



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/053393**

**PROPOSAL:** Dwelling

**LOCATION:** 367 Carella Street, Tranmere

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

**ADVERTISING EXPIRY DATE:** 11 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 11 August 2025. 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 11 August 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

# Clarence City Council



## APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

New residential dwelling

Location:

Address 367 Carella Street

Suburb/Town Tranmere

Postcode 7018

Current  
Owners/s:

Applicant:

**Personal Information Removed**

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

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

N/A

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:

**Personal Information Removed**

**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 185061	FOLIO 12
EDITION 2	DATE OF ISSUE 01-Apr-2025

SEARCH DATE : 27-Jun-2025

SEARCH TIME : 10.13 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 12 on Sealed Plan 185061

Derivation : Part of 115 Acres Gtd. to James Young

Prior CT 184818/12

SCHEDULE 1

N243575    TRANSFER to SUSANNE MARGARET GARD    Registered  
01-Apr-2025 at noon

SCHEDULE 2

C30241    Land is limited in depth to 15 metres, excludes  
minerals and is subject to reservations relating to  
drains sewers and waterways in favour of the Crown

SP185061    EASEMENTS in Schedule of Easements

SP185061    COVENANTS in Schedule of Easements

SP185061    FENCING PROVISION in Schedule of Easements

SP174060, SP175107, SP180943 & SP184818 COVENANTS in Schedule  
of Easements

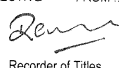
SP167884, SP174060, SP175107, SP180943 & SP184818 FENCING  
PROVISION in Schedule of Easements

C94425    FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

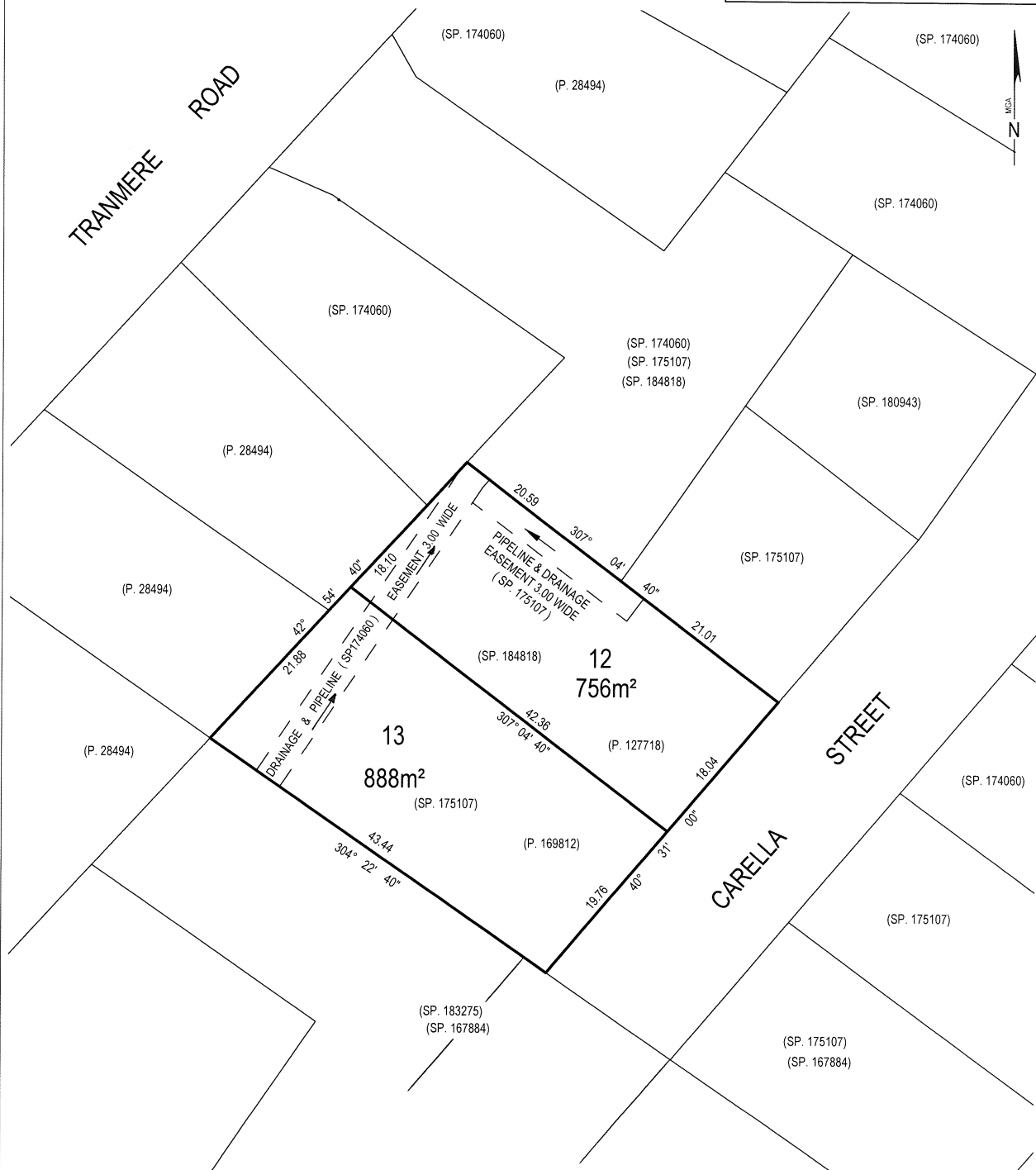
N243552    PRIORITY NOTICE reserving priority for 90 days  
TRANSFER David Keith Gourlay and Irene Barbara  
Gourlay to Susanne Margaret Gard  
MISC/INDX Instrument Creating Restrictive Covenants -  
Susanne Margaret Gard and David Keith Gourlay and  
Irene Barbara Gourlay    Lodged by LOWRIE KENT CONVEYAN  
on 22-Jan-2025 BP: N243552



E247807    INSTRUMENT Creating Restrictive Covenants    Lodged by  
LOWRIE KENT CONVEYAN on 17-Feb-2025 BP: N243575

<p>OWNER: DAVID KEITH GOURLAY &amp; IRENE BARBARA GOURLAY</p> <p>FOLIO REFERENCE: CT.184818 - 12</p> <p>GRANTEE: PART OF 115 ACRES GTD. TO JAMES YOUNG.</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR: N. D. LEARY of LEARY, COX &amp; CRIPPS SURVEYORS Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com</p> <p>LOCATION: CITY OF CLARENCE</p> <p>SCALE 1:400 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER <b>SP185061</b></p> <p>APPROVED EFFECTIVE FROM 18 MAY 2023</p> <p> Recorder of Titles</p>
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**PRIORITY FINAL PLAN**

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



<p> 26/4/23 Registered Land Surveyor Date</p>	<p> 12.05.2023 Council Delegate Date</p>
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<b>SCHEDULE OF EASEMENTS</b>	Registered Number <b>SP 185061</b>
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

## EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

### Lot 12 is:

SUBJECT TO a Pipeline and Services Easement in gross as hereinafter defined (in favour of TasWater) over the land marked DRAINAGE & PIPELINE EASEMENT 3.00 WIDE and PIPELINE & DRAINAGE EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the Plan.

SUBJECT TO a Right of Drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT 3.00 WIDE <sup>and</sup> DRAINAGE & PIPELINE EASEMENT 3.00 WIDE passing through that lot on the Plan.

### Lot 13 is:

SUBJECT TO a Pipeline and Services Easement in gross as hereinafter defined (in favour of TasWater) over the land marked DRAINAGE & PIPELINE EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the Plan.

SUBJECT TO a Right of Drainage in gross (in favour of Clarence City Council) over the land marked DRAINAGE & PIPELINE EASEMENT 3.00 WIDE passing through that lot on the Plan.

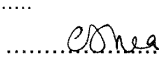
## COVENANTS

The Owners of each Lot on the Plan covenant with the Vendors (David Keith Gourlay and Irene Barbara Gourlay) and the Owners for the time being of every other lot shown on the Plan to the intent that the burden of the covenants may run with and bind the Covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other lot shown on the said Plan to observe the following stipulations:

  
DAVID KEITH GOURLAY

  
IRENE BARBARA GOURLAY

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DAVID KEITH GOURLAY AND IRENE BARBARA GOURLAY FOLIO REF: CERTIFICATE OF TITLE VOLUME 184818 FOLIO 12 SOLICITOR & REFERENCE: WARE & PARTNERS – NOEL WARE 230053	PLAN SEALED BY: COUNCIL SEALING PLAN DATE: 12 <sup>th</sup> May 2023 SD-2018/28 REF NO.
 Council Delegate Clare Shea	
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 4 PAGES	Registered Number <div style="font-size: 2em; font-family: monospace;">SP. 185061</div>
SUBDIVIDER: DAVID KEITH GOURLAY AND IRENE BARBARA GOURLAY FOLIO REFERENCE: VOLUME 184818 FOLIO 12	

- (a) Not to erect or permit to be erected on the said lot any building which does not have a roof constructed of tiling or other substance which does not reflect light.
- (b) Not to use galvanized iron or other reflective material or substance in the construction of any roof or any part of any dwelling or other structure on the said lot.
- (c) Not to erect or permit to be erected on the lot any outbuilding exceeding ten square metres (10m<sup>2</sup>) unless the same is constructed of similar external cladding and roofing material as the principal dwelling house.
- (d) Not to construct or place kit, re-locatable or weatherboard dwellings on the lot.
- (e) Not to construct any dwellings on the individual lot that shall have less than seventy (70) per cent of the external walls comprising glass, masonry, brick or rendered finish provided however that no more than thirty (30) per cent of Hardie's external cladding/panel products or similar products of other manufacturers may be used in the construction of the dwelling.
- (f) Not to commence construction of a dwelling on the lot without providing for a lockable skip bin of a capacity of at least three (3) cubic metres to remove all rubbish and discarded materials.
- (g) Not to use or allow the lot to be used for public housing, public rental projects or public assistance programs.

The Vendor reserves the right for themselves or their assigns to sell lease or otherwise deal with any lot on the Plan either subject to any of the above conditions and/or restrictive covenants or any one of them or not subject to such modifications thereof as they in their sole discretion deem fit. The exercise of the said right in relation to any lot shall not release the owners of any other lot from any of the conditions or covenants affecting or imposed upon such other lots will give the owners of any lot any right of action against the vendor or any other person.

## FENCING PROVISION

IN RESPECT of each Lot shown on the Plan the Vendors (David Keith Gourlay and Irene Barbara Gourlay) shall not be required to fence.

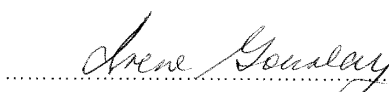
## INTERPRETATION

"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;





**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.



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 4 PAGES	Registered Number <div style="font-size: 2em; font-family: monospace;">SP 185061</div>
SUBDIVIDER: DAVID KEITH GOURLAY AND IRENE BARBARA GOURLAY FOLIO REFERENCE: VOLUME 184818 FOLIO 12	

~~DAVID KEITH GOURLAY~~

~~IRENE BARBARA GOURLAY~~

- (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;  
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;
- (5) 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
- (6) 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.

**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;

  
DAVID KEITH GOURLAY

  
IRENE BARBARA GOURLAY

**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.

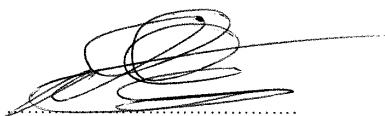

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 4 OF 4 PAGES	Registered Number  <b>SP 185061</b>
SUBDIVIDER: DAVID KEITH GOURLAY AND IRENE BARBARA GOURLAY FOLIO REFERENCE: VOLUME 184818 FOLIO 12	

- (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.

SIGNED by **DAVID KEITH GOURLAY** )  
 and **IRENE BARBARA GOURLAY** as the Registered )  
 Proprietors of the land comprised in Certificate of Title )  
 Volume 180943 Folio 12 )

  
 DAVID KEITH GOURLAY  
  
 IRENE BARBARA GOURLAY

Witness

FULL NAME

ADDRESS



N. D. LEARY

27 FITZROY PLACE  
 HOBART

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C30241

**APPLICATION PURSUANT TO SECTION 27A OF THE  
LAND TITLES ACT 1980**

To the Recorder of Titles:

I, JOHN ALEXANDER RAMSAY being and as the Director-General of Lands of the State of Tasmania hereby apply:-

1. On behalf of the Crown for the Crown to be registered as the proprietor of an estate in fee simple of 4.047 ha being Lot 1 on plan of survey number P127718.

2. That title issue subject to:

A limitation in depth of 15 metres below the surface (Section 54(1) Crown Lands Act 1976).

Reserving unto the Crown the right at all times of making and constructing in or on the said piece of land such and so many drains sewers and waterways for sanitary or other purposes as may be deemed expedient and also the right of altering amending cleansing or repairing such drains sewers waterways and excepting and reserving thereout the property in all gold silver copper tin and other metals ore mineral and other substances containing metals AND in all coal and mineral oil AND in all gems and precious stones in or upon the said piece of land (Section 16(2) and (3) Crown Lands Act 1976).

3. That a Folio of the Register issue in the name of the Crown to that land.

*S. Ramsay*  
For and on behalf of  
J A Ramsay  
DIRECTOR-GENERAL OF LANDS

*12/5/17*

The duty payable hereon was this day assessed by  
me at

*Assessor/Commissioner of Stamp Duties.*

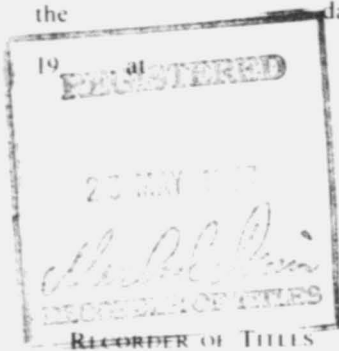
Date.....

This is to certify that this instrument was produced  
to me pursuant to section 11 of the Stamp Duties Act  
1931 on the day  
of 19 , and that upon being  
so produced the full amount of duty (namely  
: : ) was duly denoted thereon.

*Assessor/Commissioner of Stamp Duties.*

Certified that the within dealing was registered on  
the day of

Date.....



Caveats etc:

Passed for Regn.:

Directions *re* Memorial;



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	BUTLER'S PANTRY DETAILS
12	BATHROOM DETAILS
13	ENSUITE DETAILS
14	POWDER ROOM DETAILS
15	LAUNDRY DETAILS
16	3D VIEWS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

ALFRESCO	15.96
GARAGE	40.43
LIVING	181.26
PATIO	15.20
PORCH	3.10
	255.95 m²

HIGHLY REACTIVE /  
PROBLEMATIC SOIL TYPE.  
REFER TO HYDRAULICS PLANS  
AND DETAILS PREPARED BY  
GANDY AND ROBERTS

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).

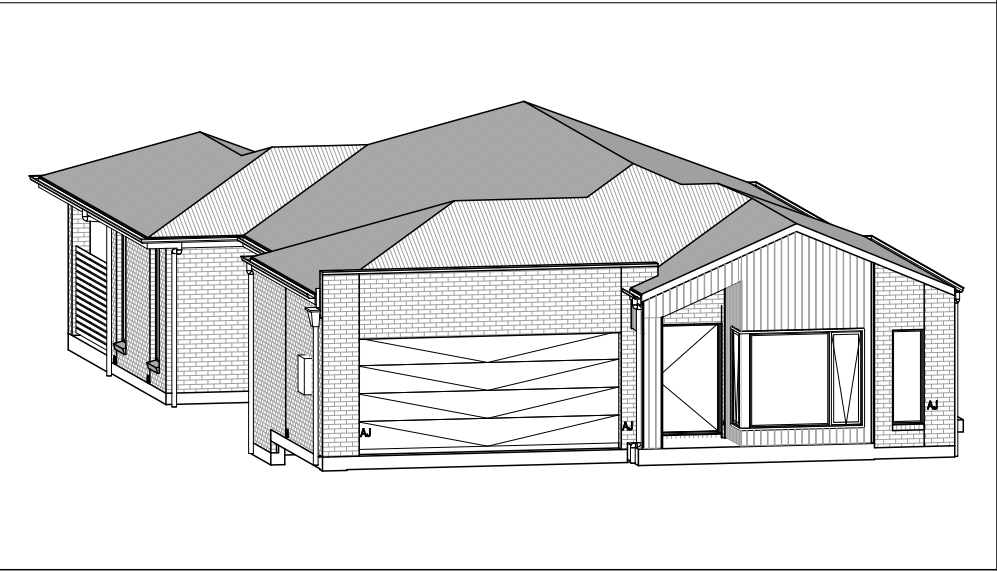
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	YES
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	YES
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	105m
WITHIN 50km BREAKING SURF	6.30km
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATIO	YES

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	6,850mm
GARAGE TO BOUNDARY	MIN. 5,500mm	7,500mm
SIDE A	MIN. 1,500mm	1,500mm
SIDE B	MIN. 1,500mm	4,500mm
REAR	MIN. 1,500mm	11,050mm
BULK & SCALE		
SITE AREA	756m²	
SITE COVERAGE	MAX. 50%	33.85%
BUILDING HEIGHT	MAX. 8,500mm	6,050mm
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	683mm
FILL DEPTH	MAX. 1,000mm	1,039mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 24m²	24m²

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.

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:

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PRELIMINARY PLAN SET

06	PRELIMINARY PLAN SET - UPDATE - DOOR & WINDOW CORRECTION + RFI RESPONDED	ALL	2025.07.21	RT2	-
05	PRELIMINARY PLAN SET - INITIAL ISSUE- PLAN UPDATE	ALL	2025.07.04	CLG	-
04	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.06.18	TNG	CLG
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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© 2025		4	PRELIM PLANS - INITIAL ISSUE	TNG	18/06/2025	367 CARELLA STREET, TRANMERE TAS 7018		CUSTOM COVE		-		
		5	PRELIM PLANS- CORRECTIONS	CLG	04/07/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
		6	PRELIM PLANS- UPDATE & RFI RESPONSE	RT2	21/07/2025	12 / - / 185061		CLARENCE COUNCIL		1 / 16	1:100	

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

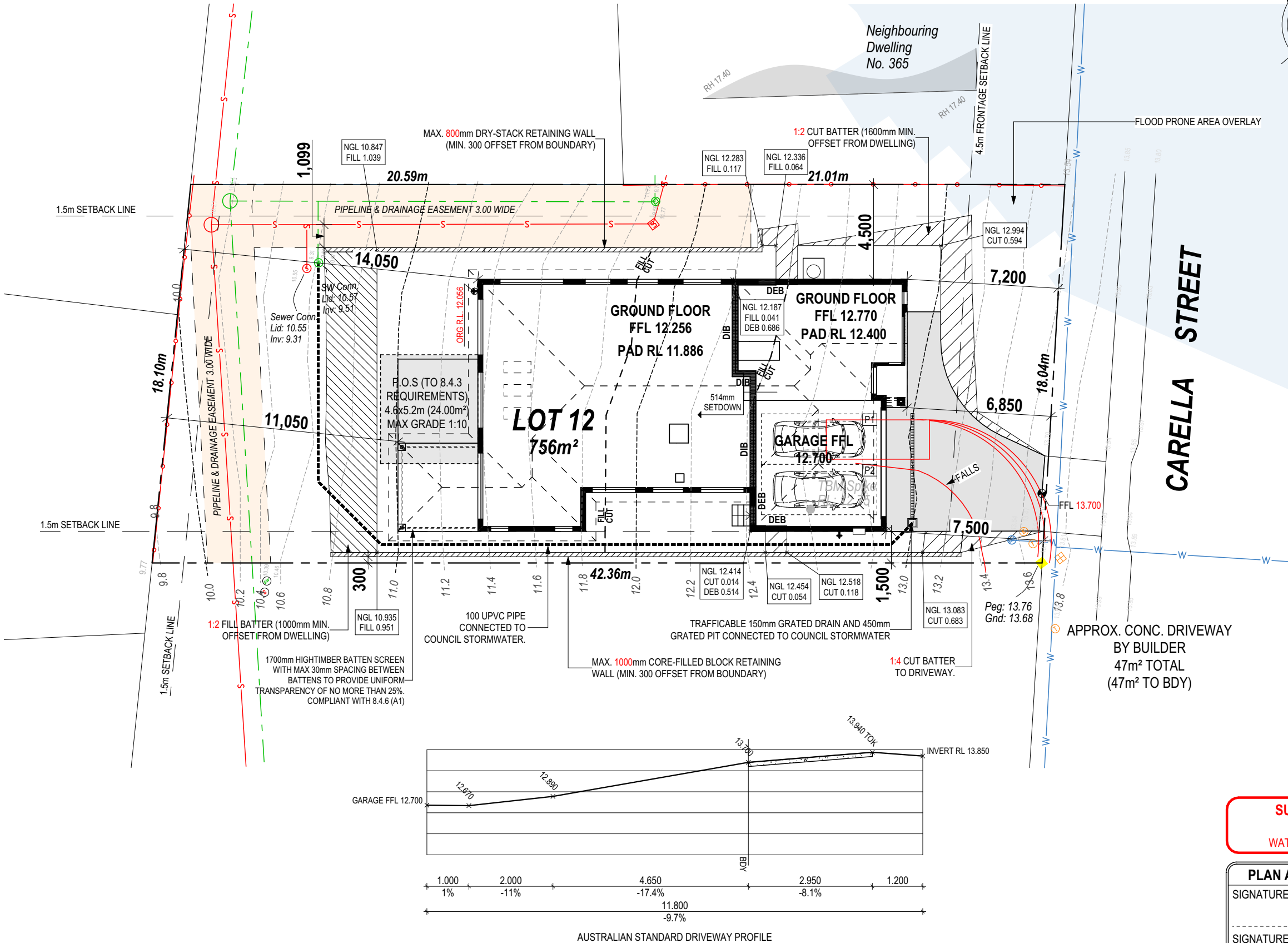
APPROX. CUT/FILL

CUT	71.11m³	160.00t
FILL	93.09m³	209.45t
DIFFERENCE	21.98m³	49.46t

49 TONNES OF IMPORT FILL

LOT SIZE: 756m²  
HOUSE (COVERED AREA): 255.94m²  
SITE COVERAGE: 33.85%

DRY STACK WALLS <1m HIGH:  
ISLAND BLOCK & PAVING FREESTONE  
ECO RETAINING WALL INSTALLATION TO  
MANUFACTURER'S SPECIFICATION AND  
DETAILS



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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		3 DRAFT SALES PLAN - CT2	STL 28/05/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
		4 PRELIM PLANS - INITIAL ISSUE	TNG 18/06/2025	367 CARELLA STREET, TRANMERE TAS 7018	CUSTOM COVE	-	
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		6 PRELIM PLANS - UPDATE & RFI RESPONSE	RT2 21/07/2025	12 / - / 185061	SITE PLAN	2 / 16	
				COUNCIL:		SCALES:	
				CLARENCE COUNCIL		1:200	
							714206

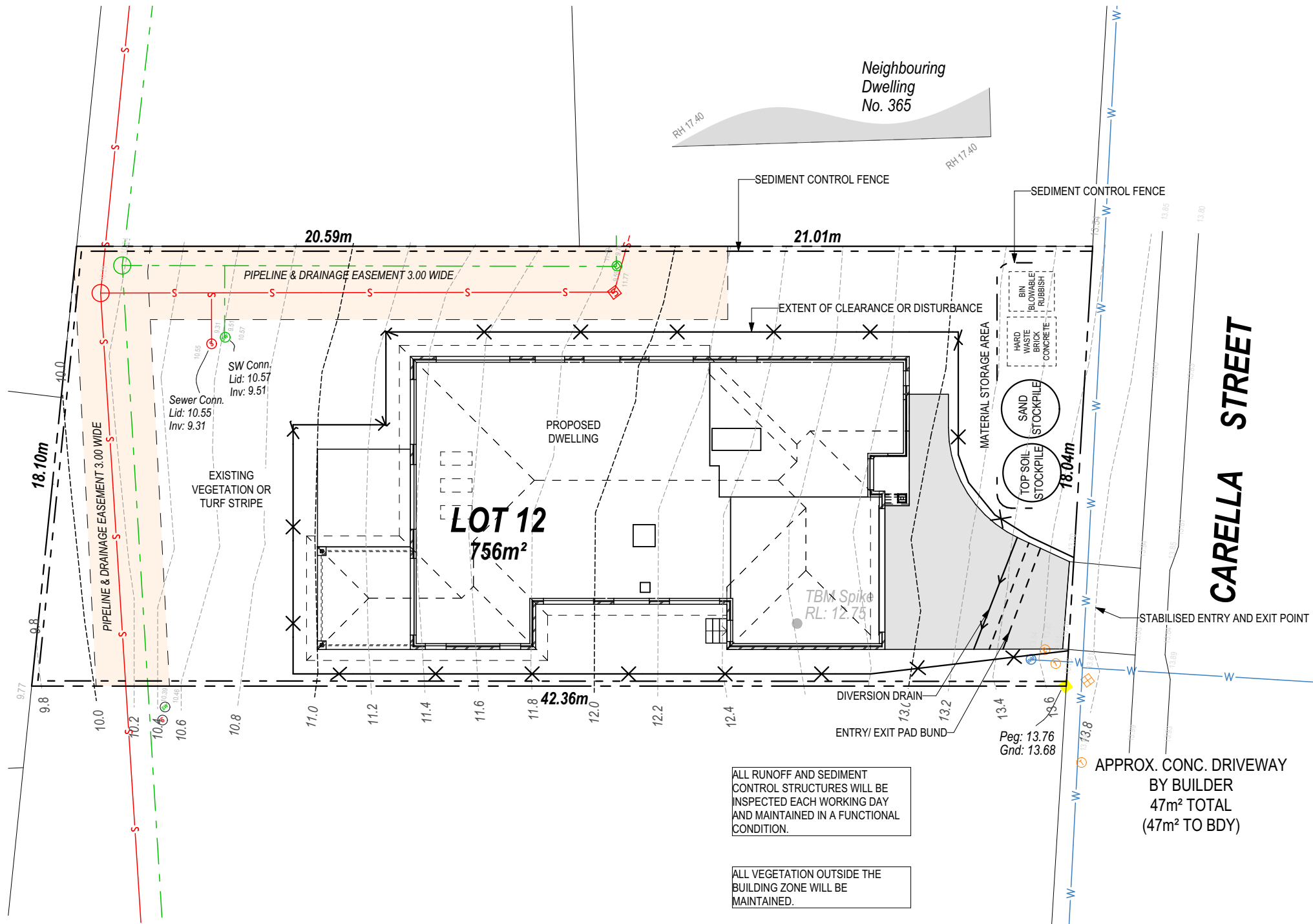


ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

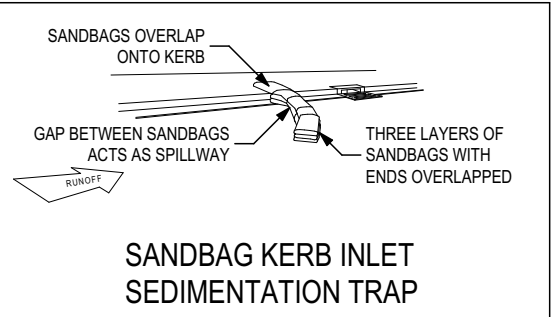
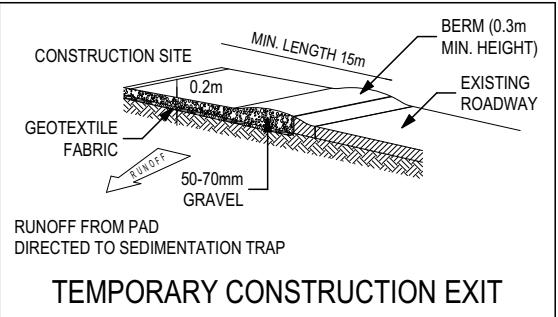
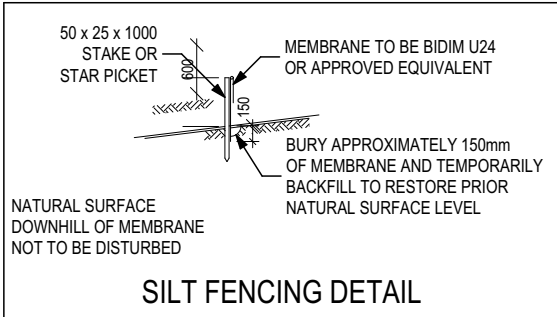
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

- 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 CONROL 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 LEAGAL 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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													714206



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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
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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

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

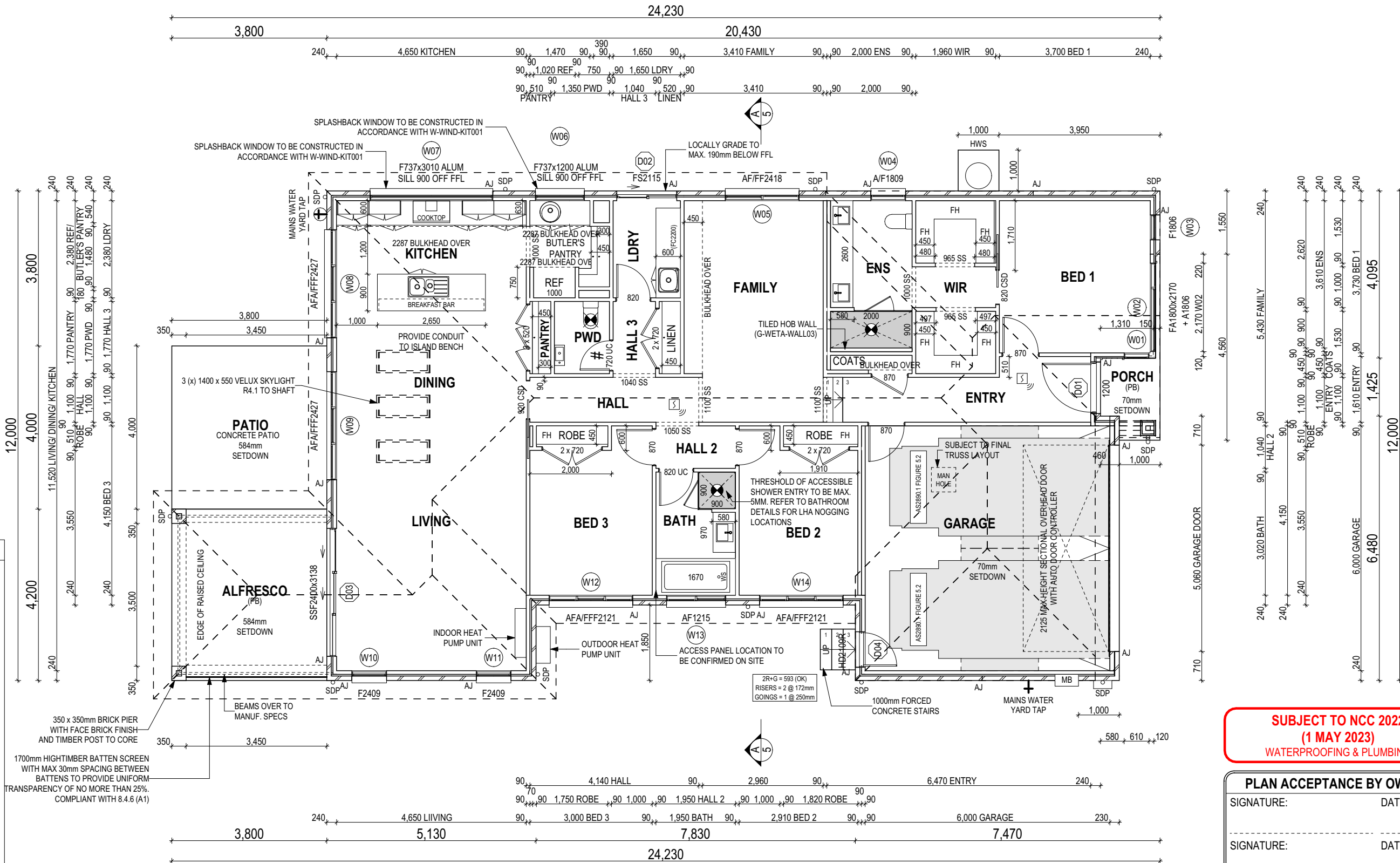
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



## LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
CDP	CHARGED DOWNSPIPE
	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
	FLOOR WASTE
	GAS BAYONET

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	15.96
GARAGE	40.43
LIVING	181.26
PATIO	15.20
PORCH	3.10
	255.95 m²



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ANY PART OF THE FASCIA, GUTTERING OR DOWNSPIPE 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.

**SUBJECT TO NCC 2022  
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WATERPROOFING & PLUMBING**

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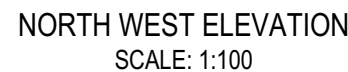
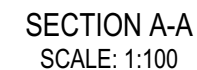
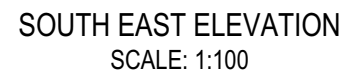
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





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												1:100		714206

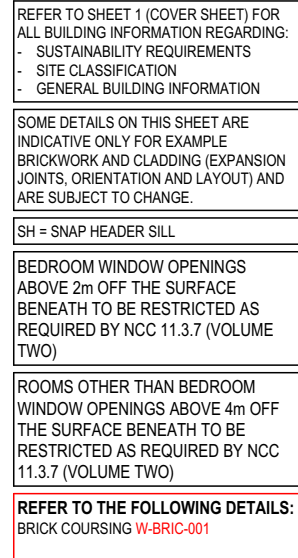


**SUBJECT TO NCC 2022  
(1 MAY 2023)  
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### WINDOW TYPE LEGEND

				
AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

<b>PLAN ACCEPTANCE BY OWNER</b>	
SIGNATURE:	DATE:
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**NORTH EAST ELEVATION**  
SCALE: 1:100

RL 17.480 - RIDGE LEVEL

1700mm HIGHTIMBER BATTEN SCREEN WITH MAX 30mm SPACING BETWEEN BATTENS TO PROVIDE UNIFORM TRANSPARENCY OF NO MORE THAN 25%. COMPLIANT WITH 8.4.6 (A1)

RL 15.215 - TOP OF WALL

350 x 350mm BRICK PIER WITH FACE BRICK FINISH AND TIMBER POST TO CORE

ALFRESCO

23°

COLORBOND CORRUGATED / CUSTOM ORB METAL ROOFING + SARKING

3.815 90 150

JAMES HARDIE SCYON AXON 133mm SMOOTH CLADDING 45mm NOM. MOULDING TO WINDOW

RAIN HEAD DOWNPIPE

590

EXISTING GROUND LEVEL

1:2 CUT BATTER

RL 12.770 - GROUND FLOOR

RL 12.400 - PAD LEVEL

W10 W11 W12 W13 W14 W01

ARTICULATED FACE BRICKWORK

1000mm FORCED CONCRETE STAIRS

SINGLE PHASE METER BOX

1.250

RL 12.256 - LOWER SECTION FLOOR LEVEL

1:2 FILL BATTER

EXISTING GROUND LEVEL

**WINDOW TYPE LEGEND**

**GLASS TYPE LEGEND**

Diagram illustrating five types of window treatments:

- AWNING**: A window with a single pane and a triangular awning shade extending from the top.
- DOUBLE HUNG**: A window with two panes, each with a vertical arrow indicating up-and-down movement.
- FIXED**: A simple rectangular window frame with no internal components.
- LOUVRE**: A window with multiple horizontal slats.
- SLIDING**: A window with two panes and a horizontal arrow indicating side-to-side movement.

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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	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	SW	0.81	CLEAR, DOUBLE GLAZED	CORNER JOINING (POST & COVERPLATE)
GROUND FLOOR	W02	FA1800x2170	SPECIAL	BED 1	1,800	2,170	7,940	3.91	ALUMINIUM	N/A	NONE	SE	3.38	CLEAR, DOUBLE GLAZED	MP 610, CORNER JOINING (POST & COVERPLATE)
GROUND FLOOR	W03	F1806	FIXED	BED 1	1,800	610	4,820	1.10	ALUMINIUM	N/A	SNAP HEADER	SE	0.93	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W04	A/F1809	AWNING	ENS	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	NE	1.19	CLEAR, DOUBLE GLAZED, TOUGHENED	BP 600
GROUND FLOOR	W05	AF/FF2418	AWNING	FAMILY	2,400	1,810	8,420	4.34	ALUMINIUM	N/A	ANGLED	NE	3.62	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
GROUND FLOOR	W06	F737x1200	SPECIAL	BUTLER'S PANTRY	737	1,200	3,874	0.88	ALUMINIUM	N/A	ANGLED	NE	0.75	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W07	F737x3010	SPECIAL	KITCHEN	737	3,010	7,494	2.22	ALUMINIUM	N/A	ANGLED	NE	1.95	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W08	AFA/FFF2427	AWNING	DINING	2,400	2,650	10,100	6.36	ALUMINIUM	N/A	ANGLED	NW	5.22	CLEAR, DOUBLE GLAZED	BP 600, MP 883-883/883-883
GROUND FLOOR	W09	AFA/FFF2427	AWNING	LIVING	2,400	2,650	10,100	6.36	ALUMINIUM	N/A	SNAP HEADER	NW	5.22	CLEAR, DOUBLE GLAZED	BP 600, MP 883-883/883-883
GROUND FLOOR	W10	F2409	FIXED	LIVING	2,400	850	6,500	2.04	ALUMINIUM	N/A	ANGLED	SW	1.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W11	F2409	FIXED	LIVING	2,400	850	6,500	2.04	ALUMINIUM	N/A	ANGLED	SW	1.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W12	AFA/FFF2121	AWNING	BED 3	2,057	2,050	8,214	4.22	ALUMINIUM	N/A	ANGLED	SW	3.30	CLEAR, DOUBLE GLAZED	BP 600, MP 683-683/683-683
GROUND FLOOR	W13	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	SW	1.38	CLEAR, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W14	AFA/FFF2121	AWNING	BED 2	2,057	2,050	8,214	4.22	ALUMINIUM	N/A	ANGLED	SW	3.30	CLEAR, DOUBLE GLAZED	BP 600, MP 683-683/683-683
								42.06					34.67		
DOOR															
GROUND FLOOR	D01	1200	SWINGING	ENTRY	2,106	1,267	6,746	2.67	TIMBER	N/A	SNAP HEADER	SE	---	DOOR(S): N/A - SIDELIGHT(S): N/A	LEAF SIZE: 2040 x 1200mm
GROUND FLOOR	D02	FS2115	SLIDING	LDRY	2,158	1,470	7,256	3.17	ALUMINIUM	N/A	SNAP HEADER	NE	2.71	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	SSF2400x3138	STACKER	LIVING	2,400	3,138	11,076	7.53	ALUMINIUM	N/A	SNAP HEADER	NW	6.73	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D04	HD2109R	SWINGING	GARAGE	2,100	870	5,940	1.83	ALUMINIUM	N/A	SNAP HEADER	NW	1.22	N/A	
								15.20					10.66		
								57.26					45.33		

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	2	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	1040 SS	SQUARE SET OPENING	2,155	1,040	N/A	
GROUND FLOOR	1	1050 SS	SQUARE SET OPENING	2,155	1,050	N/A	
GROUND FLOOR	2	1100 SS	SQUARE SET OPENING	2,155	1,100	N/A	
GROUND FLOOR	3	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	1	3 x 520	SWINGING	2,040	1,594	N/A	
GROUND FLOOR	1	720 UC	SWINGING	2,040	720	N/A	20mm UNDERCUT, LIFT-OFF HINGES
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	1	820 UC	SWINGING	2,040	820	N/A	20mm UNDERCUT
GROUND FLOOR	5	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	1	920 CSD	CAVITY SLIDING	2,040	920	N/A	
GROUND FLOOR	2	965 SS	SQUARE SET OPENING	2,155	965	N/A	

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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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.

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

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

PLAN ACCEPTANCE BY OWNER

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COPYRIGHT: © 2025	3	DRAFT SALES PLAN - CT2		STL	28/05/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
	4	PRELIM PLANS - INITIAL ISSUE		TNG	18/06/2025	367 CARELLA STREET, TRANMERE TAS 7018		CUSTOM COVE		-			
	5	PRELIM PLANS- CORRECTIONS		CLG	04/07/2025	LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:			
	6	PRELIM PLANS- UPDATE & RFI RESPONSE		RT2	21/07/2025	12 / - / 185061		CLARENCE COUNCIL		WINDOW & DOOR SCHEDULES			
								SHEET No.:		7 / 16		SCALES:	714206

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.

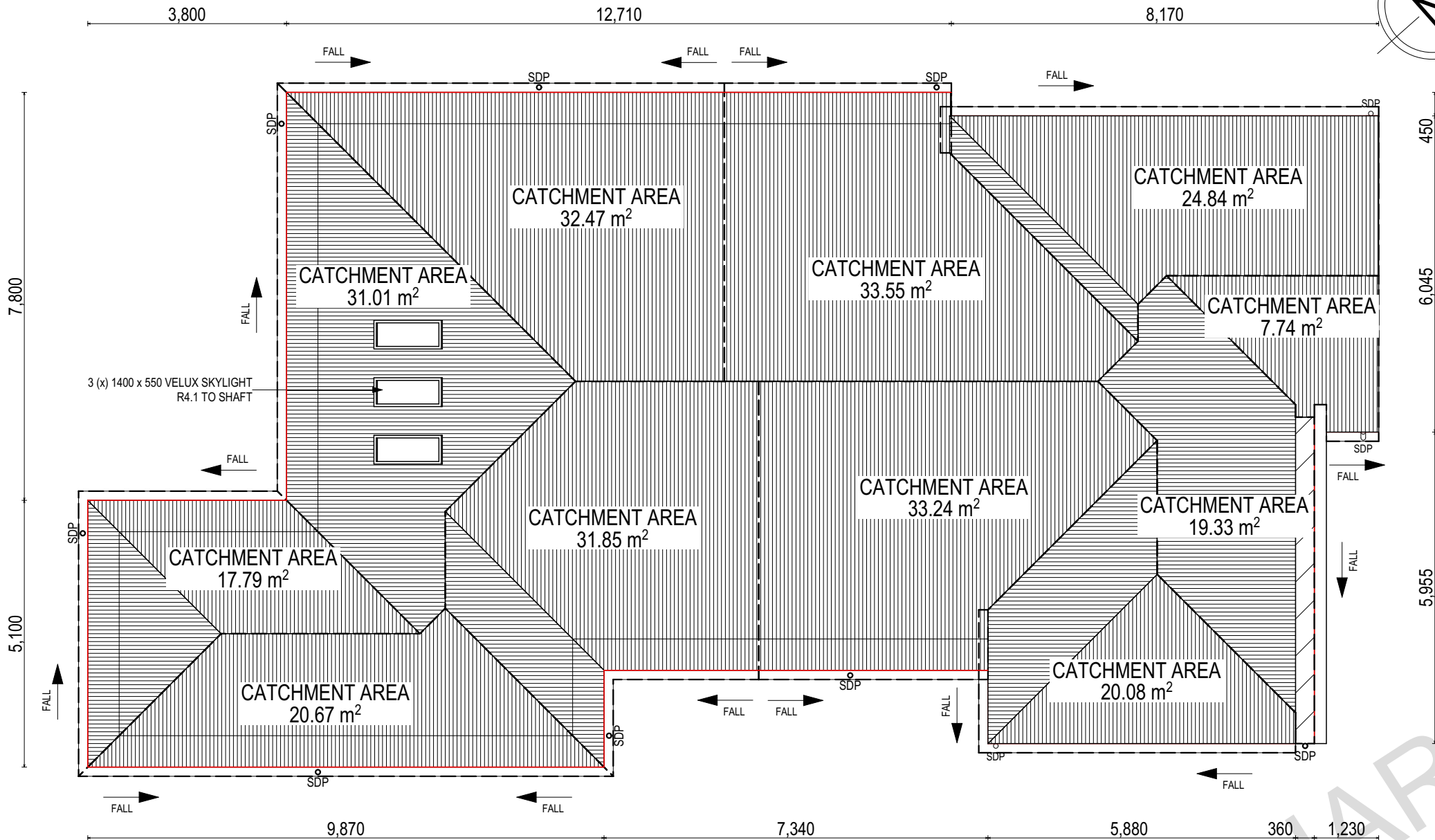
AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	258.44	Flat Roof Area (excluding gutter and slope factor) (m <sup>2</sup> )
	280.77	Roof Surface Area (includes slope factor, excludes gutter) (m <sup>2</sup> )
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	272.57	Area of roof catchment (including 115mm Slotted Quad Gutter) (m <sup>2</sup> )
Ac	329.87	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m <sup>2</sup> )
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm <sup>2</sup> )
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m <sup>2</sup> )
Required Downpipes	5.2	Ac / Acdp
Downpipes Provided	11	

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© 2025		4	PRELIM PLANS - INITIAL ISSUE	TNG	18/06/2025	367 CARELLA STREET, TRANMERE TAS 7018		CUSTOM COVE		-		
		5	PRELIM PLANS- CORRECTIONS	CLG	04/07/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		
		6	PRELIM PLANS- UPDATE & RFI RESPONSE	RT2	21/07/2025	12 / - / 185061		CLARENCE COUNCIL		8 / 16		714206
								ROOF DRAINAGE PLAN		1:100		



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

- SUSTAINABILITY REQUIREMENTS
- 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



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

PLAN ACCEPTANCE BY OWNER

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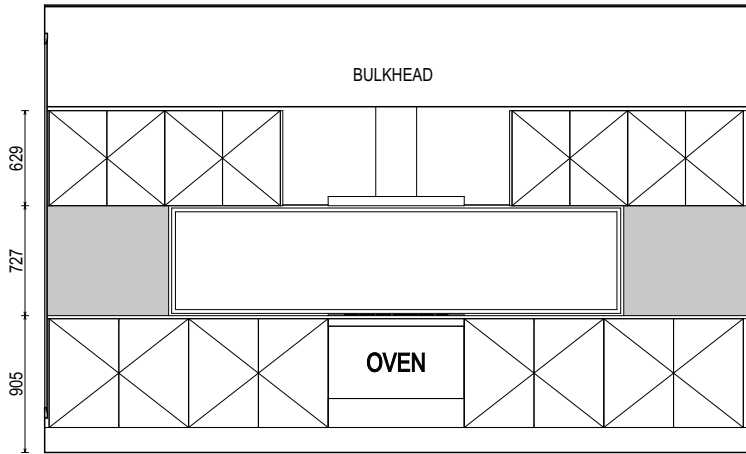
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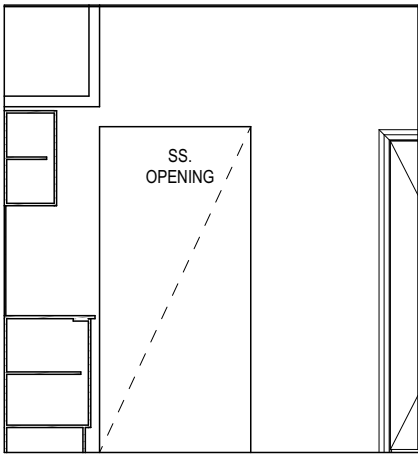
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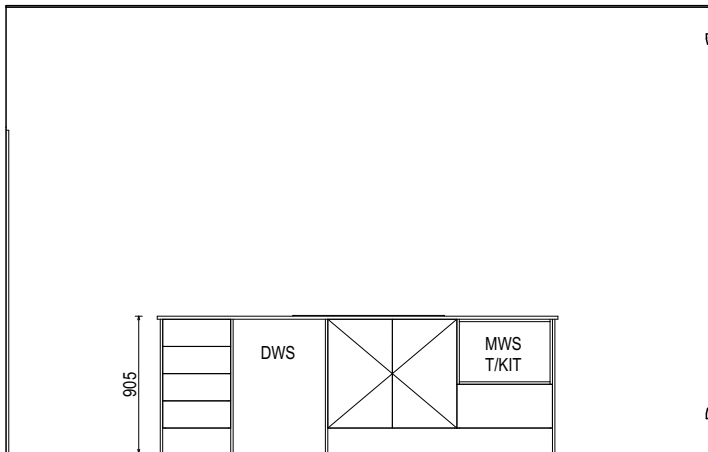
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	5	PRELIM PLANS- CORRECTIONS	CLG	04/07/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		714206
	6	PRELIM PLANS- UPDATE & RFI RESPONSE	RT2	21/07/2025	12 / - / 185061	CLARENCE COUNCIL	FLOOR COVERINGS	9 / 16	1:100		



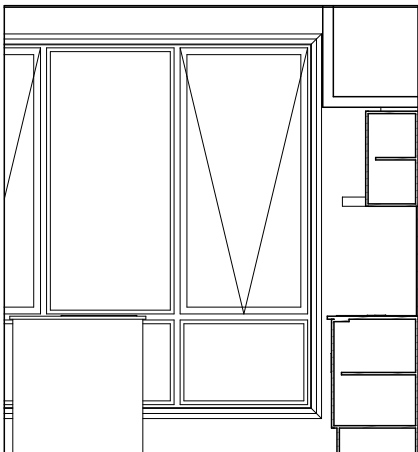
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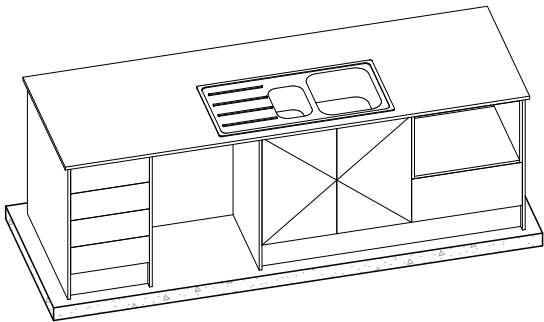
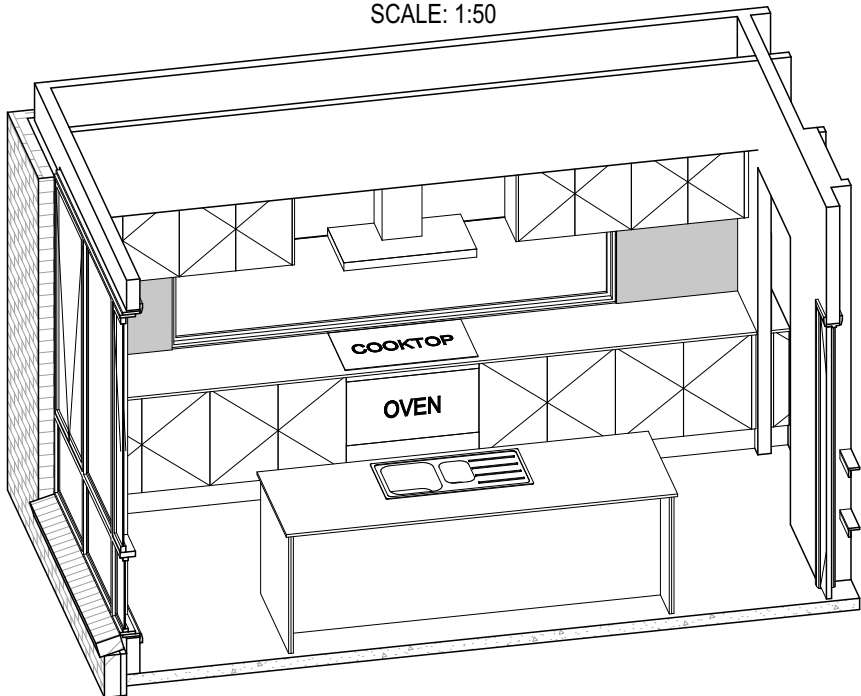
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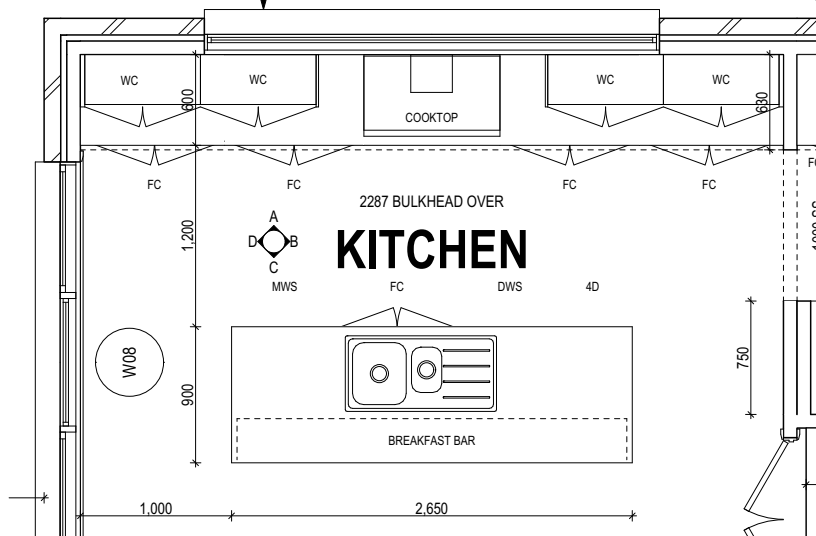
ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



SPLASHBACK WINDOW TO BE CONSTRUCTED IN  
ACCORDANCE WITH W-WIND-KIT001



KITCHEN PLAN  
SCALE: 1:50

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

DETAILS DEPICTED ON THIS SHEET ARE A  
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ADJUST CABINETS AS REQUIRED.

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WATERPROOFING & PLUMBING**

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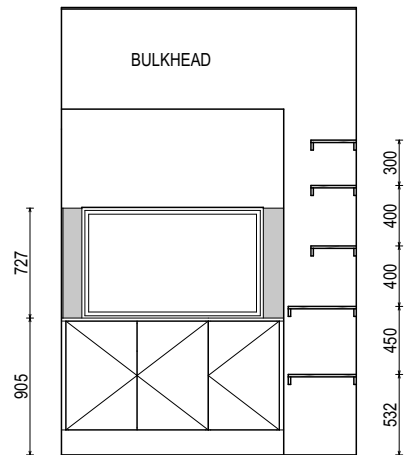


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		4 PRELIM PLANS - INITIAL ISSUE	TNG 18/06/2025	367 CARELLA STREET, TRANMERE TAS 7018	CUSTOM COVE	-	
		5 PRELIM PLANS - CORRECTIONS	CLG 04/07/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
		6 PRELIM PLANS - UPDATE & RFI RESPONSE	RT2 21/07/2025	12 / - / 185061	KITCHEN DETAILS	10 / 16	
				COUNCIL:		SCALES:	
				CLARENCE COUNCIL		1:50	
							714206

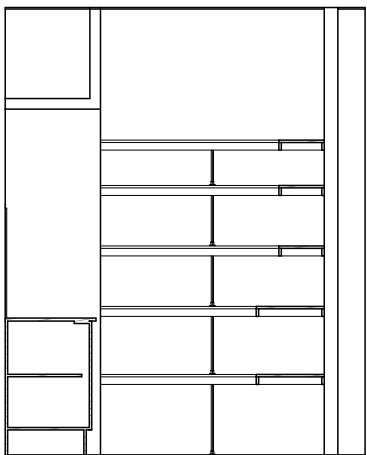
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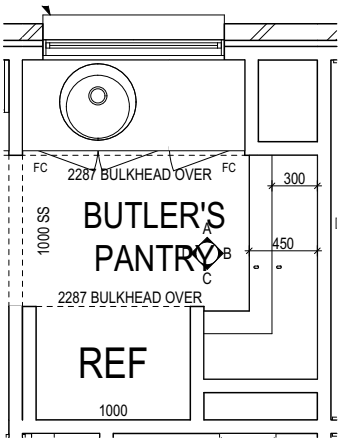
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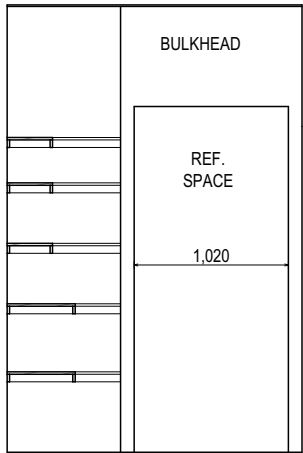
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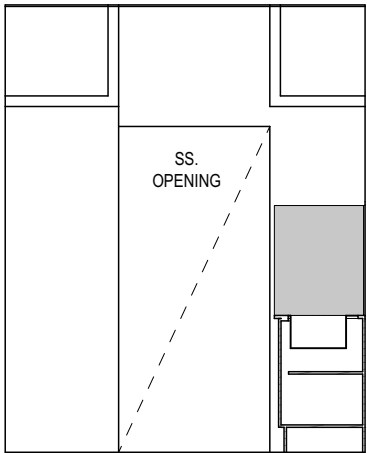
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BUTLER'S PANTRY PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

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		5	PRELIM PLANS- CORRECTIONS	CLG	04/07/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
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714206



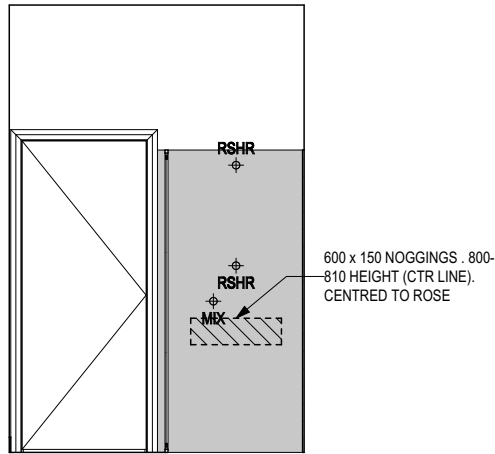
REFER TO THE FOLLOWING DETAILS:  
VANITY DETAILS G-VANI-001  
WINDOW OVER BATH HOB D-WIND-ALU001  
STANDARD BATH HOB D-WETA-BATH003  
WET AREA TILING LAYOUTS D-WETA-TILE002  
SQUARE SET WINDOWS G-WIND-SSET02  
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
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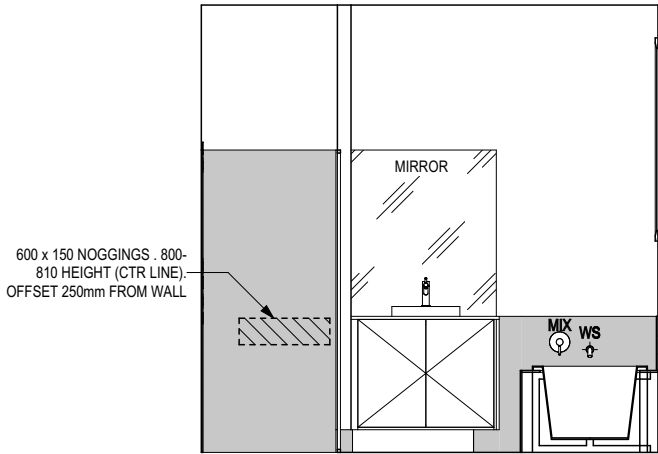
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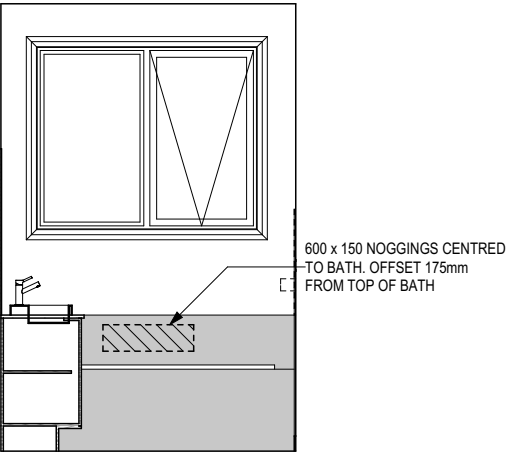
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



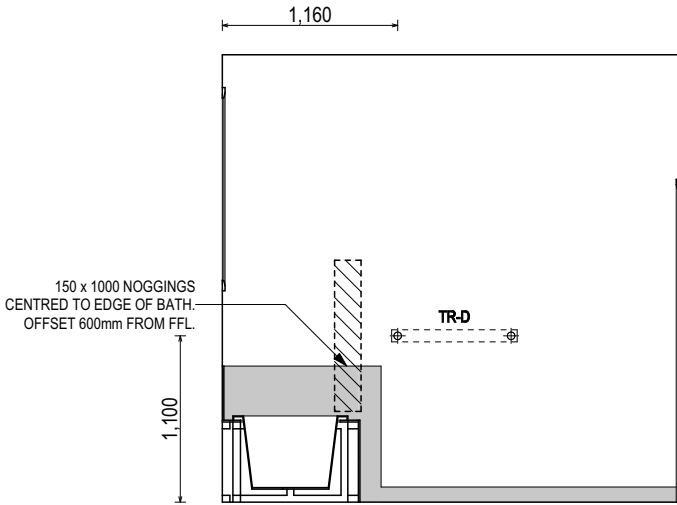
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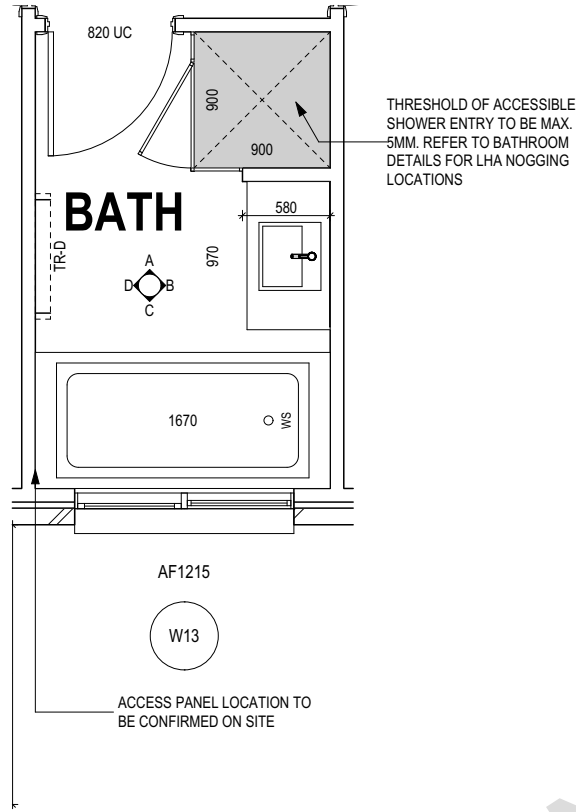
ELEVATION B  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



BATHROOM PLAN  
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
"SMALL"	470 x 380mm	WIDTH 548mm	HEIGHT 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.

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SIGNATURE: DATE:

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	© 2025	4	PRELIM PLANS - INITIAL ISSUE		TNG	18/06/2025	367 CARELLA STREET, TRANMERE TAS 7018				CUSTOM COVE				-		
		5	PRELIM PLANS- CORRECTIONS		CLG	04/07/2025	LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:			
		6	PRELIM PLANS- UPDATE & RFI RESPONSE		RT2	21/07/2025	12 / - / 185061		CLARENCE COUNCIL		BATHROOM DETAILS		12 / 16	1:50			
																714206	

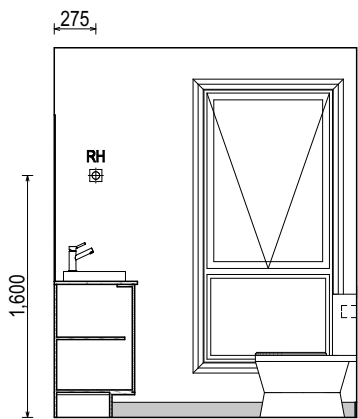
REFER TO THE FOLLOWING DETAILS:  
VANITY DETAILS G-VANI-001  
WINDOW OVER BATH HOB D-WIND-ALU001  
STANDARD BATH HOB D-WETA-BATH003  
WET AREA TILING LAYOUTS D-WETA-TILE002  
SQUARE SET WINDOWS G-WIND-SSET02  
FULL HEIGHT TILING D-LINI-WETA

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- GENERAL BUILDING INFORMATION

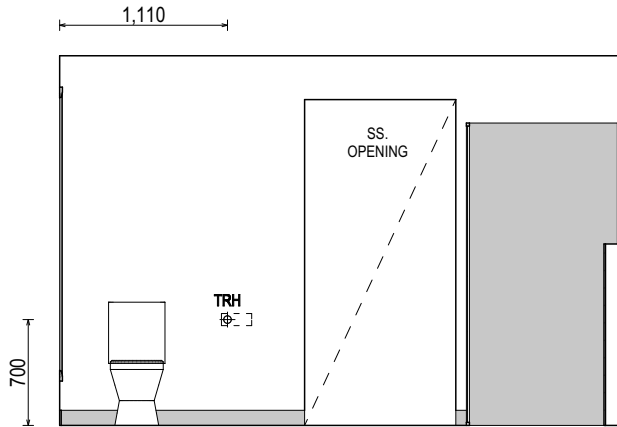
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LEGEND

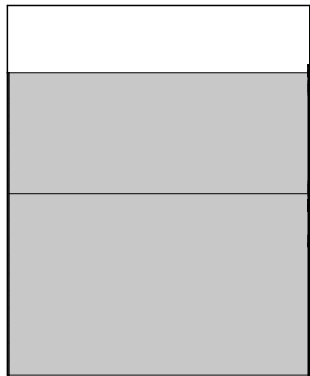
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



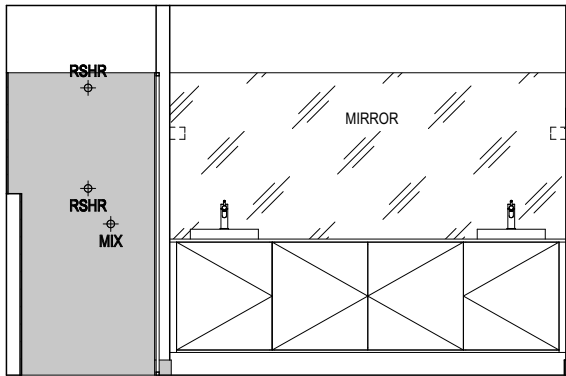
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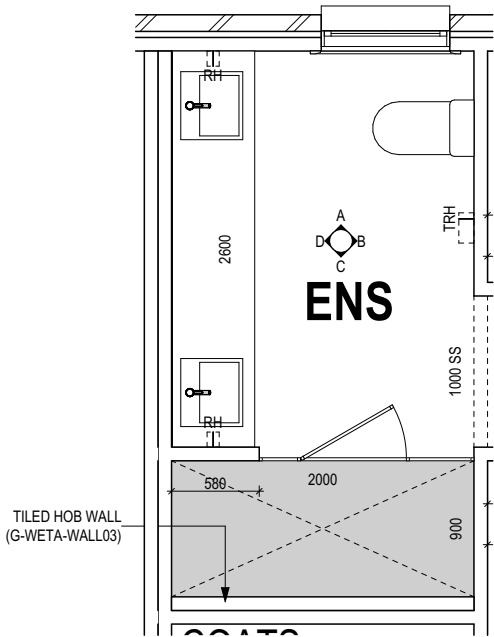
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ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



ENSUITE PLAN  
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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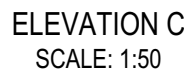
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		5	PRELIM PLANS- CORRECTIONS		CLG	04/07/2025	LOT / SECTION / CT:		COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:		
		6	PRELIM PLANS- UPDATE & RFI RESPONSE		RT2	21/07/2025	12 / - / 185061		CLARENCE COUNCIL	ENSUITE DETAILS		13 / 16	1:50	714206	

714206

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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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(1 MAY 2023)**  
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SIGNATURE:	DATE:
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SIGNATURE:	DATE:

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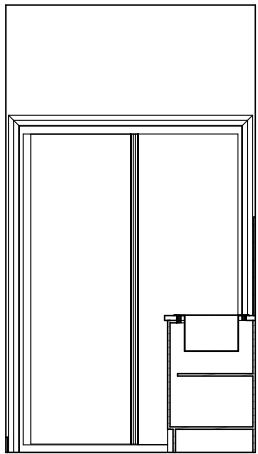
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Version: 1, Version Date: 21/07/2025

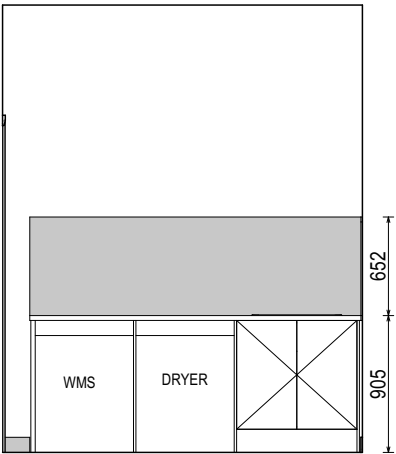
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

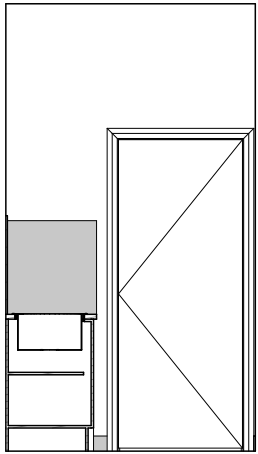
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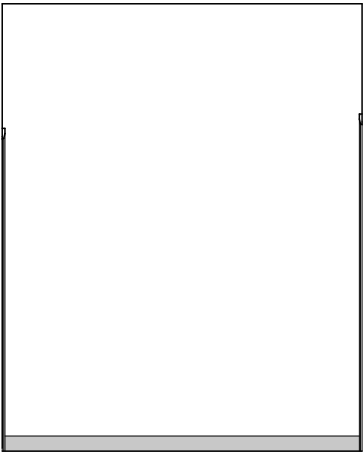
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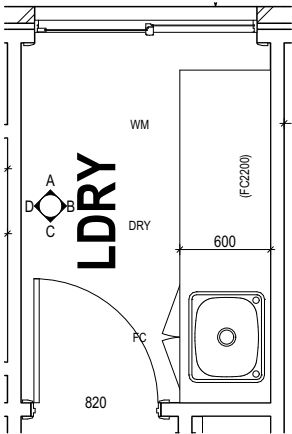
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ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



LAUNDRY PLAN  
SCALE: 1:50

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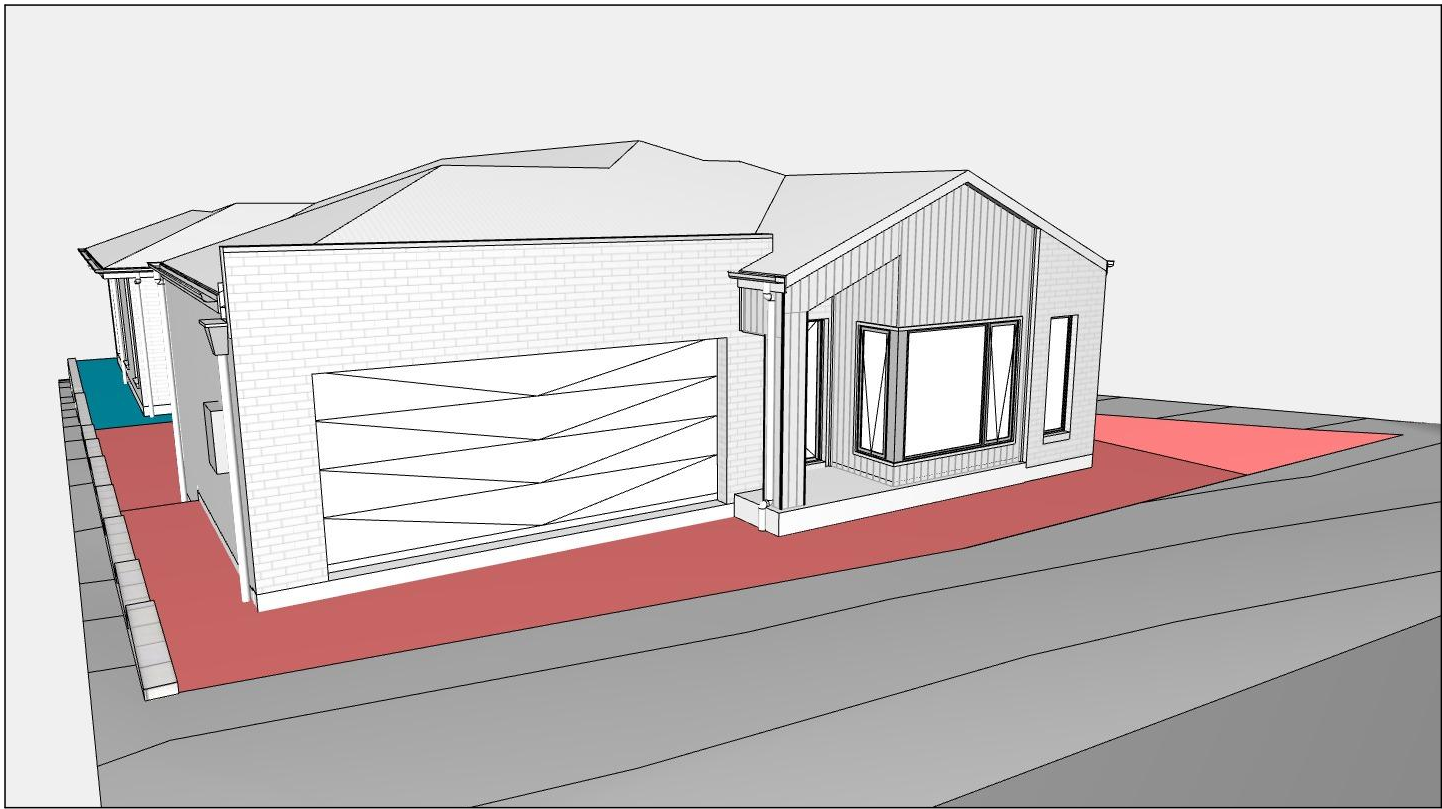
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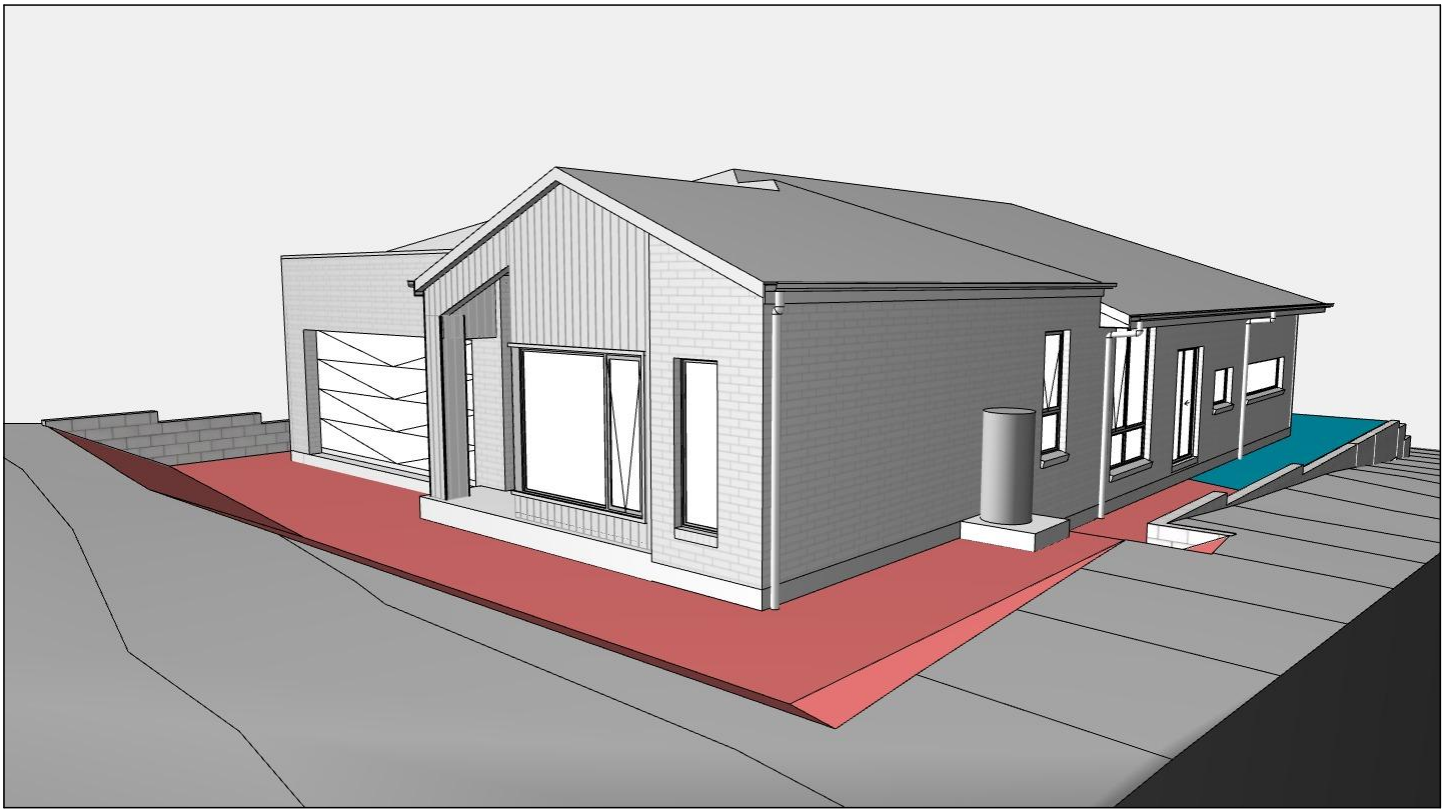
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		5	PRELIM PLANS- CORRECTIONS	CLG	04/07/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
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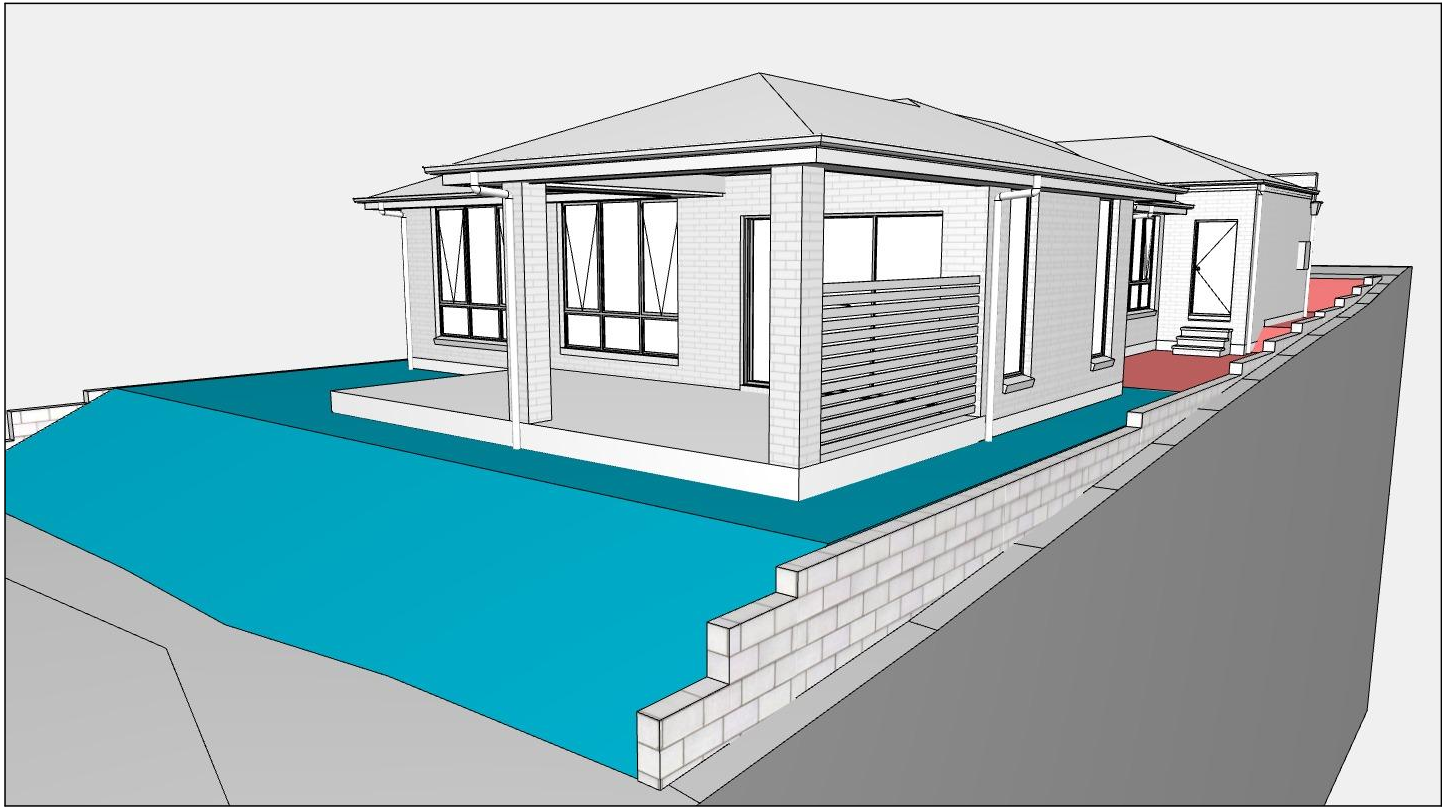




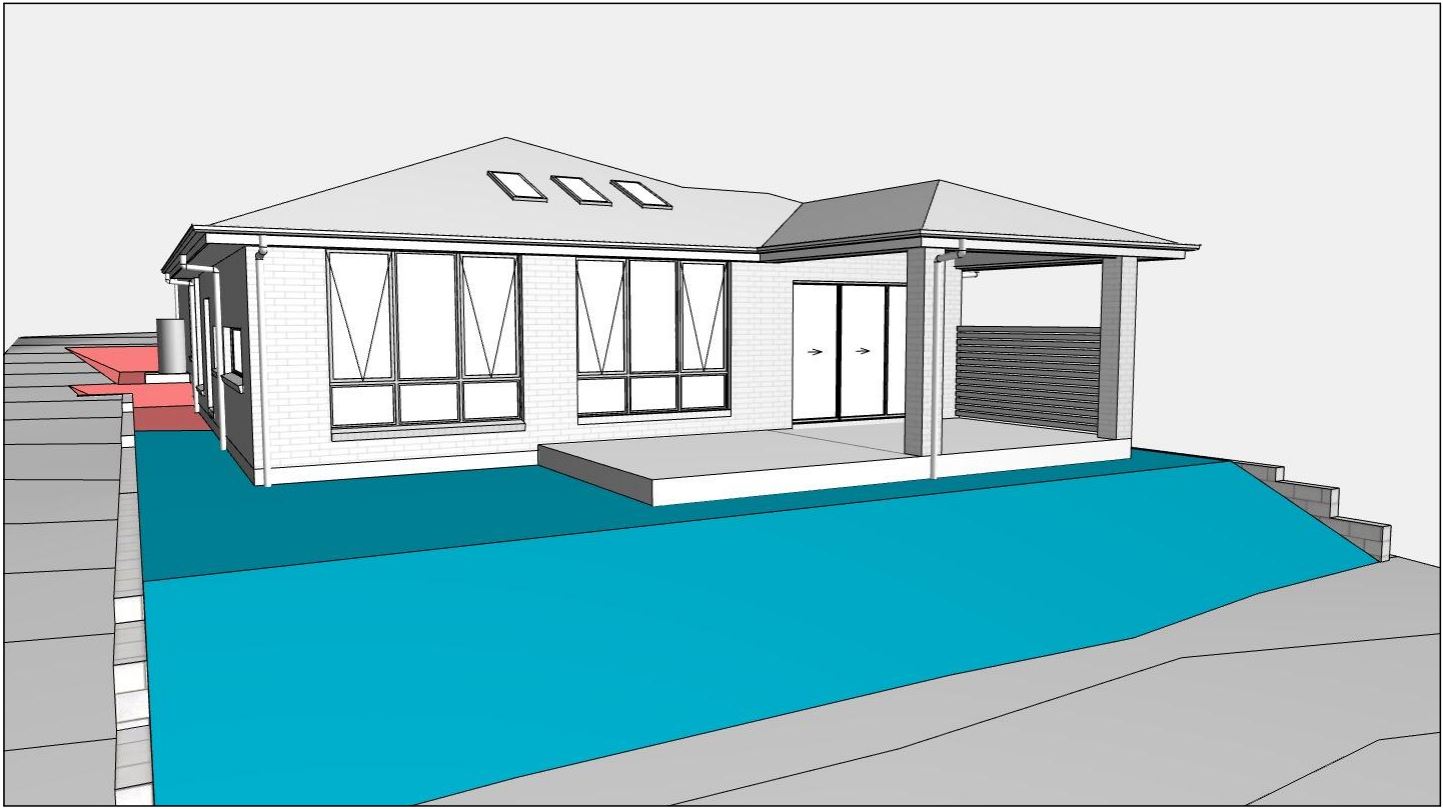
FRONT LEFT



FRONT RIGHT




REAR LEFT



REAR RIGHT

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