



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2023/040957**

**PROPOSAL:** Two Multiple Dwellings

**LOCATION:** 5 Newfield Road, Rokeby

**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](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 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](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 dwellings, 2 x new

Location:

Address 5 Newfield Road,

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

\$715,000.00

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.....05/12/2023
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**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.*

### SEARCH OF TORRENS TITLE

VOLUME 185055	FOLIO 97
EDITION 2	DATE OF ISSUE 07-Dec-2023

SEARCH DATE : 11-Dec-2023

SEARCH TIME : 09.49 AM

### DESCRIPTION OF LAND

City of CLARENCE

Lot 97 on Sealed Plan 185055

Derivation : Part of 68 Acres Gtd. to George Stokell

Prior CT 182780/102

### SCHEDULE 1

N170091 TRANSFER to JEFFREY WALTER BELBIN Registered  
07-Dec-2023 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP185055 EASEMENTS in Schedule of Easements

SP185055 COVENANTS in Schedule of Easements

SP185055 FENCING PROVISION in Schedule of Easements

SP160033, SP160090, SP162240, SP169238, SP173275, SP175209,

SP176431, SP178880, SP180739 & SP182780 FENCING

PROVISION in Schedule of Easements

SP51327 FENCING COVENANT in Schedule of Easements

SP51327 COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962

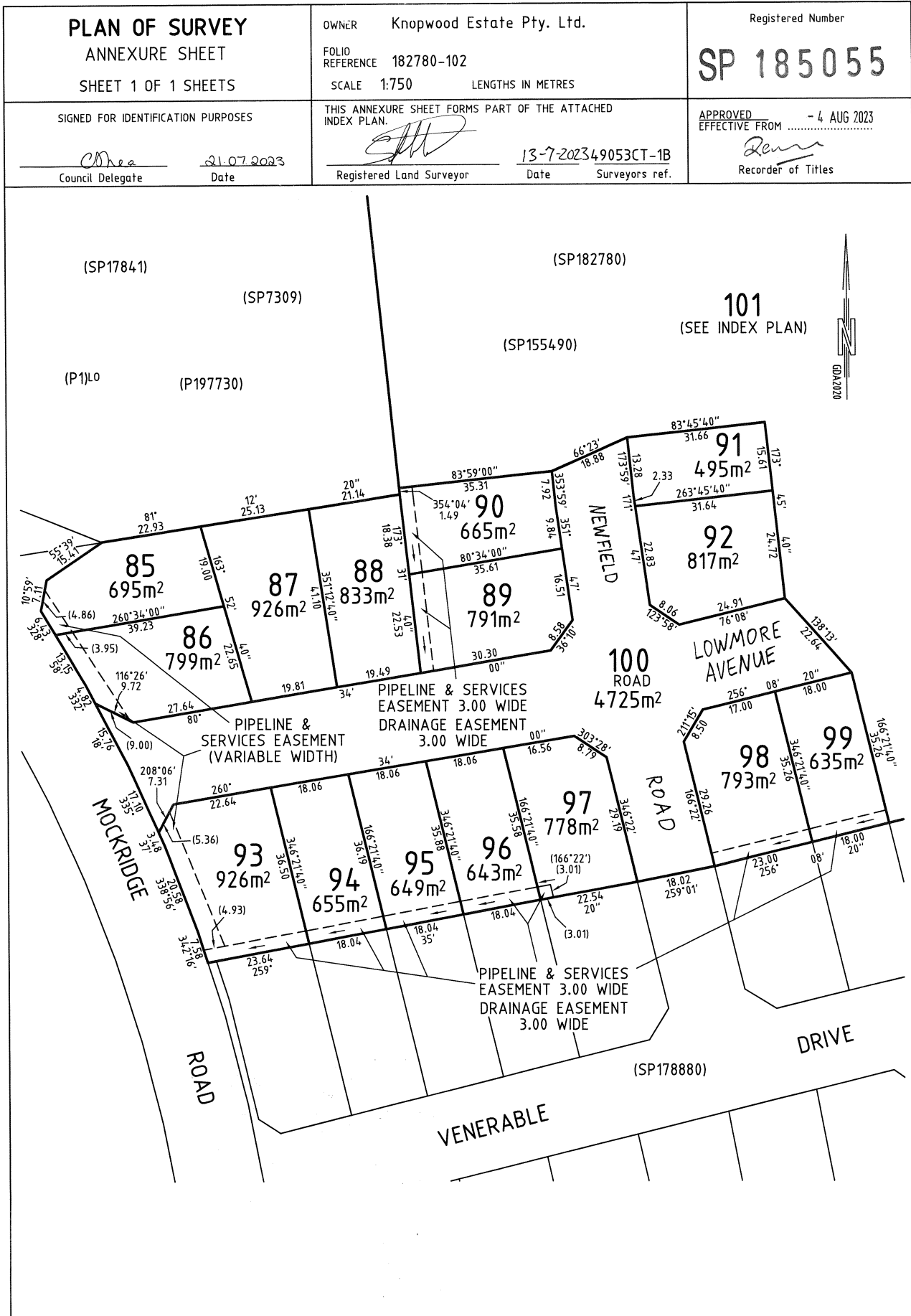
SP121843 COUNCIL NOTIFICATION under Section 83(5) of the Local  
Government (Building and Miscellaneous Provisions)  
Act 1993.

E216236 AGREEMENT pursuant to Section 78 of the Land Use  
Planning and Approvals Act 1993 Registered  
10-Jun-2020 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

[illegible]



<b>SCHEDULE OF EASEMENTS</b>  <b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number  <b>SP 185055</b>
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PAGE 1 OF 5 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.

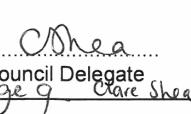
Lot 101 on the Plan is subject to a right of carriageway (appurtenant to the land in Lot 4 on Sealed Plan 182780 and the land in Lots 2 and 3 on Sealed Plan 160033) over the lands shown as "RIGHT OF WAY 'A' (PRIVATE) 8.00 WIDE (SP160033)", "RIGHT OF WAY 'B' (PRIVATE) 6.00 WIDE (SP160033)" and "RIGHT OF WAY 'C' (PRIVATE) 6.00 WIDE (SP160033)" passing through that lot on the Plan.

Lots 89, 90, 93, 94, 95, 96, 97, 98 and 99 on the Plan are each subject to a right of drainage in gross (in favour of Clarence City Council) over the land shown as "DRAINAGE EASEMENT 3.00 WIDE" respectively passing through each such lot on the Plan.

Lots 89, 90, 93, 94, 95, 96, 97, 98 and 99 on the Plan are each subject to a pipeline and services easement (as defined in this schedule of easements) in gross (in favour of Tasmanian Water and Sewerage Corporation Pty Ltd [ACN 162 220 653]) over the land shown as "PIPELINE & SERVICES EASEMENT 3.00 WIDE" respectively passing through each such lot on the Plan.

Lots 85, 86 and 93 on the Plan are each subject to a pipeline and services easement (as defined in this schedule of easements) in gross (in favour of Tasmanian Water and Sewerage Corporation Pty Ltd [ACN 162 220 653]) over the land shown as "PIPELINE & SERVICES EASEMENT (VARIABLE WIDTH)" respectively passing through each such lot on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: KNOPWOOD ESTATE PTY LTD FOLIO REF: 182780-102 SOLICITOR: E R HENRY WHERRETT & BENJAMIN (REF SWL 73874)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 21 <sup>st</sup> July 2023 REF NO. SD-2014/44  Council Delegate Stage 9 - 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 5 PAGES	Registered Number <b>SP 185055</b>
SUBDIVIDER: KNOPWOOD ESTATE PTY LTD FOLIO REFERENCE: 182780-102	

## DEFINITION OF PIPELINE AND SERVICES EASEMENT

"Pipeline and Services Easement" is defined as follows:

FIRSTLY, THE FULL 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:
  - (i) without doing unnecessary damage to the Easement Land; and
  - (ii) 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 proprietors 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 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.

**NOTE:** 1. Except for when an annexure (additional) page is required solely for execution(s) 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;  
2. All pages comprising this dealing must be pinned or stapled together.  
**THE BACK OF THIS FORM MUST NOT BE USED**

*Signature*

*YSLT*

*OS*

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 3 OF 5 PAGES	Registered Number  <b>SP 185055</b>
SUBDIVIDER: KNOPWOOD ESTATE PTY LTD FOLIO REFERENCE: 182780-102	

INTERPRETATION of definition of "Pipeline and Services Easement":

"TasWater" means Tasmanian Water and Sewerage Corporation Pty Ltd (ACN 162 220 653) its successors and assigns.

"the Easement Land" means where the context permits that part of the land comprising respectively Lots 89, 90, 93, 94, 95, 96, 97, 98 and 99 on the Plan shown as "PIPELINE & SERVICES EASEMENT 3.00 WIDE" passing through those lots on the plan and that part of the land comprising respectively Lots 85, 86 and 93 shown as "PIPELINE & SERVICES EASEMENT (VARIABLE WIDTH)" passing through those lots on the plan.

"the Lot" means where the context permits Lot 85, 86, 89, 90, 93, 94, 95, 96, 97, 98 and 99 on the Plan.

"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 the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the 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.

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*Grant W. Lee*

*T. S. Lee*

*CD*

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 5 PAGES	Registered Number <b>SP 185055</b>
SUBDIVIDER: KNOPWOOD ESTATE PTY LTD FOLIO REFERENCE: 182780-102	

## COVENANTS

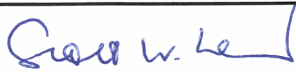
Lot 101 on the Plan is burdened by the restrictive covenant created by Instrument Creating Restrictive Covenants Registered No. E273344 to the following effect;

"Not to erect any fence separating any part of the servient land and any part of the dominant land of a description or kind that has not been approved by the owner for the time being of the dominant land to be bounded by such fence and it is expressly acknowledged that notwithstanding the provisions of the *Boundary Fences Act 1908* the owner for the time being of the dominant land may refuse to approve any such fence unless the owner for the time being of the servient land agrees to pay all of the actual costs of construction of the proposed fence and agrees to be solely liable for all the future costs of repairing and or making rabbit-proof any such fence."

The owner of each Lot on the Plan covenants with the owner for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants shall 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 lot shown on the Plan to observe the following stipulations:-

1. Not to construct or permit to be constructed on such lot any kit home or relocatable dwelling;
2. Not to construct or permit to be constructed on such lot any building with more than 10% of the area of any external wall of that building constructed of any material other than brick, masonry or rendered surface or of timber;
3. Not to construct or permit to be constructed on such lot, or to locate or permit to be located on such lot, or place or permit to be placed on such lot any mobile home, relocatable home, caravan or campervan for use as a residence; and
4. Not at any time to use or permit to be used as a residence on such lot any mobile home, relocatable home, caravan or campervan.

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2. All pages comprising this dealing must be pinned or stapled together.  
**THE BACK OF THIS FORM MUST NOT BE USED**





<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 5 OF 5 PAGES	Registered Number <b>SP 185055</b>
SUBDIVIDER: KNOPWOOD ESTATE PTY LTD FOLIO REFERENCE: 182780-102	

## COVENANTS (CONTINUED)

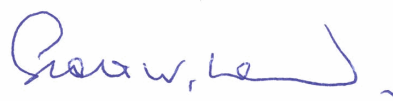
The owner of each of Lots 85, 89, 93, 94 and 98 on the Plan covenants with the owner for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants shall run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every lot shown on the Plan to observe the following stipulations:-

1. Not to construct or permit to be constructed on such lot any building other than one single residence and buildings ancillary thereto; and
2. Not at any time to use or permit to be used any building on such lot other than as one single residence and buildings ancillary thereto.

## FENCING PROVISION

In respect of the lots on the Plan the Vendor, Knopwood Estate Pty Ltd, shall not be required to fence.


Signed by KNOPWOOD ESTATE PTY LTD (ACN 138 490 516)  
as trustee for the KNOPWOOD ESTATE TRUST  
the registered proprietor of the land in Folio of the Register  
Volume 182780 Folio 102  
by its duly appointed attorney, SCOTT WILLIAM LAW  
pursuant to a power of attorney registered  
number PA41983 and the attorney certifies he has not  
received any notice of revocation of the power of attorney,  
in the presence of:



Witness signature

Witness full name (Print)

Witness full postal address (Print)

  
ALASTAIR PAUL SHEPHERD  
9-11 VICTORIA STREET  
HOBART TAS 7000

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2. All pages comprising this dealing must be pinned or stapled together.

**THE BACK OF THIS FORM MUST NOT BE USED**

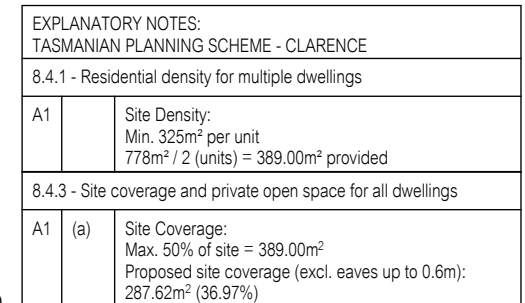
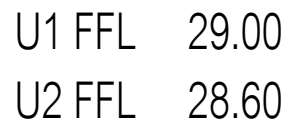


WH713915 - PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  
5 Newfield Road  
ROKEBY

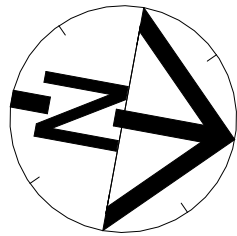
SHEET		DRAWING TITLE
01	A	SITE PLAN
01a	A	DRAINAGE PLAN
01b	A	MANOEUVRING SHEET 1
01c	A	MANOEUVRING SHEET 2
01d	A	PERSPECTIVE VIEWS
01e	A	LANDSCAPING PLAN
01f	A	SOIL & WATER MANAGEMENT PLAN
02	A	UNIT 1 FLOOR PLAN
03	A	UNIT 1 ELEVATIONS
04	A	UNIT 2 FLOOR PLAN
05	A	UNIT 2 ELEVATIONS

A	Relocate Unit 1 to achieve 3000 setback to corner frontage, update all affected sheets, floor plan changes as per WH request	22 Jan. 24	RJ	CK	01 - 05 Electrical & Calcs
	DA PLAN SET	05 Dec, 2023	KV	CK	01 - 05
No.	Amendment	Date	Drawn	Checked	Sheet

<div>Notes</div> <ul style="list-style-type: none"><li>Builder to verify all dimensions and levels on site prior to commencement of work</li><li>All work to be carried out in accordance with the current National Construction Code.</li><li>All materials to be installed according to manufacturers specifications.</li><li>Do not scale from these drawings.</li><li>No changes permitted without consultation with designer.</li></ul>	Designer:	Client / Project info	<div>Soil Classification: M</div> <div>Title Reference: CT185055/97</div> <div>Floor Areas: Refer Floor Plans</div> <div>Porch / Deck Areas: Refer Floor Plans</div> <div>Wind Speed: N2</div> <div>Climate Zone: 7</div> <div>Alpine Zone: N/A</div> <div>Corrosion Environment: LOW</div> <div>Certified BAL: BAL LOW</div> <div>Designed BAL: BAL LOW</div> <div>(Refer to Standard Notes for Explanation)</div>	COVER SHEET	
	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  5 Newfield Road ROKEBY		Date	05 December 2023
				Sheet	WH713915
				Scale	00/05

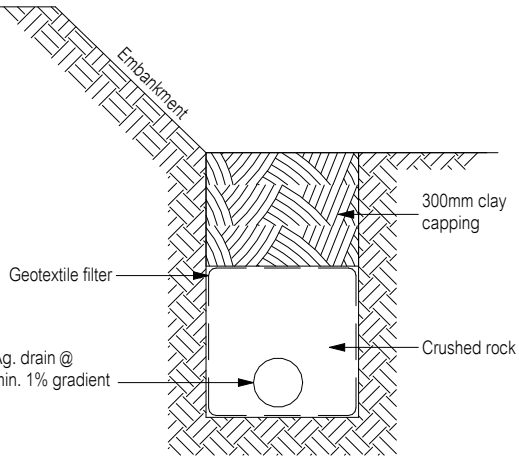


Drawn	KV	WH713915
Date	05 December 2023	Sheet
Scale	1 : 200	01/05

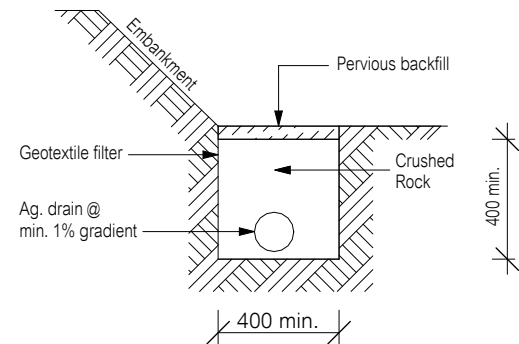


Where ag drain is < 1.5m from footing, the following engineering principles are required:

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 a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay 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.

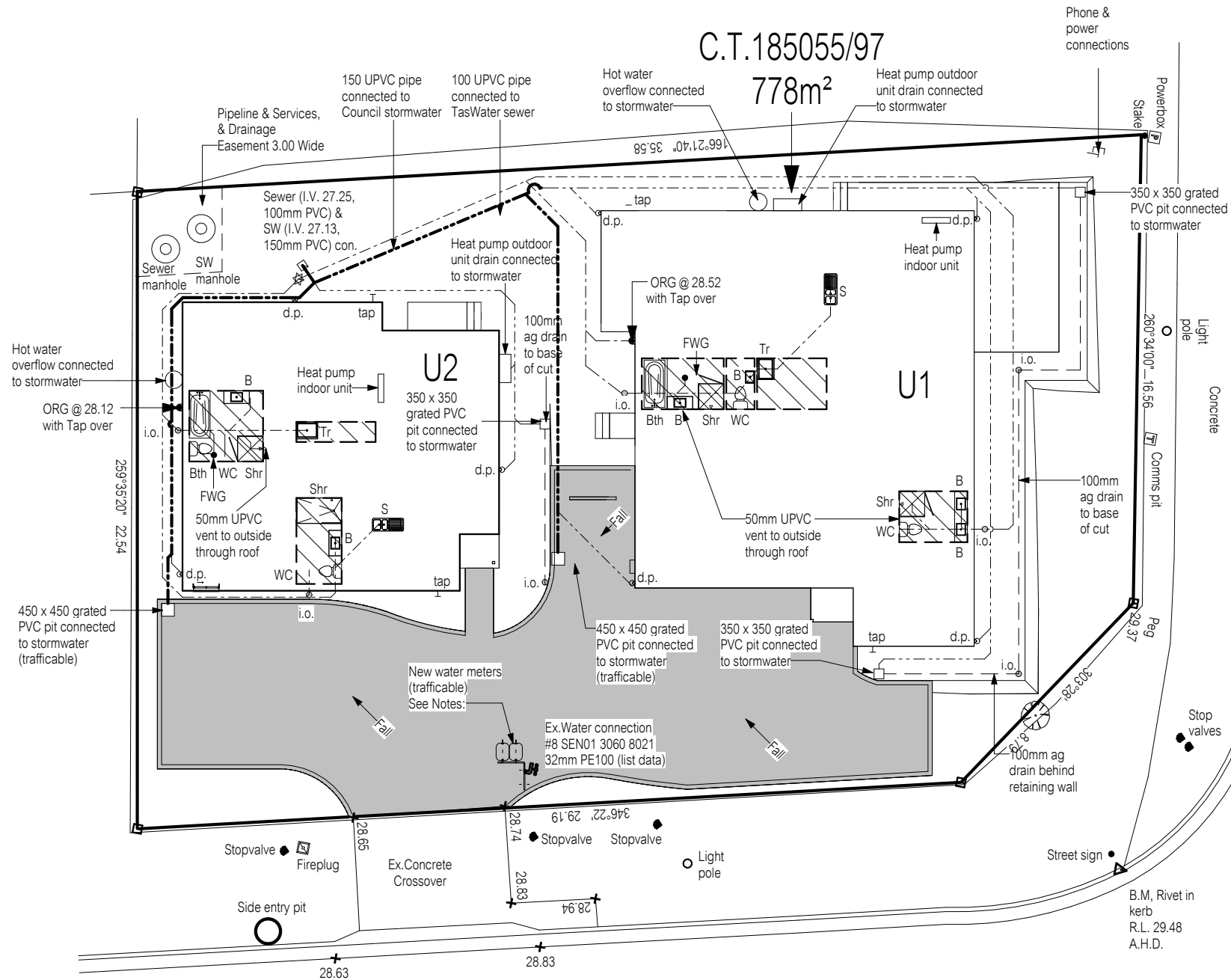


TYPICAL AG. DRAIN DETAIL  
(<1800 FROM HOUSE)  
Not to scale





TYPICAL AG. DRAIN DETAIL  
(≥1800 FROM HOUSE)  
Not to scale

- NOTES:
- Any modifications (including installation of a meter) to the existing property water service shall be undertaken by TasWater at the developers cost
  - Meters and check valves detailed are to be provided by TasWater at the developer's cost.
  - Upgrade existing DN32mm (ID25) PN16 PE water connection with 2 x DN20 water meters on a manifold as per TWS-W-0002 - Sheet 03 & 09. Below ground low hazard installed by TasWater's contractor.
  - Water connections separated by manifold provided by TasWater
  - Property services shall be located at a point where the Gate Valve to be located 500mm inside the front property boundary and 500mm from the edge of the driveway towards the centre of the lot in accordance with TasWater Water Metering Guidelines.

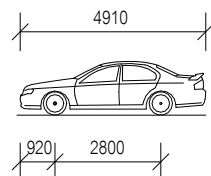
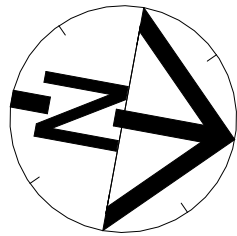


DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)
----- Sewer Line (1000 UPVC) (unless noted otherwise)		
----- Stormwater Line (1000 UPVC) (unless noted otherwise)		
----- Stormwater Line (1500 UPVC) (unless noted otherwise)		
NOTES:		
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.		
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.		
3. 500 required for multiple shower heads.		
4. Showers to comply with N.C.C. 10.2.14.		
5. Falls to floor waste to be minimum 1:80 & maximum 1:50		

All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

Soil classification: M		Notes <ul style="list-style-type: none"><li>Builder to verify all dimensions and levels on site prior to commencement of work</li><li>All work to be carried out in accordance with the current National Construction Code.</li><li>All materials to be installed according to manufacturers specifications.</li><li>Do not scale from these drawings.</li><li>No changes permitted without consultation with designer.</li></ul>	Designer:  ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info  PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  5 Newfield Road ROKEBY		DRAINAGE PLAN	
Refer to Soil Report for nominated founding depth and description of founding material.		- Wet areas to comply with NCC 10.2 and AS3740				Drawn KV WH713915	Sheet  01a/05
All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3:2003						Date 05 December 2023	
Amendment changes as per cover sheet						Scale 1 : 200	

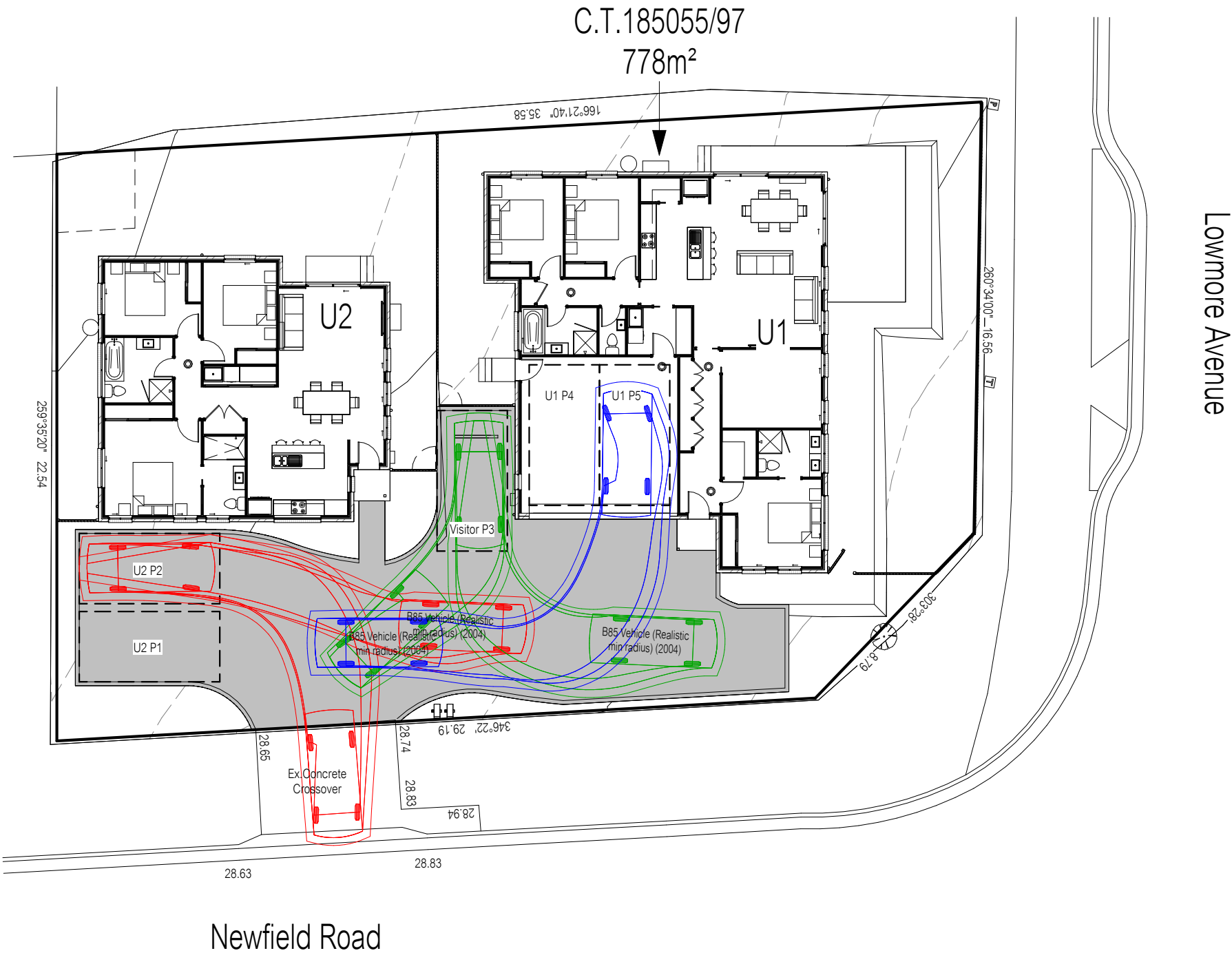




B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00s
Curb to Curb Turning Radius	5.750m

\* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.



A	22 Jan. 24	RJ
No.	Date	Int.

Amendment changes as per cover sheet

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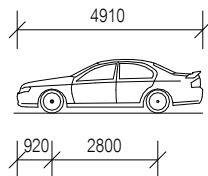
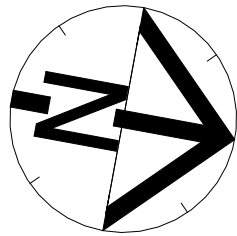
PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  
5 Newfield Road  
ROKEBY



MANOEUVRING SHEET 1

Drawn	KV	WH713915
Date	05 December 2023	Sheet
Scale	1 : 200	

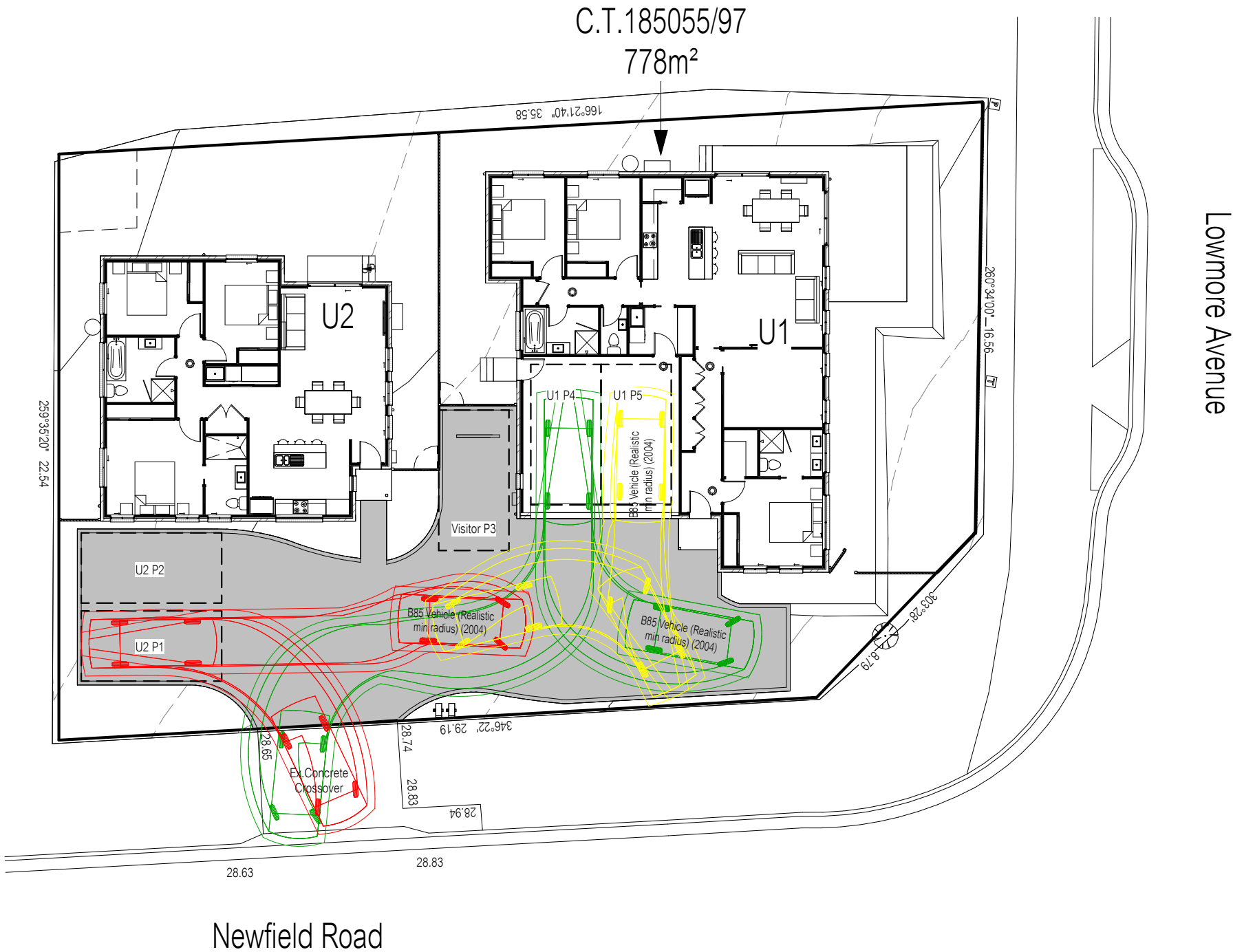
01b/05



B85 Vehicle (Realistic min radius) (2004)

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No.	Date	Int.

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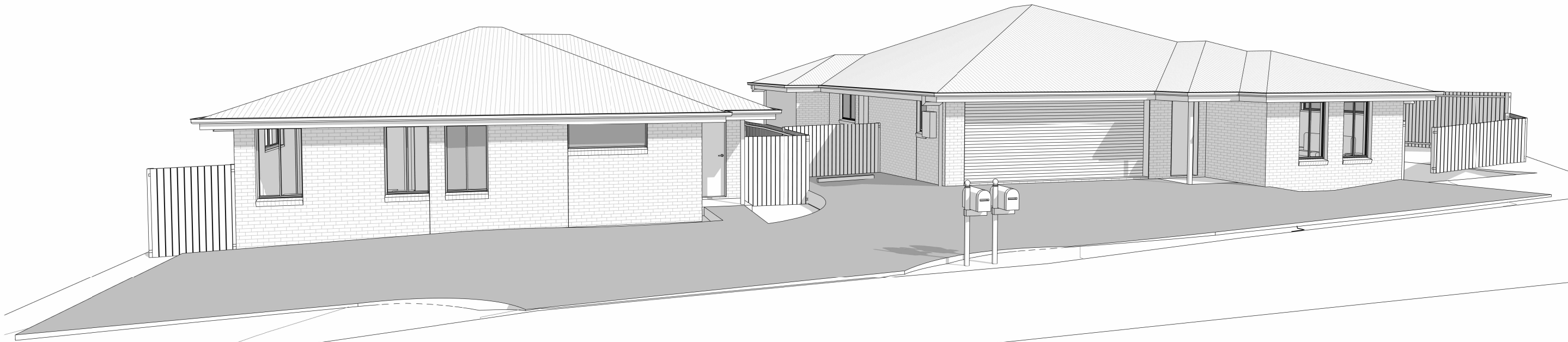
PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  
5 Newfield Road  
ROKEBY



MANOEUVRING SHEET 2

Drawn	KV	WH713915
Date	05 December 2023	Sheet
Scale	1 : 200	

01c/05



A	22 Jan. 24	RJ
No.	Date	Int.

Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

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Client / Project info

PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  
5 Newfield Road  
ROKEBY



PERSPECTIVE VIEWS

Drawn KV WH713915

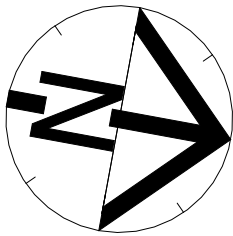
Date 05 December 2023 Sheet







Scale

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01d/05





	Golf Ball Pittosporum x 13
	Lomandra Tanika Dianella x 15
	Acacia Cognata x 1
	Seeded lawn
	Pine bark
	Concrete



A	22 Jan. 24	RJ
No.	Date	Int.

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5 Newfield Road  
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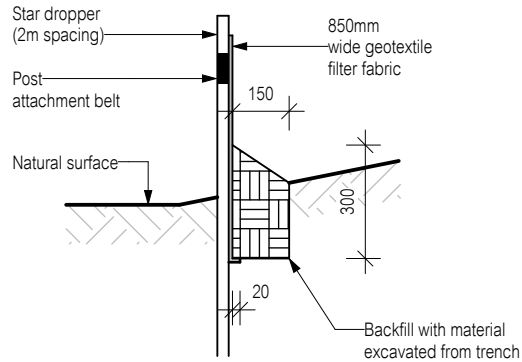
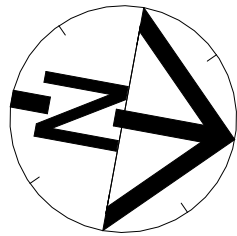


LANDSCAPING PLAN

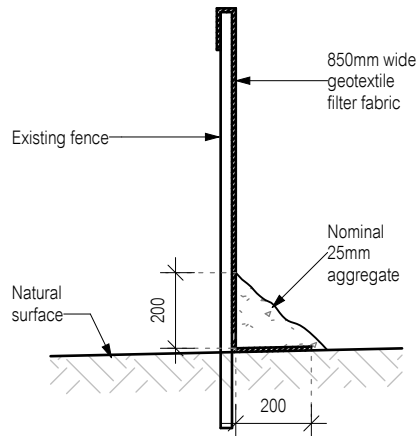
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Date	05 December 2023	Sheet
Scale	1 : 200	

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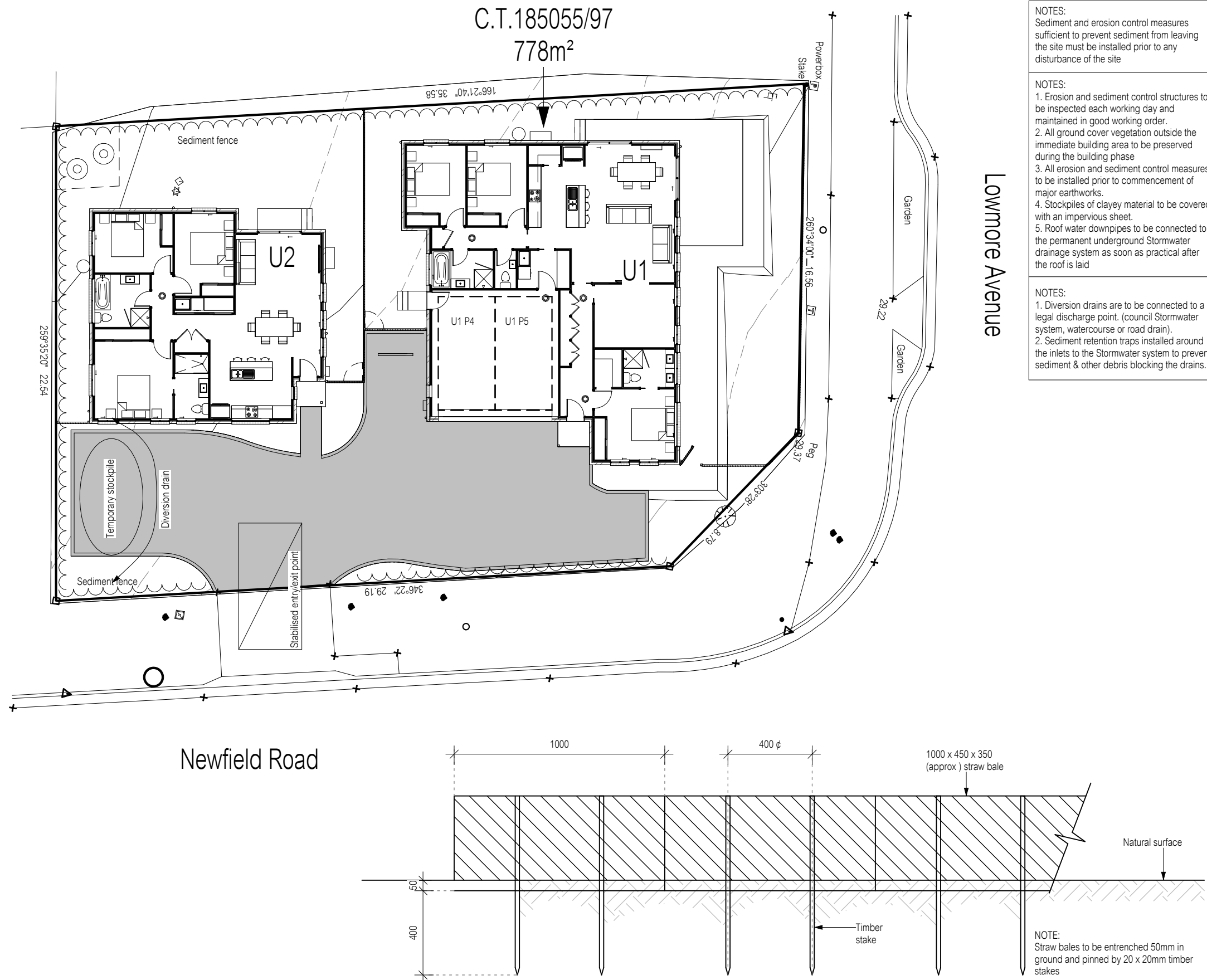




SILT STOP TYPE 1  
TEMPORARY FENCE 1:20



SILT STOP TYPE 2  
EXISTING FENCE 1:20



NOTES:  
Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site

NOTES:  
1. 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

NOTES:  
1. Diversion drains are to be connected to a legal discharge point. (council Stormwater system, watercourse or road drain).  
2. Sediment retention traps installed around the inlets to the Stormwater system to prevent sediment & other debris blocking the drains.

STRAW BALE SEDIMENT TRAP SECTION DETAIL  
SCALE 1:20

A	22 Jan. 24	RJ
No.	Date	Int.

Amendment changes as per cover sheet

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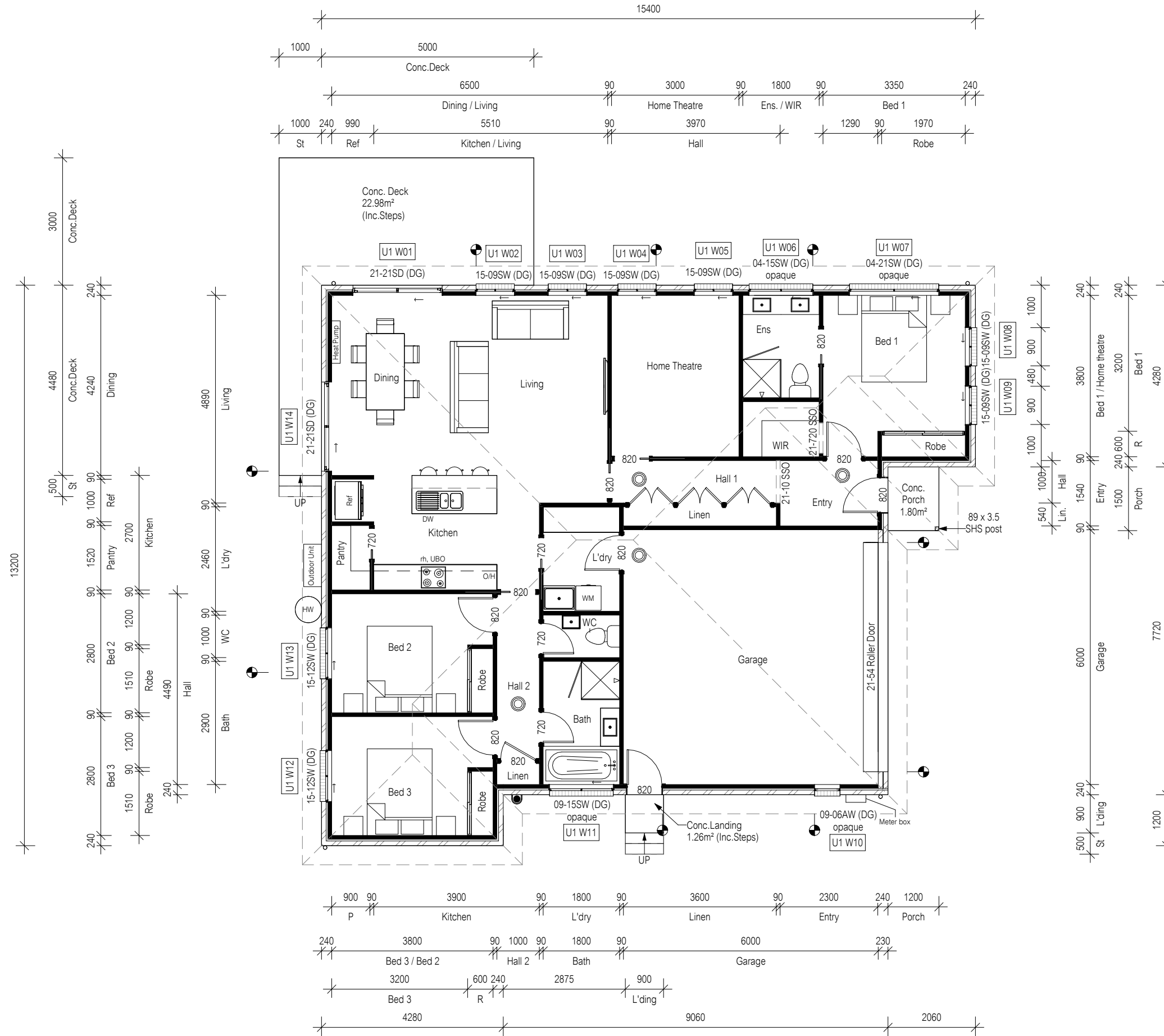
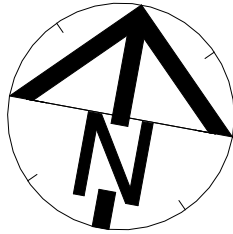
Client / Project info  
PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  
5 Newfield Road  
ROKEBY

**m** WILSON  
MULTI


SOIL & WATER MANAGEMENT  
PLAN

Drawn	KV	WH713915
Date	05 December 2023	Sheet
Scale	As indicated	

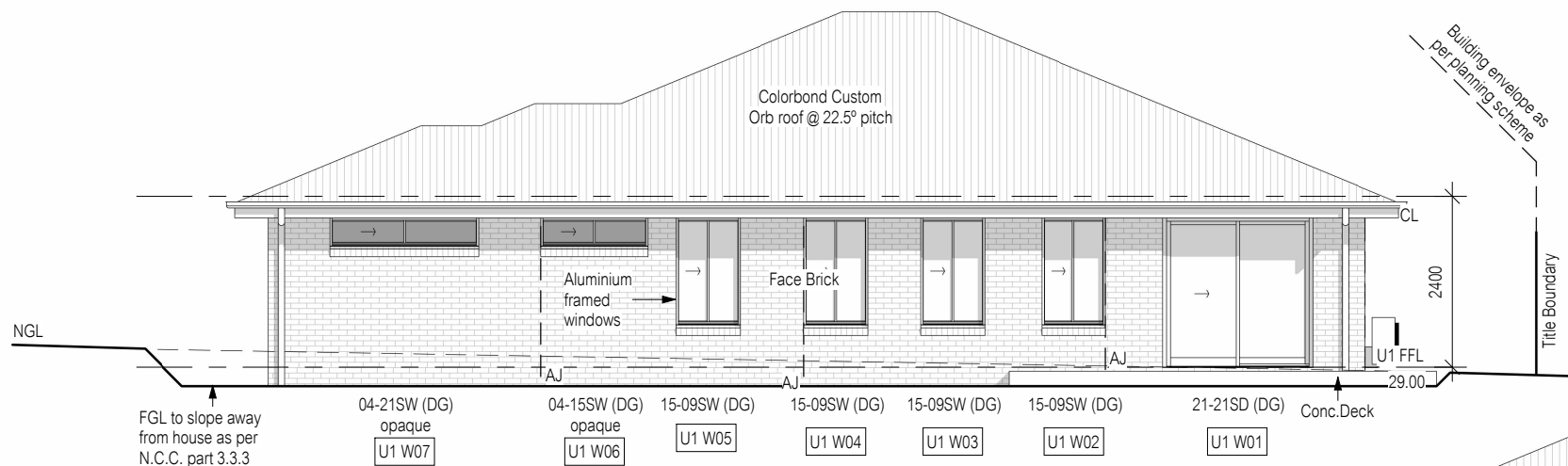
01f/05



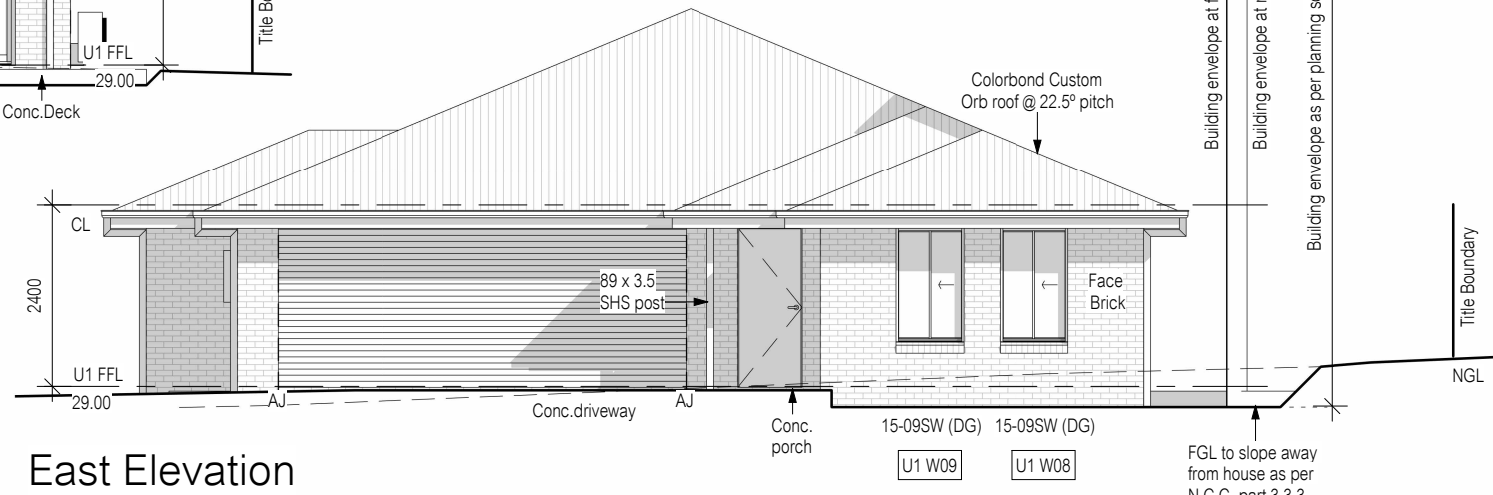
A	22 Jan. 24	RJ
No.	Date	Int.

Floor Area = 174.04m²		<div>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</div>	<div>Notes</div> <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	Designer:	Client / Project info	<div></div>	UNIT 1 FLOOR PLAN		
<div>—● Articulation joints</div> <div>☉ Smoke Alarm (interconnected where more than 1)</div>	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au			PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  5 Newfield Road ROKEBY	Drawn		KV	WH713915	
							Date	05 December 2023	Sheet
							Scale	1 : 100	02/05
							Copyright ©		

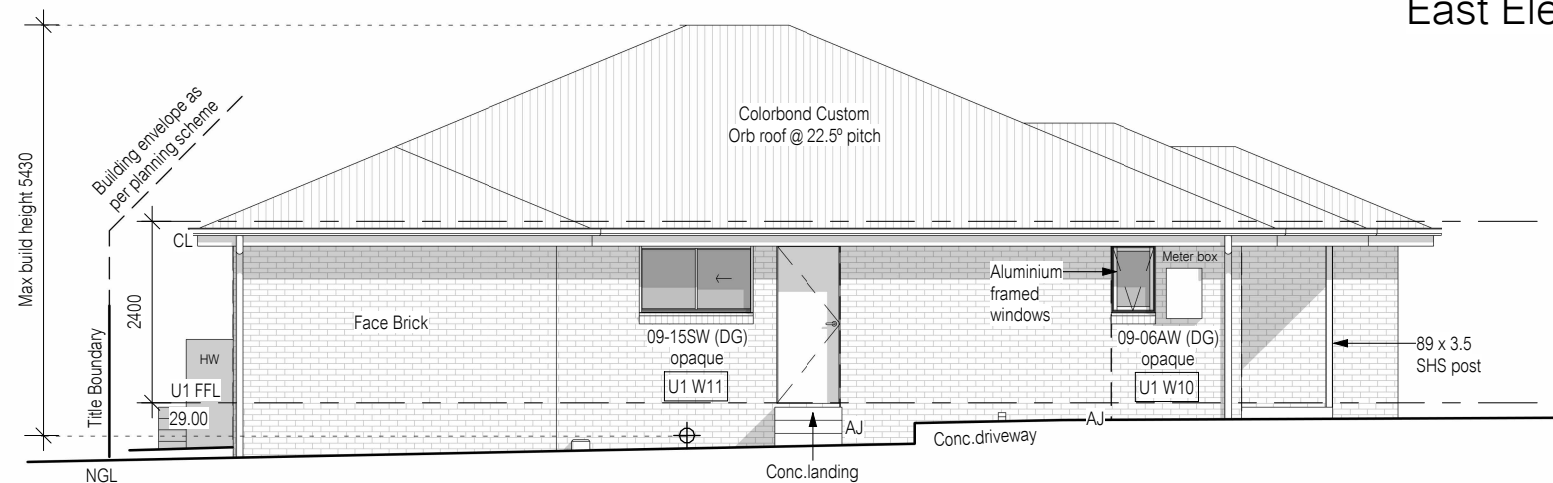
Amendment changes as per cover sheet



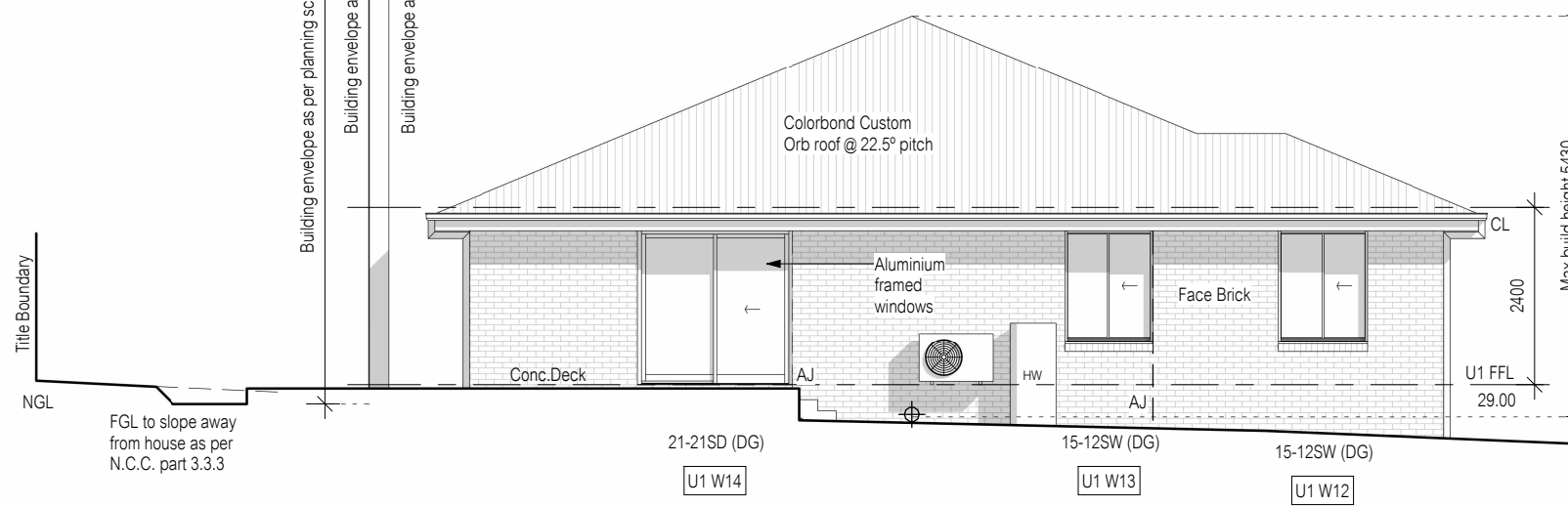
North Elevation



East Elevation



South Elevation



West Elevation

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc

A	22 Jan. 24	RJ
No.	Date	Int.

Amendment changes as per cover sheet

LEGEND:

AJ - Articulation Joint  
BV - Brick Vent

Shadows shown for stylisation purposes only

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

Notes

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Client / Project info

PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  
5 Newfield Road  
ROKEBY

**m** WILSON  
MULTI

UNIT 1 ELEVATIONS

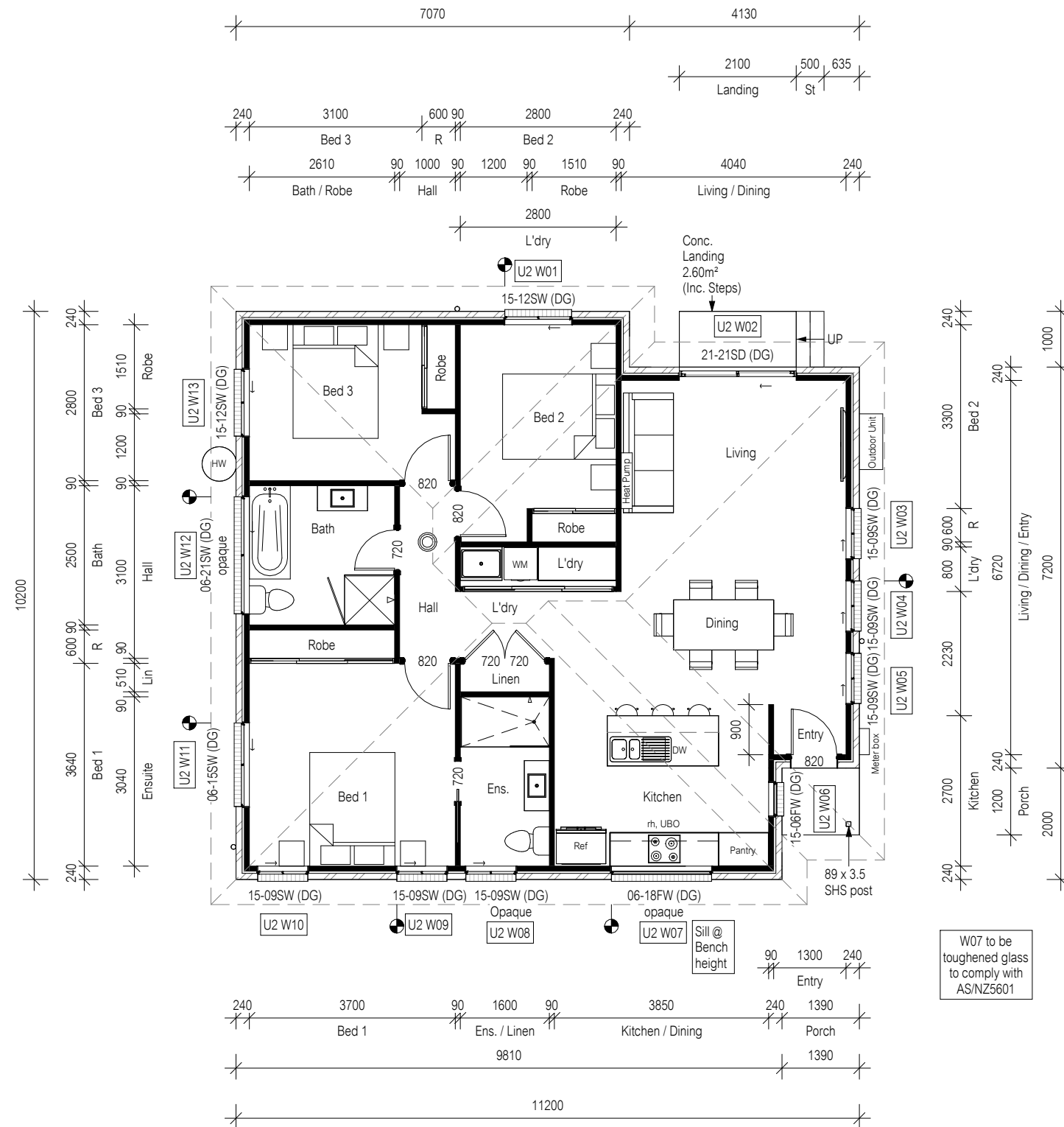
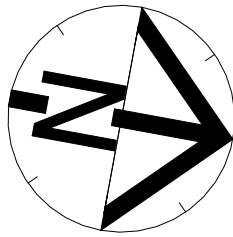
Drawn KV WH713915

Date 05 December 2023 Sheet

Scale 1 : 100

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03/05



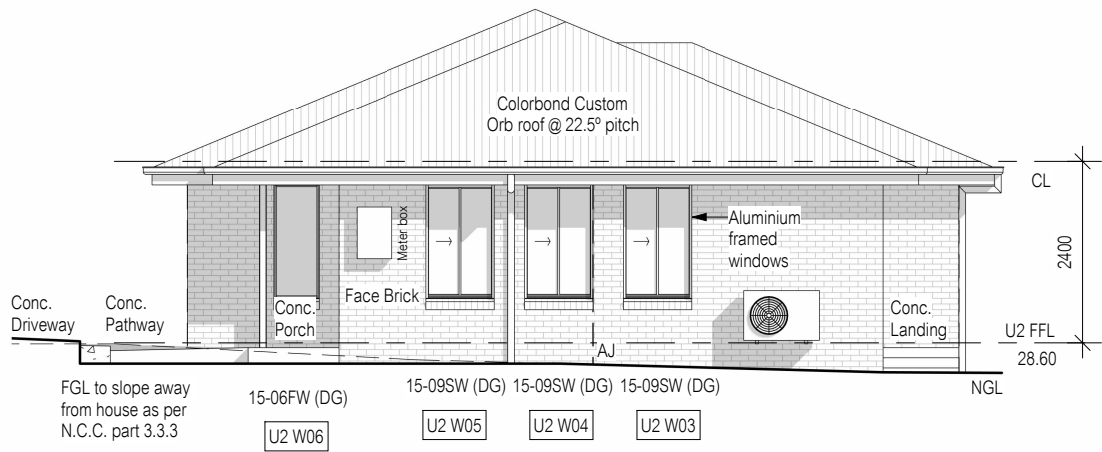
W07 to be  
toughened glass  
to comply with  
AS/NZ5601



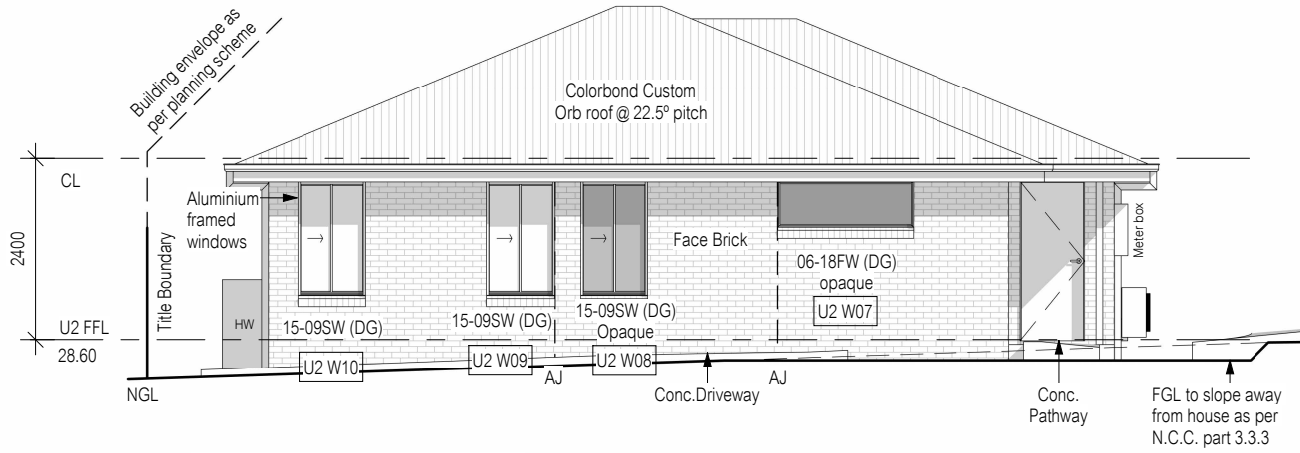
A	22 Jan. 24	RJ
No.	Date	Int.

<p>Floor Area = 107.33m²</p> <div><div> Articulation joints</div><div> Smoke Alarm (interconnected where more than 1)</div></div> <div>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</div>		<p>Notes</p> <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work.</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</p>	<p>Client / Project info</p> <p>PROPOSED BELBIN &amp; MERRETT UNIT DEVELOPMENT</p> <p>5 Newfield Road ROKEBY</p>	<div></div>	<p>UNIT 2 FLOOR PLAN</p> <table><tr><td>Drawn</td><td>KV</td><td>WH713915</td></tr><tr><td>Date</td><td>05 December 2023</td><td>Sheet</td></tr><tr><td>Scale</td><td>1 : 100</td><td rowspan="2">04/05</td></tr><tr><td colspan="2">Copyright ©</td></tr></table>		Drawn	KV	WH713915	Date	05 December 2023	Sheet	Scale	1 : 100	04/05	Copyright ©	
Drawn	KV	WH713915																
Date	05 December 2023	Sheet																
Scale	1 : 100	04/05																
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Amendment changes as per cover sheet																		

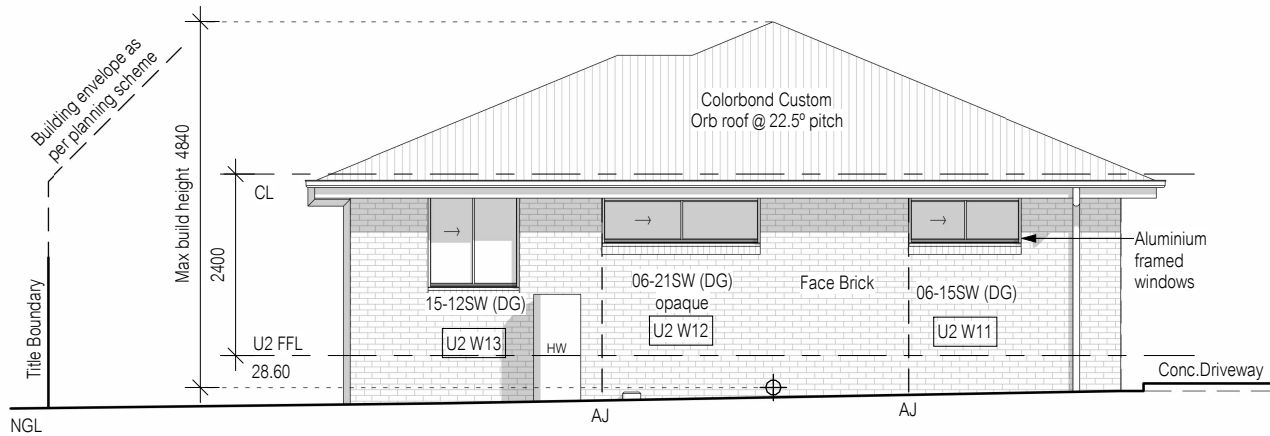
Material	Colour
Colorbond Roof	tbc
Face Brick	tbc



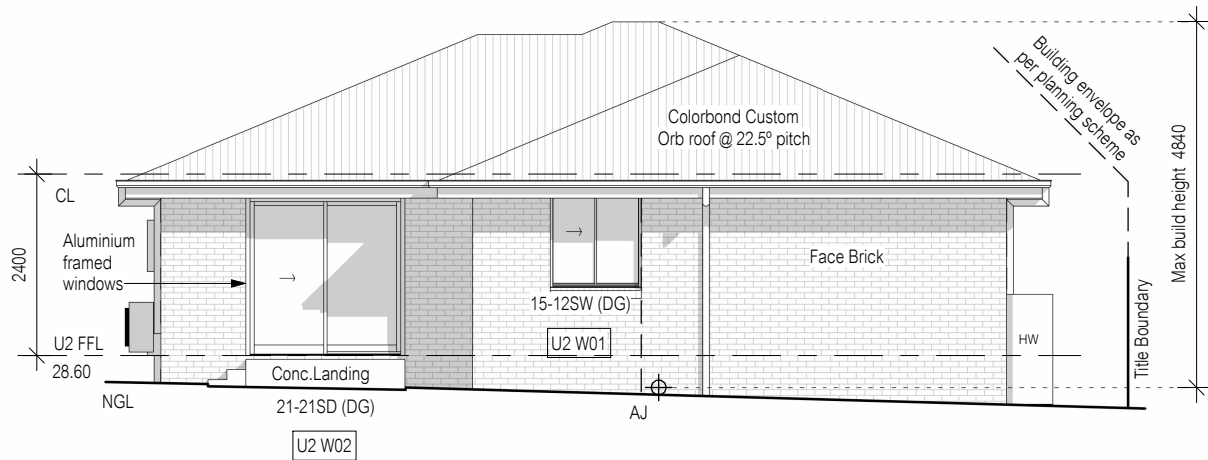
U2 North Elevation



U2 East Elevation



U2 South Elevation



U2 West Elevation

A	22 Jan. 24	RJ
No.	Date	Int.

Amendment changes as per cover sheet

Version: 1, Version Date: 23/01/2024

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:  
AJ - Articulation Joint  
BV - Brick Vent

Shadows shown for stylisation purposes only

Notes

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Client / Project info

PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  
5 Newfield Road  
ROKEBY



UNIT 2 ELEVATIONS		
Drawn	KV	WH713915 Sheet  05/05
Date	05 December 2023	
Scale	1 : 100	
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A	22 Jan. 24	RJ
No.	Date	Int.

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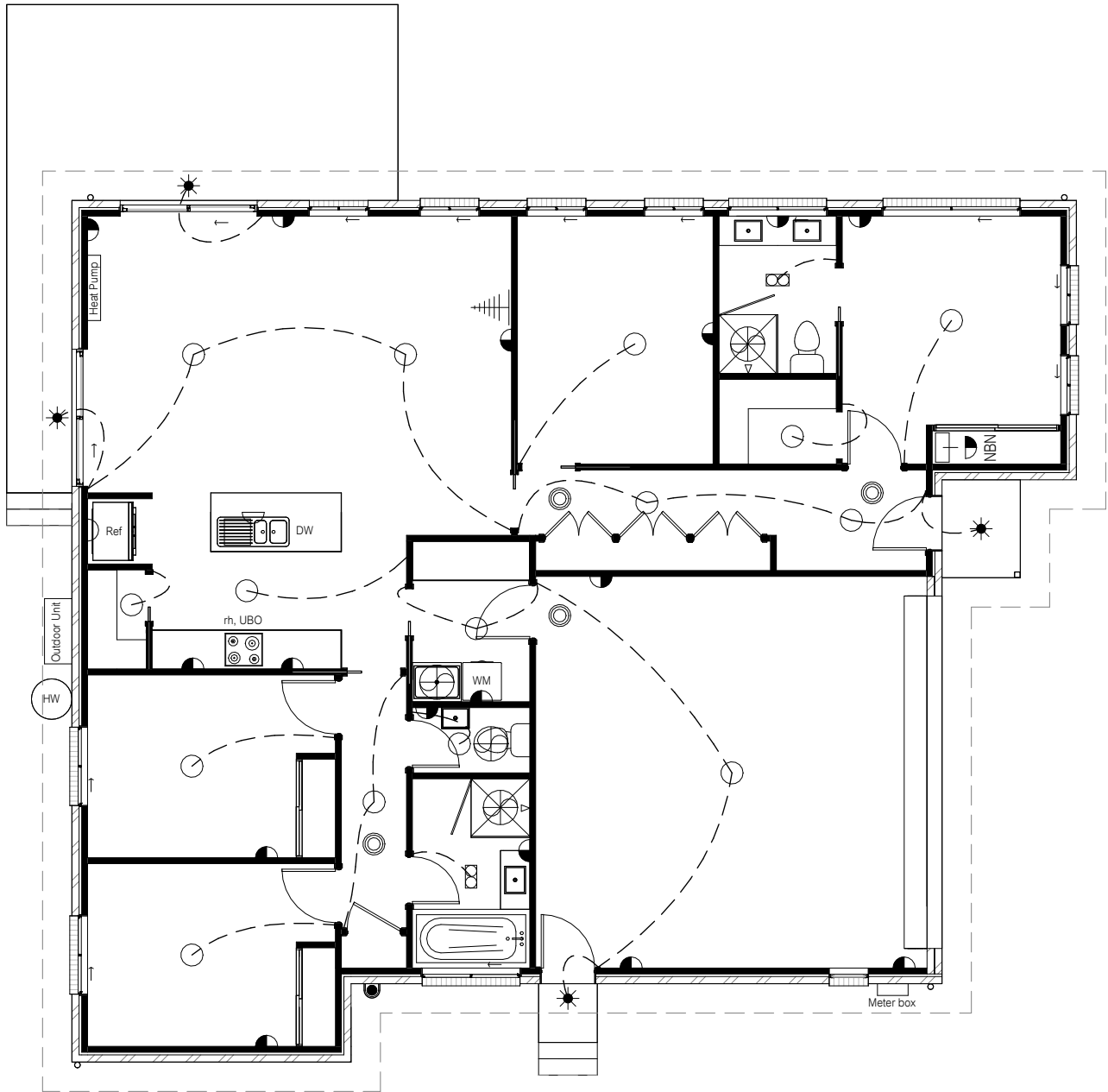
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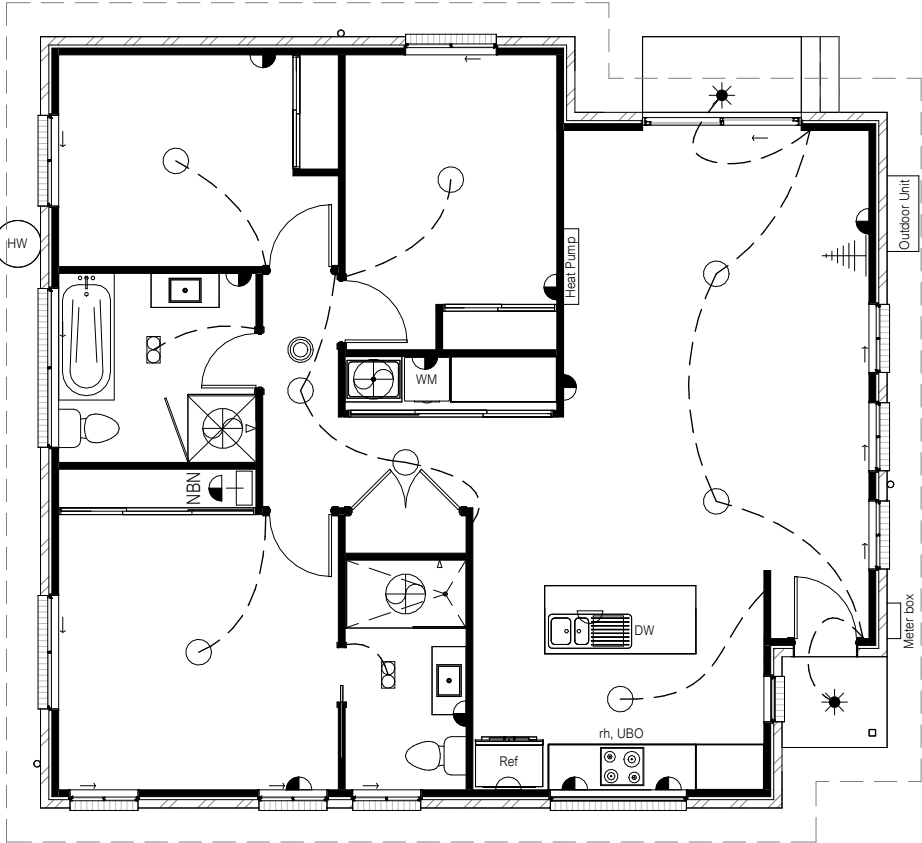
PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  
5 Newfield Road  
ROKEBY



UNIT 1 ELECTRICAL PLAN		
Drawn	KV	WH713915
Date	05 December 2023	Sheet
Scale	1 : 100	09/05



- LEGEND (W = Wattage e.g. 35W = 35 Watts.)
- STANDARD CEILING LIGHT POINT (30W)
  - DOWNLIGHT POINT (UNVENTED) (35W)
  - ✱ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
  - PENDANT LIGHT (30W)
  - WALL LIGHT POINT (30W)
  - 2 x 900mm FLUORESCENT LIGHT POINT (36W)
  - 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
  - ⌒ SINGLE POWER POINT
  - ⌒ DOUBLE POWER POINT
  - ⌒ DOUBLE POWER POINT WITH USB
  - ⌒ WATER PROOF POWER POINT
  - ⦿ MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
  - ⦿ FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
  - ⦿ TV CONNECTION POINT
  - ⦿ TELEPHONE CONNECTION POINT
  - ⦿ SENSOR LIGHT
  - ⦿ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
  - ⦿ FLOOD LIGHT
  - ⦿ CAT 6 CONNECTION POINT
  - ▶ TREAD LIGHTS (2W)
  - ⦿ DUCTED VACUUM POINT
  - ⦿ SECURITY SYSTEM KEYPAD
  - ⦿ SECURITY SYSTEM SENSOR
- ALL EXHAUST FANS:  
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.



LEGEND (W = Wattage e.g. 35W = 35 Watts.)

STANDARD CEILING LIGHT POINT (30W)

DOWNLIGHT POINT (UNVENTED) (35W)

LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)

PENDANT LIGHT (30W)

WALL LIGHT POINT (30W)

2 x 900mm FLUORESCENT LIGHT POINT (36W)

2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)

SINGLE POWER POINT

DOUBLE POWER POINT

DOUBLE POWER POINT WITH USB

WATER PROOF POWER POINT

MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)

FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)

TV CONNECTION POINT

TELEPHONE CONNECTION POINT

SENSOR LIGHT

EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)

FLOOD LIGHT

CAT 6 CONNECTION POINT


TREAD LIGHTS (2W)

DUCTED VACUUM POINT

SECURITY SYSTEM KEYPAD

SECURITY SYSTEM SENSOR

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25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

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					Drawn	KV	WH713915
					Date	05 December 2023	Sheet
					Scale	1 : 100	9a/05



# Lighting

## Class 1 & 10a buildings



Calculator

Building name/description

PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT,5 Newfield Road,ROKEBY (Unit 1)

Number of rows preferred in table below

17

(as currently displayed)

Classification

Class 1

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor				SATISFIES PART 13.7.6		
						Adjustment factors	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	System share of % of aggregate allowance used	
1	Dining	Living room	11.8 m²	30 W	Class 1 building					5.0 W/m²	2.5 W/m²	3% of 74%
2	Living	Living room	16.8 m²	30 W	Class 1 building					5.0 W/m²	1.8 W/m²	2% of 74%
3	Home Theatre	Other	11.4 m²	30 W	Class 1 building					5.0 W/m²	2.6 W/m²	3% of 74%
4	Ens	Bathroom	4.3 m²	8 W	Class 1 building					5.0 W/m²	1.8 W/m²	2% of 74%
5	WIR	Other	2.3 m²	30 W	Class 1 building					5.0 W/m²	12.8 W/m²	13% of 74%
6	Bed 1	Bedroom	12.7 m²	30 W	Class 1 building					5.0 W/m²	2.4 W/m²	2% of 74%
7	Entry	Other	3.5 m²	30 W	Class 1 building					5.0 W/m²	8.5 W/m²	9% of 74%
8	Hall	Corridor	5.8 m²	30 W	Class 1 building					5.0 W/m²	5.2 W/m²	5% of 74%
9	Garage	Other	36.1 m²	30 W	Class 10a building					3.0 W/m²	0.8 W/m²	100% of 27%
10	L'dry	Laundry	4.4 m²	30 W	Class 1 building					5.0 W/m²	6.8 W/m²	7% of 74%
11	WC	Toilet	1.8 m²	30 W	Class 1 building					5.0 W/m²	16.7 W/m²	17% of 74%
12	Bath	Bathroom	5.2 m²	8 W	Class 1 building					5.0 W/m²	1.5 W/m²	2% of 74%
13	Hall 2	Corridor	4.5 m²	30 W	Class 1 building					5.0 W/m²	6.7 W/m²	7% of 74%
14	Bed 3	Bedroom	10.6 m²	30 W	Class 1 building					5.0 W/m²	2.8 W/m²	3% of 74%
15	Bed 2	Bedroom	10.6 m²	30 W	Class 1 building					5.0 W/m²	2.8 W/m²	3% of 74%
16	Kitchen	Kitchen	11.5 m²	30 W	Class 1 building					5.0 W/m²	2.6 W/m²	3% of 74%
17	Pantry	Kitchen	1.4 m²	30 W	Class 1 building					5.0 W/m²	21.9 W/m²	22% of 74%

155.0 m²	466 W	Class 1 building	5.0 W/m²	3.7 W/m²
		Class 10a building (associated with a Class 1 building)	3.0 W/m²	0.8 W/m²

if inputs are valid



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WINDOW MANUFACTURER: (??????WINDOW TYPE CHANGE????)					
LEGEND: SW = Sliding Window, AW = Awning Window, SD = Sliding door, FD = French Door, BRPG = Bushfire Rated Privacy Glass NOTE: Window tags including (DG) are to be Double Glazed, otherwise they are to be single glazed.					
NOTE: Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Windows labelled YES in "Restricted/protected" column to comply with N.C.C. 11.3.7 & 11.3.8 * - Glass specification changed to comply with Bushfire requirements (Refer to Sheet ---)					
WINDOW NUMBER	SIZE / TYPE	ID	Uw	SHGC	RESTRICTED
U1 W01	21-21SD (DG)				
U1 W02	15-09SW (DG)				
U1 W03	15-09SW (DG)				
U1 W04	15-09SW (DG)				
U1 W05	15-09SW (DG)				
U1 W06	04-15SW (DG) opaque				
U1 W07	04-21SW (DG) opaque				
U1 W08	15-09SW (DG)				
U1 W09	15-09SW (DG)				
U1 W10	09-06AW (DG) opaque				
U1 W11	09-15SW (DG) opaque				
U1 W12	15-12SW (DG)				
U1 W13	15-12SW (DG)				
U1 W14	21-21SD (DG)				

INSULATION SCHEDULE	
Area	Insulation Details
Roof	Sarking (vapour permeable) OR R1.3 Anticon Sarking
Ceiling	R?? bulk insulation (or equivalent) excluding GARAGE
Walls (external)	R?? bulk insulation (or equivalent) with 1 layer sisalation (vapour permeable). Sisalation only to GARAGE
Walls (Internal)	N/A or R?? bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSPACE
Floors	R?? bulk insulation (or equivalent) to all timber floors
NOTE: Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly. Bulk insulation thicknesses vary depending on manufacturer and should be selected accordingly, and installed to manufacturer's specification. Min. 20mm clearance required between roofing and vapour permeable sarking (i.e. batten over sarking OR sarking over batten + vented batten) Min. 25mm air gap above bulk insulation into roof space. Where solar tubes are located, diffusers are to be installed. Where skylights are located, ceiling insulation is to be installed to length of shaft.	

			Notes <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	Designer:	Client / Project info		UNIT 1 CALCULATIONS & SCHEDULES		
A	22 Jan. 24	RJ		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  5 Newfield Road ROKEBY		Drawn	KV	WH713915
No.	Date	Int.	Amendment changes as per cover sheet				Date	05 December 2023	Sheet
							Scale		10/05



Building name/description

PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT,5 Newfield Road,ROKEBY (Unit 2)

Classification

Class 1

Number of rows preferred in table below

10

(as currently displayed)

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor			SATISFIES PART 13.7.6		
						Adjustment factor	Dimming % area	Dimming % of full power	Lamp or illumination power density	System share of % of aggregate allowance used	
						Adjustment factors			System allowance	System design	
1	Bed 3	Bedroom	10.4 m²	30 W	Class 1 building				5.0 W/m²	2.9 W/m²	9% of 54%
2	Bed 2	Bedroom	10.9 m²	30 W	Class 1 building				5.0 W/m²	2.7 W/m²	8% of 54%
3	Living	Living room	13.6 m²	30 W	Class 1 building				5.0 W/m²	2.2 W/m²	7% of 54%
4	Dining / Entry	Living room	12.1 m²	30 W	Class 1 building				5.0 W/m²	2.5 W/m²	8% of 54%
5	Kitchen	Kitchen	11.2 m²	30 W	Class 1 building				5.0 W/m²	2.7 W/m²	8% of 54%
6	Ens.	Bathroom	4.9 m²	8 W	Class 1 building				5.0 W/m²	1.6 W/m²	5% of 54%
7	Bed 1	Bedroom	15.0 m²	30 W	Class 1 building				5.0 W/m²	2.0 W/m²	6% of 54%
8	Bath	Bathroom	6.5 m²	8 W	Class 1 building				5.0 W/m²	1.2 W/m²	4% of 54%
9	Hall	Corridor	3.1 m²	30 W	Class 1 building				5.0 W/m²	9.7 W/m²	30% of 54%
10	L'dry	Laundry	6.8 m²	30 W	Class 1 building				5.0 W/m²	4.4 W/m²	14% of 54%

94.4 m²

256 W

Class 1 building

5.0 W/m²


2.7 W/m²

if inputs are valid



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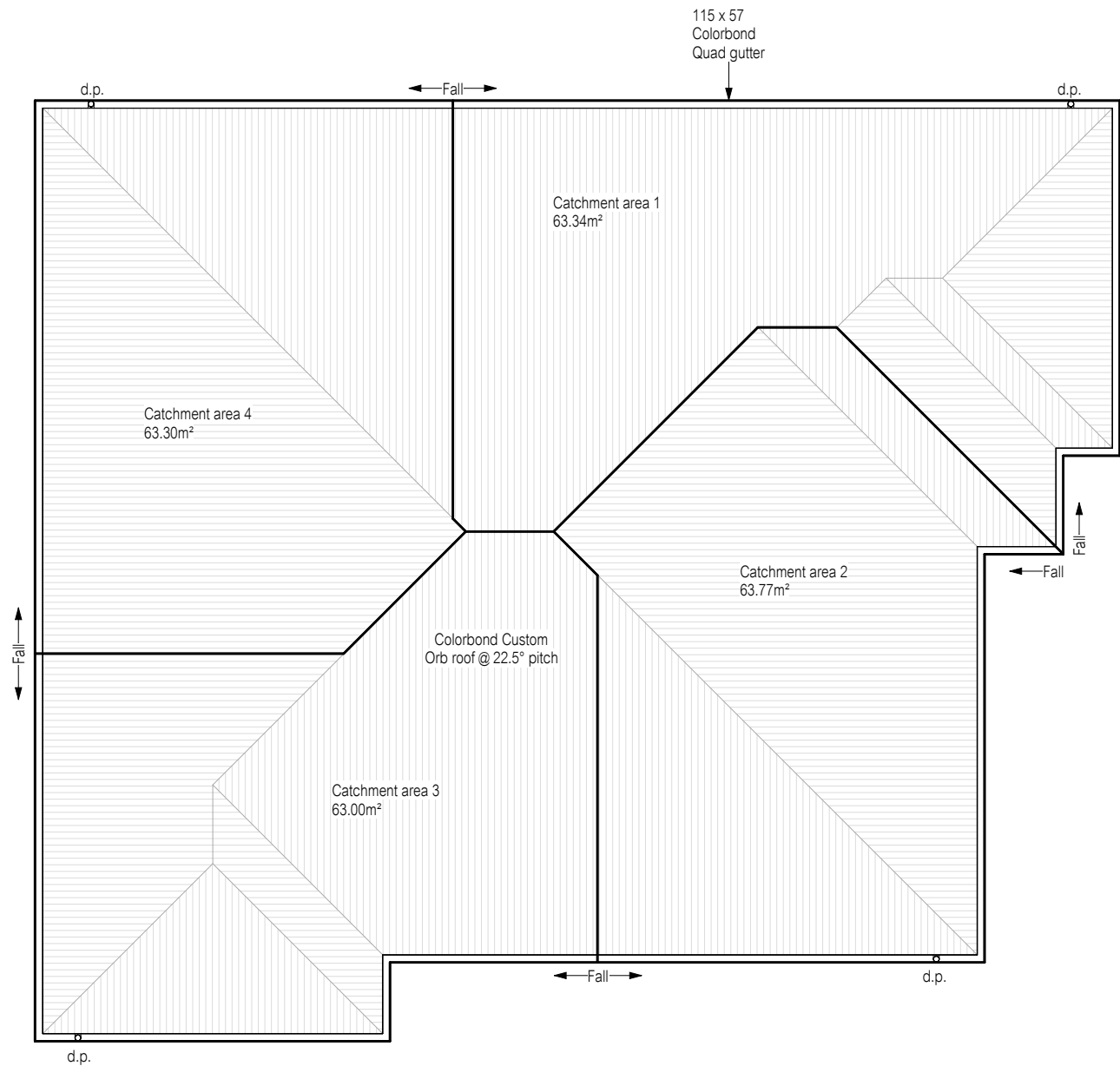


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LEGEND: SW = Sliding Window, AW = Awning Window, SD = Sliding door, FD = French Door, BRPG = Bushfire Rated Privacy Glass NOTE: Window tags including (DG) are to be Double Glazed, otherwise they are to be single glazed.					
NOTE: Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Windows labelled YES in "Restricted/protected" column to comply with N.C.C. 11.3.7 & 11.3.8 * - Glass specification changed to comply with Bushfire requirements (Refer to Sheet ---)					
WINDOW NUMBER	SIZE / TYPE	ID	Uw	SHGC	RESTRICTED
U2 W01	15-12SW (DG)				
U2 W02	21-21SD (DG)				
U2 W03	15-09SW (DG)				
U2 W04	15-09SW (DG)				
U2 W05	15-09SW (DG)				
U2 W06	15-06FW (DG)				
U2 W07	06-18FW (DG) opaque				
U2 W08	15-09SW (DG) Opaque				
U2 W09	15-09SW (DG)				
U2 W10	15-09SW (DG)				
U2 W11	06-15SW (DG)				
U2 W12	06-21SW (DG) opaque				
U2 W13	15-12SW (DG)				

INSULATION SCHEDULE	
Area	Insulation Details
Roof	Sarking (vapour permeable) OR R1.3 Anticon Sarking
Ceiling	R?? bulk insulation (or equivalent) excluding GARAGE
Walls (external)	R?? bulk insulation (or equivalent) with 1 layer sisalation (vapour permeable). Sisalation only to GARAGE
Walls (Internal)	N/A or R?? bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSPACE
Floors	R?? bulk insulation (or equivalent) to all timber floors
NOTE: Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly. Bulk insulation thicknesses vary depending on manufacturer and should be selected accordingly, and installed to manufacturer's specification. Min. 20mm clearance required between roofing and vapour permeable sarking (i.e. batten over sarking OR sarking over batten + vented batten) Min. 25mm air gap above bulk insulation into roof space. Where solar tubes are located, diffusers are to be installed. Where skylights are located, ceiling insulation is to be installed to length of shaft.	

			Notes <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	Designer:  ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info  PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  5 Newfield Road ROKEBY		UNIT 2 CALCULATIONS & SCHEDULES		
A	22 Jan. 24	RJ					Drawn	KV	WH713915
No.	Date	Int.					Date	05 December 2023	Sheet
Amendment changes as per cover sheet							Scale		10a/05



GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Table 7.4.6:  
Controlled front bead height with the front bead of the gutter installed a minimum of 10mm below the top of the fascia.

Batten fixings:  
100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:  
75 x 38 F8  
@ 900 Centre

Colorbond fixings:  
50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.

Roof Sheet Area (Approx)	Fascia Length (Approx)
219.06 m²	60.8 m

ROOF VENTILATION GUIDE:  
Ventilation calculations must be read in conjunction with *CBOS - Condensation in Buildings - Tasmanian Designers' Guide - Version 2 (published April 2019)*.

Continuous gap:	
Supply	Exhaust
Continuous gap at eaves is: 25mm for <16° pitch 10mm for >16° pitch	Continuous gap at ridge is at least 5mm for all roof pitches

OR

**Roof vents:**  
The minimum vent area should be:  
a) Ceiling area/150 for <16° pitch, or  
b) Ceiling area/300 for >16° pitch

Supply	Exhaust
75% of ventilation should be supply	25% of ventilation should be exhaust

Vent at gable should be within 900mm of ridge.

ROOF VENTILATION CALCULATION

Roof vents:	
Ceiling Area:	160.60m²
Roof Pitch:	22.5°
Supply area required (75%):	0.40m²
Exhaust area required (25%):	0.13m²

Example	
Vent Width	200mm
Vent Length	400mm
Vent area	0.08m²
Opening	50%
Supply number required	10 evenly spaced
Exhaust number required	Continuous 5mm gap to ridge

AS3959 compliant ember mesh and compressible blanket to ridge vents on jobs in BAL zones.

Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	202.39	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	209.43	Area of Roof (including 115mm Quad gutter) (m²)
Ac	253.41	Ah² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	100	Design Rainfall Intensity (determined from Figure E8 from AS/NZS 3500.3)
ACDP	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3) (m²)
Required Downpipes	3.96	Ac ÷ Acdp
Downpipes Provided	4	

			<div>Notes</div> <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	Designer:	Client / Project info	<div></div>	UNIT 1 ROOF PLAN		
				ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED BELBIN & MERRETT UNIT DEVELOPMENT  5 Newfield Road ROKEBY		Drawn	KV	WH713915
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