



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/043238

PROPOSAL: Outbuilding

LOCATION: 135 Hookey Street, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30 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 30 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:

Proposed Double Storey Garage (To include rumpus/storage, music room and computer room)

Location:

Address... 135 Hookey Street

Suburb/Town... Rokeby TAS 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

\$ 180,000

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

Current Use of Site:

Vacant

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

Yes

No

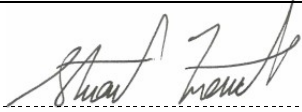
Declaration:

- *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 28/03/2024

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.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 55491	FOLIO 56
EDITION 5	DATE OF ISSUE 15-Apr-2020

SEARCH DATE : 14-Mar-2024

SEARCH TIME : 03.02 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 56 on Sealed Plan 55491 (formerly being SP3480)
 Derivation : Part of 125 Acres Gtd to D Lord
 Prior CT 3275/54

SCHEDULE 1

M591339 TRANSFER to GARETH LEVI HARVEY and EMMA LOUISE HARVEY
 Registered 03-Oct-2016 at 12.01 PM

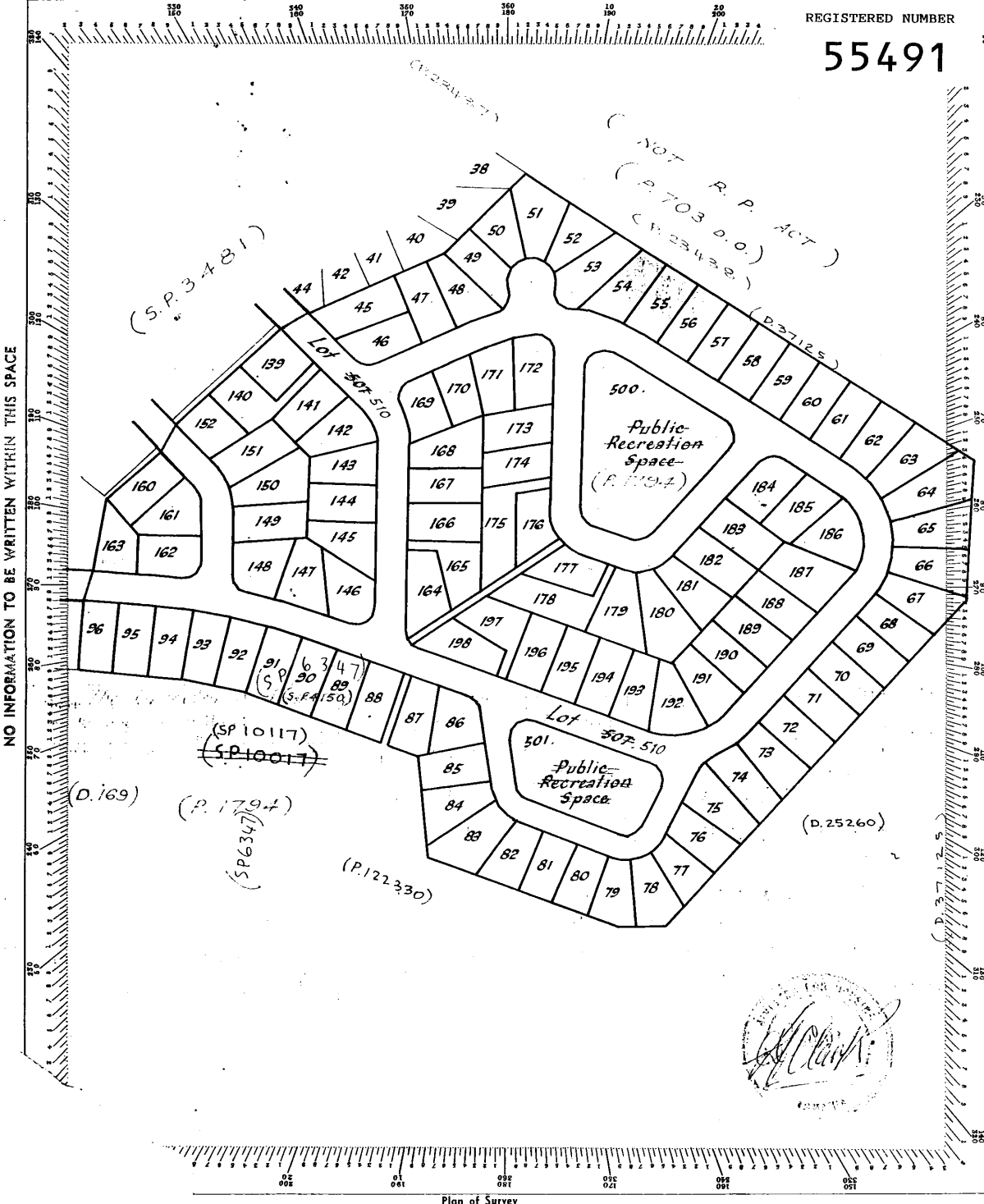
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BURDENING EASEMENT: A right (created by Indenture Registered
 No. 34/5402 and therein called a right of drainage)
 for the Warden Councillors and Electors of the
 Municipality of Clarence over the Drainage Easement
 passing through Lot 56 on SP No. 55491

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner <i>The Director of Housing</i>		PLAN OF SURVEY		Registered Number
Title Reference <i>A-5031 c.T.</i>		by Surveyor <i>L. J. Holmes</i>		S.P. 3480
Areas of Parcels		of land situated in the		
Lot Number	Area	Lot Number	Area	Filed by: <i>Howe 189</i>
				on 3332 at 1505
				Receipt No. 0119
				Receiving Clerk
				Effective from
				Registrar of Deeds
Total	A 26 R 1 P 8 2710	Total		Scale <i>150 Feet</i> to an inch



NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE

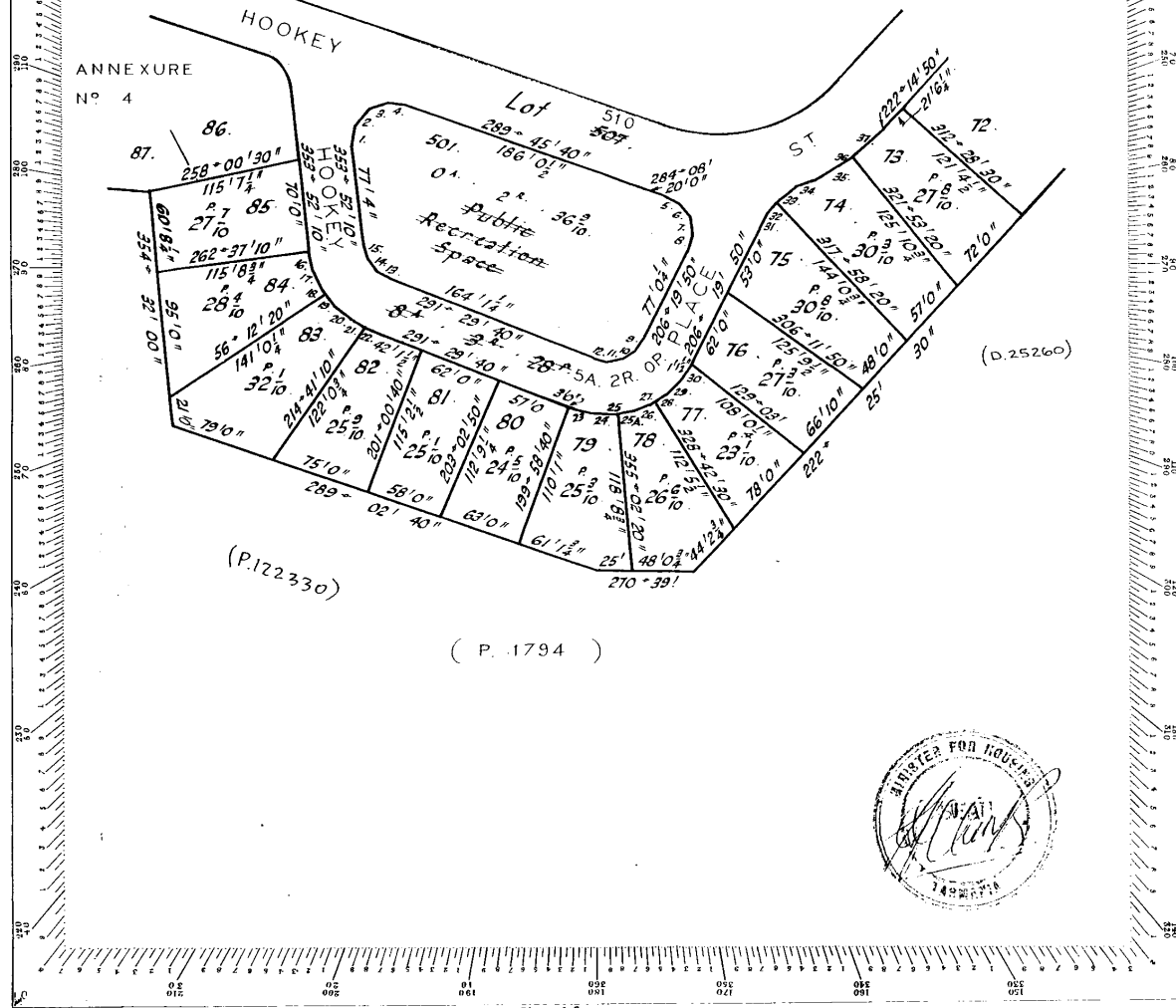
STAPLE HERE	ANNEXURE SHEET No. 1. (of 4. annexures) to Plan by Surveyor <i>L. J. Holmes</i>	Owner <i>The Director of Housing</i>	Registered Number
		Title Reference	S.P.3480
This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan bears my declaration dated <i>20-5-70</i> , and that declaration extends to the detail shown on this sheet.		Areas of Parcels	
		Lot Number	Area
Surveyor <i>L. J. Holmes</i>		73. 27 ⁹ / ₁₀ P.	507.
		74. 30 ³ / ₁₀ P.	510
Signed for the purposes of identification.		75. 30 ⁹ / ₁₀ P.	5 ^A . 2 ^R . 0 ^P .
		76. 27 ³ / ₁₀ P.	
Council Clerk		77. 23 ¹ / ₁₀ P.	
		78. 26 ⁴ / ₁₀ P.	
		79. 25 ³ / ₁₀ P.	
		80. 24 ⁵ / ₁₀ P.	
		81. 25 ¹ / ₁₀ P.	
		82. 25 ² / ₁₀ P.	
		83. 32 ¹ / ₁₀ P.	
		84. 28 ⁴ / ₁₀ P.	
		85. 27 ¹ / ₁₀ P.	
		501. 0 ^A . 2 ^R . 36 ³ / ₁₀	
		Total	SEE PLAN
		Total	

Scale *80 Feet* to an inch

Chords.			Chords.		
No.	Bearing	Dist.	No.	Bearing	Dist.
1.	8° 21'	15' 0"	20.	310° 12'	15' 2 1/2"
2.	37° 19'	15' 0"	21.	297° 44'	11' 2 1/2"
3.	66° 18'	15' 0"	22.	297° 44'	4' 0"
4.	95° 17'	15' 0"	23.	285° 25'	14' 10"
5.	120° 51'	12' 8"	24.	273° 15'	14' 10"
6.	145° 14'	12' 8"	25.	261° 05'	3' 0" 1/10
7.	169° 37'	12' 8"	26.	248° 55'	14' 10"
8.	194° 00'	12' 8"	27.	236° 45'	5' 10"
9.	216° 59'	11' 1"	28.	236° 45'	9' 10"
10.	238° 17'	11' 1"	29.	224° 35'	14' 10"
11.	259° 34'	11' 1"	30.	212° 25'	14' 10"
12.	280° 51'	11' 1"	31.	208° 03'	12' 6 1/2"
13.	301° 54'	10' 10"	32.	220° 01'	12' 6 1/2"
14.	322° 41'	10' 10"	33.	233° 15'	15' 1 3/4"
15.	343° 28'	10' 10"	34.	247° 46'	15' 1 3/4"
16.	347° 38'	15' 2 1/2"	35.	239° 08'	33' 4"
17.	335° 03'	15' 2 1/2"	36.	227° 52'	3' 4"
18.	322° 41'	3' 0"	37.	227° 52'	30' 0"
19.	322° 41'	12' 2 1/2"	25 ^A .	261° 05'	11' 10"

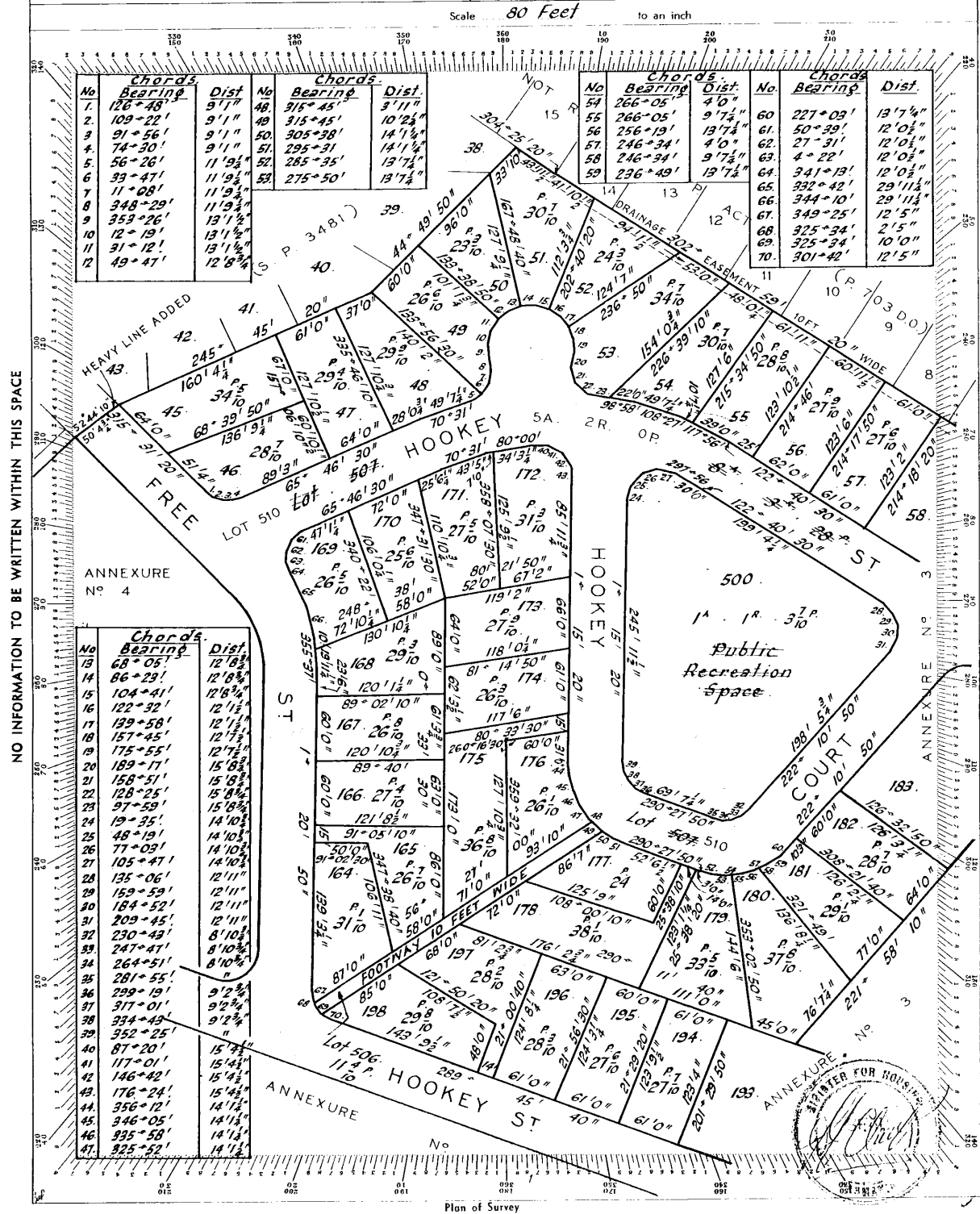
ANNEXURE No 3

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE

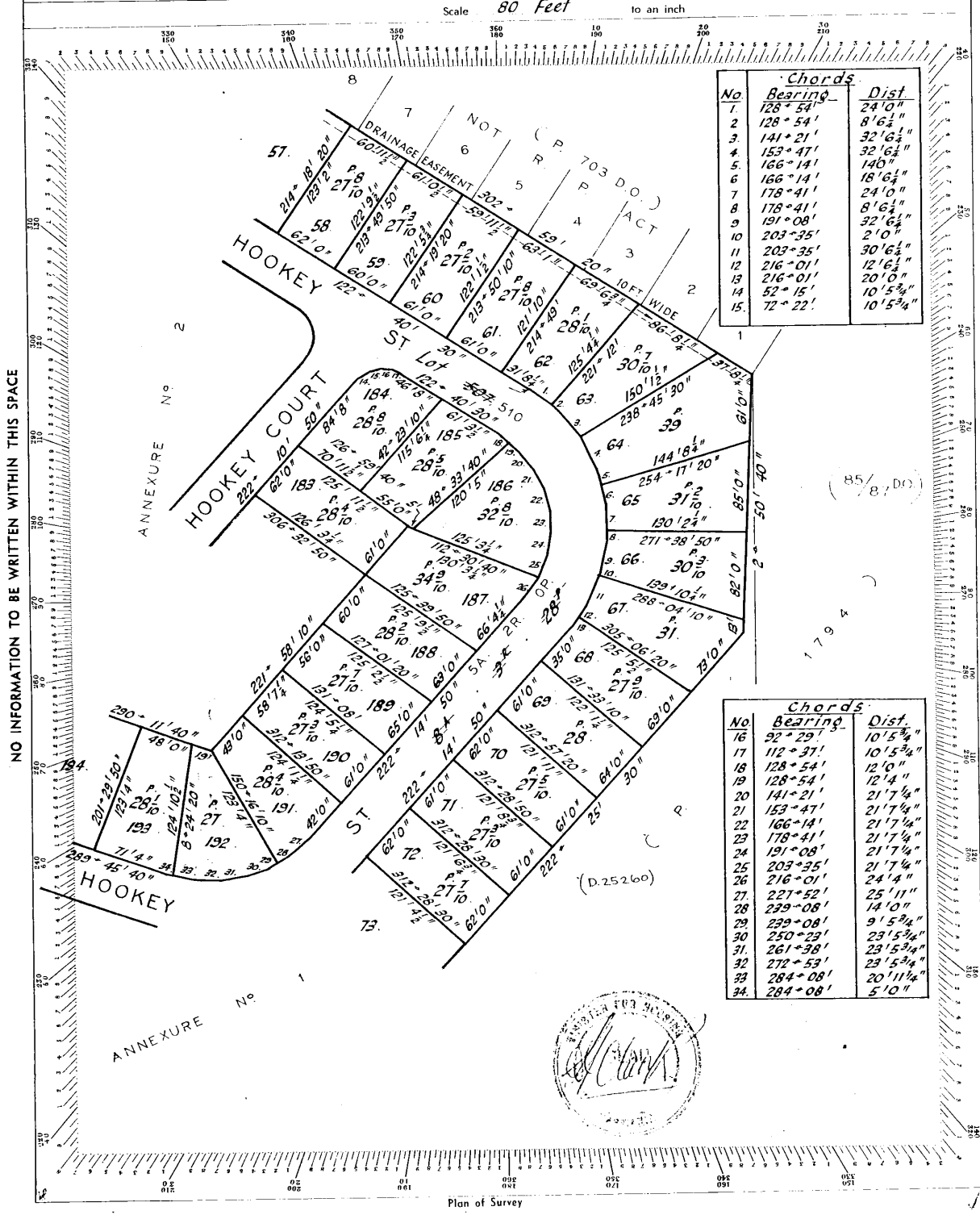


Plan of Survey

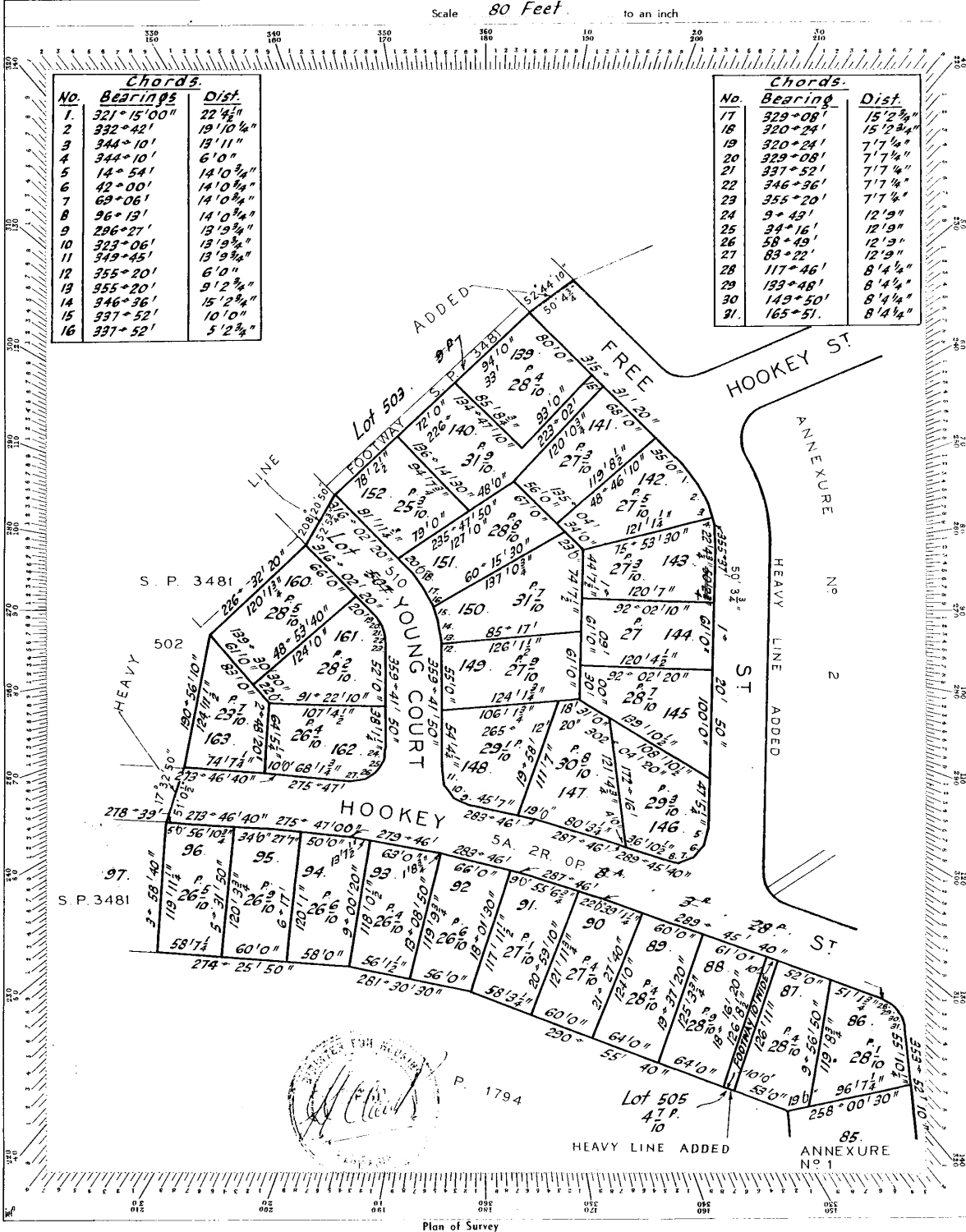
STAPLE HERE	ANNEXURE SHEET No. 2. (of 4. annexures) to Plan by Surveyor <i>L. J. Holmes.</i>	Owner <i>The Director of Housing</i>	Registered Number				
		Title Reference	S.P.3480				
This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan bears my declaration dated <i>20-5-70</i> , and that declaration extends to the detail shown on this sheet.		Areas of Parcels					
		Lot Number	Area	Lot Number	Area		
Surveyor <i>L. J. Holmes.</i>		45	34 5/10 P.	165	26 7/10 P.	Lot Number	Area
		46	28 7/10 P.	166	27 4/10 P.		
Signed for the purposes of identification.		47	29 4/10 P.	167	26 8/10 P.	180	37 8/10 P.
		48	29 3/10 P.	168	29 3/10 P.	181	29 3/10 P.
Council Clerk		49	26 6/10 P.	169	26 3/10 P.	182	28 7/10 P.
		50	23 3/10 P.	170	25 6/10 P.	184	27 1/10 P.
		51	30 7/10 P.	171	27 5/10 P.	195	27 6/10 P.
		52	24 3/10 P.	172	31 3/10 P.	196	28 3/10 P.
		53	34 7/10 P.	173	27 3/10 P.	197	28 3/10 P.
		54	30 7/10 P.	174	26 3/10 P.	198	29 3/10 P.
		55	28 8/10 P.	175	36 8/10 P.	500	1A, 1B, 3 1/2 P.
		56	27 3/10 P.	176	26 7/10 P.	506	1A, 1B, 3 1/2 P.
		57	27 6/10 P.	177	24 P.	506	1A, 1B, 3 1/2 P.
		164	31 1/10 P.	178	38 7/10 P.	Total	5A, 2R, 0P.
		Total		Total		Total	510



STAPLE HERE	ANNEXURE SHEET No. 3. (of 4. annexures) to Plan by Surveyor <i>L. J. Holmes.</i>	Owner <i>The Director of Housing.</i>	Registered Number		
		Title Reference	S.P. 3480		
This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan bears my declaration dated <i>20-5-70</i> , and that declaration extends to the detail shown on this sheet.	Surveyor <i>L. J. Holmes.</i>	Areas of Parcels			
		Lot Number	Area	Lot Number	Area
		58	27 ³ / ₁₀ P.	71.	27 ³ / ₁₀ P.
		59.	27 ³ / ₁₀ P.	72.	27 ¹ / ₁₀ P.
		60	27 ² / ₁₀ P.	183.	28 ⁴ / ₁₀ P.
		61	27 ⁸ / ₁₀ P.	184	28 ⁸ / ₁₀ P.
		62.	28 ¹ / ₁₀ P.	185.	28 ⁵ / ₁₀ P.
		63.	30 ⁷ / ₁₀ P.	186.	32 ⁸ / ₁₀ P.
		64.	39 P.	187.	34 ² / ₁₀ P.
		65.	31 ² / ₁₀ P.	188	28 ² / ₁₀ P.
66.	30 ³ / ₁₀ P.	189	27 ⁷ / ₁₀ P.		
67.	31 P.	190	27 ³ / ₁₀ P.		
68.	27 ² / ₁₀ P.	191	28 ⁴ / ₁₀ P.		
69.	28 P.	192.	27 P.		
70	27 ⁵ / ₁₀ P.	193.	28 ¹ / ₁₀ P.		
Total		Total			
Signed for the purposes of identification.		Total	SEE PLAN		
Council Clerk					

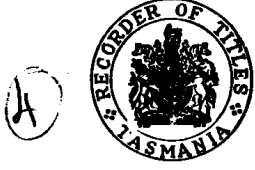


STAPLE HERE	ANNEXURE SHEET No. 4. (of 4 annexures) to Plan by Surveyor <i>L. J. Holmes.</i>	Owner <i>The Director of Housing.</i>	Registered Number
		Title Reference	S. P. 3480
This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan bears my declaration dated 20-5-70, and that declaration extends to the detail shown on this sheet.	Surveyor <i>L. J. Holmes.</i>	Areas of Parcels	
		Lot Number	Area
Signed for the purposes of identification.	Council Clerk	86	28 ¹ / ₁₀ P.
		87	28 ² / ₁₀ P.
Total	Total	88	28 ² / ₁₀ P.
		89	28 ⁴ / ₁₀ P.
Total	Total	90	27 ⁴ / ₁₀ P.
		91	27 ¹ / ₁₀ P.
Total	Total	92	26 ⁴ / ₁₀ P.
		93	26 ⁴ / ₁₀ P.
Total	Total	94	26 ⁴ / ₁₀ P.
		95	26 ³ / ₁₀ P.
Total	Total	96	26 ³ / ₁₀ P.
		139	28 ⁴ / ₁₀ P.
Total	Total	140	31 ⁴ / ₁₀ P.
		141	27 ³ / ₁₀ P.
Total	Total	142	27 ³ / ₁₀ P.
		143	27 ³ / ₁₀ P.
Total	Total	144	27 P.
		145	28 ¹ / ₁₀ P.
Total	Total	146	29 ³ / ₁₀ P.
		147	30 ⁴ / ₁₀ P.
Total	Total	148	29 ¹ / ₁₀ P.
		149	27 ¹ / ₁₀ P.
Total	Total	150	31 ¹ / ₁₀ P.
		151	28 ⁴ / ₁₀ P.
Total	Total	152	25 ³ / ₁₀ P.
		160	28 ⁵ / ₁₀
Total	Total	161	28 ² / ₁₀ P.
		162	26 ⁴ / ₁₀ P.
Total	Total	163	23 ¹ / ₁₀ P.
		507	84-3-28
Total	Total	505	10
		503	9 P.
Total	Total	510	5 A. 2 R. 0 P.
		SEE PLAN	



No.	Bearings	Dist.
1	321°15'00"	22 1/2"
2	332°42'	19'10 1/2"
3	344°10'	13'11"
4	344°10'	6'0"
5	14°54'	14'0 3/4"
6	42°00'	14'0 1/2"
7	69°06'	14'0 3/4"
8	96°13'	14'0 3/4"
9	296°27'	13'9 3/4"
10	323°06'	13'9 3/4"
11	349°45'	13'9 3/4"
12	355°20'	6'0"
13	355°20'	9'1 2/4"
14	346°36'	15'2 3/4"
15	337°52'	10'10"
16	337°52'	5'2 3/4"

No.	Bearings	Dist.
17	329°08'	15'2 3/4"
18	320°24'	15'2 3/4"
19	320°24'	7'7 1/2"
20	329°08'	7'7 1/2"
21	337°52'	7'7 1/2"
22	346°36'	7'7 1/2"
23	355°20'	7'7 1/2"
24	9°43'	12'9"
25	34°16'	12'9"
26	58°49'	12'9"
27	83°22'	12'9"
28	117°46'	8'4 1/2"
29	133°48'	8'4 1/2"
30	149°50'	8'4 1/2"
31	165°51'	8'4 1/2"



SCHEDULE OF EASEMENTS PLAN NO.

S.P.3480

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No easements profits a prender or covenants are created to benefit or burden any of the lots shown on the plan.

Lots 51 to 64 are SUBJECT TO a right (created by Indenture Registered N umber 34/5402 and therein called a right of drainage) for the Warren Councillors and Electors of the Municipality of Clarence over the Drainage Easement shewn passing through those Lots

[Signature]

THE DIRECTOR OF HOUSING Registered proprietor of the land shown on the plan in the presence of:-

[Signature]



Certified correct for the purposes of the Real Property Act 1862, as amended.

[Signature] CROWN SOLICITOR

This is the schedule of easements attached to the plan of ROKEBY GRANGE.....

SUBDIVISION comprising part of the land in

CERTIFICATE OF TITLE VOLUME FOLIO
(Insert Title Reference)

Sealed by on 19.....

.....
Council Clerk/Town Clerk



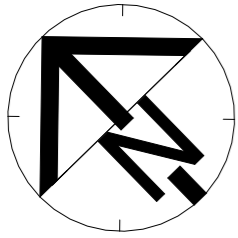
AP2023-2301 - PROPOSED HARVEY SHED ADDITION
 135 Hookey Street,
 ROKEBY

SHEET	DRAWING TITLE
01	SITE PLAN
01a	DRAINAGE PLAN
02	SHED GROUND FLOOR PLAN
02a	SHED FIRST FLOOR PLAN
03	ELEVATIONS
03b	PERSPECTIVE VIEWS

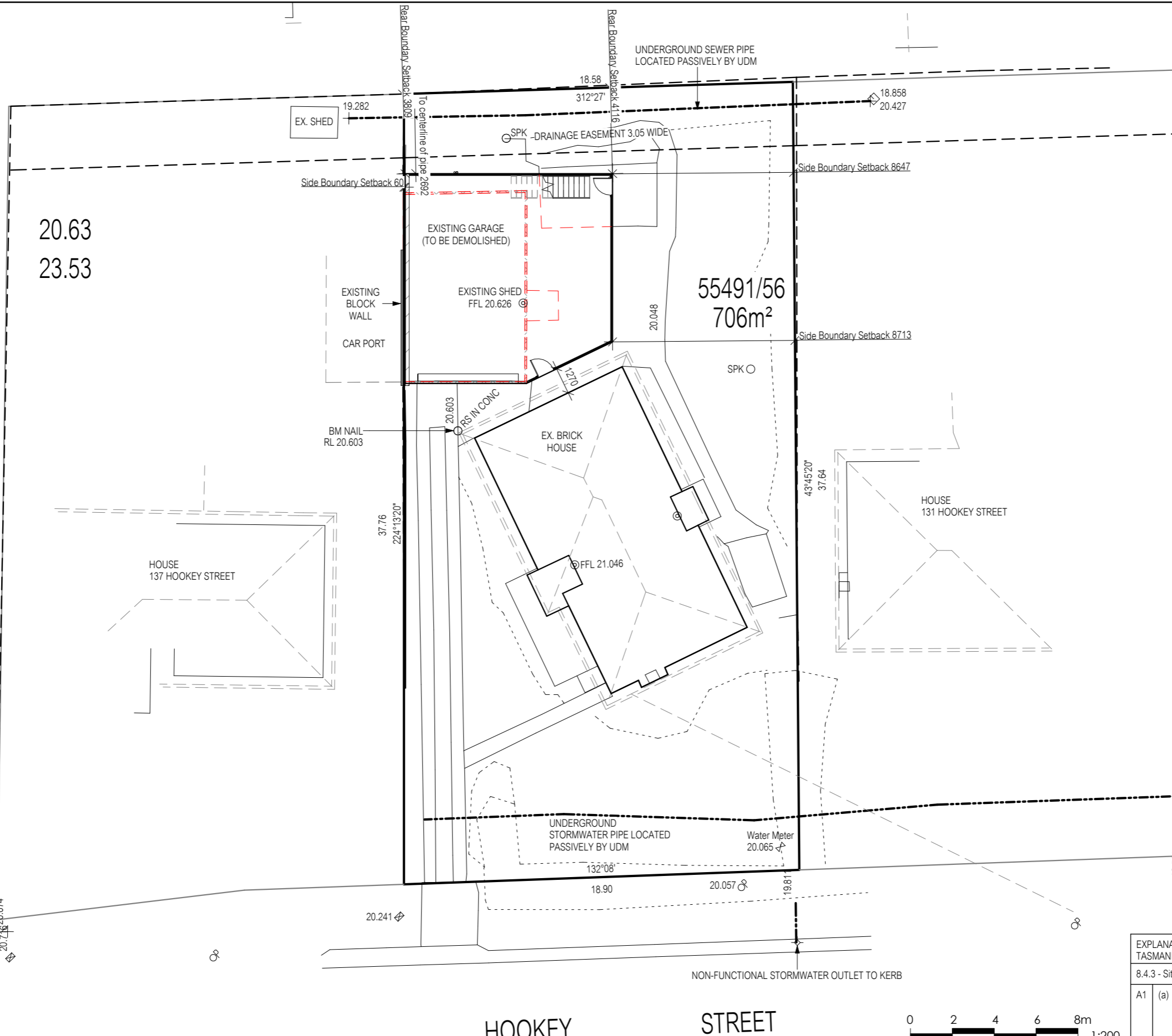
SITE IS NOT BUSHFIRE PRONE AREA AS PER TASMANIAN PLANNING SCHEME OVERLAY - CLARENCE.
 No additional restrictions for construction methods / materials apply.

Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED HARVEY SHED ADDITION 135 Hookey Street, ROKEBY	Soil Classification: TBC Title Reference: CT55491/56 Floor Areas: Refer to plans Porch / Deck Areas: N/A Wind Speed: TBC Climate Zone: 7 Alpine Zone: N/A Corrosion Environment: LOW Certified BAL: NOT BUSHFIRE PRONE Designed BAL: NOT BUSHFIRE PRONE (Refer to Standard Notes for Explanation)	COVER SHEET	
			AP2023-2301		
		Date 08 March 2024	Sheet 00/03		
		Scale			

No.	Amendment	Date	Drawn	Checked	Sheet
	DA PLAN SET	07 Mar. 2024	SW	RJ	01 - 03



Ground Floor FFL 20.63
 First Floor FFL 23.53



EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - CLARENCE	
8.4.3 - Site coverage and private open space for all dwellings	
A1	(a) Site Coverage: Max. 50% of site = 353.00m ² Proposed site coverage (excl. eaves up to 0.6m): 203.24m ² (28.79%)



No.	Date	Int.	Amendment changes as per cover sheet
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Notes

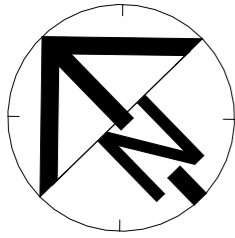
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED HARVEY SHED ADDITION
 135 Hookey Street,
 ROKEBY

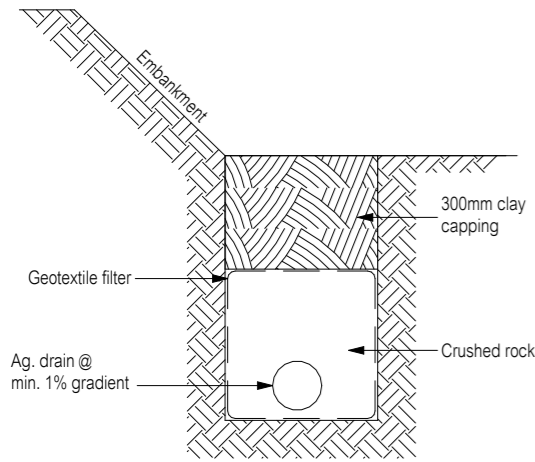


SITE PLAN	
Drawn	SW AP2023-2301
Date	29 February 2024 Sheet
Scale	1:200
01/03	

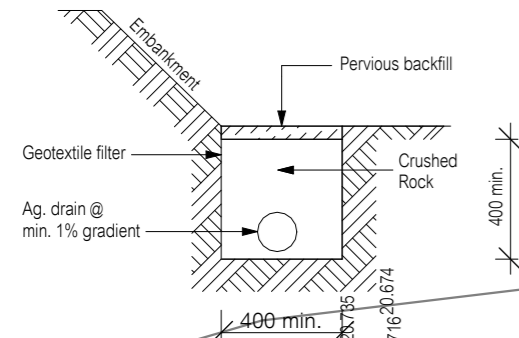


Where ag drain is < 1.5m from footing, the following engineering principles are required:

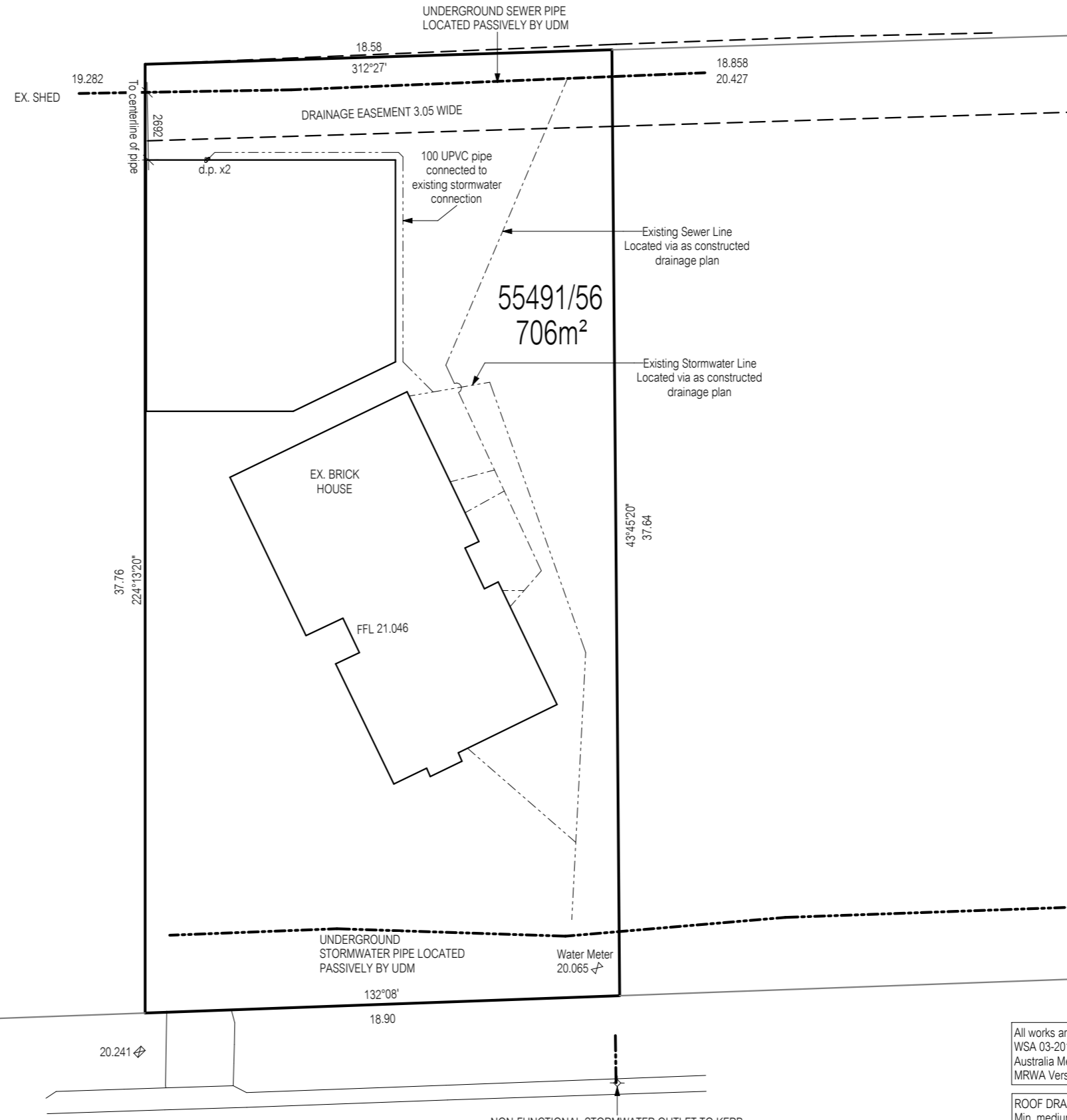
1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



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



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



DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)

- Sewer Line (1000 UPVC) (unless noted otherwise)
- Stormwater Line (1000 UPVC) (unless noted otherwise)
- Stormwater Line (1500 UPVC) (unless noted otherwise)

- NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
 2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
 3. 500 required for multiple shower heads.
 4. Showers to comply with N.C.C. 10.2.14.
 5. Falls to floor waste to be minimum 1:80 & maximum 1:50

Refer to Roof Plan for downpipe calculations

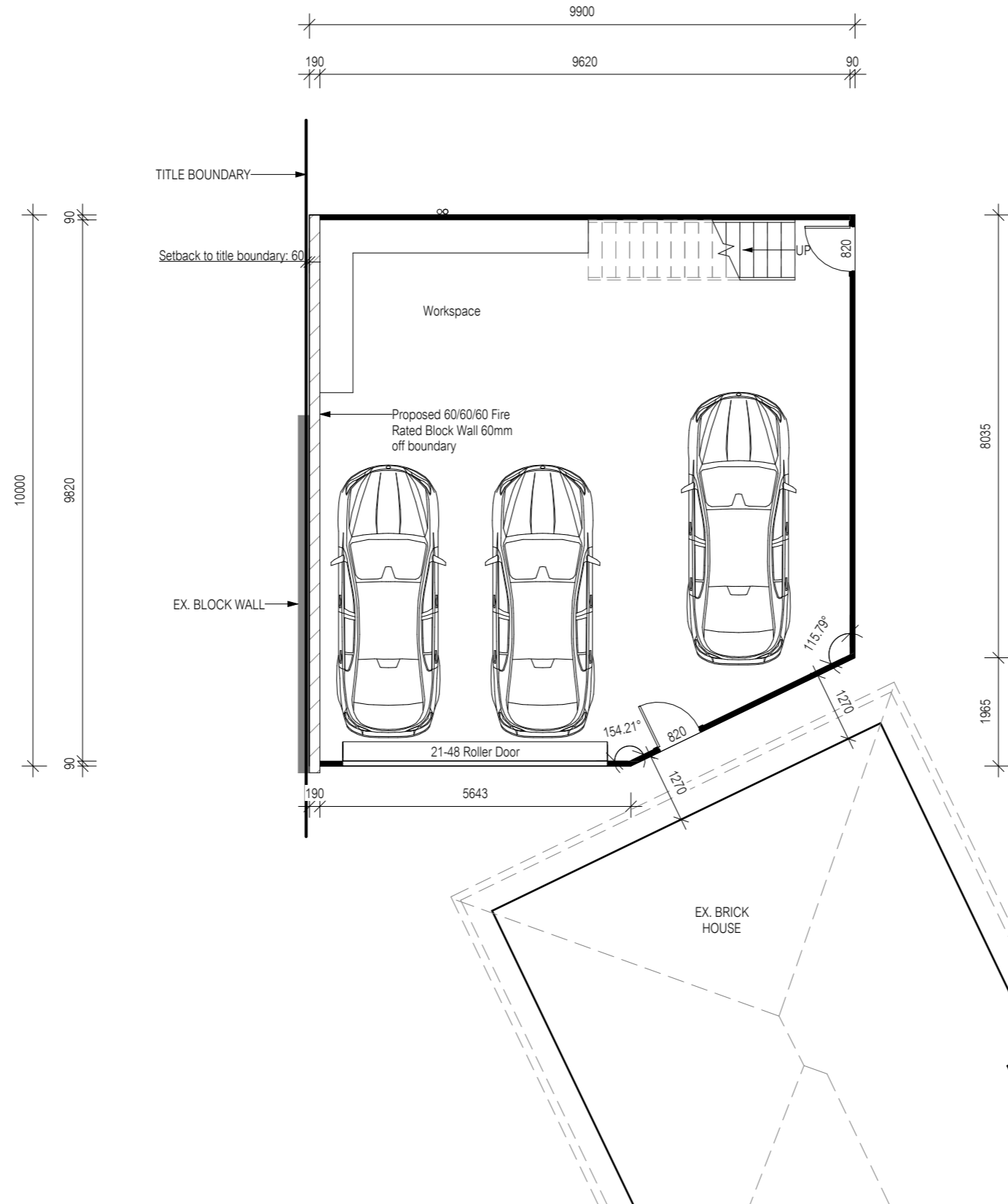
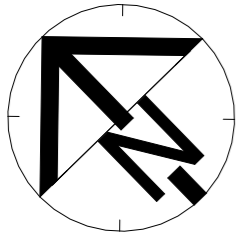
All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 900 downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²



HOOKEY STREET

Soil classification: TBC Refer to Soil Report for nominated founding depth and description of founding material. All Materials and construction to comply with AS/NZS3500 Part 2 & Part 3:2003	- Wet areas to comply with NCC 10.2 and AS3740	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED HARVEY SHED ADDITION 135 Hookey Street, ROKEBY		DRAINAGE PLAN	
			No. Date Int. Amendment changes as per cover sheet	Drawn SW AP2023-2301 Date 08 March 2024 Sheet Scale 1:200		01a/03	



Floor Area = 95.00m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

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

Notes

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NEW TOWN
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED HARVEY SHED ADDITION
135 Hookey Street,
ROKEBY



SHED GROUND FLOOR PLAN

Drawn SW AP2023-2301

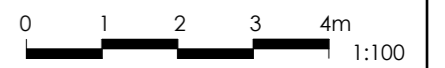
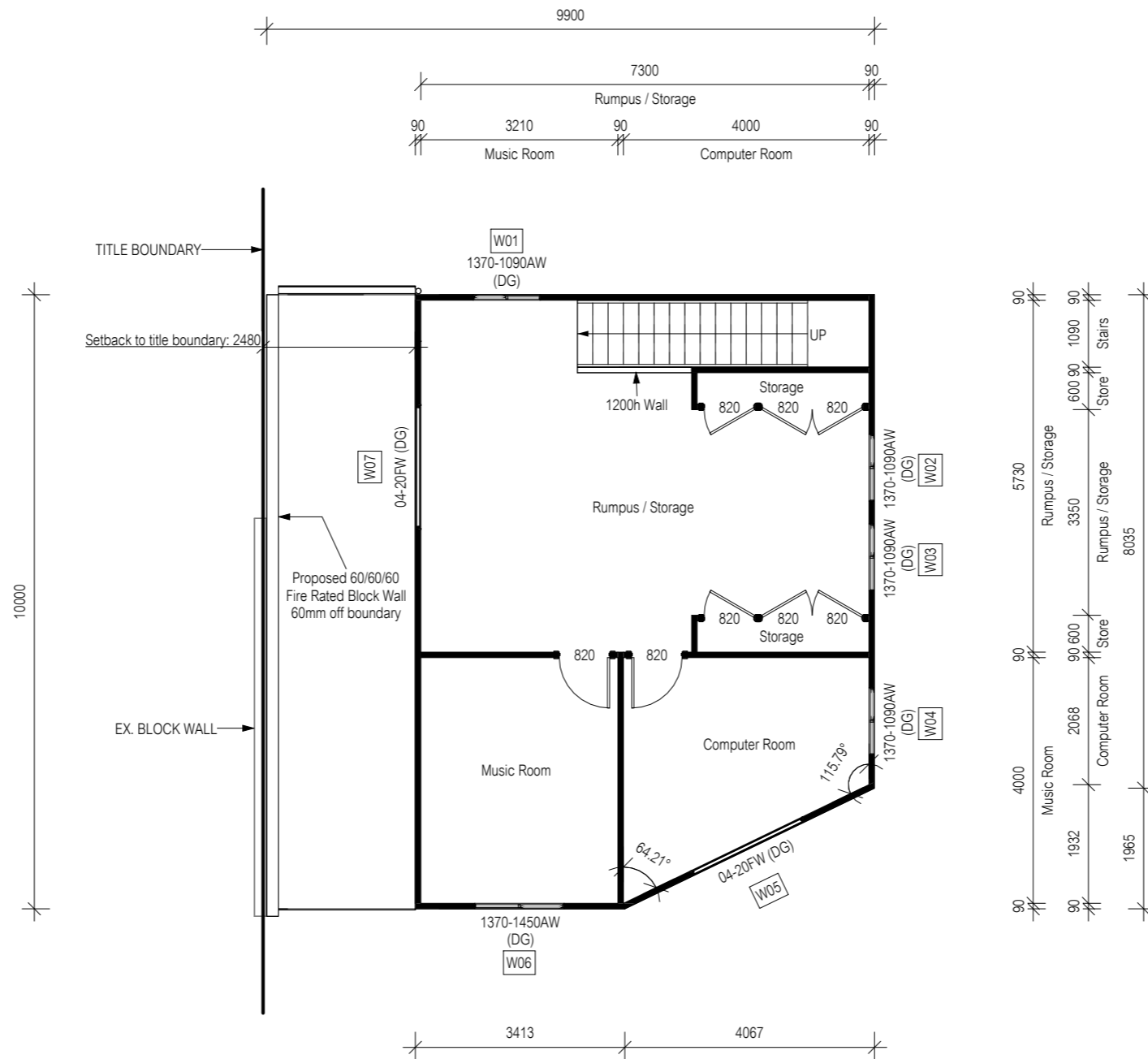
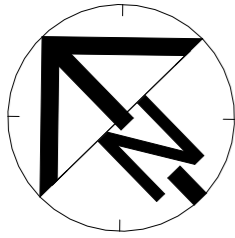
Date 29 February 2024 Sheet

Scale 1:100

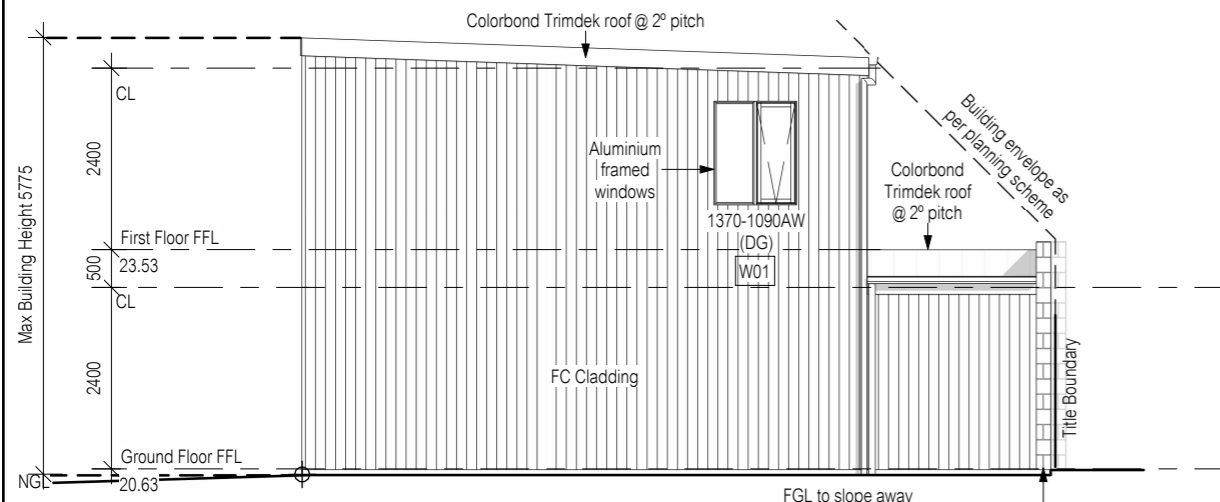
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02/03

No.	Date	Int.	Amendment changes as per cover sheet



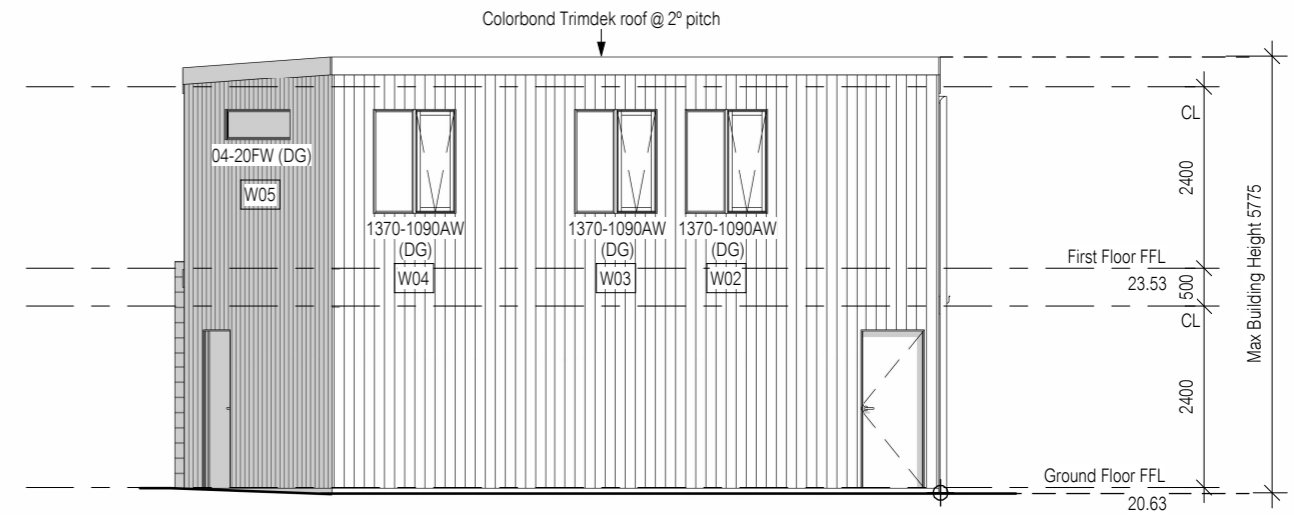
Floor Area = 65.63m ² Articulation joints Smoke Alarm (interconnected where more than 1)	All window sizes to be checked and/or confirmed on site prior to ordering glazing units	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED HARVEY SHED ADDITION 135 Hookey Street, ROKEBY		SHED FIRST FLOOR PLAN	
			Drawn SW Date 29 February 2024 Scale 1:100 Copyright ©	AP2023-2301 Sheet 02a/03			



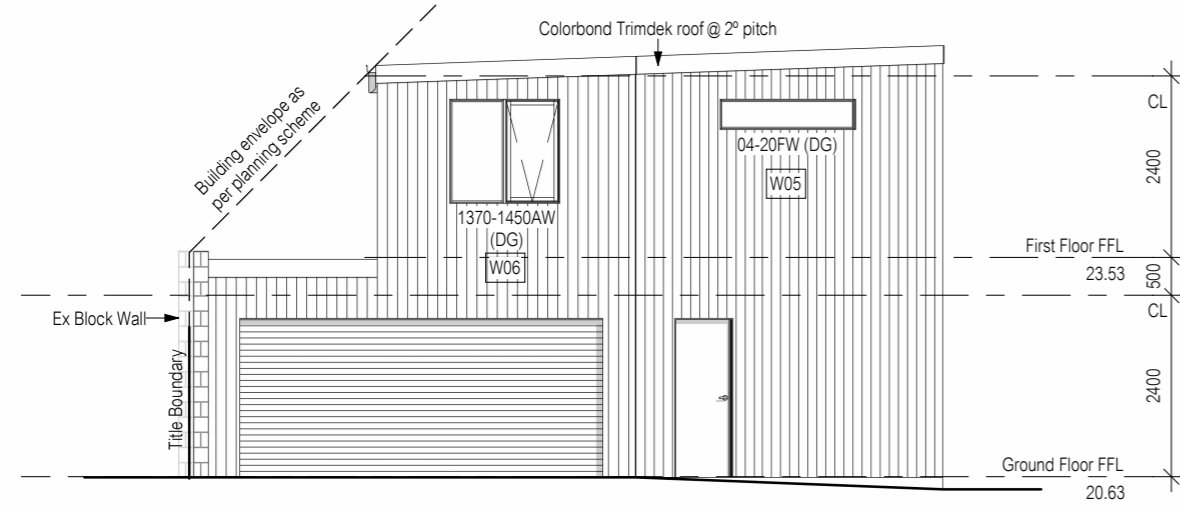
North East Elevation

Material	Colour
Colorbond Roof	Monument
FC Sheet	Monument
Blockwork	Natural

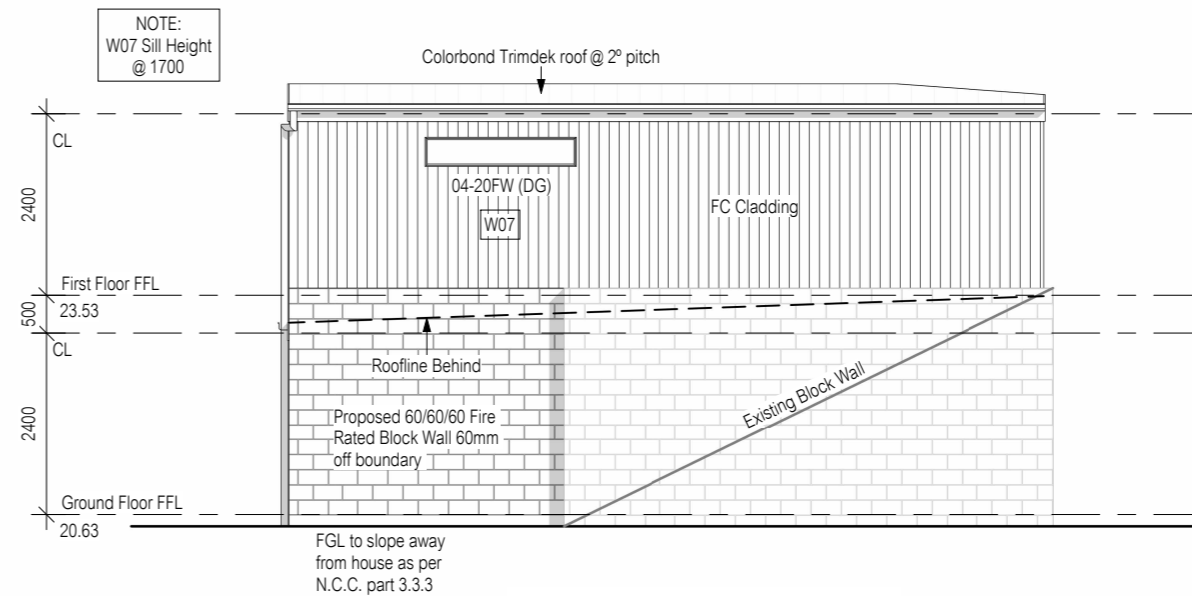
All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



South East Elevation



South West Elevation



North West Elevation

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

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

- Notes
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PO BOX 21
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Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED HARVEY SHED ADDITION
135 Hookey Street,
ROKEBY



ELEVATIONS		
Drawn	SW	AP2023-2301
Date	29 February 2024	Sheet
Scale	1:100	03/03
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No. Date Int. Amendment changes as per cover sheet
 Version: 1, Version Date: 28/03/2024

Shadows shown for stylisations purpose only

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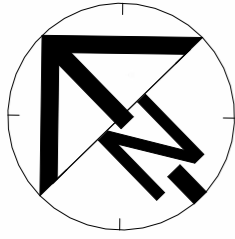
Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
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Client / Project info
 PROPOSED HARVEY SHED ADDITION
 135 Hookey Street,
 ROKEBY



PERSPECTIVE VIEWS

Drawn	SW	AP2023-2301
Date	29 February 2024	Sheet
Scale		03b/03
Copyright ©		



NOTES		
•	LATITUDE: -42°53'	
	LONGITUDE: 147°26'	
•	Surrounding topography assumed as flat due to minimal gradients in local area.	
•	Ground terrain for development site derived from detail survey.	

Notes

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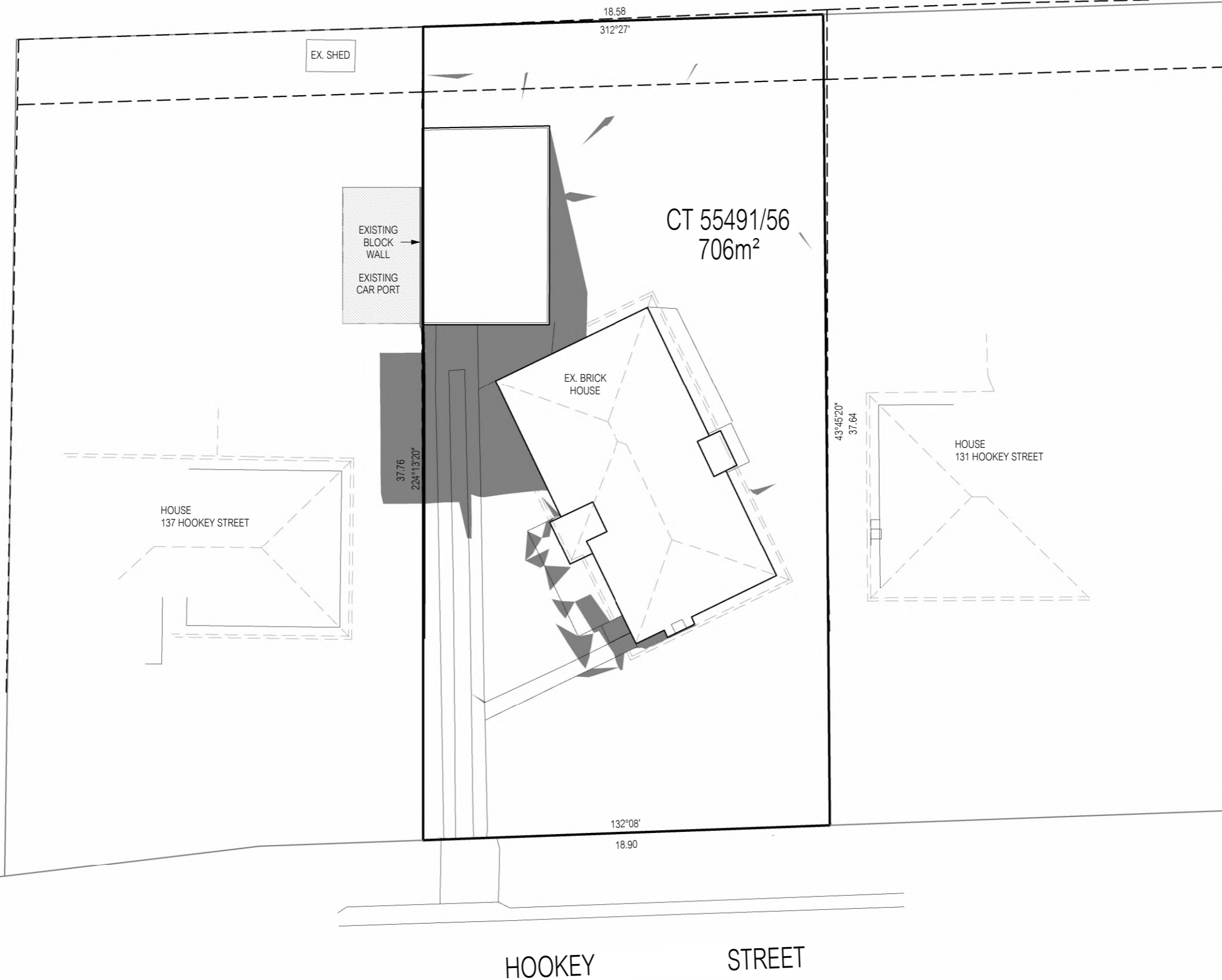
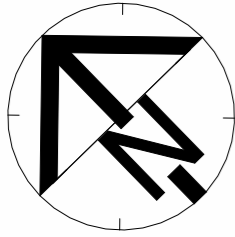
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PROPOSED HARVEY SHED ADDITION

135 Hookey Street,
 ROKEBY



SHADOW DIAGRAM - EXISTING		
- 21/06/24 9am		
Drawn	SW	AP2023-2301
Date	26 March 2024	Sheet
Scale	1:200	
		S01



NOTES		
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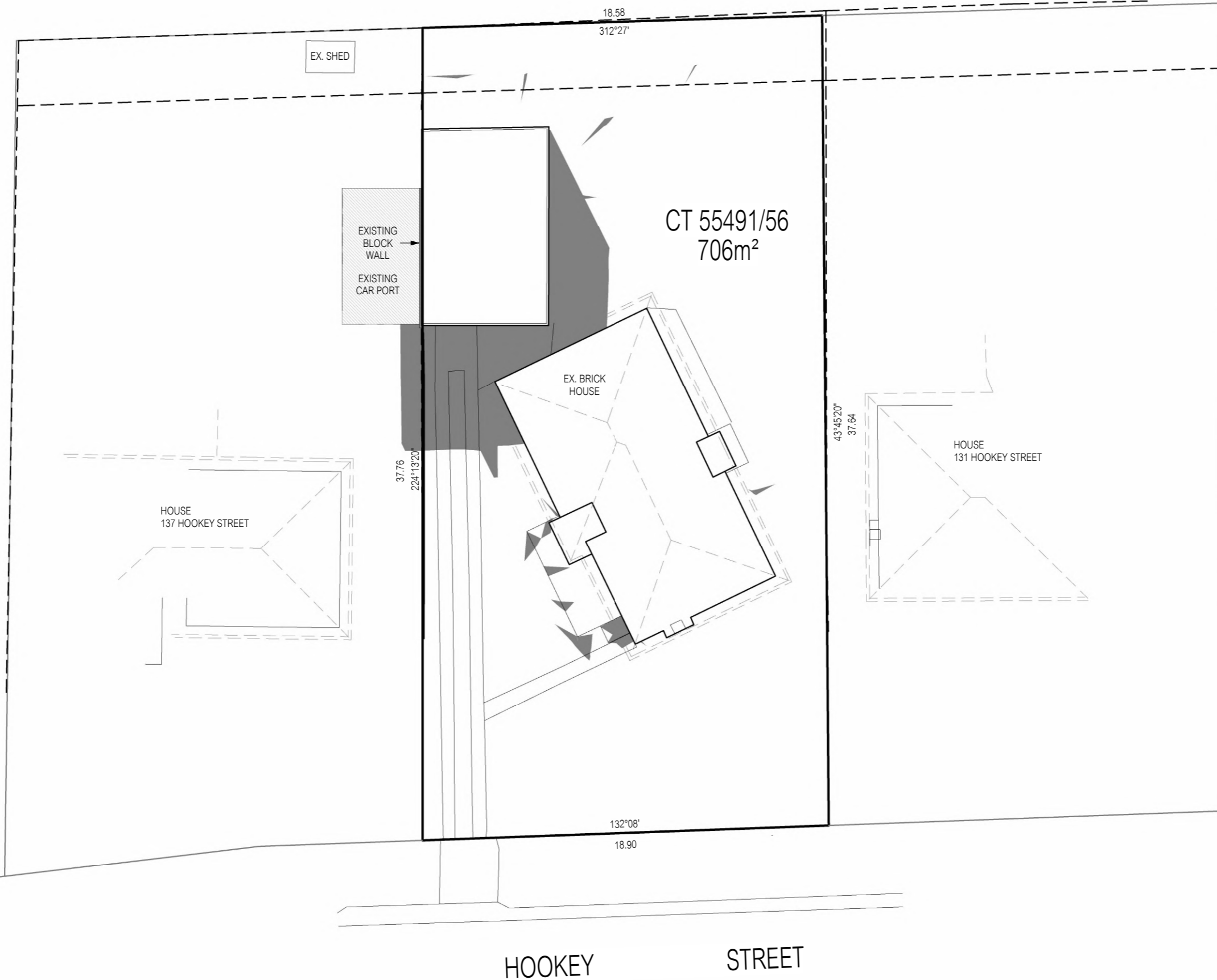
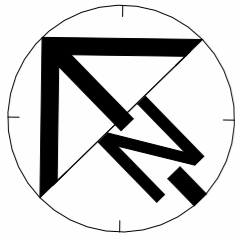
Client / Project info

PROPOSED HARVEY SHED ADDITION

135 Hookey Street,
ROKEBY



SHADOW DIAGRAM - EXISTING		
- 21/06/24 10am		
Drawn	SW	AP2023-2301
Date	26 March 2024	Sheet
Scale	1:200	
		S02



NOTES

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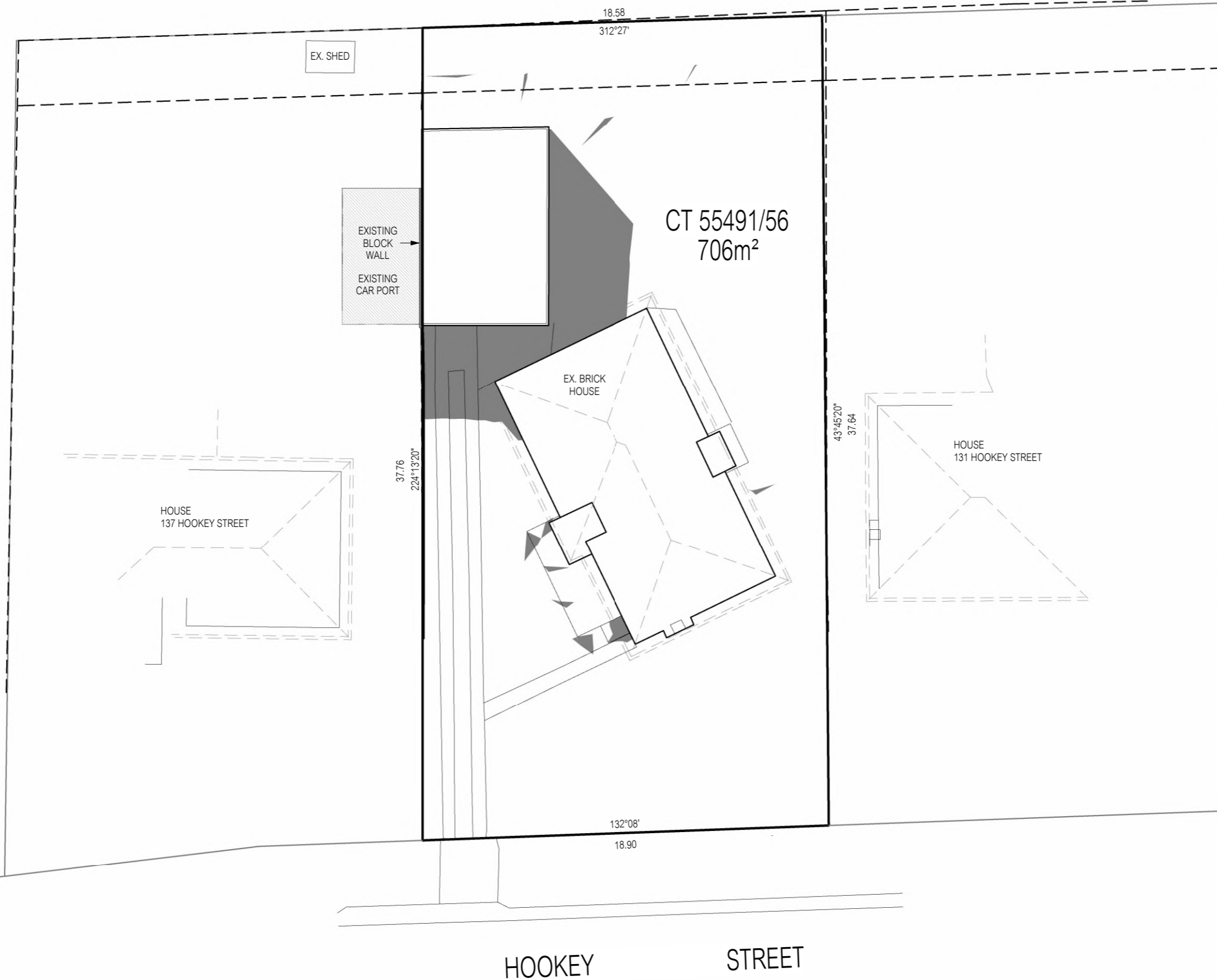
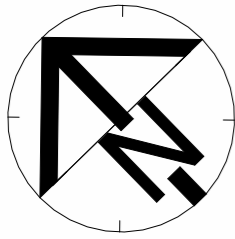
PROPOSED HARVEY SHED ADDITION

135 Hookey Street,
ROKEBY



SHADOW DIAGRAM - EXISTING		
- 21/06/24 11am		
Drawn	SW	AP2023-2301
Date	26 March 2024	Sheet
Scale	1:200	S03

No.	Date	Int.	Amendment changes as per cover sheet



NOTES

- LATITUDE: -42°53'
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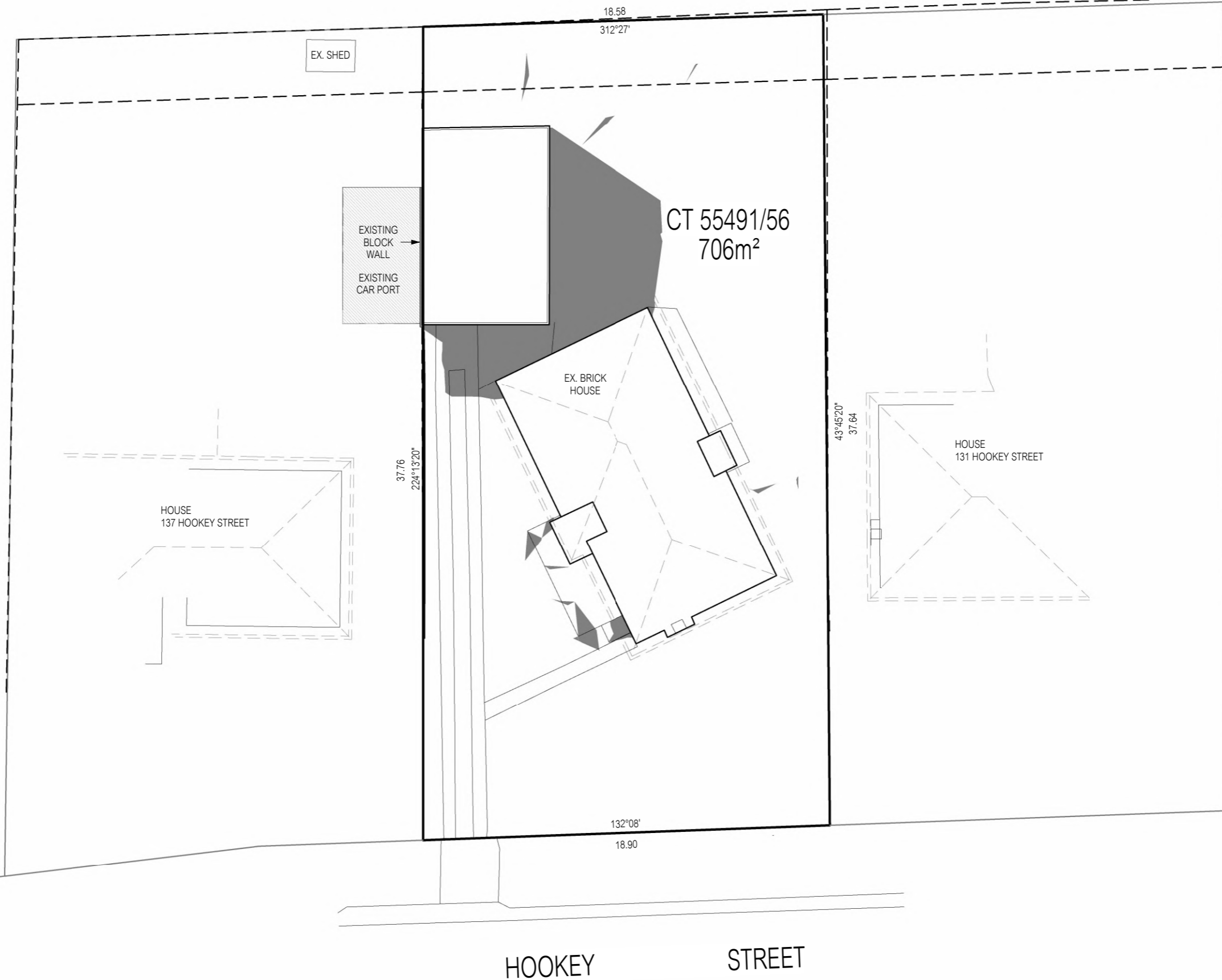
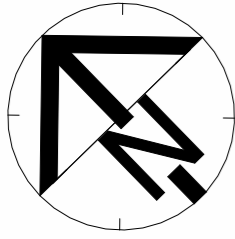
Designer:
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 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
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 Email:
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Client / Project info
 PROPOSED HARVEY SHED ADDITION
 135 Hookey Street,
 ROKEBY



SHADOW DIAGRAM - EXISTING	
- 21/06/24 12pm	
Drawn	SW AP2023-2301
Date	26 March 2024 Sheet
Scale	1:200
S04	

No.	Date	Int.	Amendment changes as per cover sheet
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NOTES		
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 NEW TOWN
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Client / Project info

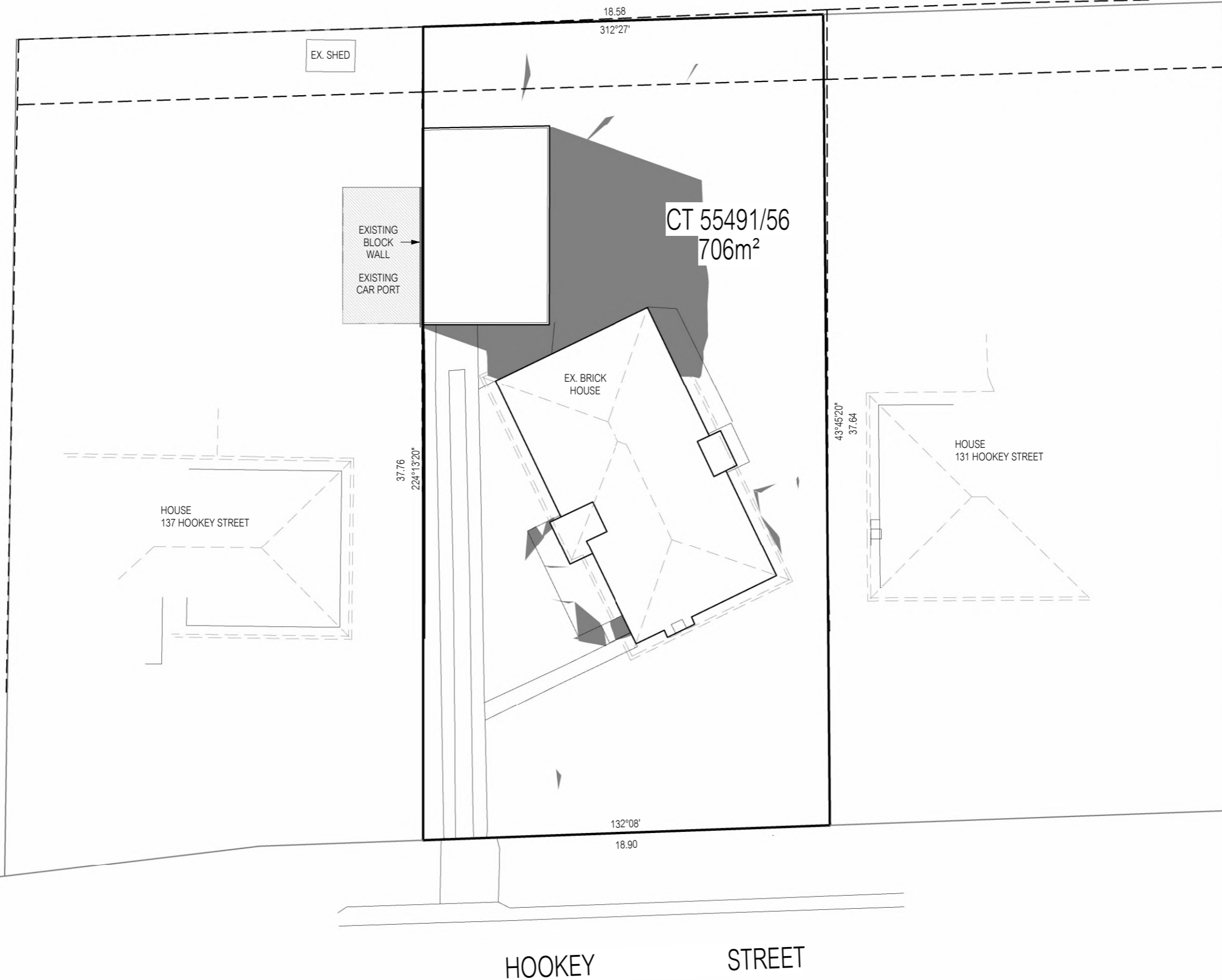
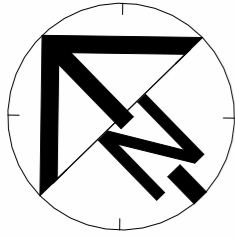
PROPOSED HARVEY SHED ADDITION

135 Hookey Street,
 ROKEBY



SHADOW DIAGRAM - EXISTING		
- 21/06/24 1pm		
Drawn	SW	AP2023-2301
Date	26 March 2024	Sheet
Scale	1:200	
		S05

No.	Date	Int.	Amendment changes as per cover sheet



NOTES		
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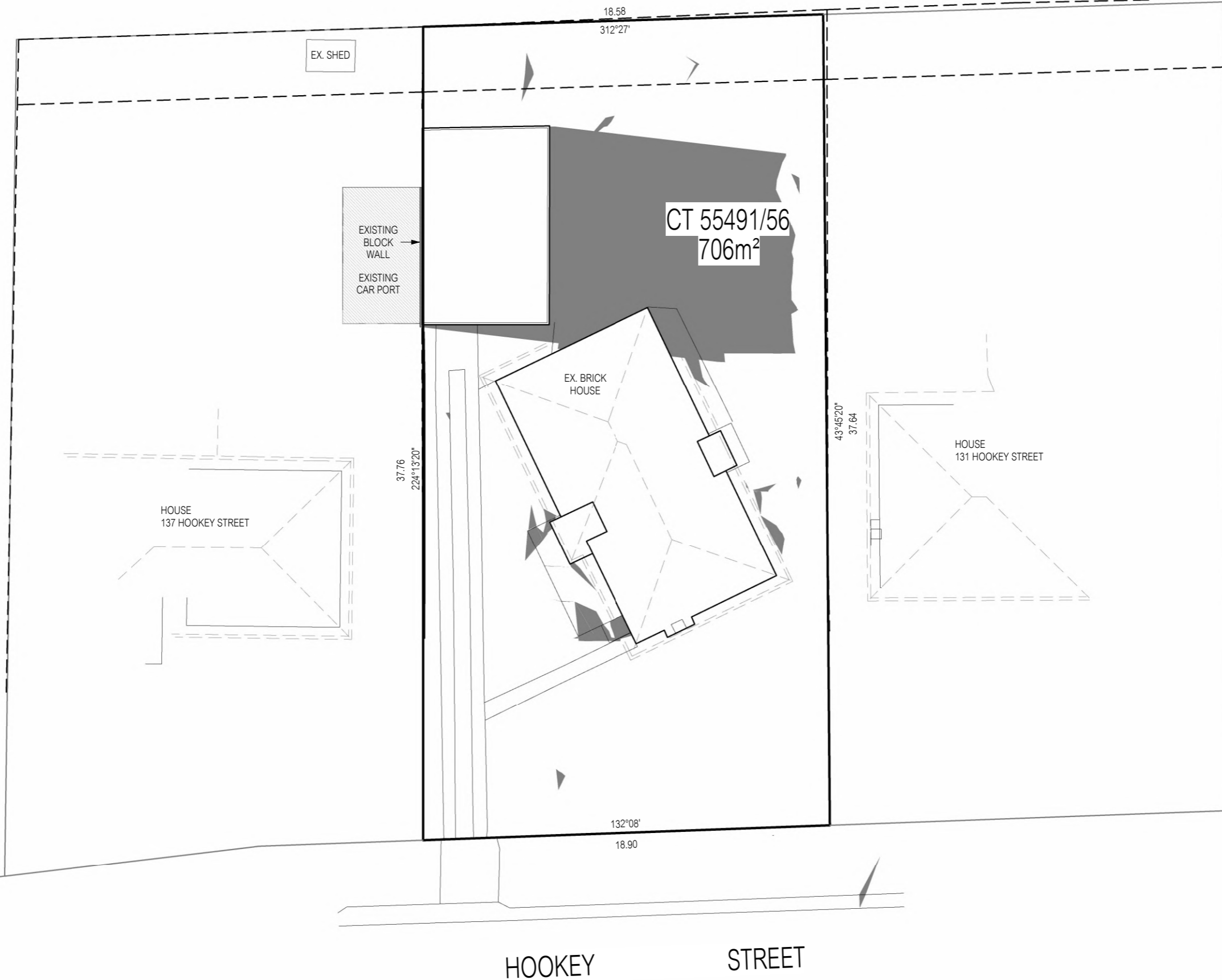
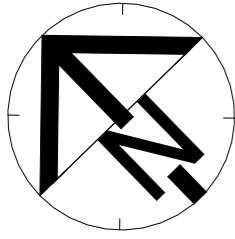
Client / Project info

PROPOSED HARVEY SHED ADDITION

135 Hookey Street,
ROKEBY



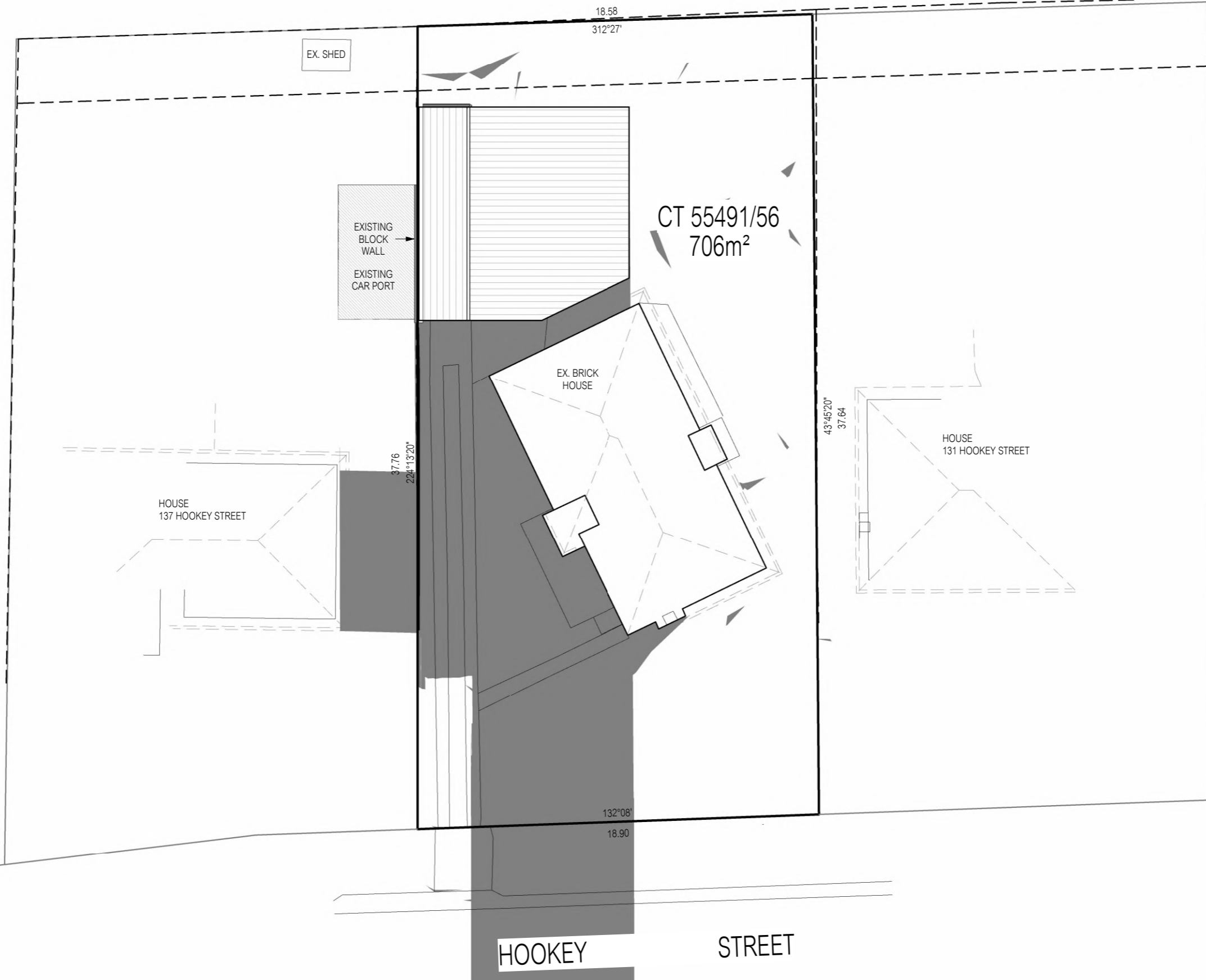
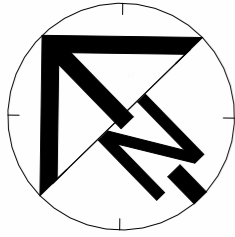
SHADOW DIAGRAM - EXISTING		
- 21/06/24 2pm		
Drawn	SW	AP2023-2301
Date	26 March 2024	Sheet
Scale	1:200	
		S06



HOOKEY STREET



NOTES • LATITUDE: -42°53' LONGITUDE: 147°26' • Surrounding topography assumed as flat due to minimal gradients in local area. • Ground terrain for development site derived from detail survey.			Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.		Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		Client / Project info PROPOSED HARVEY SHED ADDITION 135 Hookey Street, ROKEBY				SHADOW DIAGRAM - EXISTING - 21/06/24 3pm Drawn SW AP2023-2301 Date 26 March 2024 Sheet Scale 1:200		S07
No.	Date	Int.	Amendment changes as per cover sheet										



NOTES		
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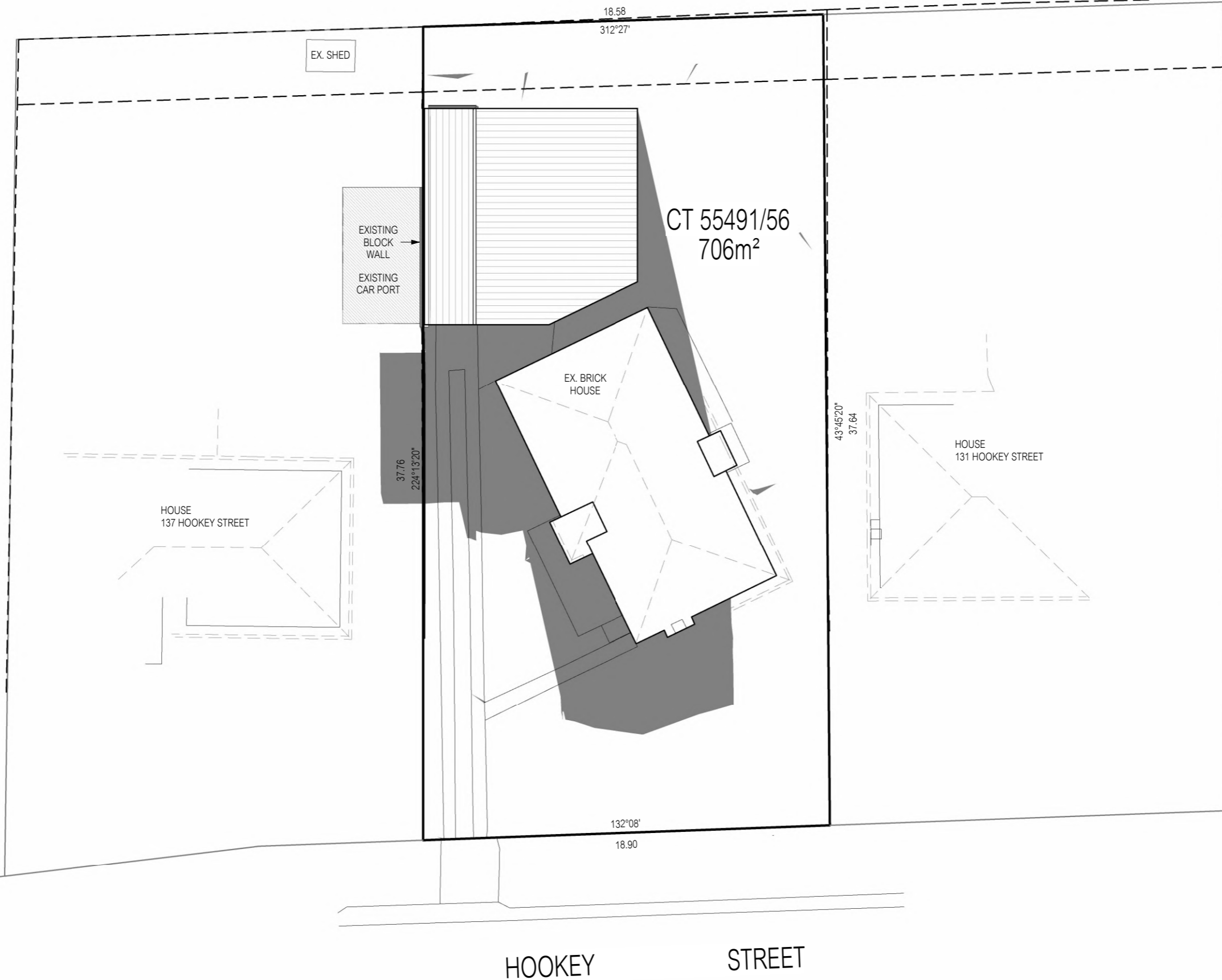
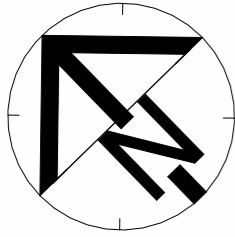
Designer:
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 PO BOX 21
 NEW TOWN
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 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
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 info@anotherperspective.com.au

Client / Project info
 PROPOSED HARVEY SHED ADDITION
 135 Hookey Street,
 ROKEBY



SHADOW DIAGRAM - PROPOSED - 21/06/24 9am		
Drawn	SW	AP2023-2301
Date	26 March 2024	Sheet
Scale	1:200	

S08



NOTES		
•	LATITUDE: -42°53'	
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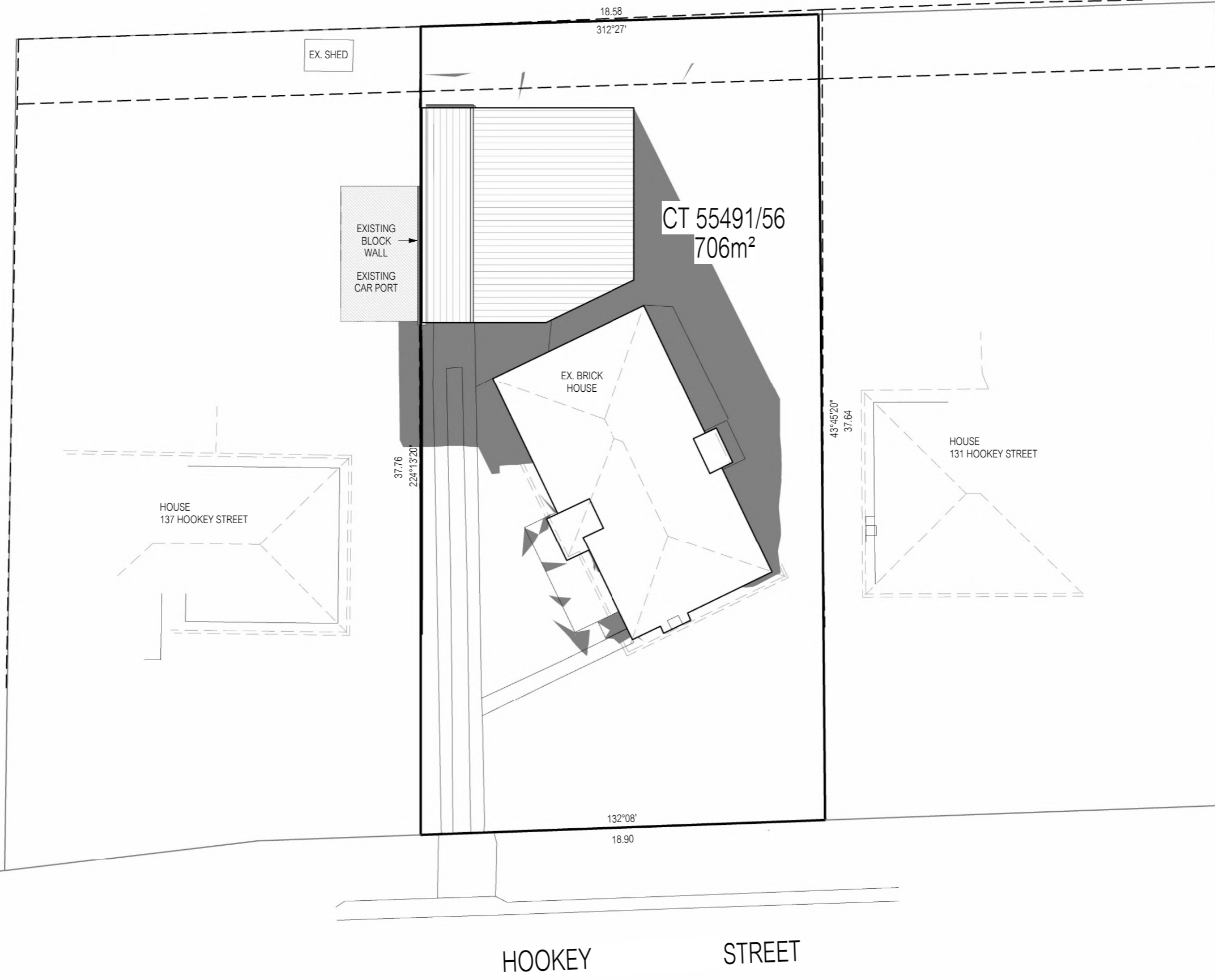
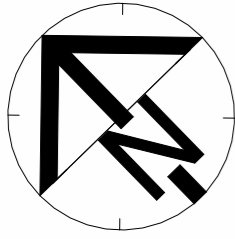
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 PO BOX 21
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Client / Project info

PROPOSED HARVEY SHED ADDITION
 135 Hookey Street,
 ROKEBY



SHADOW DIAGRAM - PROPOSED - 21/06/24 10am		
Drawn	SW	AP2023-2301
Date	26 March 2024	Sheet
Scale	1:200	
		S09



NOTES

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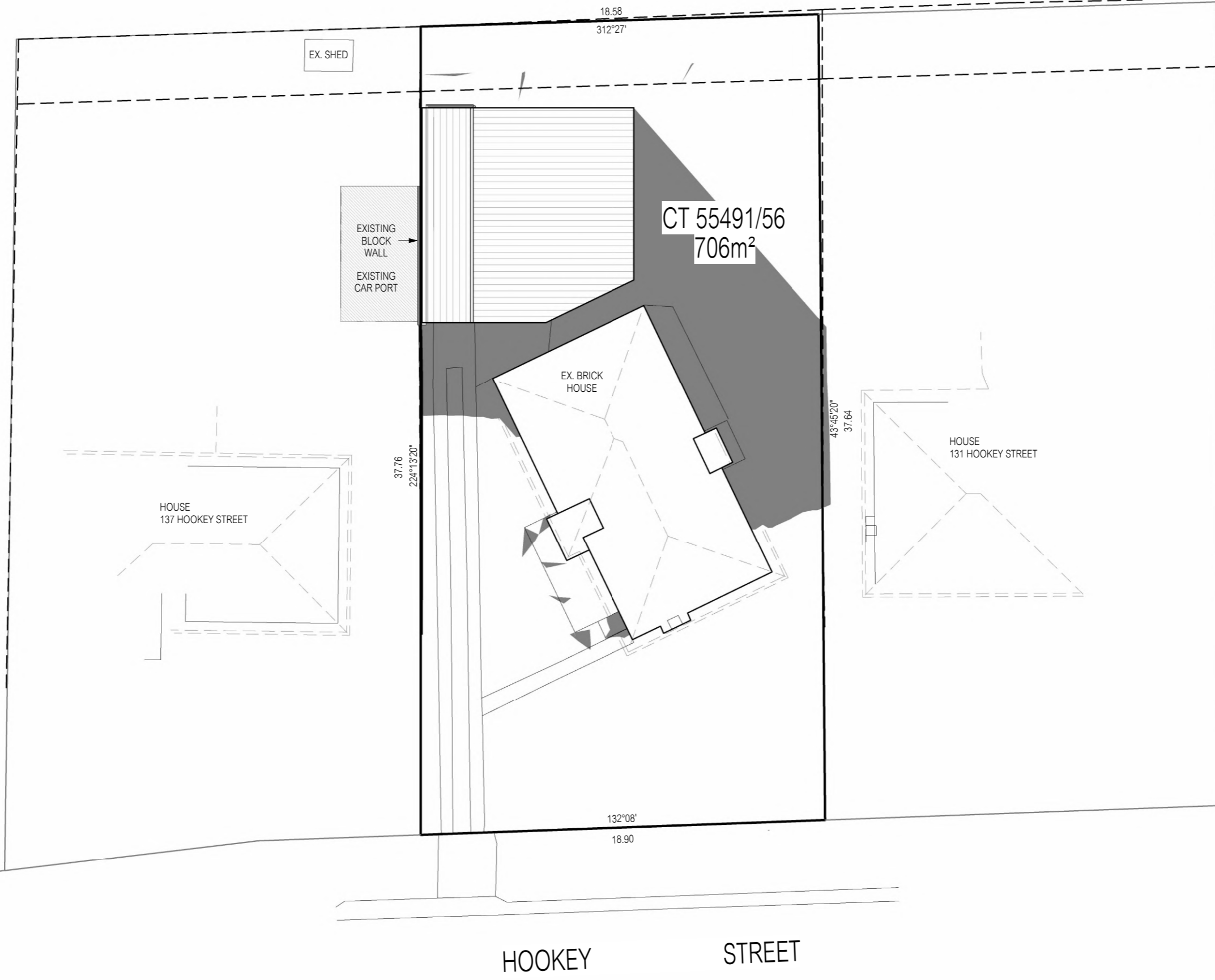
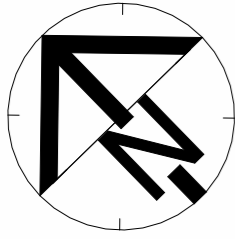
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Client / Project info
 PROPOSED HARVEY SHED ADDITION
 135 Hookey Street,
 ROKEBY



SHADOW DIAGRAM - PROPOSED - 21/06/24 11am	
Drawn	SW AP2023-2301
Date	26 March 2024 Sheet
Scale	1:200
S10	

No.	Date	Int.	Amendment changes as per cover sheet



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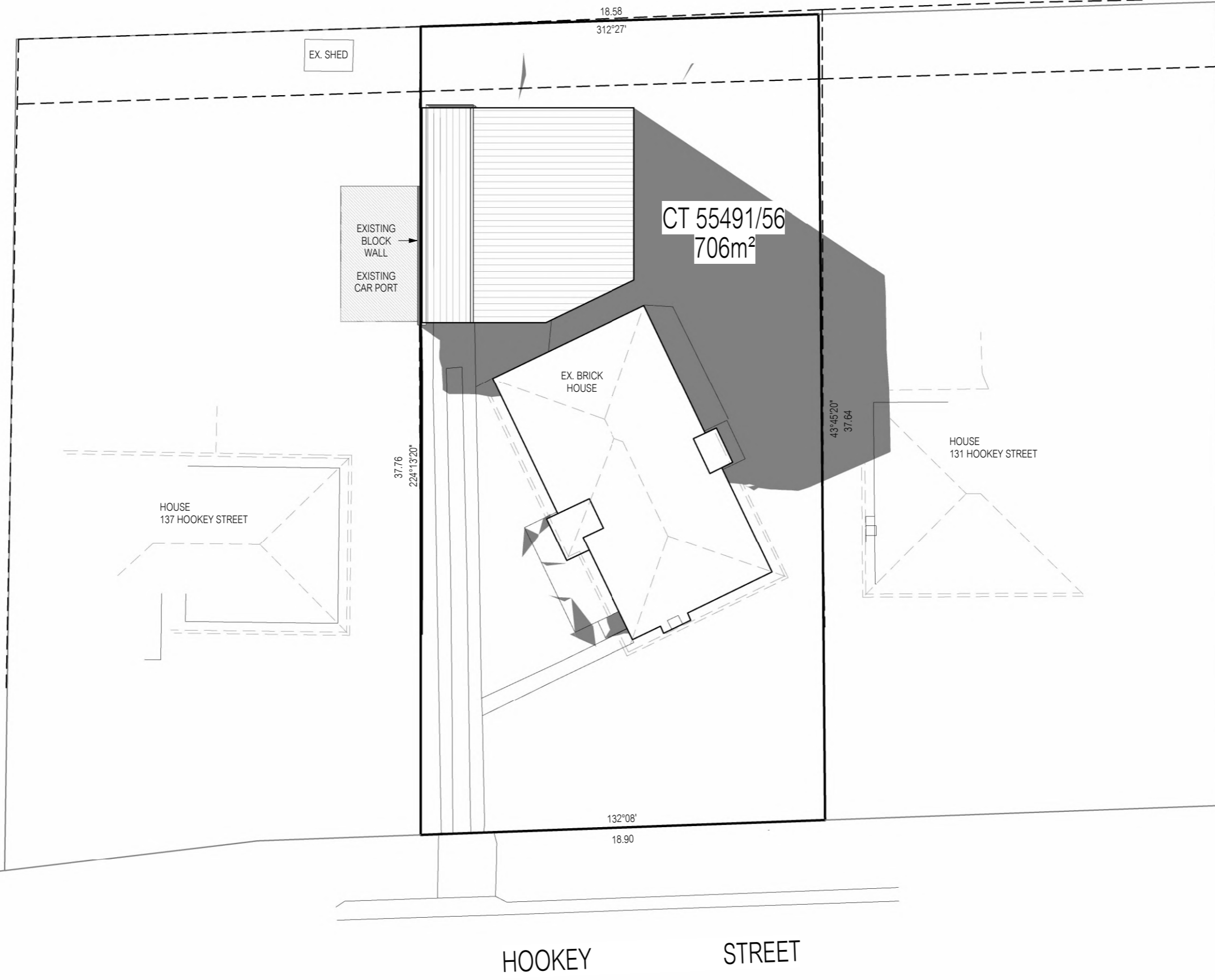
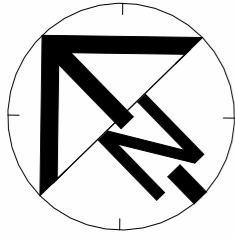
PROPOSED HARVEY SHED ADDITION

135 Hookey Street,
 ROKEBY



SHADOW DIAGRAM - PROPOSED - 21/06/24 12pm		
Drawn	SW	AP2023-2301
Date	26 March 2024	Sheet
Scale	1:200	
		S11

No.	Date	Int.	Amendment changes as per cover sheet



NOTES

- LATITUDE: -42°53'
- LONGITUDE: 147°26'
- Surrounding topography assumed as flat due to minimal gradients in local area.
- Ground terrain for development site derived from detail survey.

Notes

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

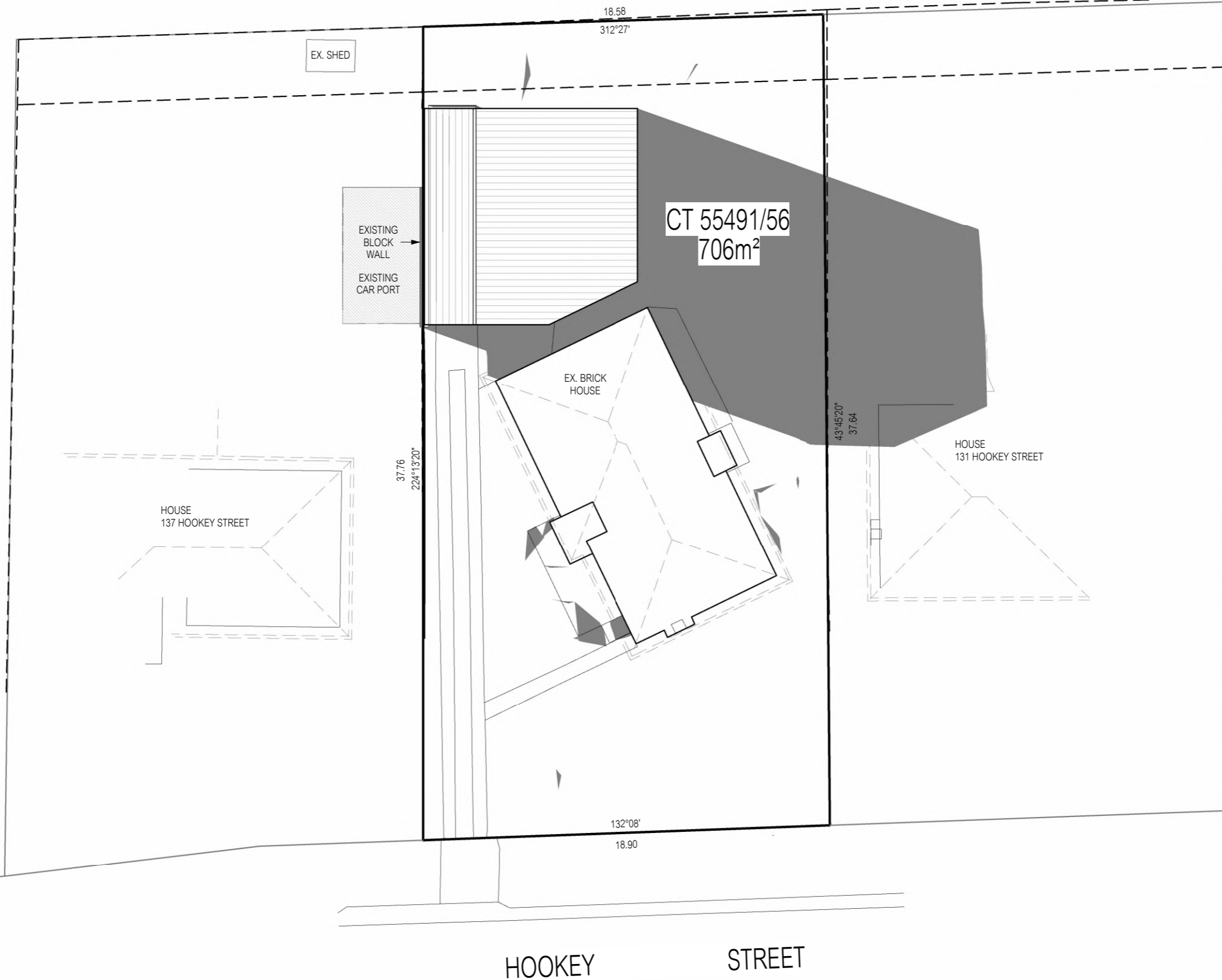
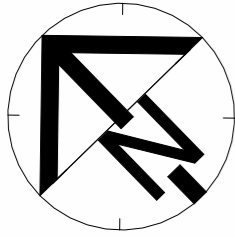
Client / Project info

PROPOSED HARVEY SHED ADDITION
 135 Hookey Street,
 ROKEBY



SHADOW DIAGRAM - PROPOSED - 21/06/24 1pm		
Drawn	SW	AP2023-2301
Date	26 March 2024	Sheet
Scale	1:200	S12

No.	Date	Int.	Amendment changes as per cover sheet



NOTES		
•	LATITUDE: -42°53'	
	LONGITUDE: 147°26'	
•	Surrounding topography assumed as flat due to minimal gradients in local area.	
•	Ground terrain for development site derived from detail survey.	

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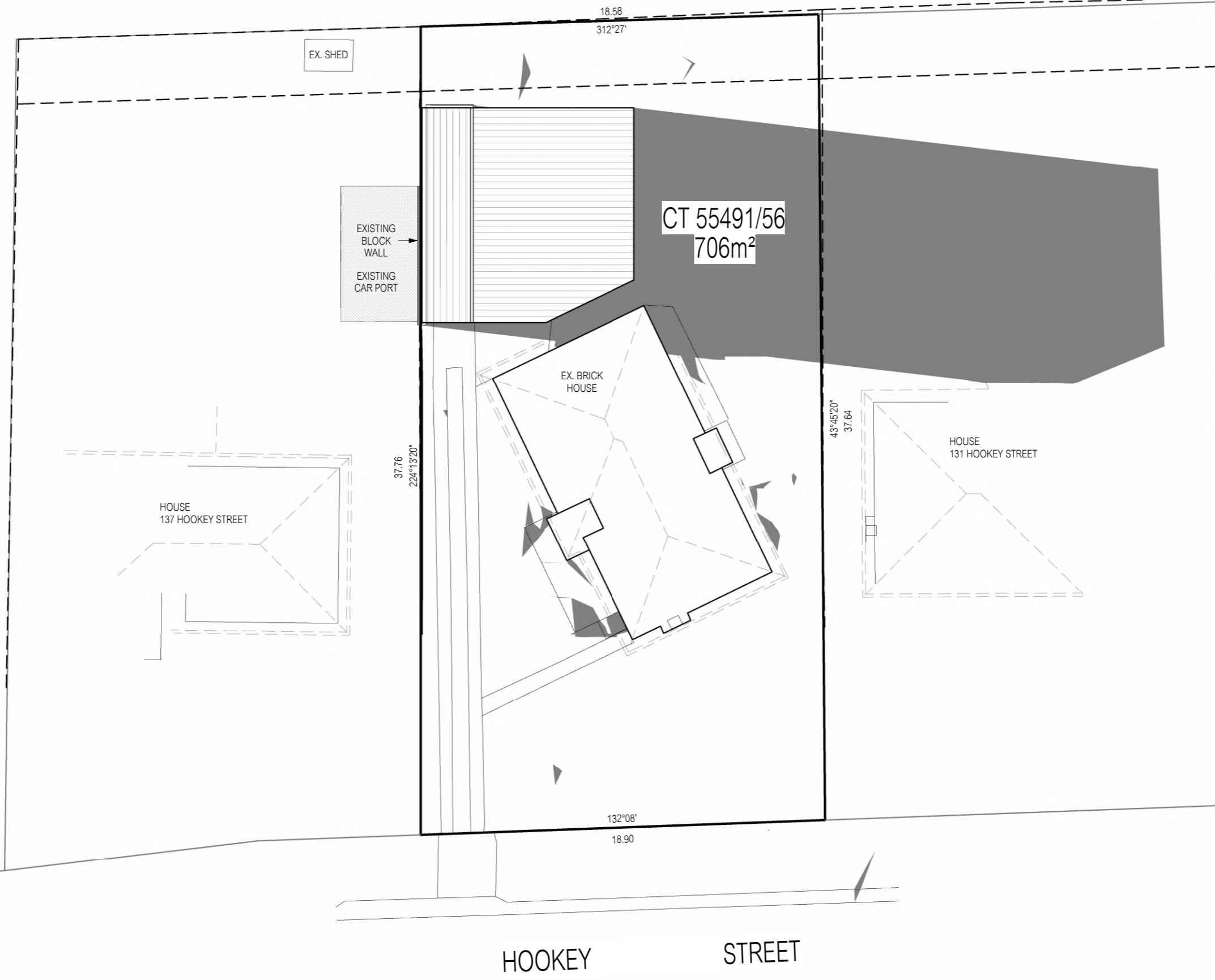
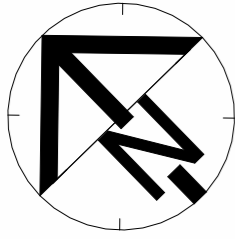
Client / Project info

PROPOSED HARVEY SHED ADDITION

135 Hookey Street,
 ROKEBY



SHADOW DIAGRAM - PROPOSED - 21/06/24 2pm		
Drawn	SW	AP2023-2301
Date	26 March 2024	Sheet
Scale	1:200	
		S13



NOTES		
•	LATITUDE: -42°53'	
	LONGITUDE: 147°26'	
•	Surrounding topography assumed as flat due to minimal gradients in local area.	
•	Ground terrain for development site derived from detail survey.	

Notes

- Builder to verify all dimensions and levels on site prior to commencement of work
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Designer:

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 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
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 info@anotherperspective.com.au

Client / Project info

PROPOSED HARVEY SHED ADDITION

135 Hookey Street,
 ROKEBY



SHADOW DIAGRAM - PROPOSED - 21/06/24 3pm		
Drawn	SW	AP2023-2301
Date	26 March 2024	Sheet
Scale	1:200	

S14