



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054103

PROPOSAL: Dwelling

LOCATION: 20 Vecino Way, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13 August 2025. 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 13 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 or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

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

Proposal:

New Dwelling

Location:

Address 20 Vecino Way

Suburb/Town Rokeby

Postcode 7019

Current
Owners/s:

Applicant:

Personal Information Removed

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

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:

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 185338	FOLIO 96
EDITION 1	DATE OF ISSUE 20-Jul-2023

SEARCH DATE : 24-Mar-2025

SEARCH TIME : 12.10 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 96 on Sealed Plan 185338

Derivation : Part of Lot 37617, 56.81ha Gtd. to The
Director-General of Housing & Construction

Prior CT 184319/501

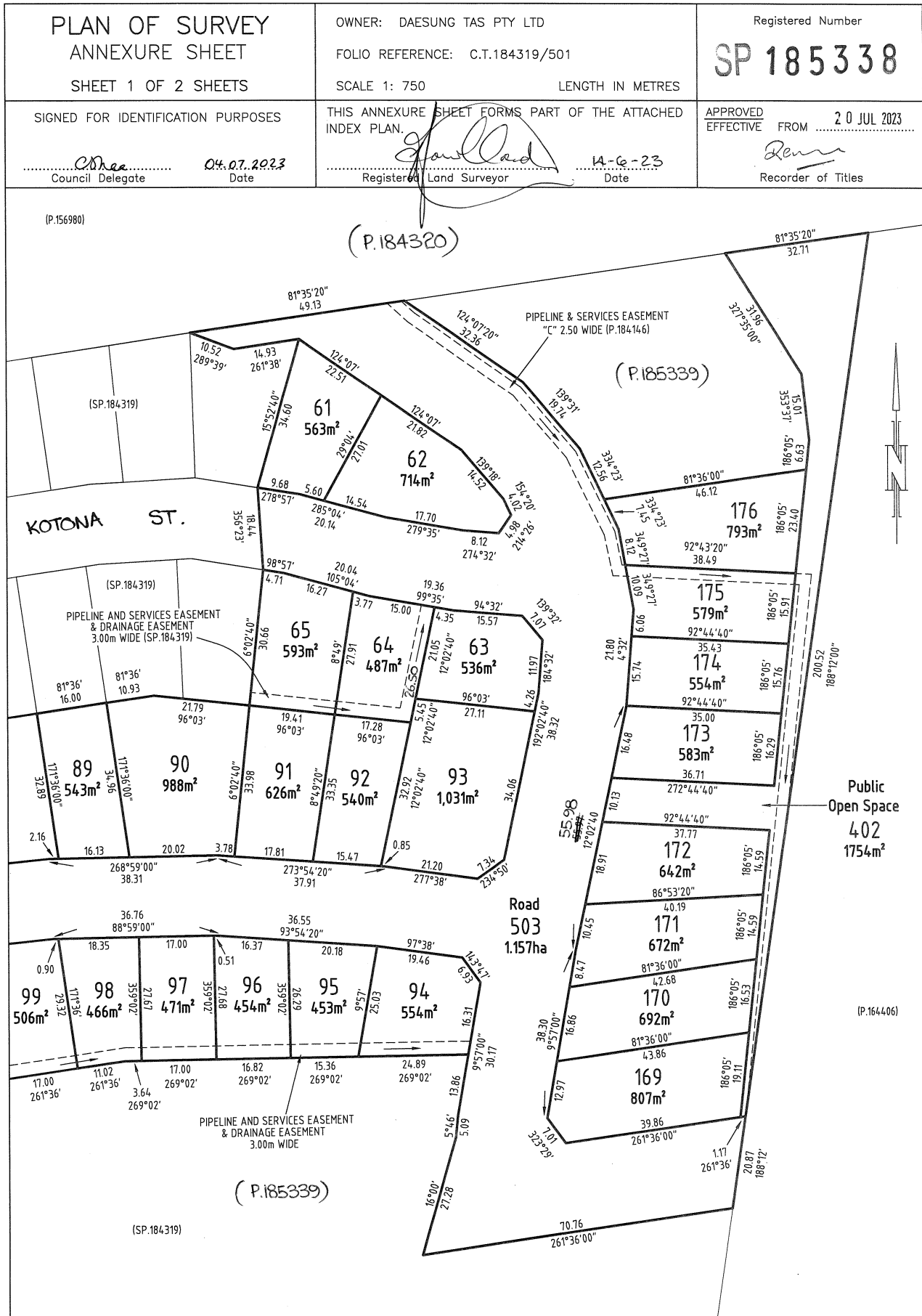
SCHEDULE 1M535627 TRANSFER to DAESUNGTAS PTY LTD Registered
03-Nov-2015 at noonSCHEDULE 2

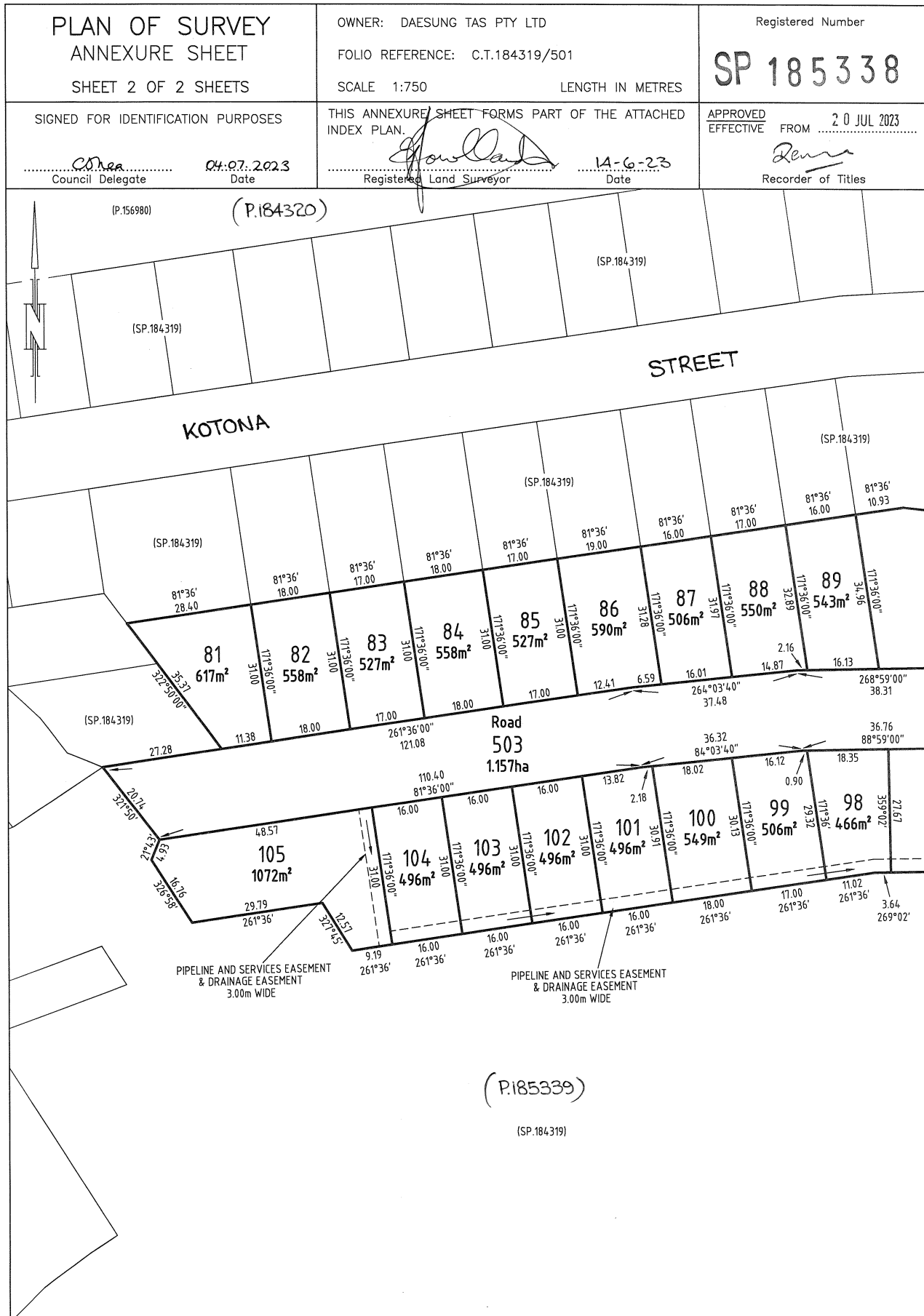
Reservations and conditions in the Crown Grant if any
SP185338 EASEMENTS in Schedule of Easements
SP185338 COVENANTS in Schedule of Easements
SP185338 FENCING PROVISION in Schedule of Easements
SP142549 & SP184319 COVENANTS in Schedule of Easements
SP184319 FENCING PROVISION in Schedule of Easements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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER DAESUNG TAS PTY LTD</p> <p>FOLIO REFERENCE: CT.184319-501</p> <p>GRANTEE PART OF LOT 37617 (56.81ha) GTD TO THE DIRECTOR-GENERAL OF HOUSING & CONSTRUCTION</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR TIMOTHY LEIGH GOWLLAND ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898</p> <p>CITY OF CLARENCE</p> <p>SCALE 1:2500 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP185338</p> <p>APPROVED EFFECTIVE FROM 20 JUL 2023</p> <p><i>Reena</i> Recorder of Titles</p>
<p>INDEX PLAN</p> <p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>		
<p>PRIORITY FINAL PLAN</p> <p>ENLARGEMENT A SCALE 1:3000</p> <p>ENLARGEMENT B SCALE 1:3000</p> <p>Registered Land Surveyor <i>Timothy Leigh Gowlland</i> 14-6-23 Date</p> <p>Council Delegate <i>Clare Shea</i> 04.07.2023 Date</p>		





SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

Registered Number

SP 185338

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

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

EASEMENTS

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

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

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

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

Director

Director/Secretary

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DAESUNGTAS PTY LTD

FOLIO REF: 184319/501

SOLICITOR

& REFERENCE: Page Seager (DAS 221111)

PLAN SEALED BY: Clarence City Council

DATE: 4th July 2023

Stage 4, 5 + 6

REF NO. SD-2016/31

Council Delegate Clare Sheehan

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

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

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

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

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

COVENANTS

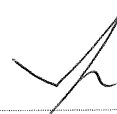
The owner of each Lot on the Plan covenants with the Vendor (Daesungtas Pty Ltd) and the Owner or Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:

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

Director



Director/Secretary



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

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

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

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

FENCING PROVISION

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

DEFINITIONS

"Corporation" means the Warden Councillors and Electors of the City of Clarence.

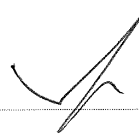
"Drainage Easement" means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land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

"Pipeline and Services Easement" is defined as follows:-

Director



Director/Secretary



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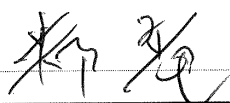
<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 4 OF 6 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 185338</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 184319/501</p>	

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

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

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

Director



Director/Secretary




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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 185338
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Interpretation:

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

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

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

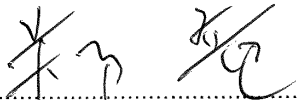
Director

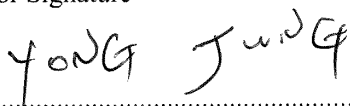
Director/Secretary

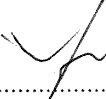
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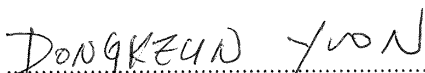
<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 6 OF 6 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 185338</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 184319/501</p>	

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


.....
Director Signature


.....
Director Full Name (print)


.....
*Director/*Secretary Signature


.....
*Director/Secretary Full Name (print)

(*please strike out inapplicable)

 
Director


Director/Secretary

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DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	ROOF DRAINAGE PLAN
9	FLOOR COVERINGS
10	KITCHEN DETAILS
11	BUTLER'S PANTRY DETAILS
12	BATHROOM DETAILS
13	ENSUITE DETAILS
14	WC DETAILS
15	LAUNDRY DETAILS
16	3D VIEWS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	11.37
GARAGE	21.93
LIVING	147.22
PORCH	1.48
	182.00 m²

AS & NCC COMPLIANCE

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

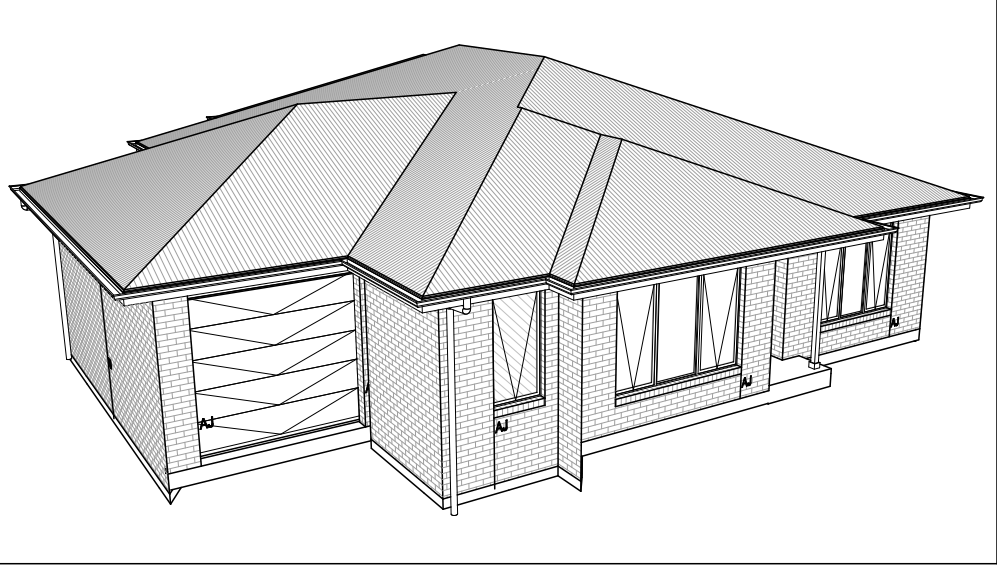
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-LOW
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	S
SPECIFIC AREA PLAN OVERLAY	YES
PARANVILLE SPECIFIC AREA PLAN	
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T2
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	5.30km
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION	YES

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	6,505mm
SIDE A	MIN. 1,500mm	2,231mm
SIDE B	MIN. 1,500mm	1,500mm
REAR	MIN. 1,500mm	3,300mm
BULK & SCALE		
SITE AREA	454m²	
SITE COVERAGE	MAX. 50%	40.09%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	454mm
FILL DEPTH	MAX. 1,000mm	195mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

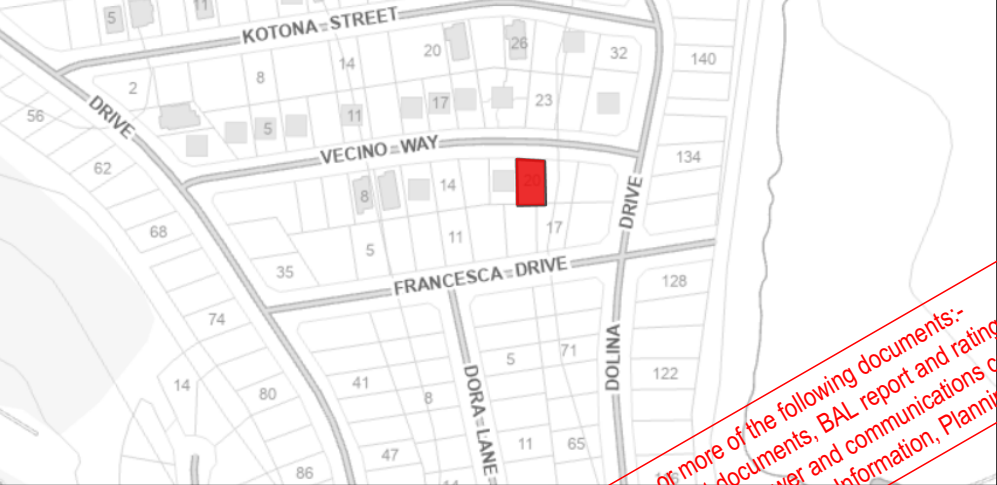
3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



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

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S) 2445mm	
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	BOTTLED LPG
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: TBA
ACCESSIBLE SHOWER LOCATION: TBA

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

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

4	PRELIMINARY PLAN SET - PLAN CORRECTIONS	1,2	2025.07.18	CLG	-
3	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.07.04	TNG	CLG
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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	1	DRAFT SALE PLAN - CT1		HMI	11/06/2025	JERIN KANNAMMALIL VARGHESE & ANNA THOMAS		EDEN 13		H-WDCED10SA				
COPYRIGHT:	2	DRAFT SALE PLAN - CT1 AMENMENT		HMI	16/06/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:				
© 2025	3	PRELIM PLANS - INITIAL ISSUE		TNG	04/07/2025	20 VECINO WAY, ROKEBY TAS 7019		CLASSIC		F-WDCED10CLASA				
	4	PRELIM PLAN- PLAN UPDATE DRIVEWAY		CLG	18/07/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:				
						96 / - / 185338		COUNCIL: CLARENCE		COVER SHEET		1 / 16	1:100	714252

714252

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

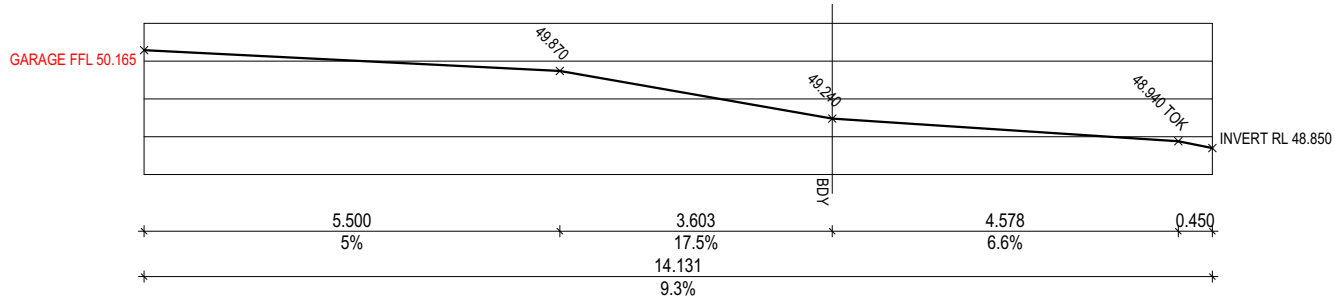
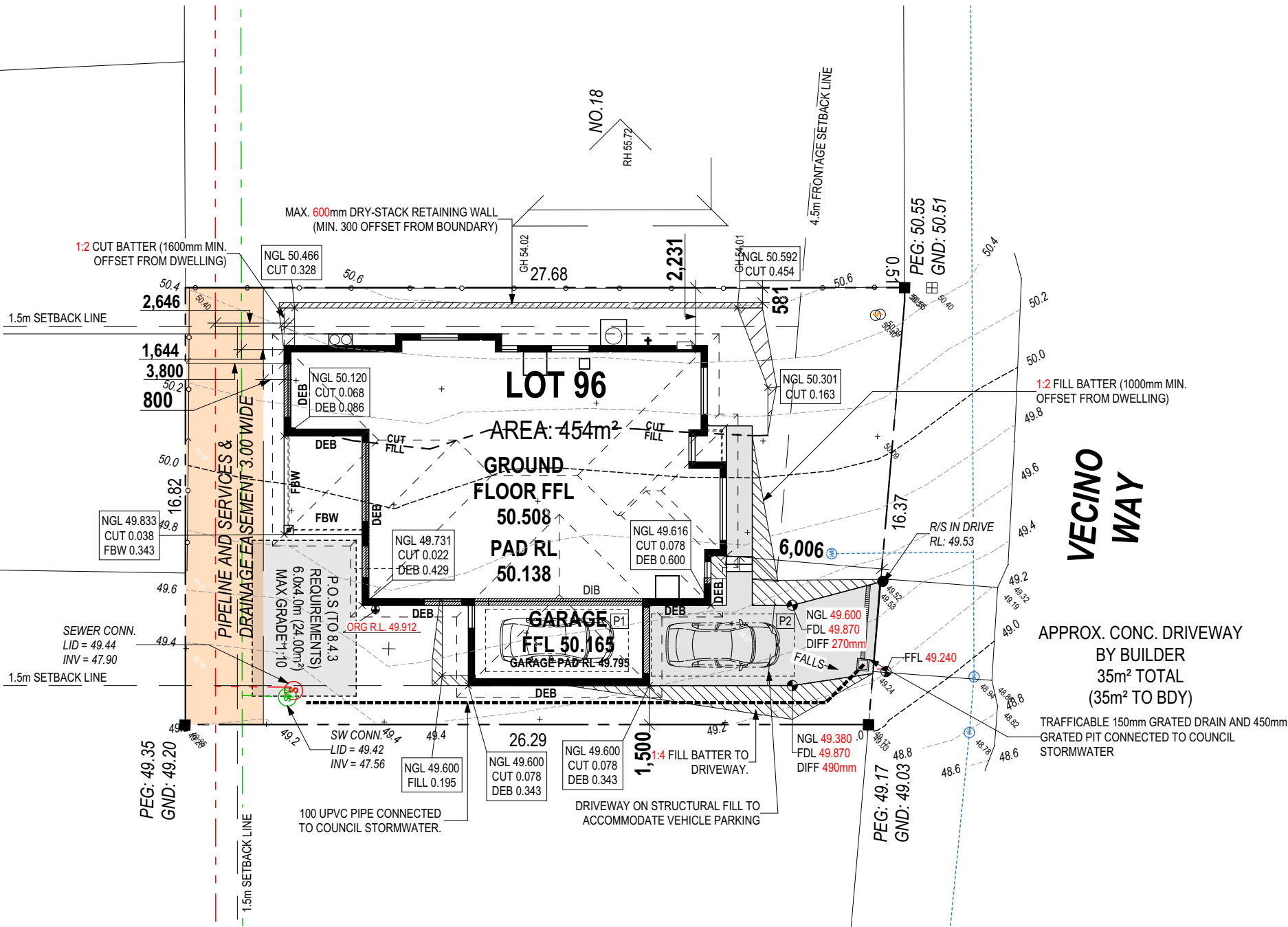
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	18.78m³	42.26t
FILL	25.82m³	58.10t
DIFFERENCE	7.04m³	15.84t
16 TONNES OF IMPORT FILL		

LOT SIZE: 454m²
HOUSE (COVERED AREA): 182m²
SITE COVERAGE: 40.09%

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

DROPPED EDGE BEAMS	
SURFACE AREA (m²)	
	11.73
	11.73 m²



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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	1	DRAFT SALE PLAN - CT1	HMI	11/06/2025				
	2	DRAFT SALE PLAN - CT1 AMENMENT	HMI	16/06/2025				
	3	PRELIM PLANS - INITIAL ISSUE	TNG	04/07/2025				
	4	PRELIM PLAN- PLAN UPDATE DRIVEWAY	CLG	18/07/2025				

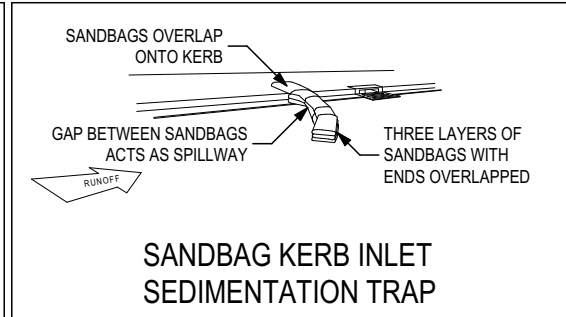
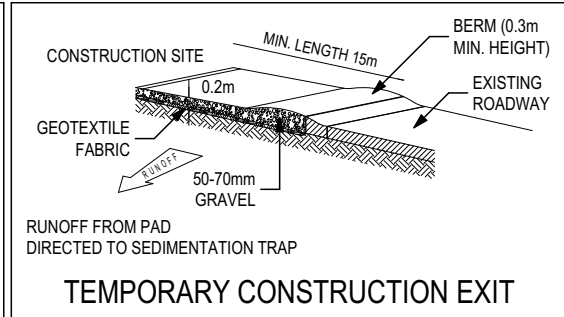
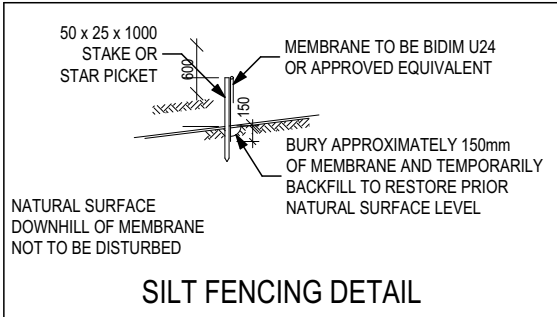
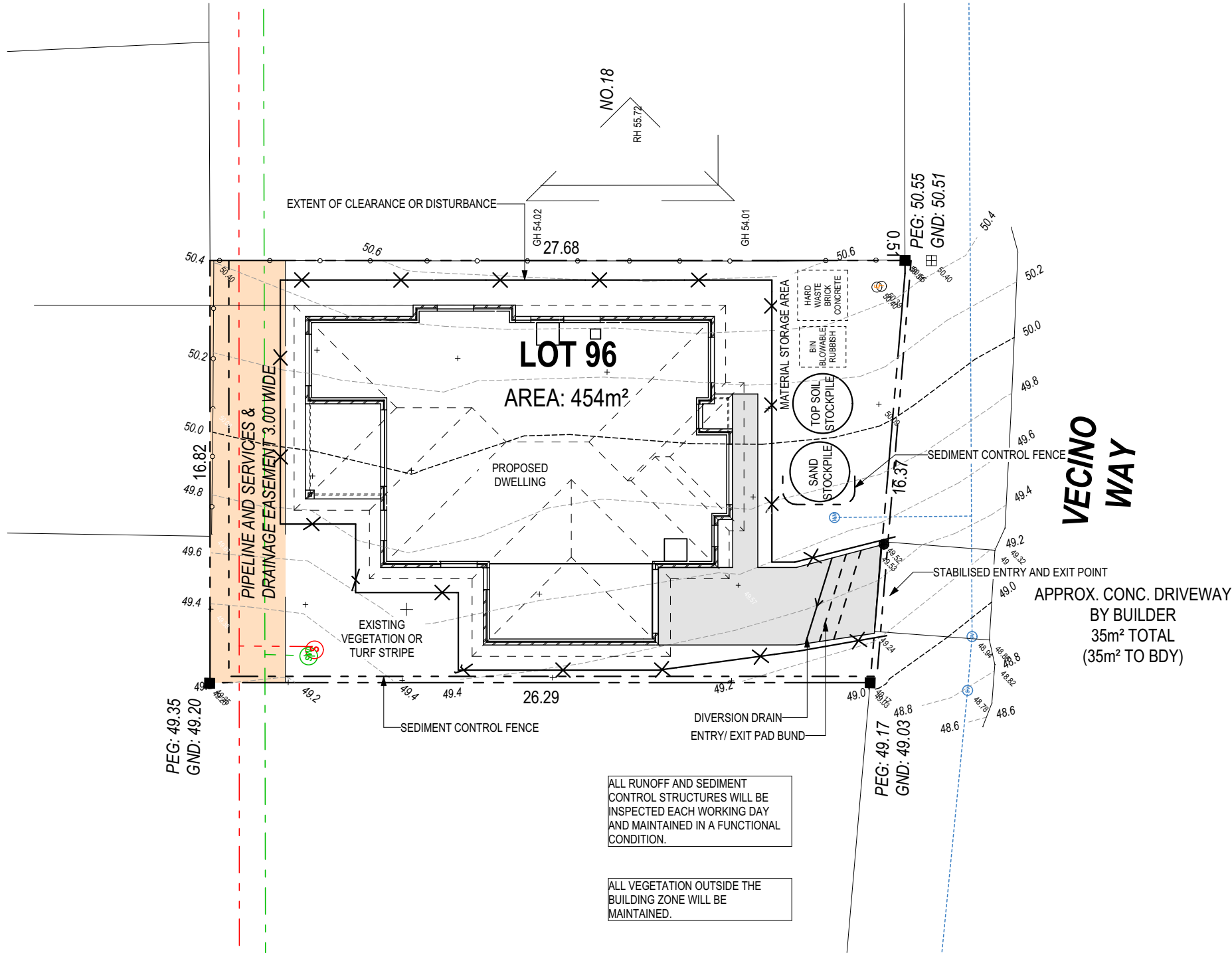
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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.




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

PLAN ACCEPTANCE BY OWNER


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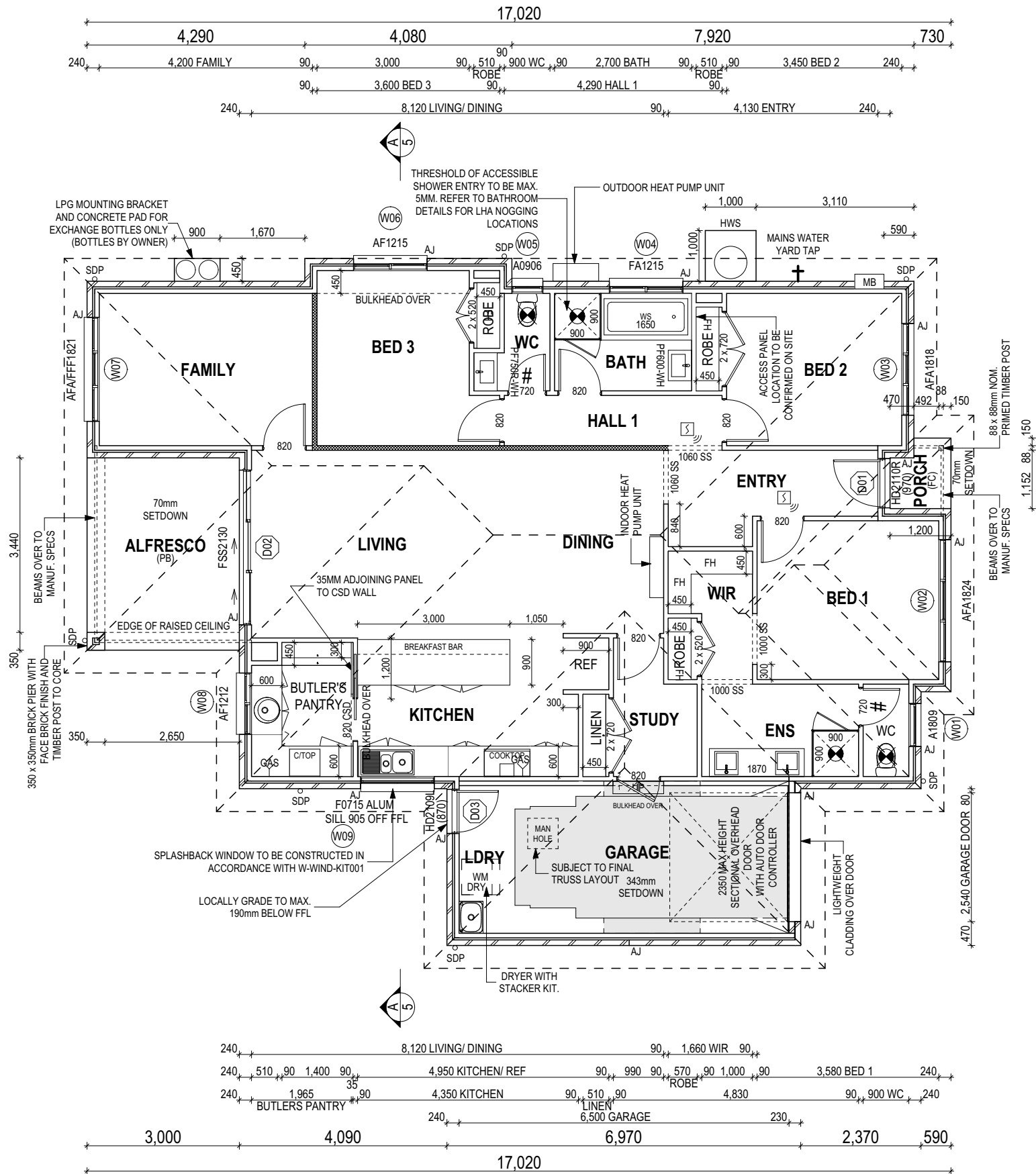
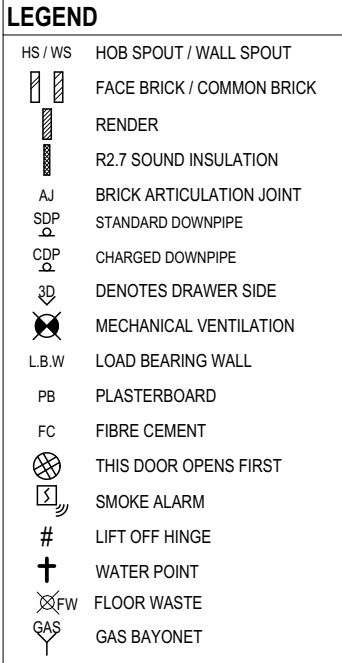
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	DISCOVERY		1	DRAFT SALE PLAN - CT1	HMI	11/06/2025	JERIN KANNAMMALIL VARGHESE & ANNA THOMAS			EDEN 13			H-WDCEDE10SA		
	COPYRIGHT:		2	DRAFT SALE PLAN - CT1 AMENMENT	HMI	16/06/2025	ADDRESS:			FACADE DESIGN:			FACADE CODE:		
	© 2025		3	PRELIM PLANS - INITIAL ISSUE	TNG	04/07/2025	20 VECINO WAY, ROKEBY TAS 7019			CLASSIC			F-WDCEDE10CLASA		
			4	PRELIM PLAN- PLAN UPDATE DRIVEWAY	CLG	18/07/2025	LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	
							96 / - / 185338		CLARENCE		SOIL & WATER MANAGEMENT PLAN		3 / 16	1:200	714252

UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:



90
90
90
90



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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

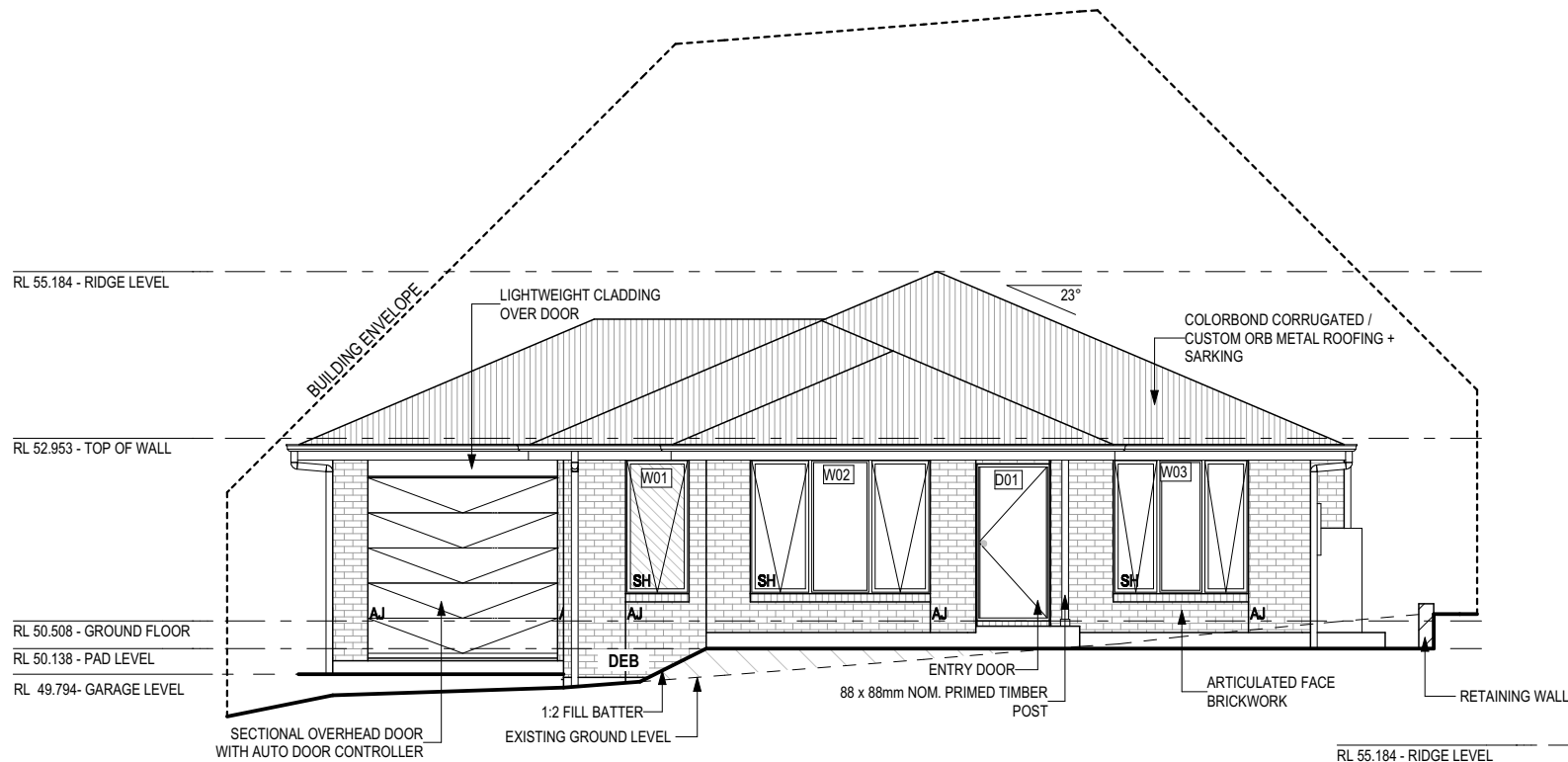
SH = SNAP HEADER SILL

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

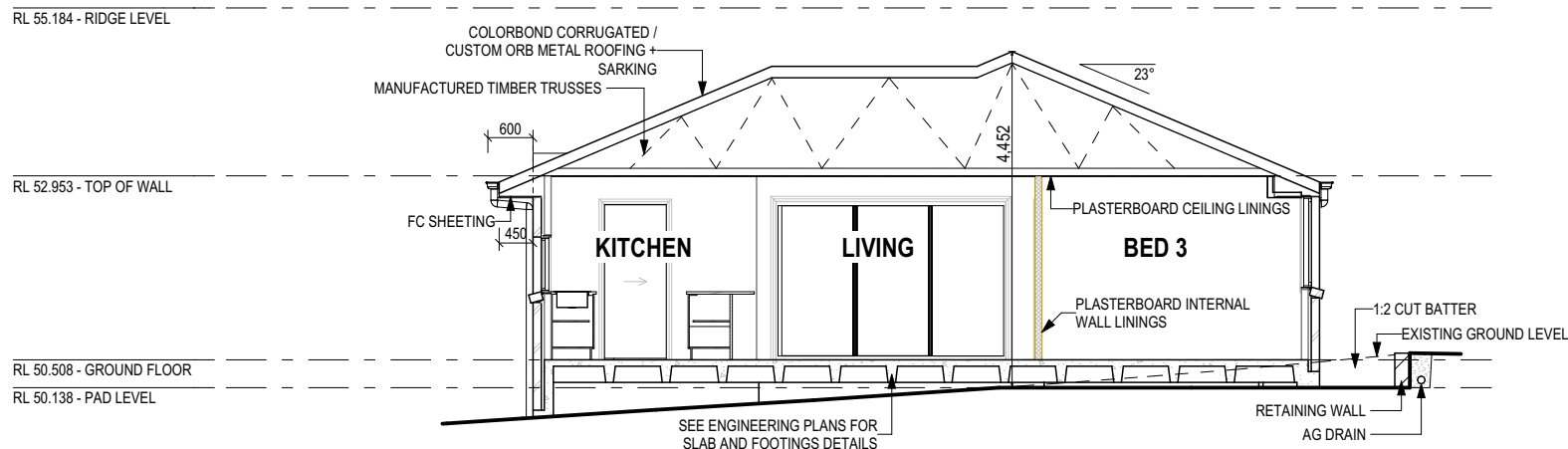
ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

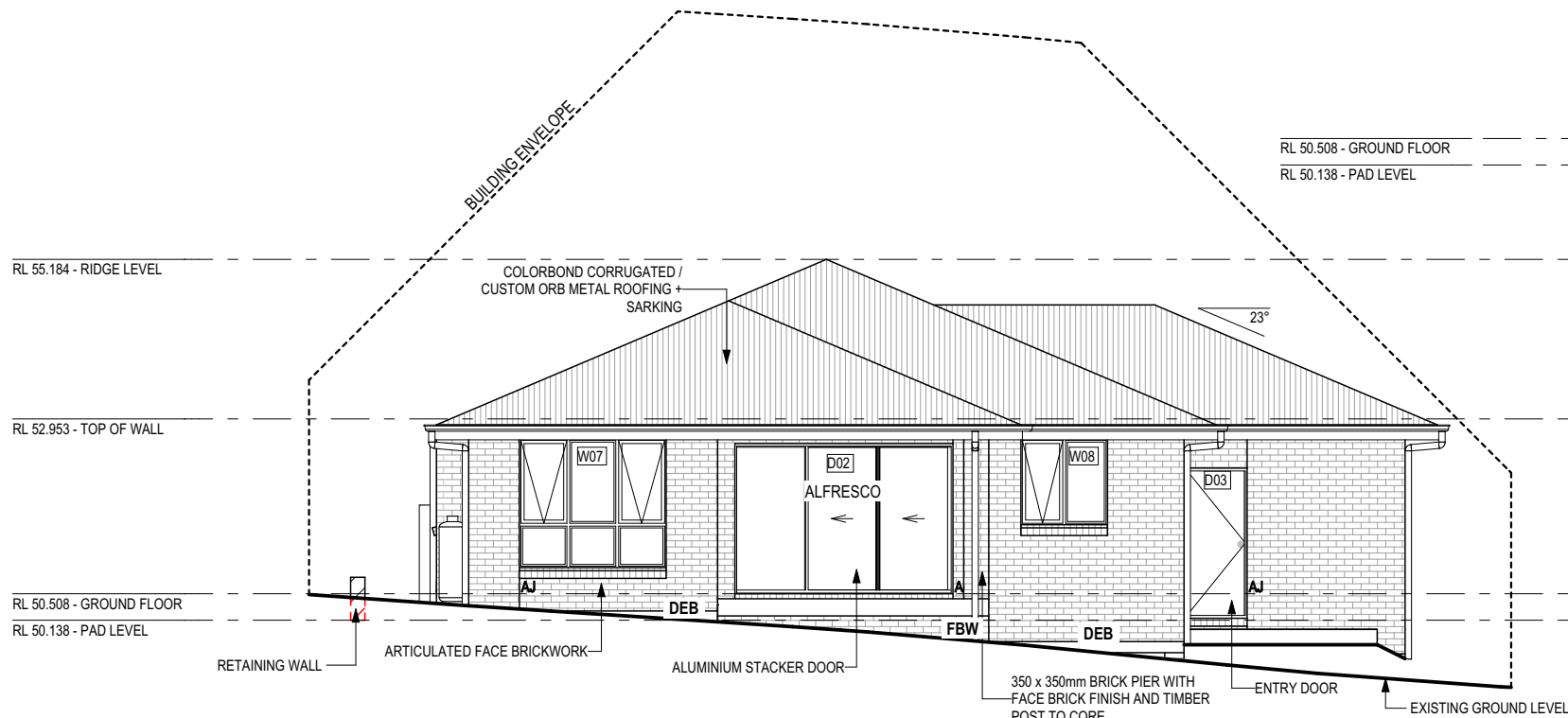
LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY CLA-S4.7.1



NORTH ELEVATION
SCALE: 1:100

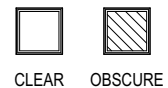


SECTION A-A
SCALE: 1:100

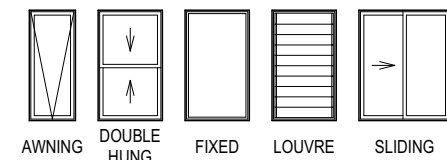


SOUTH ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

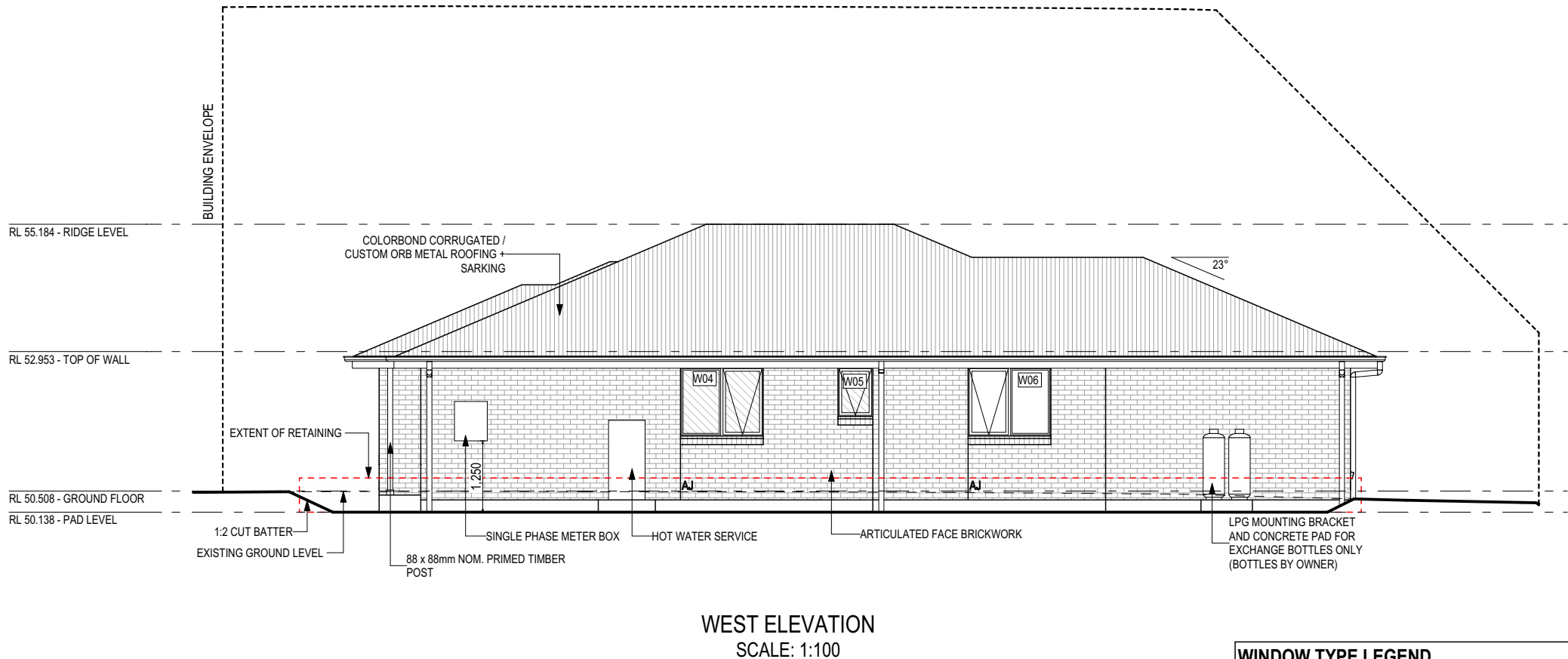
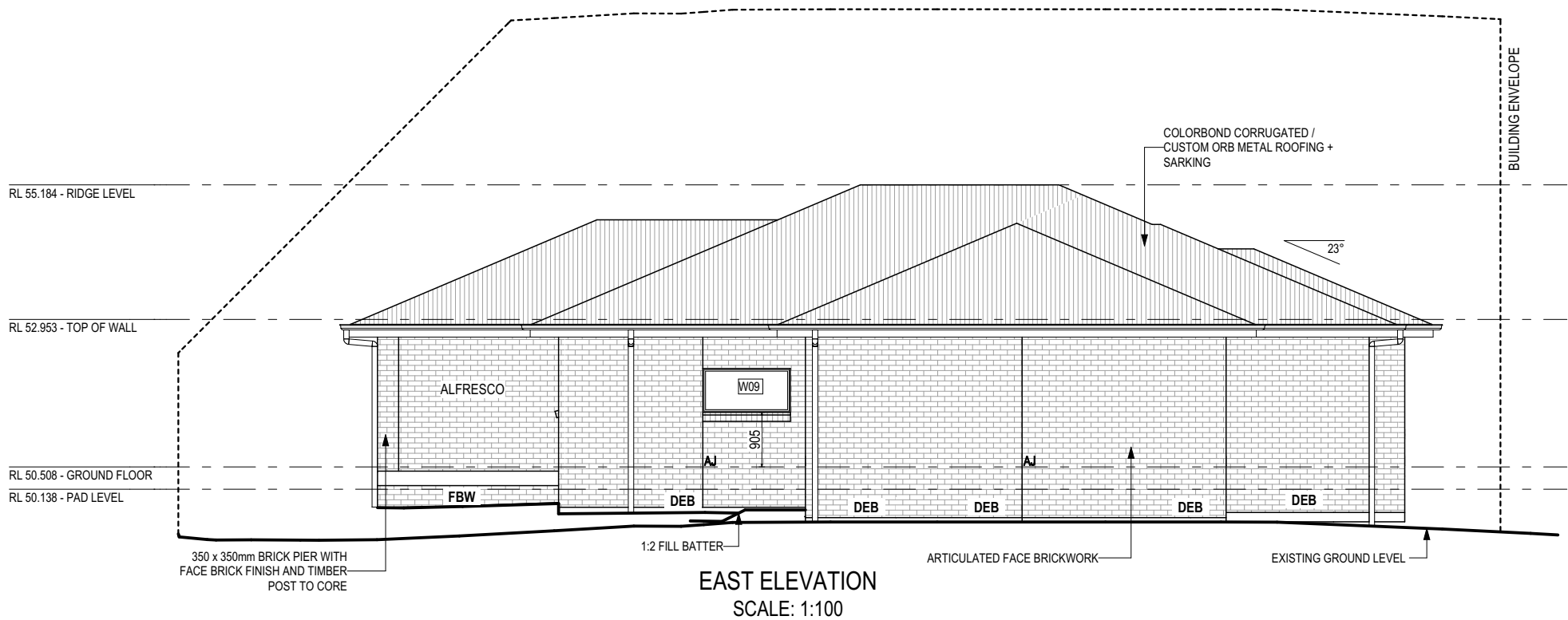
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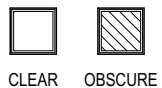
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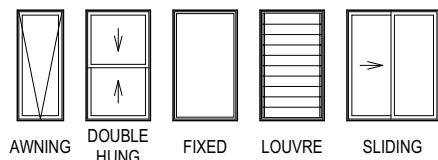
SPECIFICATION: DISCOVERY COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: JERIN KANNAMMALIL VARGHESE & ANNA THOMAS ADDRESS: 20 VECINO WAY, ROKEBY TAS 7019 LOT / SECTION / CT: 96 / - / 185338	COUNCIL: CLARENCE	HOUSE DESIGN: EDEN 13 FACADE DESIGN: CLASSIC SHEET TITLE: ELEVATIONS / SECTION	HOUSE CODE: H-WDCEDE10SA FACADE CODE: F-WDCEDE10CLASA SHEET No.: 5 / 16	HOUSE CODE: H-WDCEDE10SA FACADE CODE: F-WDCEDE10CLASA SHEET No.: 5 / 16	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714252
	1	DRAFT SALE PLAN - CT1	HMI	11/06/2025						
	2	DRAFT SALE PLAN - CT1 AMENMENT	HMI	16/06/2025						
	3	PRELIM PLANS - INITIAL ISSUE	TNG	04/07/2025						
	4	PRELIM PLAN- PLAN UPDATE DRIVEWAY	CLG	18/07/2025						



GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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COPYRIGHT: © 2025	1 DRAFT SALE PLAN - CT1	HMI 11/06/2025	ADDRESS: 20 VECINO WAY, ROKEBY TAS 7019	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCEDE10CLASA	
	2 DRAFT SALE PLAN - CT1 AMENMENT	HMI 16/06/2025	LOT / SECTION / CT: 96 / - / 185338	SHEET TITLE: ELEVATIONS	SCALES: 1:100	
	3 PRELIM PLANS - INITIAL ISSUE	TNG 04/07/2025	COUNCIL: CLARENCE	SHEET No.: 6 / 16		
	4 PRELIM PLAN- PLAN UPDATE DRIVEWAY	CLG 18/07/2025				

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	A1809	AWNING	WC	1,800	850	5,300	1.53	ALUMINIUM	BAL-LOW	SNAP HEADER	N	1.21	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W02	AFA1824	AWNING	BED 1	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-LOW	SNAP HEADER	N	3.53	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W03	AFA1818	AWNING	BED 2	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-LOW	SNAP HEADER	N	2.51	CLEAR, DOUBLE GLAZED	MP 603-603
GROUND FLOOR	W04	FA1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	W	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W05	A0906	AWNING	WC	857	610	2,934	0.52	ALUMINIUM	BAL-LOW	ANGLED	W	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W06	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	W	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W07	AFA/FFF1821	AWNING	FAMILY	1,800	2,050	7,700	3.69	ALUMINIUM	BAL-LOW	ANGLED	S	2.85	CLEAR, DOUBLE GLAZED	BP 600, MP 683-683/683-683
GROUND FLOOR	W08	AF1212	AWNING	BUTLER'S PANTRY	1,200	1,210	4,820	1.45	ALUMINIUM	BAL-LOW	ANGLED	S	1.11	CLEAR, DOUBLE GLAZED	MP 605
GROUND FLOOR	W09	F0715	FIXED	KITCHEN	727	1,450	4,354	1.05	ALUMINIUM	BAL-LOW	ANGLED	E	0.90	CLEAR, DOUBLE GLAZED	
								19.32					15.22		
DOOR															
GROUND FLOOR	D01	HD2110R	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	BAL-LOW	SNAP HEADER	N	1.41	N/A	
GROUND FLOOR	D02	FSS2130	STACKER	LIVING	2,100	3,048	10,296	6.40	ALUMINIUM	BAL-LOW	SNAP HEADER	S	5.67	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	HD2109L	SWINGING	GARAGE	2,100	870	5,940	1.83	ALUMINIUM	BAL-LOW	SNAP HEADER	S	1.22	N/A	
								10.27					8.30		
								29.59					23.52		

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

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

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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	2	1060 SS	SQUARE SET OPENING	2,155	1,060	N/A	
GROUND FLOOR	2	2 x 520	SWINGING	2,040	1,040	N/A	
GROUND FLOOR	2	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	2	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	7	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,040	820	N/A	

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

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

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

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 current Set ID: 5623547	SPECIFICATION: DISCOVERY		REVISION	DRAWN	CLIENT: JERIN KANNAMMALIL VARGHESE & ANNA THOMAS			HOUSE DESIGN: EDEN 13		HOUSE CODE: H-WDCED10SA		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714252					
	COPYRIGHT: © 2025	1	DRAFT SALE PLAN - CT1	HMI	11/06/2025	ADDRESS: 20 VECINO WAY, ROKEBY TAS 7019			FACADE DESIGN: CLASSIC		FACADE CODE: F-WDCED10CLASA						
		2	DRAFT SALE PLAN - CT1 AMENMENT	HMI	16/06/2025	LOT / SECTION / CT: 96 / - / 185338			COUNCIL: CLARENCE		SHEET TITLE: WINDOW & DOOR SCHEDULES		SHEET No.: 7 / 16		SCALES:		
		3	PRELIM PLANS - INITIAL ISSUE	TNG	04/07/2025												
		4	PRELIM PLAN- PLAN UPDATE DRIVEWAY	CLG	18/07/2025												

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		
	208.17	Flat Roof Area (excluding gutter and slope factor) (m ²)
	226.13	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	219.50	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	265.49	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	4.1	Ac / Acdp
Downpipes Provided	7	

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DISCOVERY		1	DRAFT SALE PLAN - CT1	HMI	11/06/2025	JERIN KANNAMMALIL VARGHESE & ANNA THOMAS		EDEN 13		H-WDCEDE10SA		
COPYRIGHT:		2	DRAFT SALE PLAN - CT1 AMENMENT	HMI	16/06/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025		3	PRELIM PLANS - INITIAL ISSUE	TNG	04/07/2025	20 VECINO WAY, ROKEBY TAS 7019		CLASSIC		F-WDCEDE10CLASA		
		4	PRELIM PLAN- PLAN UPDATE DRIVEWAY	CLG	18/07/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		
						96 / - / 185338		COUNCIL:		8 / 16		
								CLARENCE		1:100		
								ROOF DRAINAGE PLAN				714252

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

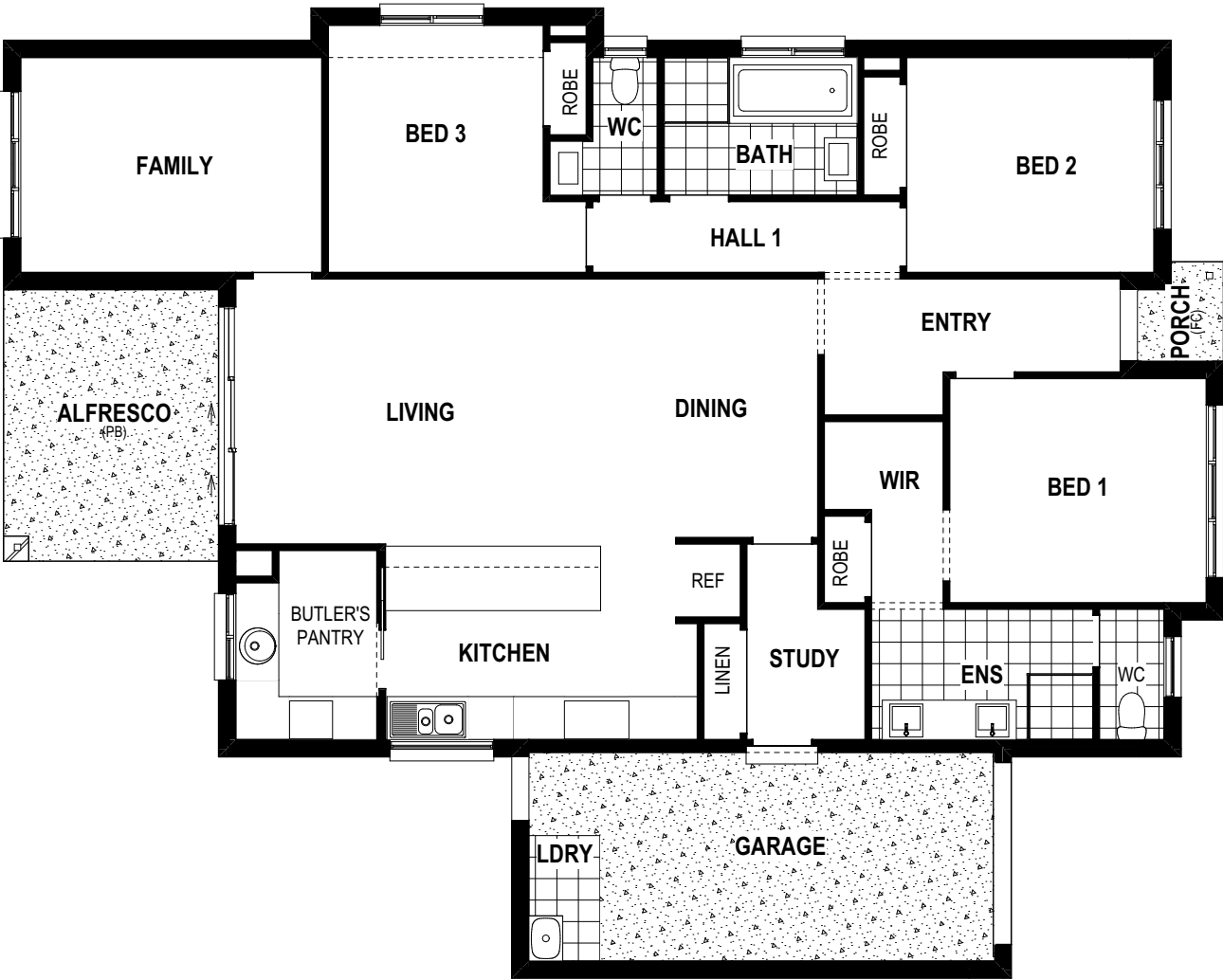
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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)



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

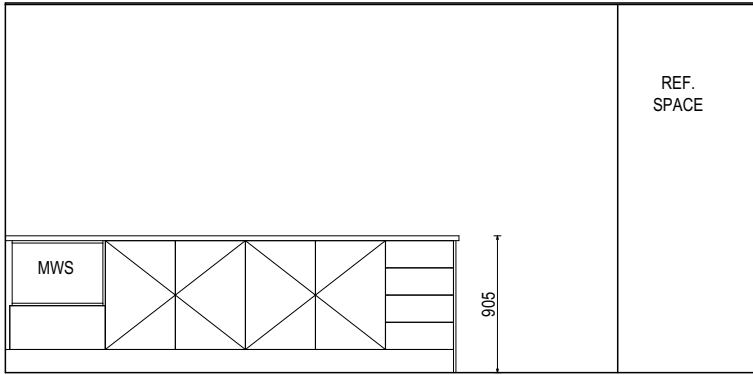
SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

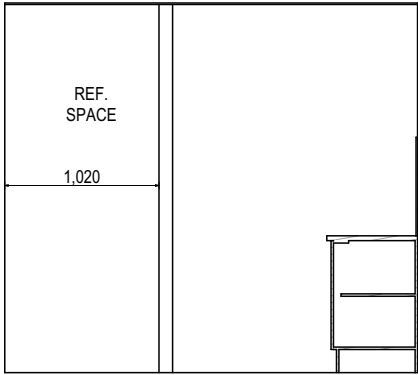
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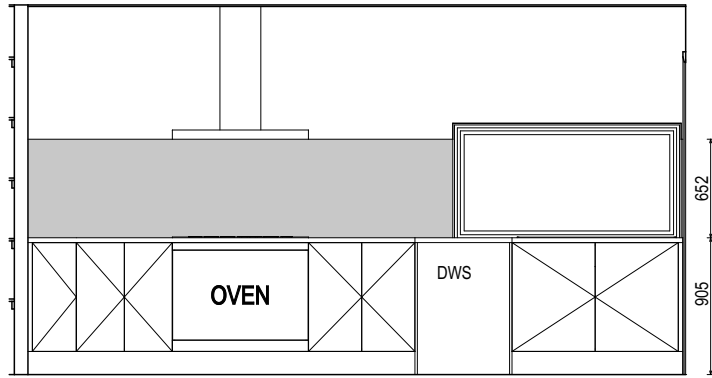
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	2 DRAFT SALE PLAN - CT1 AMENMENT	HMI 16/06/2025	ADDRESS: 20 VECINO WAY, ROKEBY TAS 7019	FACADE DESIGN:	FACADE CODE:	
	3 PRELIM PLANS - INITIAL ISSUE	TNG 04/07/2025	LOT / SECTION / CT:	CLASSIC	F-WDCED10CLASA	
	4 PRELIM PLAN- PLAN UPDATE DRIVEWAY	CLG 18/07/2025	96 / - / 185338	SHEET TITLE:	SHEET No.:	714252
			COUNCIL: CLARENCE	FLOOR COVERINGS	9 / 16	
					1:100	



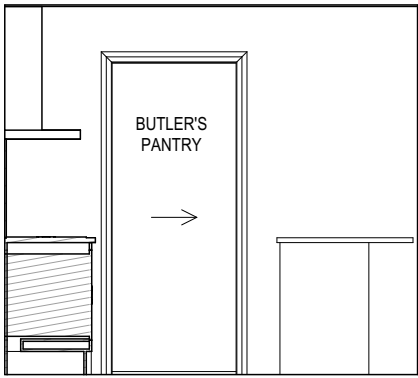
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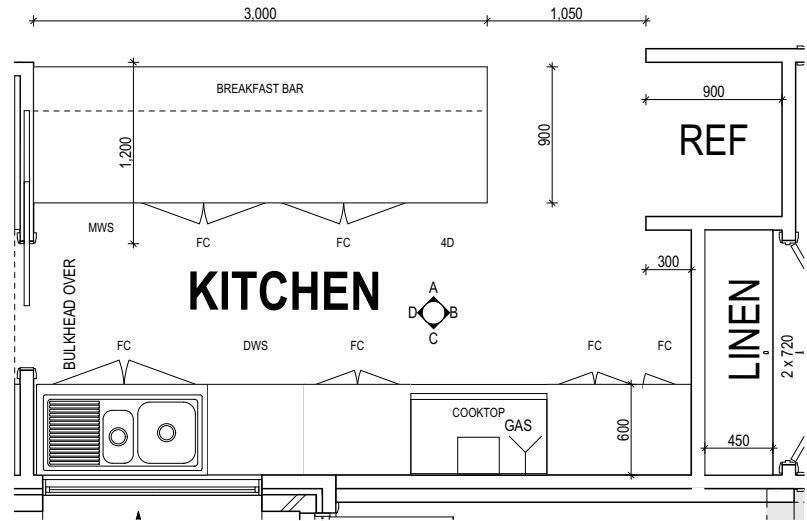
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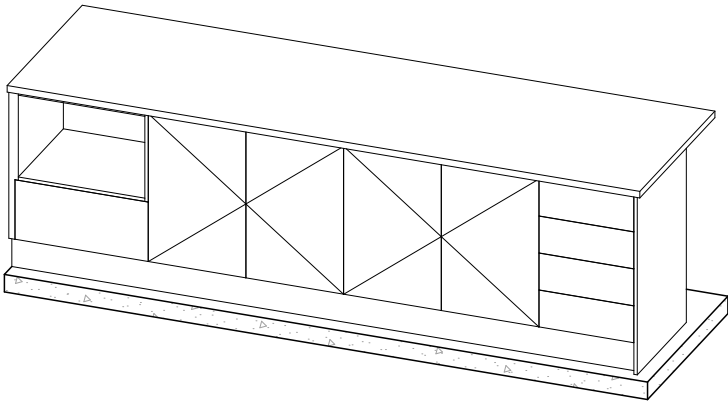
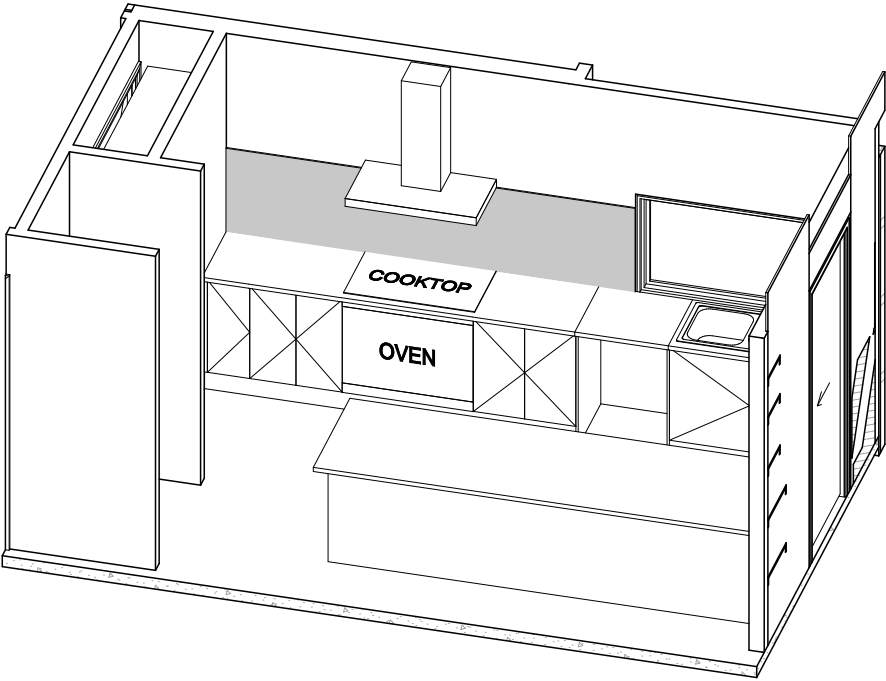
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SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



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SPECIFICATION:	DISCOVERY
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REVISION	DRAWN
1 DRAFT SALE PLAN - CT1	HMI 11/06/2025
2 DRAFT SALE PLAN - CT1 AMENMENT	HMI 16/06/2025
3 PRELIM PLANS - INITIAL ISSUE	TNG 04/07/2025
4 PRELIM PLAN- PLAN UPDATE DRIVEWAY	CLG 18/07/2025

CLIENT:	JERIN KANNAMMALIL VARGHESE & ANNA THOMAS
ADDRESS:	20 VECINO WAY, ROKEBY TAS 7019
LOT / SECTION / CT:	96 / - / 185338
COUNCIL:	CLARENCE

HOUSE DESIGN:	EDEN 13
FACADE DESIGN:	CLASSIC
SHEET TITLE:	KITCHEN DETAILS

HOUSE CODE:	H-WDCED10SA
FACADE CODE:	F-WDCED10CLASA
SHEET No.:	10 / 16
SCALES:	1:50

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714252

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

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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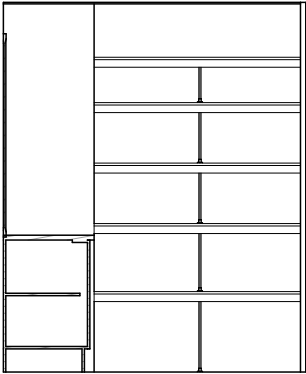
GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP

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

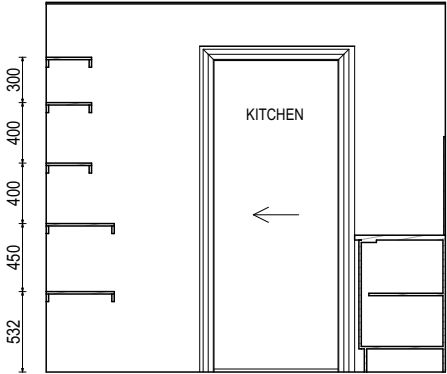
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.

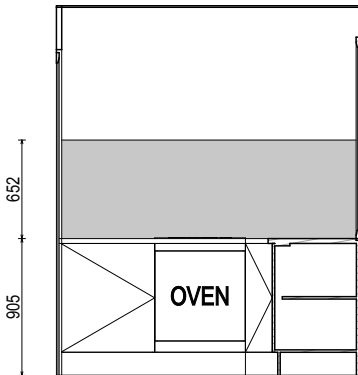
GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP



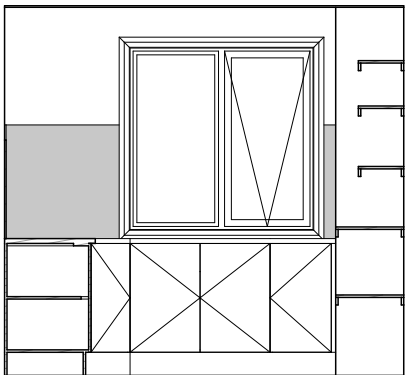
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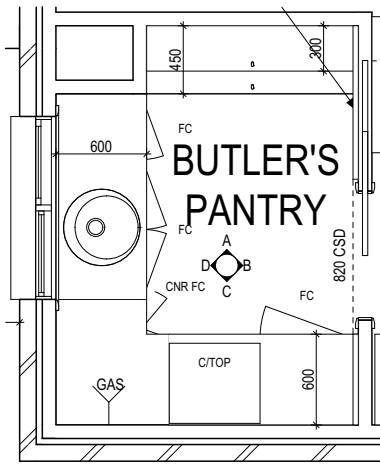
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BUTLER'S PANTRY PLAN
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER


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		3	PRELIM PLANS - INITIAL ISSUE		TNG	04/07/2025							
		4	PRELIM PLAN- PLAN UPDATE DRIVEWAY		CLG	18/07/2025	LOT / SECTION / CT: 96 / - / 185338		COUNCIL: CLARENCE		SHEET TITLE: BUTLER'S PANTRY DETAILS		
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Document Set ID: 5697547

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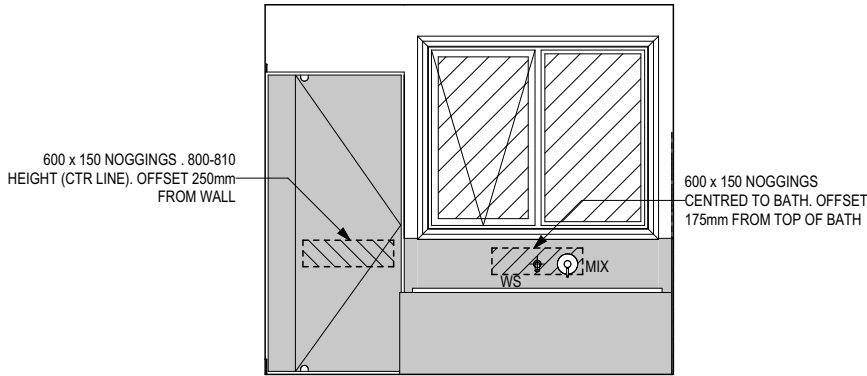
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

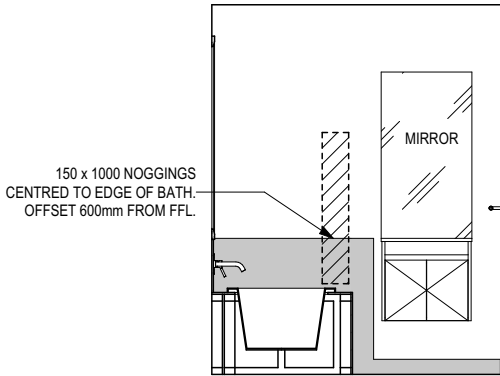
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LEGEND

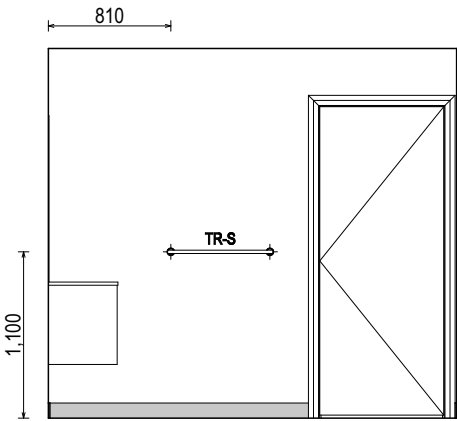
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER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



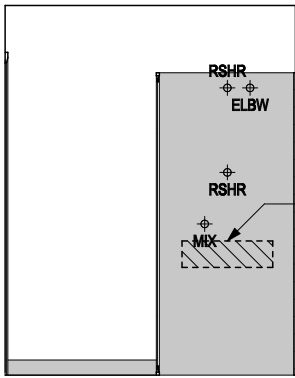
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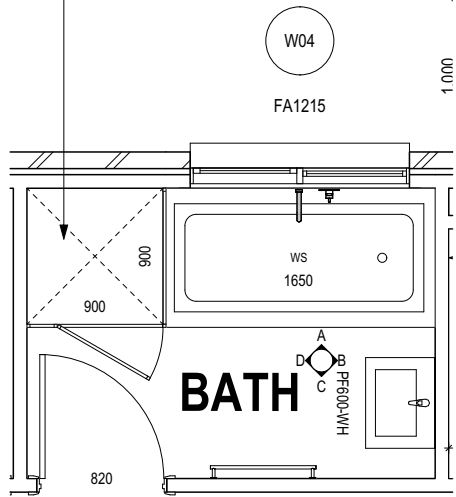


ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHOWER ENTRY TO BE MAX.
5MM. REFER TO BATHROOM
DETAILS FOR LHA NOGGING
LOCATIONS



BATHROOM 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**

PLAN ACCEPTANCE BY OWNER


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	DISCOVERY	1	DRAFT SALE PLAN - CT1		HMI	11/06/2025	JERIN KANNAMMALIL VARGHESE & ANNA THOMAS		EDEN 13		H-WDCDE10SA		
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		4	PRELIM PLAN- PLAN UPDATE DRIVEWAY		CLG	18/07/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		
							96 / - / 185338	COUNCIL:	BATHROOM DETAILS		12 / 16		SCALES:
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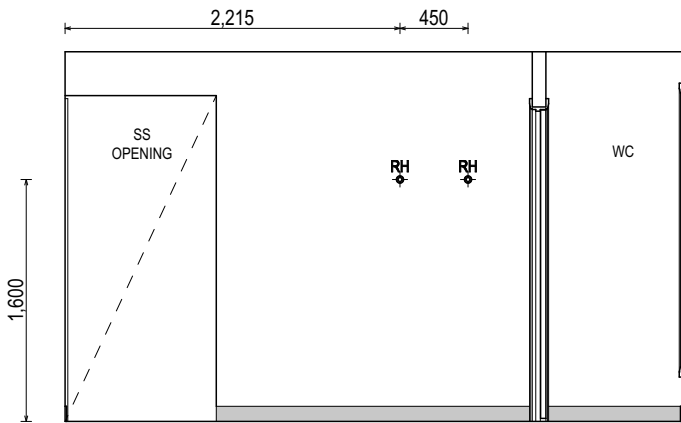
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
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STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
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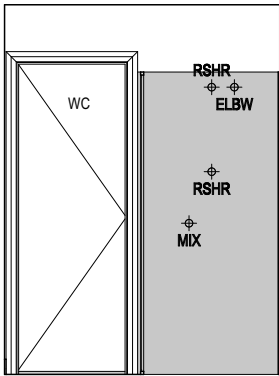
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LEGEND

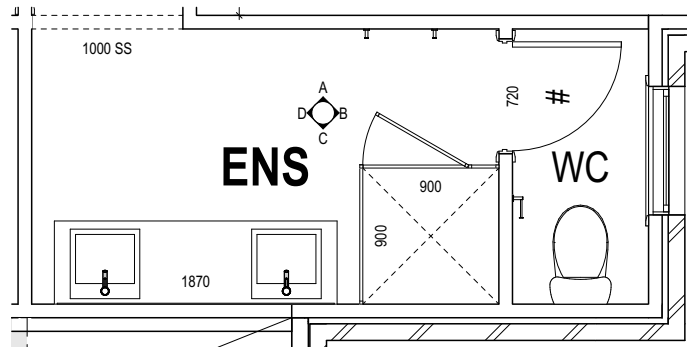
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- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER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



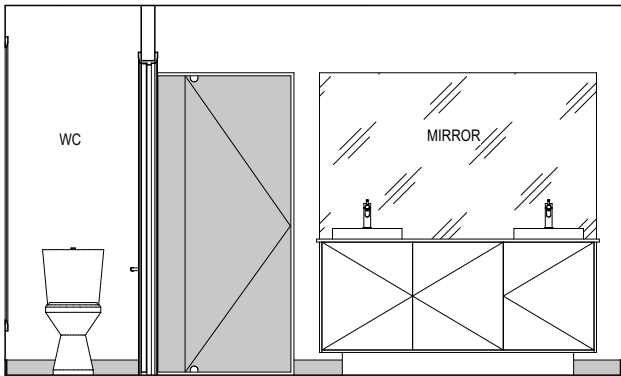
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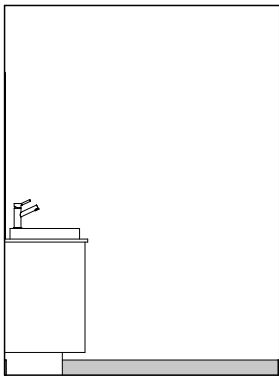
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
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PLAN ACCEPTANCE BY OWNER


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	© 2025	3	PRELIM PLANS - INITIAL ISSUE	TNG	04/07/2025	20 VECINO WAY, ROKEBY TAS 7019		CLASSIC		F-WDCED10CLASA		
		4	PRELIM PLAN- PLAN UPDATE DRIVEWAY	CLG	18/07/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
						96 / - / 185338		COUNCIL:		13 / 16	1:50	714252
						CLARENCE		ENSUITE DETAILS				

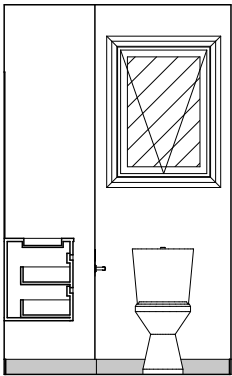
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

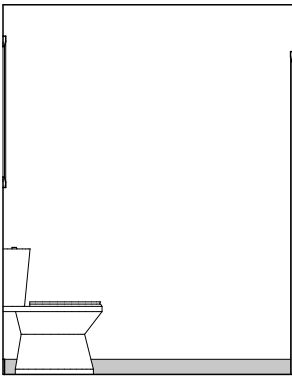
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LEGEND

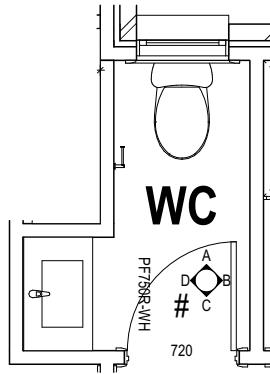
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE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



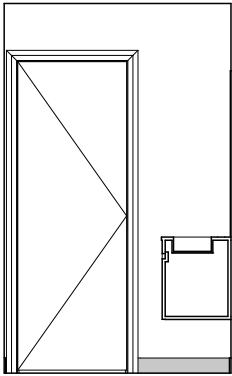
ELEVATION A
SCALE: 1:50



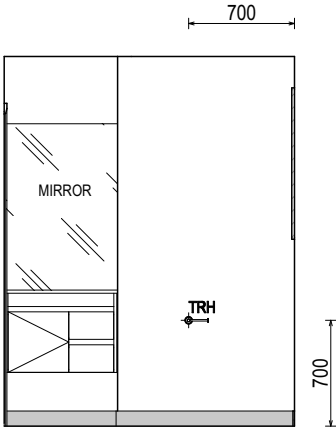
ELEVATION B
SCALE: 1:50



WC PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

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

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


PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:

SIGNATURE:	DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

ALL DIMENSIONS ARE FRAME DIMENSIONS

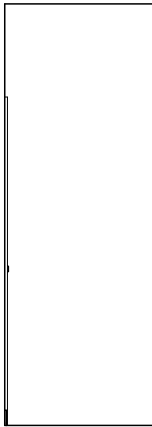
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	DISCOVERY	1	DRAFT SALE PLAN - CT1	HMI	11/06/2025	JERIN KANNAMMALIL VARGHESE & ANNA THOMAS		EDEN 13		H-WDCED10SA		
	COPYRIGHT:	2	DRAFT SALE PLAN - CT1 AMENMENT	HMI	16/06/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2025	3	PRELIM PLANS - INITIAL ISSUE	TNG	04/07/2025	20 VECINO WAY, ROKEBY TAS 7019		CLASSIC		F-WDCED10CLASA		
		4	PRELIM PLAN- PLAN UPDATE DRIVEWAY	CLG	18/07/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
						96 / - / 185338	CLARENCE	WC DETAILS	14 / 16	1:50	714252	

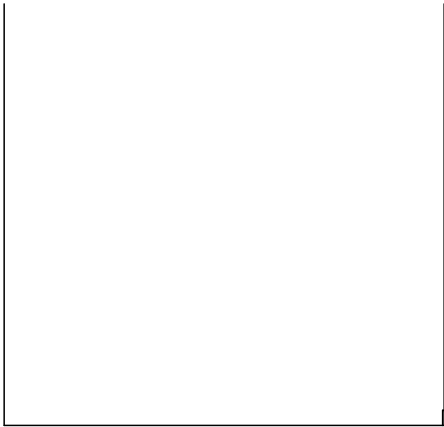
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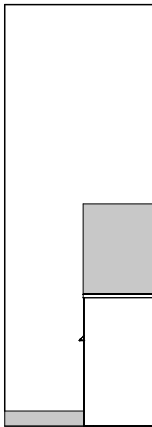
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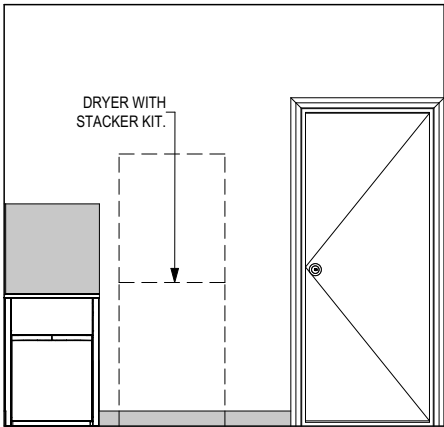
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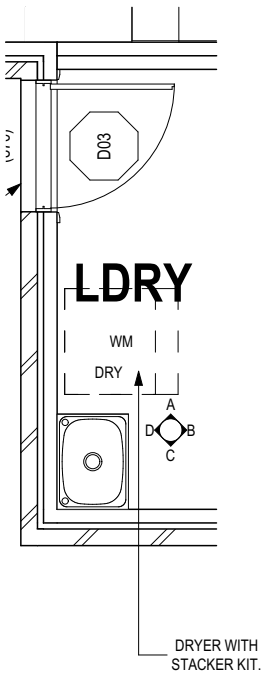
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER


SIGNATURE: _____ DATE: _____

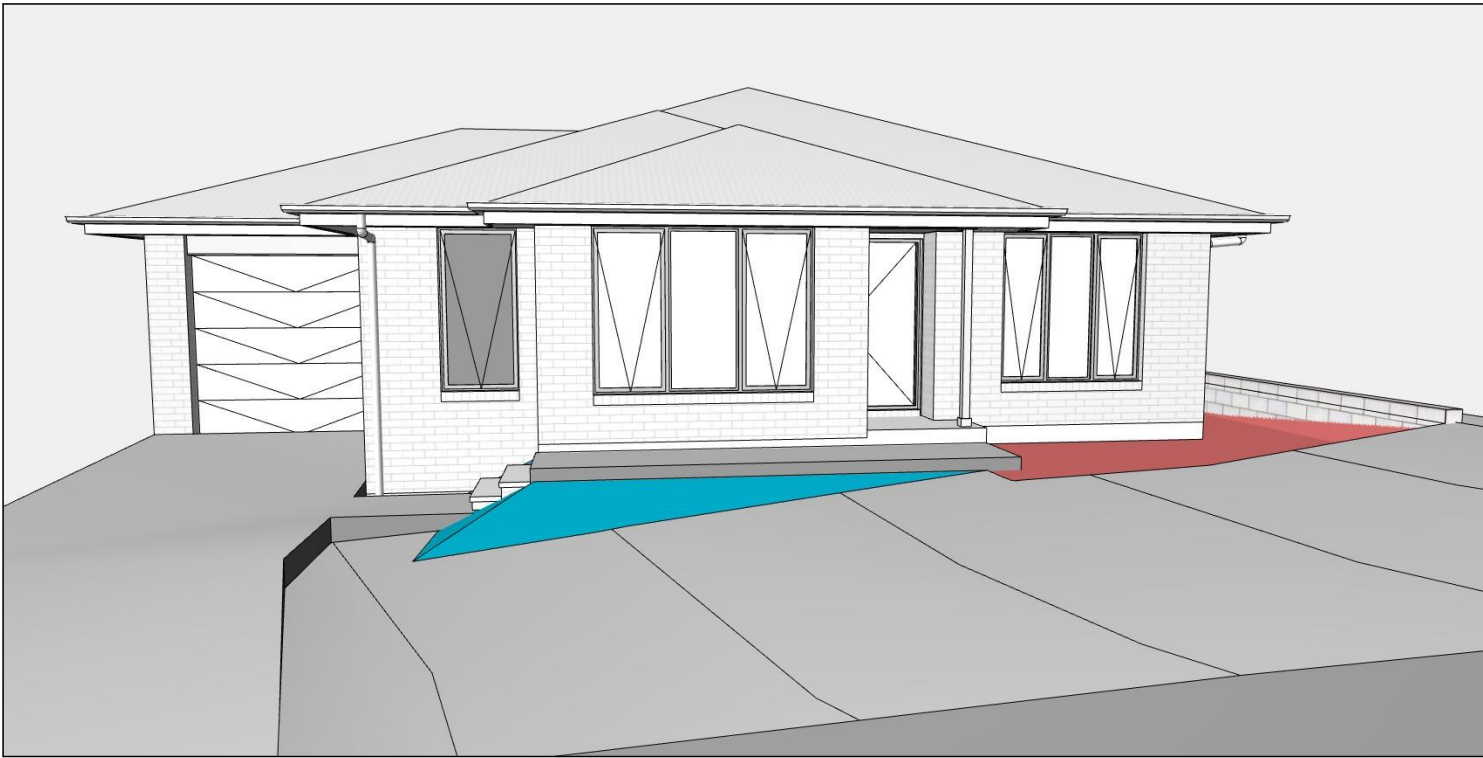
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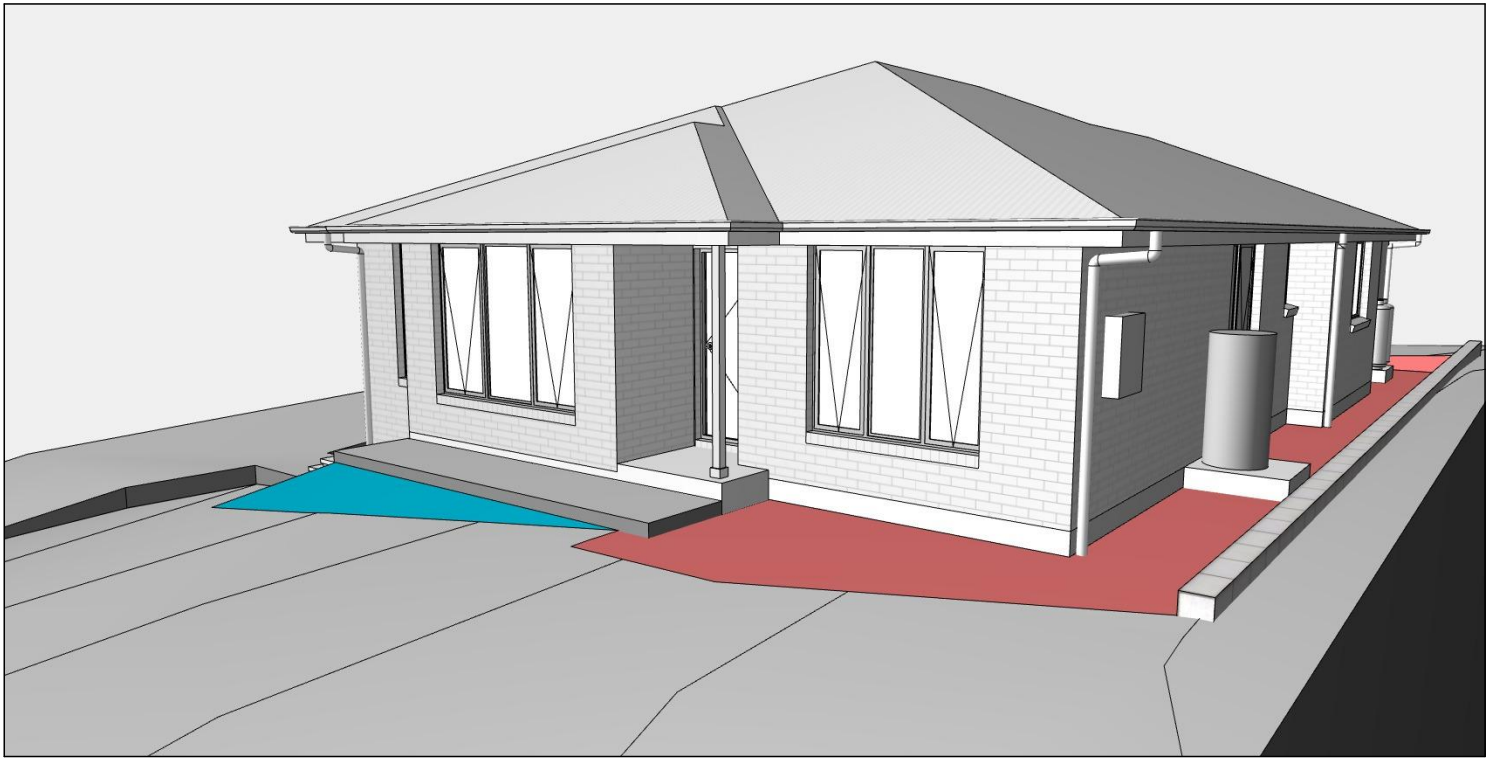
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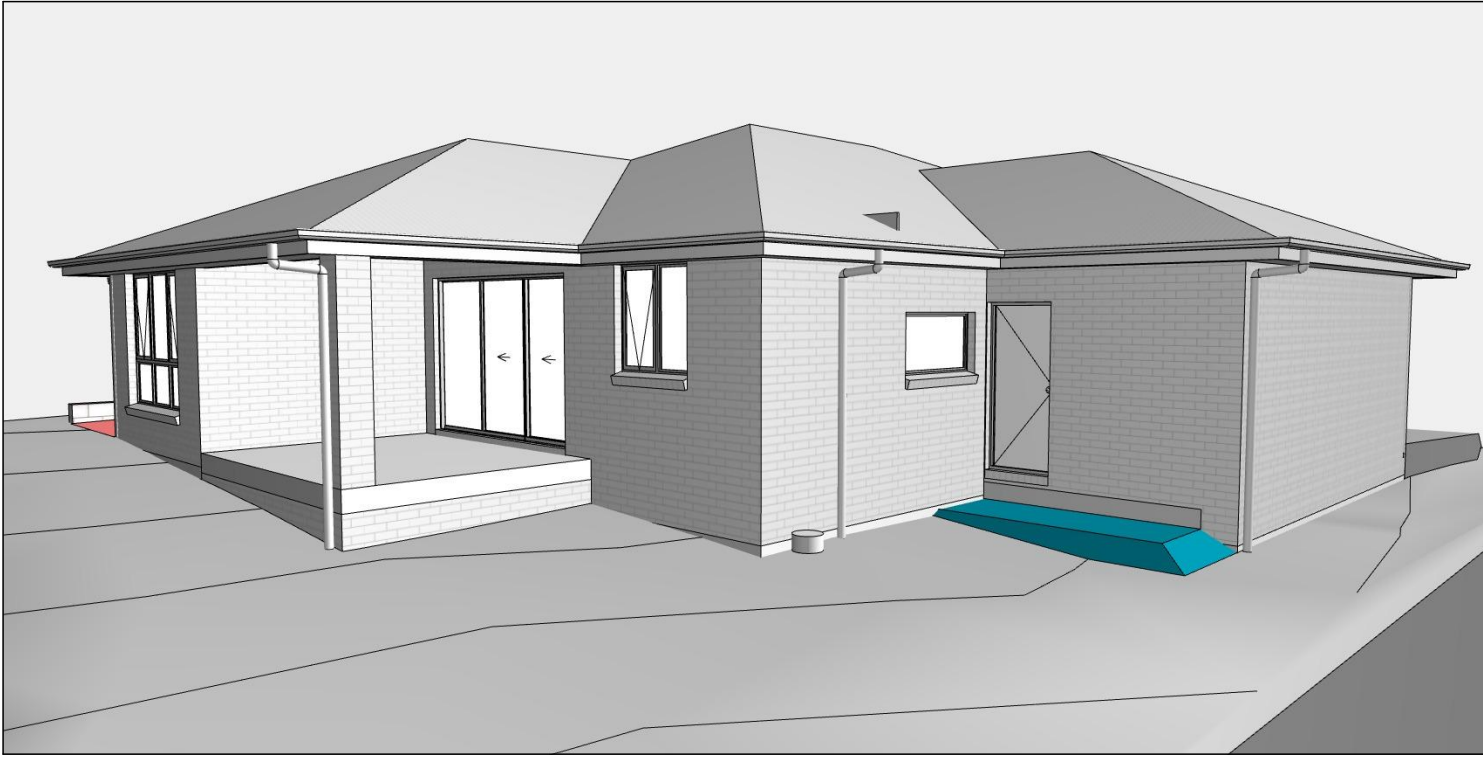
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	DISCOVERY	1	DRAFT SALE PLAN - CT1		HMI	11/06/2025	JERIN KANNAMMALIL VARGHESE & ANNA THOMAS		EDEN 13		H-WDCED10SA		
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		4	PRELIM PLAN- PLAN UPDATE DRIVEWAY		CLG	18/07/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	
						96 / - / 185338	CLARENCE	LAUNDRY DETAILS		15 / 16	1:50	714252	



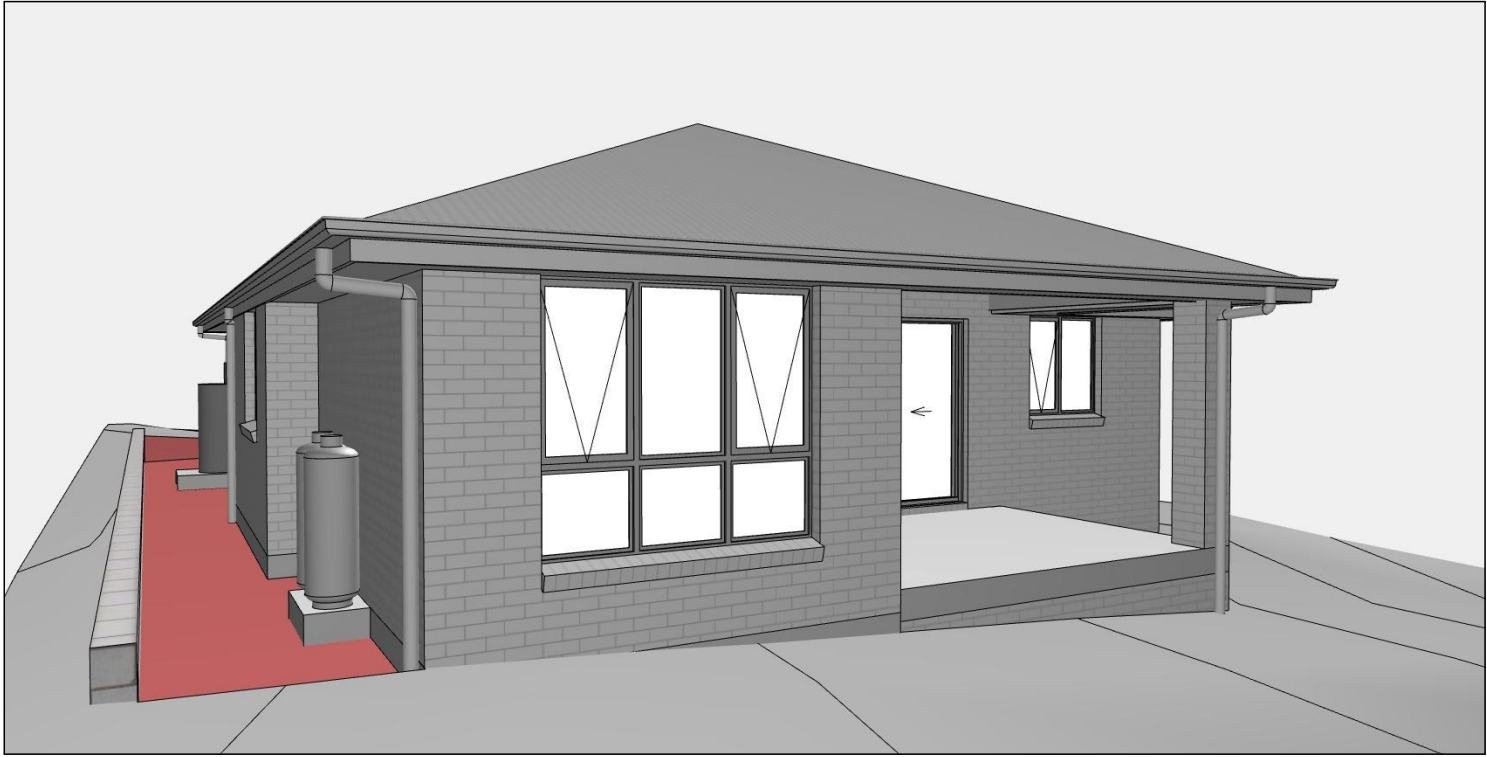
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

NOTE: SITE LEVELS AND SETBACKS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A FINAL CONTOUR SURVEY AND REGISTERED REPORTS BEING COMPLETED. 3D IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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	4 PRELIM PLAN- PLAN UPDATE DRIVEWAY	CLG 18/07/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			96 / - / 185338	3D VIEWS	16 / 16	714252
			COUNCIL:			
			CLARENCE			