



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2023/040885**

**PROPOSAL:** Two Multiple Dwellings

**LOCATION:** 62 Burtonia Street, Rokeby

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 01 February 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01 February 2024. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 01 February 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](http://www.ccc.tas.gov.au) or at the Council offices.

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

Proposal:

Multiple Residential Dwellings

Location:

Address 62 Burtonia St

Suburb/Town Rokby 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

\$ 633,000.00

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

☒


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:

Signature  Date 2/11/2023

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

## SEARCH OF TORRENS TITLE

VOLUME 185273	FOLIO 43
EDITION 1	DATE OF ISSUE 31-Jul-2023

SEARCH DATE : 28-Aug-2023

SEARCH TIME : 02.27 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 43 on Sealed Plan 185273

Derivation : Part of Lot 36312, 87.56ha Gtd. to The Director  
of Housing.

Prior CTs 242355/1 and 10117/1

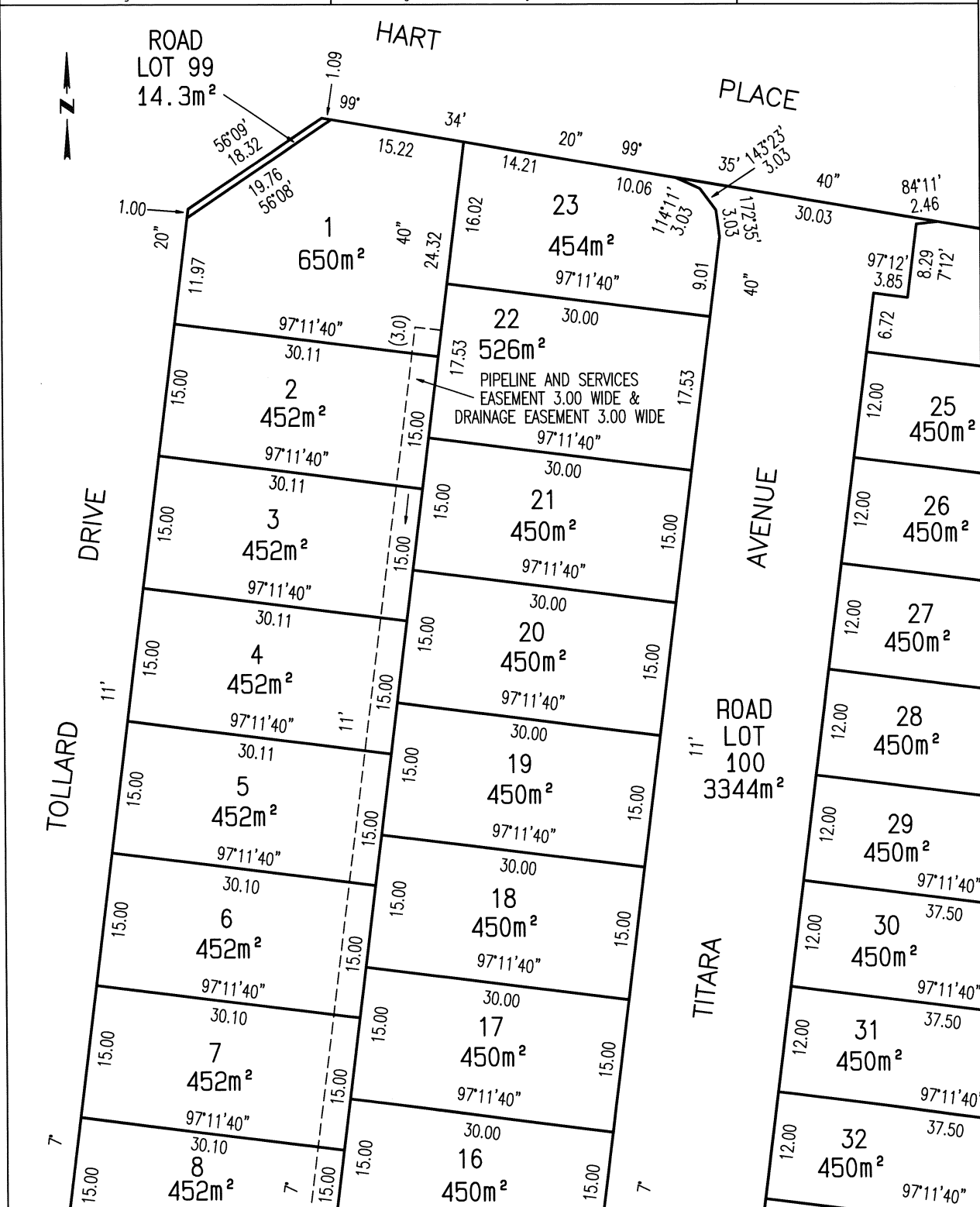
SCHEDULE 1M957514 TRANSFER to MISSION AUSTRALIA HOUSING TASMANIA  
Registered 21-Jun-2022 at 12.02 PMSCHEDULE 2Reservations and conditions in the Crown Grant if any  
SP185273 EASEMENTS in Schedule of Easements  
SP185273 FENCING PROVISION in Schedule of Easements  
E275346 NOTIFICATION pursuant to section 18B and section 18G  
of the Homes Act 1935 (Tas). The land is subject to  
this section for a period of 30 years. Registered  
21-Jun-2022 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

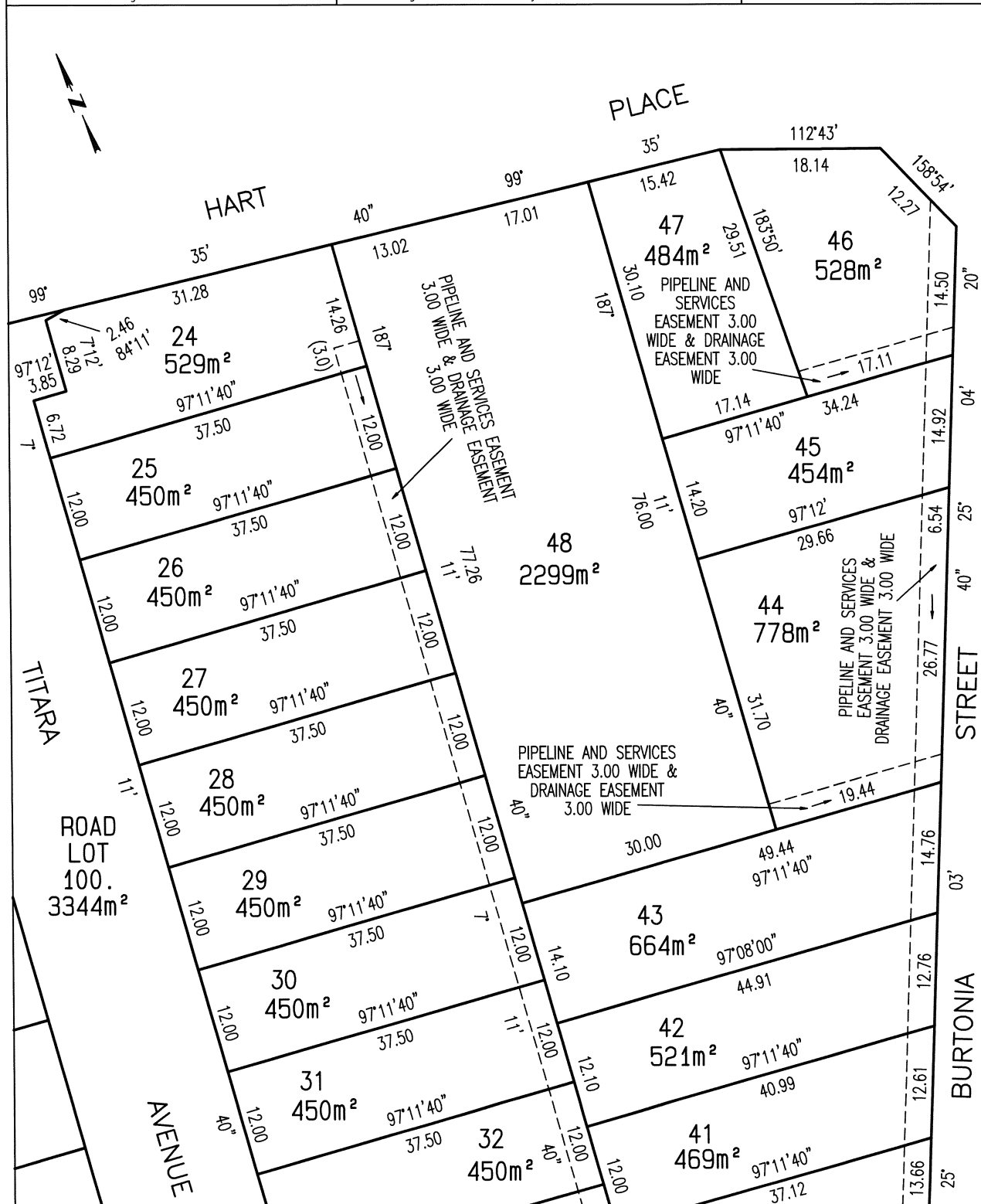


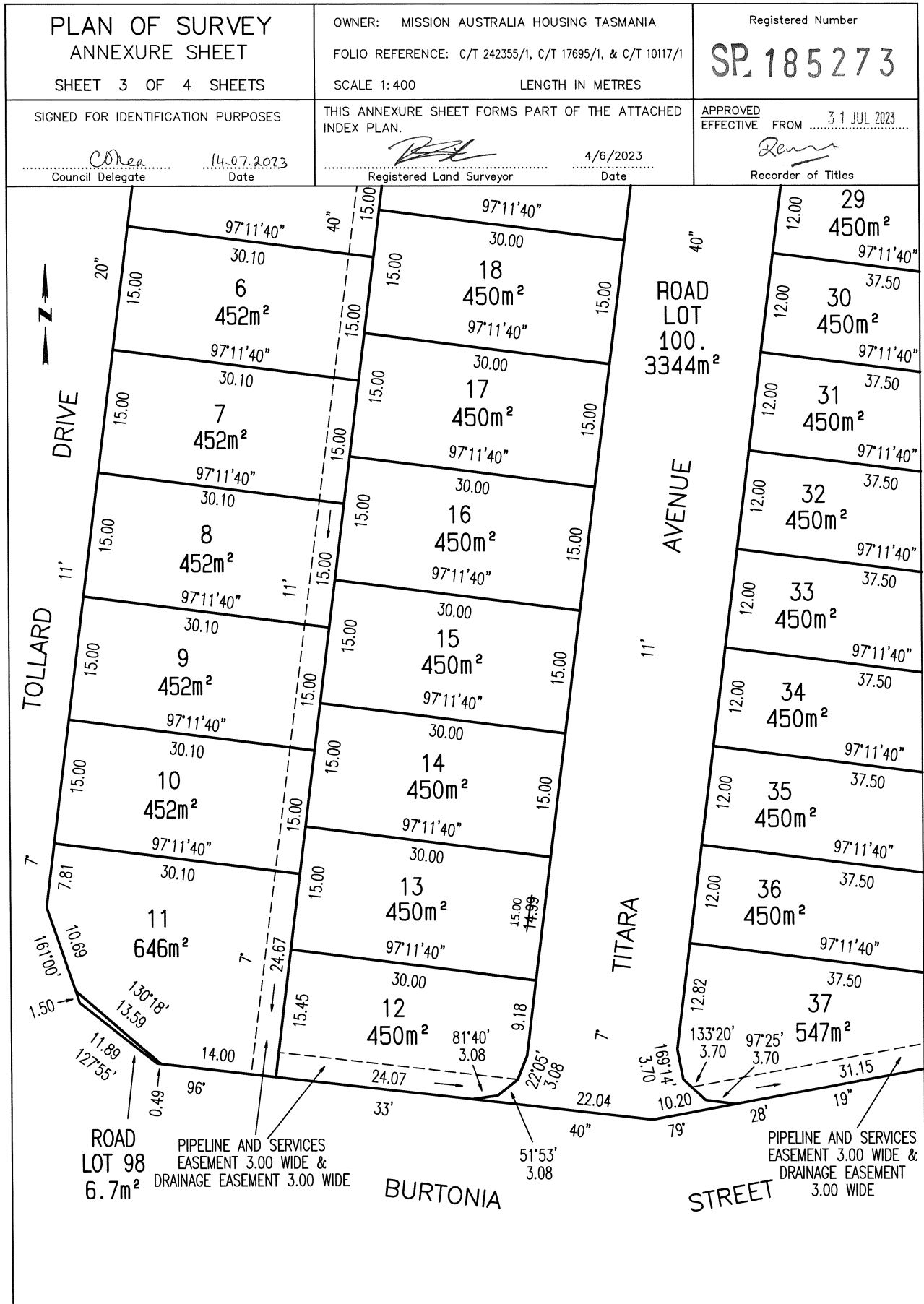


<p><b>PLAN OF SURVEY</b></p> <p><b>ANNEXURE SHEET</b></p> <p>SHEET 1 OF 4 SHEETS</p>	<p>OWNER: MISSION AUSTRALIA HOUSING TASMANIA</p> <p>FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, &amp; C/T 10117/1</p> <p>SCALE 1:400                      LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP 185273</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <div style="display: flex; justify-content: space-between;"> <span><i>CDeo</i></span> <span>14.07.2023</span> </div> <hr style="width: 100%;"/> <div style="display: flex; justify-content: space-between;"> <span>Council Delegate</span> <span>Date</span> </div>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <div style="display: flex; justify-content: space-between;"> <span>4/6/2023</span> </div> <hr style="width: 100%;"/> <div style="display: flex; justify-content: space-between;"> <span>Registered Land Surveyor</span> <span>Date</span> </div>	<p>APPROVED</p> <p>EFFECTIVE FROM 31 JUL 2023</p> <div style="text-align: center;">   Recorder of Titles </div>

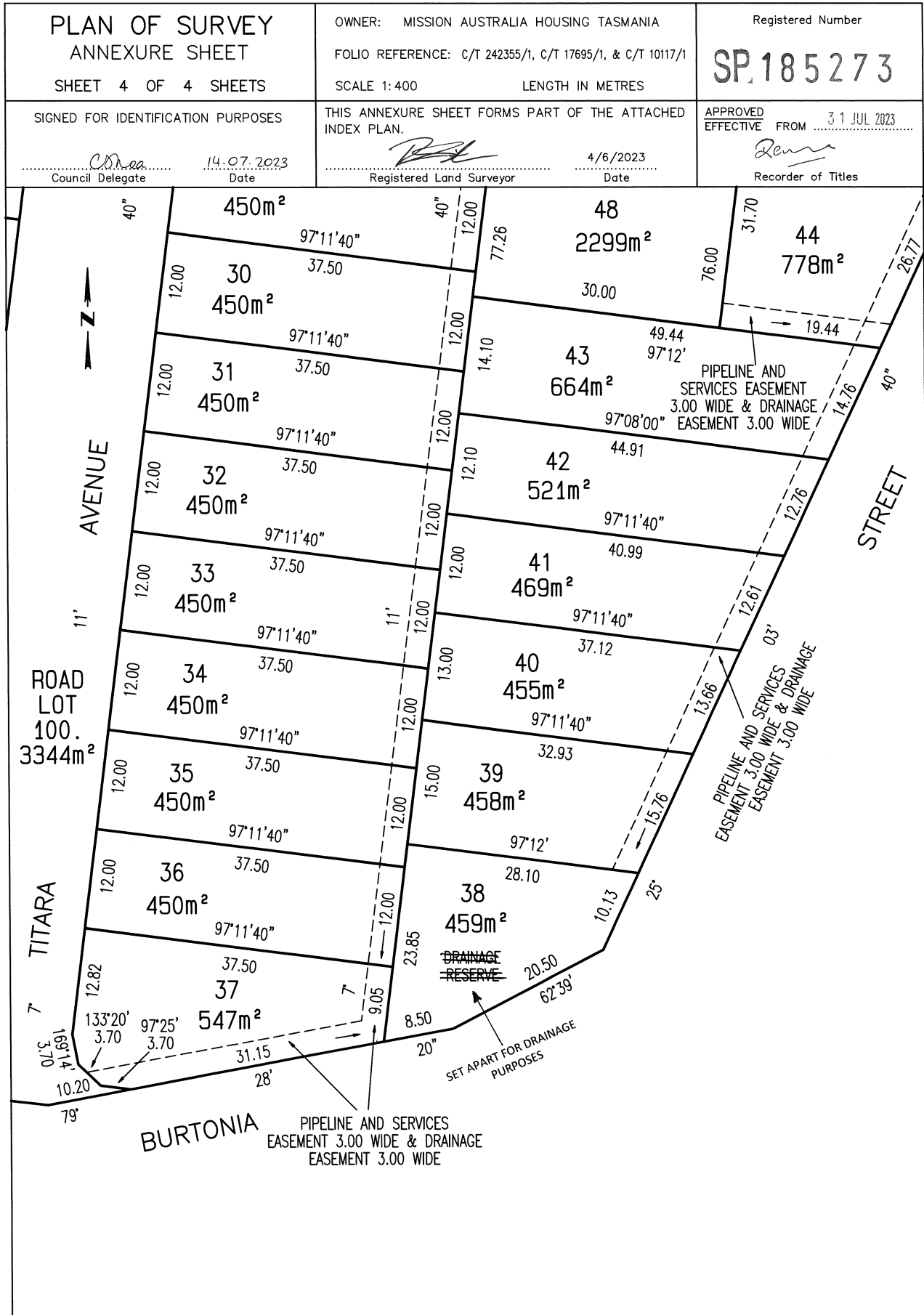


<b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 2 OF 4 SHEETS	OWNER: MISSION AUSTRALIA HOUSING TASMANIA FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1 SCALE 1:400 LENGTH IN METRES	Registered Number <b>SP.185273</b>
	SIGNED FOR IDENTIFICATION PURPOSES THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.	APPROVED EFFECTIVE FROM 31 JUL 2023 4/6/2023 Date
Council Delegate Date 14.07.2023	Registered Land Surveyor Date 4/6/2023	









<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185273

PAGE 1 OF 4 PAGE/S

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**

Each of lots 1-12 inclusive, 24-37 inclusive and 39-46 inclusive on the Plan ("the Lot") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE & DRAINAGE EASEMENT 3.00 WIDE shown on the Plan ("the Easement Land").

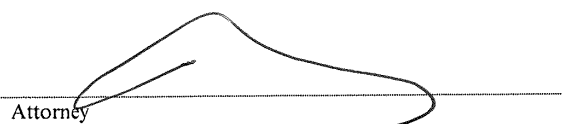
Each of lots 1-12 inclusive, 24-37 inclusive and 39-46 inclusive on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE & DRAINAGE EASEMENT 3.00 WIDE on the Plan.

**FENCING PROVISION**

In respect of the lots shown on the Plan, the Vendor (Mission Australia Housing Tasmania) shall not be required to fence.

**DEFINITIONS**

"**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

  
Attorney

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Mission Australia Housing Tasmania	PLAN SEALED BY: CLARENCE CITY COUNCIL
FOLIO REF: Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1	DATE: 14 <sup>th</sup> July 2023
SOLICITOR	PP PLAN PMTD 2019/003802
& REFERENCE: Page Seager (David Shelley) 200541	REF NO. Council Delegate Clare Shea
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 4 PAGES	Registered Number <b>SP 185273</b>
SUBDIVIDER: Mission Australia Housing Tasmania FOLIO REFERENCE: Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1	

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.

“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

\_\_\_\_\_  
Attorney

\_\_\_\_\_  
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.

CE

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 4 PAGES	Registered Number <b>SP 185273</b>
SUBDIVIDER: Mission Australia Housing Tasmania FOLIO REFERENCE: Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1	

- (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 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.


  
 Attorney Attorney


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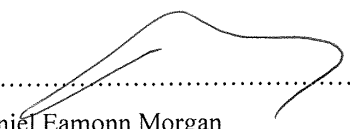
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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 4 PAGES	Registered Number <b>SP 185273</b>
SUBDIVIDER: Mission Australia Housing Tasmania FOLIO REFERENCE: Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1	

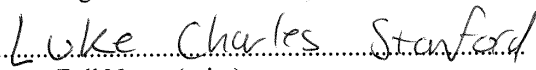
“TasWater” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

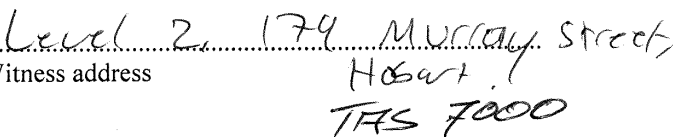
**EXECUTED** by **Mission Australia Housing Tasmania (ACN 648 587 017)**, as registered proprietor of the land comprised in Folios of the Register Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1 by its attorneys **David Alexander Shelley** and **Daniel Eamonn Morgan** (each a Director of Page Seager Pty Ltd ACN 620 698 286) under registered Power of Attorney number PA139154 who hereby declare that no notice of alteration or revocation of this Power of Attorney has been received in the presence of:

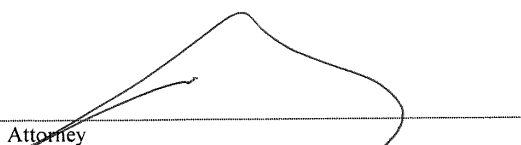
  
.....  
David Alexander Shelley  
(Director Page Seager Pty Ltd ACN 620 698 286)

  
.....  
Daniel Eamonn Morgan  
(Director Page Seager Pty Ltd ACN 620 698 286)

  
.....  
Witness Signature

  
.....  
Witness Full Name (print)

  
.....  
Witness address

  
.....  
Attorney

  
.....  
Attorney

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13 January 2024

Imogen Rowe  
Planner  
Clarence City Council  
PO Box 96  
ROSNY PARK 7018

Dear Imogen,

**Development Application PDPLANPMTD-2023/040885 - 62 Burtonia Street**

I refer to your request for further information dated 20 December 2023 and respond in relation to each matter as follows:

**1. Application form**

Please see attached an amended application form.

**2. General Residential Zone – 8.4.6 Privacy for all dwellings**

Please see attached amended plans showing use of privacy screens located in the garden beds of each of the units to screen the windows that are located within 2.5m of the shared driveway and parking areas. The privacy screens will be at least 1.7m high to comply with Clause 8.4.6 A3.

**3. Car Parking and Sustainable Transport Code - C2.5.1 Car parking numbers**

The proposal provides a total of 4 car parking spaces (2 per dwelling). The proposal does not provide a designated visitor parking space and is therefore assessed under P1.2 as follows:

*P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:*

- (a) the nature and intensity of the use and car parking required;*
- (b) the size of the dwelling and the number of bedrooms; and*
- (c) the pattern of parking in the surrounding area*

It is considered that the proposed two parking spaces for each dwelling is sufficient to meet the reasonable needs of the proposed dwellings in that:

- The modest two bedroom dwellings for a social housing provider are suited to single parent families or older couples that are less likely to have more than one car.
- The two bedroom dwellings are unlikely to generate significant carparking demand
- The pattern of parking in the area typically has two carparking spaces per dwelling.

**4. Car Parking and Sustainable Transport Code - C2.6.2 (a) (ii)**

The proposed site layout provides for on site turning and for vehicles to enter and exit in a forward direction.

I trust that with this response Council now has sufficient information to proceed with its assessment. I would be pleased to discuss as necessary.

Yours sincerely,



Frazer Read  
**Principal**  
All Urban Planning Pty Ltd

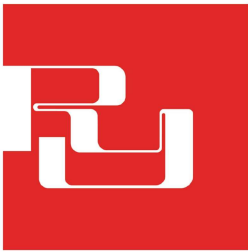
THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals, SIGNATURE:

DATE:

U1-CL	30.200
U1-Ground Floor	27.800

U2-CL	31.000
U2-Ground Floor	28.600



RONALD  
YOUNG + CO  
BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633

EXPLANATORY NOTES:  
CLARENCE CITY COUNCIL INTERIM PLANNING SCHEME

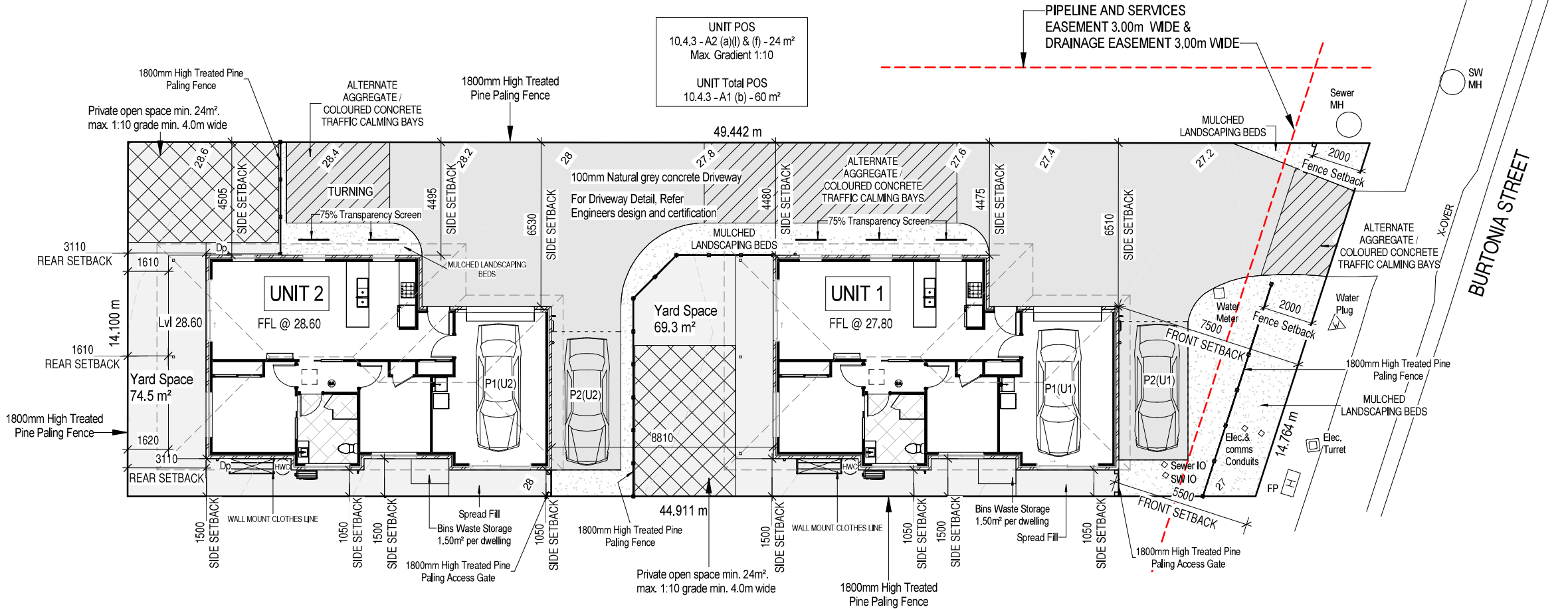
10.4.1 Residential Density for Multiple Dwellings:

A1 (a) SITE DENSITY:  
Min. 325 m<sup>2</sup> per Unit  
664 m<sup>2</sup> / 2 Units = 332 m<sup>2</sup> provided

10.4.3 Site coverage and Private open space for Dwellings:

A1 (a) SITE COVERAGE:  
Max. 50% of site = 332 m<sup>2</sup>  
Proposed Site Coverage :232.1 m<sup>2</sup> (34.9%)

(b) IMPERVIOUS SURFACES:  
Min. 25% of site to be free of impervious surfaces = 166.1 m<sup>2</sup>  
Proposed are free of impervious surfaces = 269.5 m<sup>2</sup> (29.5%)



NOTE:  
Fence from Front Boundary to be 1200mm high for 4.5m length

GLAZING NOTE:  
All Windows are Double glazed Awning.

AREA SCHEDULE

Site Area	: 664 m <sup>2</sup>
UNIT 1:	
Ground Floor (Dwelling)	: 75.3 m <sup>2</sup>
GARAGE	: 28.7 m <sup>2</sup>
U1 TOTAL AREA	: 104.0 m <sup>2</sup>
U1 OUTDOOR LIVING	: 12.1 m <sup>2</sup>
UNIT 2:	
Ground Floor (Dwelling)	: 75.3 m <sup>2</sup>
GARAGE	: 28.7 m <sup>2</sup>
U2 TOTAL AREA	: 104.0 m <sup>2</sup>
U2 OUTDOOR LIVING	: 12.1 m <sup>2</sup>
TOTAL FLOOR AREA U1+U2	: 208 m <sup>2</sup>
TOTAL OUTDOOR LIVING U1+U2	: 24.1 m <sup>2</sup>

PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING  
AT 62 BURTONIA STREET, ROKEBY

BAL : LOW

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DRAWING: SITE PLAN

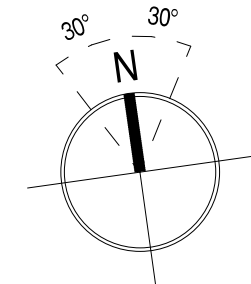
DATE: 08.01.2024

FILE NAME: 2259

DRAWN BY: RK

DWG No:

C	08.01.2024	Transparency screen added to units	RK
B	27.10.2023	Moved Roof inline with eaves	RK
A	09.10.2023	Modified as RY feedback	RK
	02.10.2023	BA PLANS	RK
Rev.	Date	Revision Description	Drawn



Scale: 1 : 200

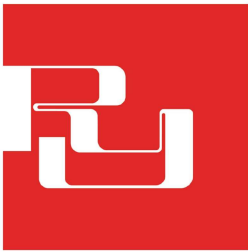
THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals, SIGNATURE:

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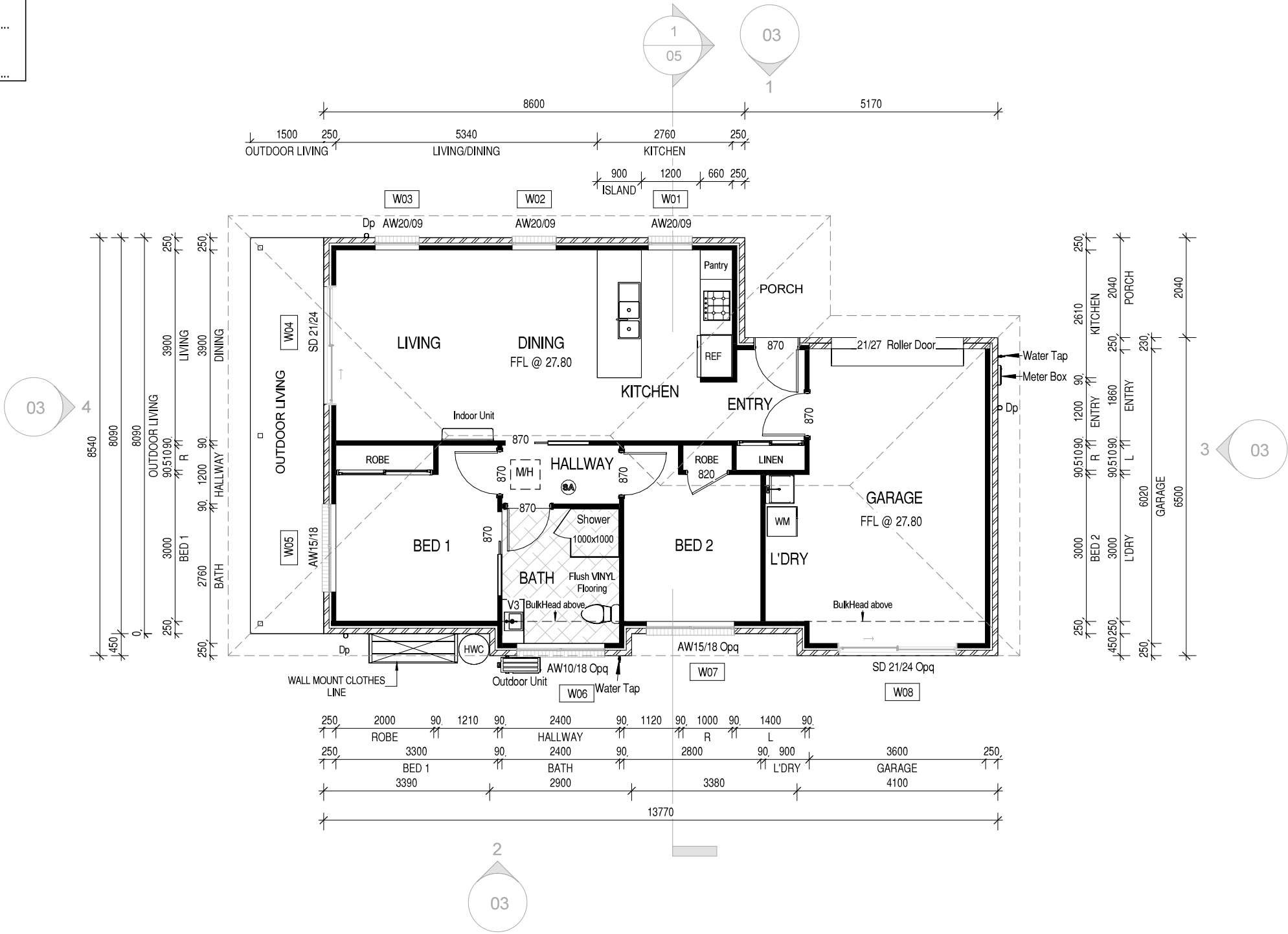
U1-CL	30.200
U1-Ground Floor	27.800

U2-CL	31.000
U2-Ground Floor	28.600



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174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633



NOTES:

- AJ Articulation Joint  
dp Downpipe

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Site Area : 664 m<sup>2</sup>

UNIT 1:  
Ground Floor (Dwelling) : 75.3 m<sup>2</sup>  
GARAGE : 28.7 m<sup>2</sup>  
U1 TOTAL AREA : 104.0 m<sup>2</sup>

U1 OUTDOOR LIVING : 12.1 m<sup>2</sup>

UNIT 2:  
Ground Floor (Dwelling) : 75.3 m<sup>2</sup>  
GARAGE : 28.7 m<sup>2</sup>  
U2 TOTAL AREA : 104.0 m<sup>2</sup>

U2 OUTDOOR LIVING : 12.1 m<sup>2</sup>

TOTAL FLOOR AREA U1+U2 : 208 m<sup>2</sup>  
TOTAL OUTDOOR LIVING U1+U2 : 24.1 m<sup>2</sup>

For Kitchen Details,  
Refer to Kitchen Joinery Design

GLAZING NOTE:  
All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: U1-FLOOR PLAN

DATE: 08.01.2024

FILE NAME: 2259

DRAWN BY: RK

DWG No:

02

C	08.01.2024	Transparency screen added to units	RK
B	27.10.2023	Moved Roof inline with eaves	RK
A	09.10.2023	Modified as RY feedback	RK
	02.10.2023	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

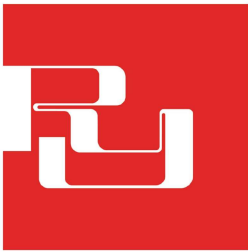
PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING  
AT 62 BURTONIA STREET, ROKEBY

Scale: 1 : 100

THIS PLAN IS ACCEPTED BY:

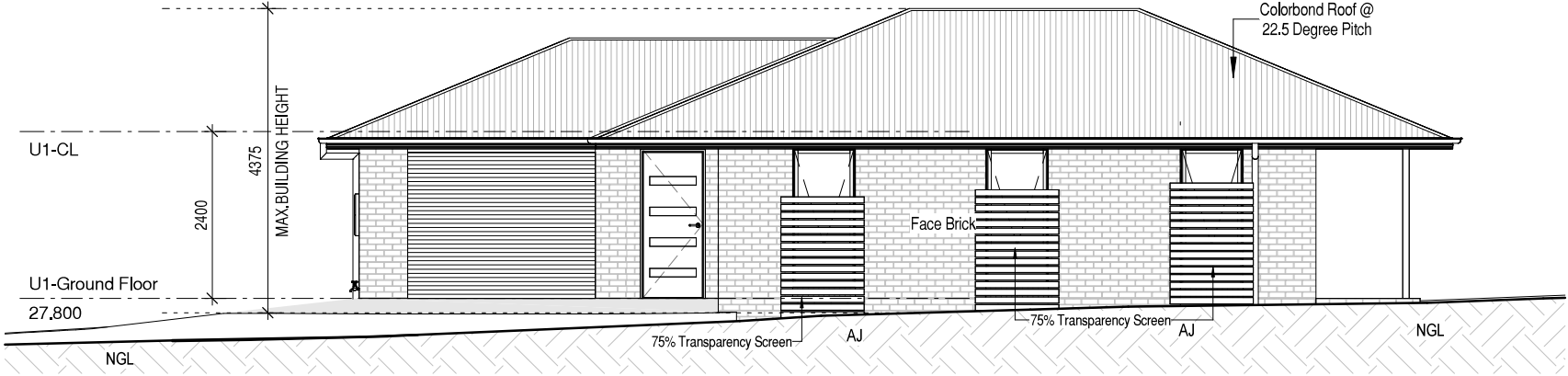
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals, SIGNATURE:

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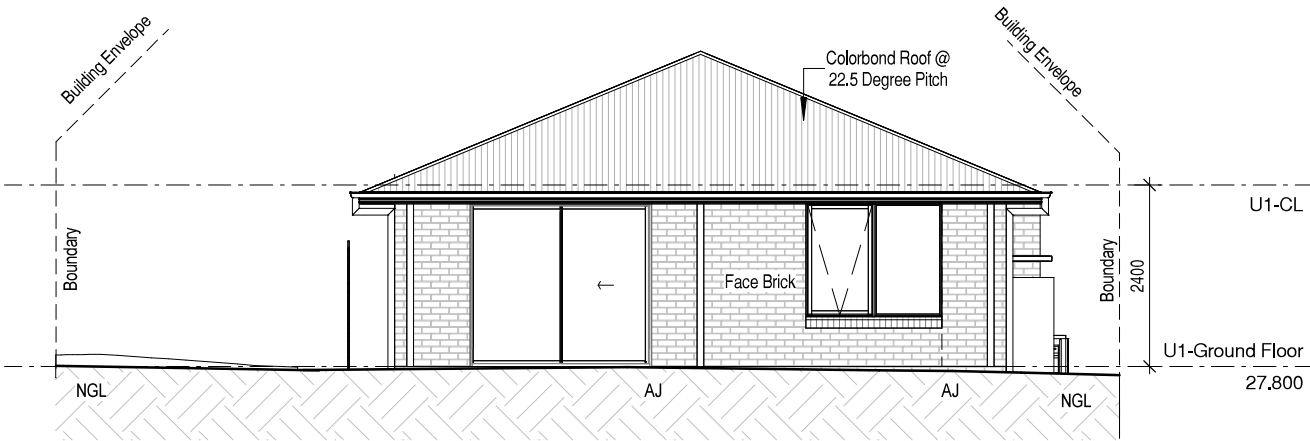


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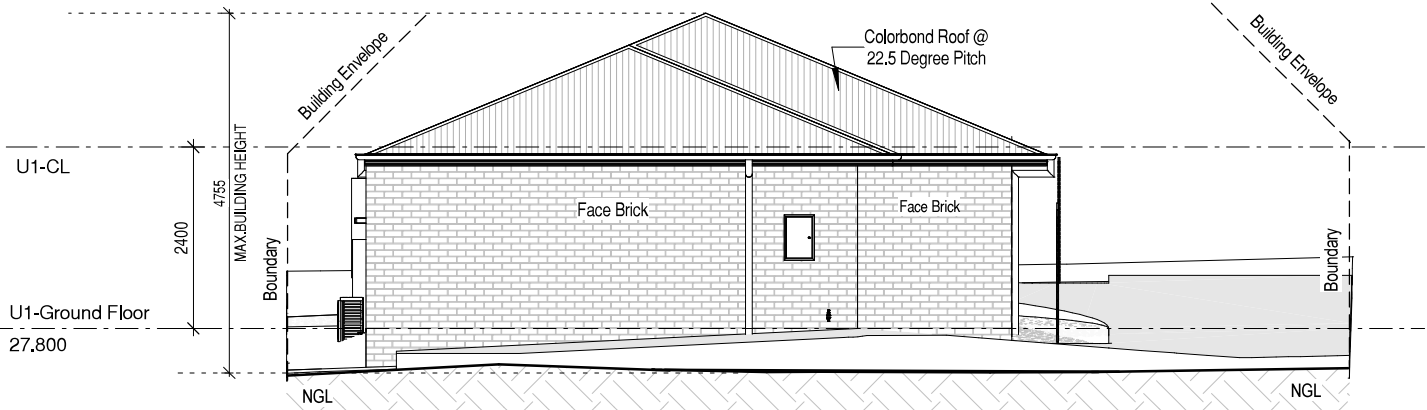
174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633



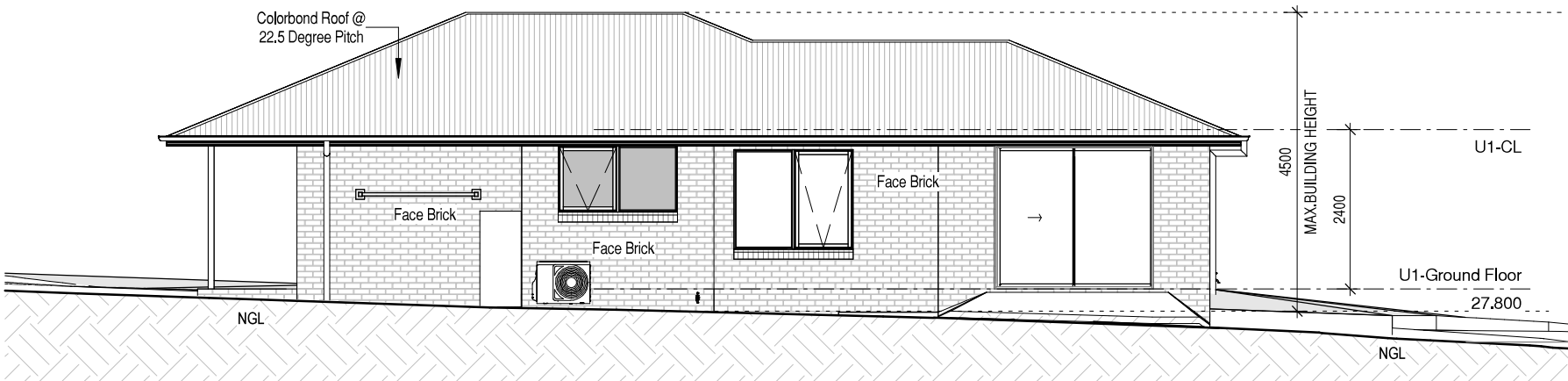
U1-NORTH Elevation



U1-WEST Elevation



U1-EAST Elevation



U1-SOUTH Elevation

GLAZING NOTE:  
All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: U1-ELEVATIONS

DATE: 08.01.2024

FILE NAME: 2259

DRAWN BY: RK

DWG No:

03

PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING  
AT 62 BURTONIA STREET, ROKEBY

Scale: 1 : 100

C	08.01.2024	Transparency screen added to units	RK
B	27.10.2023	Moved Roof inline with eaves	RK
A	09.10.2023	Modified as RY feedback	RK
	02.10.2023	BA PLANS	RK
Rev.	Date	Revision Description	Drawn



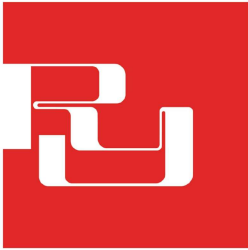
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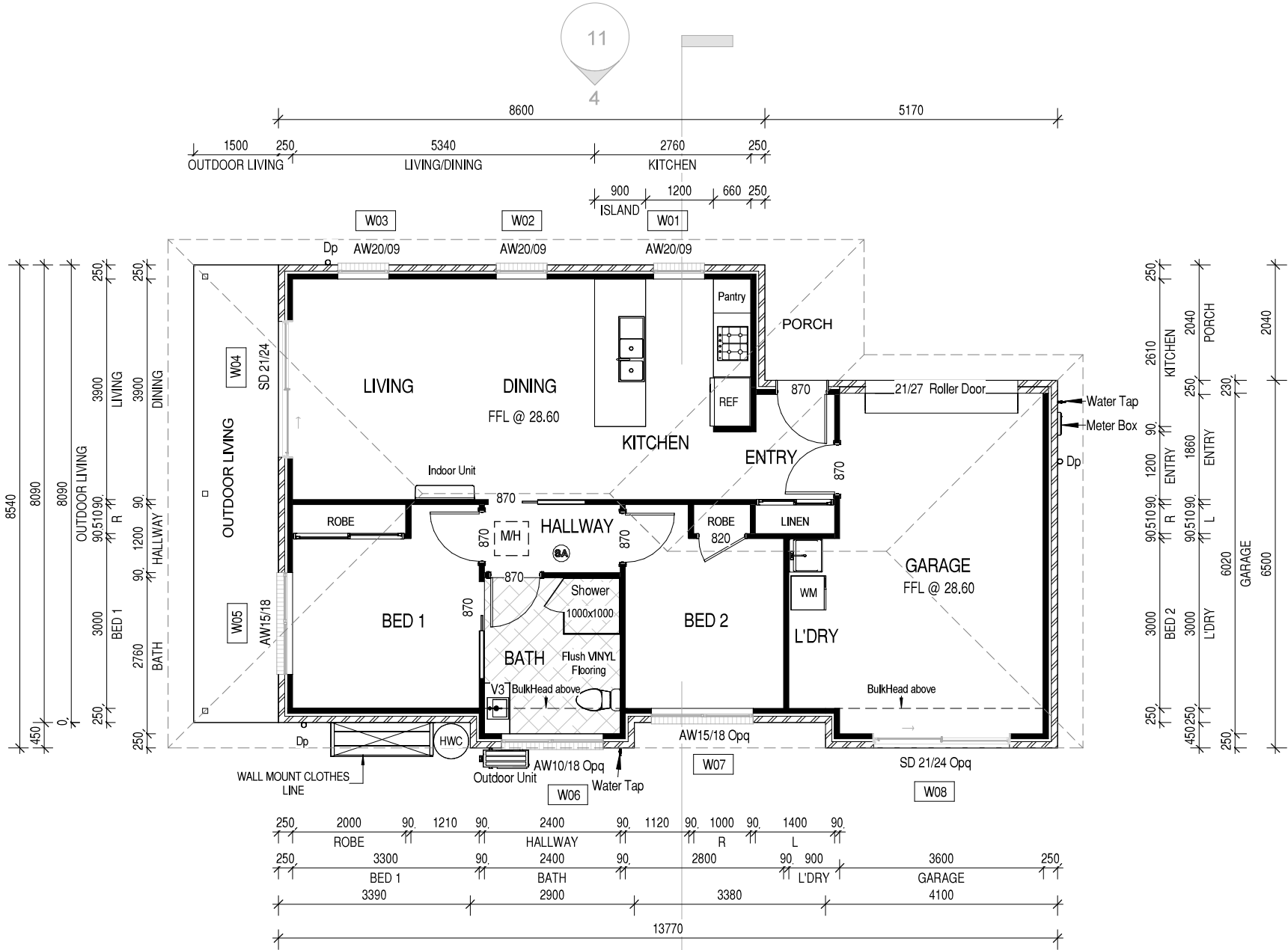
U1-CL	30.200
U1-Ground Floor	27.800

U2-CL	31.000
U2-Ground Floor	28.600



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Phone 03 6234 7633



NOTES:

AJ Articulation Joint  
dp Downpipe

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

#### AREA SCHEDULE

Site Area : 664 m<sup>2</sup>

**UNIT 1:**  
Ground Floor (Dwelling) : 75.3 m<sup>2</sup>  
GARAGE : 28.7 m<sup>2</sup>  
U1 TOTAL AREA : 104.0 m<sup>2</sup>

U1 OUTDOOR LIVING : 12.1 m<sup>2</sup>

**UNIT 2:**  
Ground Floor (Dwelling) : 75.3 m<sup>2</sup>  
GARAGE : 28.7 m<sup>2</sup>  
U2 TOTAL AREA : 104.0 m<sup>2</sup>

U2 OUTDOOR LIVING : 12.1 m<sup>2</sup>

**TOTAL FLOOR AREA U1+U2 : 208 m<sup>2</sup>**  
**TOTAL OUTDOOR LIVING U1+U2 : 24.1 m<sup>2</sup>**

For Kitchen Details,  
Refer to Kitchen Joinery Design

**GLAZING NOTE:**  
All Windows are Double glazed Awning.

**BAL : LOW**

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DRAWING: U2-FLOOR PLAN

DATE: 08.01.2024

FILE NAME: 2259

DRAWN BY: RK

DWG No:

10

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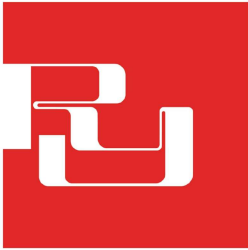
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Scale: 1 : 100

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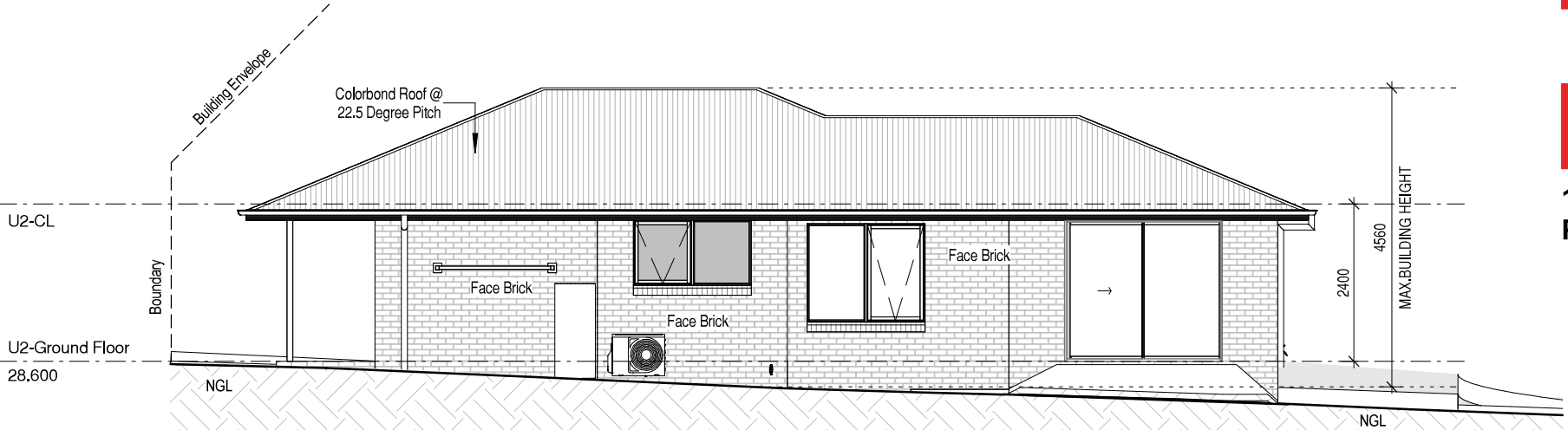
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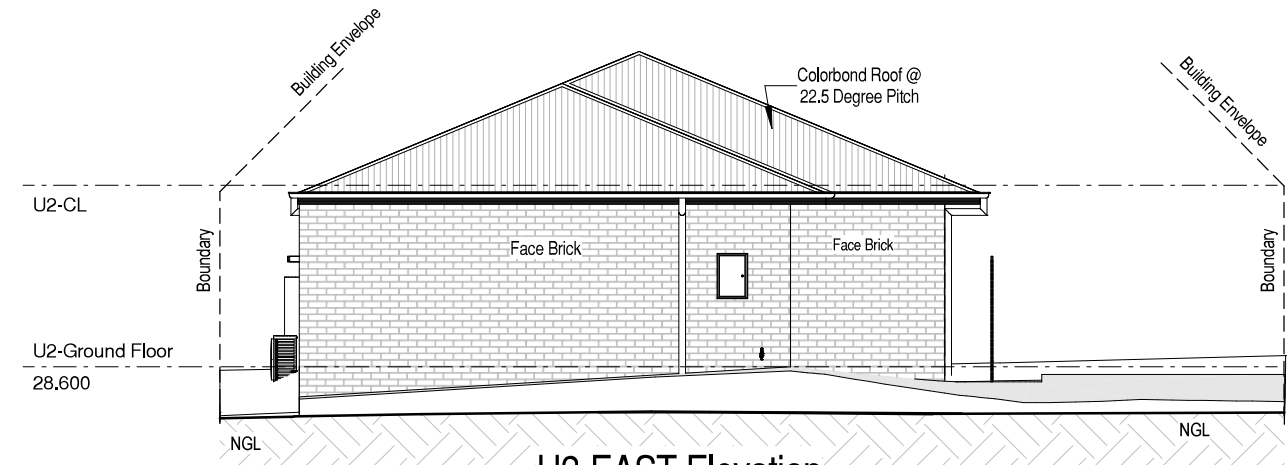


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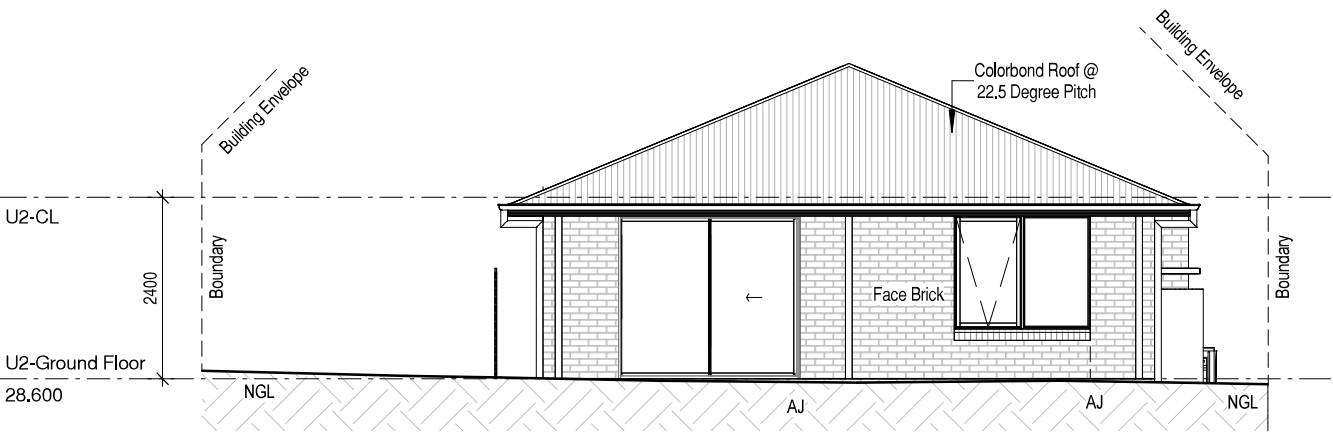
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Phone 03 6234 7633



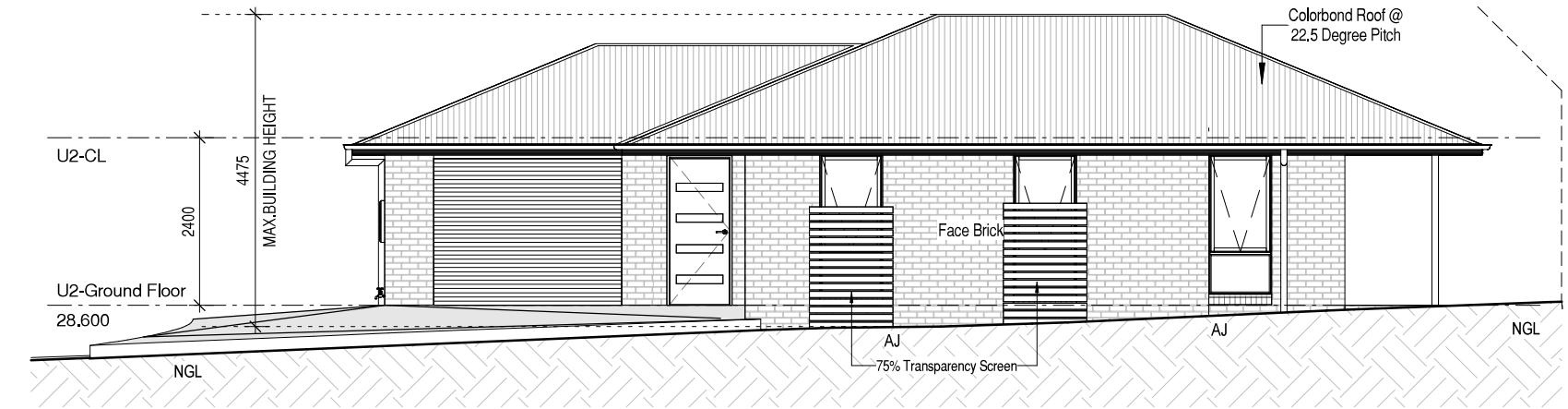
U2-SOUTH Elevation



U2-EAST Elevation



U2-WEST Elevation



U2-NORTH Elevation

GLAZING NOTE:  
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BAL : LOW

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DRAWING: U2-ELEVATIONS

DATE: 08.01.2024

FILE NAME: 2259

DRAWN BY: RK

DWG No:

Scale: 1 : 100

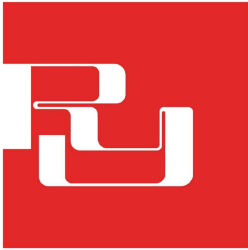
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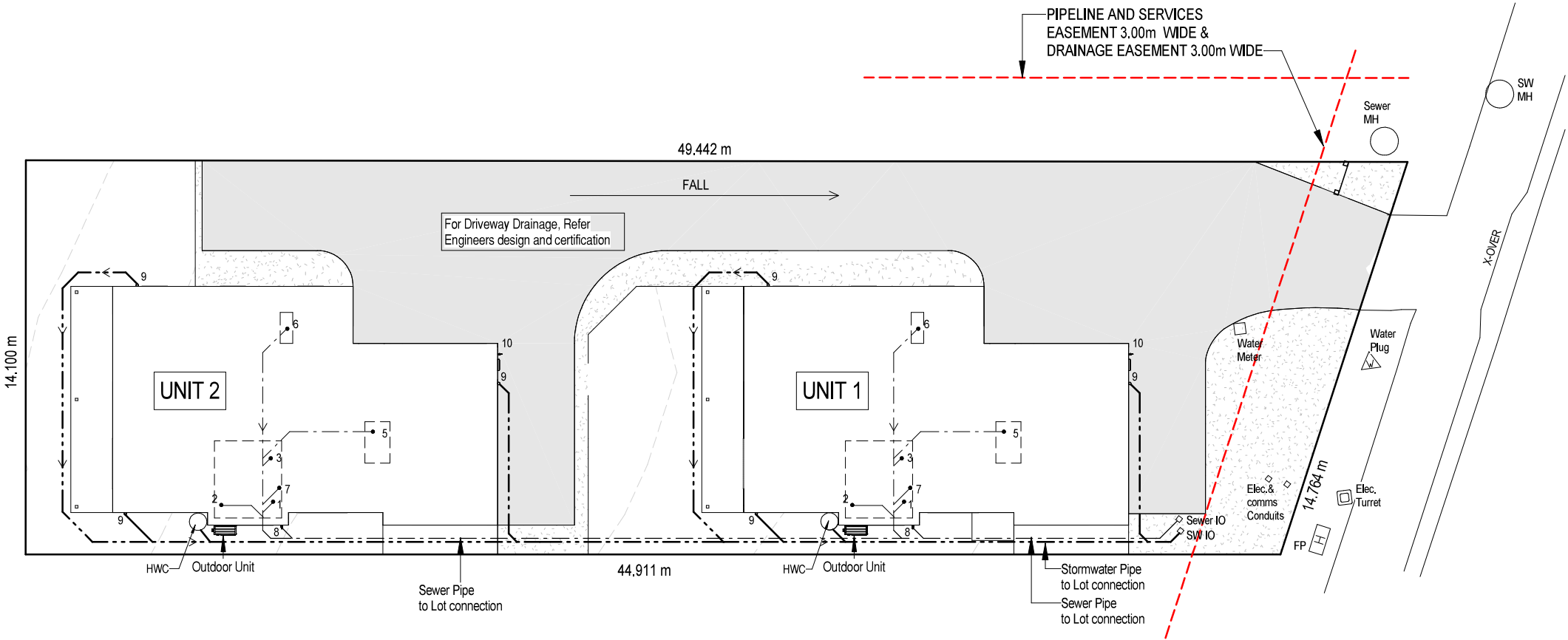
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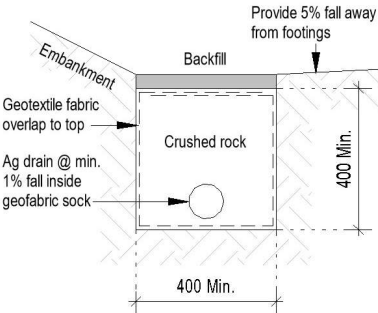


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LEGEND		
Abbr.	TYPE	Min. Ø Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	
- - - Sewer line 100Ø UPVC U.N.O.		
- - - Stormwater line 100Ø UPVC U.N.O.		



AG Drain (Typical)

Scale: 1 : 200

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DRAWING: DRAINAGE SITE PLAN

DATE: 08.01.2024

FILE NAME: 2259

DRAWN BY: RK

DWG No: