



DEVELOPMENT APPLICATION

D-2018/748

APPLICANT: Tassie Homes Pty Ltd

PROPOSAL: Dwelling

LOCATION: 12 Proteus Way, 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. 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 or at the Council offices.

PROPOSED DIREEN RESIDENCE

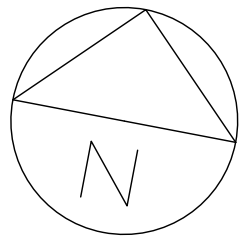
at Lot 597 Glebe Hill Estate, ROKEBY



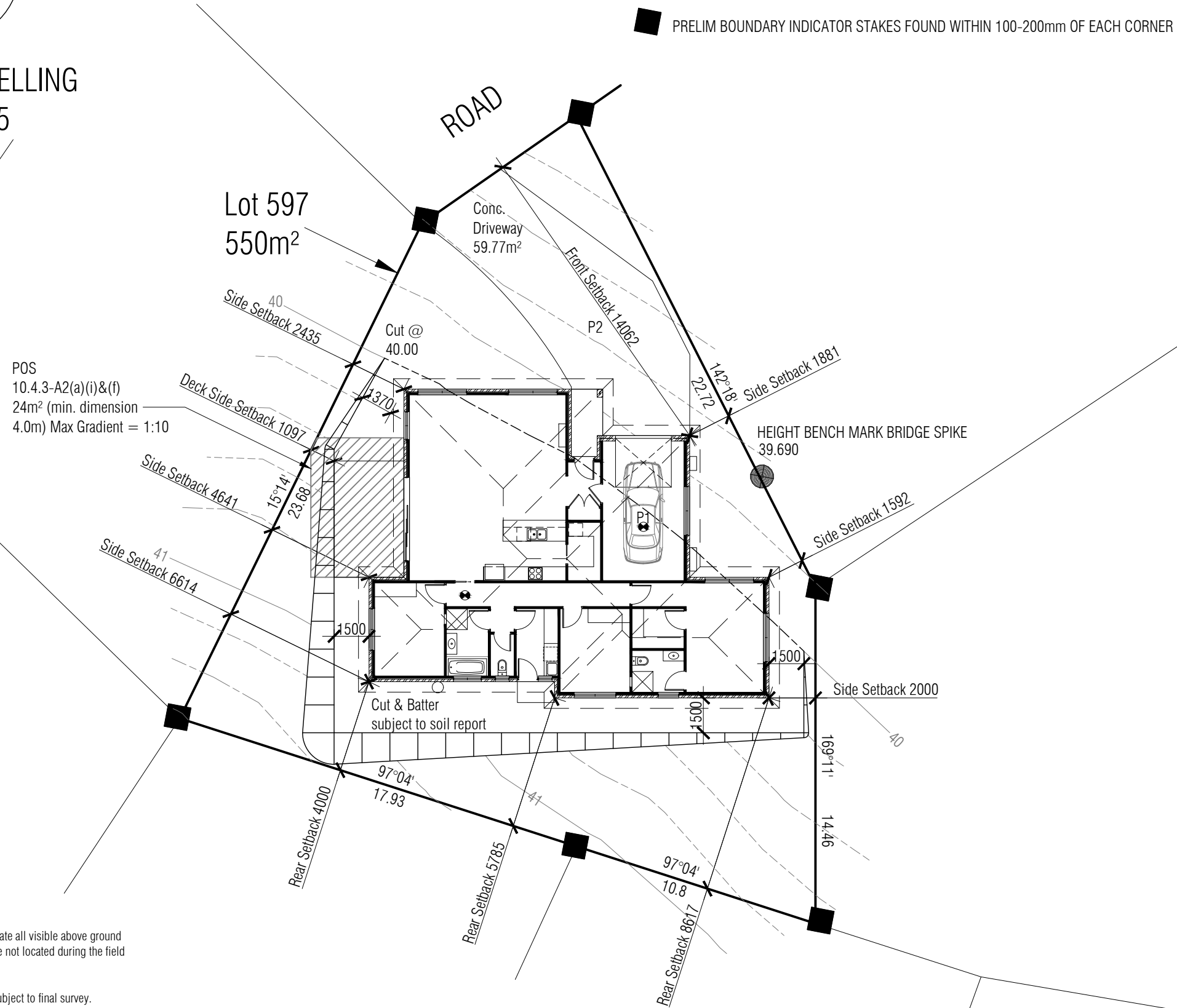
Sh.	Description
01	Site Plan
01a	Drainage Plan
02	Floor Plan
03	Elevations

B	Change Driveway, minor floor plan changes, minor electrical changes.	01-03 & Electrical	20 August 2018
A	Add 1m to Living room, minor floor plan changes, minor electrical changes.	01-03 & Electrical	16 August 2018
DA	DA Plan Set.	01-03	23 July 2018
REV	DESCRIPTION	SHEETS	DATE

Client:	
PROPOSED DIREEN RESIDENCE at Lot 597 Glebe Hill Estate, ROKEBY	
Designer:	
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:	171.93m ²
Total Porch / L'ding Area:	20.14m ²
Wind Classification:	TBC
Soil Classification:	TBC
Climate Zone:	7
BAL:	NA
COVER SHEET	
Drawn: LP	Job No. - H1052
Date: 23 July 2018	Sheet
Scale: None	00
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PROPOSED DWELLING
FFL: 40.15



- 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.

B	As Per Cover Sheet	20 August 18
A	As Per Cover Sheet	16 August 18
REV	DESCRIPTION	DATE

BAL: NA

Client:

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at Lot 597 Glebe Hill Estate, ROKEBY

Designer:

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Huntingfield, Tasmania, 7055
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SITE PLAN

Drawn:	LP	Job No. - H1052
Date:	23 July 2018	Sheet
Scale:	1:200	01
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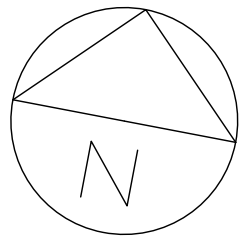
NOTES:

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

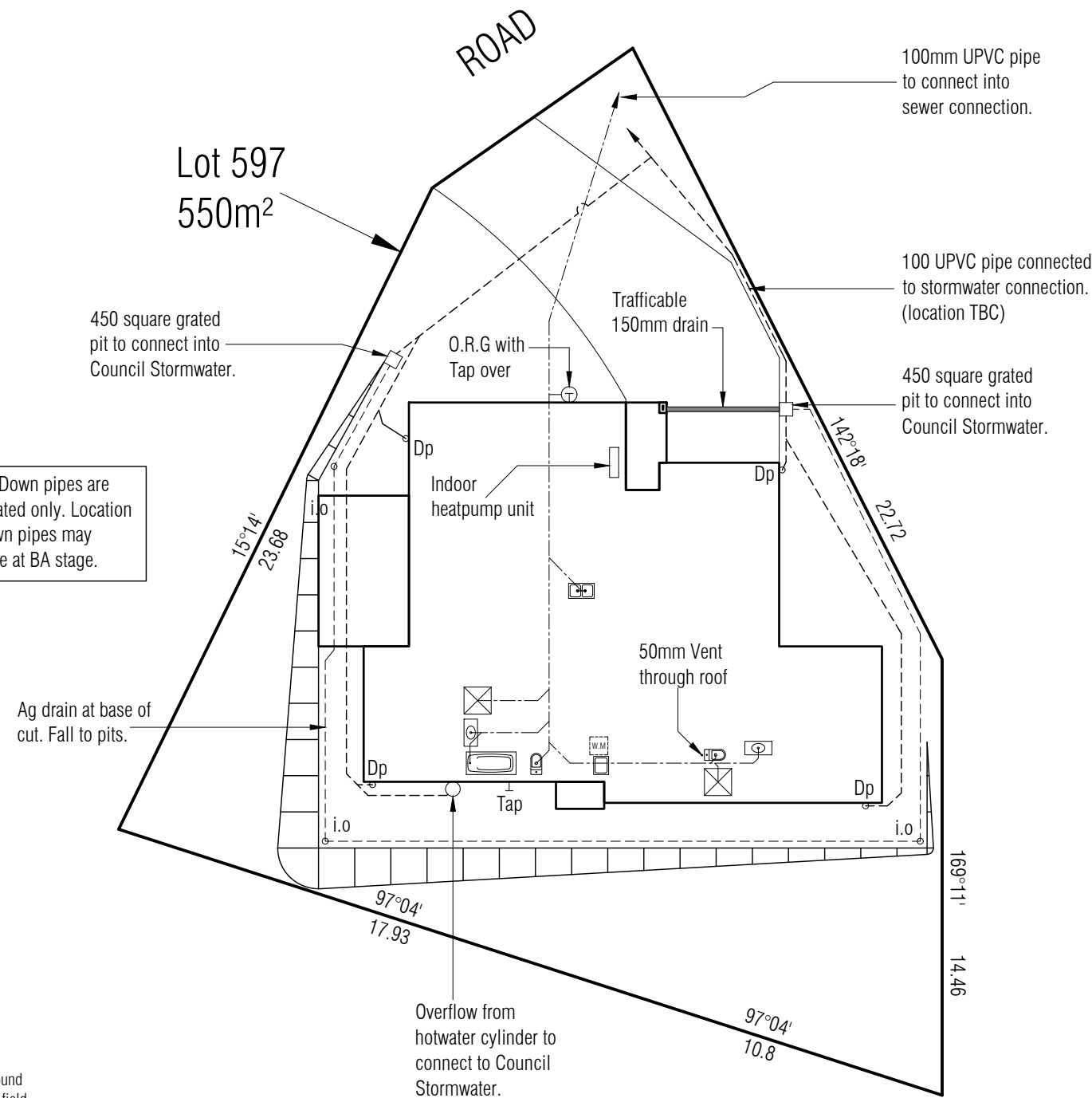
The title boundaries are not yet registered and subject to final survey. EASEMENTS MAY BE CREATED ON THE FINAL TITLE PLAN THAT DO NOT EXIST ON THIS PLAN. CHECK WITH SUBDIVISION DESIGN ENGINEERS FOR PROPOSED ENGINEERING LAYOUT.

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

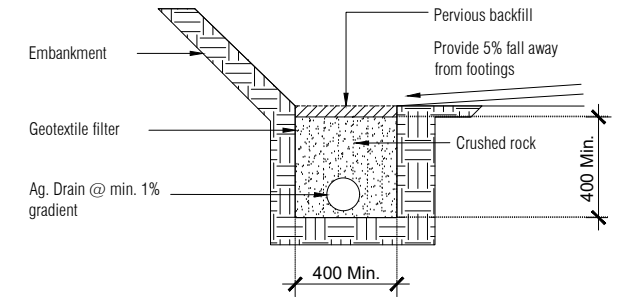
DATUM - Vertical : AHD per ST1111



PROPOSED DWELLING
FFL: 40.15



Note: Down pipes are estimated only. Location of down pipes may change at BA stage.



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.

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

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BAL: NA

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DRAINAGE PLAN

Drawn:	LP	Job No. - H1052
Date:	23 July 2018	Sheet
Scale:	1:200	01a
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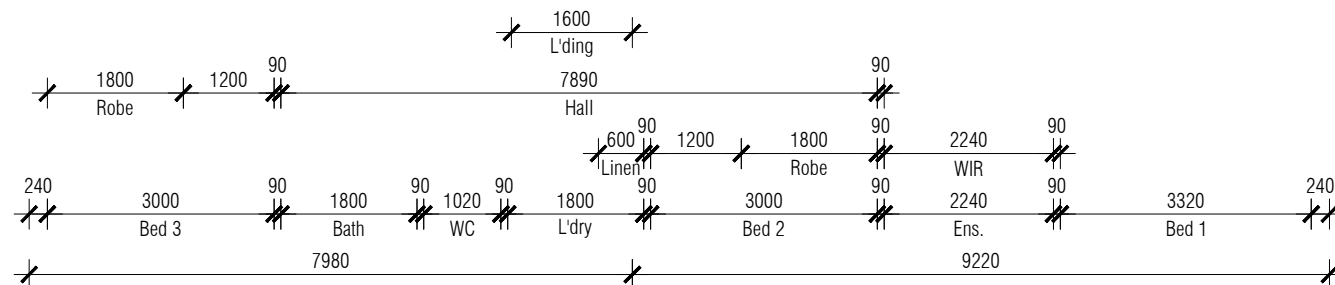
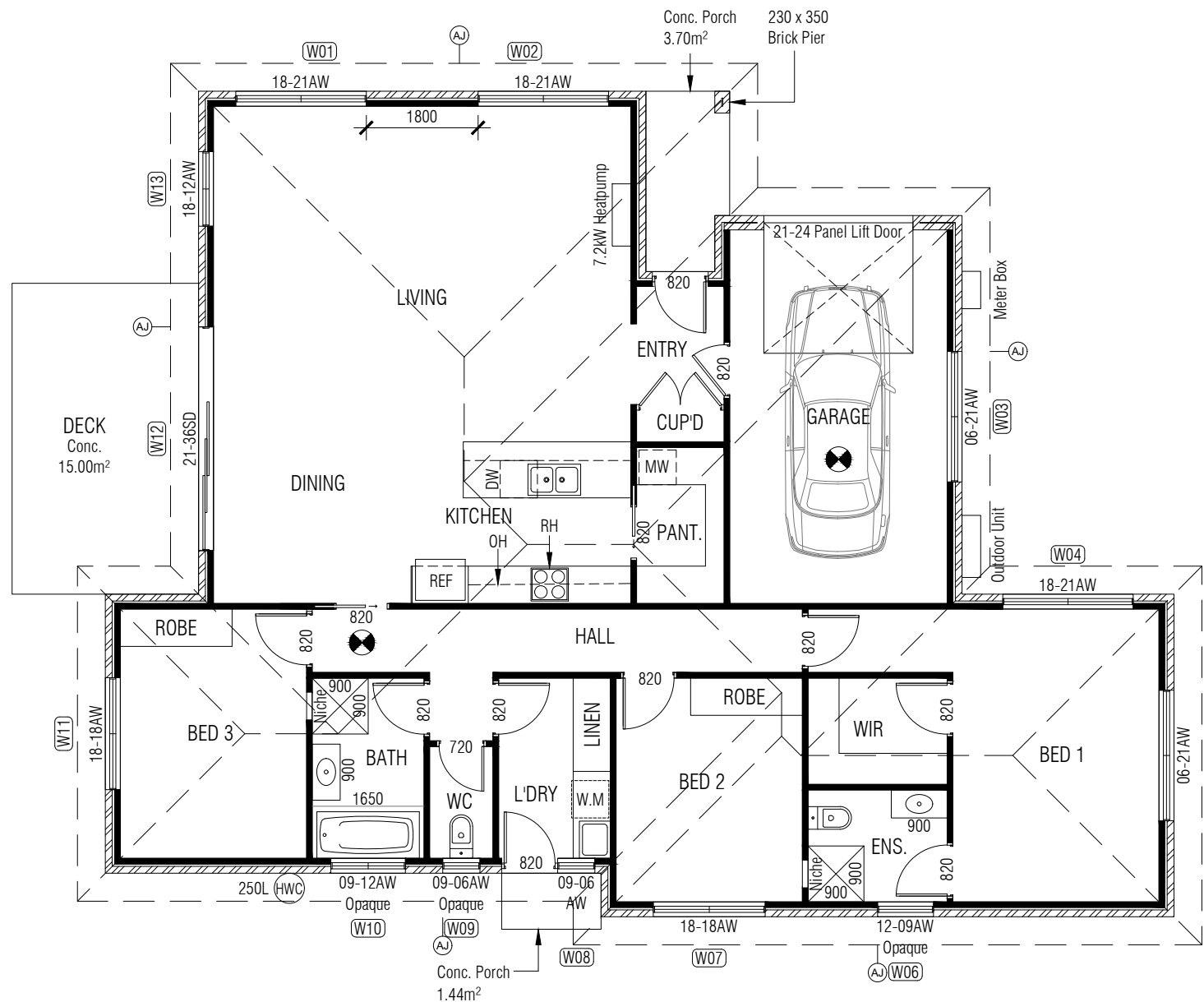
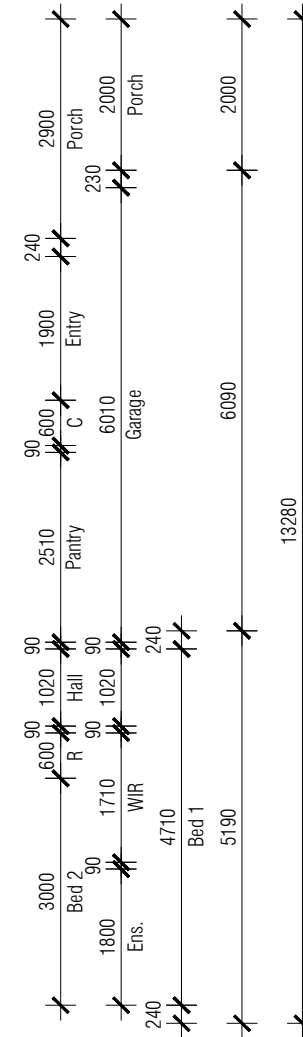
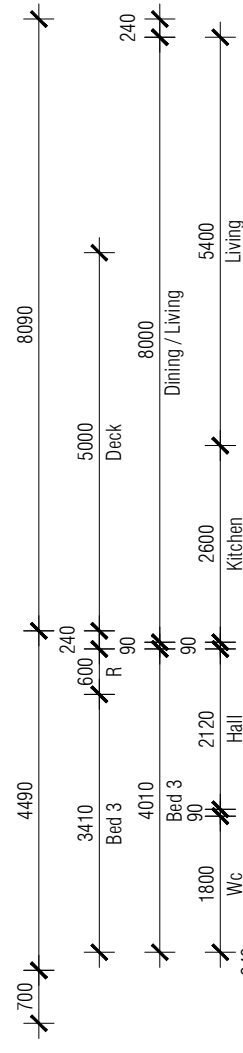
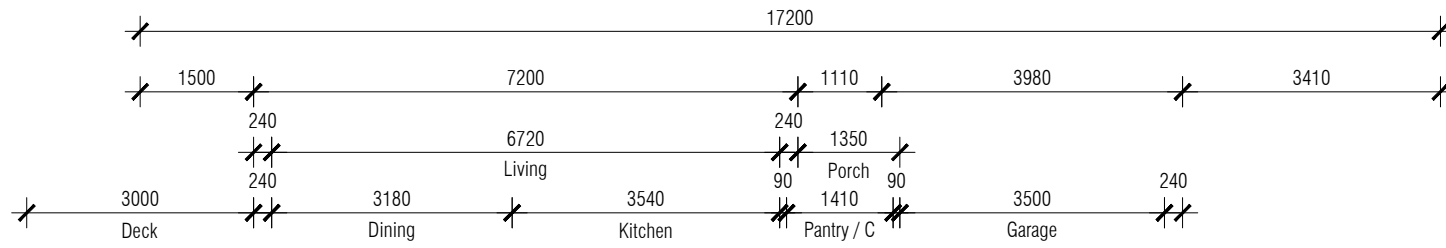
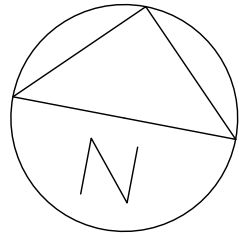
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Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

DATUM - Vertical : AHD per ST1111



FLOOR AREA = 171.93m²
 PORCH / LANDING AREAS = 20.14m²

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BAL: NA

Articulation Joint
 Smoke Alarm

Client:

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 at Lot 597 Glebe Hill Estate, ROKEBY

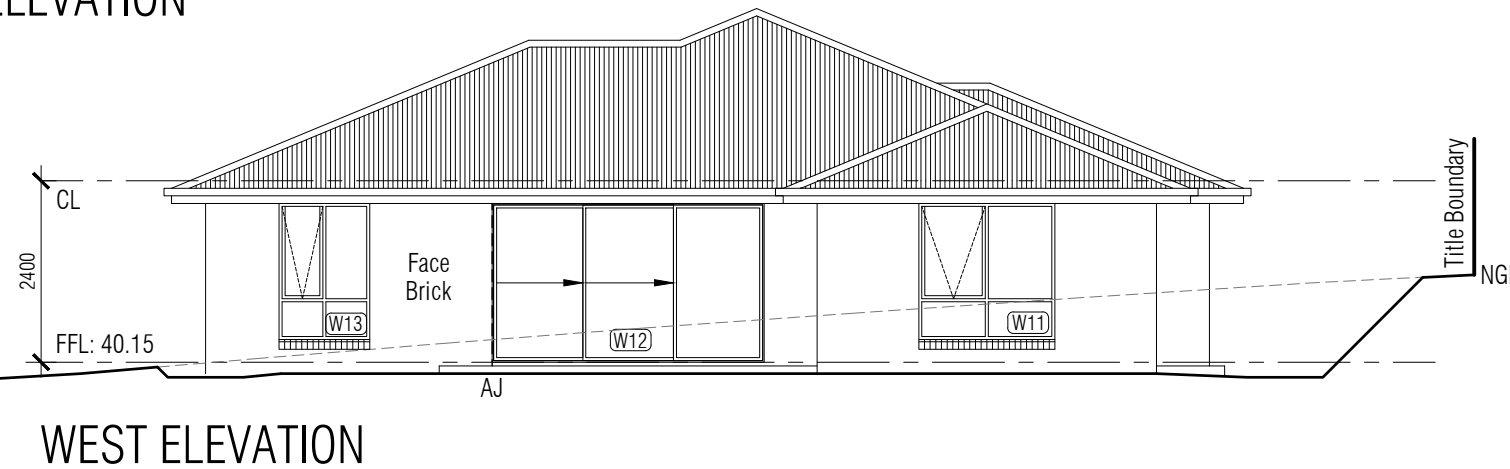
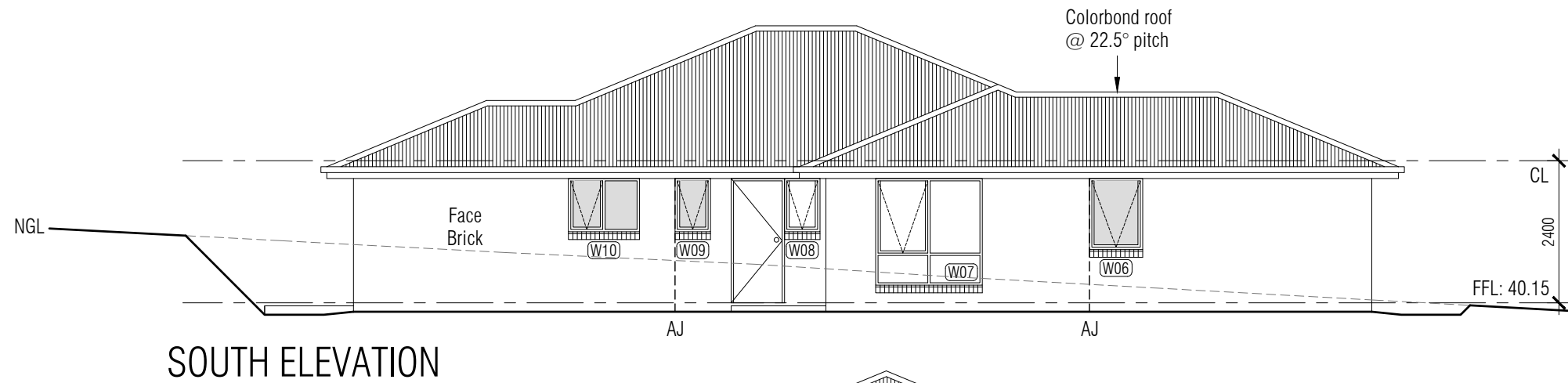
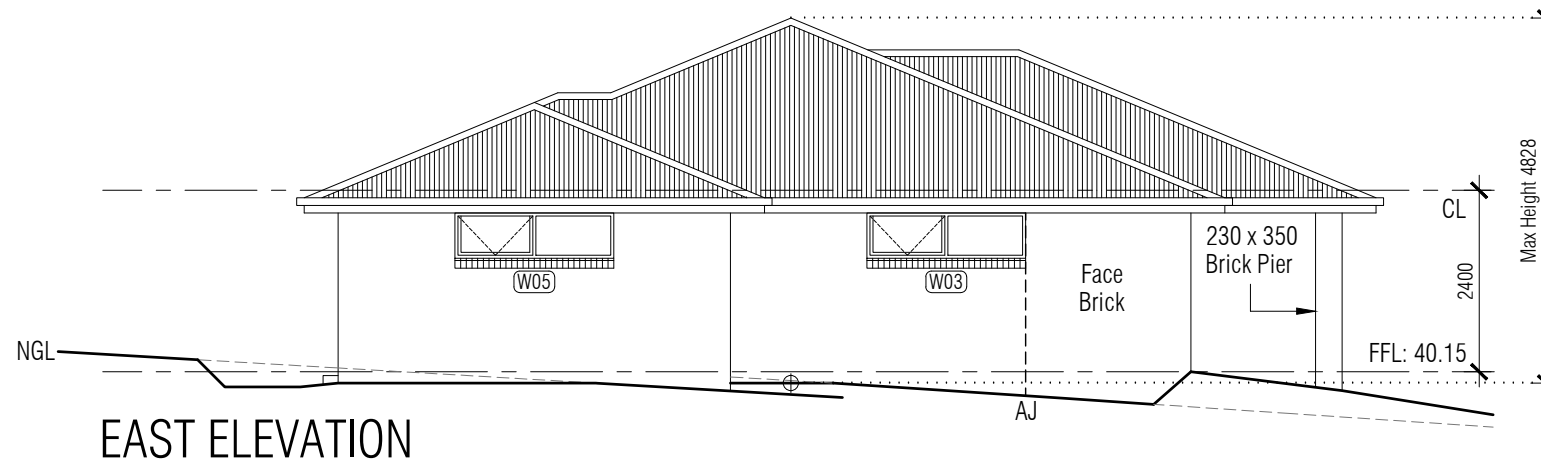
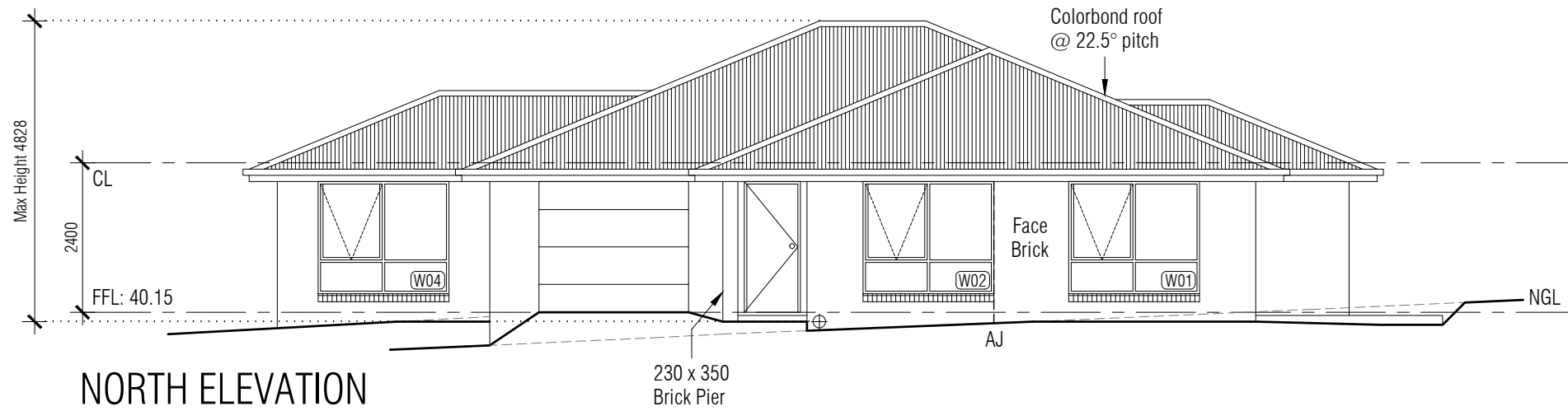
Designer:

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 tassiehomes.com.au



FLOOR PLAN

Drawn:	LP	Job No. - H1052
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Scale:	1:100	02
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

















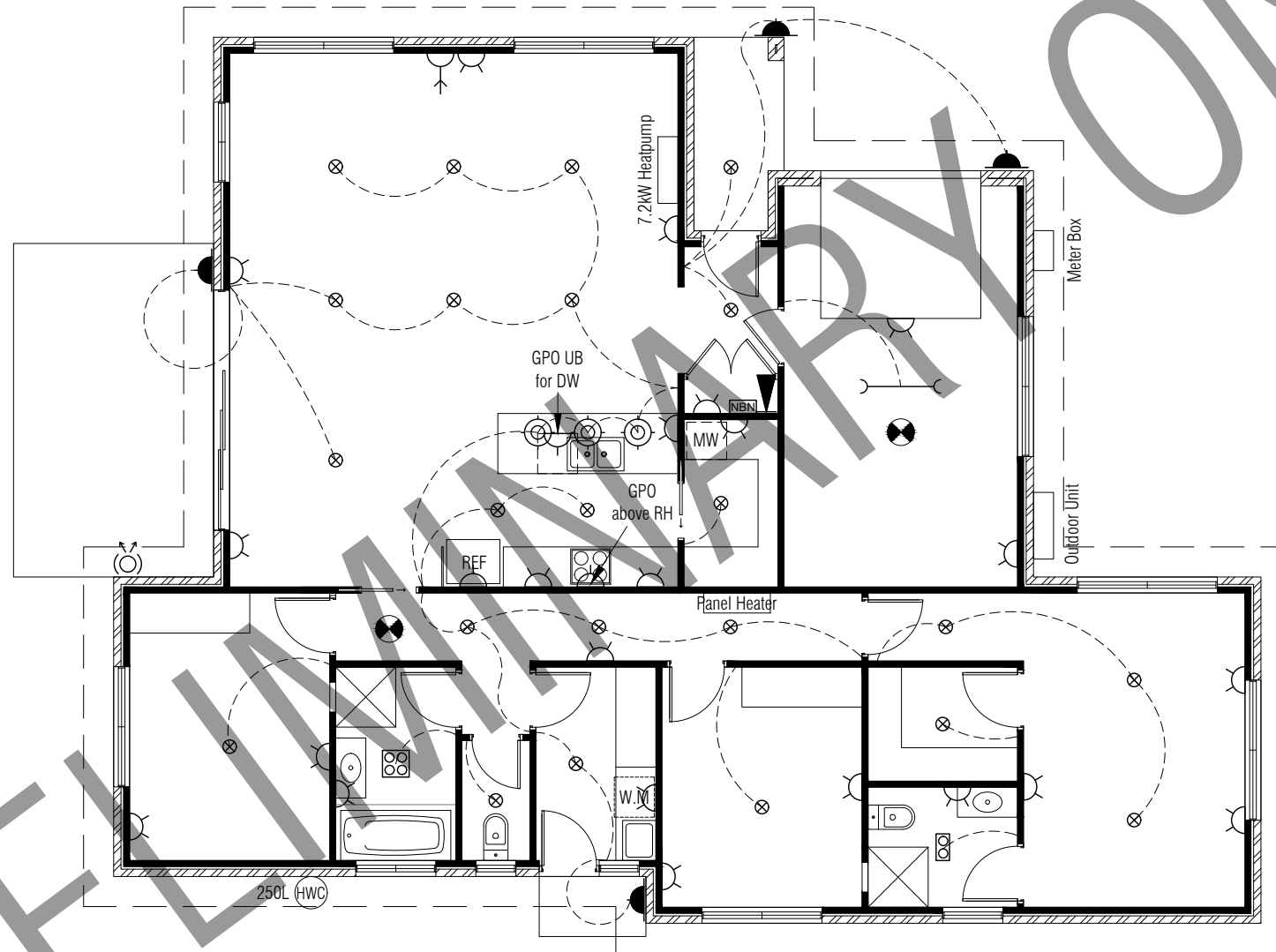
ELEVATIONS

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Received 18.12.18

LEGEND

-  STANDARD CEILING LIGHT (14W)
-  LED DOWNLIGHT (9W)
-  PENDANT LIGHT (45W)
-  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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ELECTRICAL PLAN

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Scale: 1:100	08
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