



## **DEVELOPMENT APPLICATION**

**D-2018/747**

**APPLICANT:** Tassie Homes Pty Ltd

**PROPOSAL:** Dwelling

**LOCATION:** 23 Jardinelle Road, ROKEBY

**RELEVANT PLANNING SCHEME:** Clarence Interim Planning  
Scheme 2015

**ADVERTISING EXPIRY DATE:** 29 January 2019.

In addition to the Application Form(s), Certificate of Title(s) and any associated consent documents the following information is available on request:

- Nil

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29 January 2019.

Any person may make representations about the application to the General Manager, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 29 January 2019.

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](http://www.ccc.tas.gov.au) or at the Council offices.

# PROPOSED GARDNER RESIDENCE

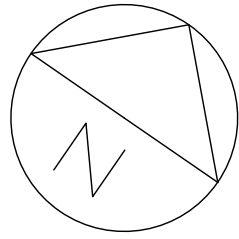
at Lot 611 Glebe Hill Estate, ROKEBY



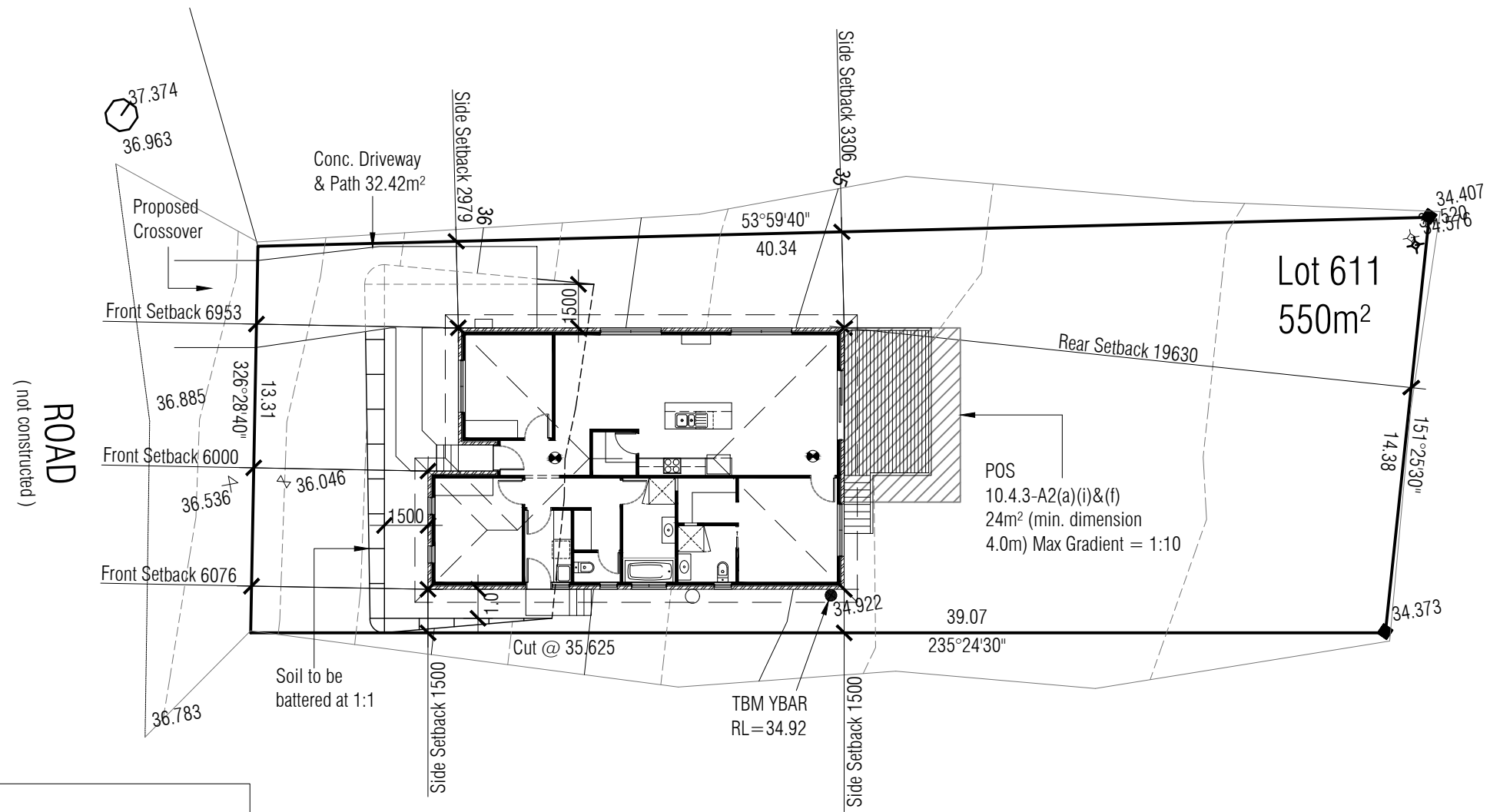
Sh.	Description
01	Site Plan
01a	Drainage Plan
02	Floor Plan
03	Elevations

<b>Client:</b>	
PROPOSED GARDNER RESIDENCE at Lot 611 Glebe Hill Estate, ROKEBY	
<b>Designer:</b>	
Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au	
Title Reference No.	Not Yet Issued
Total Floor Area:	122.74m <sup>2</sup>
Total Porch / L'ding Area:	20.06m <sup>2</sup>
Wind Classification:	N2
Soil Classification	M
Climate Zone:	7
BAL:	NA
<b>COVER SHEET</b>	
Drawn: LP	Job No. - H1063
Date: 26 November 2018	Sheet
Scale: None	<b>00</b>
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REV	DESCRIPTION	SHEETS	DATE
A	Change FFL to 36.125 in lieu of 36.45.	01-03	27 November 2018
DA	DA Plan Set.	01-03	26 November 2018



**PROPOSED DWELLING**  
FFL: 36.125



- GENERAL NOTES:**
- Do not scale from this drawing
  - Builder to confirm all dimensions and setouts prior to commencement of work.
  - All work to be in accordance with relevant Australian Standards and the National Construction Code of Australia.
  - All windows and doors are double glazed.
  - Provide removable hinges to WC if front of pan to door jamb is less than 1250mm.
  - Provide a tap to fridge space.

REV	DESCRIPTION	DATE
A	As Per Cover Sheet	27 Nov. 18

**BAL: NA**  
Refer to sheet TBC for Bushfire attack level requirements.

**Client:**  
PROPOSED GARDNER RESIDENCE  
at Lot 611 Glebe Hill Estate, ROKEBY

**Designer:**  
Tassie Homes  
Unit 4/37 Ascot Drive,  
Huntingfield, Tasmania, 7055  
Ph: (03) 6283 3273  
tassiehomes.com.au



**SITE PLAN**

Drawn:	LP	Job No. - H1063
Date:	26 November 2018	Sheet
Scale:	1:200	<b>01</b>
© Copyright Tassie Homes 2018		

**NOTES:**

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

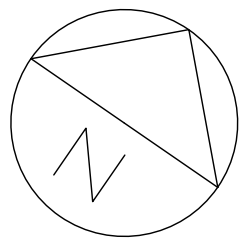
The lot boundaries as shown on this plan were not registered and hence not marked at the time of the survey and are subject to final survey. Dimensions shown are from unregistered plans supplied by another party, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

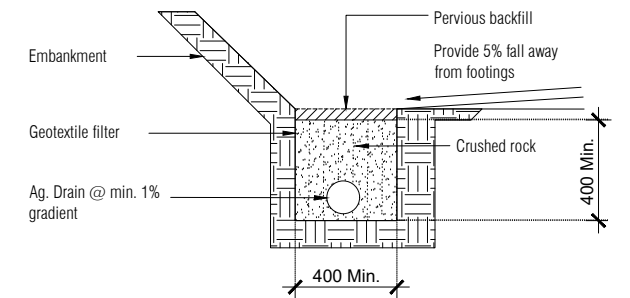
DATUM - Vertical : AHD per o.rs(8) from SP. 173742 with reputed AHD level of 45.616

Date of Survey : 20/11/18

- TITLE PEG
  - NAIL / YBAR
  - + NATURAL SURFACE
  - STORMWATER MANHOLE
  - ✕ STORMWATER HOUSE CONNECTION
  - SEWER MANHOLE
  - ✕ SEWER HOUSE CONNECTION
  - ✕ WATER VALVE
  - ✕ METER WATER (approx. position)
- BOUNDARY PRELIMINARY  
— ROAD EDGE

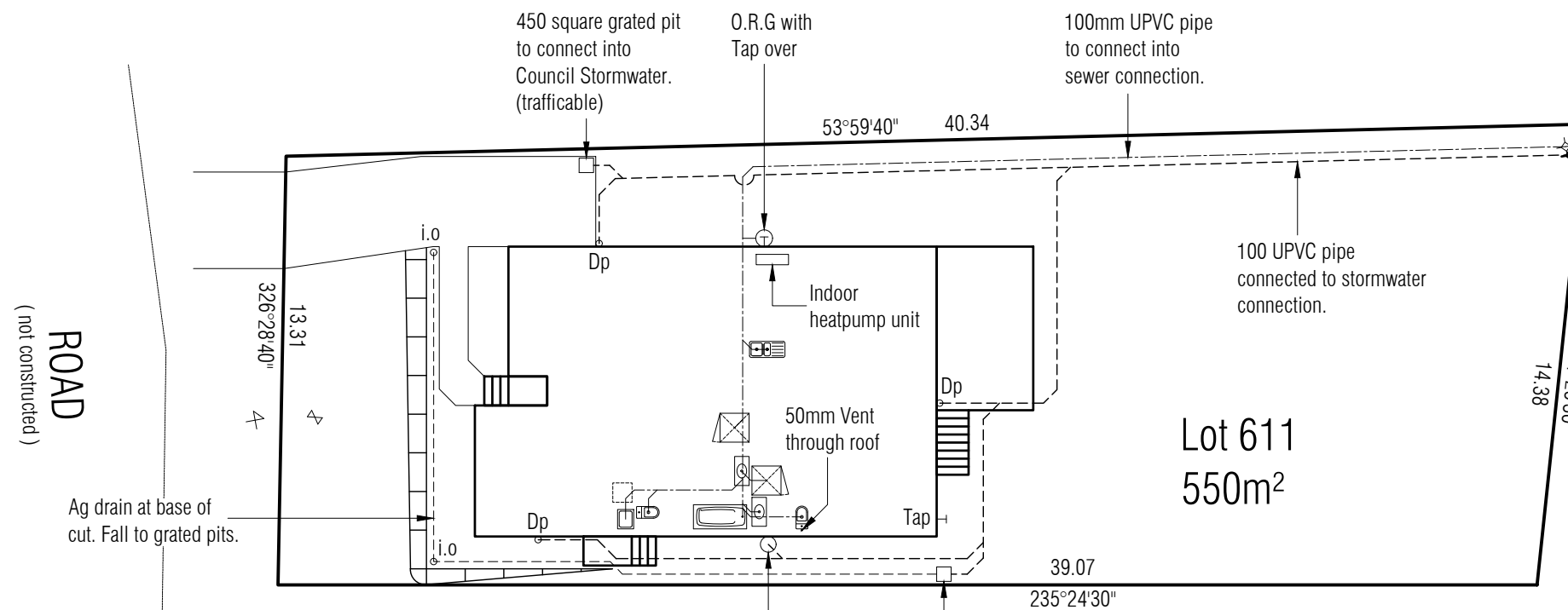


PROPOSED DWELLING  
FFL: 36.125



TYPICAL AG DRAIN DETAIL.  
NOT TO SCALE

All materials and construction to comply with AS/NZS 3500, 2015 and to be inspected and approved by a qualified engineer.



ROAD  
(not constructed)

- TITLE PEG
- NAIL / YBAR
- + NATURAL SURFACE
- ⊙ STORMWATER MANHOLE
- ✕ STORMWATER HOUSE CONNECTION
- SEWER MANHOLE
- ✕ SEWER HOUSE CONNECTION
- ✕ WATER VALVE
- ✕ METER WATER (approx. position)

— BOUNDARY PRELIMINARY  
— ROAD EDGE

GENERAL NOTES:  
Gutters & downpipes to comply with N.C.C part 3.5.2.  
Plumber to confirm all details on site prior to commencing any work.  
Work to be approved by a qualified engineer.  
Location of drainage pipes is indication only of type and direction.  
Contractor to verify the location of drainage pipes within the site boundary.  
Wet areas to comply with N.C.C 38.1.2 and AS3740

Where ag drain is < 1.5m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately.)
2. Ag drain to have minimum 1% fall to grated pit which drains to the stormwater system.
3. Install geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.

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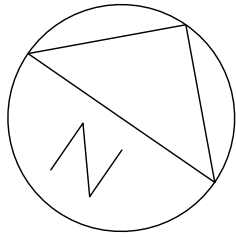
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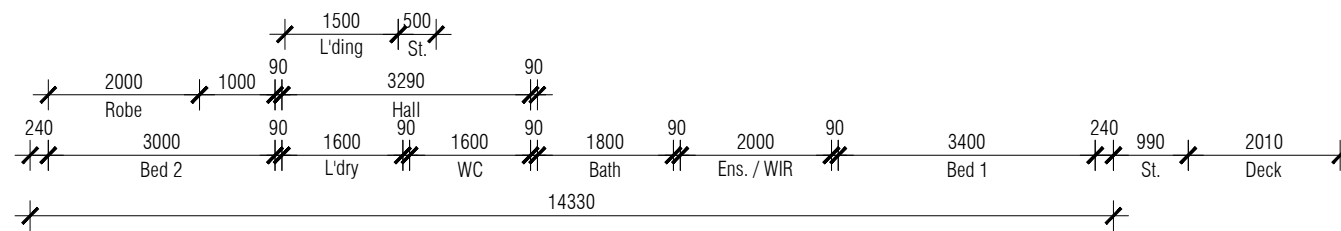
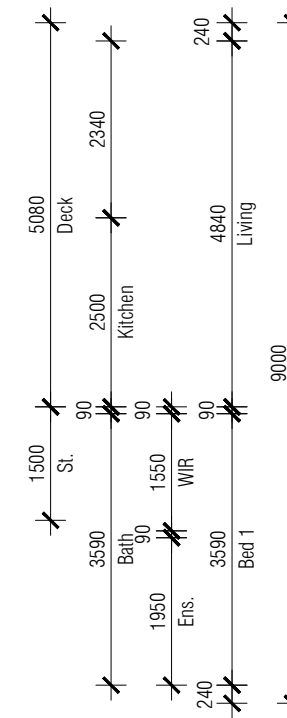
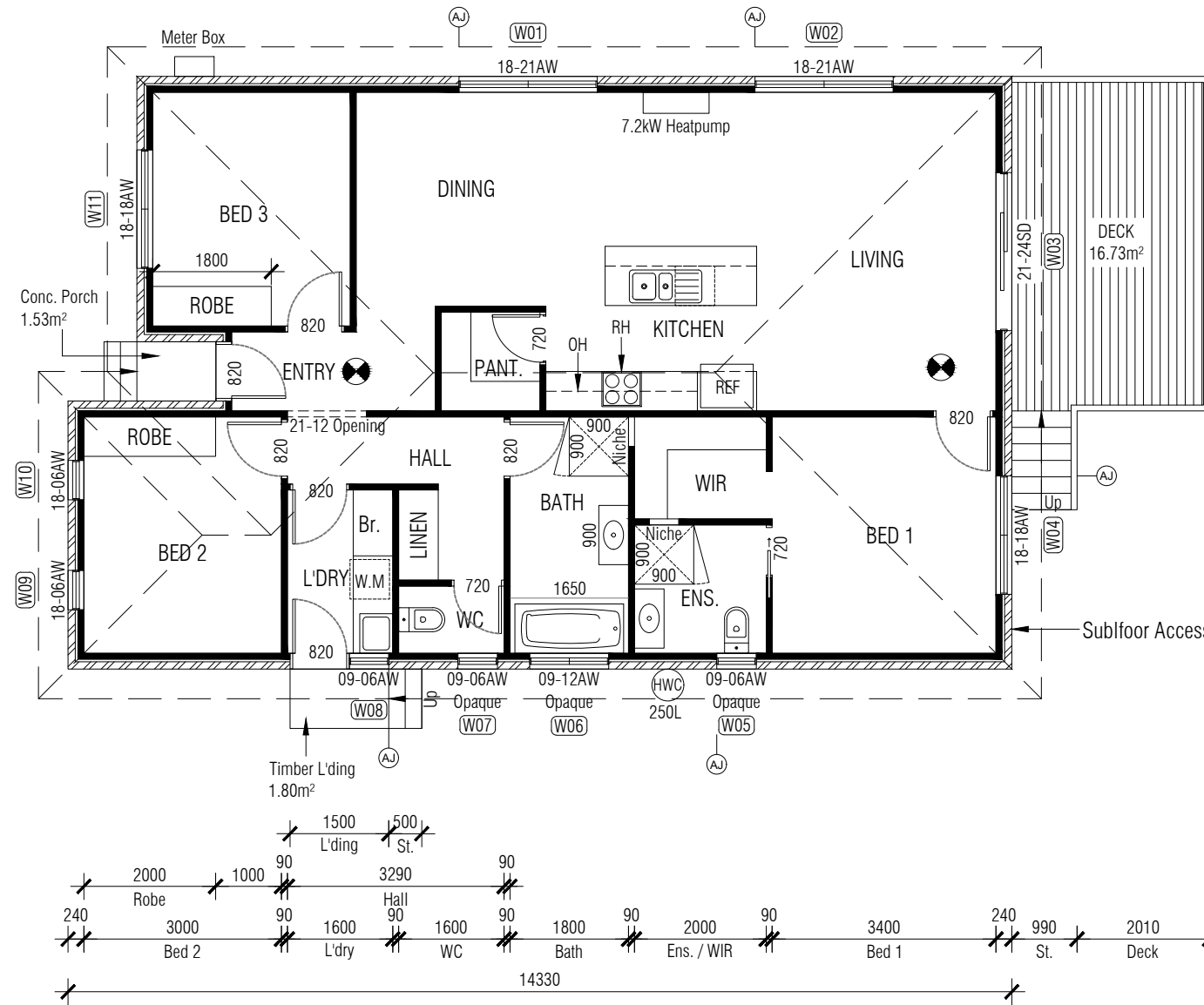
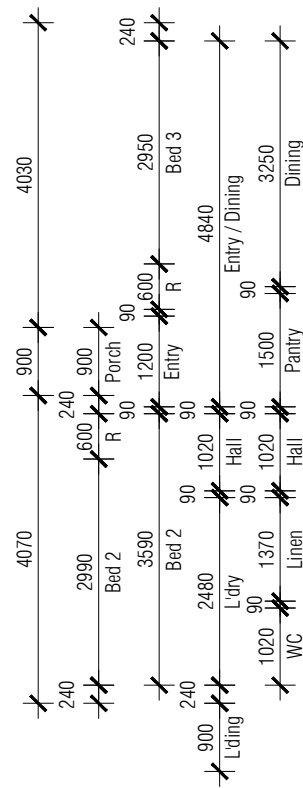
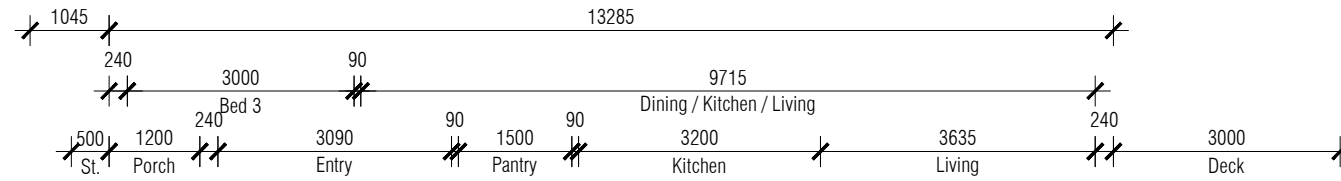


DRAINAGE PLAN

Drawn:	LP	Job No. - H1063
Date:	26 November 2018	Sheet
Scale:	1:200	01a
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  - Provide a tap to fridge space.



FLOOR AREA = 122.74m<sup>2</sup>  
PORCH / LANDING AREAS = 20.06m<sup>2</sup>

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REV	DESCRIPTION	DATE

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Articulation Joint   
Smoke Alarm

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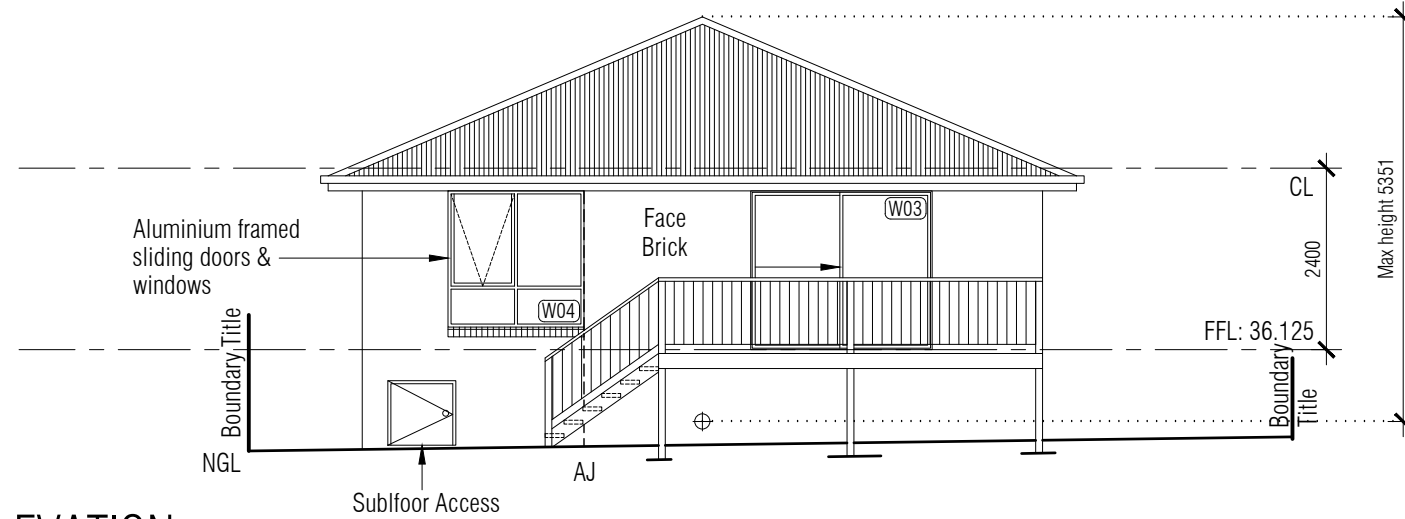
## FLOOR PLAN

Drawn: LP Job No. - H1063

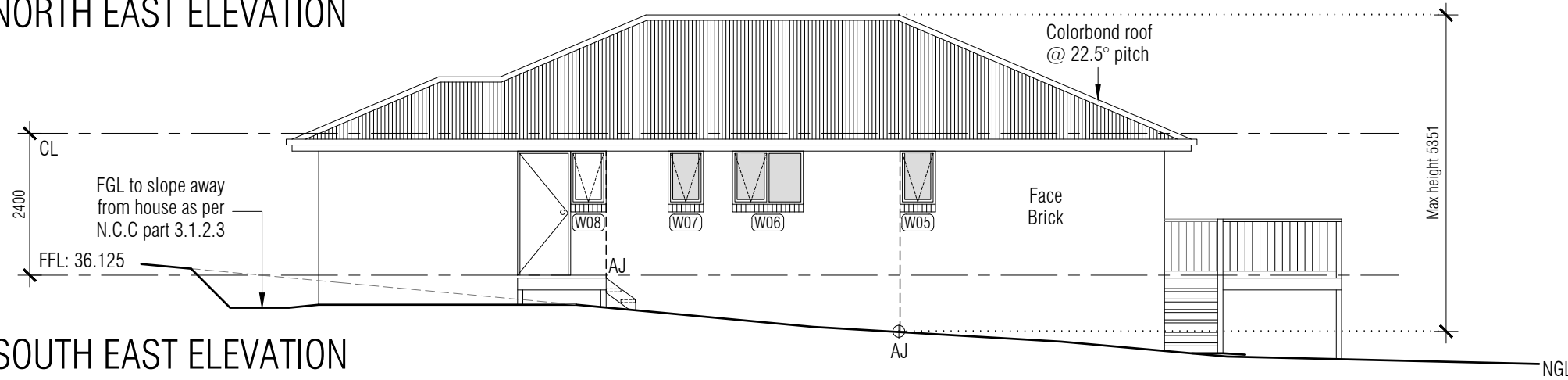
Date: 26 November 2018 Sheet

Scale: 1:100

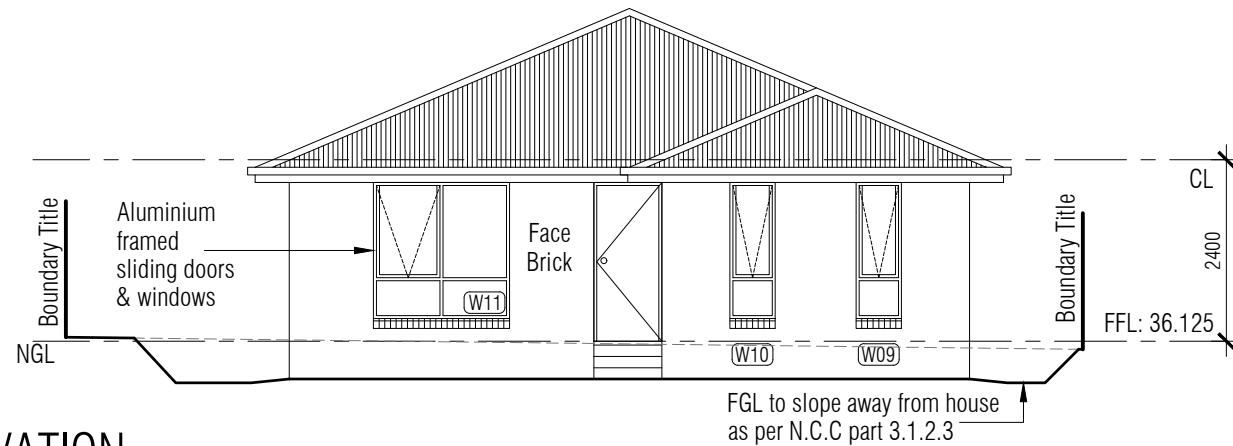
© Copyright Tassie Homes 2018 02



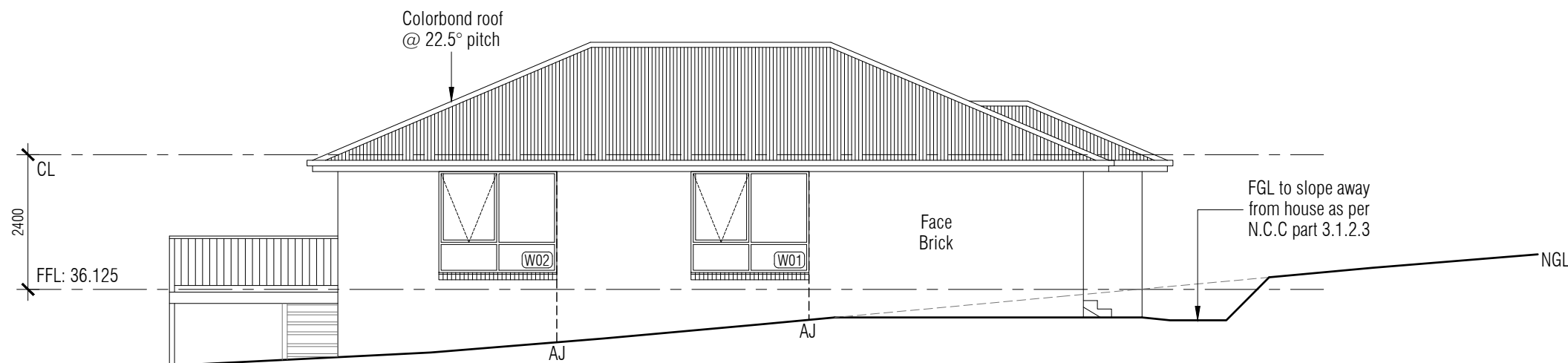
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

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

















ELEVATIONS

Drawn:	LP	Job No. - H1063
Date:	26 November 2018	Sheet
Scale:	1:100	03
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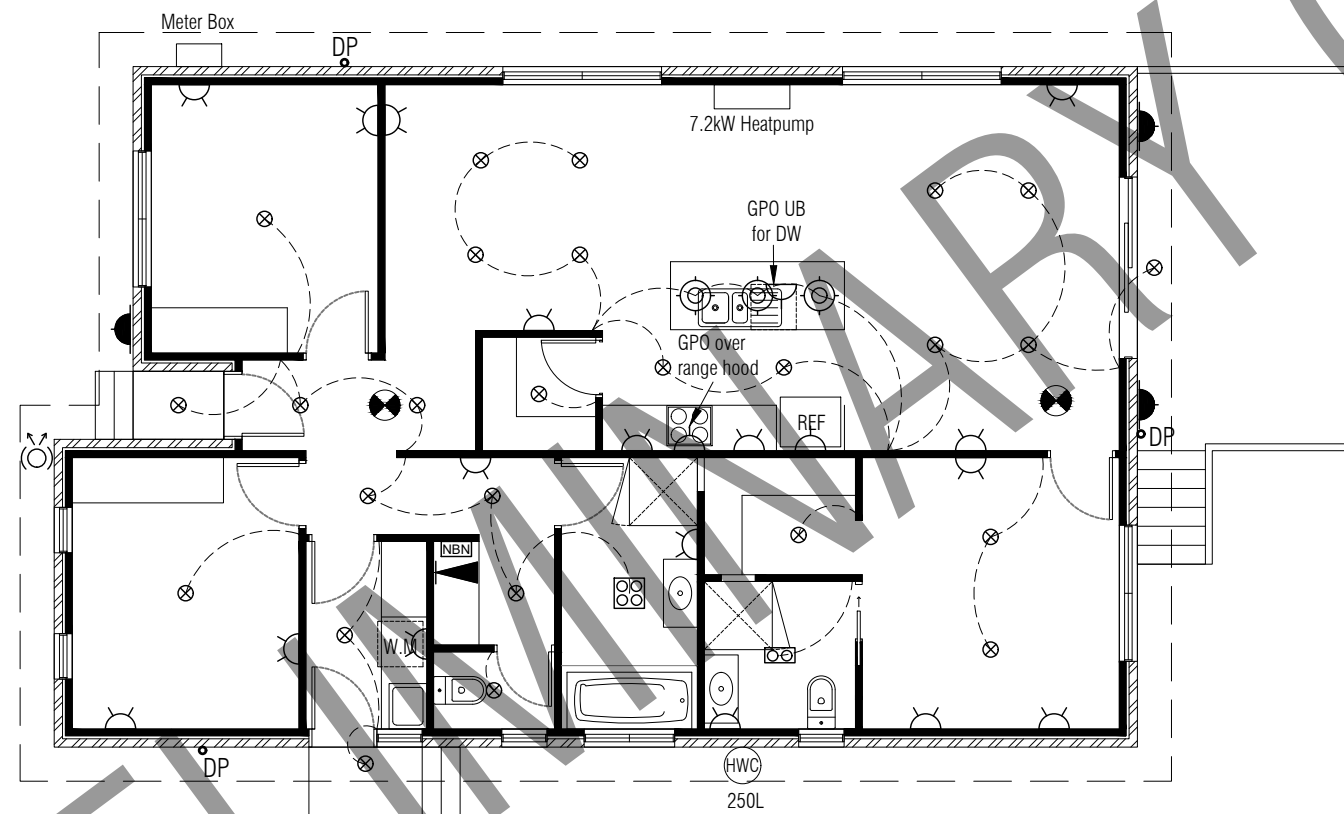
Received 18/12/2018

LEGEND

-  STANDARD CEILING LIGHT (14W)
-  LED DOWNLIGHT (9W)
-  PENDANT LIGHT (9.5W)
-  INTERNAL WALL LIGHT POINT (20W)
-  EXTERNAL WALL LIGHT POINT
-  SINGLE FLUORESCENT LIGHT (28W)
-  DOUBLE FLUORESCENT LIGHT (56W)
-  2 LIGHT/HEATER/EXHAUST (1110W)
-  4 LIGHT/HEATER/EXHAUST (1110W)
-  SINGLE GPO
-  DOUBLE GPO
-  EXTERNAL GPO
-  EXHAUST FAN
-  SMOKE ALARM
-  TELEVISION CONNECTION POINT
-  PHONE CONNECTION POINT
-  STAIR TRED LIGHTS (3W)
-  NBN HUB
-  SECURITY SENSOR
-  SECURITY KEY PAD
-  SENSOR LIGHT
-  SPOT LIGHT
-  90DN DOWNPIPE

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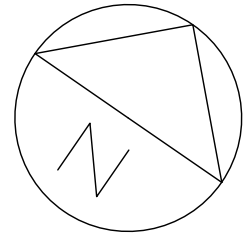
Designer:  
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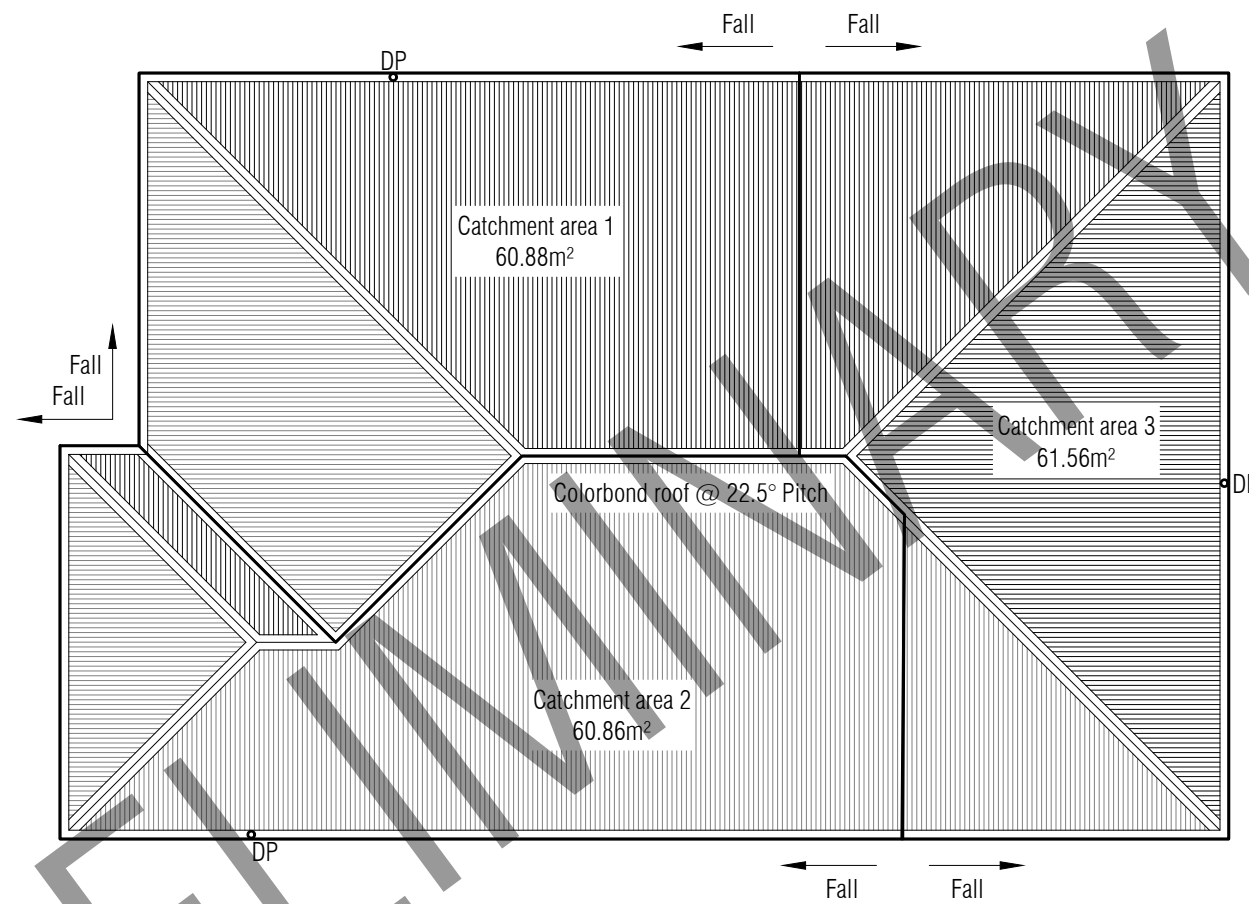
ELECTRICAL PLAN

Drawn:	LP	Job No. - H1063
Date:	26 November 2018	Sheet
Scale:	1:100	--
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IMPORTANT NOTES:  
 Area's shown are surface areas / catchment areas, NOT plan areas.  
 Position and quantities of downpipes are not to be altered without  
 consultation of designer.



PRELIMINARY ONLY

REV	DESCRIPTION	DATE
	BAL: NA Refer to sheet TBC for Bushfire attack level requirements.	
	Client: PROPOSED GARDNER RESIDENCE at Lot 611 Glebe Hill Estate, ROKEBY	
	Designer: Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au	
<p><b>TASSIE HOMES</b> INNOVATIVE &amp; AFFORDABLE</p>		
ROOF PLAN		
Drawn:	LP	Job No. - H1063
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Scale:	None	--
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DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah	151.46	Area of Roof (including 115mm Quad gutter) (m <sup>2</sup> )
Ac	183.27	Ah x Slope factor (Table 3.2 from AS/NZS 3500.3) (m <sup>2</sup> )
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm <sup>2</sup> )
DRI	100	Design Rainfall Intensity (determined from Figure E8 from AS/NZS 3500.3)
Acdp	64.00	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3) (m <sup>2</sup> )
Required Downpipes	2.86	Ac ÷ Acdp
Downpipes Provided	3	