



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/042589

PROPOSAL: Dwelling

LOCATION: 30 Kotona Street, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 05 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 05 April 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 05 April 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 Residential Dwelling

Location:

Address 30 Katona Street

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

\$ 356,725.00

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:

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..... <i>Mark Page</i> | Date..... 01/3/2024 |
|---------------------------------------|---------------------------|

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 185338 | FOLIO 64 |
| EDITION 1 | DATE OF ISSUE 20-Jul-2023 |

SEARCH DATE : 28-Feb-2024

SEARCH TIME : 04.49 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 64 on Sealed Plan 185338
 Derivation : Part of Lot 37617, 56.81ha Gtd. to The
 Director-General of Housing & Construction
 Prior CT 184319/501

SCHEDULE 1

M535627 TRANSFER to DAESUNGTAS PTY LTD Registered
 03-Nov-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP185338 EASEMENTS in Schedule of Easements
 SP185338 COVENANTS in Schedule of Easements
 SP185338 FENCING PROVISION in Schedule of Easements
 SP142549 & SP184319 COVENANTS in Schedule of Easements
 SP184319 FENCING PROVISION in Schedule of Easements
 SP142549 FENCING COVENANT in Schedule of Easements
 SP142549 WATER SUPPLY RESTRICTION
 SP142549 SEWERAGE AND/OR DRAINAGE RESTRICTION
 N111707 MORTGAGE to Butler McIntyre Investments Ltd
 Registered 06-Apr-2023 at 12.05 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER DAESUNG TAS PTY LTD
 FOLIO REFERENCE: CT.184319-501
 GRANTEE PART OF LOT 37617 (56.81ha) GTD TO THE DIRECTOR-GENERAL OF HOUSING & CONSTRUCTION

PLAN OF SURVEY

BY SURVEYOR TIMOTHY LEIGH GOWLLAND
 ROGERSON AND BIRCH SURVEYORS
 UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK
 PH 6248-5898

CITY OF CLARENCE

SCALE 1:2500 LENGTHS IN METRES

REGISTERED NUMBER

SP185338

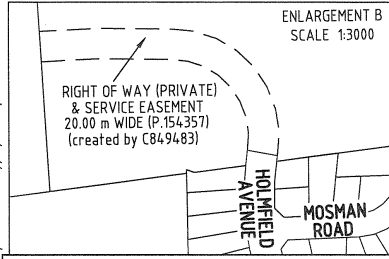
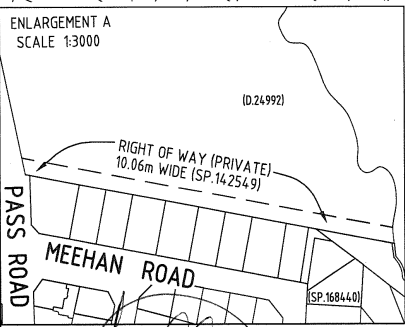
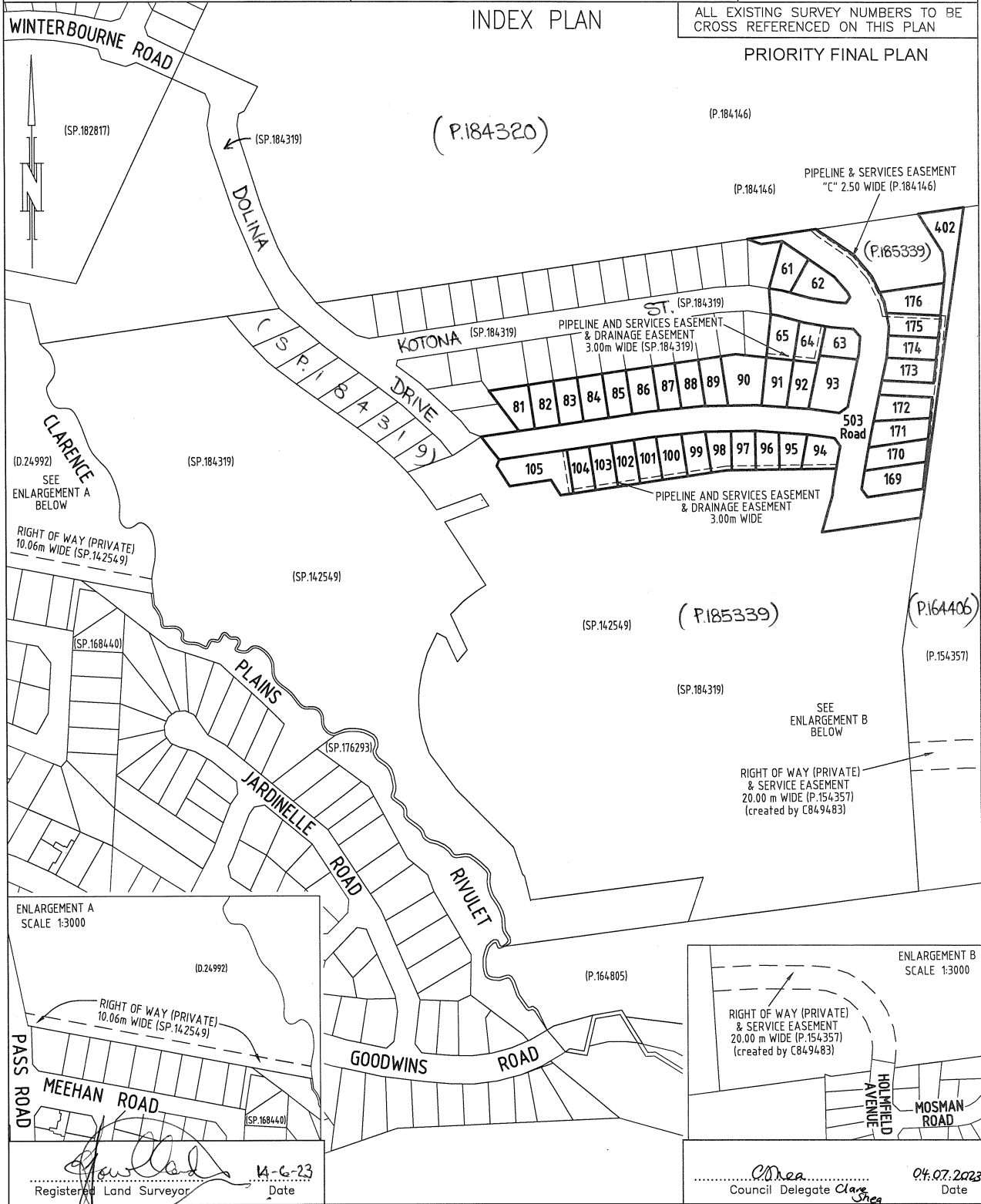
APPROVED EFFECTIVE FROM 20 JUL 2023

Deanna
 Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

INDEX PLAN

PRIORITY FINAL PLAN



Timothy Leigh Gowlland
 Registered Land Surveyor
 14-6-23
 Date

Deanna
 Council Delegate
 04.07.2023
 Date





| | |
|---|---|
| <p style="text-align: center;">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p> | <p style="text-align: right;">Registered Number</p> <p style="font-size: 2em; font-weight: bold;">SP 185338</p> |
|---|---|

PAGE 1 OF 6 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.

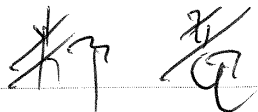

EASEMENTS

Lots 64 and 65 (“the Lots”) are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE (SP.184319)** shown on the Plan (“the Easement Land”).

Lots 64 and 65 on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE (SP.184319)** on the Plan.

Lots 94 to 105 (inclusive) (“the Lots”) are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** shown on the Plan (“the Easement Land”).

Lots 94 to 105 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** on the Plan.

| | |
|---|---|
|  Director |  Director/Secretary |
| (USE ANNEXURE PAGES FOR CONTINUATION) | |

| | |
|---|--|
| SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REF: 184319/501 SOLICITOR & REFERENCE: Page Seager (DAS 221111) | PLAN SEALED BY: Clarence City Council DATE: <u>4th July 2023</u> <u>Stage 4,5+6</u> REF NO. SD-2016/31 |
| Council Delegate <u>Clare Shea</u> | |
| <p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p> | |

| | |
|--|--|
| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p> | <p>Registered Number</p> <p>SP 185338</p> |
| <p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 184319/501</p> | |

Lots 503, 175 and ⁴⁰²~~403~~ ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater created by and described in E295588 over the land marked **PIPELINE AND SERVICES EASEMENT "C" 2.50m WIDE (P.184146)** shown on the Plan ("the Easement Land").

Each lot on the Plan is together with a right of way created by and fully described in the Schedule of Easements to SP 142549 over the land marked **RIGHT OF WAY (PRIVATE) 10.06m WIDE (SP.142549)** on the Plan

Each lot on the Plan is together with a right of carriageway and service easement created by and fully described in C849483 over the land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.00m WIDE (P.154357) (created by C849483)** on the Plan.

COVENANTS

The owner of each Lot on the Plan covenants with the Vendor (Daesungtas Pty Ltd) and the Owner or Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may 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 part of every other Lot shown on the plan to observe the following stipulations:

1. Not to subdivide that Lot at any time without the prior consent in writing of the Corporation.
2. Not to erect on that Lot more than a single residence, which may include an ancillary apartment together with usual outbuildings as may be permitted by the Corporation, without the consent of the Corporation.
3. Not to use the land for any purpose except as a residence or the for the purpose of house occupation without the prior consent of the Corporation in writing.
4. Not to use any engine or machinery in any trade of business, nor erect or use or permit to be used on any part of any lot shown on the Plan nor to conduct or permit to be conducted any trade or business on or from any part of the same, including but not limited to mining, quarrying, or market gardening.

Director



Director/Secretary




NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p> | <p>Registered Number</p> <p>SP 185338</p> |
| <p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 184319/501</p> | |

The leasing of the property for private residential purposes is not deemed to be a breach of this covenant.

5. Not to keep any animals other than domestic pets on any lot shown on the Plan and not to make any application for a kennel licence in respect of any lot shown on the Plan nor to keep or establish or permit to be kept or established any licensed kennel upon any lot or any part of any lot shown on the Plan nor to keep at one time more than two adult canines on any lot shown on the Plan.
6. The Vendor may, at the Vendor’s absolute discretion, waive the burden of any covenant contained in this Schedule of Easements in favour of any lot by notice in writing to the registered proprietor of that lot.

FENCING PROVISION

In respect of the Lots shown on the Plan, the Vendor (Daesungtas Pty Ltd) shall not be required to fence.

DEFINITIONS

“**Corporation**” means the Warden Councillors and Electors of the City of Clarence.

“**Drainage Easement**” means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

“**Pipeline and Services Easement**” is defined as follows:-

Director  Director/Secretary  


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| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p> | <p>Registered Number</p> <p>SP 185338</p> |
| <p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 184319/501</p> | |

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Director  Director/Secretary  

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| <p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 184319/501</p> | |

Interpretation:

“**Infrastructure**” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

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



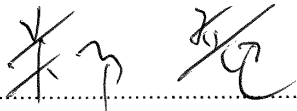


Director _____ Director/Secretary _____

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|---|---------------------------------------|
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| SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 184319/501 | |

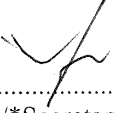
EXECUTED by **DAESUNGTAS PTY LTD (ACN 607 472 131)** as registered proprietor of the land comprised in Folio of the Register Volume 184319 Folio 501 in accordance with section 127 of the Corporations Act 2001 by:



 Director Signature

YONG JUNG

 Director Full Name (print)

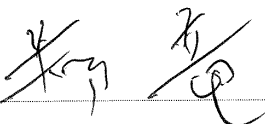


 *Director/*Secretary Signature

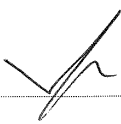

DONGKEUN YOON

 *Director/Secretary Full Name (print)

(*please strike out inapplicable)



 Director

 Director/Secretary

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DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

| | |
|----|------------------------------|
| 1 | COVER SHEET |
| 2 | SITE PLAN |
| 3 | SOIL & WATER MANAGEMENT PLAN |
| 4 | GROUND FLOOR PLAN |
| 5 | ELEVATIONS / SECTION |
| 6 | ELEVATIONS |
| 7 | WINDOW & DOOR SCHEDULES |
| 8 | ROOF DRAINAGE PLAN |
| 9 | FLOOR COVERINGS |
| 10 | KITCHEN DETAILS |
| 11 | BATHROOM DETAILS |
| 12 | ENSUITE DETAILS |
| 13 | LAUNDRY DETAILS |

TOTAL FLOOR AREAS

| MAIN DWELLING, GROUND FLOOR | |
|-----------------------------|-----------------------------|
| ALFRESCO | 13.45 |
| GARAGE | 21.67 |
| LIVING | 112.12 |
| PORCH | 1.33 |
| TOTAL | 148.57 m² |

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.**
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

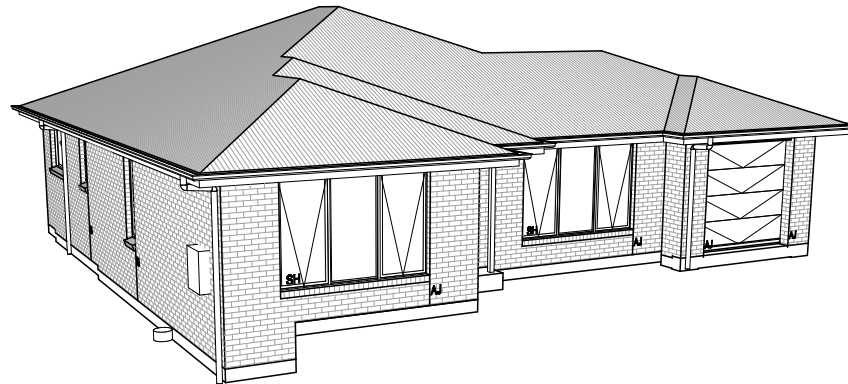
SITE SPECIFIC CONTROLS

| CONTROL | DETAILS |
|----------------------------------|-------------------------|
| ACID SULPHATE SOIL | NO |
| BIODIVERSITY | NO |
| BUILDING ENVELOPE | NO |
| BUSHFIRE | BAL-LOW |
| CLIMATE ZONE (NCC) | ZONE 7 - COOL TEMPERATE |
| DESIGN WIND CLASSIFICATION | N2 (NOT EXPOSED) |
| ESTATE/DEVELOPER GUIDELINES | NO |
| FLOOD OVERLAY | NO |
| HERITAGE | NO |
| LANDSLIP HAZARD | NO |
| MINIMUM FLOOR LEVEL | NO |
| NATURAL ASSET CODE | NO |
| NOISE ATTENUATION | NO |
| SALINE SOIL | NO |
| SHIELDING FACTOR | NS - NO SHIELDING |
| SITE CLASSIFICATION | M |
| SPECIFIC AREA PLAN OVERLAY | YES |
| PARANVILLE | |
| TERRAIN CATEGORY | TC2.5 |
| TOPOGRAPHIC CLASSIFICATION | T1 |
| WATERWAY & COASTAL OVERLAY | NO |
| WIND REGION | A - NORMAL |
| WITHIN 1km CALM SALT WATER | NO |
| WITHIN 50km BREAKING SURF | 26.20km |
| ZONING | GENERAL RESIDENTIAL |
| AIRPORT OBSTACLE LIMITATION AREA | |

BUILDING CONTROLS & COMPLIANCE

| CONTROL | REQUIRED | PROPOSED |
|-----------------------------|-------------------|----------|
| SETBACKS | | |
| FRONT | MIN. 4,500mm | 4,500mm |
| GARAGE TO BOUNDARY | MIN. 5,500mm | 5,519mm |
| SIDE A | MIN. 1,500mm | 935mm |
| SIDE B | MIN. 1,500mm | 3,647mm |
| REAR | MIN. 1,500mm | 8,670mm |
| BULK & SCALE | | |
| SITE AREA | 487m ² | |
| SITE COVERAGE | MAX. 50% | 30.51% |
| LANDSCAPE | | |
| NO APPLICABLE CONTROLS | | |
| EARTHWORKS | | |
| CUT DEPTH | MAX. 2,000mm | 522mm |
| FILL DEPTH | MAX. 1,000mm | 511mm |
| ACCESS & AMENITY | | |
| PARKING SPACES | MIN. 2 SPACES | 2 SPACES |

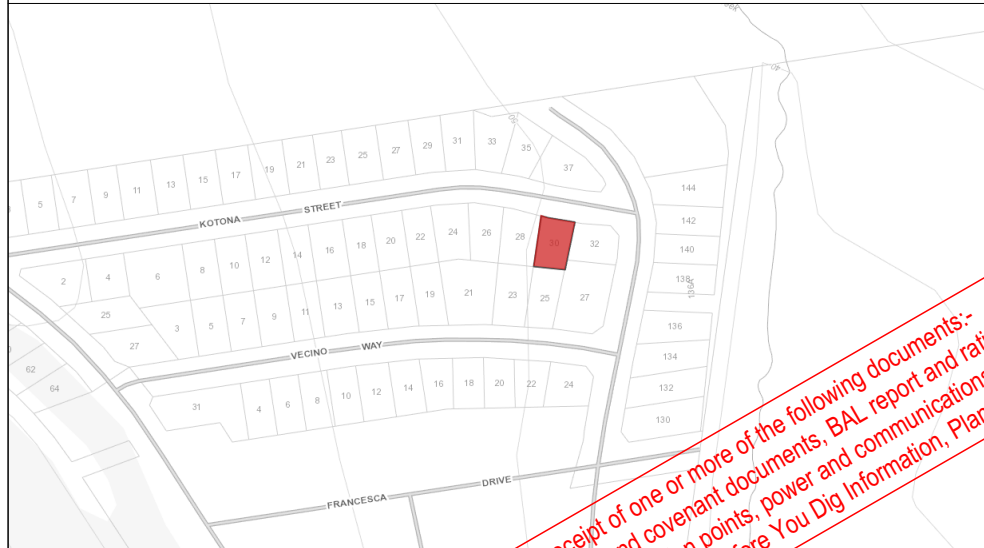
3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP



This Plan has been prepared prior to the receipt of one or more of the following documents:- Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig information, Planning Approval.

BUILDING INFORMATION

| | |
|--|--------------|
| GROUND FLOOR TOP OF WALL HEIGHT(S) | 2445mm |
| NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL | |
| ROOF PITCH (U.N.O.) | 23.0° |
| ELECTRICITY SUPPLY | SINGLE PHASE |
| GAS SUPPLY | NONE |
| ROOF MATERIAL | SHEET METAL |
| ROOF COLOUR | N/A |
| WALL MATERIAL | BRICK VENEER |
| SLAB CLASSIFICATION | TBC |

INSULATION

| | |
|------------|---|
| ROOF | SARKING UNDER ROOFING |
| CEILING | R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO) |
| EXT. WALLS | R2.0 BATTS (EXCL. GARAGE) |
| INT. WALLS | R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN |
| FLOOR | BIAX SLAB |

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE: _____ DATE: _____

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

PRELIMINARY PLAN SET

| 2 | PRELIMINARY PLAN SET - INITIAL ISSUE | ALL | 2024.02.20 | MT | DKZ |
|-----|--------------------------------------|-------|------------|-------|-------|
| No. | AMENDMENT | SHEET | DATE | DRAWN | CHECK |

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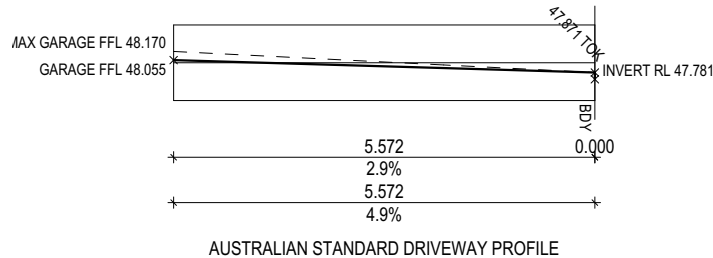
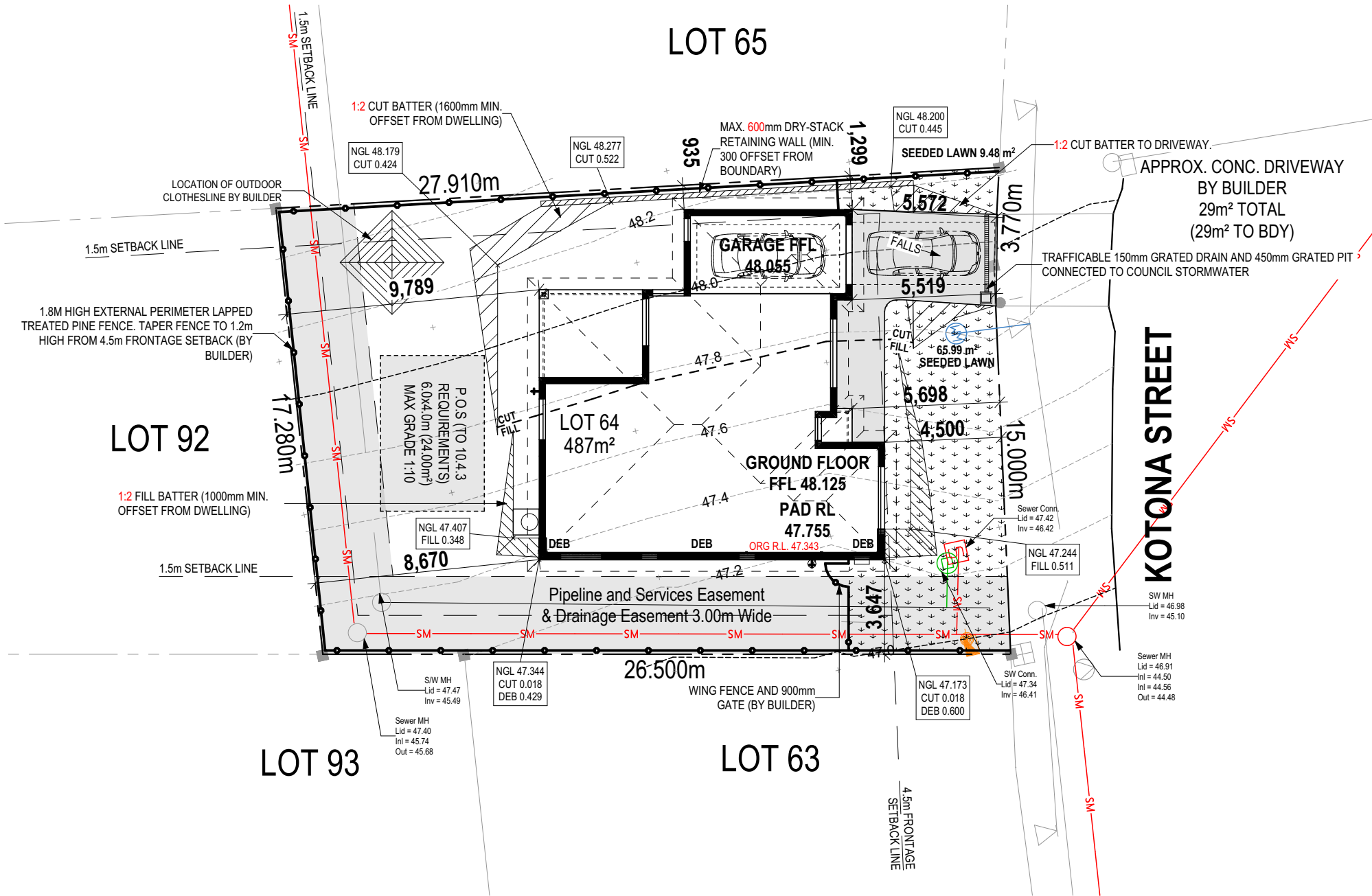


| | | | | | | |
|------------------------------------|--------------------------------|----------------|---|------------------------------|---------------------------------|--|
| SPECIFICATION: DISCOVERY | REVISION | DRAWN | CLIENT: | HOUSE DESIGN: | HOUSE CODE: | DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. |
| COPYRIGHT: © 2024 | 1 DRAFT SALES PLAN - CT1 | JOL 30.01.2024 | BROOKE WALLACE | ASCOT 12 | H-WDCASC10SA | |
| | 2 PRELIM PLANS - INITIAL ISSUE | MT 20.02.2023 | ADDRESS: 30 KOTONA STREET, ROKEBY TAS 7019 | FACADE DESIGN: CLASSIC | FACADE CODE: F-WDCASC10CLASA | |
| | | | LOT / SECTION / CT: 64 / - / 185338 | COUNCIL: CLARENCE COUNCIL | SHEET No.: 1 / 13 | |
| | | | | SHEET TITLE: COVER SHEET | SCALES: 1:100 | 713946 |

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

| APPROX. CUT/FILL | | |
|------------------|---------|--------|
| CUT | 26.86m³ | 60.44t |
| FILL | 25.30m³ | 56.93t |
| DIFFERENCE | 1.56m³ | 3.51t |
| EVEN CUT & FILL | | |

LOT SIZE: **487m²**
 HOUSE (COVERED AREA): **148.57m²**
 SITE COVERAGE: **30.5%**



DRIVEWAY DETAILS
 SCALE: 1:100

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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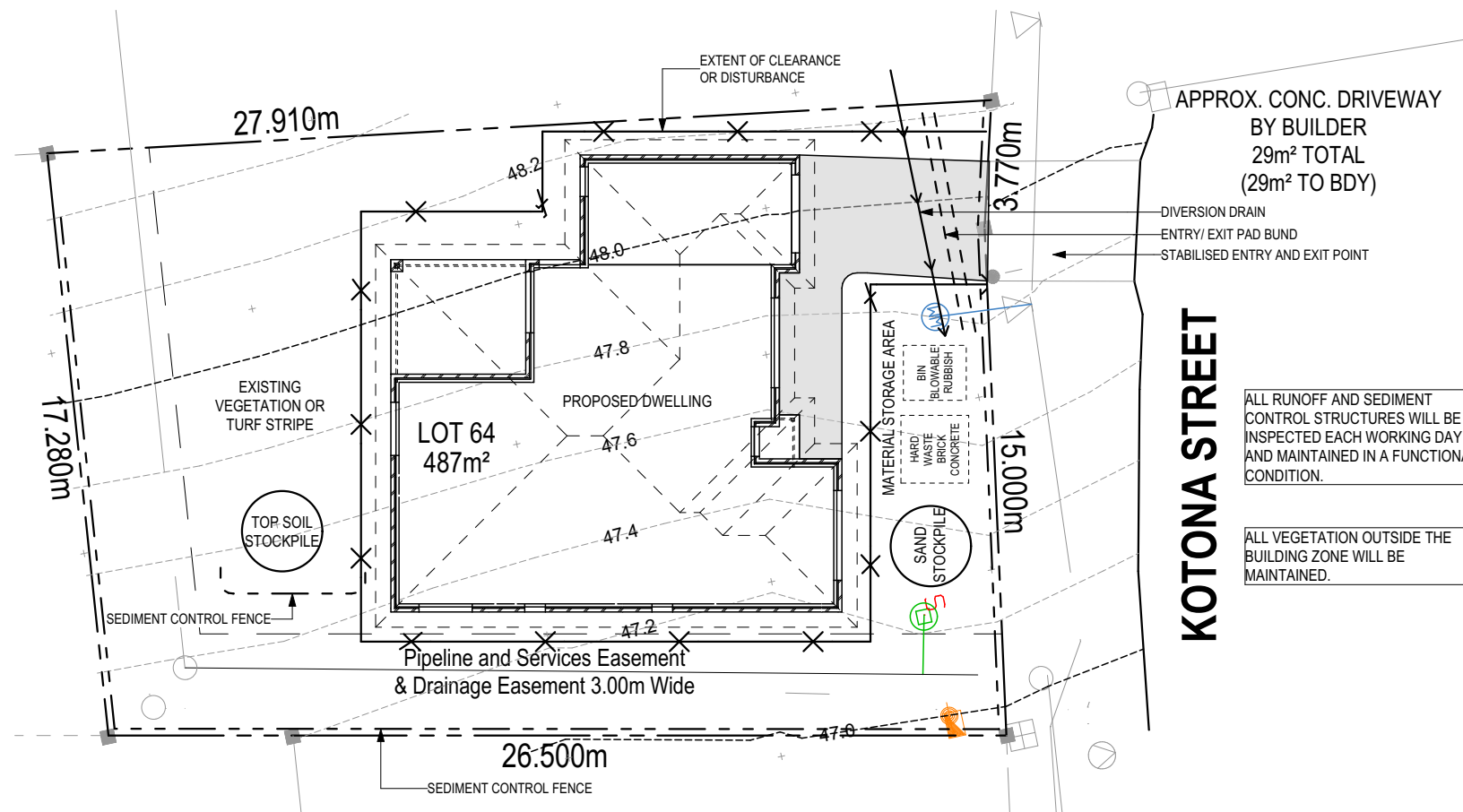
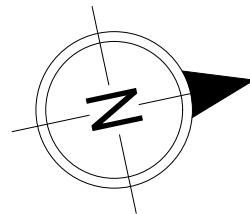
| SPECIFICATION: | REVISION | | DRAWN | CLIENT: | HOUSE DESIGN: | HOUSE CODE: | DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. |
|----------------|-----------|------------------------------|------------------------|-----------------------------------|------------------|-----------------|--|
| | DISCOVERY | 1 | DRAFT SALES PLAN - CT1 | JOL 30.01.2024 | BROOKE WALLACE | ASCOT 12 | |
| COPYRIGHT: | 2 | PRELIM PLANS - INITIAL ISSUE | MT 20.02.2023 | ADDRESS: | FACADE DESIGN: | FACADE CODE: | 713946 |
| © 2024 | | | | 30 KOTONA STREET, ROKEBY TAS 7019 | CLASSIC | F-WDCASC10CLASA | |
| | | | | LOT / SECTION / CT: | SHEET TITLE: | SHEET No.: | 1:200 |
| | | | | 64 / - / 185338 | COUNCIL: | 2 / 13 | |
| | | | | | CLARENCE COUNCIL | | |

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

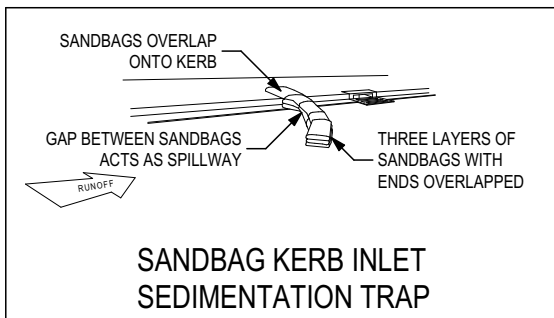
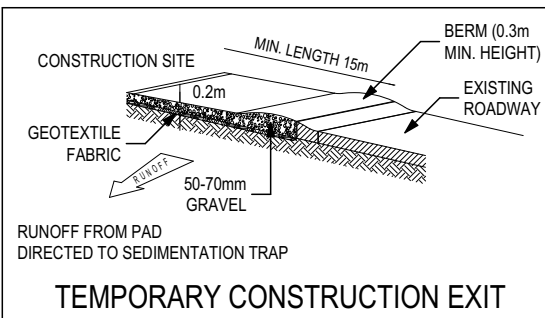
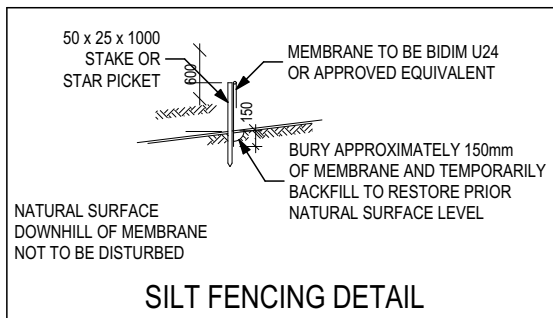
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

- NOTES:
1. ALL 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.
 6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
 7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.



**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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| | | | | | | |
|------------------------------------|--------------------------------|----------------|---|------------------------------|--|--|
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| | | | LOT / SECTION / CT: 64 / - / 185338 | COUNCIL: CLARENCE COUNCIL | SHEET TITLE: SOIL & WATER MANAGEMENT PLAN | |
| | | | | SHEET No.: 3 / 13 | SCALES: | |

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

| MAIN DWELLING, GROUND FLOOR | |
|-----------------------------|-----------------------------|
| ALFRESCO | 13.45 |
| GARAGE | 21.67 |
| LIVING | 112.12 |
| PORCH | 1.33 |
| TOTAL | 148.57 m² |

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

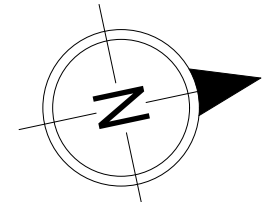
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

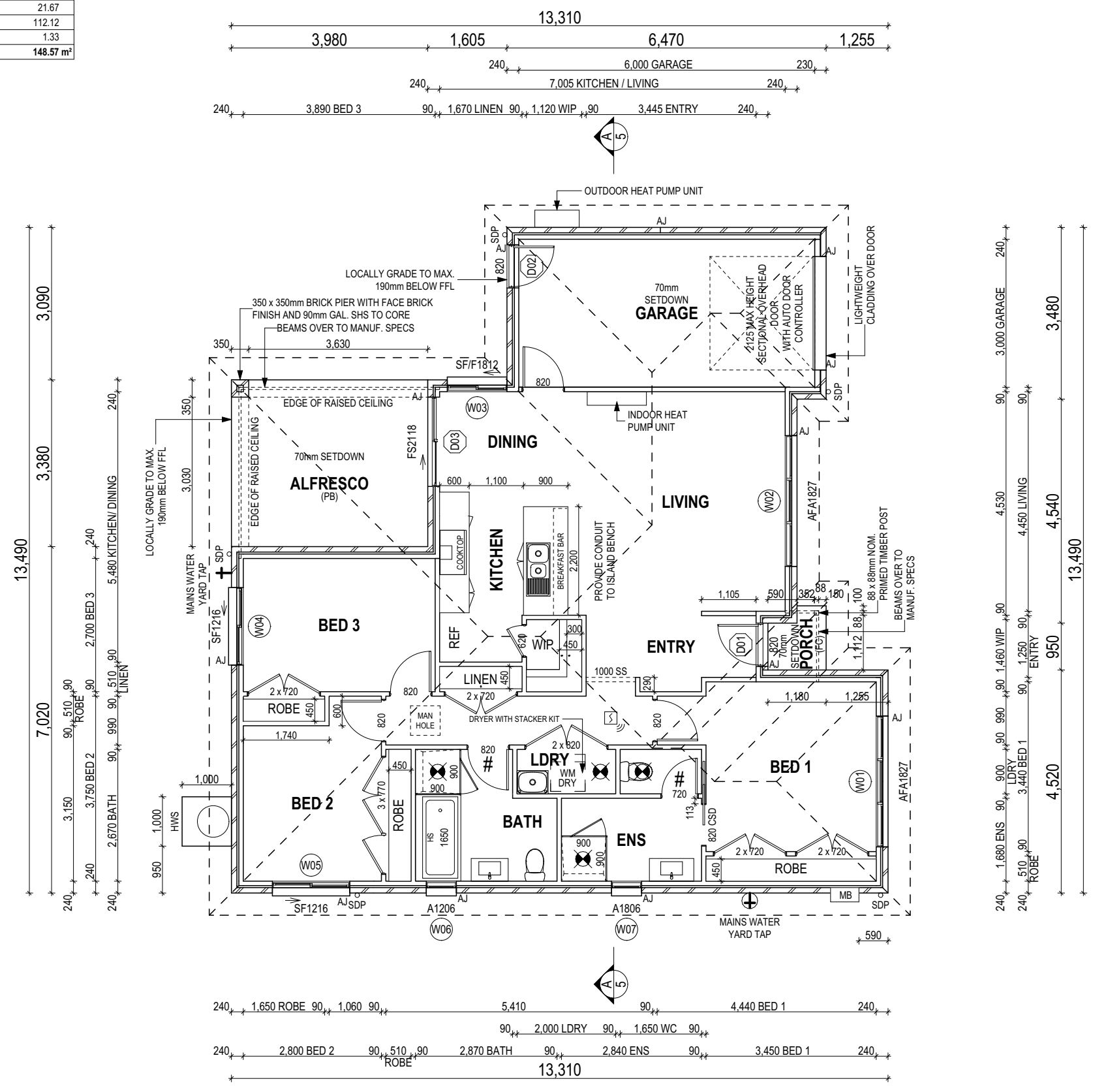
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



| LEGEND | |
|---------------------|---------------------------|
| HS / WS | HOB SPOUT / WALL SPOUT |
| [Brick symbol] | FACE BRICK / COMMON BRICK |
| [Render symbol] | RENDER |
| [Insulation symbol] | SOUND INSULATION |
| AJ | BRICK ARTICULATION JOINT |
| SDP | STANDARD DOWNPIPE |
| CDP | CHARGED DOWNPIPE |
| [Drawer symbol] | DENOTES DRAWER SIDE |
| [Vent symbol] | MECHANICAL VENTILATION |
| L.B.W | LOAD BEARING WALL |
| PB | PLASTERBOARD |
| FC | FIBRE CEMENT |
| [Door symbol] | THIS DOOR OPENS FIRST |
| [Alarm symbol] | SMOKE ALARM |
| # | LIFT OFF HINGE |
| + | WATER POINT |
| [Waste symbol] | FLOOR WASTE |
| [Gas symbol] | GAS BAYONET |

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



ALL DIMENSIONS ARE FRAME DIMENSIONS

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**SUBJECT TO NCC 2022
 (1 MAY 2023)
 WATERPROOFING & PLUMBING**

| PLAN ACCEPTANCE BY OWNER | |
|---|-------------|
| SIGNATURE: _____ | DATE: _____ |
| SIGNATURE: _____ | DATE: _____ |
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| DISCOVERY | 1 DRAFT SALES PLAN - CT1 | JOL 30.01.2024 | BROOKE WALLACE | ASCOT 12 | H-WDCASC10SA | |
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| | | | LOT / SECTION / CT: 64 / - / 185338 | COUNCIL: CLARENCE COUNCIL | SHEET No.: 4 / 13 | |
| | | | | SHEET TITLE: GROUND FLOOR PLAN | SCALES: 1:100 | 713946 |

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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- GENERAL BUILDING INFORMATION

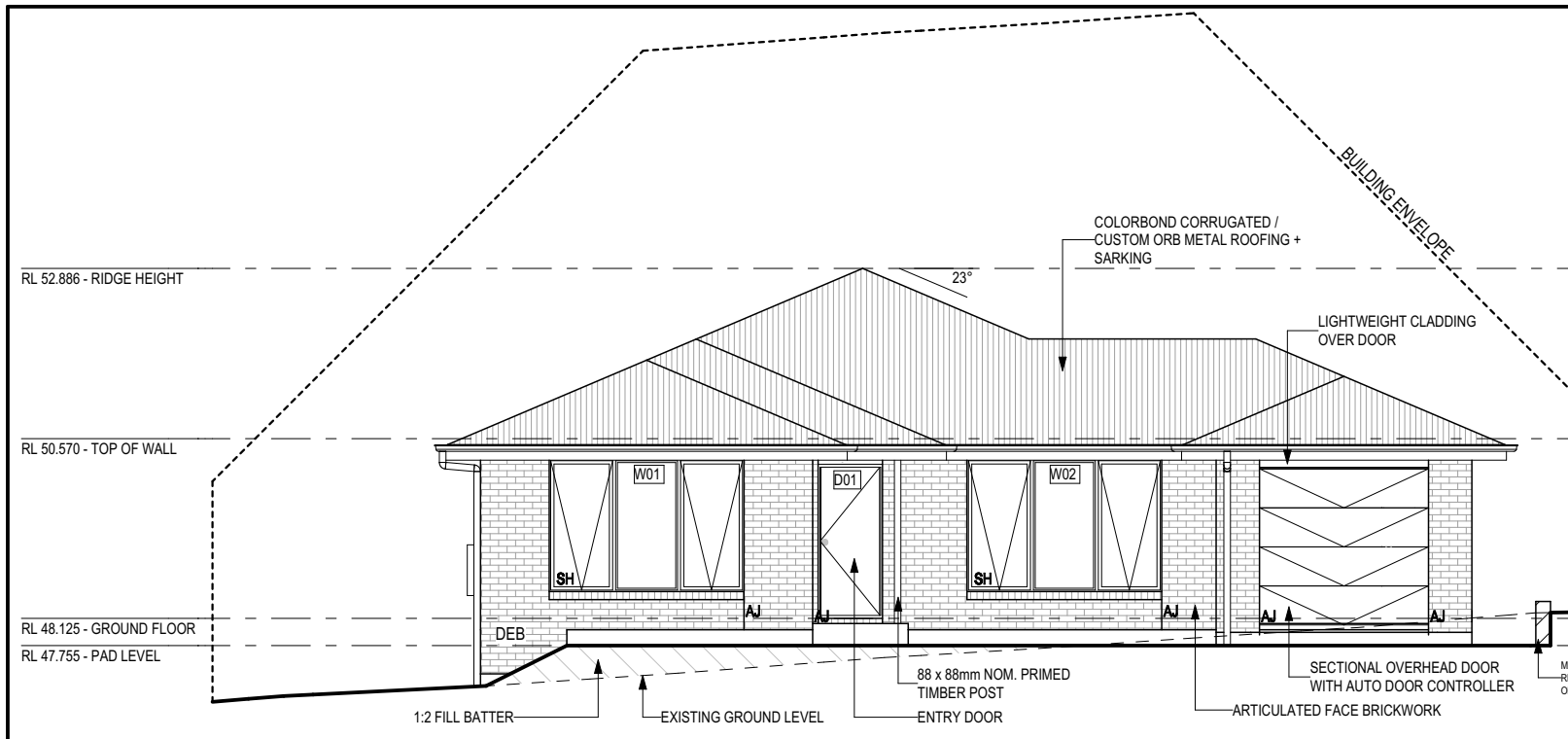
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

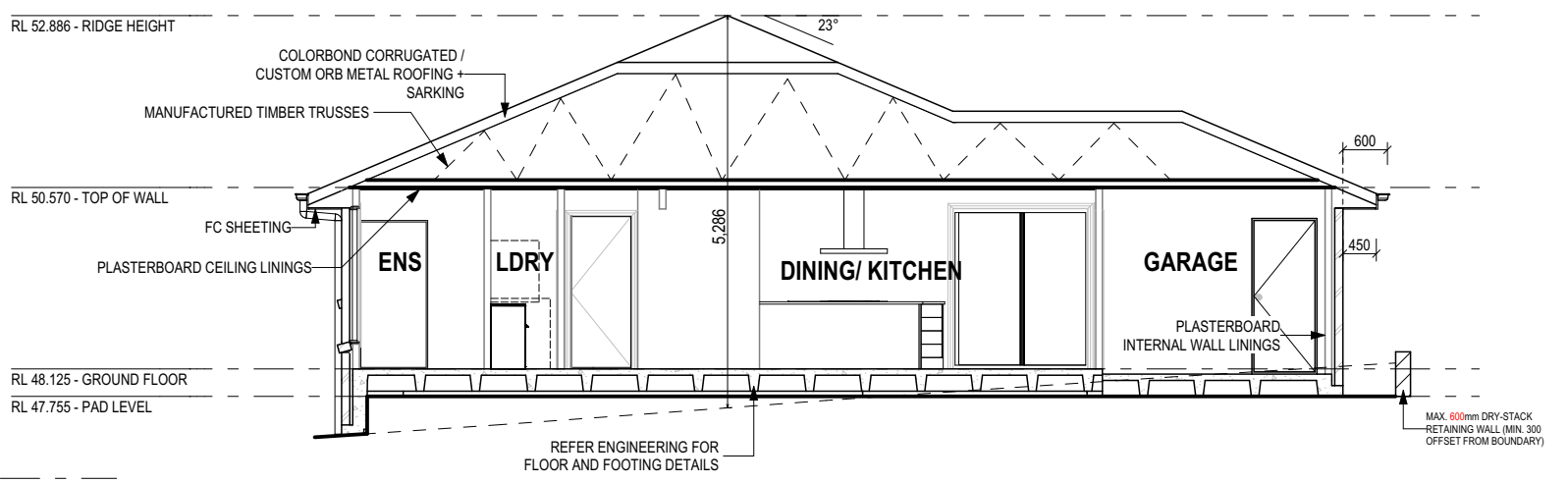
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

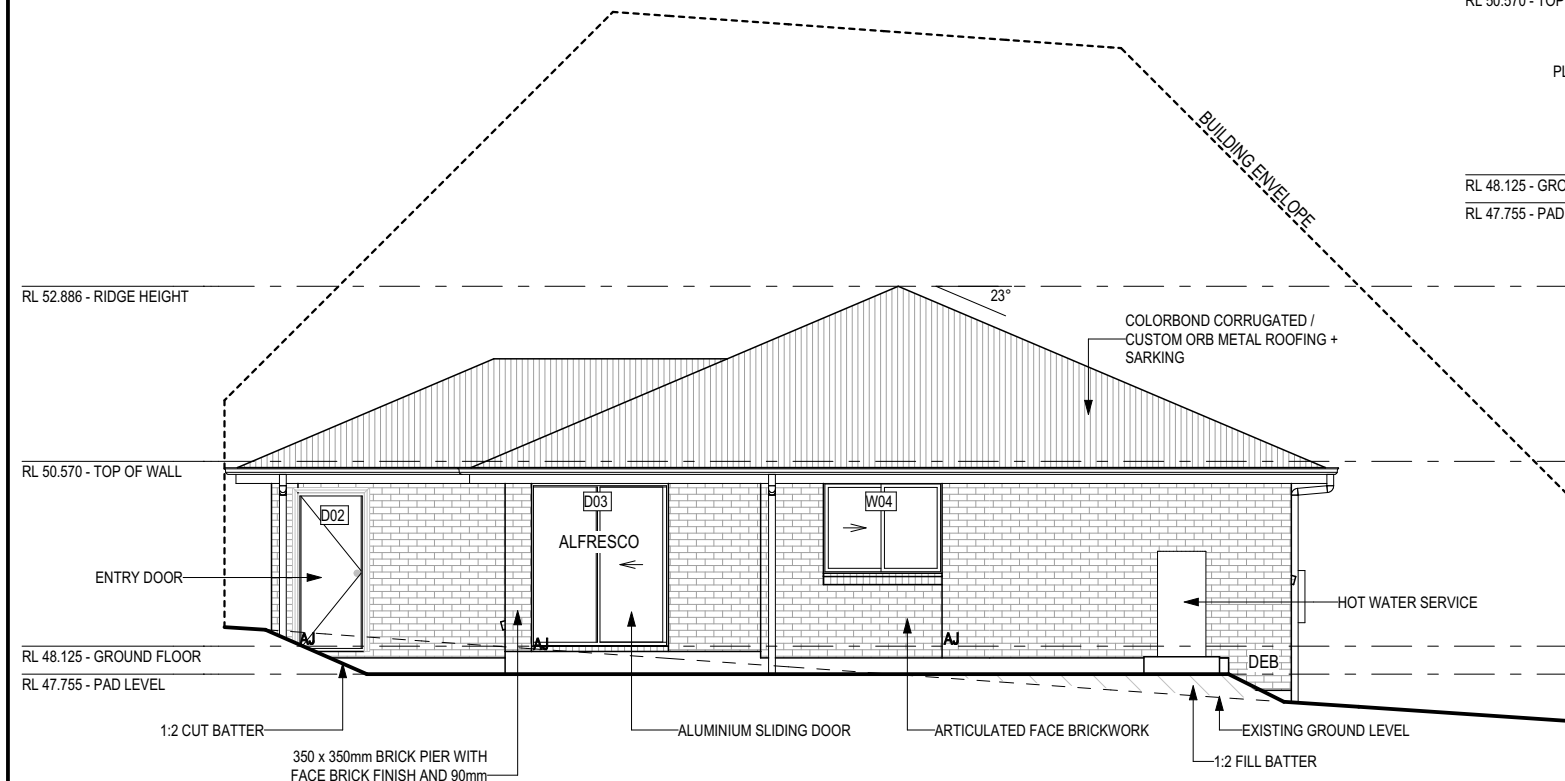
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



NORTH ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

GLASS TYPE LEGEND

| | |
|-------|---------|
| | |
| CLEAR | OBSCURE |

WINDOW TYPE LEGEND

| | | | | |
|--------|-------------|-------|--------|---------|
| | | | | |
| AWNING | DOUBLE HUNG | FIXED | LOUVRE | SLIDING |

PLAN ACCEPTANCE BY OWNER

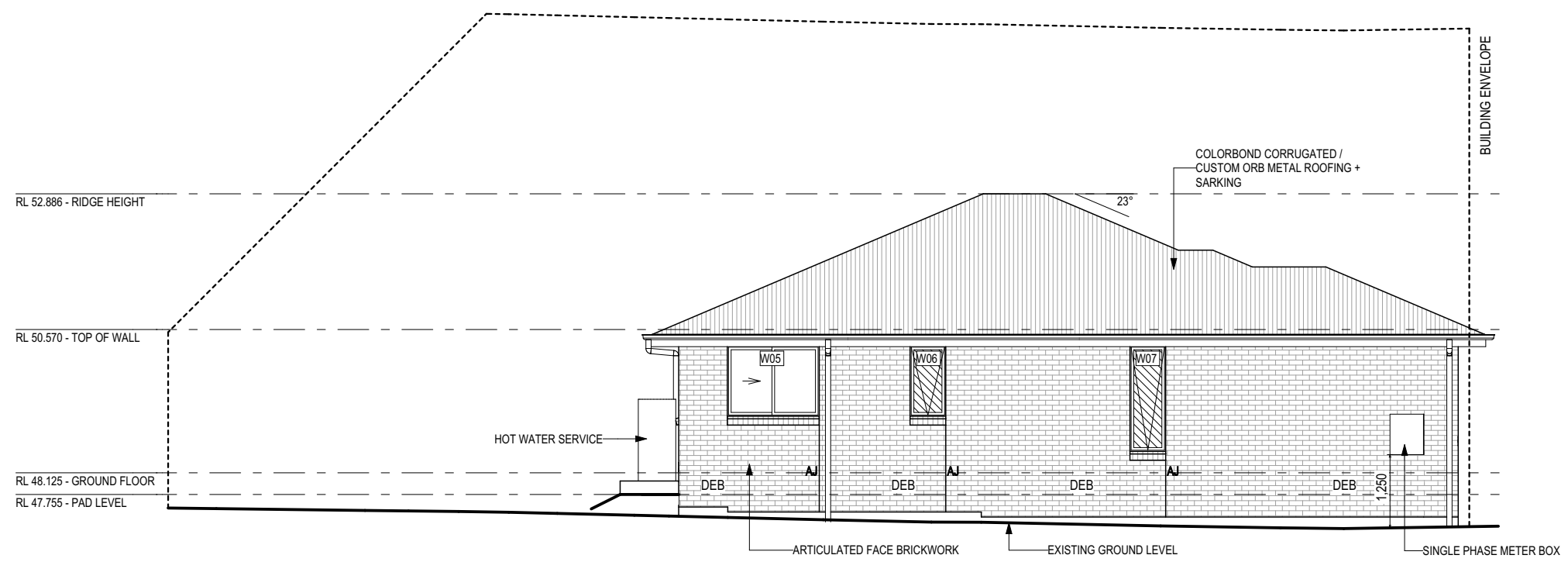
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|--|------------------------------------|--|--|---|----------------------------------|------------------------------------|--|
| | SPECIFICATION: DISCOVERY | REVISION 1 DRAFT SALES PLAN - CT1 2 PRELIM PLANS - INITIAL ISSUE | DRAWN JOL 30.01.2024 MT 20.02.2023 | CLIENT: BROOKE WALLACE ADDRESS: 30 KOTONA STREET, ROKEBY TAS 7019 | HOUSE DESIGN: ASCOT 12 | HOUSE CODE: H-WDCASC10SA | DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. |
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| | | | | SHEET TITLE: ELEVATIONS / SECTION | SHEET No.: 5 / 13 | SCALES: 1:100 | 713946 |



EAST ELEVATION
SCALE: 1:100

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

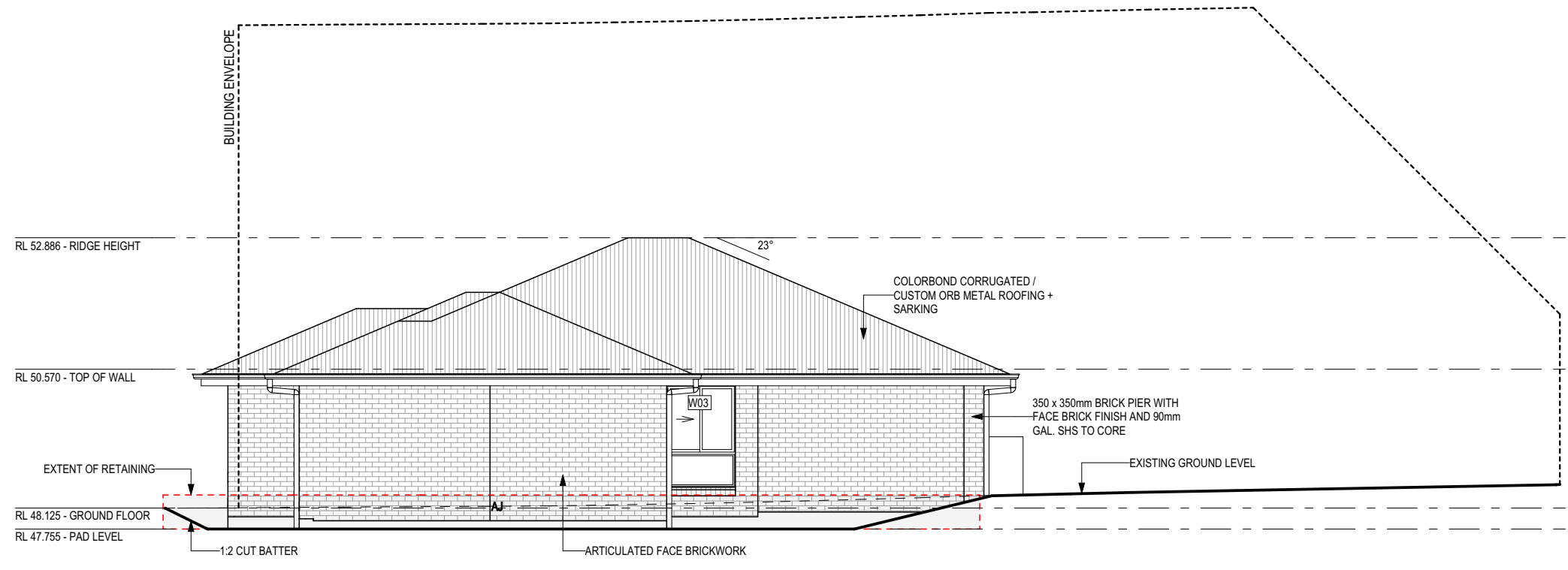
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SH = SNAP HEADER SILL

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

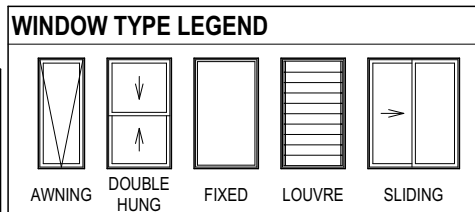
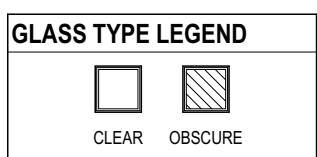
ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING **W-BRIC-001**



WEST ELEVATION
SCALE: 1:100

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING



PLAN ACCEPTANCE BY OWNER

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| | | | | | | |
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| COPYRIGHT: © 2024 | 2 PRELIM PLANS - INITIAL ISSUE | MT 20.02.2023 | ADDRESS: 30 KOTONA STREET, ROKEBY TAS 7019 | FACADE DESIGN: CLASSIC | FACADE CODE: F-WDCASC10CLASA | 713946 |
| | | | LOT / SECTION / CT: 64 / - / 185338 | COUNCIL: CLARENCE COUNCIL | SHEET No.: 6 / 13 | |
| | | | | SHEET TITLE: ELEVATIONS | SCALES: 1:100 | |

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

| STOREY | ID | CODE¹ | TYPE | ROOM | HEIGHT | WIDTH | PERIMETER | AREA (m²) | FRAME TYPE | BAL RATING | SILL TYPE | ORIENT. | GLAZING AREA (m²) | GLAZING TYPE (SINGLE GLAZING U.N.O.) | ADDITIONAL INFORMATION² |
|---------------|-----|----------|----------|-------------|--------|-------|-----------|--------------|------------|------------|-------------|---------|-------------------|--------------------------------------|-------------------------|
| WINDOW | | | | | | | | | | | | | | | |
| GROUND FLOOR | W01 | AFA1827 | AWNING | BED 1 | 1,800 | 2,650 | 8,900 | 4.77 | ALUMINIUM | N/A | SNAP HEADER | N | 3.93 | CLEAR, DOUBLE GLAZED | MP 883-883 |
| GROUND FLOOR | W02 | AFA1827 | AWNING | LIVING | 1,800 | 2,650 | 8,900 | 4.77 | ALUMINIUM | N/A | SNAP HEADER | N | 3.93 | CLEAR, DOUBLE GLAZED | MP 883-883 |
| GROUND FLOOR | W03 | SF/F1812 | SLIDING | DINING | 1,800 | 1,210 | 6,020 | 2.18 | ALUMINIUM | N/A | ANGLED | W | 1.83 | CLEAR, DOUBLE GLAZED | BP 600 |
| GROUND FLOOR | W04 | SF1216 | SLIDING | BED 3 | 1,200 | 1,570 | 5,540 | 1.88 | ALUMINIUM | N/A | ANGLED | S | 1.64 | CLEAR, DOUBLE GLAZED | |
| GROUND FLOOR | W05 | SF1216 | SLIDING | BED 2 | 1,200 | 1,570 | 5,540 | 1.88 | ALUMINIUM | N/A | ANGLED | E | 1.64 | CLEAR, DOUBLE GLAZED | |
| GROUND FLOOR | W06 | A1206 | AWNING | BATH | 1,200 | 610 | 3,620 | 0.73 | ALUMINIUM | N/A | ANGLED | E | 0.52 | OBSCURE, DOUBLE GLAZED, TOUGHENED | |
| GROUND FLOOR | W07 | A1806 | AWNING | ENS | 1,800 | 610 | 4,820 | 1.10 | ALUMINIUM | N/A | ANGLED | E | 0.81 | OBSCURE, DOUBLE GLAZED, TOUGHENED | |
| | | | | | | | | 17.31 | | | | | 14.30 | | |
| DOOR | | | | | | | | | | | | | | | |
| GROUND FLOOR | D01 | 820 | SWINGING | ENTRY | 2,097 | 876 | 5,946 | 1.84 | ALUMINIUM | N/A | SNAP HEADER | N | 1.23 | N/A | |
| GROUND FLOOR | D02 | 820 | SWINGING | <Undefined> | 2,097 | 876 | 5,946 | 1.84 | ALUMINIUM | N/A | SNAP HEADER | N | 1.25 | N/A | |
| GROUND FLOOR | D03 | FS2118 | SLIDING | DINING | 2,158 | 1,810 | 7,936 | 3.91 | ALUMINIUM | N/A | SNAP HEADER | S | 3.41 | CLEAR, DOUBLE GLAZED, TOUGHENED | |
| | | | | | | | | 7.59 | | | | | 5.89 | | |
| | | | | | | | | 24.90 | | | | | 20.19 | | |

LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY CLA-S4.7.1

| Manufacturer - Clark Windows | | | |
|-------------------------------|---------|---------|------|
| Window Type | Glazing | U-Value | SHGC |
| Awning | Single | 6.5 | 0.67 |
| | Double | 4.1 | 0.57 |
| Fixed | Single | 5.9 | 0.75 |
| | Double | 3.2 | 0.67 |
| Sliding | Single | 6.4 | 0.76 |
| | Double | 4.2 | 0.59 |
| Fixed Pane | Single | 5.9 | 0.75 |
| | Double | 3.2 | 0.67 |
| Fixed Glass Panel Hinged Door | Single | 6.0 | 0.62 |
| | Double | 4.3 | 0.55 |
| Sliding Door | Single | 6.1 | 0.74 |
| | Double | 3.6 | 0.66 |
| Stacking Door | Single | 6.3 | 0.74 |
| | Double | 3.8 | 0.66 |
| 135 deg. Awning Bay Window | Single | 6.5 | 0.67 |
| | Double | 4.1 | 0.57 |
| 135 deg. Sliding Bay Window | Single | 6.5 | 0.76 |
| | Double | 4.2 | 0.59 |
| 90 deg. Awning Bay Window | Single | 6.5 | 0.67 |
| | Double | 4.1 | 0.57 |
| 90 deg. Sliding Bay Window | Single | 6.5 | 0.76 |
| | Double | 4.2 | 0.59 |
| Bifold Doors | Single | 6.1 | 0.61 |
| | Double | 4.4 | 0.53 |

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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INTERIOR WINDOW & DOOR SCHEDULE


| STOREY | QTY | CODE | TYPE | HEIGHT | WIDTH | GLAZING TYPE | ADDITIONAL INFORMATION |
|--------------|-----|---------|--------------------|--------|-------|--------------|------------------------|
| DOOR | | | | | | | |
| GROUND FLOOR | 1 | 1000 SS | SQUARE SET OPENING | 2,155 | 1,000 | N/A | |
| GROUND FLOOR | 4 | 2 x 720 | SWINGING | 2,040 | 1,440 | N/A | |
| GROUND FLOOR | 1 | 2 x 820 | SWINGING | 2,040 | 1,640 | N/A | |
| GROUND FLOOR | 1 | 3 x 770 | SWINGING | 2,040 | 2,344 | N/A | |
| GROUND FLOOR | 1 | 620 | SWINGING | 2,040 | 620 | N/A | |
| GROUND FLOOR | 1 | 720 | SWINGING | 2,040 | 720 | N/A | LIFT-OFF HINGES |
| GROUND FLOOR | 4 | 820 | SWINGING | 2,040 | 820 | N/A | |
| GROUND FLOOR | 1 | 820 | SWINGING | 2,040 | 820 | N/A | LIFT-OFF HINGES |
| GROUND FLOOR | 1 | 820 CSD | CAVITY SLIDING | 2,040 | 820 | N/A | |

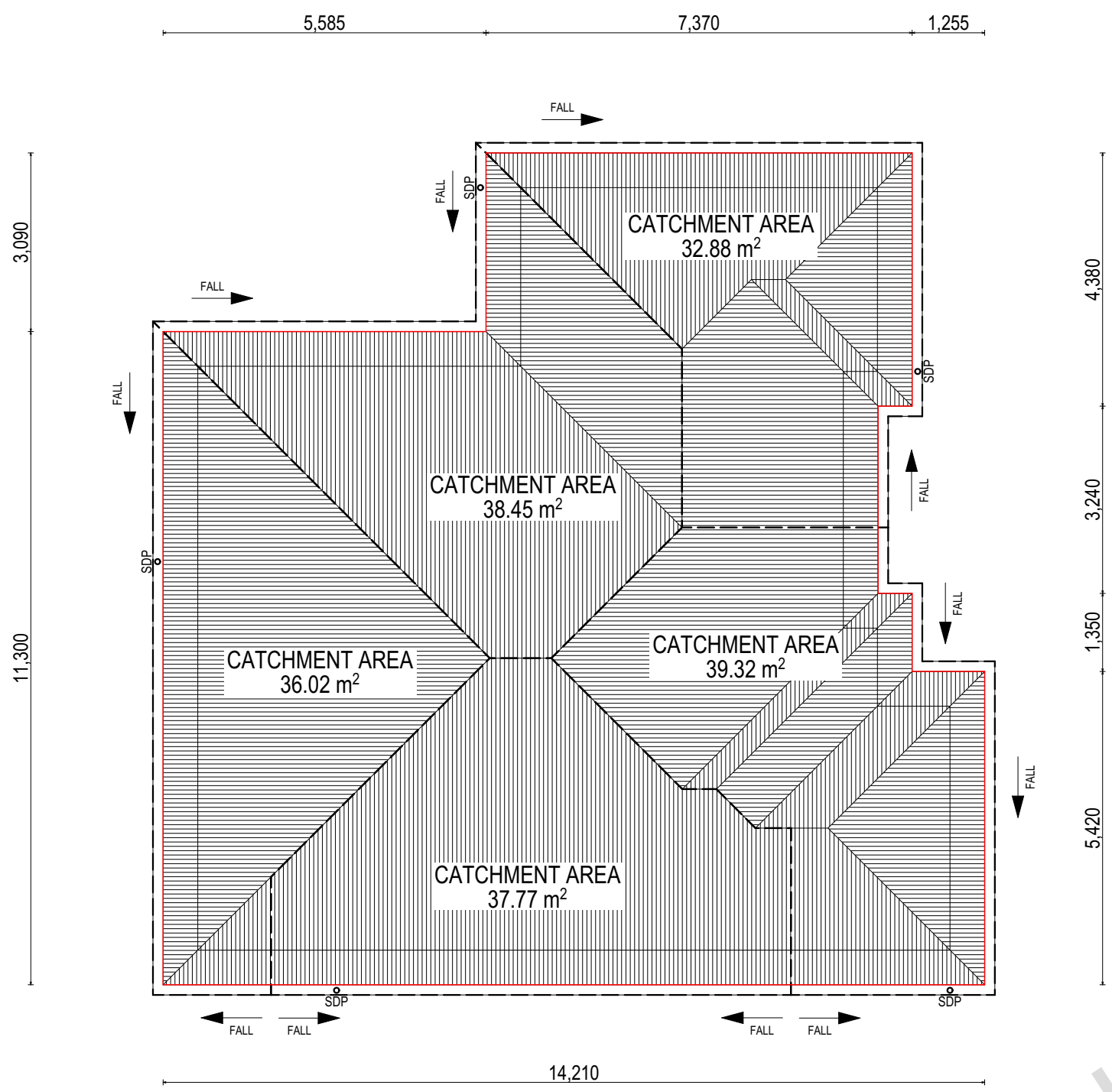
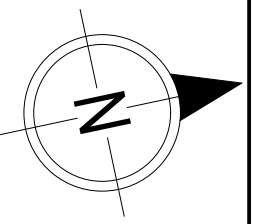
| PICTURE, TV RECESS AND SS WINDOW OPENINGS | | | | |
|---|------|--------|-------|-----------|
| QTY | TYPE | HEIGHT | WIDTH | AREA (m²) |
| | | | | |

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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| | | | | | | | |
|--|------------------------------------|--------------------------------|----------------|---|------------------------------|---|--|
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| | | 2 PRELIM PLANS - INITIAL ISSUE | MT 20.02.2023 | ADDRESS: 30 KOTONA STREET, ROKEBY TAS 7019 | FACADE DESIGN: CLASSIC | FACADE CODE: F-WDCASC10CLASA | |
| | | | | LOT / SECTION / CT: 64 / - / 185338 | COUNCIL: CLARENCE COUNCIL | SHEET TITLE: WINDOW & DOOR SCHEDULES | SHEET No.: 7 / 13 |
| | | | | | | SCALES: | 713946 |



WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREAS SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

| Roofing Data | | |
|---|--------|---|
| | 174.06 | Flat Roof Area (excluding gutter and slope factor) (m ²) |
| | 189.08 | Roof Surface Area (includes slope factor, excludes gutter) (m ²) |
| Downpipe roof calculations (as per AS/NZA3500.3:2018) | | |
| Ah | 184.44 | Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²) |
| Ac | 223.16 | Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2018) (1.21 for 23° pitch) (m ²) |
| Ae | 6300 | Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²) |
| DRI | 86 | Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2018) |
| Acdp | 64 | Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2018) (m ²) |
| Required Downpipes | 3.5 | Ac / Acdp |
| Downpipes Provided | 5 | |

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EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



SPECIFICATION: DISCOVERY
COPYRIGHT: © 2024

| REVISION | DRAWN |
|--------------------------------|----------------|
| 1 DRAFT SALES PLAN - CT1 | JOL 30.01.2024 |
| 2 PRELIM PLANS - INITIAL ISSUE | MT 20.02.2023 |

CLIENT: BROOKE WALLACE
ADDRESS: 30 KOTONA STREET, ROKEBY TAS 7019
LOT / SECTION / CT: 64 / - / 185338
COUNCIL: CLARENCE COUNCIL

HOUSE DESIGN: ASCOT 12
FACADE DESIGN: CLASSIC
SHEET TITLE: ROOF DRAINAGE PLAN

HOUSE CODE: H-WDCASC10SA
FACADE CODE: F-WDCASC10CLASA
SHEET No.: 8 / 13
SCALES: 1:100

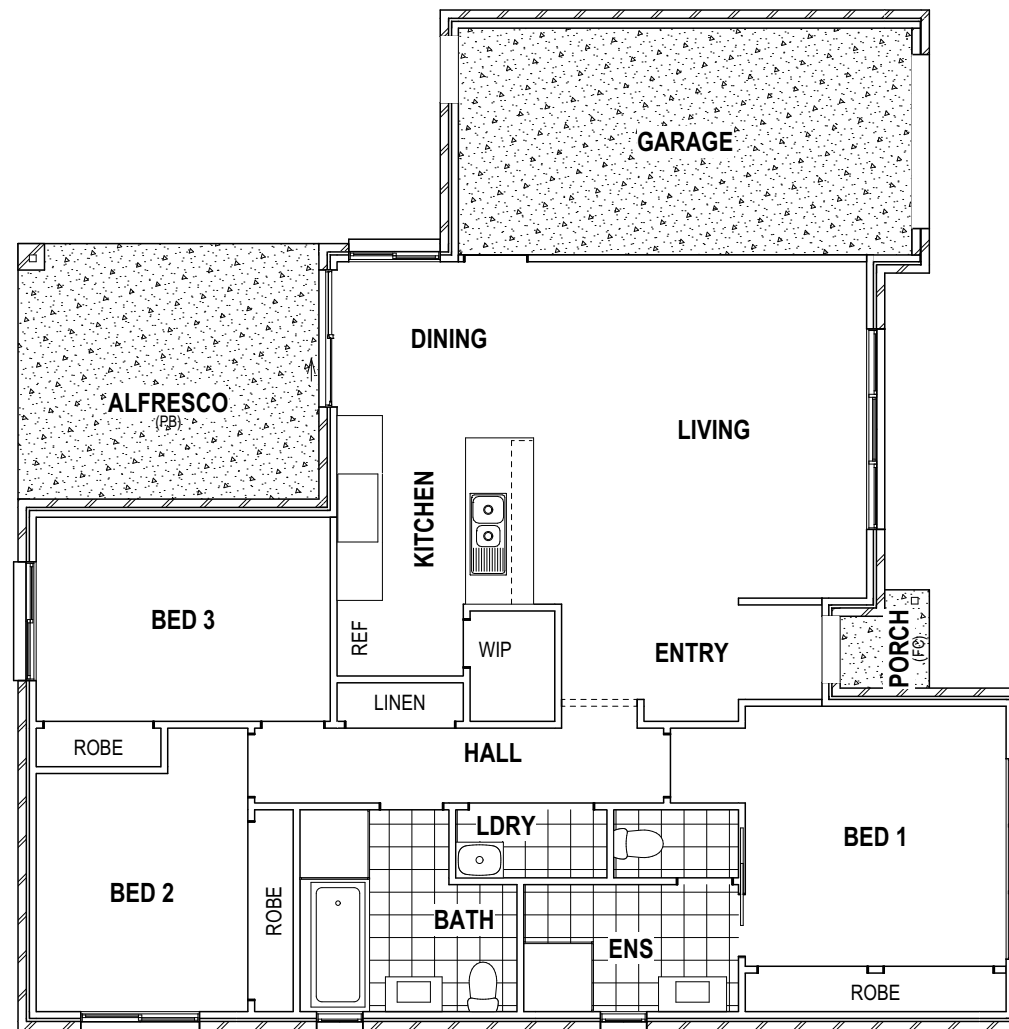
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713946

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

| | |
|--|---------------------------|
| | NO COVERING |
| | COVER GRADE CONCRETE |
| | CARPET |
| | LAMINATE |
| | TILE (STANDARD WET AREAS) |
| | TILE (UPGRADED AREAS) |
| | DECKING |



PRELIMINARY

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

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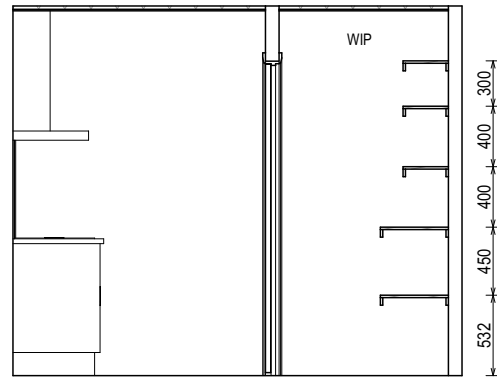
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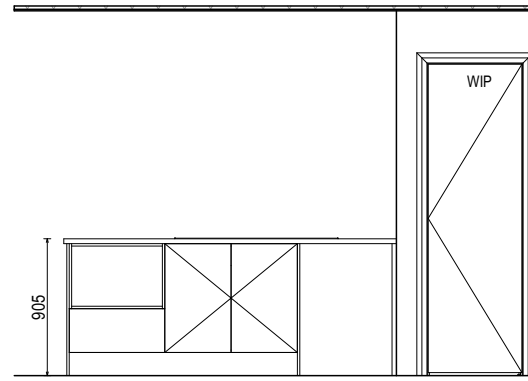
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| | | | | | SCALES: 1:100 | 713946 |

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

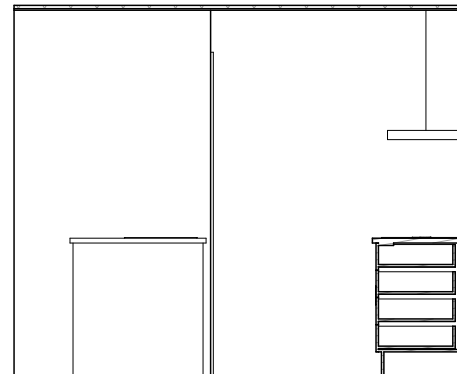
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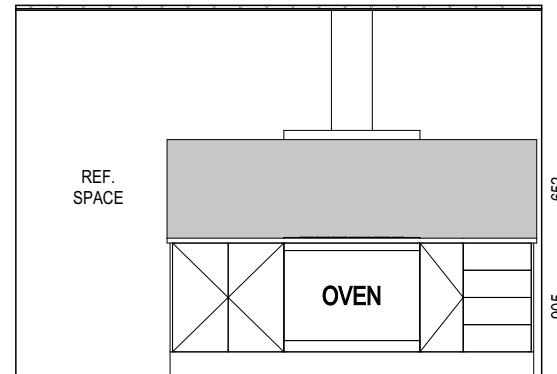
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SCALE: 1:50



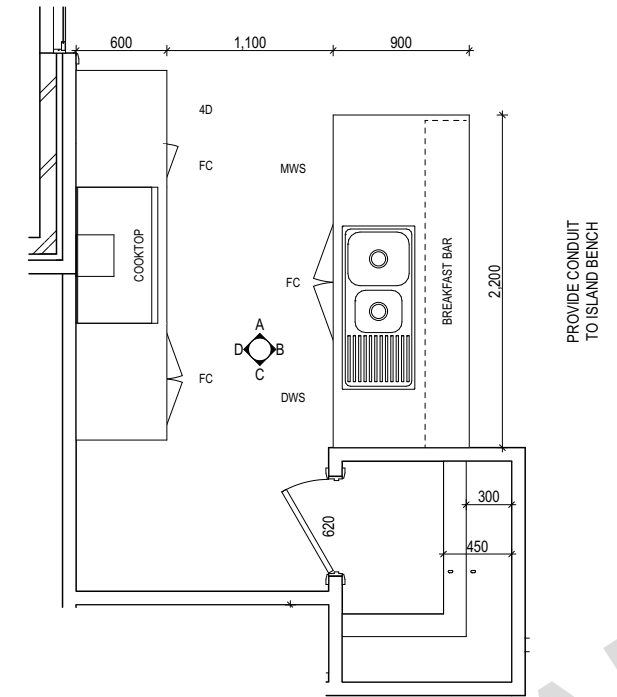
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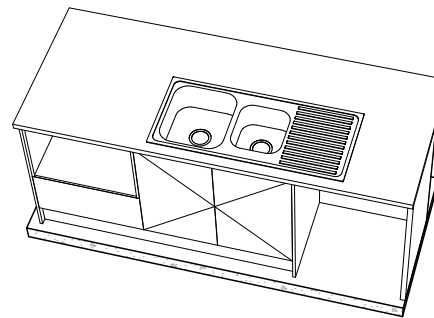
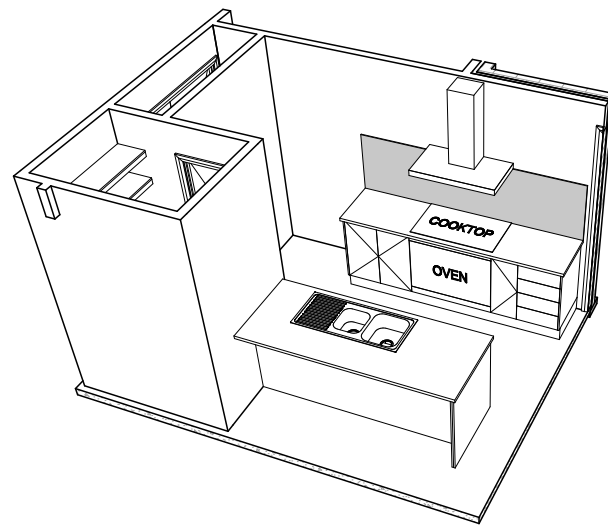
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



PRELIMINARY

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

| PLAN ACCEPTANCE BY OWNER | |
|---|-------------|
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| SIGNATURE: _____ | DATE: _____ |
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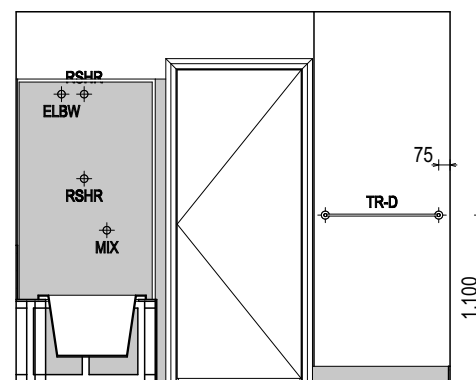
REFER TO THE FOLLOWING DETAILS:
 VANITY DETAILS G-VANI-001
 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

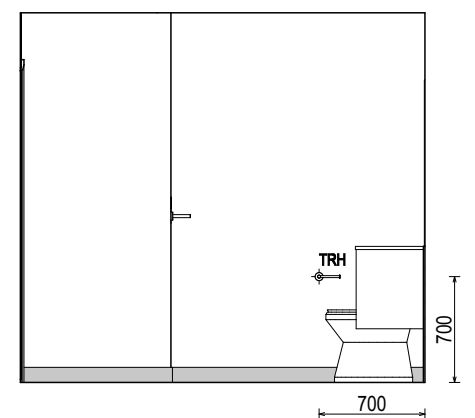
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LEGEND

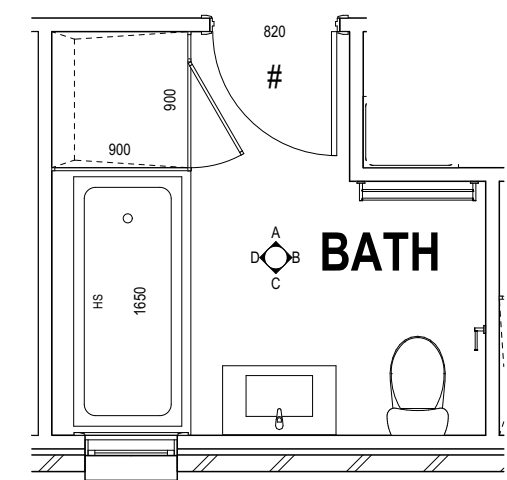
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



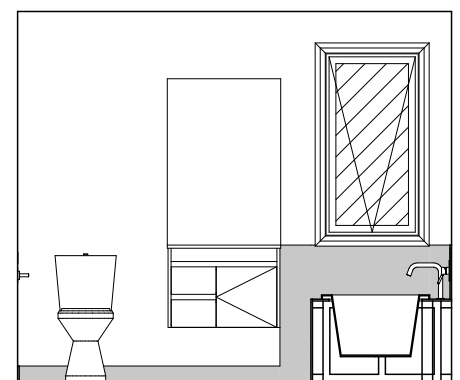
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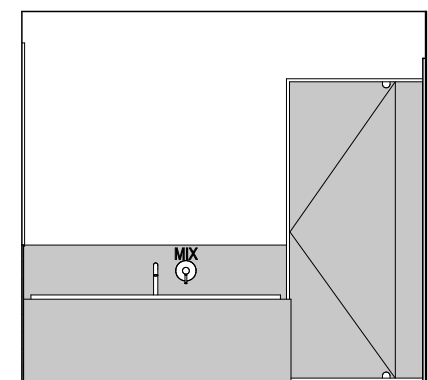
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

| SHAMPOO RECESS SIZE | | STRUCTURAL DIMENSIONS | |
|---------------------|--------------|-----------------------|--------|
| | | WIDTH | HEIGHT |
| "SMALL" | 470 x 380mm | 548mm | 446mm |
| "MEDIUM" | 800 x 380mm | 878mm | 446mm |
| "LARGE" | 1500 x 380mm | 1578mm | 446mm |

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

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| | | 2 PRELIM PLANS - INITIAL ISSUE | MT 20.02.2023 | LOT / SECTION / CT: 64 / - / 185338 | COUNCIL: CLARENCE COUNCIL | SHEET No.: 11 / 13 | SCALES: 1:50 |
| | | | | | | | 713946 |

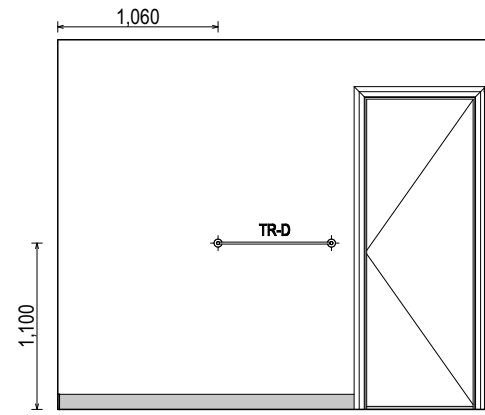
REFER TO THE FOLLOWING DETAILS:
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 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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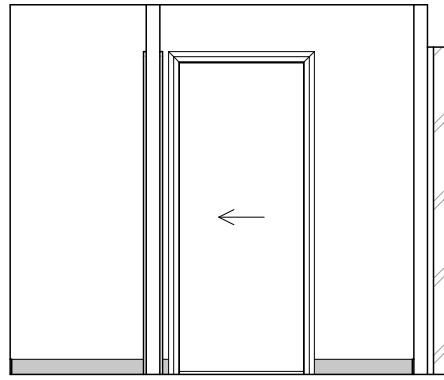
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LEGEND

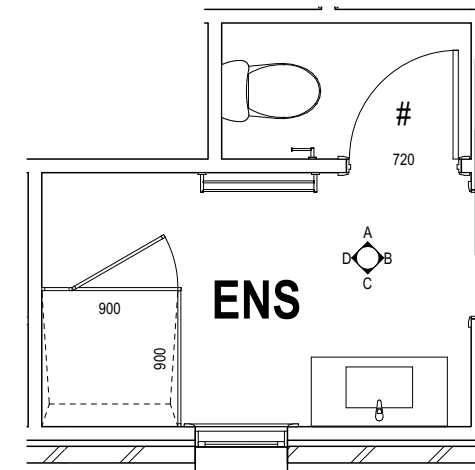
- RSHR RAIL SHOWER
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- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



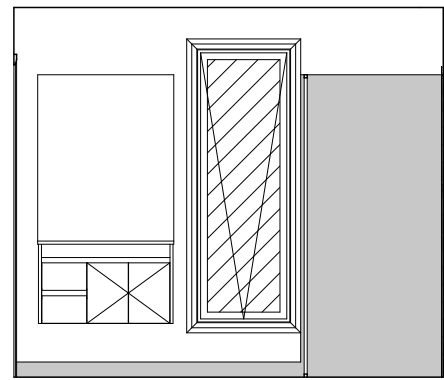
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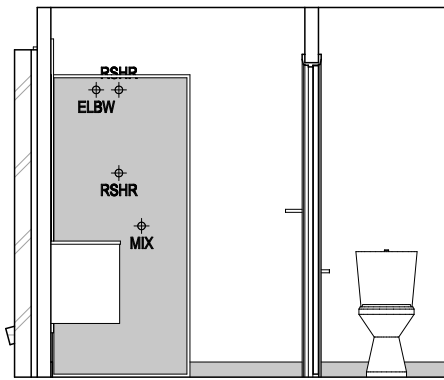
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

| SHAMPOO RECESS SIZE | | STRUCTURAL DIMENSIONS | |
|---------------------|--------------|-----------------------|--------|
| | | WIDTH | HEIGHT |
| "SMALL" | 470 x 380mm | 548mm | 446mm |
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**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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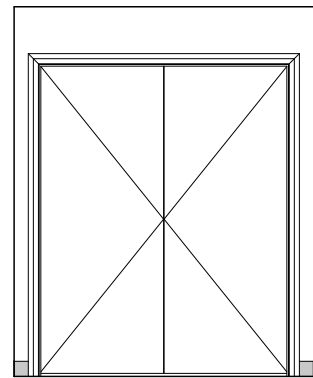
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| | | | | | | | |
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| | | 2 PRELIM PLANS - INITIAL ISSUE | MT 20.02.2023 | LOT / SECTION / CT: 64 / - / 185338 | COUNCIL: CLARENCE COUNCIL | SHEET No.: 12 / 13 | SCALES: 1:50 |
| | | | | | | | 713946 |

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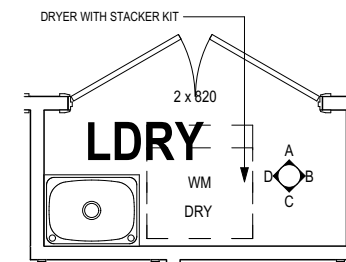
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY



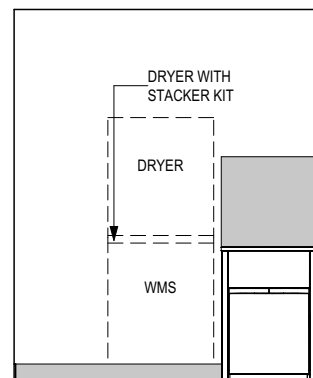
ELEVATION A
SCALE: 1:50



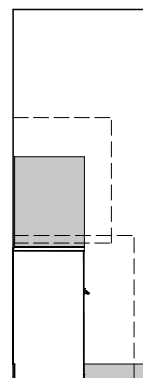
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

| PLAN ACCEPTANCE BY OWNER | |
|---|-------------|
| SIGNATURE: _____ | DATE: _____ |
| SIGNATURE: _____ | DATE: _____ |
| PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED | |

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| | | | | | | | |
|--|------------------------------------|--------------------------------|----------------|--|-------------------------------------|--|--|
| | SPECIFICATION: DISCOVERY | REVISION | DRAWN | CLIENT: BROOKE WALLACE | HOUSE DESIGN: ASCOT 12 | HOUSE CODE: H-WDCASC10SA | DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. |
| | COPYRIGHT: © 2024 | 1 DRAFT SALES PLAN - CT1 | JOL 30.01.2024 | ADDRESS: 30 KOTONA STREET, ROKEBY TAS 7019 | FACADE DESIGN: CLASSIC | FACADE CODE: F-WDCASC10CLASA | |
| | | 2 PRELIM PLANS - INITIAL ISSUE | MT 20.02.2023 | LOT / SECTION / CT: 64 / - / 185338 | COUNCIL: CLARENCE COUNCIL | SHEET No.: 13 / 13 | SCALES: 1:50 |
| | | | | | | | 713946 |



Proposed Residential Development 30 Kotona Street, Rokeby

Bushfire Hazard Report

Applicant: Wilson Homes
Job Number: 713946



January 2024 J9877v1

Geo Environmental Solutions 29 Kirksway Place, Battery Point, Tasmania.
T| 62231839 E| office@geosolutions.net.au W| www.geosolutions.net.au

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Geo Environmental Solutions 29 Kirksway Place, Battery Point, Tasmania.
T| 62231839 E| office@geosolutions.net.au W| www.geosolutions.net.au

1.0 Purpose

This bushfire hazard report is intended to demonstrate compliance with the *Building Regulations 2016*, and the *Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021*. Provide a certificate of others (form 55) as specified by the Director of Building Control.

2.0 Summary

| | |
|-----------------------|--------------------------------------|
| Title reference | 185338/64 |
| PID | 9085291 |
| Address | 30 Kotona Street, Rokeby |
| Applicant | Wilson Homes |
| Municipality | Clarence |
| Planning Scheme | Tasmanian Planning Scheme - Clarence |
| Zoning | General Residential |
| Bushfire Attack Level | BAL-LOW |

Development of a new class 1a building at 30 Kotona Street, Rokeby, requires demonstrated compliance with *Building Regulations 2016*. The Bushfire attack level has been determined as 'BAL-LOW' for the site, there are no specific requirements for the provision of property access, water supplies for firefighting or for hazard management areas for this proposal.

3.0 Introduction

This bushfire attack level assessment has been completed to form part of supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as potentially being in a bushfire prone area.

4.0 Proposal

It is proposed that a new class 1a building is developed at 30 Kotona Street, Rokeby (appendix A).

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

The Bushfire attack level has been determined through the application of section 2 of AS3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS359-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

5.2 Site Description

The proposal is located at 30 Kotona Street, Rokeby, in the municipality of Clarence and is zoned general residential under the Tasmanian Planning Scheme – Clarence. Access to the lot will be by an existing crossover from Katona Street, a council-maintained road. The lot is ~0.048 Ha, is rectangular in shape and is located approximately 1.48km east of Glebe Hill (Figure 1).

Adjacent lands surrounding the lot are zoned general residential. At a landscape scale the lot occurs within a new subdivision. Vegetation cover on surrounding lands is dominantly grasslands grading into woodlands and forests. The lot has gentle slopes with an easterly aspect which is unlikely to have an effect on the bushfire attack at the site.

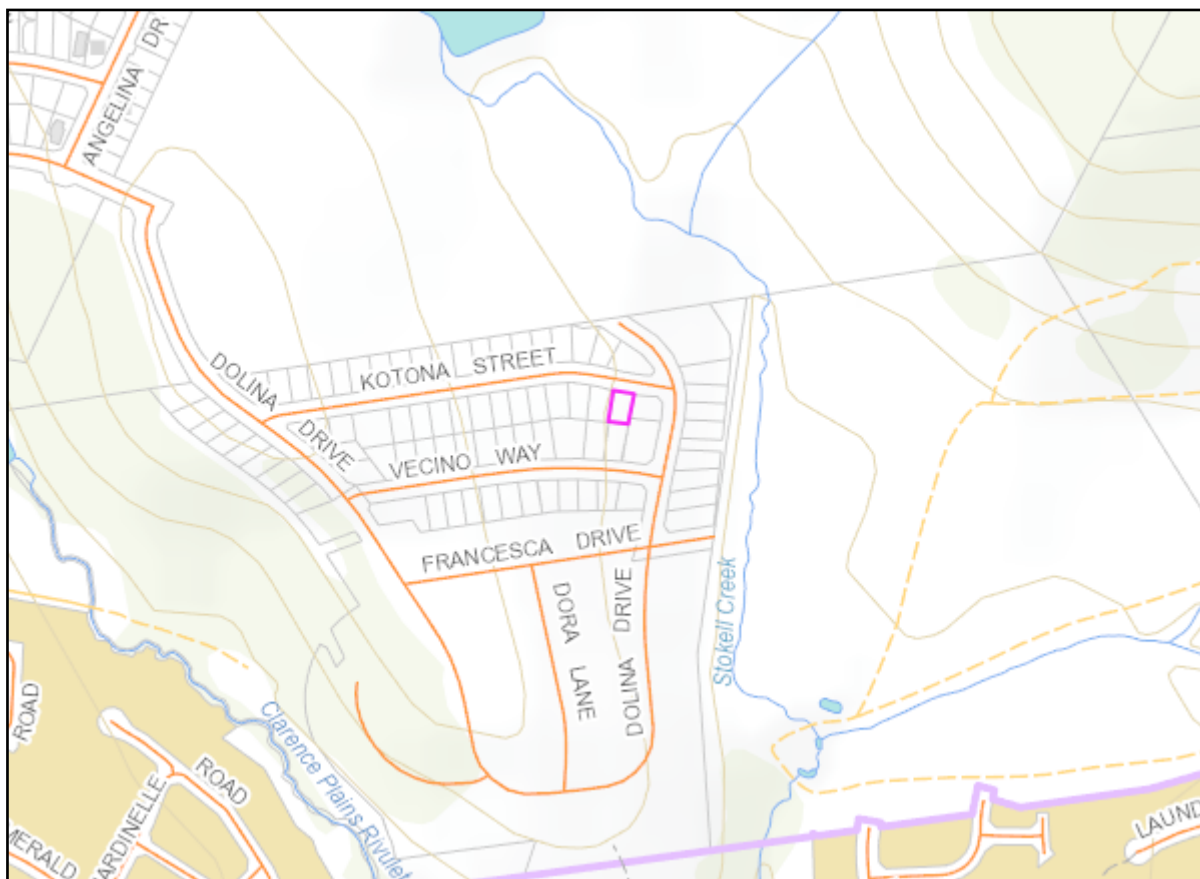


Figure 1. Location of the lot in a topographical context, lot outlined in pink.

Table 1. Bushfire Attack Level (BAL) Assessment

| Azimuth | Vegetation Classification | Effective Slope | Distance to Bushfire-prone vegetation | Bushfire Attack Level |
|--------------|---------------------------------------|--------------------|---------------------------------------|-----------------------|
| North | Exclusion 2.2.3.2 (e, f) [^] | >0 to 5° downslope | 0 to 63 metres | BAL-LOW |
| | Grassland [^] | flat 0° | 63 to 100 metres | |
| | -- | -- | -- | |
| | -- | -- | -- | |
| East | Exclusion 2.2.3.2 (e, f) [^] | >0 to 5° downslope | 0 to 90 metres | BAL-LOW |
| | Grassland [^] | flat 0° | 90 to 100 metres | |
| | -- | -- | -- | |
| | -- | -- | -- | |
| South | Exclusion 2.2.3.2 (e, f) [^] | flat 0° | 0 to 75 metres | BAL-LOW |
| | Grassland [^] | flat 0° | 75 to 100 metres | |
| | -- | -- | -- | |
| | -- | -- | -- | |
| West | Exclusion 2.2.3.2 (e, f) [^] | upslope | 0 to >100 metres | BAL-LOW |
| | -- | -- | -- | |
| | -- | -- | -- | |
| | -- | -- | -- | |

[^] Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).



Figure 2. Shows the lot in the context of surrounding lands and vegetation.

6.0 Results

The bushfire attack level for the site has been determined as **BAL-LOW**. There is an insufficient increase in the risk from bushfire to the site to warrant specific bushfire protection measures in this circumstance.

7.0 Compliance

The Bushfire Attack Level has been determined as BAL-LOW. AS3959-2018 does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with section 2 as being BAL-LOW. There are no design or construction requirements relating to; property access, water supplies for firefighting or hazard management areas in this circumstance. In accordance with s3, (1), (i) of the Director's Determination – Bushfire Hazard Areas, a certificate (form 55) is provided that states that a Bushfire Hazard Management Plan is not required in this circumstance.

8.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant named in section 2. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

9.0 References

Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021

Australian Standard 3959-2018 Construction of Buildings in Bushfire-prone Areas. Standards Australia, Sydney.

Building Regulations 2016, (Tas.), div. 6 – Bushfire-prone Areas. (Austl.)

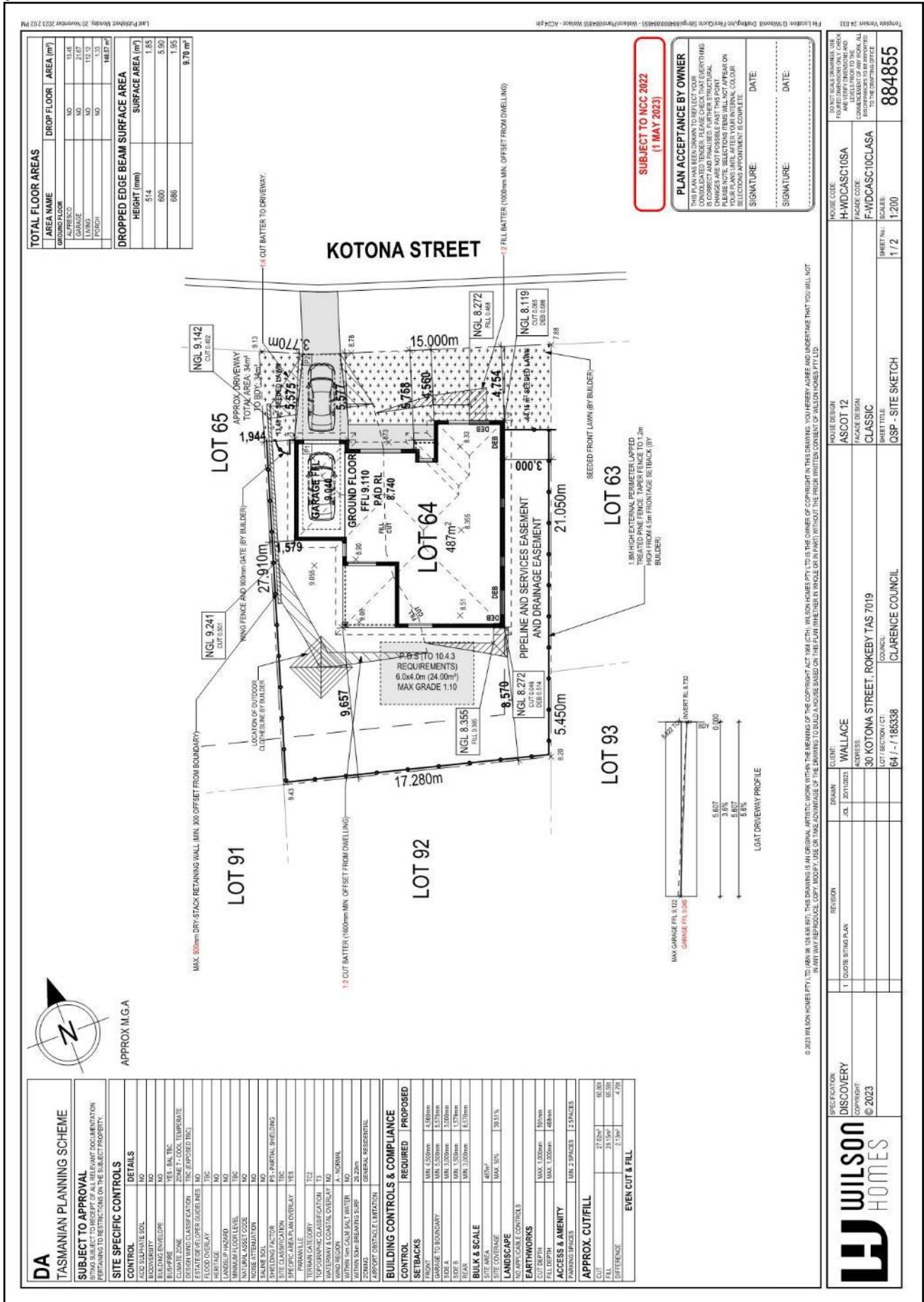
Building Regulations 2014, (Tas.) part 1A – Bushfire-prone Areas. (Austl.)

Tasmanian Planning Scheme - Clarence, Tasmanian Planning Commission.

Bushfire-prone Areas Advisory Note No. 01-2014. v3.0. 8th November 2017. Assessment of vegetation within suburban areas. Tasmania Fire Service, Hobart.

Bushfire-prone Areas Advisory Note No. 04-2016. V3.0. 29th August 2017. Chief Officer's Approved Form for a Bushfire Hazard Management Plan. Tasmania Fire Service, Hobart

Appendix A – Site Plan



| TOTAL FLOOR AREAS | | |
|---------------------------------------|-------------------|-----------|
| AREA NAME | DROP FLOOR | AREA (m²) |
| GROUND FLOOR | NO | 11.48 |
| DECK | NO | 21.47 |
| GARAGE | NO | 152.12 |
| LAUNDRY | NO | 13.3 |
| PORCH | NO | 158.97 |
| DROPPED EDGE BEAM SURFACE AREA | | |
| HEIGHT (mm) | SURFACE AREA (m²) | |
| 514 | 5.90 | |
| 600 | 1.95 | |
| 686 | 9.70 | |

SUBJECT TO NCC 2022
(1 MAY 2023)

PLAN ACCEPTANCE BY OWNER
 THIS PLAN HAS BEEN DRAWN TO REFLECT YOUR CONSOLIDATED ENGINEER PLEASE CHECK THAT EVERYTHING IS CORRECT AND APPROVED PRIOR TO THE COMMENCEMENT OF WORK. ANY CHANGES ARE NOT POSSIBLE PAST THIS POINT. PLEASE NOTE: SELECTIONS ITEMS WILL NOT APPEAR ON THIS DRAWING UNLESS A COLOR SELECTIONS APPPOINTMENT IS COMPLETE.
 SIGNATURE: _____ DATE: _____
 SIGNATURE: _____ DATE: _____

| | |
|----------------|-----------------------------------|
| HOUSE CODE | H-WDCASC10SA |
| PACKAGE ORIGIN | F-WDCASC10CLASA |
| SHEET NO. | 1/2 |
| SCALES | 1:200 |
| SHEET TITLE | QSP - SITE SKETCH |
| COUNCIL | CLARENCE COUNCIL |
| ADDRESS | 30 KOTONA STREET, ROKEBY TAS 7019 |
| CLIENT | WALLACE |
| DESIGNER | ASCOT 12 |
| DATE | 17/2 |
| PROJECT NO. | 884855 |

| DA TASMANIAN PLANNING SCHEME | | |
|---|-------------------------|----------|
| SUBJECT TO APPROVAL THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1969 (CMA). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THE PLAN WHETHER IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD. | | |
| SITE SPECIFIC CONTROLS | | |
| CONTROL | DETAILS | |
| ACID SULPHATE SOIL | NO | |
| BIOHERSITTY | NO | |
| BUILDING ENVELOPE | NO | |
| CLIMATE ZONE | ZONE 7 - COOL TEMPERATE | |
| DESIGN WIND CLASSIFICATION | THE EXPOSED TBC | |
| ESTABLISHMENT OTHER GUIDELINES | NO | |
| FLOOD OVERLAY | TSC | |
| HERITAGE | NO | |
| MINIMUM FLOOR LEVEL | TSC | |
| NATURAL ASSET CODE | NO | |
| NOISE ATTENUATION | NO | |
| SKALINE SOIL | NO | |
| SITE SPECIFIC CONTROLS | TSC - PARTIAL SHEDDING | |
| SPECIFIC AREA PLAN OVERLAY | YES | |
| TERMINAL CATEGORY | T2 | |
| TOPOGRAPHIC CLASSIFICATION | T3 | |
| WIND RISK AND CONSTITAL OVERLAY | NO | |
| WIND RISK AND CONSTITAL OVERLAY | NO | |
| WITHIN 50m CALM SALT WATER | NO | |
| WITHIN 50m BREAKWATER SURF | 20.20m | |
| ZONING | GENERAL RESIDENTIAL | |
| ADJACENT OBSTACLE LIMITATION | | |
| BUILDING CONTROLS & COMPLIANCE | | |
| CONTROL | REQUIRED | PROPOSED |
| SETBACKS | MIN. 4.500m | 4.500m |
| FENCES | MIN. 2.000m | 2.000m |
| GARAGE TO BOUNDARY | MIN. 2.000m | 2.000m |
| SIDE A | MIN. 1.500m | 1.570m |
| SIDE B | MIN. 1.500m | 1.570m |
| REAR | MIN. 2.000m | 2.570m |
| BULK & SCALE | | |
| SITE AREA RANGE | 487m² | |
| MAX. 5% | 20.51% | |
| LANDSCAPE | | |
| MIN. 5% | 20.51% | |
| EARTHWORKS | | |
| CUT DEPTH | MAX. 1.000m | 800mm |
| FILL DEPTH | MAX. 1.000m | 480mm |
| ACCESS & AMENITY | | |
| PARKING SPACES | MIN. 2 SPACES | 2 SPACES |
| APPROX. CUT/FILL | | |
| CUT | 27.52m³ | 6.00m |
| FILL | 1.13m³ | 1.13m |
| DIFFERENCE | 26.39m³ | 4.87m |
| EVEN CUT & FILL | | |

WILSON HOMES

DISCOVERY
DISCOVERY
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CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

| | |
|------------------------|---|
| Documents: | Bushfire Hazard Report 30 Katona Street, Rokeby. January 2024. J9877v1. and Form 55 |
| Relevant calculations: | Not Applicable. |
| References: | Directors Determination – Bushfire Hazard Areas, version 1.1, 12 th April 2021. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney |

Substance of Certificate: (what it is that is being certified)

The Bushfire Attack Level has been determined to be BAL-LOW. There is an insufficient increase in risk to the dwelling and occupants from bushfire to warrant specific bushfire protection measures in this circumstance. There is no requirement for the provision of hazard management areas or water supplies for firefighting and there are no specific design or construction standards for property access for the proposed class 1a development.

I also certify that there is no requirement for a Bushfire Hazard Management Plan in this circumstance.

Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

| | | | |
|-------------------|--|-----------------|------------|
| Qualified person: | Signed: | Certificate No: | Date: |
| |  | J9877 | 08/01/2024 |