



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/040902

PROPOSAL: Dwelling & Secondary Residence

LOCATION: 52 Alliance Drive, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13 February 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13 February 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 13 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 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 or at Council offices.

Proposal:

New Single Dwelling + Ancillary Dwelling

Location:

Address 52 Alliance Dr

Suburb/Town Cambridge

Postcode 7170

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

\$ 570,000.00

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:

Existing Sheds

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

Yes

☐

No

☒

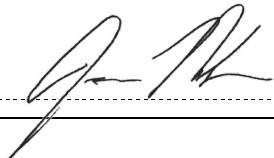
Declaration:

- *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.....08/12/2023
--	---------------------

**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 177851	FOLIO 6
EDITION 1	DATE OF ISSUE 14-Oct-2019

SEARCH DATE : 06-Dec-2023

SEARCH TIME : 09.18 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 6 on Sealed Plan 177851

Derivation : Part of Lot 38277, 139.8ha Gtd. to The
Director-General of Housing & Construction

Prior CT 175932/4

SCHEDULE 1

M694316, E526 & E527 TRANSFER to BRG TAS PTY LTD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP177851 EASEMENTS in Schedule of Easements

SP177851 COVENANTS in Schedule of Easements

SP177851 FENCING COVENANT in Schedule of Easements

SP125985, SP158877, SP162006 & SP175932 COVENANTS in Schedule
of Easements

SP50227, SP125985, SP158877 & SP162006 FENCING PROVISION in
Schedule of Easements

SP50227 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

B300322 PROCLAMATION under Section 9A and 52A of the Roads
and Jetties Act 1935

D76176 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
17-Dec-2012 at noon

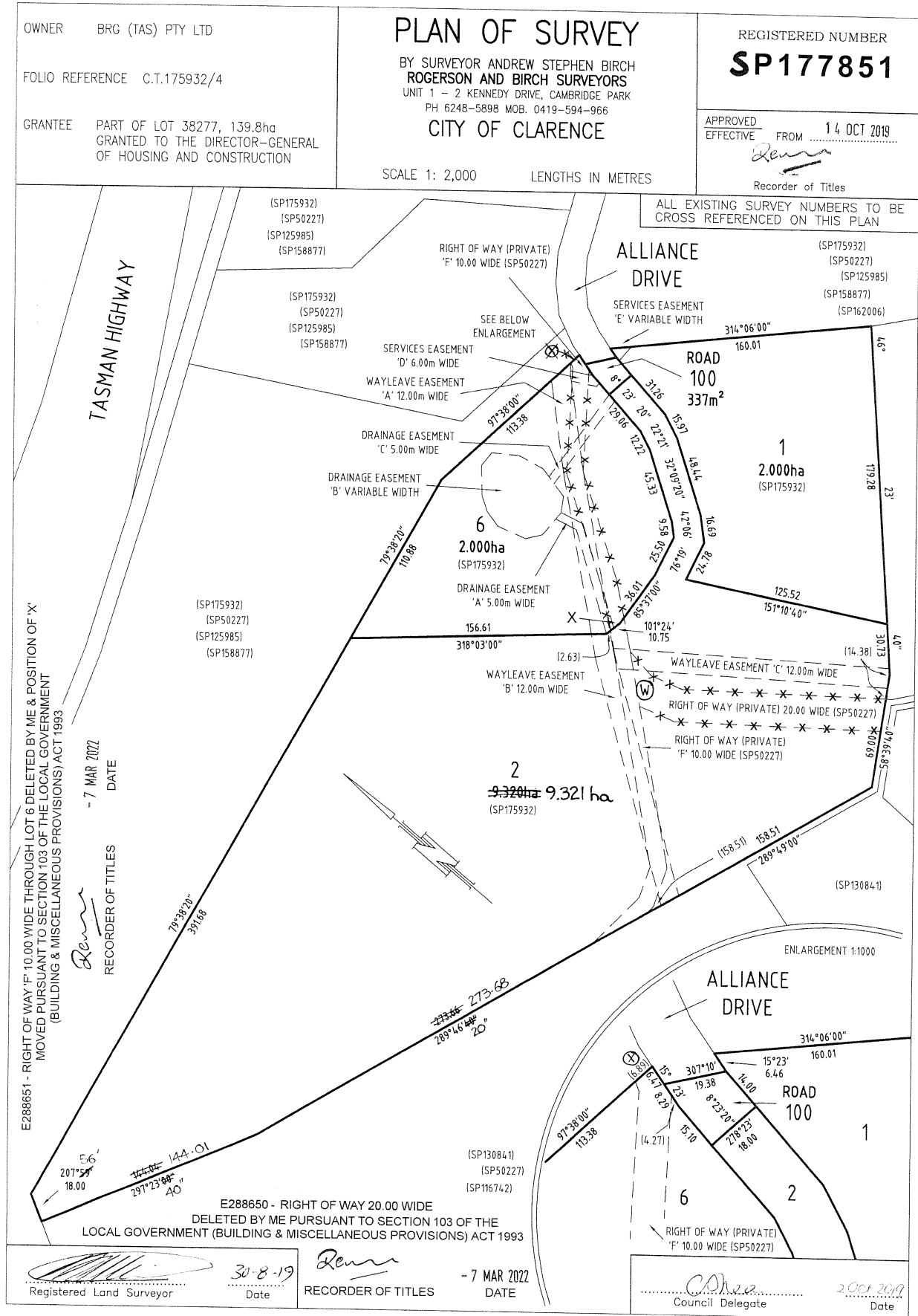
E145369 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
07-Aug-2018 at noon

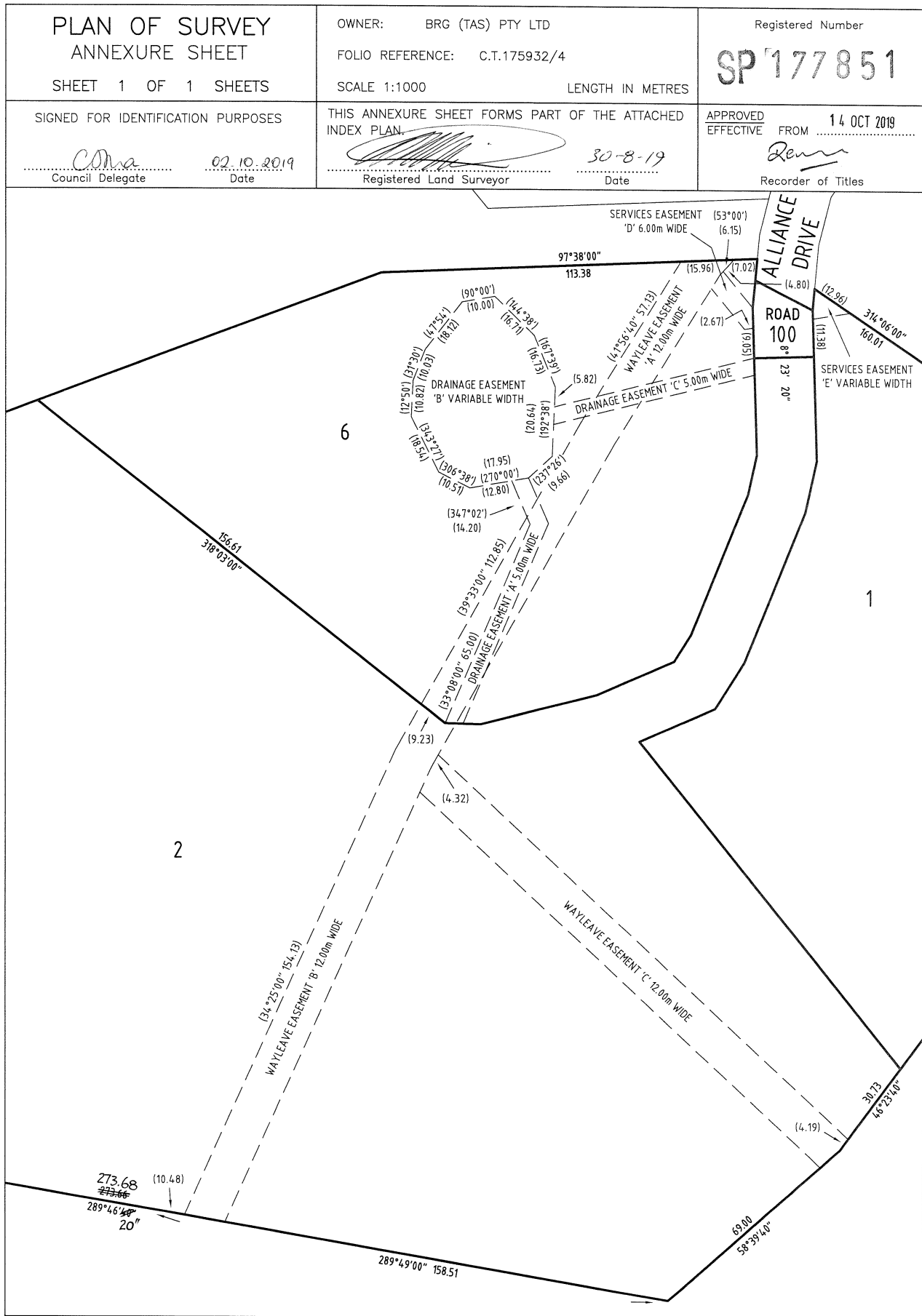
E160777 MORTGAGE to Butler McIntyre Investments Ltd
Registered 27-Nov-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended easements
pursuant to Request to Amend No. E288651 made under
Section 103 of the Local Government (Building and

Miscellaneous Provisions) Act 1993. Search Sealed
Plan No. 177851 Lodged by BUTLER MCINTYRE & B on
25-Jan-2022 BP: E288650





P I N N Δ C L E

PINNACLE



52 Alliance Dr, Cambridge 7170

Owner(s) or Clients	BRG Tas Pty Ltd	Title Reference	177851/6
Building Classification	1a	Zoning	Rural Living
Designer	Jason Nickerson CC6073Y	Land Size	2.0ha
Total Floor Area (Total)	203.38m ²	Design Wind Speed	N3
Alpine Area	N/A	Soil Classification	M
Other Hazards	Airport obstacle limitation area, Flood-prone areas, Bushfire-prone areas	Climate Zone	7
		Corrosion Environment	Low
		Bushfire Attack Level (BAL)	TBA

(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)

Document Set ID: 5163893
Version: 1, Version Date: 08/12/2023

ID	Sheet Name	Issue
A.01	Location Plan	DA - 01
A.02	Site Plan	DA - 01
A.03	Floor Plan - Dwelling	DA - 01
A.04	Floor Plan - Ancillary Dwelling	DA - 01
A.05	Elevations - Dwelling	DA - 01
A.06	Elevations - Dwelling	DA - 01
A.07	Elevations - Ancillary Dwelling	DA - 01
A.08	Elevations - Ancillary Dwelling	DA - 01
A.09	Roof Plan	DA - 01
A.10	Electrical Plan - Dwelling	DA - 01
A.11	Electrical Plan - Ancillary Dwelling	DA - 01

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor

Survey Notes from Surveyor

This plan and associated digital model is prepared for Peter Geale from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

Site Areas

Site Area	2.0ha
Building Footprint (Dwelling)	143.40 m ²
Building Footprint (Ancillary Dwelling)	59.98 m ²
Total Site Coverage	1.02%

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Location Plan	Scale: 1:750 @ A3 Pg. No: A.01	Proposal: New Dwelling & Ancillary Dwelling Client: BRG Tas Pty Ltd Address: 52 Alliance Dr, Cambridge 7170	Date: 07/12/23 Drawn by: CP Job No: 076-2023 Engineer: TBA Building Surveyor: TBA	Issue Date Description		These drawing are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	



Legend

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- Spotlight with sensor

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than (i) 25mm over the first 1m from the building (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

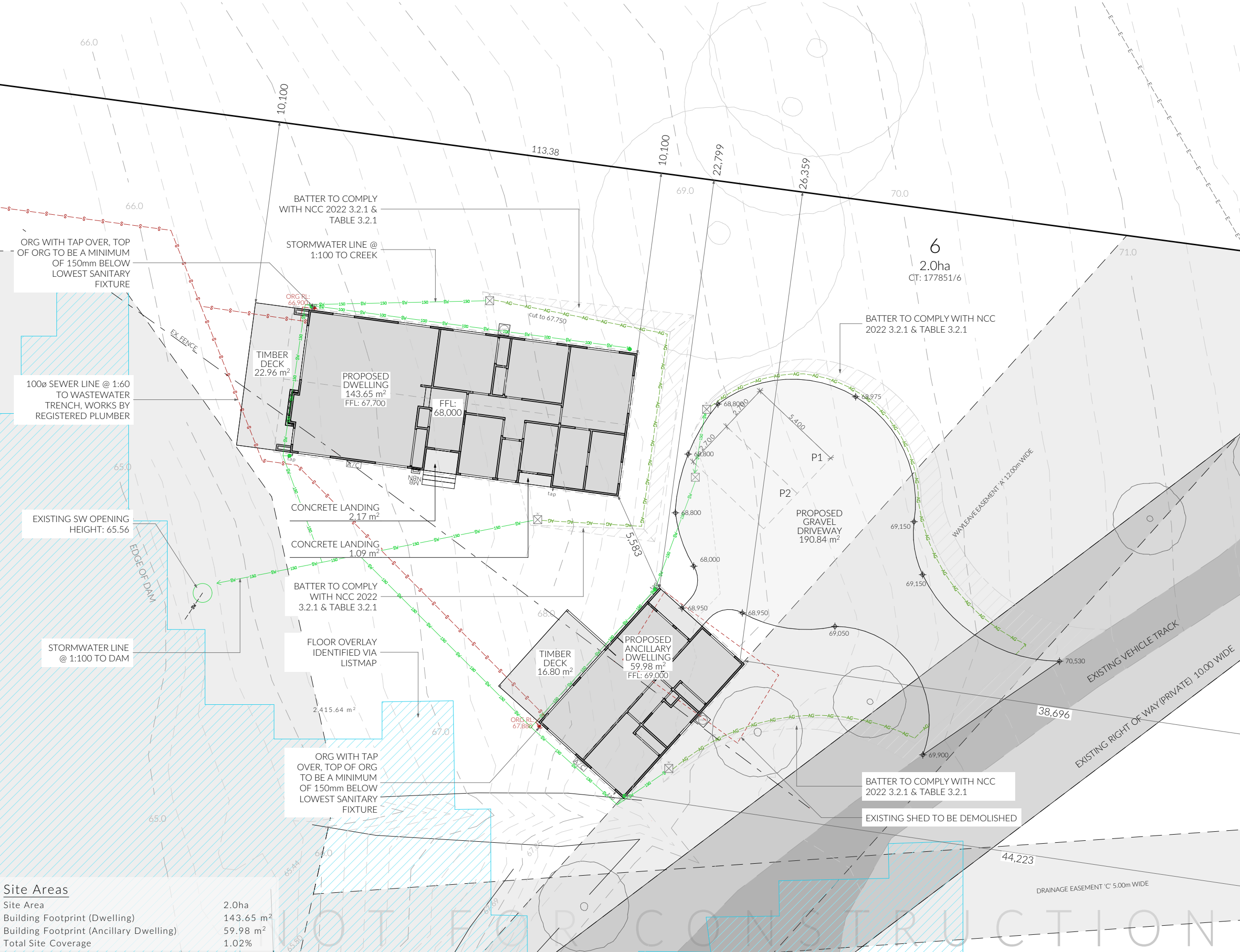
Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with-
- (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

Note

All driveway pits and grate drains to be Class B.

Stormwater pits are indicative. Location may vary depending on site conditions.



Site Areas

Site Area	2.0ha
Building Footprint (Dwelling)	143.65 m²
Building Footprint (Ancillary Dwelling)	59.98 m²
Total Site Coverage	1.02%

PINNACLE

PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
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admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
Licence: CC6073Y

Site Plan

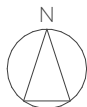
Revision: DA - 01
Approved by: JRM/JRN

Scale: 1:200 @ A3
Pg. No: A.02

Proposal: New Dwelling & Ancillary Dwelling
Client: BRG Tas Pty Ltd
Address: 52 Alliance Dr, Cambridge 7170

Date: 07/12/23
Drawn by: CP
Job No: 076-2023
Engineer: TBA
Building Surveyor: TBA

Issue Date Description



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- A

P
- Access Panel

AJ

SA

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces

10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;

(a)in a *habitable room* excluding a kitchen - 2.4 m; and

(b)in a kitchen - 2.1 m; and

(c)in a corridor, passageway or the like - 2.1 m; and

(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and

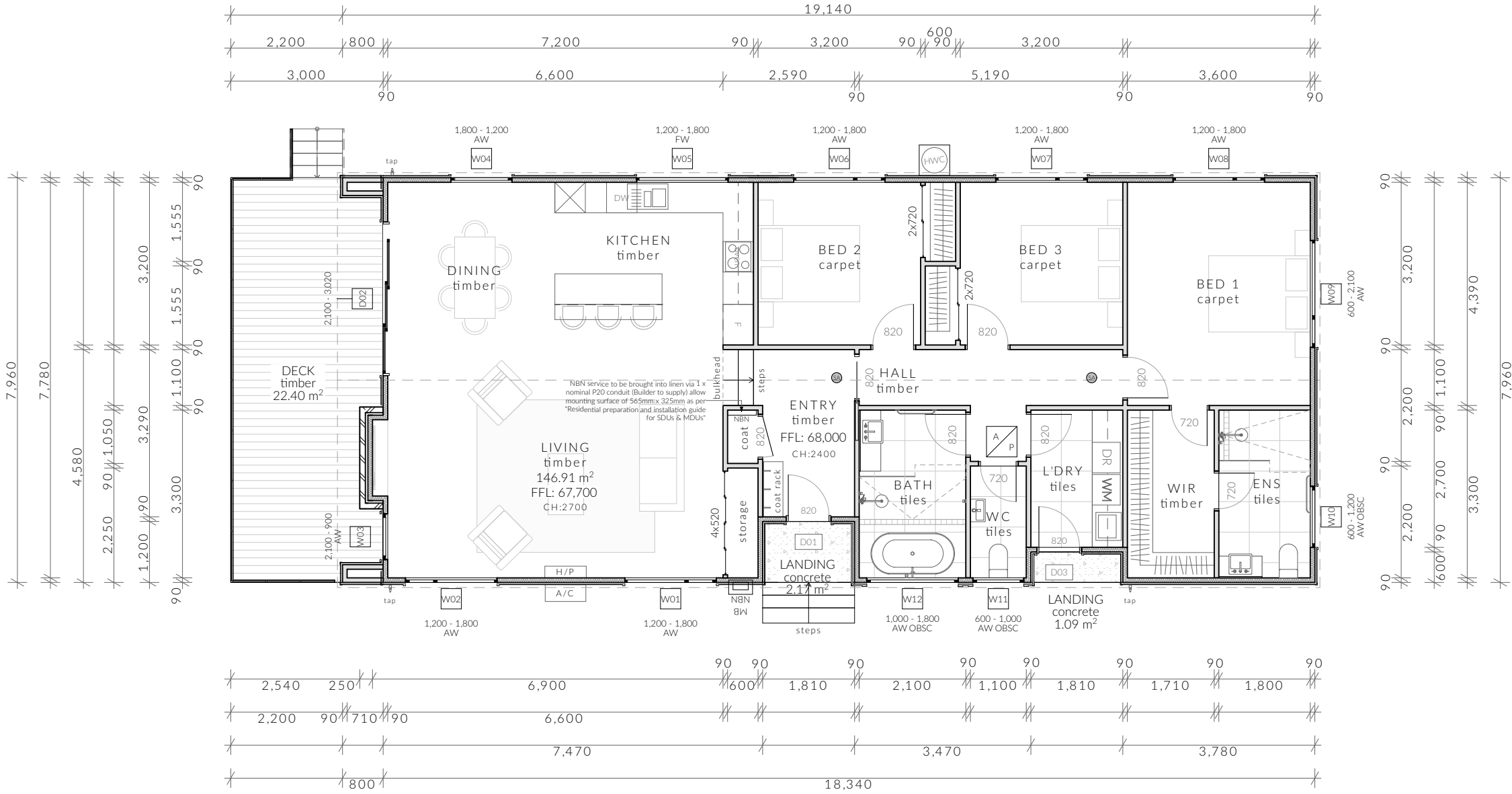
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items

(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

Floor Areas

Total Floor Area	146.91m ²
Landing	2.17m ²
Landing	1.09m ²
Deck	22.40m ²



NOT FOR CONSTRUCTION

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Ⓢ Smoke Alarm

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

All paths and patios to fall away from dwelling.

All stairs to be constructed in accordance with NCC
Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used
infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

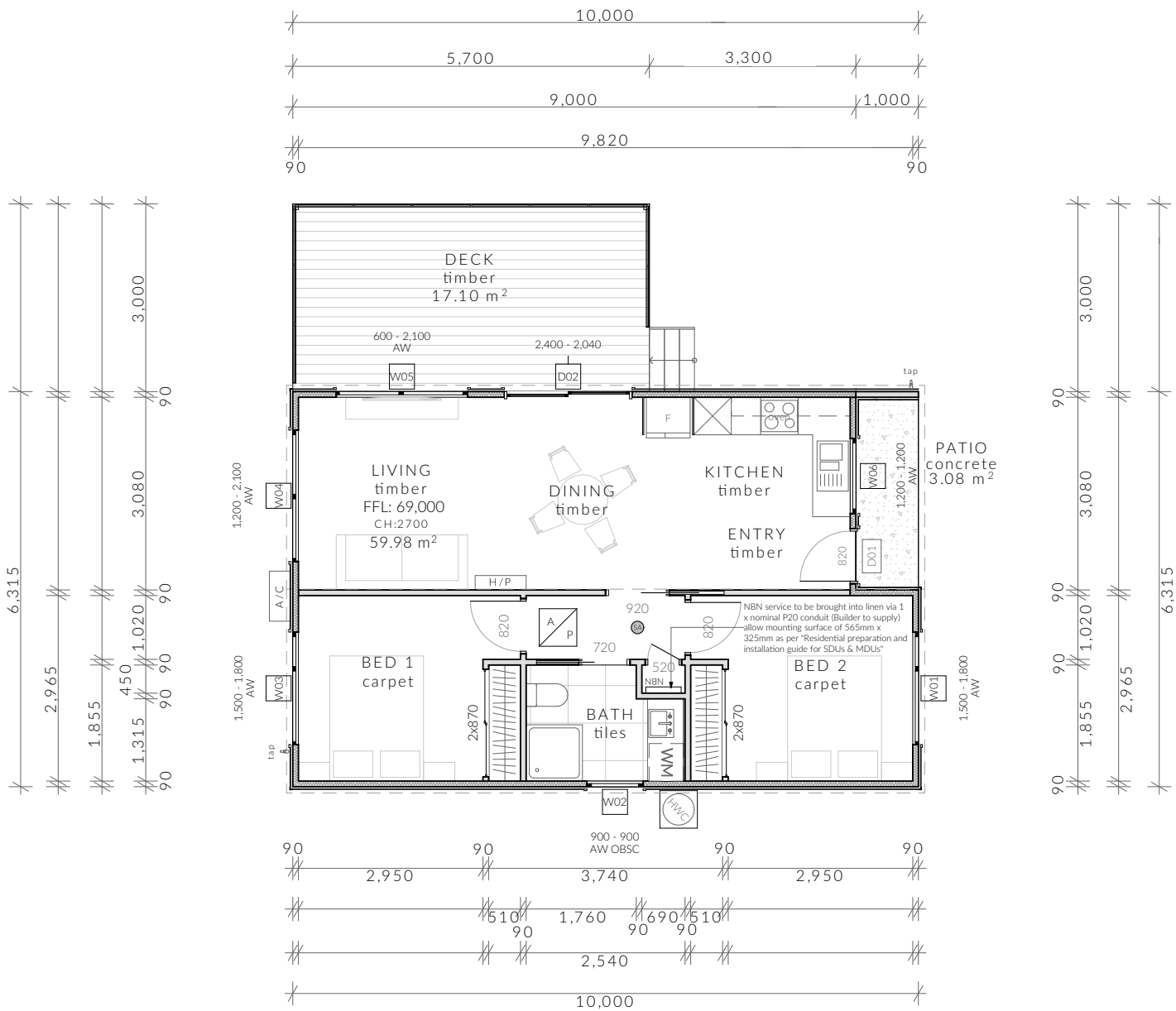
Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms and other spaces must not be less than;

- (a) in a *habitable room* excluding a kitchen - 2.4 m; and
- (b) in a kitchen - 2.1 m; and
- (c) in a corridor, passageway or the like - 2.1 m; and
- (d) in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
- (e) in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
- (f) in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

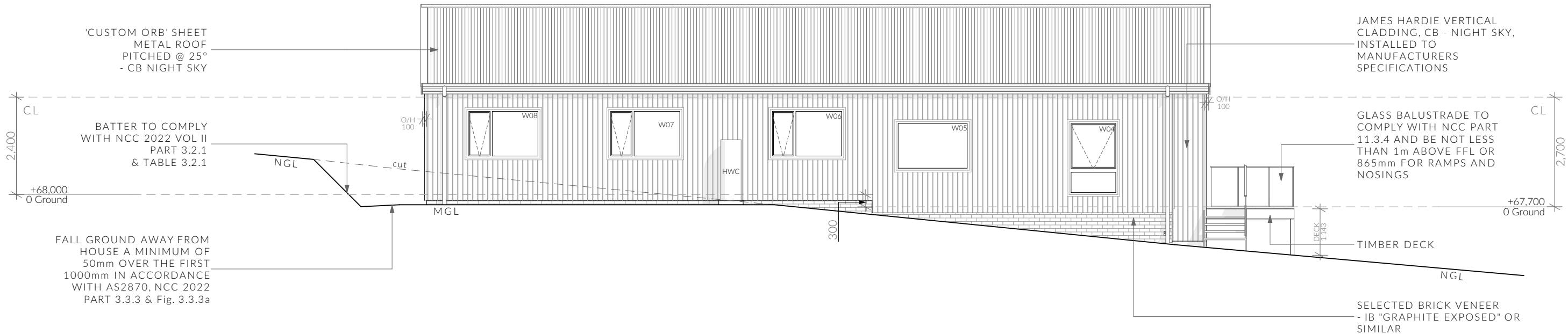
If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

Total Floor Area	59.98m ²
Deck	17.10m ²
Patio	3.08m ²



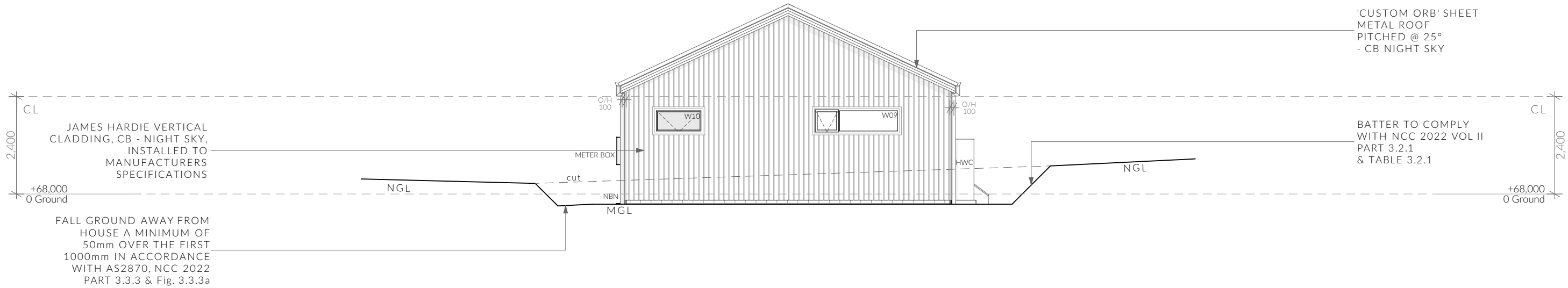
NOT FOR CONSTRUCTION

Document Set ID: 5163893
Version: 1, Version Date: 08/12/2023



North Elevation

1:100



East Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

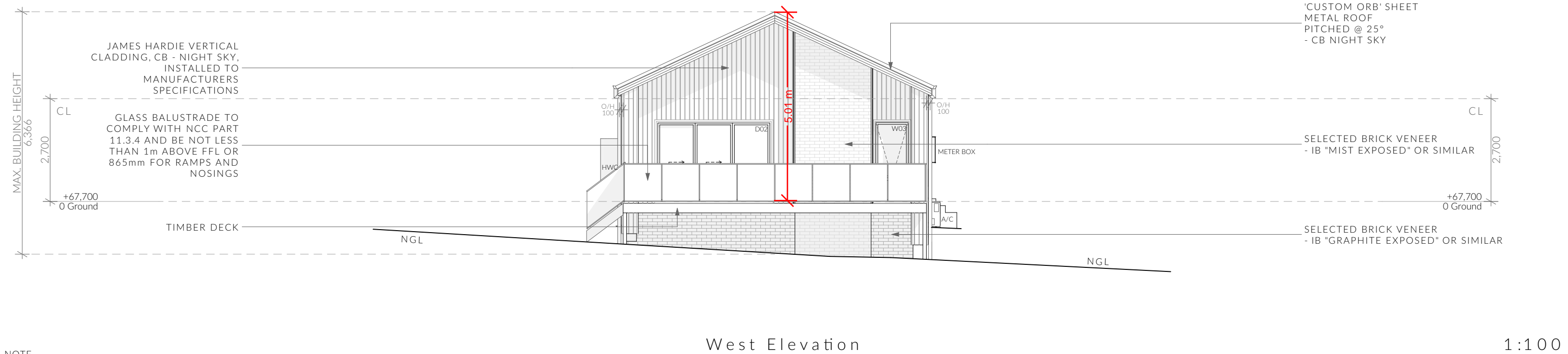
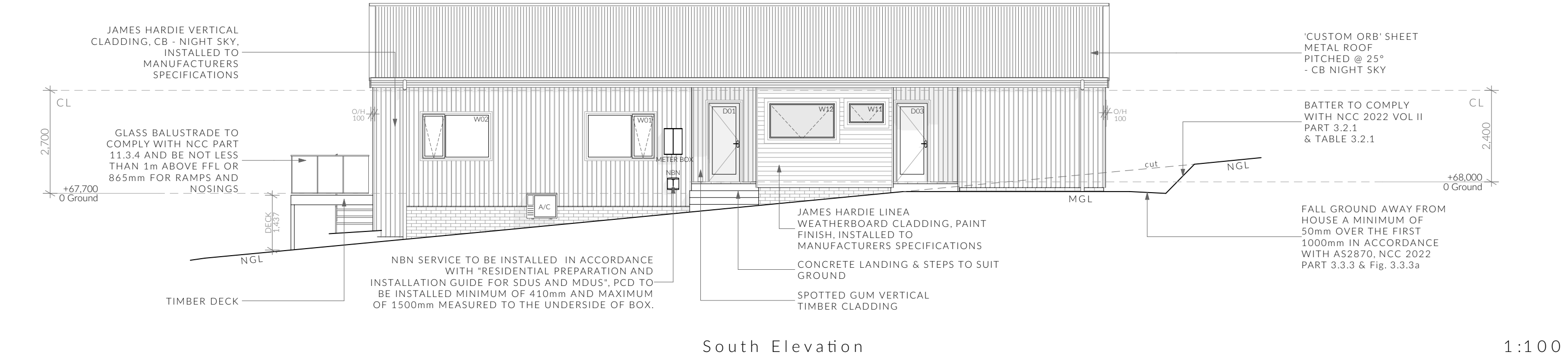
Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Elevations - Dwelling		Scale: 1:100 @ A3 Pg. No: A.05	Proposal: New Dwelling & Ancillary Dwelling Client: BRG Tas Pty Ltd Address: 52 Alliance Dr, Cambridge 7170	Date: 07/12/23 Drawn by: CP Job No: 076-2023 Engineer: TBA Building Surveyor: TBA	Issue Date Description	These drawing are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	
		Revision: DA - 01 Approved by: JRM/JRN							



NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

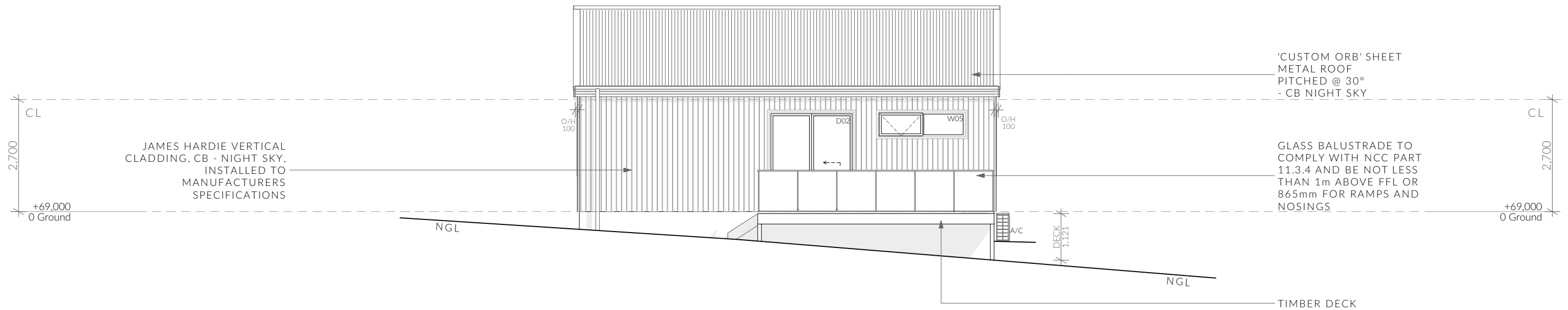
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As per NCC parts 11.3.7 and 11.3.8, Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

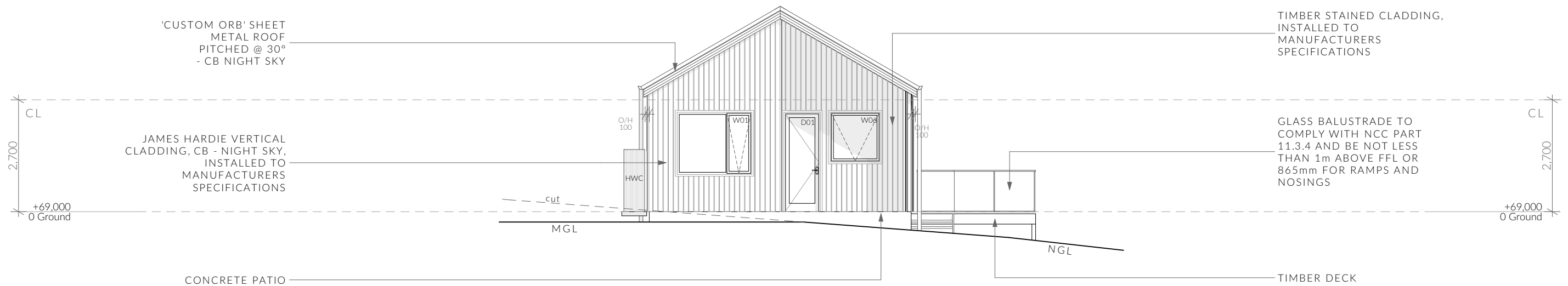
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		Revision: DA - 01 Approved by: JRM/JRN	Pg. No: A.06	Client: BRG Tas Pty Ltd Address: 52 Alliance Dr, Cambridge 7170					



North - West Elevation

1:100



North - East Elevation

1:100

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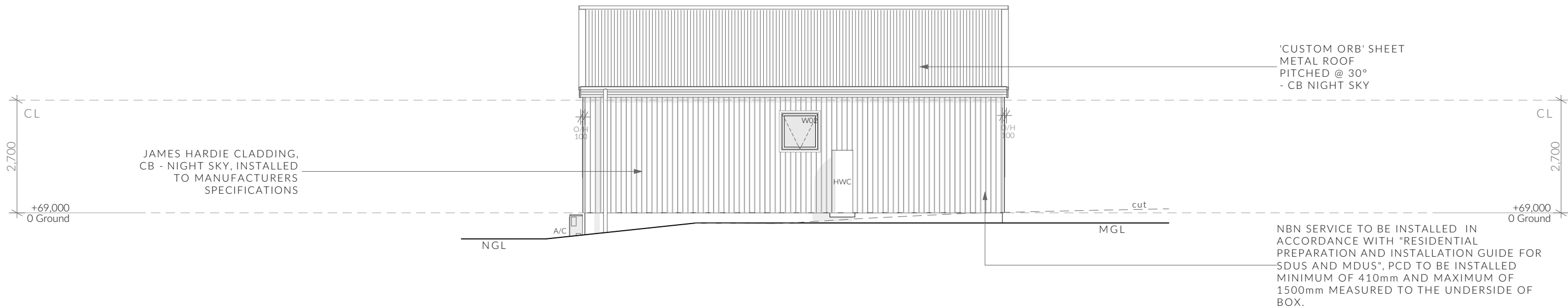
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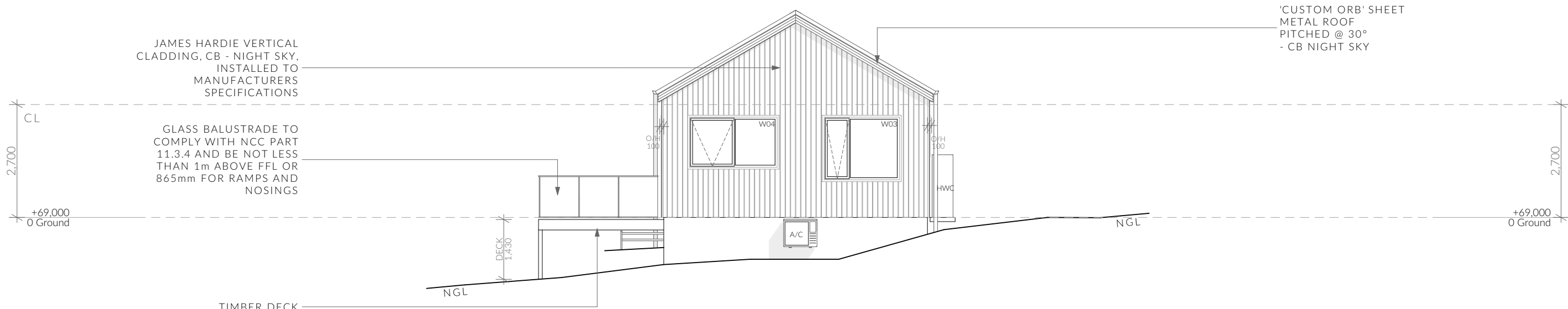
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Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Elevations - Ancillary Dwelling Revision: DA - 01 Approved by: JRM/JRN	Scale: 1:100 @ A3 Pg. No: A.07	Proposal: New Dwelling & Ancillary Dwelling Client: BRG Tas Pty Ltd Address: 52 Alliance Dr, Cambridge 7170	Date: 07/12/23 Drawn by: CP Job No: 076-2023 Engineer: TBA Building Surveyor: TBA	Issue Date Description		These drawing are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	



South - East Elevation

1:100



South - West Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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Ventilation of roof spaces NCC 2022

Part 10.8.3

A roof must have a roof space that-

- (a)is located-
 - (i)immediately above the primary insulation layer; or
 - (ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
 - (iii)immediately above ceiling insulation; and
- (b)has a height of not less than 20 mm; and
- (c)is either-
 - (i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
 - (ii)located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

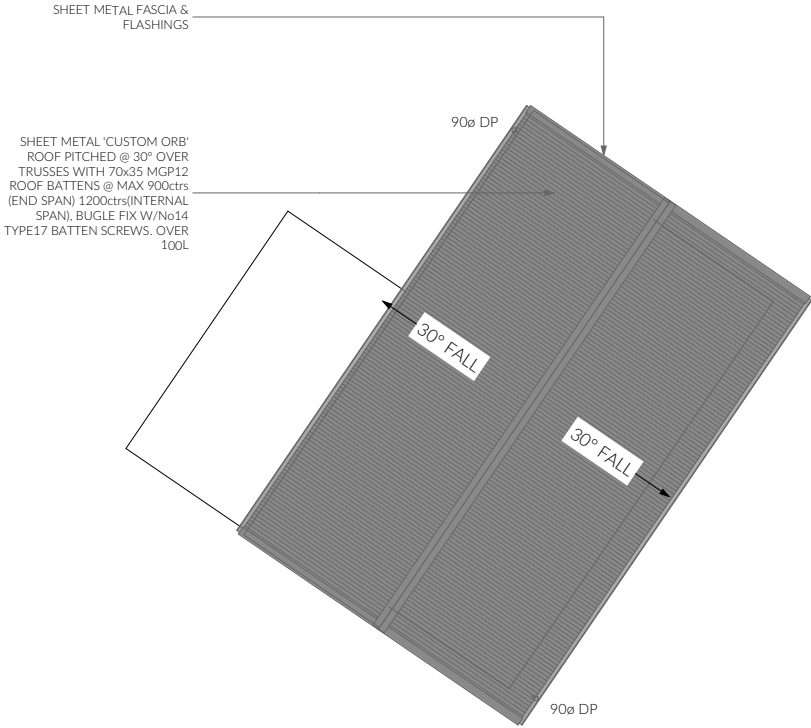
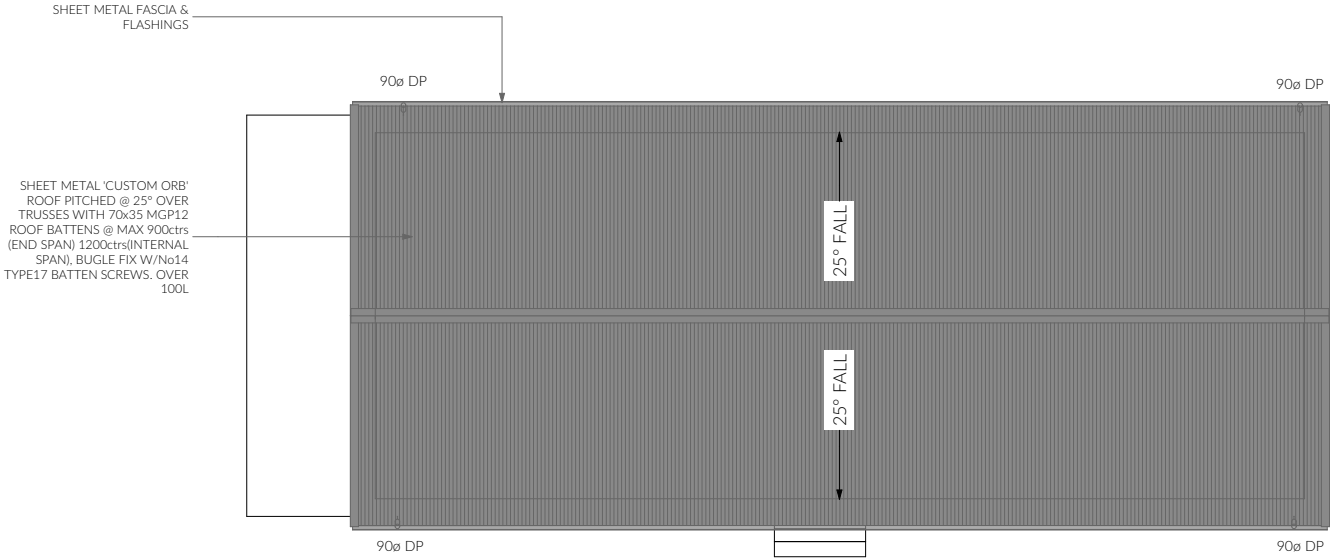
Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

- (a)comply with AS/NZS 2908.2 or ISO 8336; and
- (b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
 - (i) 2.8 × 30 mm fibre-cement nails; or
 - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
 - (iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.



ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
>15° AND <75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling
(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof. (2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.	

Parapet cappings

Where a wall cladding is used to form a parapet wall, the cladding must be attached to a supporting frame and have a capping installed that complies with the following:

- (a)Cappings must-
 - (i)be purpose made, machine-folded sheet metal or equivalent sections of a material compatible with all up and downstream metal roof covering materials in accordance with 7.2.2(2); and
 - (ii)extend not less than 50 mm down the sides of the parapet and
 - (iii)be separated from the supporting framing by a vapour permeable sarking installed in accordance with (f); and
 - (iv)be fixed with either self drilling screws or rivets with rubber washers at intervals of not more than 500 mm that do not penetrate the top of cappings, except at joints and corners.
- (b)The top of the capping must slope a minimum of 5 degrees.
- (c)Joints in cappings must-
 - (i)overlap by not less than 50 mm in the direction of flow; and
 - (ii)be securely fastened at intervals of not more than 40 mm; and
 - (iii)have sealant installed between laps.
- (d)Fixing for cappings must be compatible with the capping material in accordance with 7.2.2.
- (e)Lead cappings must not be used with prepainted steel or zinc/aluminium steel or on any roof if the roof is part of a drinking water catchment area.
- (f)Sarking must comply with AS 4200.1 and be installed behind all wall cladding where parapets are installed, with-
 - (i)each adjoining sheet or roll being-
 - (A)overlapped not less than 150 mm; or
 - (B)taped together; and
 - (ii)sarking fixed to supporting members at not more than 300 mm centres.

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ELECTRICAL LEGEND - Dwelling			
Symbol	Description	Allowance	Quantity
	DATA - CAT 6 (RJ45) - 1 GANG		2
	DATA - TV CONNECTION		1
	FAN - 3 IN 1 (4 LAMP)	10W (LIGHT)	2
	FAN - CEILING - EXHAUST		4
	GPO - (1) SINGLE		3
	GPO - (2) DOUBLE		28
	GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH)		1
	GPO - WEATHER PROOF DOUBLE		2
	LIGHT - CEILING - DOWNLIGHT RECESSED	10W	34
	LIGHT - CEILING - PENDANT - LED STRIP 2000L	20W (LM)	1
	LIGHT - WALL MOUNTED - TYPE 1	10W	2
	SERVICE - SMOKE ALARM		2
	SWITCH - LIGHT 1 GANG		21
	SWITCH - LIGHT 2 GANG		2

Note: Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;

- An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
 - (a)25 L/s for a bathroom or sanitary compartment; and
 - (b)40 L/s for a kitchen or laundry.
- Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
- Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
- An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
 - (a)be interlocked with the room's light switch; and
 - (b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-

- (a)be located in-
 - (i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and
 - (ii)a Class 1b building in accordance with 9.5.3 and 9.5.4; and
- (b)comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
- (c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-

- (a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
- (b) each other storey not containing bedrooms.

Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:

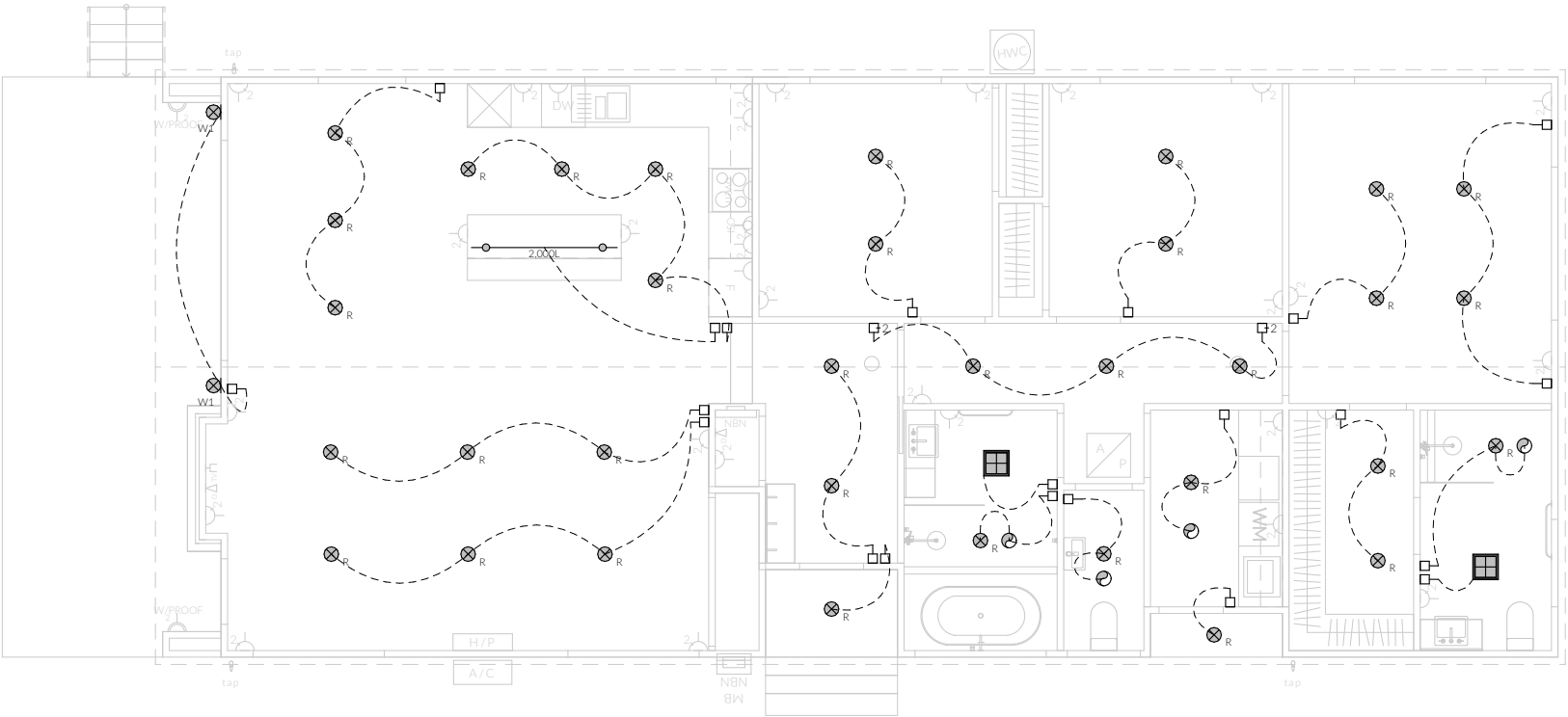
- (a)Where a smoke alarm is located on the ceiling it must be-
 - (i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
 - (ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
- (b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:

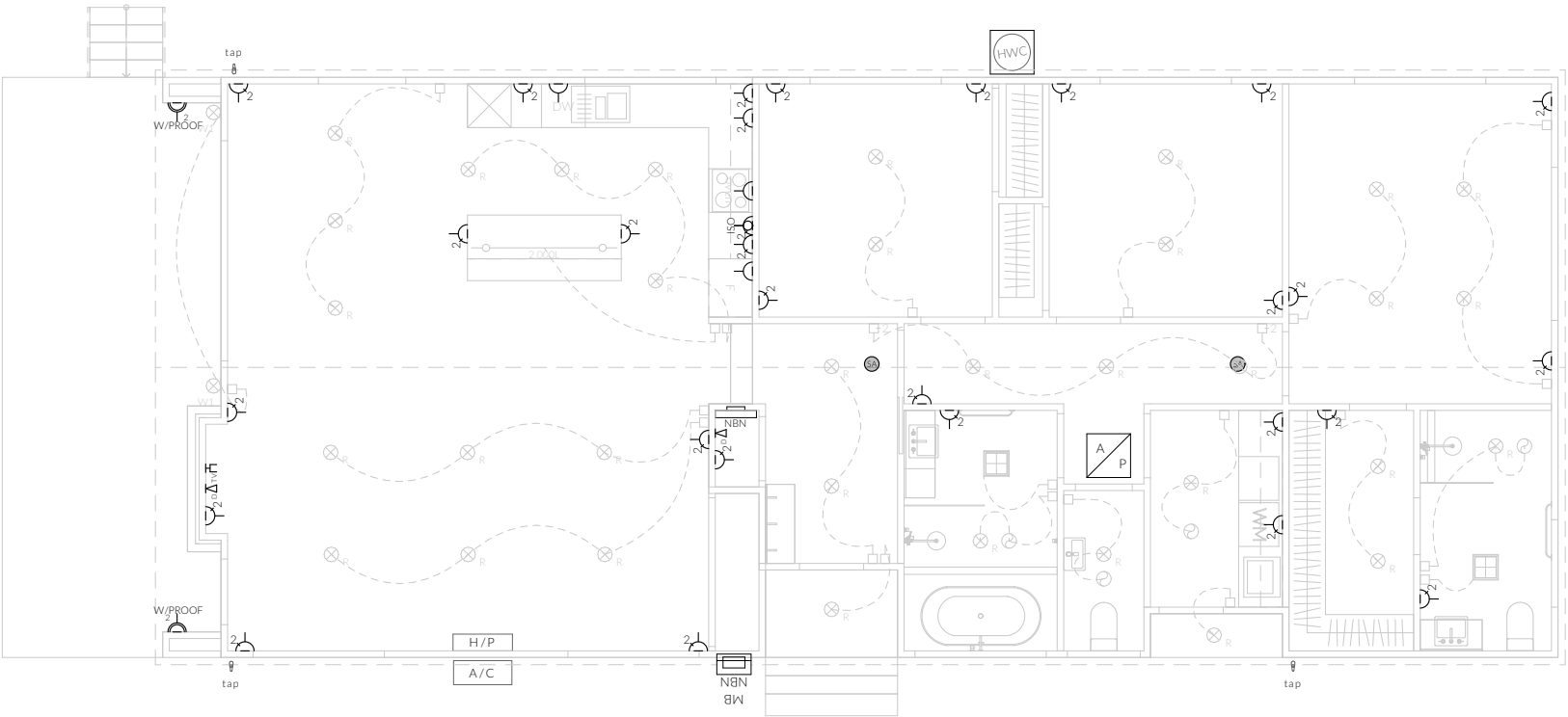
- 5W /m² in class 1a dwellings
- 4W /m² to veranda, balcony or the like
- 3W /m² in a class 10a dwelling associated with the class 1a dwelling

U.N.O - All downlights are to be Insulation Contact (IC) rated.



Electrical Plan - Light

1:100



Electrical Plan - Power

1:100

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	Revision: DA - 01 Approved by: JRM/JRN										

ELECTRICAL LEGEND - Ancillary Dwelling			
Symbol	Description	Allowance	Quantity
	DATA - CAT 6 (RJ45) - 1 GANG		2
	DATA - TV CONNECTION		1
	FAN - 3 IN 1 (4 LAMP)	10W (LIGHT)	1
	FAN - CEILING - EXHAUST		1
	GPO - (1) SINGLE		1
	GPO - (2) DOUBLE		16
	GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH)		1
	GPO - WEATHER PROOF DOUBLE		1
	LIGHT - CEILING - DOWNLIGHT RECESSED	10W	15
	LIGHT - WALL MOUNTED - TYPE 2	10W	3
	SERVICE - SMOKE ALARM		1
	SWITCH - LIGHT 1 GANG		12

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:

- 5W/m² in class 1a dwellings
- 4W/m² to veranda, balcony or the like
- 3W/m² in a class 10a dwelling associated with the class 1a dwelling

U.N.O - All downlights are to be Insulation Contact (IC) rated.

Note: Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;

- An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
 - (a)25 L/s for a bathroom or sanitary compartment; and
 - (b)40 L/s for a kitchen or laundry.
- Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
- Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
- An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
 - (a)be interlocked with the room's light switch; and
 - (b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-

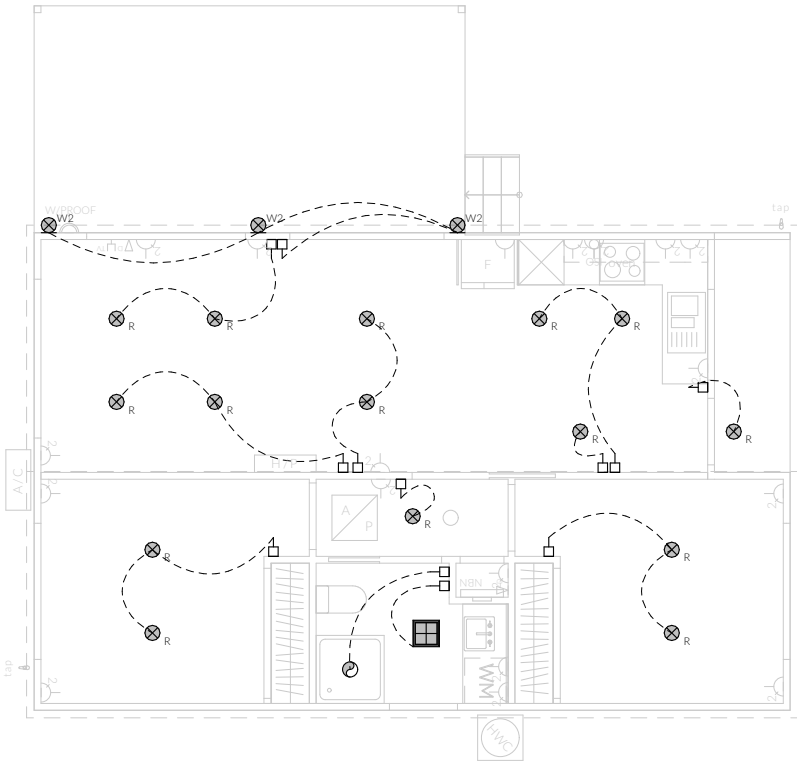
- (a)be located in-
 - (i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and
 - (ii)a Class 1b building in accordance with 9.5.3 and 9.5.4; and
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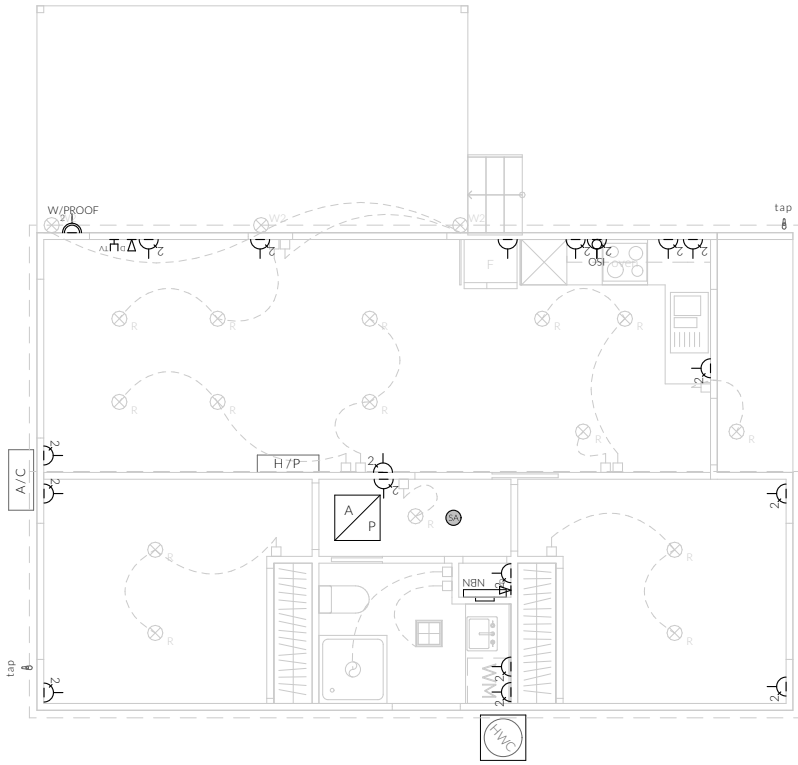
- (a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
- (b) each other storey not containing bedrooms.

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- (b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.



Electrical Plan - Light 1:100



Electrical Plan - Power 1:100

NOT FOR CONSTRUCTION

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		Revision: DA - 01	Approved by: JRM/JRN							

Dear Sir/Madam,

PDPLANPMTD-2023/040902 **52 Alliance Drive, Cambridge**

In response to your correspondence dated 12.12.23
I have addressed your requests as follows:

ITEM	COUNCIL REQUEST	DEVELOPMENT RESPONSE
1	<p><i>11.4.1 – Site coverage, A1/P1</i></p> <p><i>The Acceptable Solution at the above Clause requires that site coverage must be not more than 400m². As the existing site coverage is already in excess of that requirement, your proposal will require assessment against the corresponding Performance Criterion, P1, which requires the following:</i></p>	<p>The proposed buildings are on a slight rise not making them readily apparent from public spaces. The site has a dam which is capable of retaining runoff. The existing buildings onsite are already outside of the maximum allowable coverage. This area of Cambridge is known for its horse riding and training areas which is what the existing building onsite is utilized for. The proposed dwelling and flat allow a more permanent use of the site by placing a habitable building. The area consists of dwellings with larger outbuildings for rural use, 29 Aspect PI has a similar site coverage to ours.</p>
2	<p><i>C2.6.1 Construction of parking areas, A1/P1</i></p> <p><i>The Acceptable Solution at the above Clause requires that all parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement, and (c) be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. As a</i></p>	<p>The existing rural area has numerous examples of gravel accesses and driveways which is in context to this proposal. The proposed access for the new dwellings will come off an existing gravel access which is not changing the current site conditions. The proposed gravel driveway will be provided with sufficient drainage with swale drains placed to the low</p>

PINNACLE

gravel drive is proposed, your proposal will require assessment against the corresponding Performance Criterion, P1, which requires the following:

- 3 *C16.6.1 Buildings and works within an airport obstacle limitation area, A1*
The Acceptable Solution at the above Clause stipulates that Commonwealth approval is required for buildings and works within the obstacle limitation surface (OLS) associated with
a Commonwealth-leased airport (Hobart Airport). As the OLS on the subject site is 70m AHD
and the proposed dwelling and secondary residence have a maximum height that protrudes.
that limit, your proposal will require this approval.

sides and directed to the approved stormwater system. The existing driveway and access is hard packed minimizing dust generation.

An application has been arranged for this.

I trust the provided information addresses the matters identified in the further information request and ask that the council now accept the submitted documentation as a valid application under LUPA.

Kind Regards,



Jason Nickerson

Director