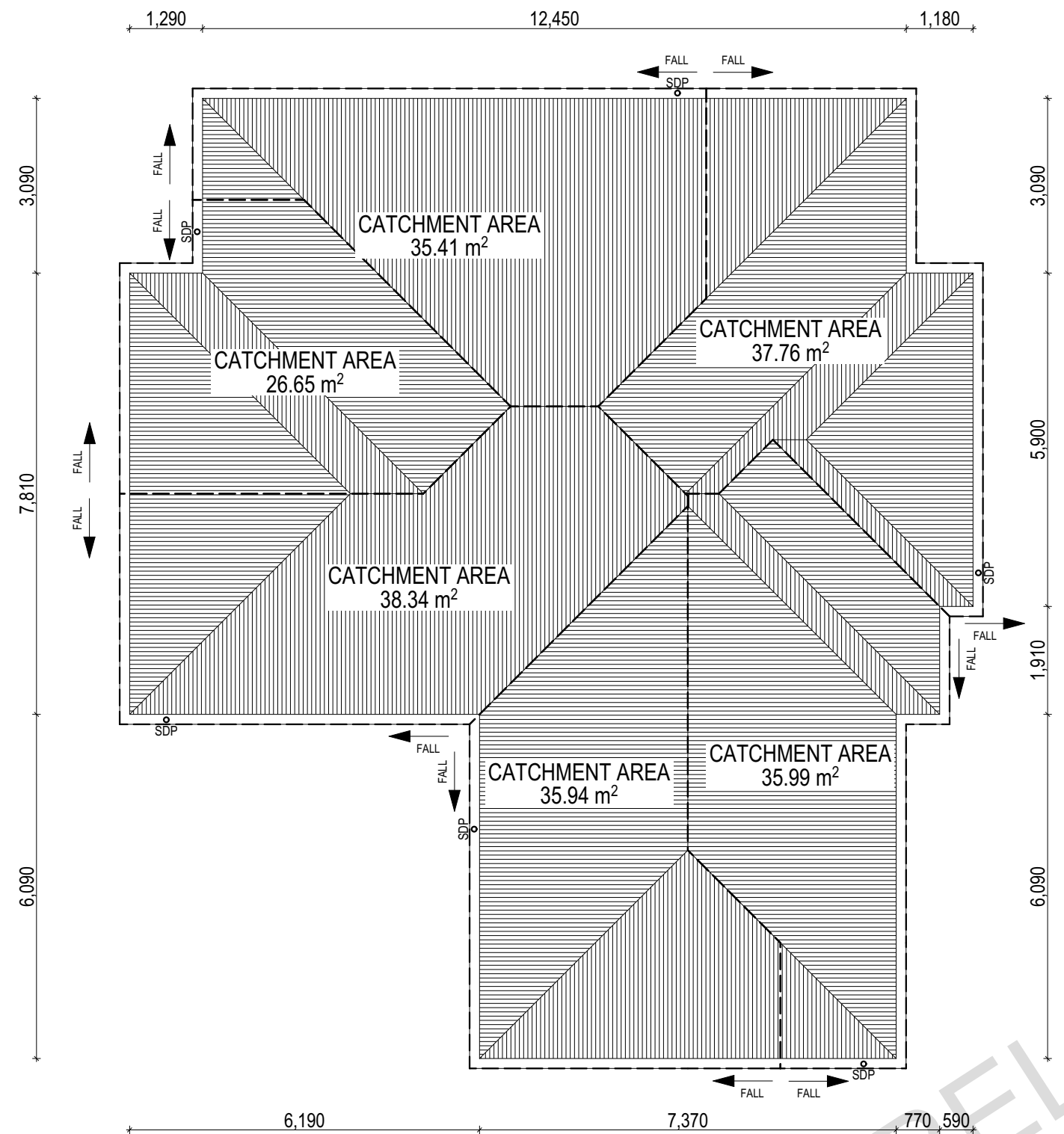
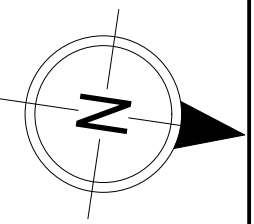
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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

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				LOT / SECTION / CT: 77 / - / 184319	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: WINDOW & DOOR SCHEDULES	SHEET No.: 8 / 14
						SCALES:	714014



WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREAS SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	198.75	Flat Roof Area (excluding gutter and slope factor) (m ²)
	215.90	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2018)		
Ah	210.09	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	254.20	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2018) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2018)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2018) (m ²)
Required Downpipes	3.97	Ac / Acdp
Downpipes Provided	6	

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

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REVISION	DRAWN
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2 PRELIM PLANS - INITIAL ISSUE	HMI 21/05/2024

CLIENT:	ANNE STEWART
ADDRESS:	4 KOTONA STREET, ROKEBY TAS 7019
LOT / SECTION / CT:	77 / - / 184319
COUNCIL:	CLARENCE COUNCIL

HOUSE DESIGN:	EDEN 13
FACADE DESIGN:	CLASSIC
SHEET TITLE:	ROOF DRAINAGE PLAN
SHEET No.:	9 / 14

HOUSE CODE:	H-WDCEDE10SA
FACADE CODE:	F-WDCEDE10CLASA
SCALES:	1:100







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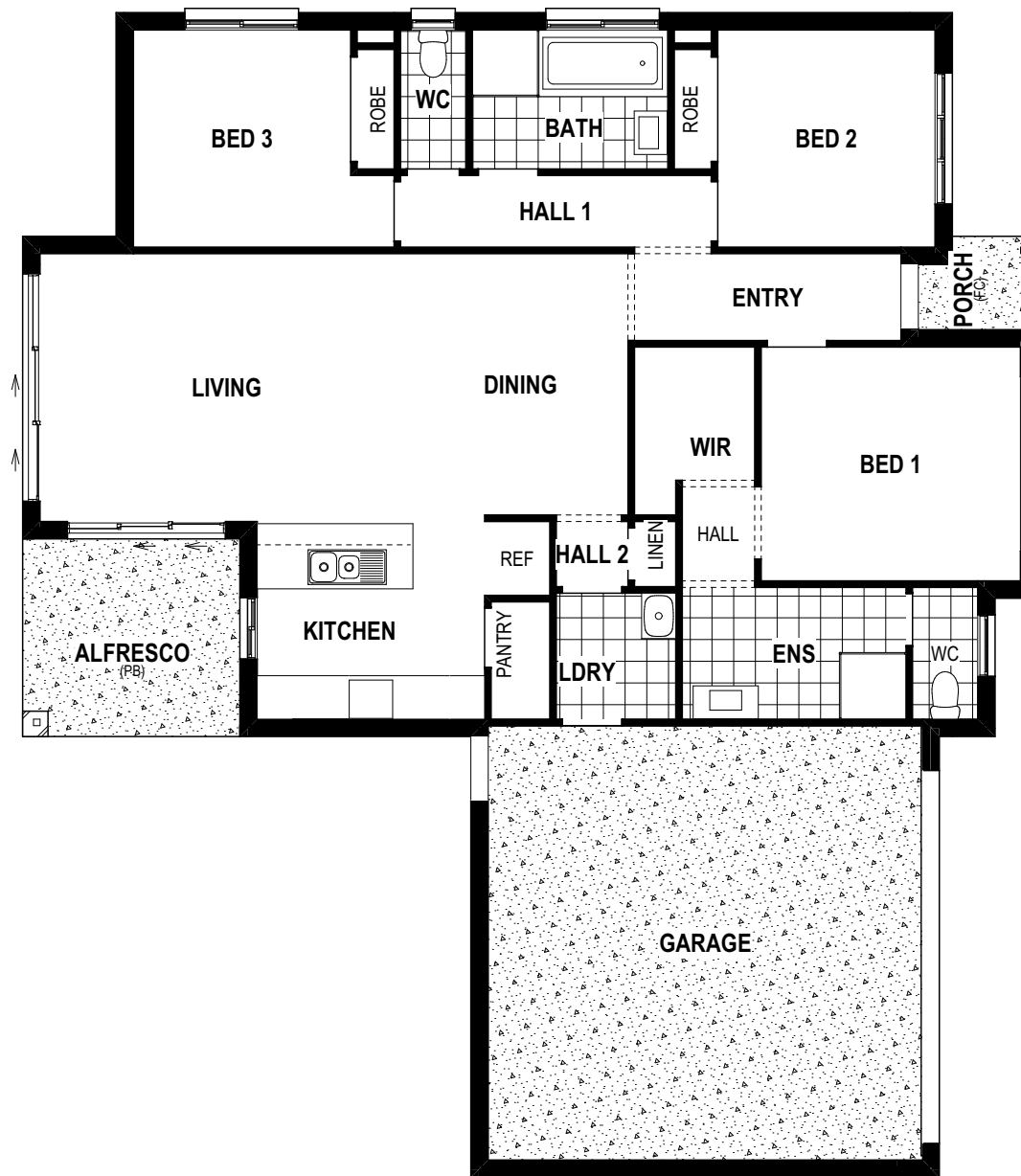
714014

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

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

-  NO COVERING
-  COVER GRADE CONCRETE
-  CARPET
-  LAMINATE
-  TILE (STANDARD WET AREAS)
-  TILE (UPGRADED AREAS)



PRELIMINARY

**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	

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

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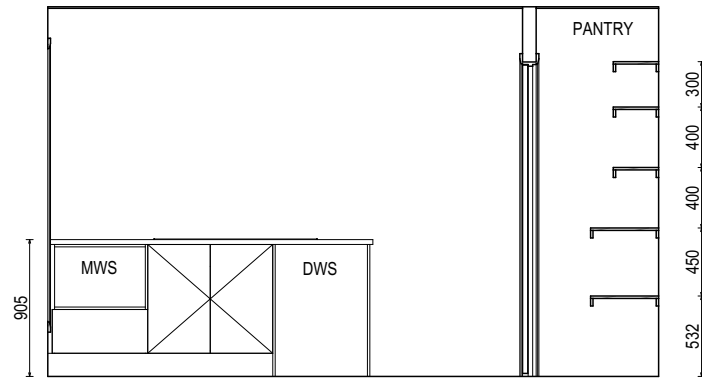


SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: ANNE STEWART	HOUSE DESIGN: EDEN 13	HOUSE CODE: H-WDCEDE10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2024	1 DRAFT SALES PLAN - CT1 2 PRELIM PLANS - INITIAL ISSUE	JOL 13/05/2024 HMI 21/05/2024	ADDRESS: 4 KOTONA STREET, ROKEBY TAS 7019	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCEDE10CLASA	
			LOT / SECTION / CT: 77 / - / 184319	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: FLOOR COVERINGS	
					SHEET No.: 10 / 14	SCALES: 1:100
						714014

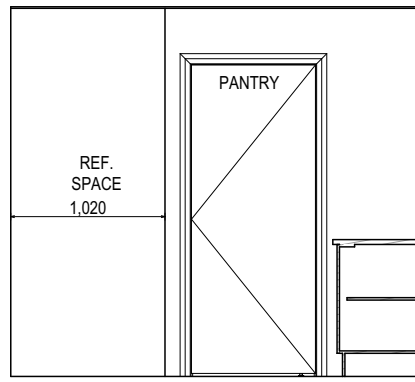
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- GENERAL BUILDING INFORMATION

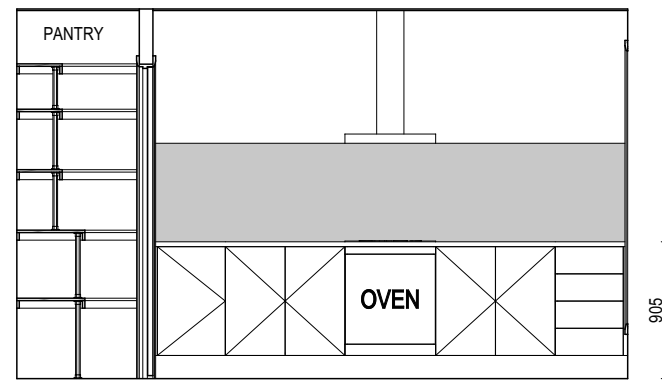
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETS AS REQUIRED.



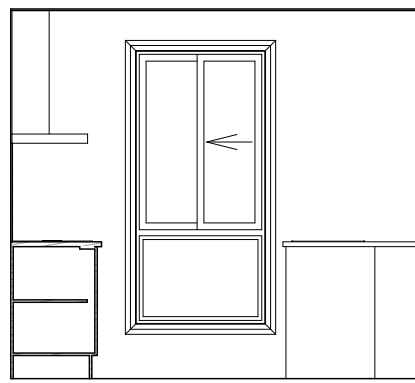
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SCALE: 1:50



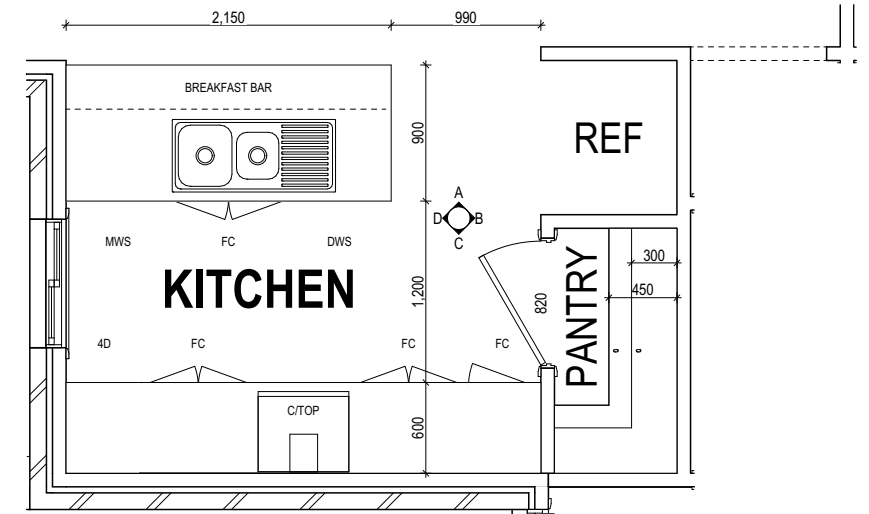
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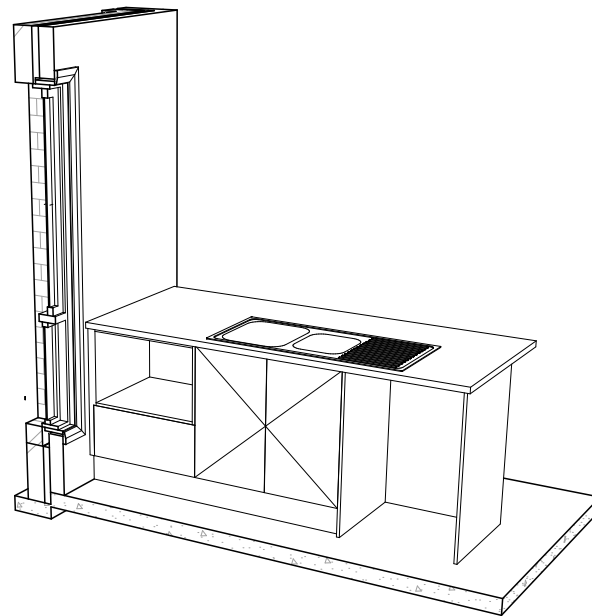
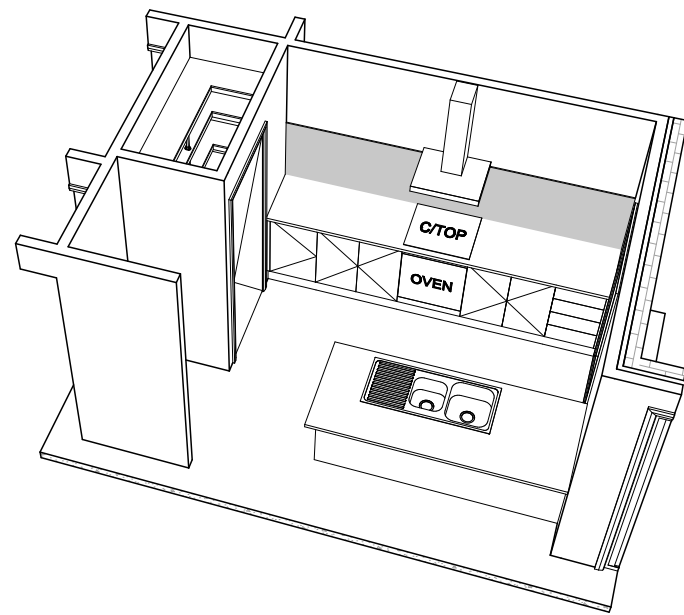
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



PRELIMINARY

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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
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ALL DIMENSIONS ARE FRAME DIMENSIONS

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		2 PRELIM PLANS - INITIAL ISSUE	HMI 21/05/2024	LOT / SECTION / CT: 77 / - / 184319	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: KITCHEN DETAILS	SHEET No.: 11 / 14	SCALES: 1:50	714014

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

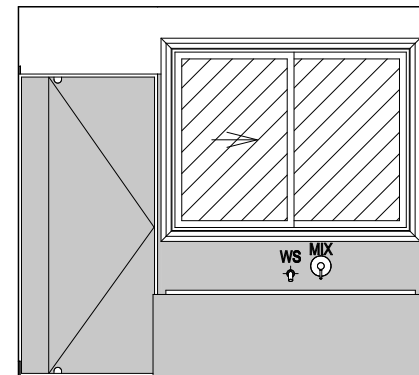
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

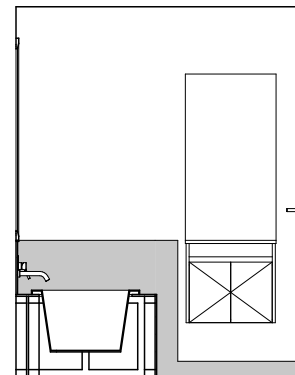
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

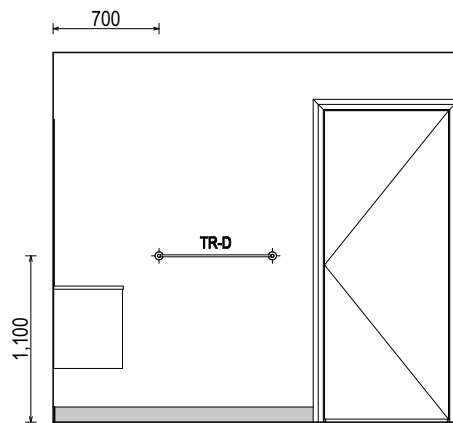
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



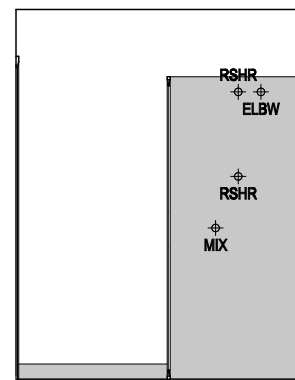
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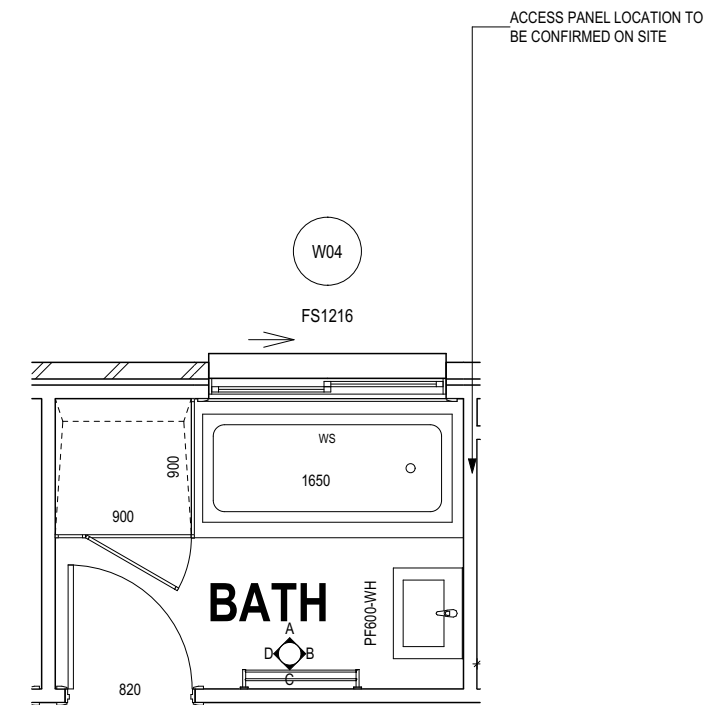
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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		2 PRELIM PLANS - INITIAL ISSUE	HMI 21/05/2024	ADDRESS: 4 KOTONA STREET, ROKEBY TAS 7019	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCEDE10CLASA	
				LOT / SECTION / CT: 77 / - / 184319	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: BATHROOM DETAILS	SHEET No.: 12 / 14
						SCALES: 1:50	714014

BAL-12.5 BUSHFIRE REQUIREMENTS
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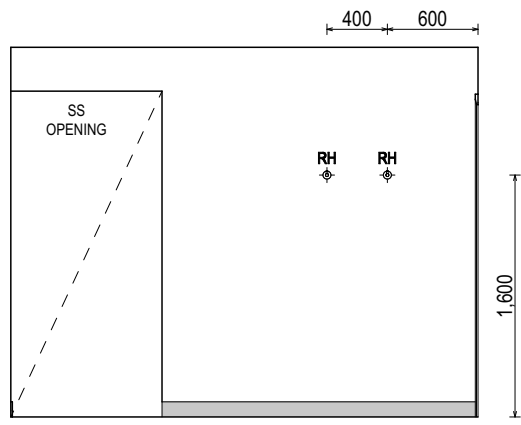
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 - GENERAL BUILDING INFORMATION

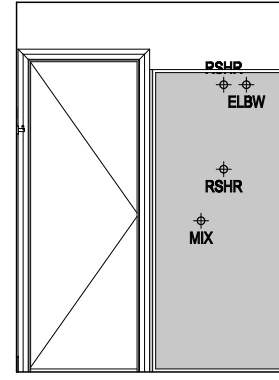
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LEGEND

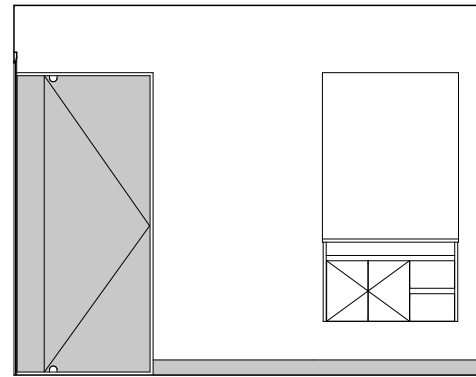
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- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
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- HS HOB SPOUT
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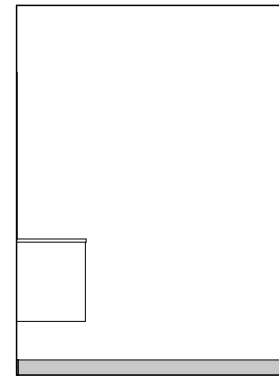
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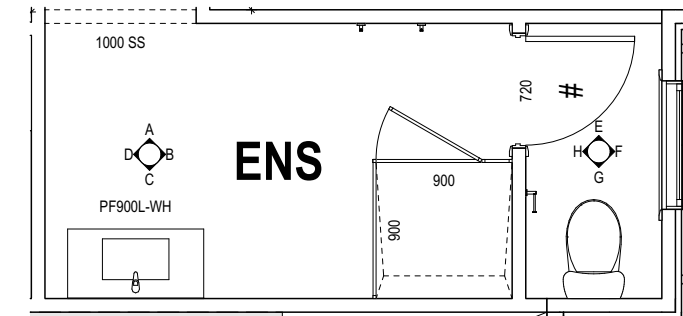
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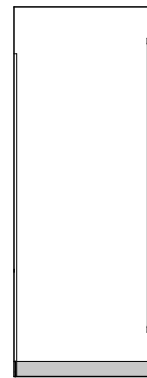
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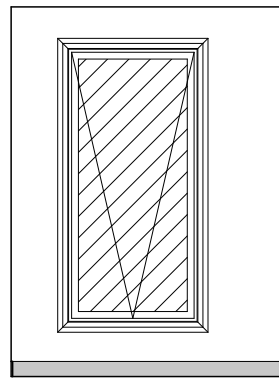
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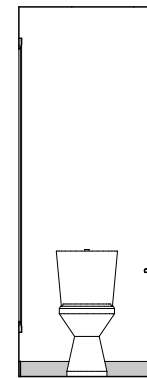
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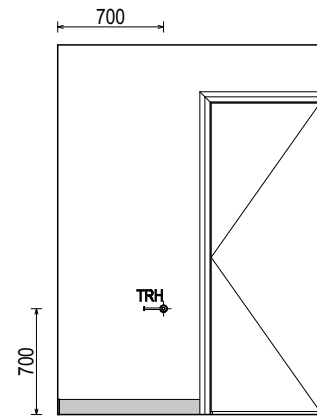
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ELEVATION F
SCALE: 1:50



ELEVATION G
SCALE: 1:50



ELEVATION H
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
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WATERPROOFING & PLUMBING

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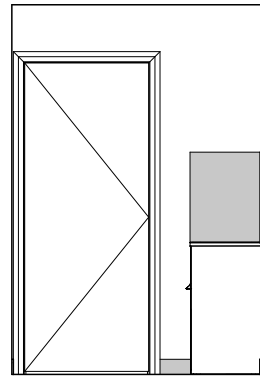
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	DISCOVERY	1 DRAFT SALES PLAN - CT1	JOL 13/05/2024	ANNE STEWART	EDEN 13	H-WDCED10SA	
	COPYRIGHT:	2 PRELIM PLANS - INITIAL ISSUE	HMI 21/05/2024	ADDRESS:	CLASSIC	F-WDCED10CLASA	
© 2024				4 KOTONA STREET, ROKEBY TAS 7019	SHEET TITLE:	SHEET No.:	SCALES:
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				COUNCIL:			714014
				77 / - / 184319	CLARENCE COUNCIL		

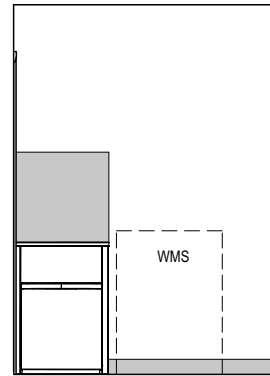
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- GENERAL BUILDING INFORMATION

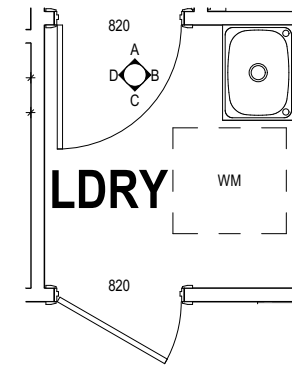
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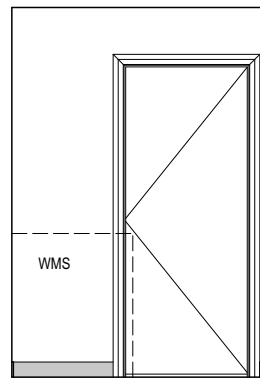
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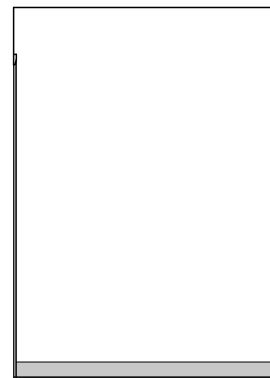
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

**SUBJECT TO NCC 2022
(1 MAY 2023)
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				LOT / SECTION / CT: 77 / - / 184319	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: LAUNDRY DETAILS	SHEET No.: 14 / 14	SCALES: 1:50	714014

SEARCH OF TORRENS TITLE

VOLUME 184319	FOLIO 77
EDITION 1	DATE OF ISSUE 06-Apr-2023

SEARCH DATE : 18-Mar-2024

SEARCH TIME : 03.13 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 77 on Sealed Plan 184319
 Derivation : Part of Lot 37617 (56.81ha) Gtd. to The
 Director-General of Housing & Construction
 Prior CT 142549/1

SCHEDULE 1

M535627 TRANSFER to DAESUNGTAS PTY LTD Registered
 03-Nov-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP184319 EASEMENTS in Schedule of Easements
 SP184319 COVENANTS in Schedule of Easements
 SP184319 FENCING PROVISION in Schedule of Easements
 SP142549 COVENANTS in Schedule of Easements
 SP142549 FENCING COVENANT in Schedule of Easements
 SP142549 WATER SUPPLY RESTRICTION
 SP142549 SEWERAGE AND/OR DRAINAGE RESTRICTION
 N111707 MORTGAGE to Butler McIntyre Investments Ltd
 Registered 06-Apr-2023 at 12.05 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

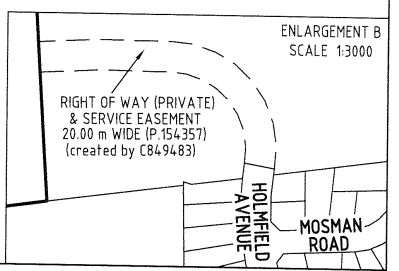
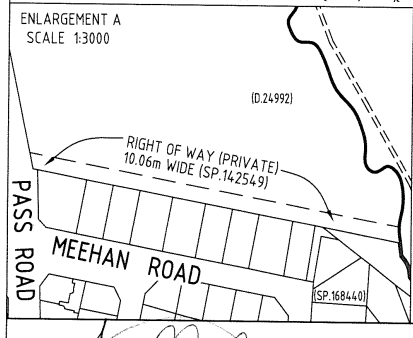
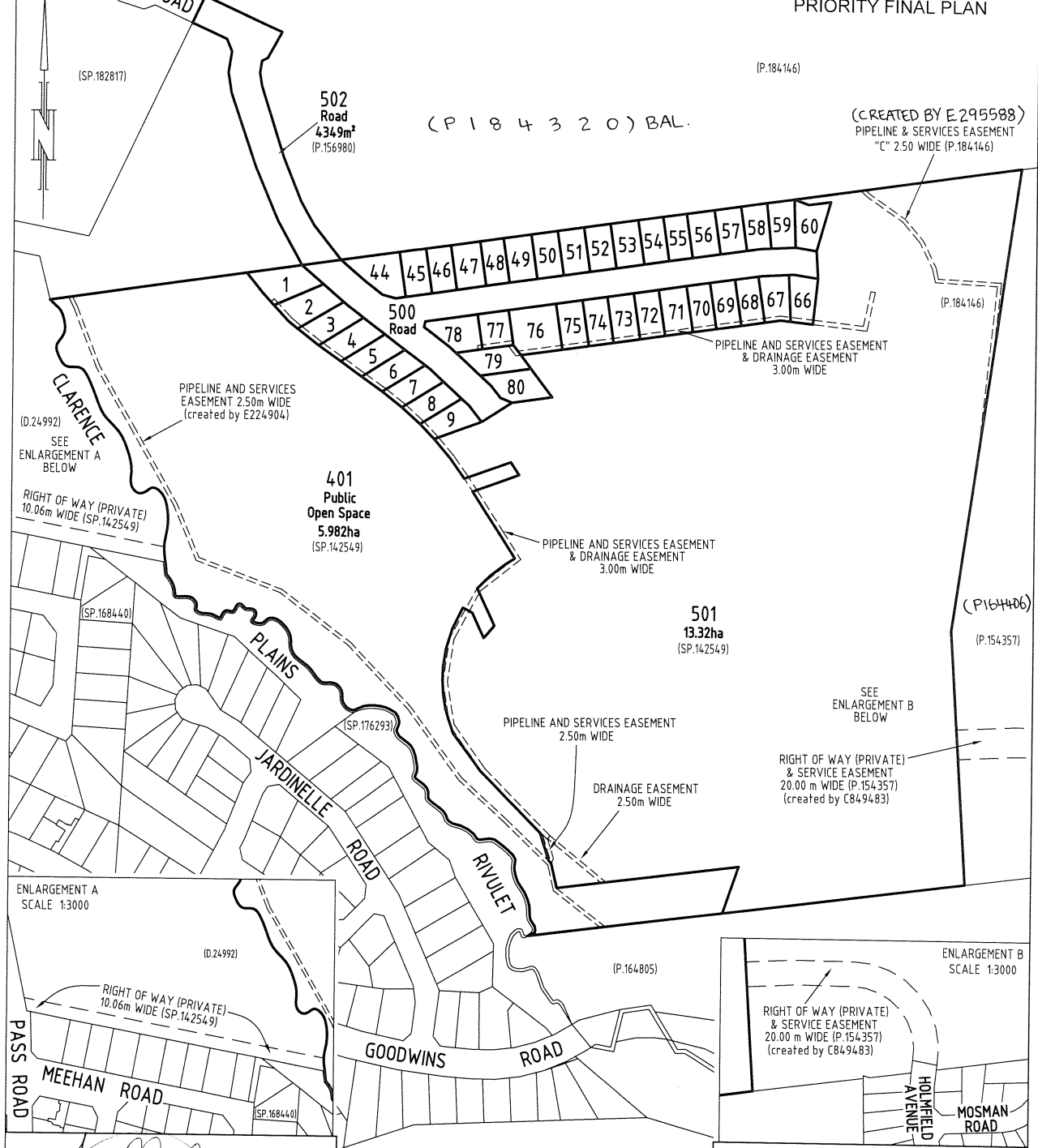
OWNER DAESUNG TAS PTY LTD	PLAN OF SURVEY	REGISTERED NUMBER
FOLIO REFERENCE C.T.142549-1 & C.T.156980-1	BY SURVEYOR TIMOTHY LEIGH GOWLLAND ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898	SP184319
GRANTEE PART OF LOT 37617 (56.81ha) GTD TO THE DIRECTOR-GENERAL OF HOUSING & CONSTRUCTION, PART OF 410 ACRES GTD TO ROBERT WHITE & JOHN ROBERTSON	CITY OF CLARENCE	APPROVED EFFECTIVE FROM 6 APR 2023
SCALE 1:2500 LENGTHS IN METRES		Recorder of Titles

LOT 401 IS COMPILED FROM C.T.142549-1 & THIS SURVEY

INDEX PLAN

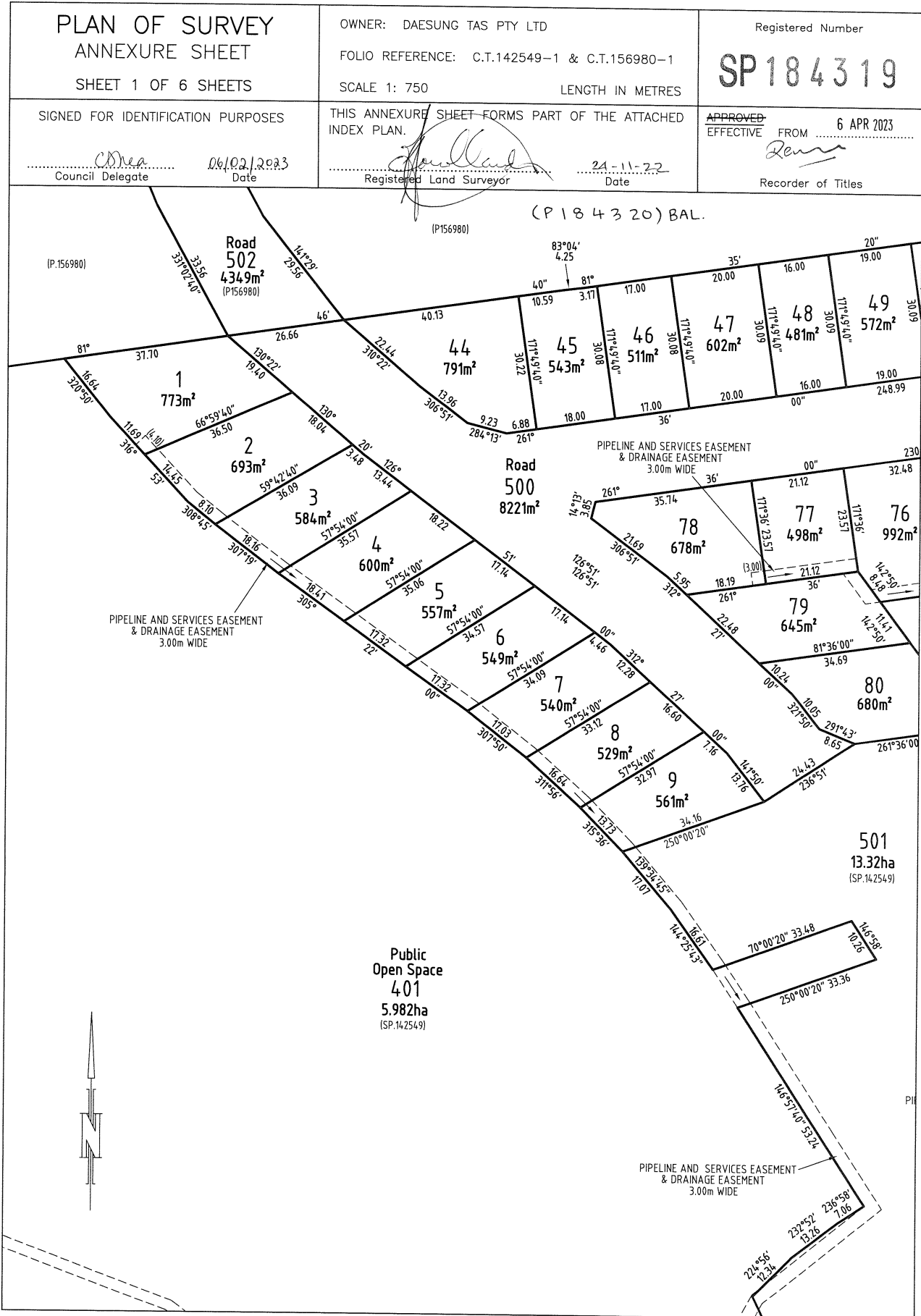
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN



[Signature]
Registered Land Surveyor
21-11-22
Date

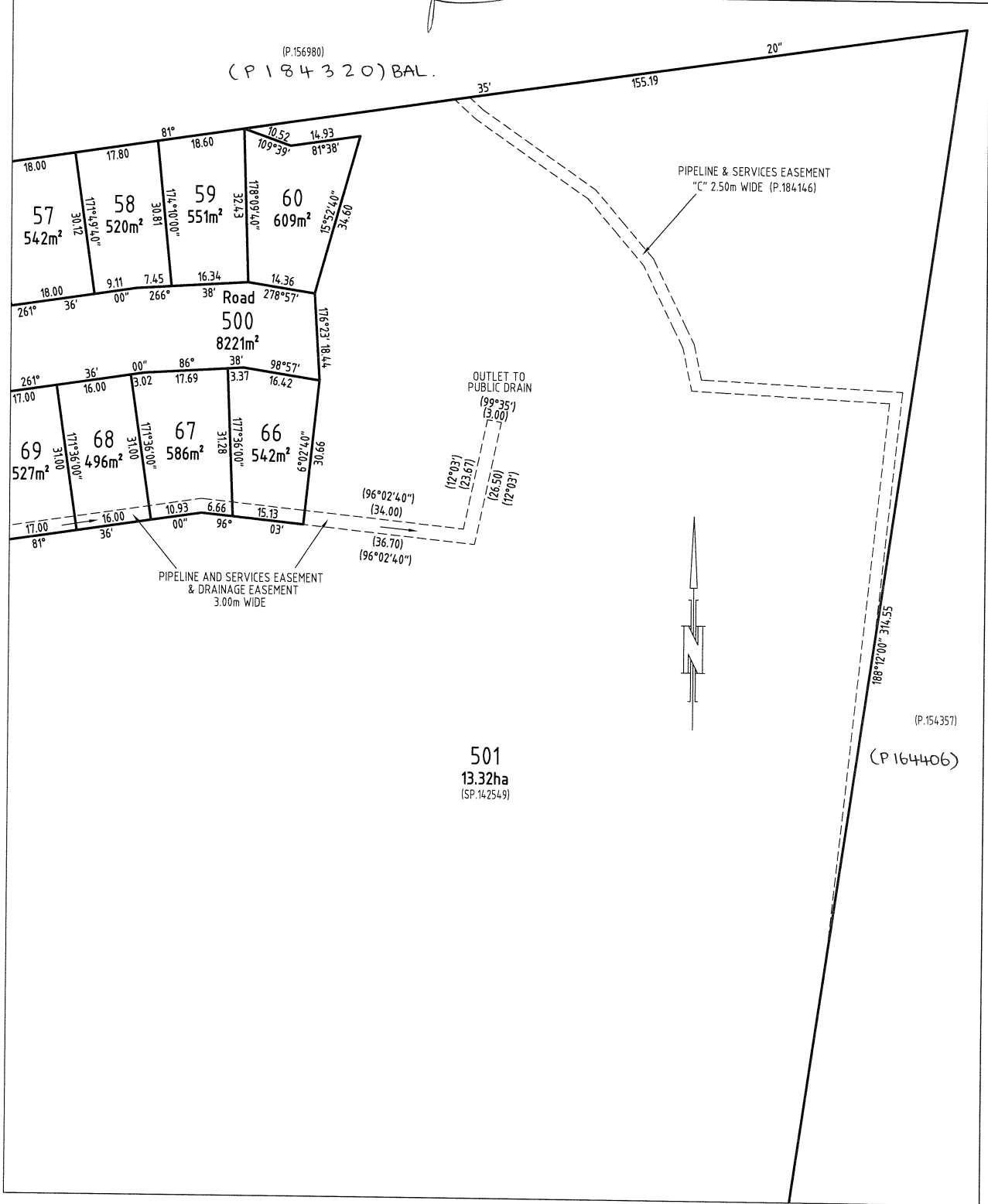
[Signature]
Council Delegate
06/02/2023
Date

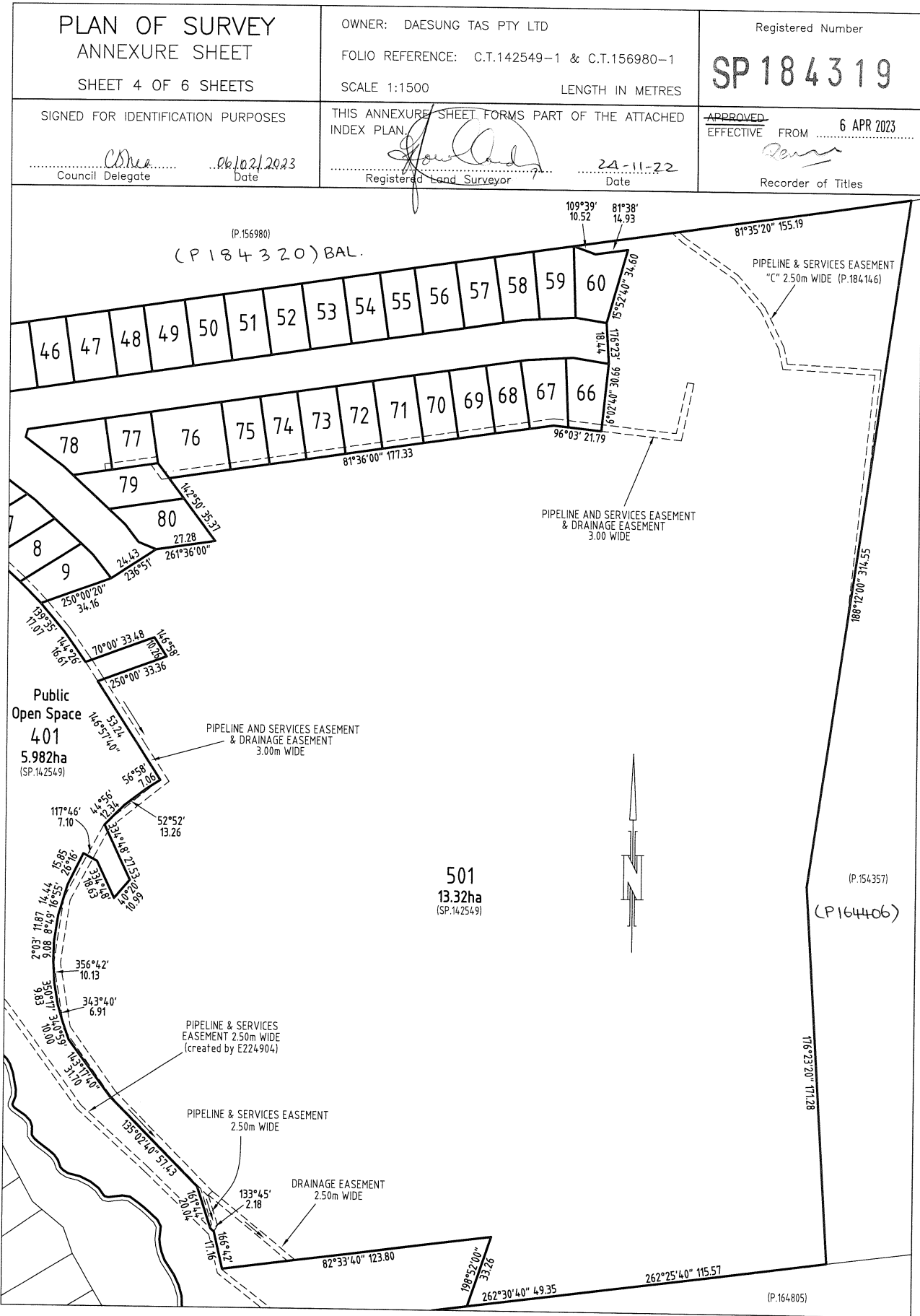


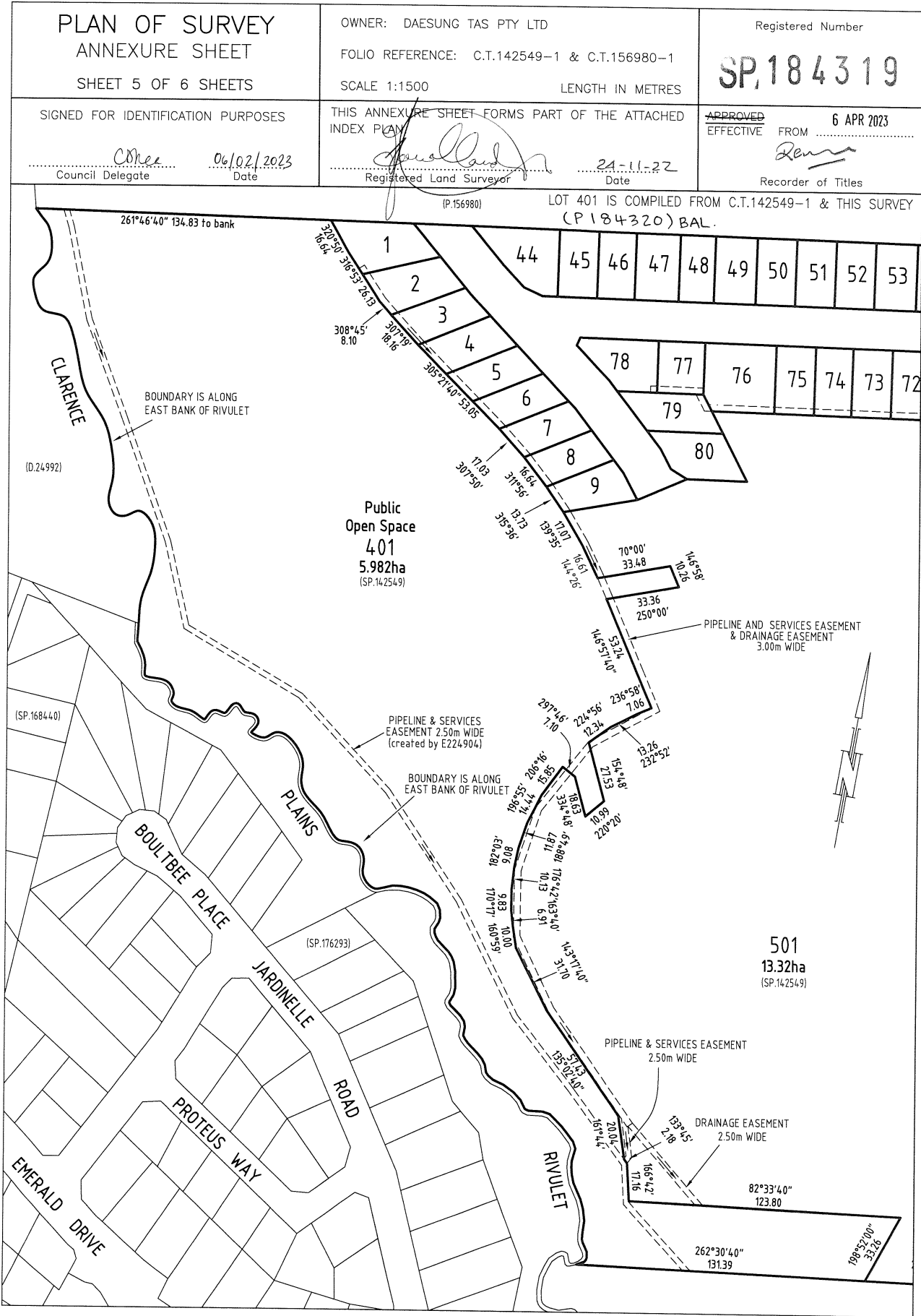
<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 6 SHEETS</p>	<p>OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.142549-1 & C.T.156980-1 SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number SP 184319</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>Conna</i>..... Council Delegate Date <i>06/02/2023</i></p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN <i>[Signature]</i>..... Registered Land Surveyor Date <i>24-11-22</i></p>	<p>APPROVED EFFECTIVE FROM <i>6 APR 2023</i> <i>[Signature]</i>..... Recorder of Titles</p>

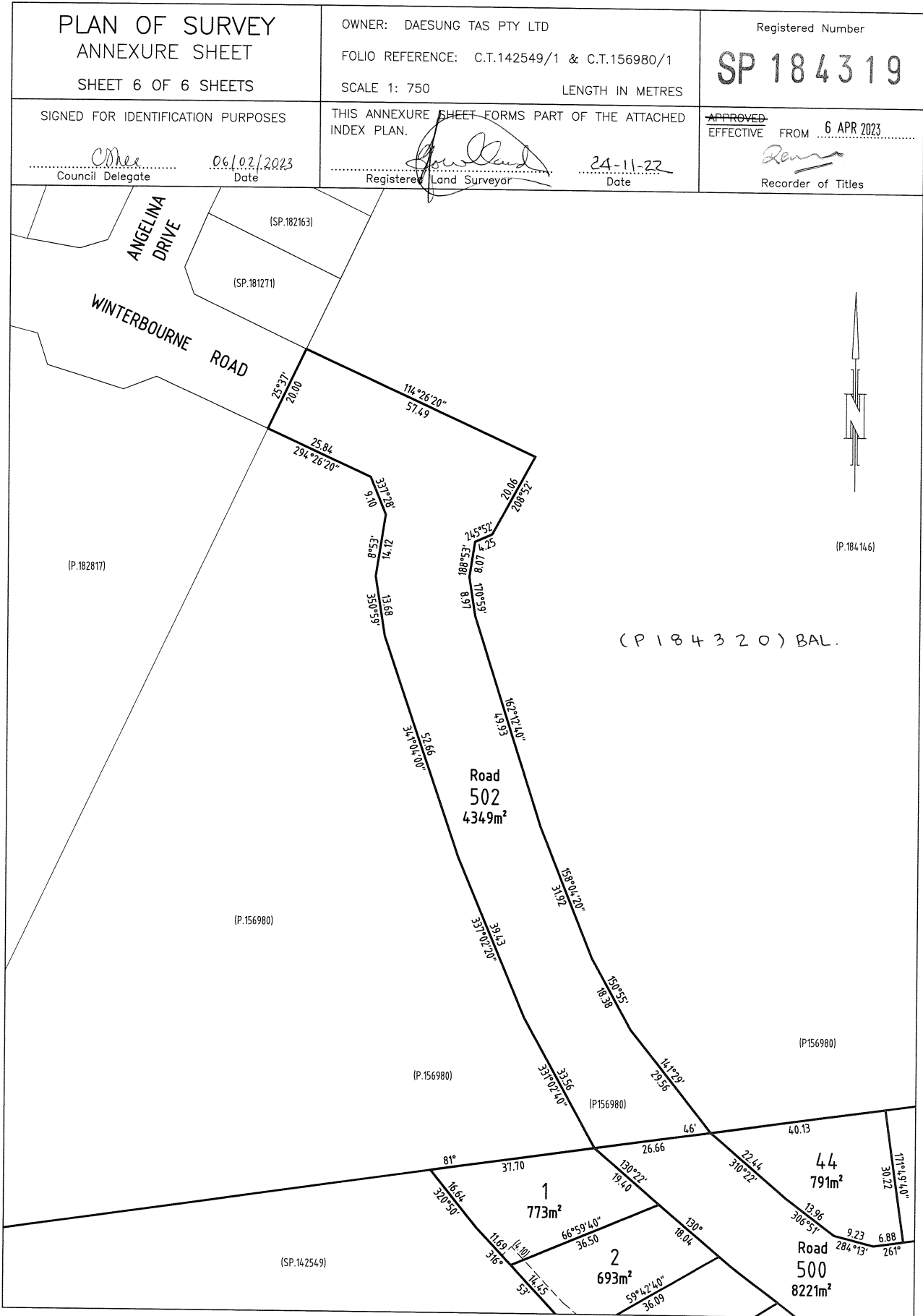


<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 6 SHEETS</p>	<p>OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.142549-1 & C.T.156980-1 SCALE 1: 750 LENGTH IN METRES</p>	<p>Registered Number SP 184319</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 06/02/2023 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 24-11-22 Date</p>	<p>APPROVED EFFECTIVE FROM 6 APR 2023 Recorder of Titles</p>











WILSON
HOMES

Direction to submit a Development Application

This document confirms the direction from STEWART, owners of Lot 77 Kotona St ROKEBY to Wilson Homes Tasmania Pty Limited to act as their agent within the meaning of the *Land Use Planning and Approvals Act 1993* (Tasmania).


.....
Signature

.....
Signature

27/05/2024
.....
Date of signature

.....
Date of signature

Important Owner Confirmation

The owners acknowledge that Wilson Homes will incur non-refundable fees to third parties that are likely to exceed the proposal acceptance fee already paid, including but not limited to:

- Structural engineering fees
 - Hydraulic engineering fees
 - Development application fees
 - Overlay reports
 - Arborist reports
 - Bushfire reports
 - Farm management reports; and
 - Dispersive soil reports
- depending on the requirements of your council.

The owners acknowledge that in the unlikely event that they do not proceed to a contract, these fees will be payable by the owners to Wilson Homes.


.....
Signature

.....
Signature

27/05/2024
.....
Date of signature

.....
Date of signature



1300 595 050
wilsonhomes.com.au

Southern Head Office 250 Murray Street, Hobart Tasmania
Northern Head Office Level 1, 78-96 Wellington Street, Launceston Tasmania

Wilson Homes Tasmania Pty Ltd, ABN: 96 126 636 897 BLN: 963880604, TAS Architect Registration No: 1036

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP, 18 43 19

PAGE 1 OF 6 PAGES

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.

EASEMENTS

Lots 1 to 9 (inclusive), 66 to 79 (inclusive), 401 and 501 (“the Lots”) are subject to a PIPELINE AND SERVICES EASEMENT ^(as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** shown on the Plan (“the Easement Land”). —

Lots 1 to 9 (inclusive), 66 to 79 (inclusive), 401 and 501 on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** on the Plan. —

Lot 501 (“the Lot”) is subject to a PIPELINE AND SERVICES EASEMENT ^(as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT 2.50m WIDE** shown on the Plan (“the Easement Land”). —

Lot 501 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **DRAINAGE EASEMENT 2.50m WIDE** on the Plan. —



Attorney

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REF: 142549/1 & 156980/1 SOLICITOR & REFERENCE: Page Seager (DAS 221111)	PLAN SEALED BY: Clarence City Council DATE: 6 th February 2023 REF NO. SD-2016/31 <i>Clare Shea</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP.184319</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 & 156980/1</p>	

Lot 501 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater created by and described in E295588 over the land marked **PIPELINE AND SERVICES EASEMENT "C" 2.50m WIDE (P.184146)** shown on the Plan ("the Easement Land"). —

* a Pipeline and Services Easement in favour of Tasmanian Water and Sewerage Corporation Pty Ltd Lot 401 on the Plan is subject to ^{**^}the easement created by and fully described in E224904 over the land marked **PIPELINE AND SERVICES EASEMENT 2.50m WIDE (created by E224904)** on the Plan. —

Each lot on the Plan, excepting Lot 502, is together with a right of way created by and fully described in the Schedule of Easements to SP 142549 over the land marked **RIGHT OF WAY (PRIVATE) 10.06m WIDE (SP.142549)** on the Plan. —

Each lot on the Plan, excepting Lot 502, is together with a right of carriageway and service easement created by and fully described in C849483 over the land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.00m WIDE (P.154357) (created by C849483)** on the Plan. —


COVENANTS

The owner of each Lot on the Plan, excepting Lot 502, covenants with the Vendor (Daesungtas Pty Ltd) and the Owner or Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:

1. Not to subdivide that Lot at any time without the prior consent in writing of the Corporation.
2. Not to erect on that Lot more than a single residence, which may include an ancillary apartment together with usual outbuildings as may be permitted by the Corporation, without the consent of the Corporation.
3. Not to use the land for any purpose except as a residence or the for the purpose of house occupation without the prior consent of the Corporation in writing.



Attorney

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing. 

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP. 184319</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 & 156980/1</p>	

4. Not to use any engine or machinery in any trade of business, nor erect or use or permit to be used on any part of any lot shown on the Plan nor to conduct or permit to be conducted any trade or business on or from any part of the same, including but not limited to mining, quarrying, or market gardening. The leasing of the property for private residential purposes is not deemed to be a breach of this covenant.
5. Not to keep any animals other than domestic pets on any lot shown on the Plan and not to make any application for a kennel licence in respect of any lot shown on the Plan nor to keep or establish or permit to be kept or established any licensed kennel upon any lot or any part of any lot shown on the Plan nor to keep at one time more than two adult canines on any lot shown on the Plan.
6. The Vendor may, at the Vendor's absolute discretion, waive the burden of any covenant contained in this Schedule of Easements in favour of any lot by notice in writing to the registered proprietor of that lot.

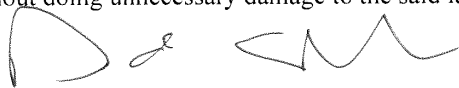
FENCING PROVISION

In respect of the Lots shown on the Plan, the Vendor (Daesungtas Pty Ltd) shall not be required to fence.

DEFINITIONS

“**Corporation**” means the Warden Councillors and Electors of the City of Clarence.

“**Drainage Easement**” means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.



Attorney

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 184319</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 & 156980/1</p>	

“Pipeline and Services Easement” is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run



Attorney

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 184319</p>
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with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

“**Infrastructure**” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

“**TasWater**” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.



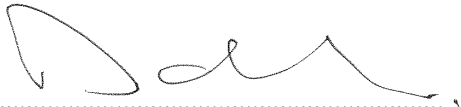
Attorney

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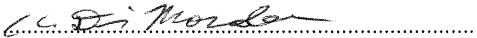


<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 6 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 184319</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 & 156980/1</p>	

EXECUTED by DAESUNGTAS PTY LTD (ACN 607 472 131) as registered proprietor of the land comprised in Folio of the Register Volume 142549 Folio 1 and Folio of the Register Volume 156980 Folio 1 by their attorney David Alexander Shelley under Power of Attorney dated 11 February 2022 / No PA136148 who hereby declares that no notice of alteration or revocation of the said Power of Attorney has been received in the presence of:



.....
Attorney Signature



.....
Witness Signature

.....
Anwar Masim Di Mardik

.....
Witness Full Name (print)

.....
179 Manning Street Hobart

.....
Witness address and occupation

.....
Attorney

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