



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2024/042888**

**PROPOSAL:** Dwelling

**LOCATION:** 24 Kotona Street, Rokeby

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

**ADVERTISING EXPIRY DATE:** 24 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 April 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 24 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](http://www.ccc.tas.gov.au) or at the Council offices.



Clarence... a brighter place

# 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:

New dwelling

Location:

Address 24 Kotona Street

Suburb/Town Rokeby

Postcode 7019

Current Owners/s:

Personal Information Removed

Applicant:

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$480,000

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

Dominique Dinel

Current Use of Site:

Vacant land

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

Yes

No

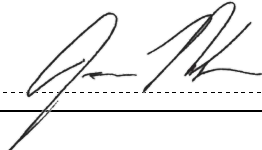
Declaration:

- *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 14/03/2024

**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.*

- 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 184319	FOLIO 67
EDITION 2	DATE OF ISSUE 28-Aug-2023

SEARCH DATE : 04-Apr-2024

SEARCH TIME : 11.51 AM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 67 on Sealed Plan 184319  
 Derivation : Part of Lot 37617 (56.81ha) Gtd. to The  
 Director-General of Housing & Construction  
 Prior CT 142549/1

SCHEDULE 1

N137164 TRANSFER to S & D PROPERTY CO PTY LTD Registered  
 28-Aug-2023 at 12.05 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP184319 EASEMENTS in Schedule of Easements  
 SP184319 COVENANTS in Schedule of Easements  
 SP184319 FENCING PROVISION in Schedule of Easements  
 SP142549 COVENANTS in Schedule of Easements  
 SP142549 FENCING COVENANT in Schedule of Easements  
 SP142549 WATER SUPPLY RESTRICTION  
 SP142549 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 E356702 MORTGAGE to National Australia Bank Limited  
 Registered 28-Aug-2023 at 12.06 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

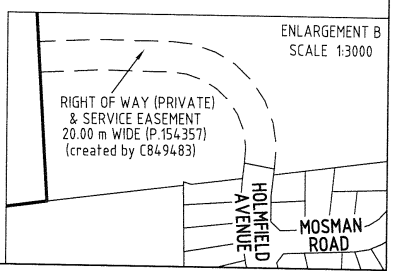
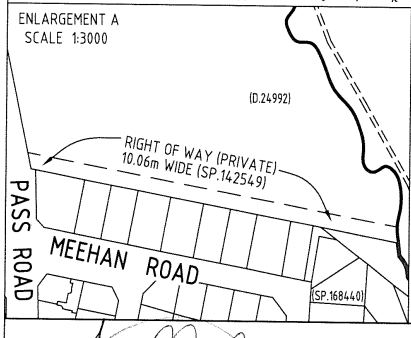
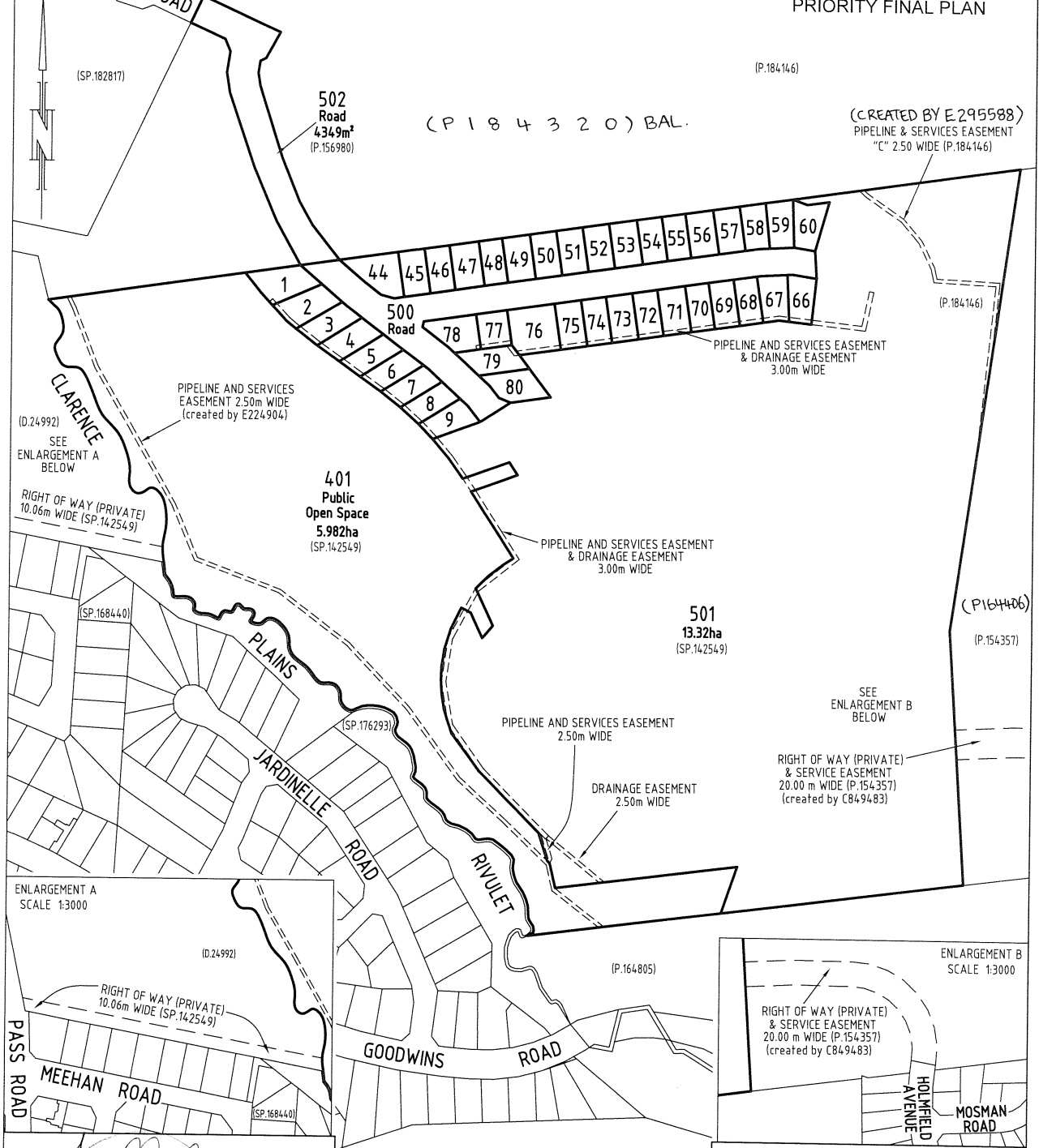
OWNER DAESUNG TAS PTY LTD	<b>PLAN OF SURVEY</b>	REGISTERED NUMBER
FOLIO REFERENCE C.T.142549-1 & C.T.156980-1	BY SURVEYOR TIMOTHY LEIGH GOWLLAND ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898	<b>SP184319</b>
GRANTEE PART OF LOT 37617 (56.81ha) GTD TO THE DIRECTOR-GENERAL OF HOUSING & CONSTRUCTION, PART OF 410 ACRES GTD TO ROBERT WHITE & JOHN ROBERTSON	CITY OF CLARENCE	APPROVED EFFECTIVE FROM 6 APR 2023
SCALE 1:2500 LENGTHS IN METRES		<i>Timothy Leigh Gowlland</i> Recorder of Titles

LOT 401 IS COMPILED FROM C.T.142549-1 & THIS SURVEY

INDEX PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN



*Timothy Leigh Gowlland*  
Registered Land Surveyor

21-11-22  
Date

*Clare Shea*  
Council Delegate

06/02/2023  
Date

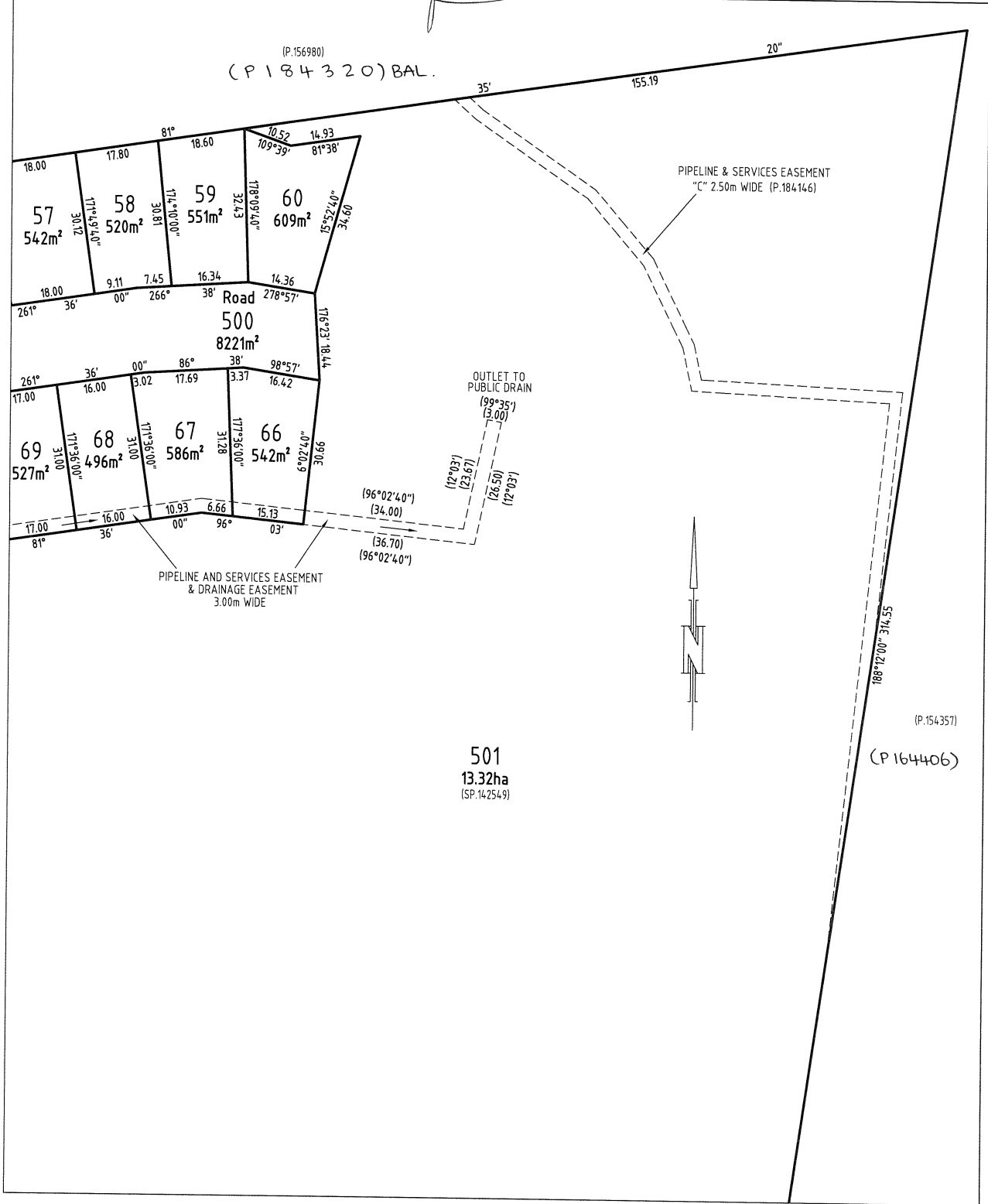


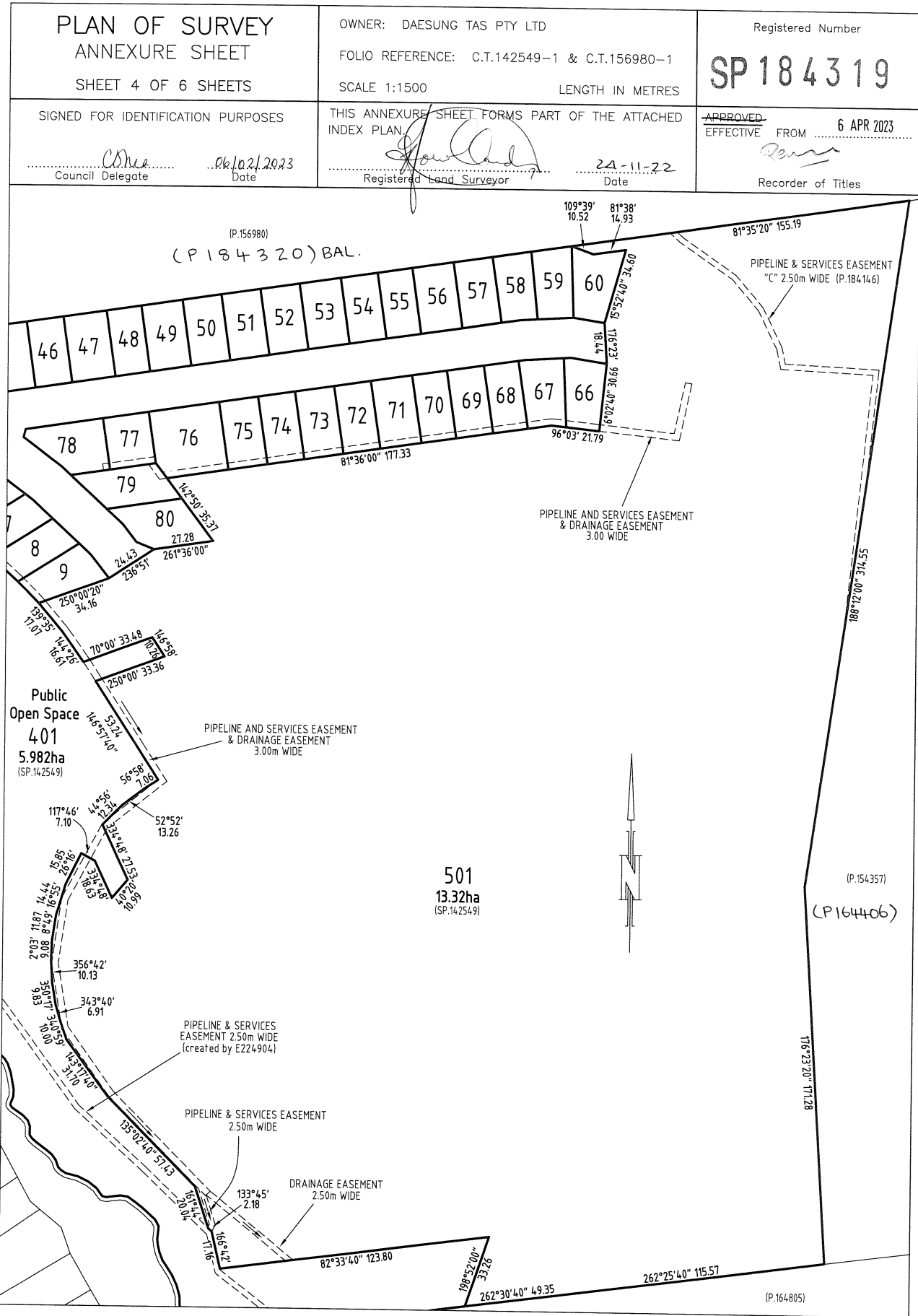


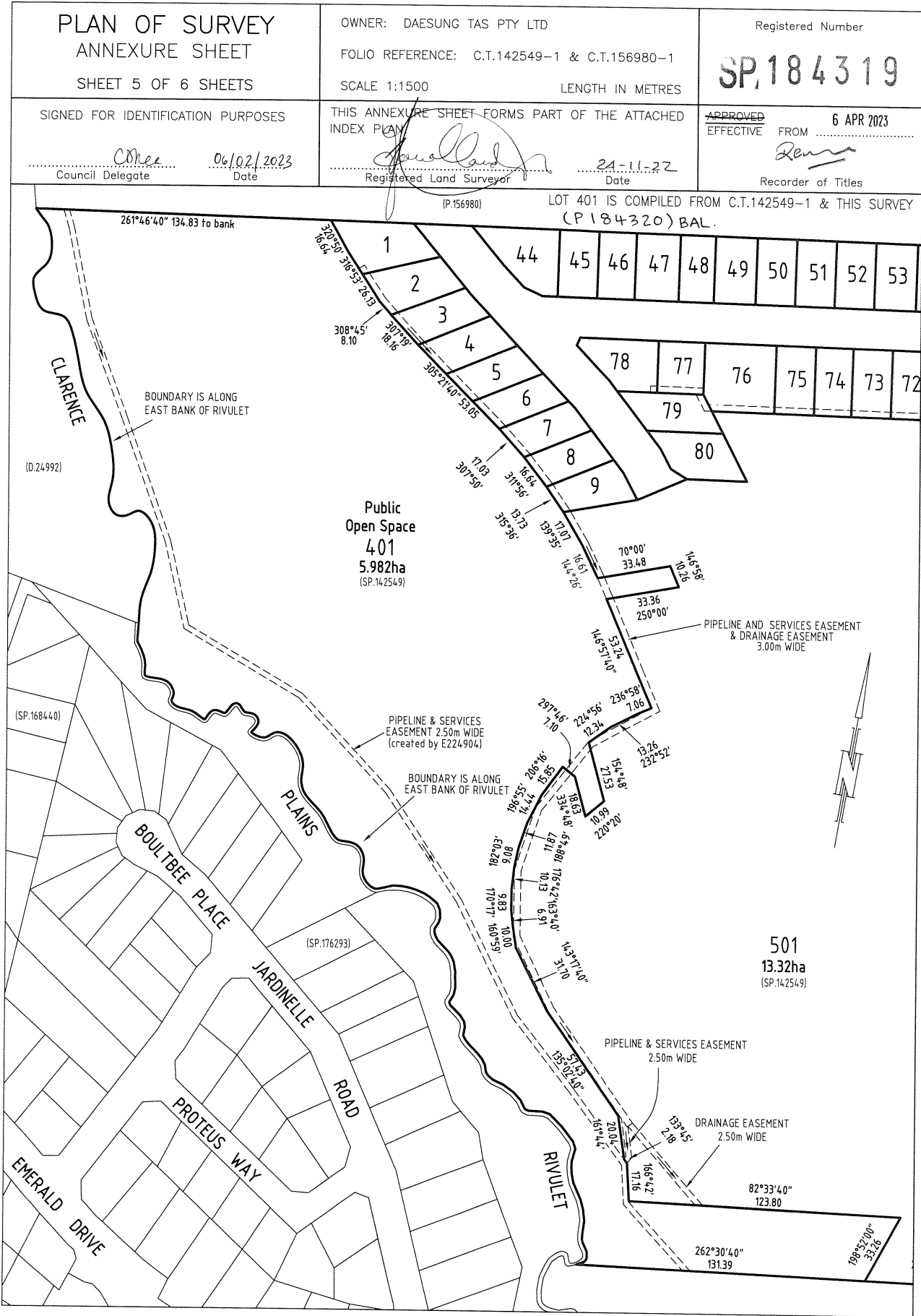
<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 6 SHEETS</p>	<p>OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.142549-1 &amp; C.T.156980-1 SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number <b>SP 184319</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  ..... Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  ..... Registered Land Surveyor Date</p>	<p><del>APPROVED</del> EFFECTIVE FROM 6 APR 2023  ..... Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 6 SHEETS</p>	<p>OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.142549-1 &amp; C.T.156980-1 SCALE 1: 750                      LENGTH IN METRES</p>	<p>Registered Number <b>SP 184319</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  ..... Council Delegate                      06/02/2023 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  ..... Registered Land Surveyor                      24-11-22 Date</p>	<p><del>APPROVED</del> EFFECTIVE FROM 6 APR 2023  ..... Recorder of Titles</p>









<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP, 18 43 19

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 1 to 9 (inclusive), 66 to 79 (inclusive), 401 and 501 (“the Lots”) are subject to a PIPELINE AND SERVICES EASEMENT <sup>(as defined herein)</sup> 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 1 to 9 (inclusive), 66 to 79 (inclusive), 401 and 501 on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** on the Plan. —

Lot 501 (“the Lot”) is subject to a PIPELINE AND SERVICES EASEMENT <sup>(as defined herein)</sup> in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT 2.50m WIDE** shown on the Plan (“the Easement Land”). —

Lot 501 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **DRAINAGE EASEMENT 2.50m WIDE** on the Plan. —



Attorney

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DAESUNG TAS PTY LTD FOLIO REF: 142549/1 & 156980/1 SOLICITOR & REFERENCE: Page Seager (DAS 221111)	PLAN SEALED BY: Clarence City Council DATE: 6 <sup>th</sup> February 2023 ..... REF NO. SD-2016/31 <i>Clare Shea</i> Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP.184319</b></p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 &amp; 156980/1</p>	

Lot 501 ("the Lot") is 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"). —

\* a Pipeline and Services Easement in favour of Tasmanian Water and Sewerage Corporation Pty Ltd Lot 401 on the Plan is subject to <sup>\*\*^</sup>the easement created by and fully described in E224904 over the land marked **PIPELINE AND SERVICES EASEMENT 2.50m WIDE (created by E224904)** on the Plan. —

Each lot on the Plan, excepting Lot 502, 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, excepting Lot 502, 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, excepting Lot 502, 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.



Attorney

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

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP. 184319</b></p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 &amp; 156980/1</p>	

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. 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.

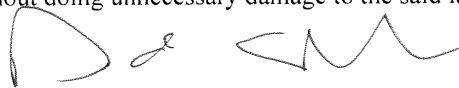
**FENCING PROVISION**

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.



Attorney

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 184319</b></p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 &amp; 156980/1</p>	

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

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

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



Attorney

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 184319</b></p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 &amp; 156980/1</p>	

with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

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

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

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



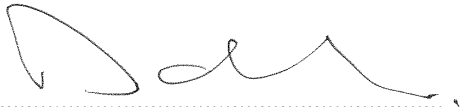
Attorney

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 6 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 184319</b></p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 &amp; 156980/1</p>	

EXECUTED by DAESUNGTAS PTY LTD (ACN 607 472 131) as registered proprietor of the land comprised in Folio of the Register Volume 142549 Folio 1 and Folio of the Register Volume 156980 Folio 1 by their attorney David Alexander Shelley under Power of Attorney dated 11 February 2022 / No PA136148 who hereby declares that no notice of alteration or revocation of the said Power of Attorney has been received in the presence of:



.....  
Attorney Signature



.....  
Witness Signature

.....  
Anwar Masim Di Mardik

.....  
Witness Full Name (print)

.....  
179 Manning Street Hobart

.....  
Witness address and occupation

.....  
Attorney

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14/03/2024

Dear Sir/Madam,

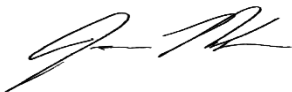
## Re: 24 Kotona St, Rokeby

Please see the attached plans in response to the preliminary request for further information dated 5/3/2024.

- In relation to Clause 8.4.2 of the planning scheme, the proposal has been designed in compliance with the Performance Solution P1. This compliance draws on similar developments along Kotona Street, specifically Lot 47 and 75 which have their footings a frontage setback of approximately 6m, therefore making the proposed development (max. frontage setback 6.2m) compatible with the streetscape of the proposed dwelling. Additionally, it's important to take into consideration that the proposed development is located on one of the very few tapered front boundary lots, thereby increasing the complexity of adhering to the setbacks of neighbouring properties.

Should you have any questions in regards to the application, please feel free to contact us on 6248 4743 or by email at [rmorris@pinnacledrafting.com.au](mailto:rmorris@pinnacledrafting.com.au).

Kind Regards,



Jason Nickerson

*Director*

Pinnacle Design

P I N N A C L E

# PINNACLE














24 Kotona St, Rokeby 7019

Owner(s) or Clients	Darren Winter	Title Reference	184319/67
Building Classification	1a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	586m <sup>2</sup>
Total Floor Area (Combined)	129.94m <sup>2</sup> Deck 20.13m <sup>2</sup>	Design Wind Speed	TBA
Alpine Area	N/A	Soil Classification	TBA
Other Hazards	Airport obstacle limitation area, Bushfire prone area, Paranville specific area plan	Climate Zone	7
<small>(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow &amp; ice, or other relevant factors)</small>		Corrosion Environment	Low
		Bushfire Attack Level (BAL)	Low

ID	Sheet Name	Issue
A.01	Site Plan	DA - 01
A.02	Floor Plan	DA - 01
A.03	Elevations	DA - 01
A.04	Elevations	DA - 01
A.05	Roof Plan	DA - 01
A.06	Electrical Plan	DA - 01

**Legend**

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

**Surface Water Drainage**

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

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

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

**Subsoil Drainage**

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

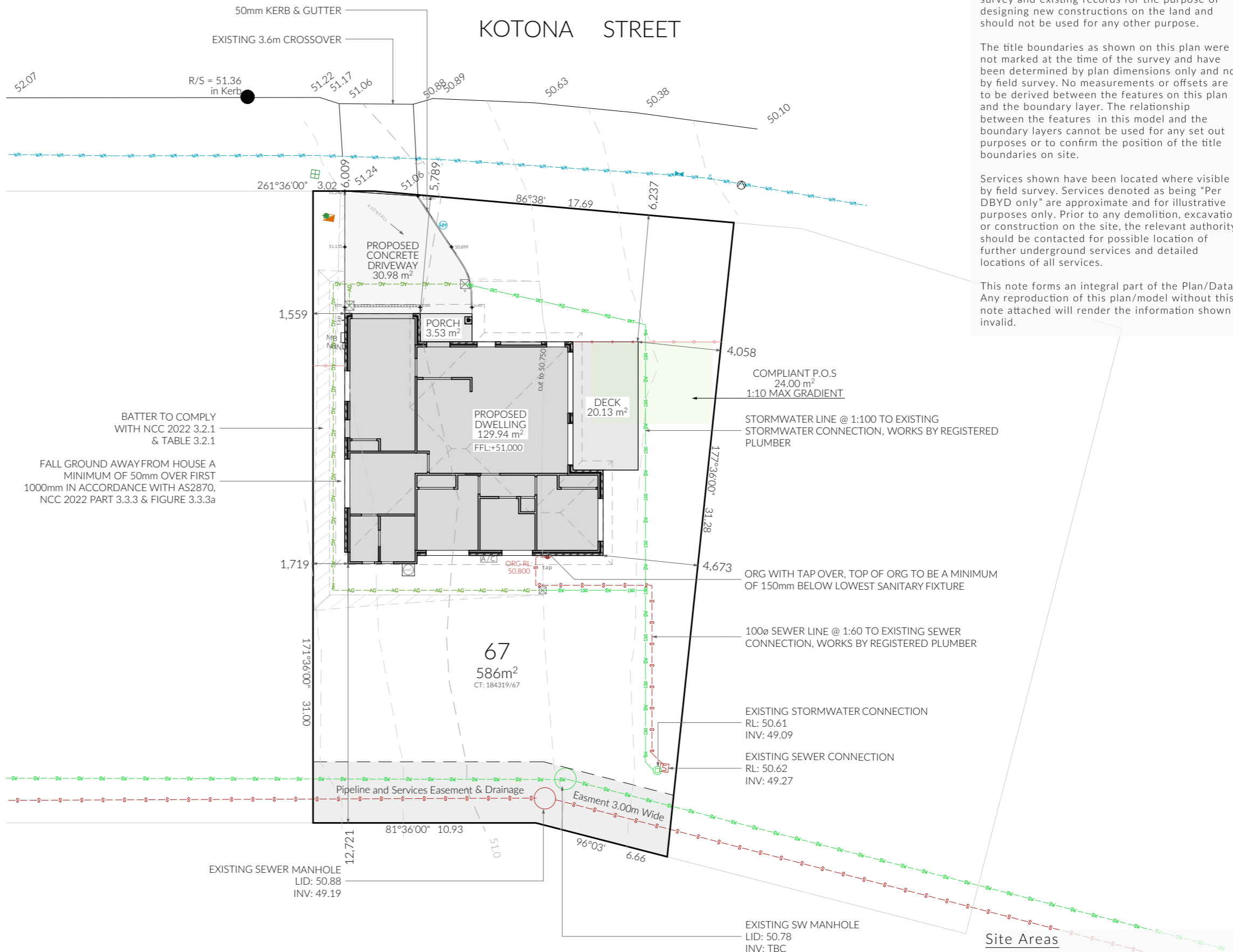
Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

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

**Note**

All driveway pits and grate drains to be Class B.

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



**Survey Notes from Surveyor**

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


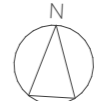


The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in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

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

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

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Site Areas	
Site Area	586 m <sup>2</sup>
Building Footprint	130 m <sup>2</sup>
Total Site Coverage	22.19%

	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	<b>Site Plan</b>  Revision: DA - 01 Approved by: MM	Scale: 1:200 @ A3  Pg. No: A.01	Proposal: New Dwelling Client: Darren Winter Address: 24 Kotona St, Rokeby 7019	Date: 14/03/2024 Drawn by: RZ Job No: 079-2023 Engineer: TBA Building Surveyor: TBA	Issue Date: _____ Description: _____		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2024. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	 
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Access Panel



Articulation Joint



Smoke Alarm

### Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

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

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

### Note: Safe Movement & Egress

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

### Note: Paved Areas

All paths and patios to fall away from dwelling.

### Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700

For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

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

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

### Heights of rooms & other spaces 10.3.1 of NCC 2022

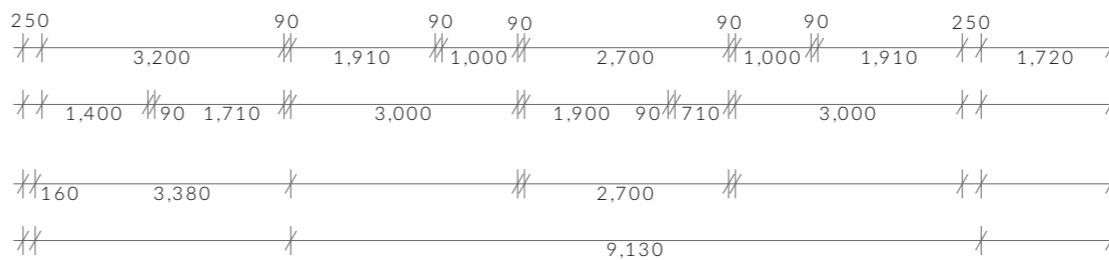
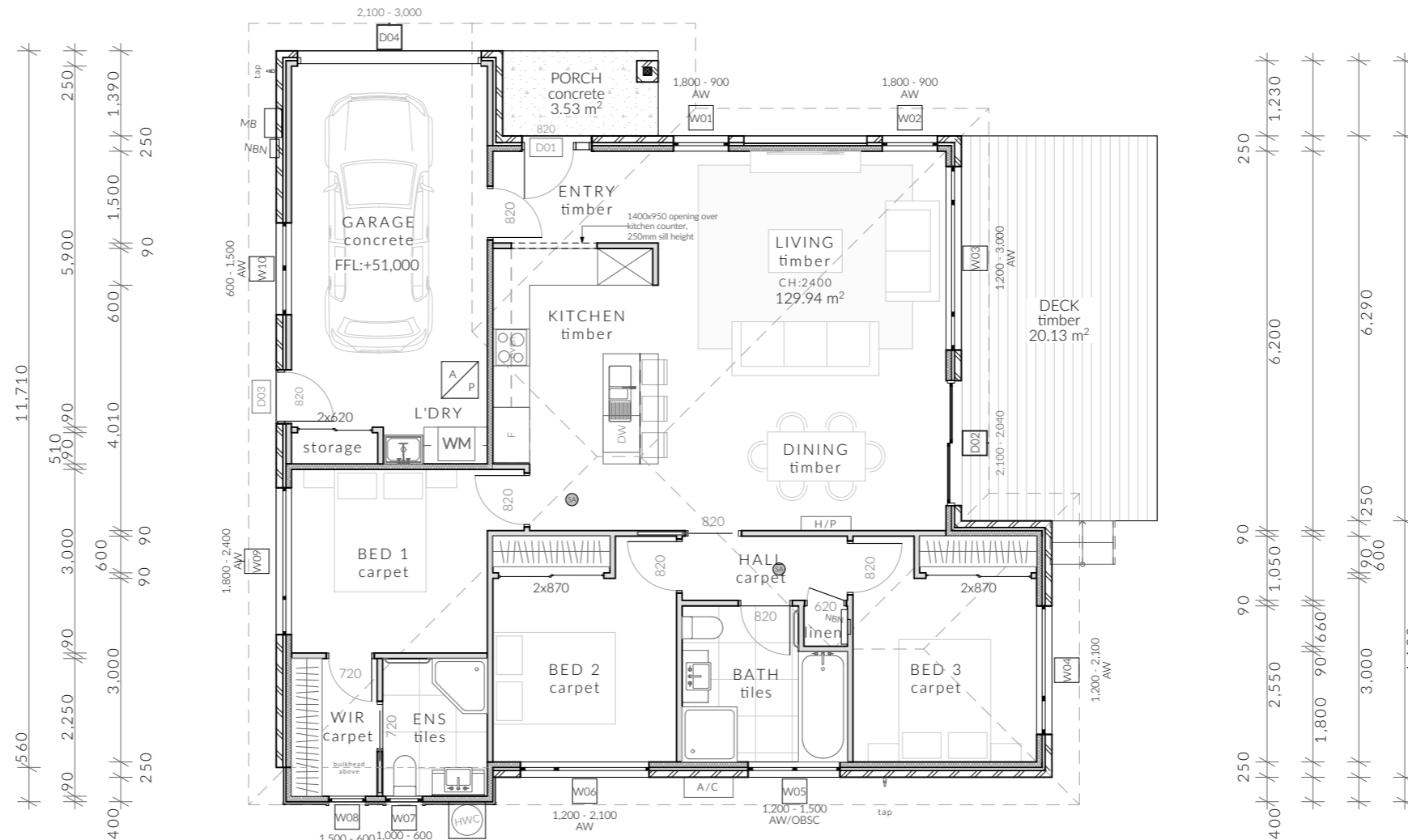
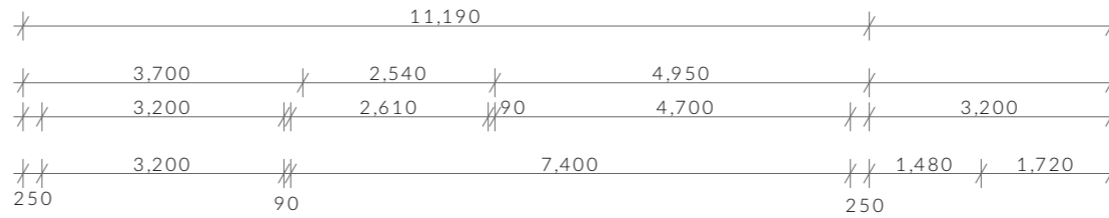
Heights of rooms and other spaces must not be less than;

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

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

### Floor Areas

Total Floor Area	129.94m <sup>2</sup>
Deck	20.13m <sup>2</sup>
Porch	3.53m <sup>2</sup>



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### Important Note

- Glazing to be Reduced- or low-reflectivity glass (0-10% reflectivity).

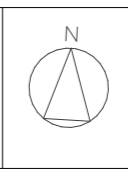
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 PINNACLE DRAFTING & DESIGN  
 7/3 Abernant Way, Cambridge 7170  
 03 6248 4218  
 admin@pinnacledrafting.com.au  
 www.pinnacledrafting.com.au  
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**Floor Plan**  
 Revision: DA - 01  
 Approved by: MM

Scale: 1:100 @ A3  
 Pg. No: A.02  
 Proposal: New Dwelling  
 Client: Darren Winter  
 Address: 24 Kotona St, Rokeby 7019

Date: 14/03/2024  
 Drawn by: RZ  
 Job No: 079-2023  
 Engineer: TBA  
 Building Surveyor: TBA

Issue	Date	Description



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East Elevation

1:100



North Elevation

1:100

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

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.  
U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

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

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

**Important Note**  
- Glazing to be Reduced- or low-reflectivity glass (0-10% reflectivity).

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	Document Set ID: 5218177 Version: 1, Version Date: 15/03/2024							



Ventilation of roof spaces NCC 2022

Part 10.8.3

A roof must have a roof space that-

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

Stormwater Notes

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

Roofing Cladding

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

Eaves & Soffit Linings

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

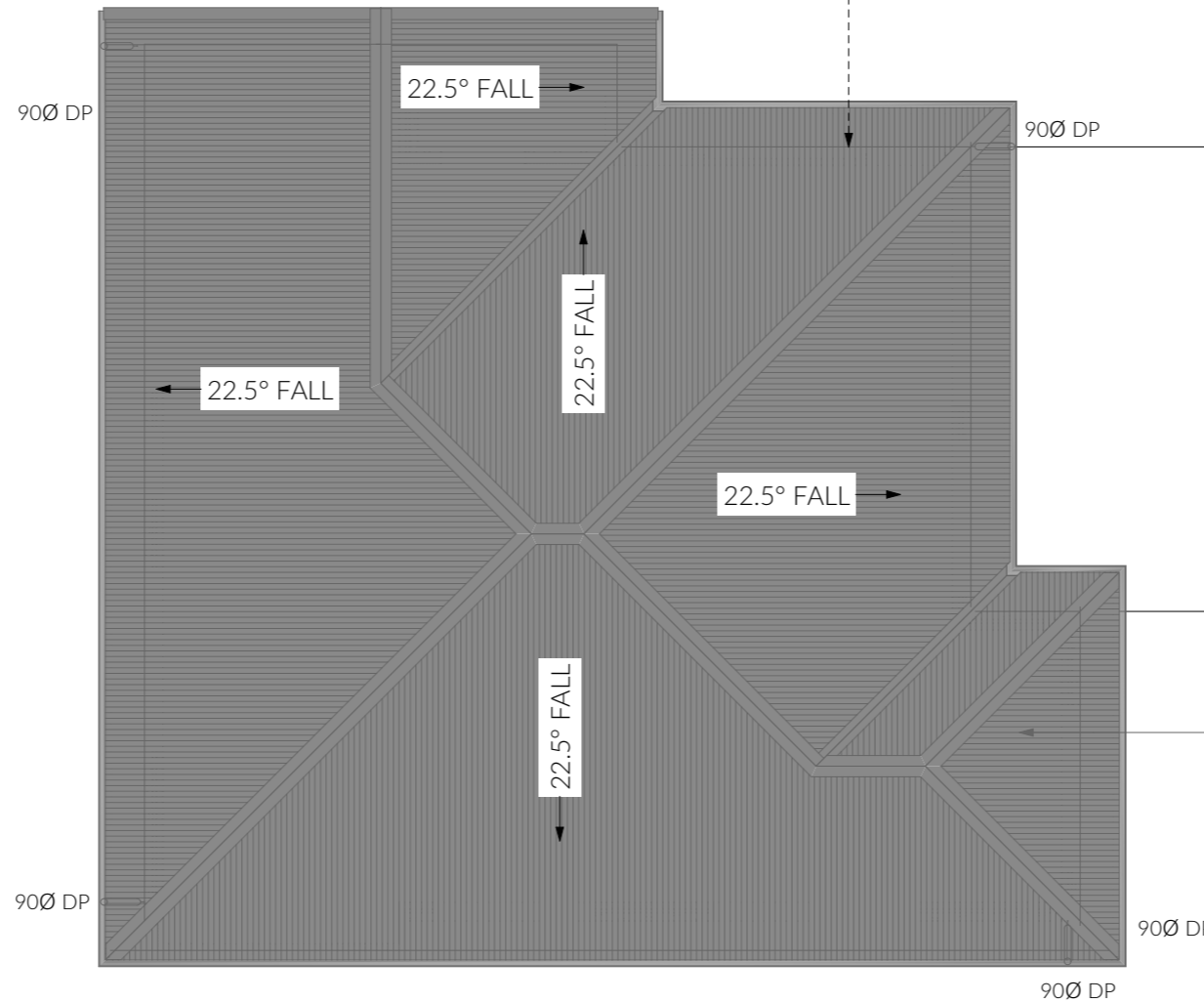
- (a) comply with AS/NZS 2908.2 or ISO 8336; and
- (b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
  - (i) 2.8 × 30 mm fibre-cement nails; or
  - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
  - (iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
<10°	25,000 mm <sup>2</sup> /m provided at each of two opposing ends
>10° AND <15°	25,000 mm <sup>2</sup> /m provided at the eaves and 5,000 mm <sup>2</sup> /m at high level
>15° AND <75°	7,000 mm <sup>2</sup> /m provided at the eaves and 5,000 mm <sup>2</sup> /m at high level, plus an additional 18,000 mm <sup>2</sup> /m at the eaves if the roof has a cathedral ceiling

(1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.  
 (2) For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.

SHEET METAL FASCIA & FLASHINGS



REQUIRED NUMBER OF ROOF VENTS:

ROOF PITCH >15° and <75°  
HIP/GABLE ROOF

REQUIRED VENT AREA  
 Low Vents = 0.32m<sup>2</sup> (45.85m x 7,000mm<sup>2</sup>)  
 High Vents = 0.04m<sup>2</sup> (7.23m x 5,000mm<sup>2</sup>)

EAVE VENTS  
 BUILDERS EDGE EAVE VENT (EV4020)  
 8x 400X200mm(0.042m<sup>2</sup>) VENTS EVENLY SPACED  
 OR  
 25mm CONTINUOUS VENT

RIDGE VENT SYSTEM  
 RIDGE CAP (Continuous 5mm gap in sarking)  
 1x GABLE VENTS 300x300mm (0.09m<sup>2</sup>)

NOTE: GABLE VENTS SHALL BE INSTALLED WITHIN 900mm OF RIDGE

SHEET METAL 'CUSTOM ORB' ROOF  
 PITCHED @ 22.5° OVER TRUSSES WITH  
 70x35 MGP12 ROOF BATTENS @ MAX  
 900ctrs(END SPAN) 1200ctrs(INTERNAL  
 SPAN), BUGLE FIX W/No14 TYPE17  
 BATTEN SCREWS. OVER 100L

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 03 6248 4218  
 admin@pinnacledrafting.com.au  
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Roof Plan

Revision: DA - 01  
 Approved by: MM

Scale: 1:100 @ A3  
 Pg. No: A.05

Proposal: New Dwelling  
 Client: Darren Winter  
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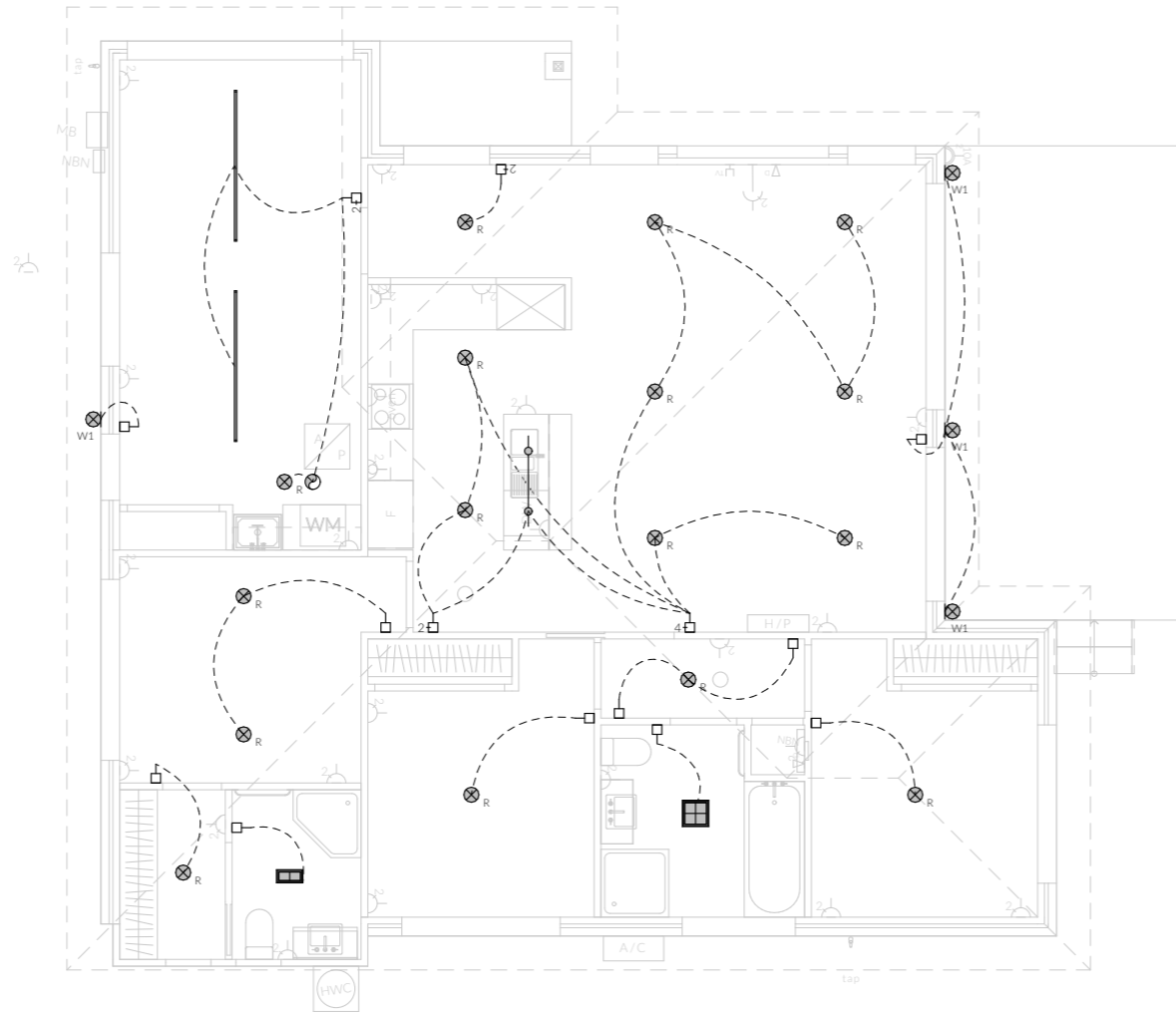


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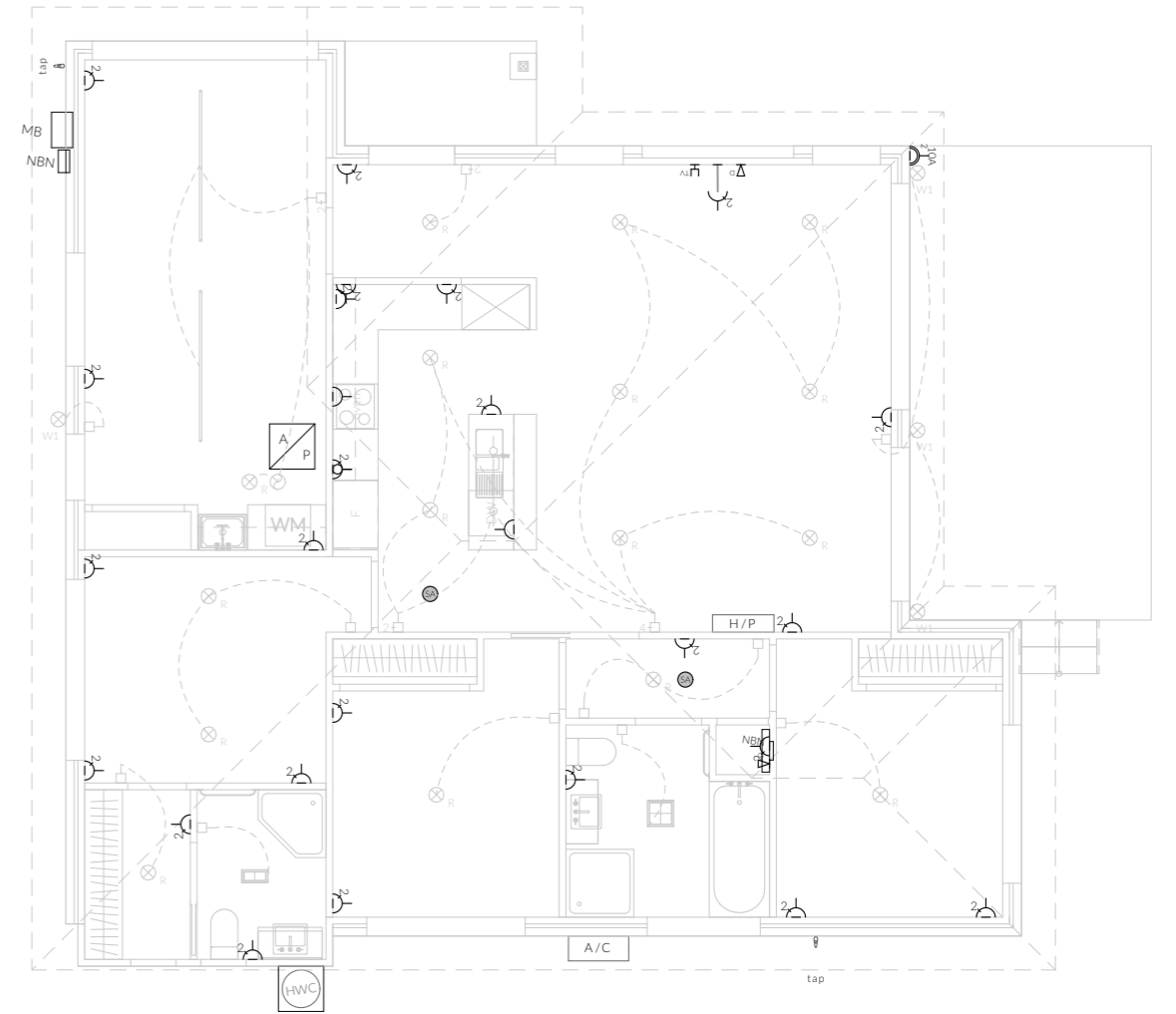


ELECTRICAL LEGEND - Lower Floor

Symbol	Description	Allowance	Quantity
▽ <sup>P</sup>	DATA - CAT 6 (RJ45) - 1 GANG		2
▽ <sup>TV</sup>	DATA - TV CONNECTION		1
⊞	FAN - 3 IN 1 (2 LAMP)	10W (LIGHT)	1
⊞	FAN - 3 IN 1 (4 LAMP)	10W (LIGHT)	1
⊙	FAN - CEILING - EXHAUST		1
⌒	GPO - (1) SINGLE		2
⌒	GPO - (2) DOUBLE		23
⌒	GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH)		1
⌒	GPO - WEATHER PROOF DOUBLE		1
⊗ <sub>R</sub>	LIGHT - CEILING - DOWNLIGHT RECESSED	10W	16
—	LIGHT - CEILING - PENDANT - LED STRIP 1200L	20W (LM)	1
—	LIGHT - LED STRIP RECESSED CHANNEL	2W (LM)	2
⊗ <sub>W1</sub>	LIGHT - WALL MOUNTED - TYPE 1	10W	4
⊙	SERVICE - SMOKE ALARM		2
⌒	SWITCH - LIGHT 1 GANG		10
⌒	SWITCH - LIGHT 2 GANG		3
⌒	SWITCH - LIGHT 4 GANG		1



Electrical Power - Light



Electrical Plan - Power

Smoke Alarms Part 9.5 of NCC 2022

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

- In a Class 1a building, smoke alarms must be located in-
- (a) any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
  - (b) each other storey not containing bedrooms.

- Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
- (a) Where a smoke alarm is located on the ceiling it must be-
    - (i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
    - (ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
  - (b) Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

Note: Exhaust Fans

- Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have:
- An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
    - (a) 25 L/s for a bathroom or sanitary compartment; and
    - (b) 40 L/s for a kitchen or laundry.
  - Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
  - Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
  - An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
    - (a) be interlocked with the room's light switch; and
    - (b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Note: Lighting

- Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
- 5W/m<sup>2</sup> in class 1a dwellings
  - 4W/m<sup>2</sup> to veranda, balcony or the like
  - 3W/m<sup>2</sup> in a class 10a dwelling associated with the class 1a dwelling

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

Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space - See electrical plan.

Notes

- U.N.O ceilings are to be plasterboard.
- D---D - Dimmable Circuit
- T---T - Timer Circuit(as fan note)
- PB - Plasterboard
- CS - Cement Sheet Eaves
- PW - Plywood Ceiling
- TB - Timber Batten Ceiling