DEVELOPMENT APPLICATION

PDPLANPMTD-2025/053865

PROPOSAL: Three Multiple Dwellings

LOCATION: 106 Dolina Drive, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 29 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29 September 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 29 September 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

Clarence... a brighter place

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: Multiple dwellings

Location:

Address 106 Dolina Drive

Suburb/Town Rokeby *Postcode* 7019

Current Owners/s:

Applicant:

Personal Information Removed

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

Estimated cost of development $ 1,197,660

Is the property on the Tasmanian Heritage Register? Yes [ ] No [X]

(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 land

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Signature **Personal Information Removed** *Date* 10/07/2025

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ❑ Details of the location of the proposed use or development.
- ❑ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ❑ Full description of the proposed use or development.
- ❑ Description of the proposed operation.
  May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ❑ Declaration the owner has been notified if the applicant is not the owner.
- ❑ Crown or Council consent (if publically-owned land).
- ❑ Any reports, plans or other information required by the relevant zone or code.
- ❑ Fees prescribed by the Council.

  Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ❑ **Site analysis plan and site plan**, including where relevant:
  - *Existing and proposed use(s) on site.*
  - *Boundaries and dimensions of the site.*
  - *Topography, including contours showing AHD levels and major site features.*
  - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
  - *Soil type.*
  - *Vegetation types and distribution, and trees and vegetation to be removed.*
  - *Location and capacity of any existing services or easements on/to the site.*
  - *Existing pedestrian and vehicle access to the site.*
  - *Location of existing and proposed buildings on the site.*
  - *Location of existing adjoining properties, adjacent buildings and their uses.*
  - *Any natural hazards that may affect use or development on the site.*
  - *Proposed roads, driveways, car parking areas and footpaths within the site.*
  - *Any proposed open space, communal space, or facilities on the site.*
  - *Main utility service connection points and easements.*
  - *Proposed subdivision lot boundaries.*

- ❑ Where it is proposed to erect buildings, **detailed plan**s 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.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
188393	157
EDITION	DATE OF ISSUE
1	24-Apr-2025

SEARCH DATE : 10-Jul-2025
SEARCH TIME : 01.01 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 157 on Sealed Plan 188393
Derivation : Part of Lot 37617, 56.81ha Gtd. to The Director-General of Housing & Construction
Prior CT 186365/507

SCHEDULE 1

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

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP188393 EASEMENTS in Schedule of Easements
SP188393 COVENANTS in Schedule of Easements
SP188393 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

N267625 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE BUTLER MCINTYRE INVESTMENTS LTD to DAESUNGTAS PTY LTD
TRANSFER DAESUNGTAS PTY LTD to ZION VENTURES PTY LTD
MORTGAGE ZION VENTURES PTY LTD to WESTPAC BANKING CORPORATION Lodged by BAKER WILSON DAVIES on 29-May-2025 BP: N267625
E420588 MORTGAGE to Westpac Banking Corporation Lodged by DOBSON MITCHELL on 08-Jul-2025 BP: N271160
N267603 TRANSFER to ZION VENTURES PTY LTD Lodged by DOBSON MITCHELL on 08-Jul-2025 BP: N271160

N271160 PARTIAL DISCHARGE of MORTGAGE N111707 Lodged by DOBSON MITCHELL on 08-Jul-2025 BP: N271160

OWNER DAESUNGTAS PTY LTD

FOLIO REFERENCE: CT.186365/507

GRANTEE PART OF LOT 37617 (56.81ha) GTD TO THE DIRECTOR–GENERAL OF HOUSING & CONSTRUCTION

PLAN OF SURVEY

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

CITY OF CLARENCE

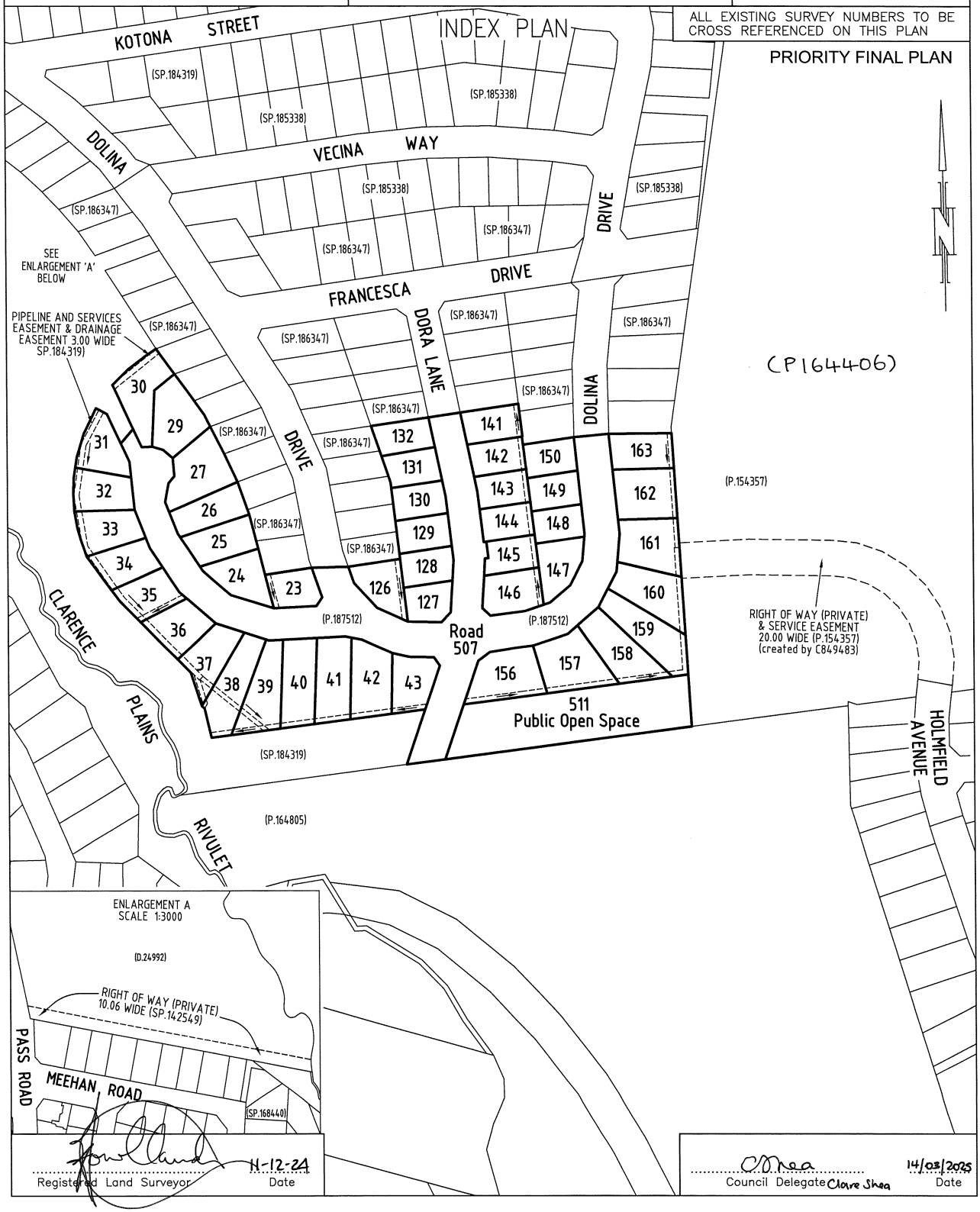
SCALE 1:2000 LENGTHS IN METRES

REGISTERED NUMBER
SP188393

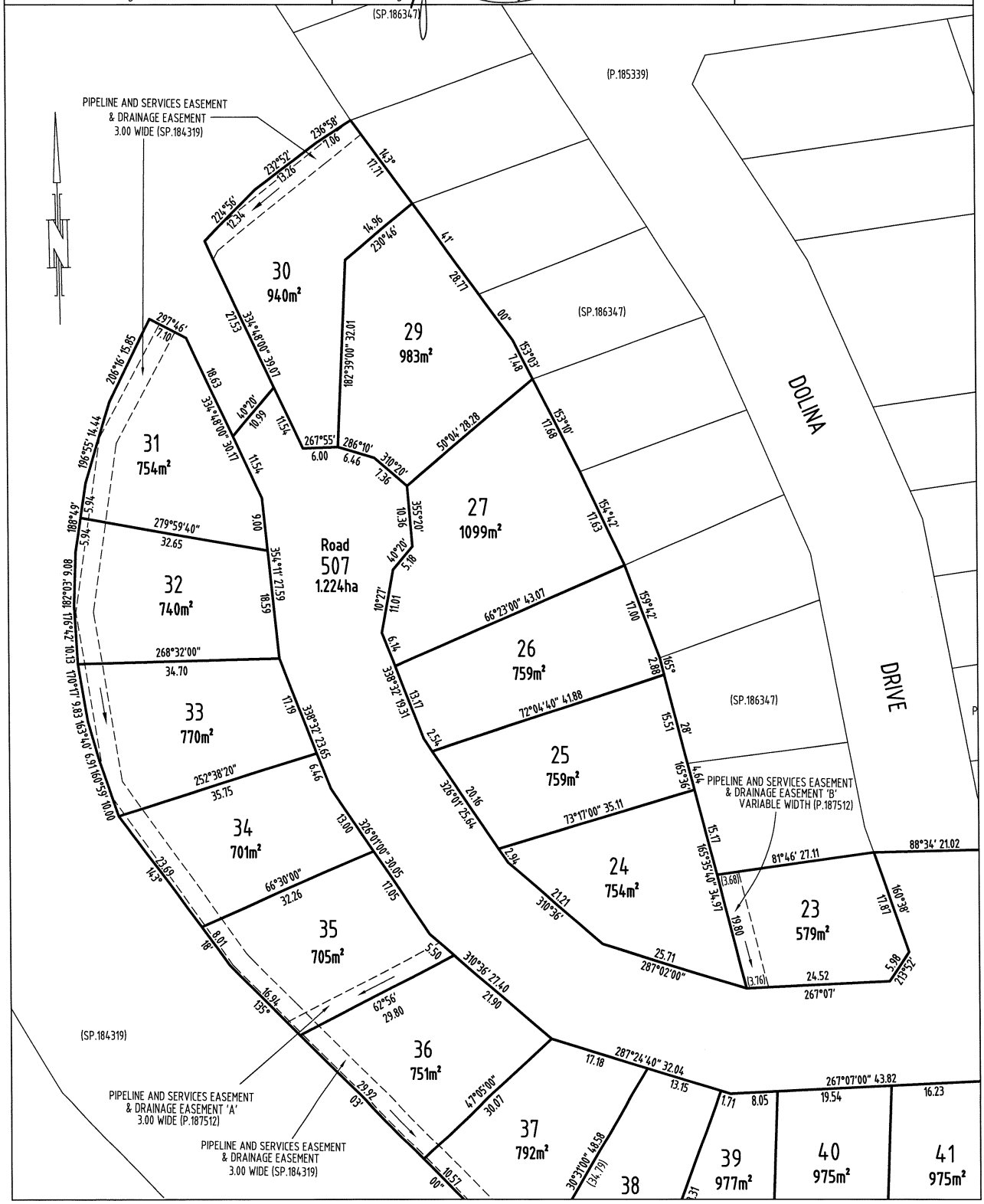
~~APPROVED~~ EFFECTIVE FROM 24 APR 2025
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN



PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 3 SHEETS	OWNER: DAESUNGTAS PTY LTD FOLIO REFERENCE: C.T.186365/507 SCALE 1:600 LENGTH IN METRES	Registered Number SP 188393
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 14/07/2025 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 11-12-24 Date	~~APPROVED~~ EFFECTIVE FROM 24 APR 2025 Recorder of Titles



PLAN OF SURVEY
ANNEXURE SHEET

SHEET 2 OF 3 SHEETS

OWNER: DAESUNG PTY LTD

FOLIO REFERENCE: C.T.186365/507

SCALE 1: ~~800~~ 600* LENGTH IN METRES

Registered Number

SP 188393

SIGNED FOR IDENTIFICATION PURPOSES

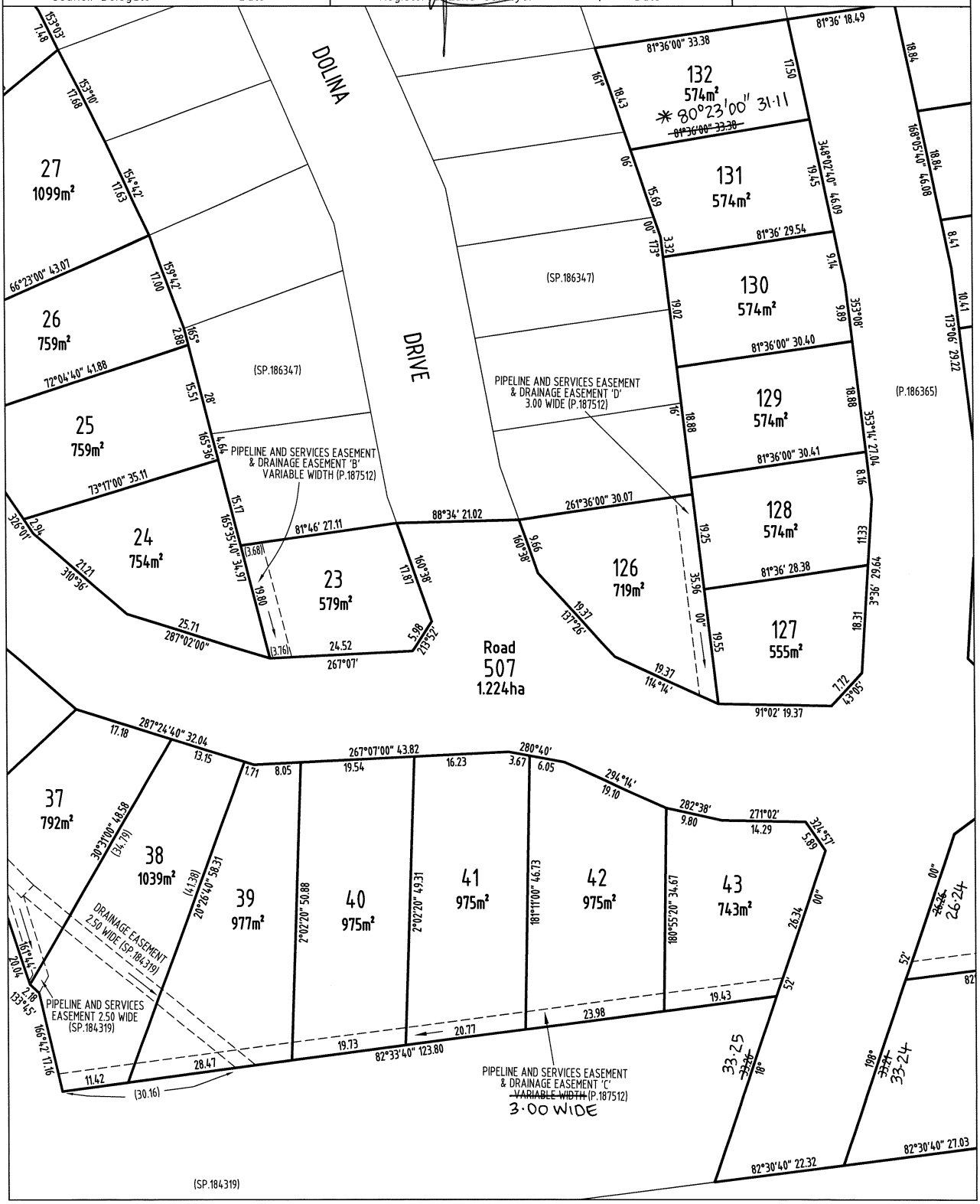
Council Delegate 14/03/2025 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Registered Land Surveyor 11-12-24 Date

~~APPROVED~~ EFFECTIVE FROM 24 APR 2025

Recorder of Titles



PLAN OF SURVEY
ANNEXURE SHEET

SHEET 3 OF 3 SHEETS

OWNER: DAESUNG PTY LTD

FOLIO REFERENCE: C.T.186365/507

SCALE 1: ~~800~~ 600 * LENGTH IN METRES

Registered Number

SP 188393

SIGNED FOR IDENTIFICATION PURPOSES

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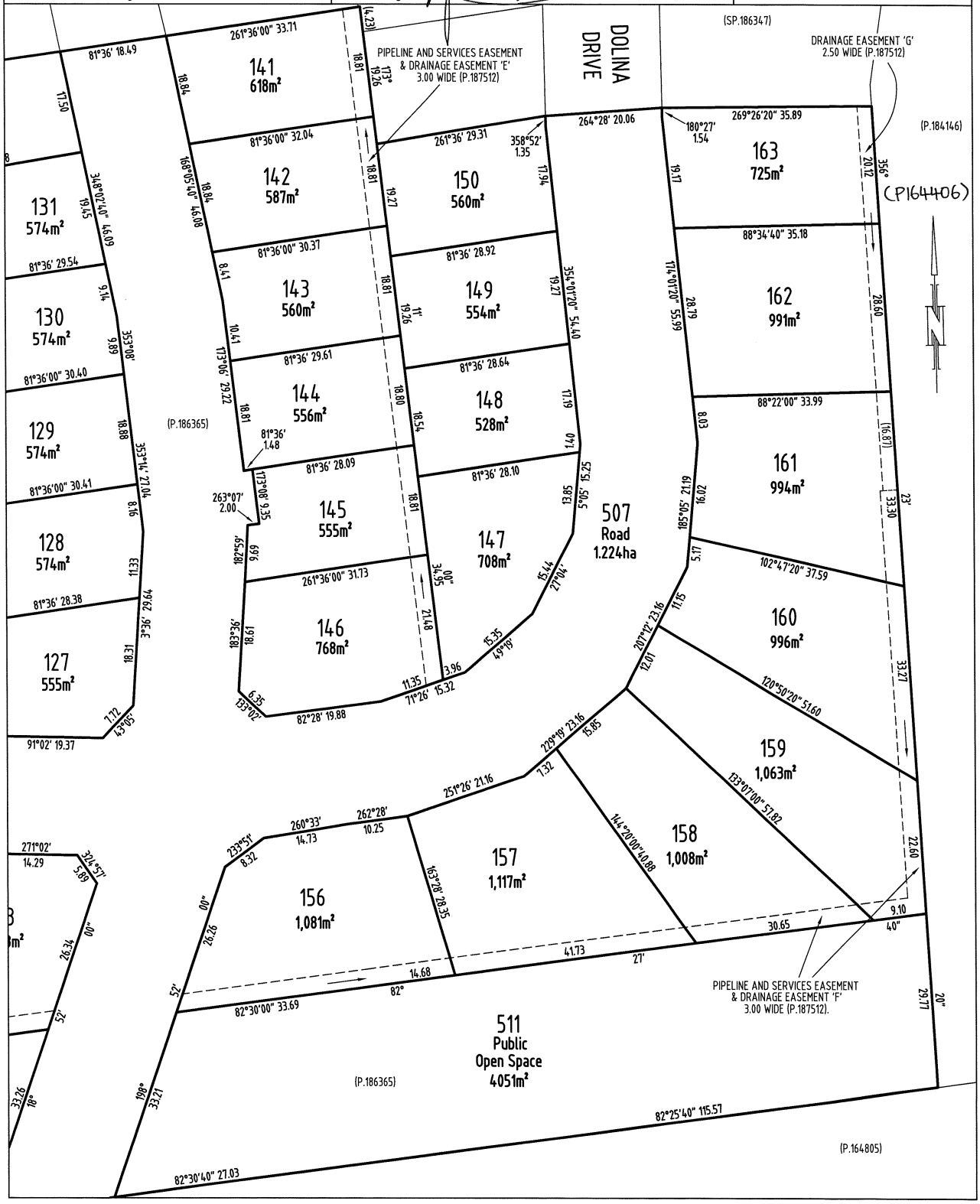

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188393

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 30 to 37 (inclusive) on the Plan ("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 3.00 WIDE (SP.184319)** shown on the Plan ("the Easement Land").

Lots 30 to 37 (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 3.00 WIDE (SP.184319)** on the Plan.

Lot 35 on the Plan ("the Lot") is 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 'A' 3.00 WIDE (P.187512)** shown on the Plan ("the Easement Land").

Lot 35 on the Plan is 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 'A' 3.00 WIDE (P.187512)** on the Plan.

Director

Director/~~Secretary~~

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REF: 186365/507 SOLICITOR & REFERENCE: Page Seager (DAS 221111)	PLAN SEALED BY: Clarence City Council DATE: 14th March 2025 REF NO. SD-2016/31 Clare Shea Council Delegate

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 186365/507	

Lot 23 on the Plan ("the Lot") is 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 'B' VARIABLE WIDTH (P.187512)** shown on the Plan ("the Easement Land").

Lot 23 on the Plan is 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 'B' VARIABLE WIDTH (P.187512)** on the Plan.

Lots 38 to 43 (inclusive) on the Plan ("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 'C'** ~~**VARIABLE WIDTH**~~ 3.00 WIDE **(P.187512)** shown on the Plan ("the Easement Land").

Lots 38 to 43 (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 'C'** ~~**VARIABLE WIDTH**~~ 3.00 WIDE **(P.187512)** on the Plan.

Lot 126 on the Plan ("the Lot") is 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 'D' 3.00 WIDE (P.187512)** shown on the Plan ("the Easement Land").

Lot 126 on the Plan is 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 'D' 3.00 WIDE (P.187512)** on the Plan.

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 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 186365/507	

Lots 141 to 146 (inclusive) on the Plan ("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 'E' 3.00 WIDE (P.187512)** shown on the Plan ("the Easement Land").

Lots 141 to 146 (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 'E' 3.00 WIDE (P.187512)** on the Plan.

Lots 156 to 161 (inclusive) on the Plan ("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 'F' 3.00 WIDE (P.187512)** shown on the Plan ("the Easement Land").

Lots 156 to 161 (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 'F' 3.00 WIDE (P.187512)** on the Plan.

Lots 161 to 163 (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 **DRAINAGE EASEMENT 'G' 2.50 WIDE (P.187512)** on the Plan.

Lots 37 and 38 on the Plan ("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 2.50 WIDE (SP.184319)** shown on the Plan ("the Easement Land").

Lots 37, 38 and 39 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 **DRAINAGE EASEMENT 2.50 WIDE (SP.184319)** on the Plan.

Director ..... Director/~~Secretary~~

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 186365/507	

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) 10.06 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 20.00 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. 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

Director ..... Director/~~Secretary~~ .....

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 186365/507	

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:-

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:

Director Director/~~Secretary~~

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 186365/507	

(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.

Interpretation:

Director Director/~~Secretary~~

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 186365/507	

"**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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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 186365/507	

EXECUTED by **DAESUNGTAS PTY LTD (ACN 607 472 131)** as registered proprietor of the land comprised in Folio of the Register Volume 186365/507 Folio 507 in accordance with section 127 of the *Corporations Act 2001* (Cth) by:

.....
Director Signature

YONG JUNG
.....
Director Full Name (print)

.....
Director/~~Secretary~~ Signature

DONG KEUN YOON *BS
.....
*Director/~~Secretary~~ Full Name (print)

(*please strike out inapplicable)

*Bailee Sawarol
Representative for Transferor
Page Seager

Director ..... Director/~~Secretary~~ .....

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H1345 - Proposed Unit Development, TOWNS

AT 106 DOLINA DRIVE, ROKEBY

Architectural Drawing No.	*Description*
01	Site Plan
01a	Solar Acciess Diagram
01b	Shadow Diagrams
02	Drainage Plan
02a	TasWater Manifold Detail
02b	TasWater Non-Trafficalbe Meter Detail
03	Unit 1 Floor Plan
04	Unit 1 Elevations
05	Unit 1 Section
06	Unit 1 Roof Plan
07	Unit 1 Electrical Plan
08	Unit 1 Flooring Layout Plan
09	Unit 1 Lighting Calculations, Insulation & Window Schedule
10	Unit 2 Floor Plan
11	Unit 2 Elevations
12	Unit 2 Section
13	Unit 2 Roof Plan
14	Unit 2 Electrical Plan
15	Unit 2 Flooring Layout Plan
16	Unit 2 Lighting Calculations, Insulation & Window Schedule
17	Unit 3 Floor Plan
18	Unit 3 Elevations
19	Unit 3 Section
20	Unit 3 Roof Plan
21	Unit 3 Electrical Plan
22	Unit 3 Flooring Layout Plan
23	Unit 3 Lighting Calculations, Insulation & Window Schedule
24	Compliance Notes
24a	Liveable Housing Specifications Sheet 1 of 3
24b	Liveable Housing Specifications Sheet 2 of 3
24c	Liveable Housing Specifications Sheet 3 of 3
25	Wet Area Specifications
25a	Stair Notes
25b	Balustrade Notes
26	Vegetation Overlay
27	BAL Construction Requirements

TH
TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Climate Zone - 7

C.T. 188393/157

Wind Speed - N2

Corrosion Environment - MODERATE

Soil Classification - M

FLOOR AREAS -
Unit 1 Floor Area = 131.2m²
Unit 1 Floor Area = 131.7m²
Unit 1 Floor Area = 131.2m²

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		General structural steel members	Lintels in masonry
MODERATE	INTERNAL	No protection required	
More than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial areas	EXTERNAL	Option 1: 2 coats alkyd primer; or Option 2: 2 coats alkyd gloss Option 3: Hot dip galvanise 300 g/m² min. Option 4: Hot dip galvanise 100 g/m² min. plus - (a) 1 coat solvent based vinyl primer; or (b) 1 coat vinyl gloss or alkyd	

NOTES:
1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

REVISION	DATE	SHEETS	DESCRIPTION
A	7 August 2025	00, 01 & new 01a & 01b	Provide solar access and shadow analysis as requested by CCC planning RFI. Relocate Unit 3 POS to ensure compliance.

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

Drafted by Phil Chamberlain, Accreditation CC5652Y

11 FEBRUARY 2025 ● Preliminary drawings

9 SEPTEMBER 2025 ● Development application drawings (DA)

○ Preliminary construction drawings Engineer not to sign this copy, only provide notes, additions & amendments

○ Final construction drawings (BA)

○ Approved by Engineer

○ Approved by Building Surveyor

DRAWING: COVER SHEET
DATE: 09/09/25
FILE NAME: H1345 DA 110724.dgn
DRAWN BY: PC

DWG No: COVER SHEET

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.

C.T. 188393/157
1117m²

DOLINA DRIVE

IMPORTANT NOTE:
All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0, Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2 and TasWater's supplements to these codes

Upgrade water connection to DN32mm (ID25mm) with 3 x ID 20mm meters on a manifold in accordance with TWS-W-0002, page 5. Work by TasWater at applicants cost. Non-trafficable meter boxes to be supplied and installed by TasWater at applicants cost.

Water meter location is 3200 from the North Eastern boundary and 500 from the front boundary to centre of the first meter.

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME GENERAL RESIDENTIAL		
8.4.1 - Residential density for multiple dwellings:		
A1	(a)	SITE DENSITY: Min. 325m² per unit 1117m² / 3 (units) = 372.3m² provided
8.4.3 - Site coverage and private open space for dwellings:		
A1	(a)	SITE COVERAGE: Max. 50% of site = 585.5m² Proposed site coverage: 396.0m² (35.5%)
	(b)	IMPERVIOUS SURFACES: Min. 25% of site to be free of impervious surfaces = 279.25m² Proposed impervious area = 706.7m² Proposed area free of impervious surfaces: 410.3m² (36.7%)

- LOT BOUNDARY
- EASEMENT BOUNDARY
- BANK TOP
- BANK BOTTOM
- GRATED PIT
- CULVERT 525
- BITUMEN EDGE
- KERB INVERT
- KERB BACK
- DRIVEWAY
- SEWER UNDERGROUND
- TITLE PEG
- SURVEY MARK
- STORMWATER MANHOLE
- STORMWATER HOUSE CONNECTION
- ELECTRICITY MAIN
- POLE WITH LIGHT
- CABLE HYDRO UNDERGROUND
- CABLE COMMS UNDERGROUND
- SEWER MANHOLE
- SEWER HOUSE CONNECTION
- WATER MAIN
- METER WATER

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

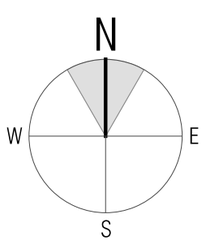
Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM11266 with reputed AHD level of 65.229 from SURCOM on 04/10/2024

Date of Survey : 04/10/2024

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS



Scale 1:200

BAL-19

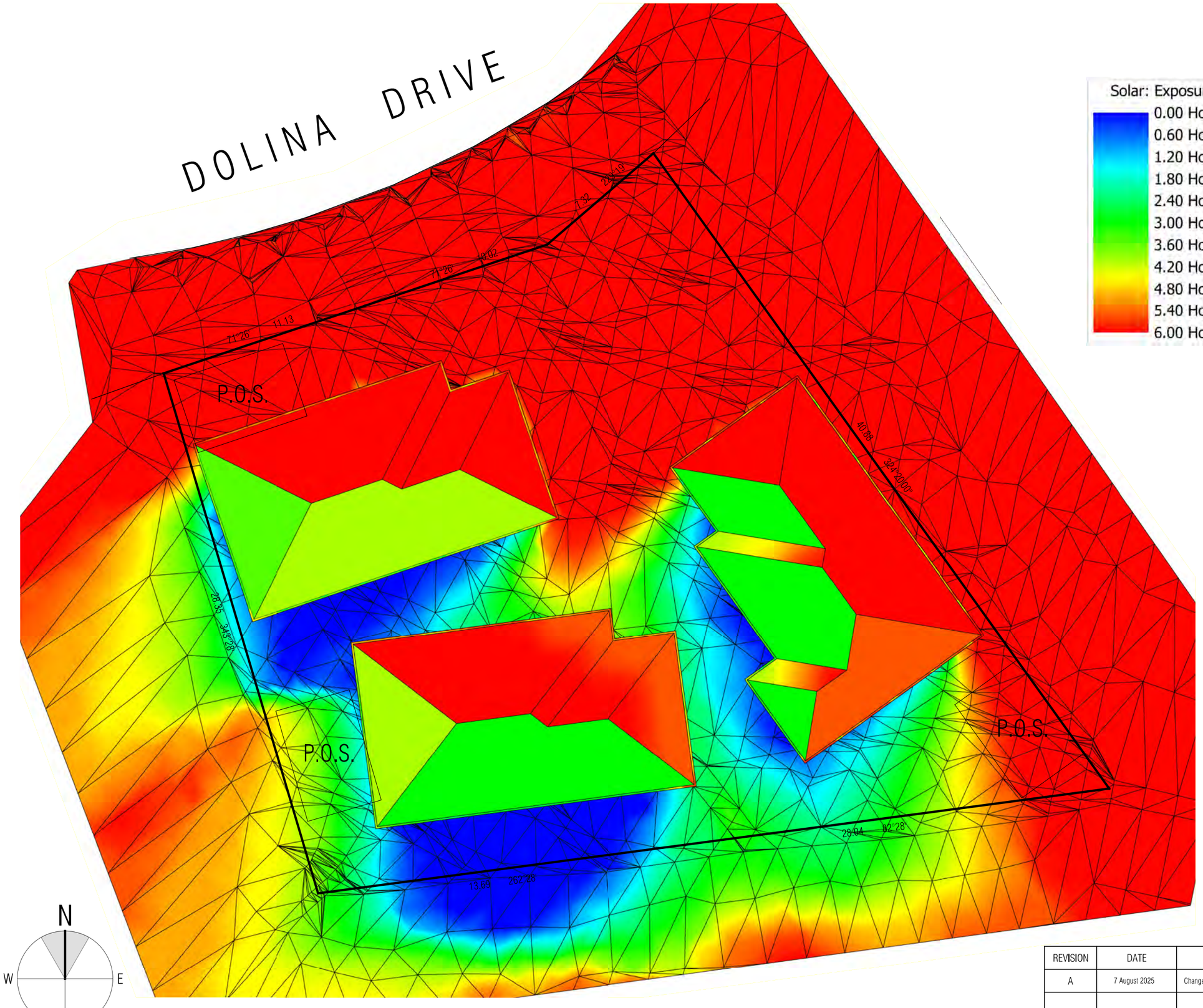
See sheet 27 for Bushfire Attack Level construction requirements

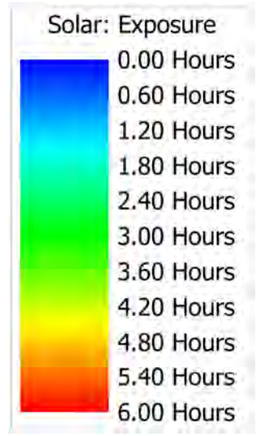
REVISION	DATE	DESCRIPTION
A	7 August 2025	Changes as described on Cover Sheet

DRAWING: SITE PLAN
DATE: 09/09/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 01

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY





TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Solar Access Diagram for 106 Dolina Drive, Rokeby on 21 June.

42° 53' 07" South
147° 26' 14" East

BAL-19

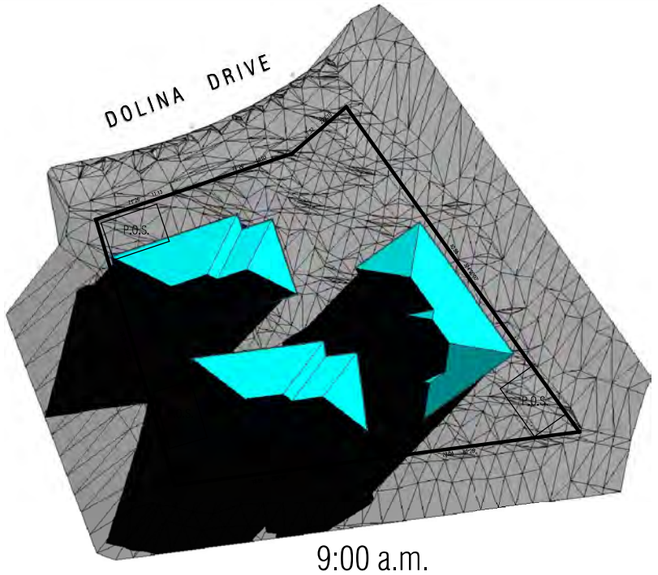
See sheet 27 for Bushfire Attack Level construction requirements

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

REVISION	DATE	DESCRIPTION
A	7 August 2025	Changes as described on Cover Sheet

DRAWING: SOLAR ACCESS DIAGRAM 9:00AM - 3:00PM
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 02b



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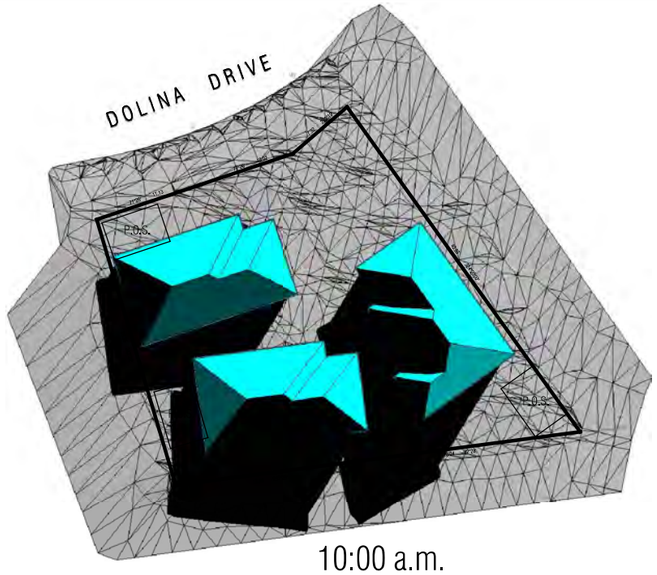

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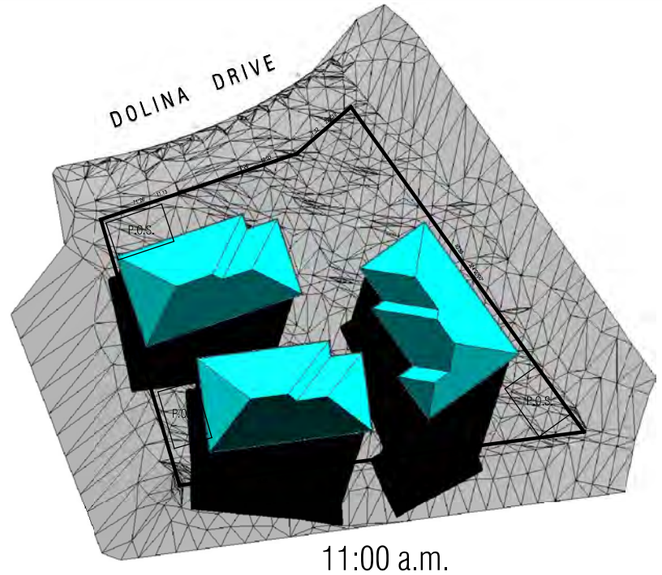
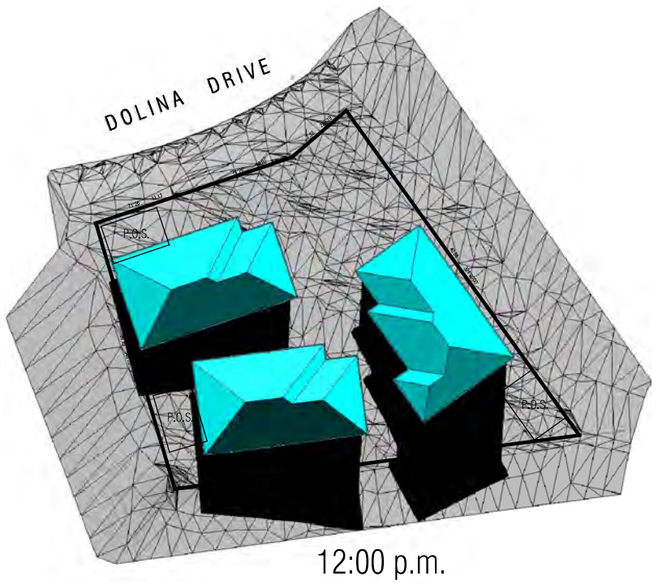


11:00 a.m.



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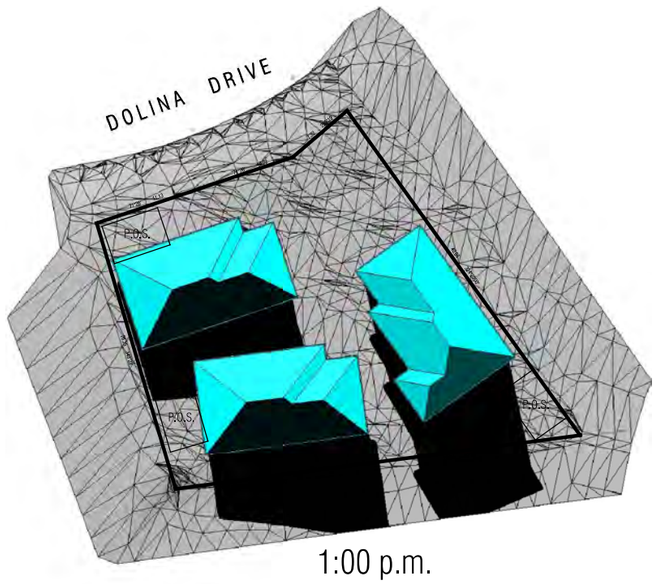

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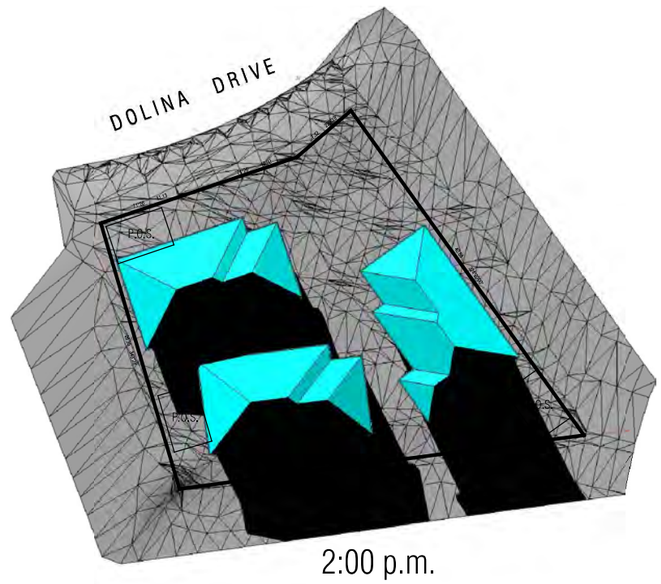

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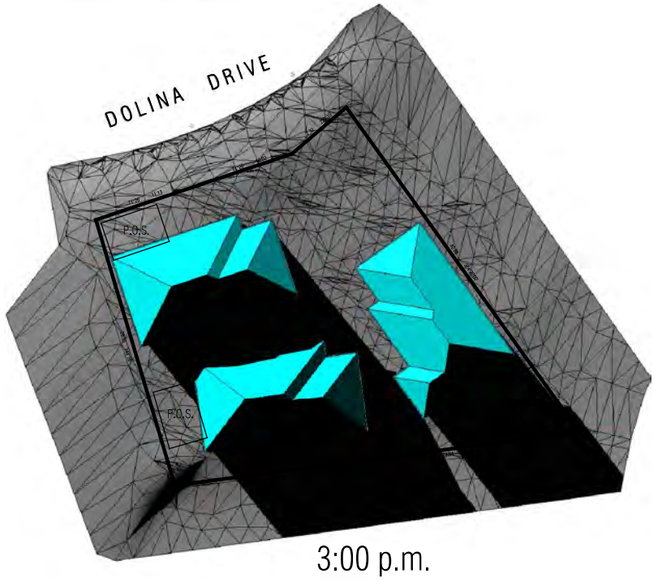
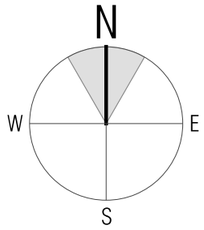


3:00 p.m.



Shadow Diagrams for 106 Dolina Drive, Rokeby on 21 June. 42º 53' 07" South 147º 26' 14" East

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

REVISION	DATE	DESCRIPTION
A	7 August 2025	Changes as described on Cover Sheet

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: SHADOW DIAGRAMS 9:00AM - 3:00PM
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 01b

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

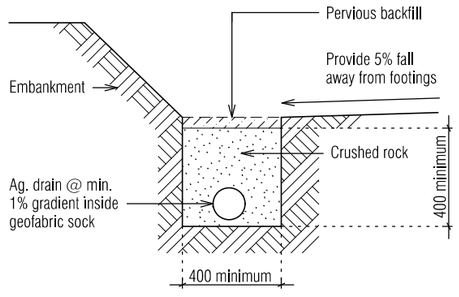
DATE:

.....

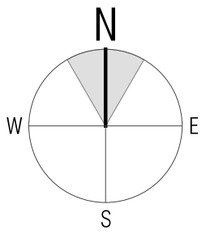
- LOT BOUNDARY
- EASEMENT BOUNDARY
- BANK TOP
- BANK BOTTOM
- GRATED PIT
- CULVERT 525
- BITUMEN EDGE
- KERB INVERT
- KERB BACK
- DRIVEWAY
- SEWER UNDERGROUND
- TITLE PEG
- SURVEY MARK
- STORMWATER MANHOLE
- STORMWATER HOUSE CONNECTION
- ELECTRICITY MAIN
- POLE WITH LIGHT
- CABLE HYDRO UNDERGROUND
- CABLE COMMS UNDERGROUND
- SEWER MANHOLE
- SEWER HOUSE CONNECTION
- WATER MAIN
- METER WATER

DRAINAGE LEGEND

1	WC	100 dia
2	HANDBASIN	40 dia
3	SHOWER	50 dia
4	BATH	40 dia
5	LAUNDRY TROUGH	50 dia
6	KITCHEN SINK	50 dia
7	VENT	50 dia
8	TAP CHARGED ORG min. 150mm below FFL	
9	DOWNPIPE	90 dia
10	TAP	
11	INSPECTION OPENING TO GROUND LEVEL	
f/w	FLOOR WASTE	



All materials and construction to comply with AS/NZS3500, 2015 and to be inspected and approved by a qualified engineer.



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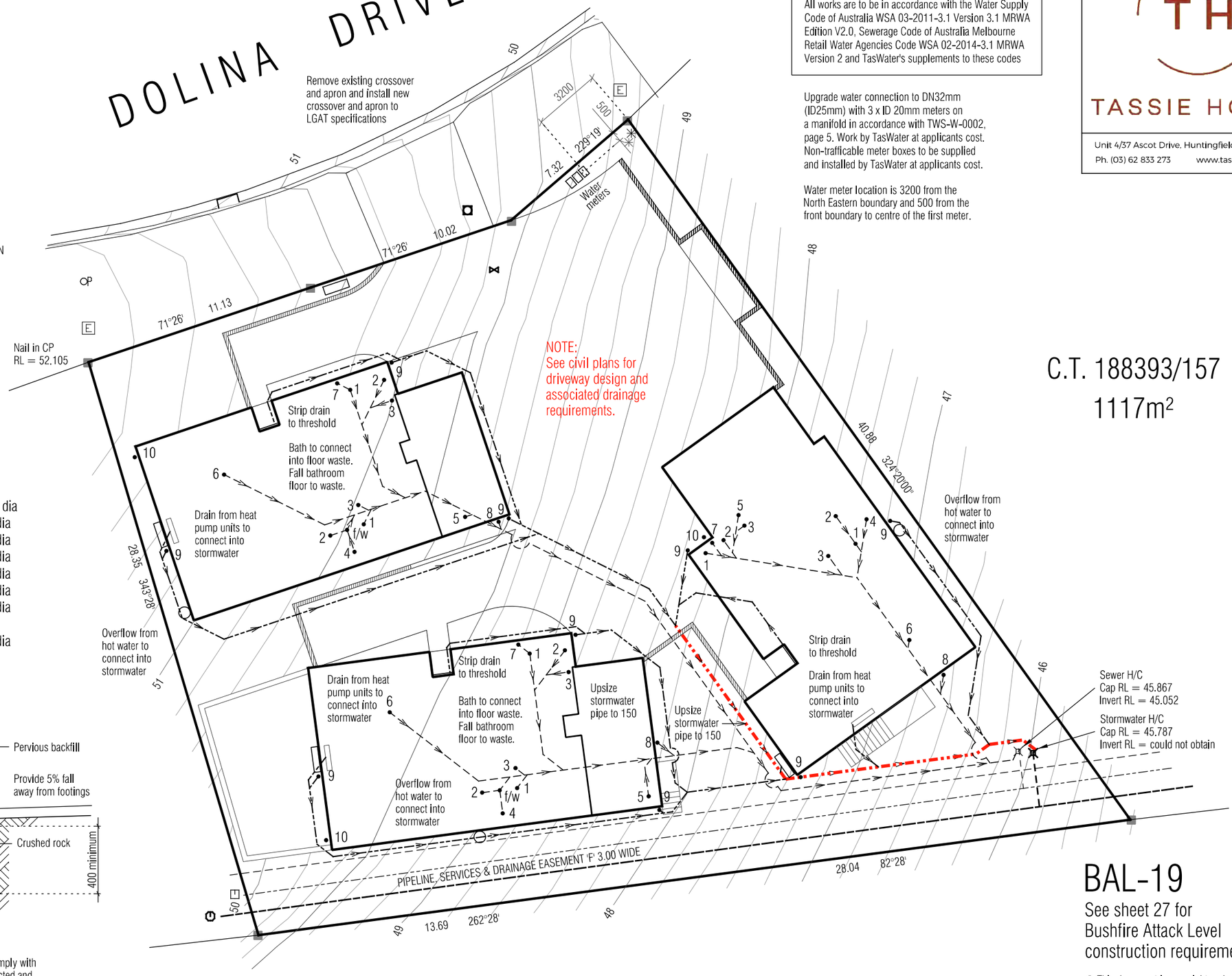


IMPORTANT NOTE:
All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0, Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2 and TasWater's supplements to these codes

Upgrade water connection to DN32mm (ID25mm) with 3 x ID 20mm meters on a manifold in accordance with TWS-W-0002, page 5. Work by TasWater at applicants cost. Non-trafficable meter boxes to be supplied and installed by TasWater at applicants cost.

Water meter location is 3200 from the North Eastern boundary and 500 from the front boundary to centre of the first meter.

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

C.T. 188393/157
1117m²

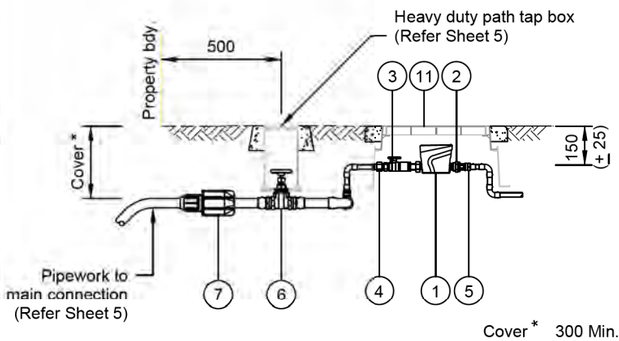
BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: DRAINAGE PLAN
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

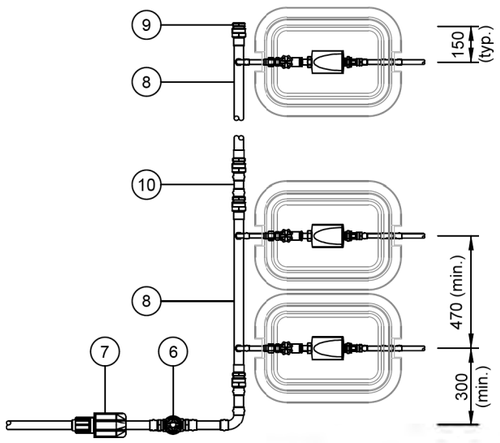
DWG No: 02

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY



PROFILE

Cover * 300 Min. for non-trafficable
450 Min. for trafficable
(Refer Table 5.3 of AS3500.1)

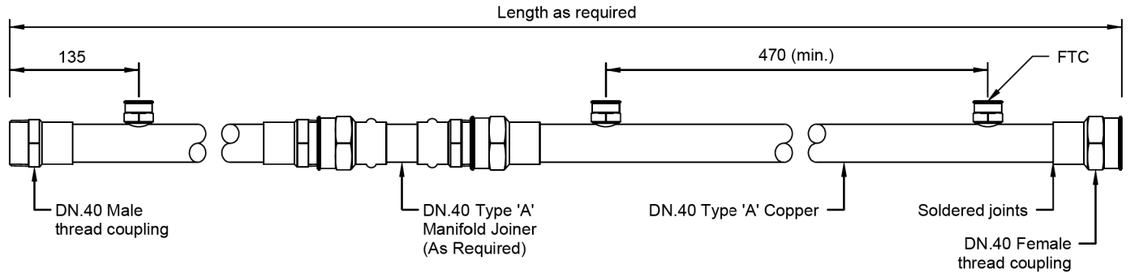


PLAN VIEW
BELOW GROUND
1 : 20

0 0.1 0.2 0.3 0.4 0.5 metres
SCALE - 1 : 5

0 0.4 0.8 1.2 1.6 2.0 metres
SCALE - 1 : 20

SCHEDULE OF ITEMS		
No.	DESCRIPTION	COMMENTS
1	'Sensus' Water Meter with Dual Check Valve	Supplied by TasWater
2	Brass Nut and Tail	Supplied by TasWater
3	Ball Valve - W/MRK Lockable Quarter Turn Brass DZR, Resilient Seated with Extendable Nut and Tail	
4	'Viega' Pro-press Water Female Line Adaptor	Or Approved Equivalent
5	'Viega' Pro-press Water Female Line Adaptor	Or Approved Equivalent
6	Gate Valve - Brass DZR, Resilient Seated with Brass Handle	
7	Universal Adaptor	
8	DN.40 Type 'A' Copper Manifold	Refer Detail
9	DN.40 Brass Plug	
10	DN.40 Type 'A' Manifold Joiner (As Required)	
11	Meter Pit - Non-Trafficable 'Draper' Model Modular DRA 100, or similar	Refer Sheet 5



(FTC - DN20 Female thread coupling, typ. 3 places)

DN.40 MANIFOLD
1 : 5

GENERAL NOTES
BELOW GROUND

1. All dimensions in millimeters (mm), unless noted otherwise.
2. Water connection to be located next to driveway entrance.
3. Light trafficable areas are defined as areas with a Class 'B' wheel loading to AS/NZS 3996. In areas with a wheel loading greater than Class 'B' then a "Draper" pit is unsuitable.

VALVE & EQUIPMENT SCHEDULE

1. Only use products with watermark certification and approved for use by TasWater and listed within City West Water's approved products catalogue.
2. Installation must comply with manufacturer's written instructions.
3. All valves must be resilient seated, clockwise closing to AS 1628 with 316 stainless steel bolts and washers.
4. In footpaths and paved areas the meter box must be supported with insitu N25 concrete.
5. Unless approved otherwise the water meter/s, tails and meter boxes are to be supplied by TasWater.

Revision Notes					
5. AMENDMENTS TO SHEETS 7, 12 AND 17					
Rev.	5	Date	31/10/2018	Approved	G. HENDERSON

Scale	AS SHOWN
Datum	N/A
Sheet Size	A3
References	

Drawn	R.HAWLEY	09/02/2017
Designed	R.CAMERON	09/02/2017
Verified	R.JAMES	23/02/2017
Project No.	AR18662-F00	Discipline W
Vault Folder	STANDARDS	© 2016
HRPM File Ref.	11MB0306-0004	

DRAWING ISSUE
APPROVED

TASWATER STANDARD DRAWING
PROPERTY SERVICE CONNECTIONS
DN.20 WATER METER MANIFOLD
BELOW GROUND

TASMANIAN WATER & SEWAGE CORPORATION PTY LTD
ABN: 47 162220 653

Drawing No. TWS-W-0002 | Sheet Number 09 of 19 | REVISION 5

NOT TO SCALE

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

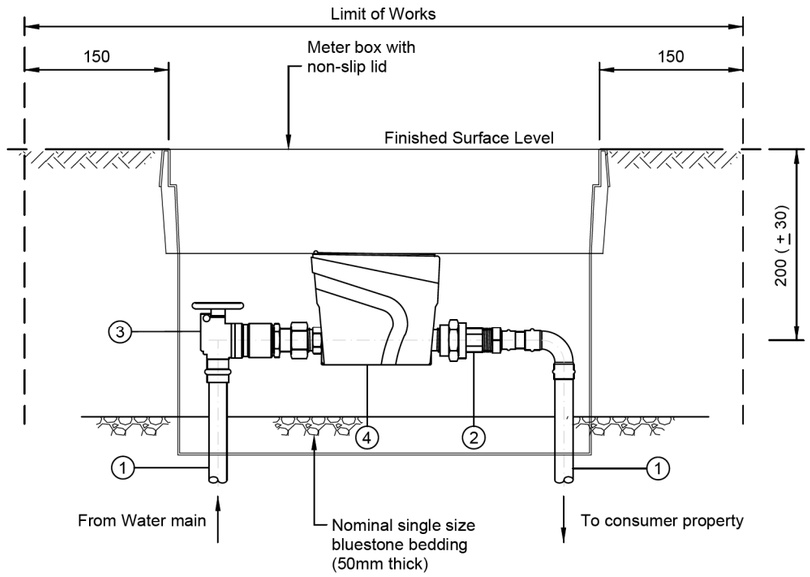
DATE:

.....

BAL-19
See sheet 27 for
Bushfire Attack Level
construction requirements

DRAWING: TasWater METER MANIFOLD DETAIL
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 02a



DN.20 METER RENEWAL

1 : 5

SCHEDULE OF ITEMS	
No.	DESCRIPTION
①	Pipe and Fittings (PN 16 minimum)
②	Nut and Tail Connector
③	Ball Valve - W/MRK R/A Lockable Quarter Turn Brass DZR, Resilient Seated with Extendable Nut and Tail.
④	'Sensus' Water Meter with Dual Check Valve

WARNING
Where a metallic water service is to be replaced using non metallic pipe a licensed electrician shall assess affected property's electricity supply for defects and the likely effect on earthing adequacy. Work can commence once the electrician declares in writing that it is safe to proceed.

0 0.1 0.2 0.3 0.4 0.5 metres
SCALE - 1 : 5

LOCATION	METER BOX TYPE
Non Trafficable	Standard polyethylene meter box with black/green non-slip lid ('Draper' Model DRA 20/1 or 20/3)
Footpath and Paved areas (Class B to AS/NZS 3996)	Standard polyethylene meter box with galvanised non-slip lid ('Draper' Model DRA 30/5)
Trafficable	Proprietary or in-situ meter boxes with trafficable lids to AS/NZS 3996

GENERAL NOTES

1. All dimensions in millimeters (mm), unless noted otherwise.
2. Installation and fittings schedule is also suitable for DN.25 meter.
3. All existing metallic service connections should be considered an electrical hazard and electrical bridging leads (min. 70 Amp rating) and low voltage insulated gloves should be utilised at all times.
4. Reinstate all surfaces to match existing.
5. Footpaths and paved areas are defined as areas with a Class B wheel loading to AS/NZS 3996. In areas with wheel loading greater than Class B then a polyethylene pit is unsuitable.
6. In footpaths and paved areas the Polyethylene meter box must be supported with an insitu N25 concrete surround of minimum dimension 50 wide and 100 deep ('Rapidset' not permitted).
7. Reinstall property pressure limiting valve where existing.
8. Installation must comply with Manufacturer's specifications.
9. Connectors and gate valves must be pressure rated PN16. Minimum body dezincification resistant brass to AS/NZS 2345 and comply with Potable Water Contact to AS/NZS 4020.
10. Provide additional adaptors to suit the existing property connection materials.
11. All products to be in accordance with City West Water's "Approved Products Catalogue".
12. All copper fittings to be 'Viega pro-press' system, or equivalent.
13. All pipes and fittings are to be approved by TasWater.

ITEMS SUPPLIED BY TASWATER

1. Polyethylene meter box
2. Water meter - complete with inbuilt strainer and dual check valve.
3. Water meter nuts and tails.
4. Valves

ITEMS NOT SUPPLIED BY TASWATER

1. Pipework and adaptor couplings.

Revision Notes					
5. AMENDMENTS TO SHEETS 7, 12 AND 17					
Rev.	5	Date	31/10/2018	Approved	G. HENDERSON

Scale: 1 : 5 | Datum: N/A | Sheet Size: A3
References

Drawn: R. HAWLEY 07/02/2017
Designed: S. CAMERON 08/02/2017
Verified: R. JAMES 23/02/2017
Project No.: JH1980-02L Discipline: W
Vault Folder: STANDARDS © 2018
HRM File Ref: 71SS-006-0004

DRAWING ISSUE: APPROVED

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The drawing is produced on an A3 size sheet. DO NOT SCALE a sheet printed at any other size.

TASWATER STANDARD DRAWING
PROPERTY SERVICE CONNECTIONS
DN.20 AND DN.25 WATER METER RENEWAL
BELOW GROUND (NON-TRAFFICABLE)

TASMANIAN WATER & SEWAGE CORPORATION PTY LTD
ABN: 47 162220 653

Drawing No.: TWS-W-0002 | Sheet Number: 02 of 19 | Revision: 5

NOT TO SCALE

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

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DATE:

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BAL-19
See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: TasWater NON-TRAFFICABLE BOX FOR WATER METER DETAIL
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 02b

THIS PLAN IS ACCEPTED BY:

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Floor Area = 131.2m²
Porch Area = 1.2m²

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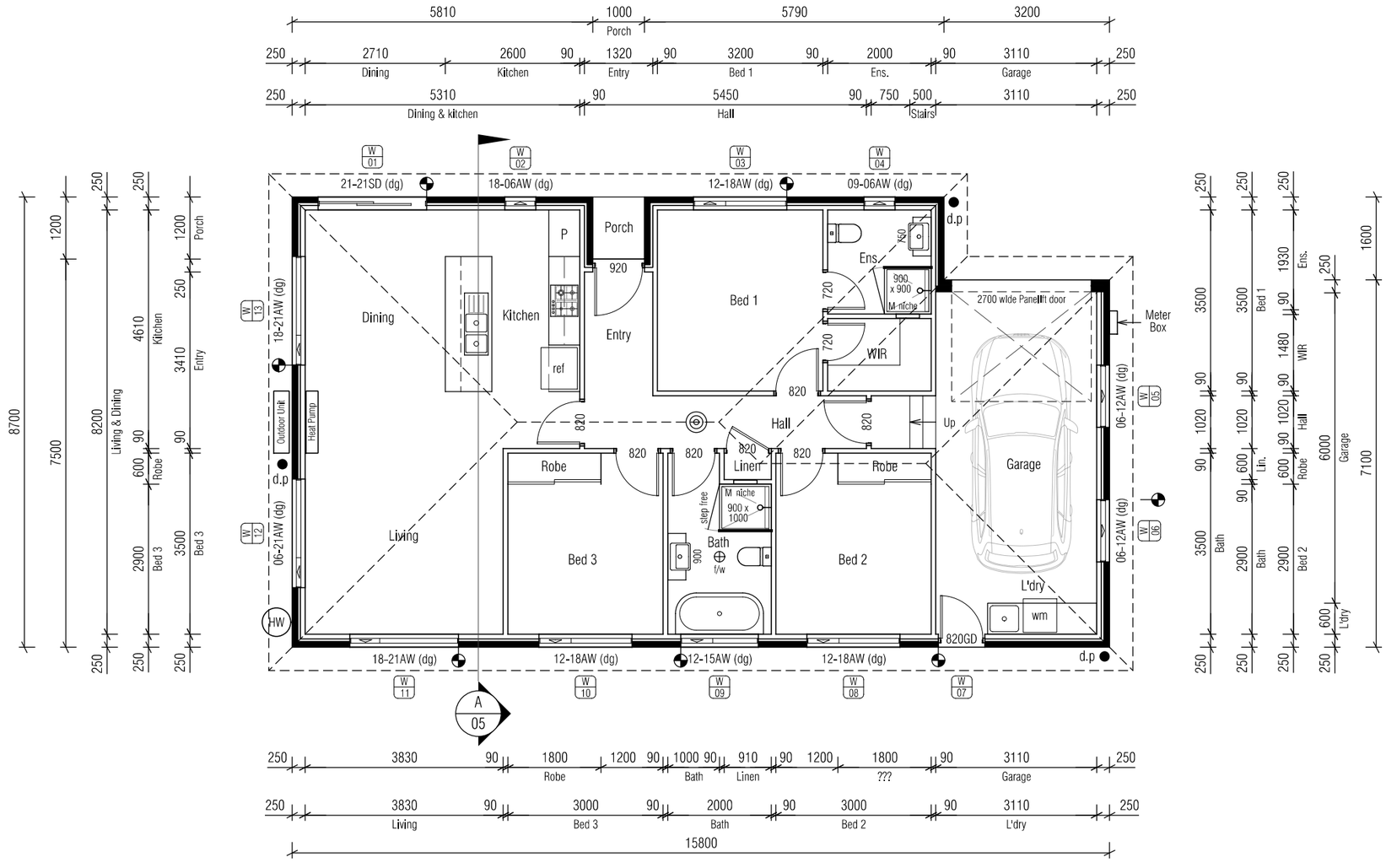

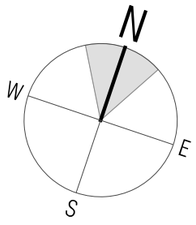

Scale 1:100

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

BAL-19

See sheet 27 for
Bushfire Attack Level
construction requirements

DRAWING: UNIT 1 FLOOR PLAN
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 03

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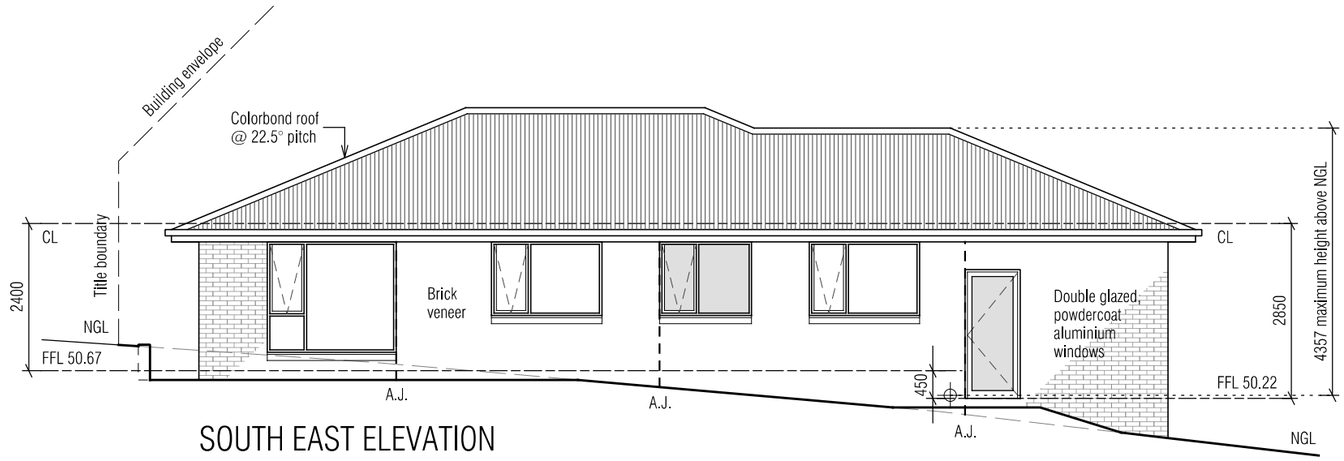
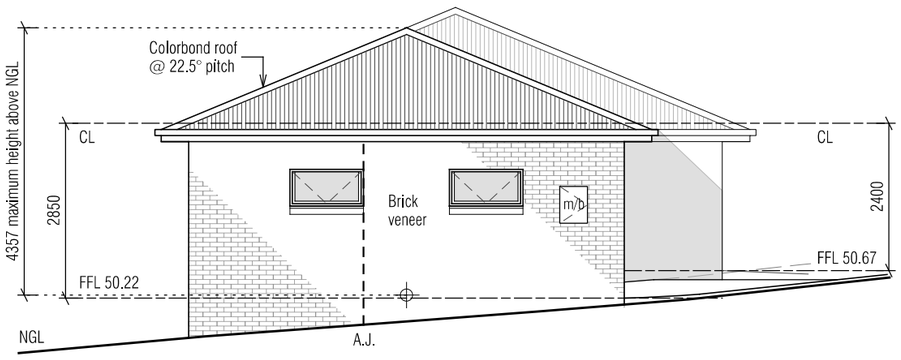
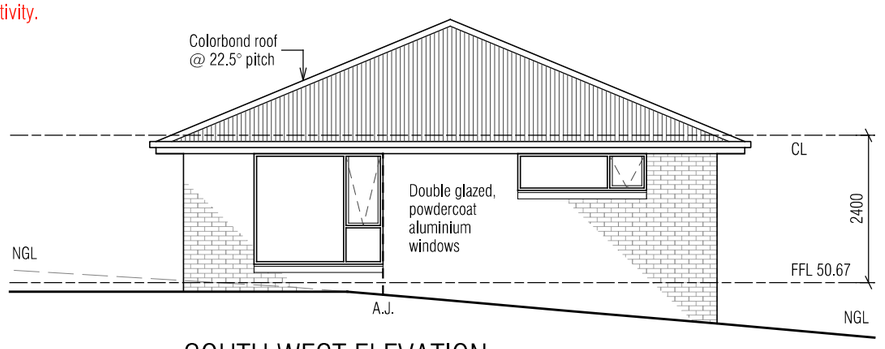


SOUTH EAST ELEVATION



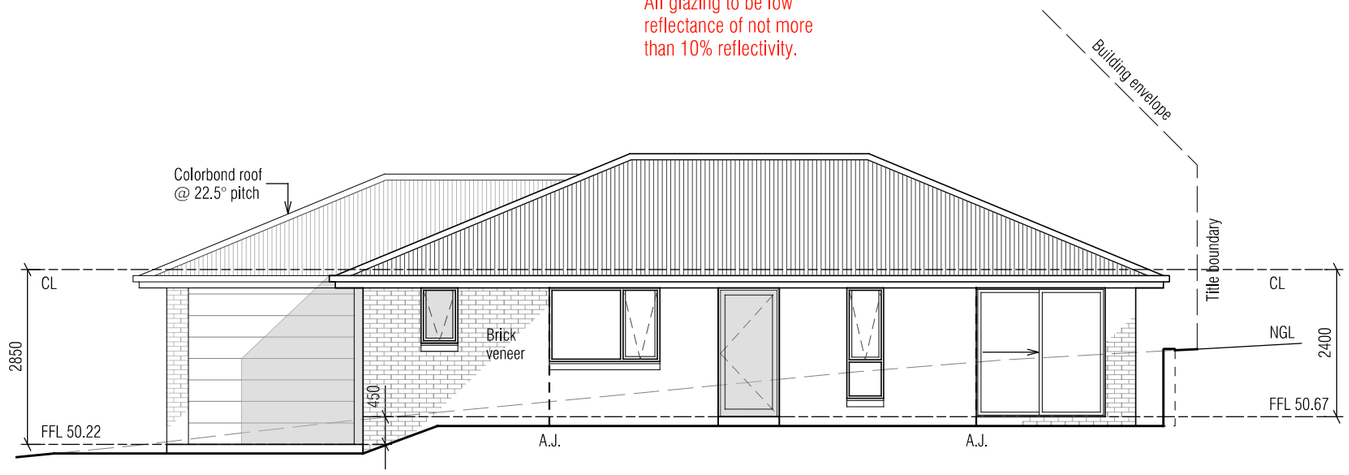
NORTH EAST ELEVATION

NOTE:
All glazing to be low reflectance of not more than 10% reflectivity.



SOUTH WEST ELEVATION

NOTE:
All glazing to be low reflectance of not more than 10% reflectivity.



NORTH WEST ELEVATION

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: UNIT 1 ELEVATIONS
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 04

Scale 1:100

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

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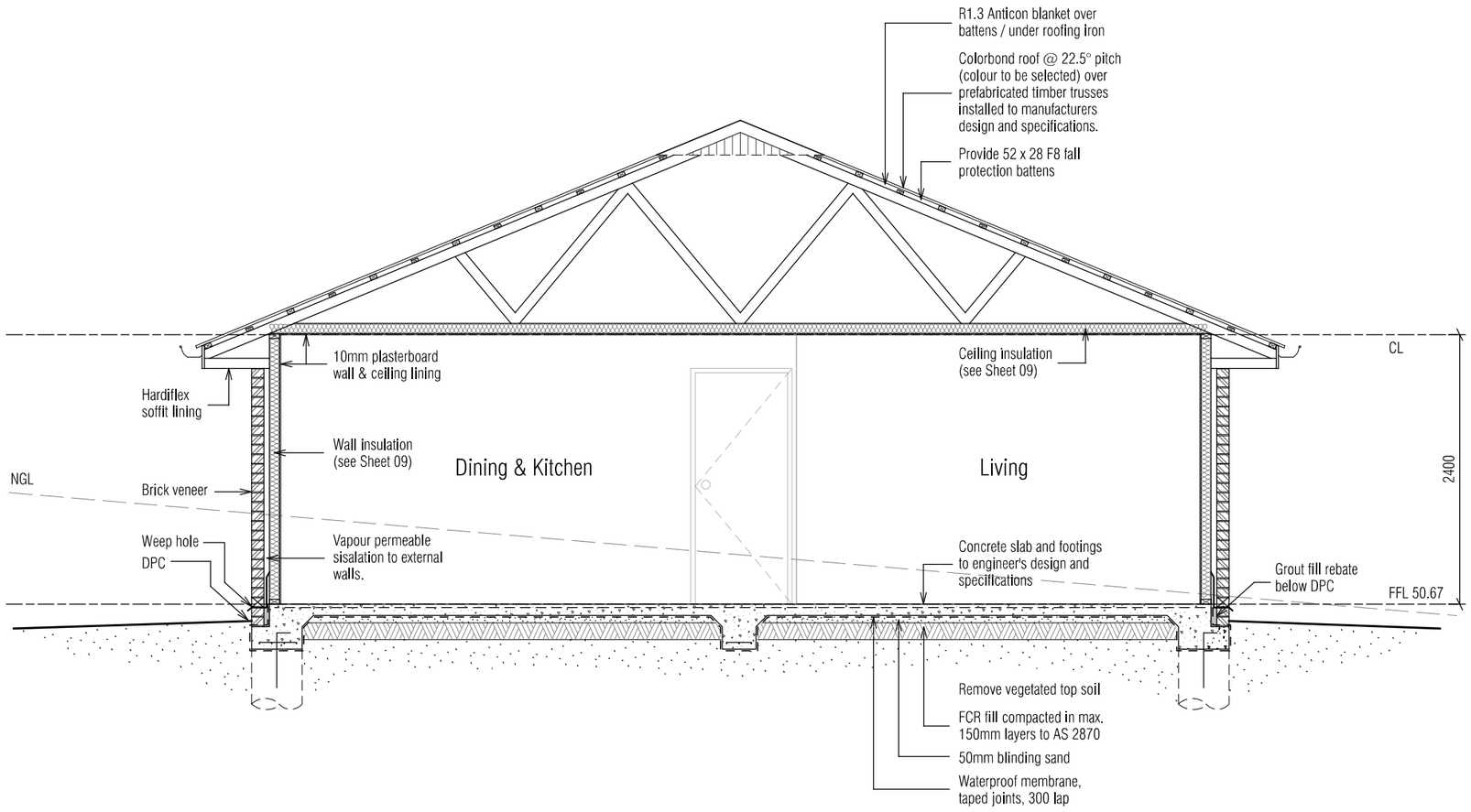

SECTION A 03

Scale 1:50

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: UNIT 1 SECTION
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 05

Scale 1:50

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

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DATE:

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Scale 1:100

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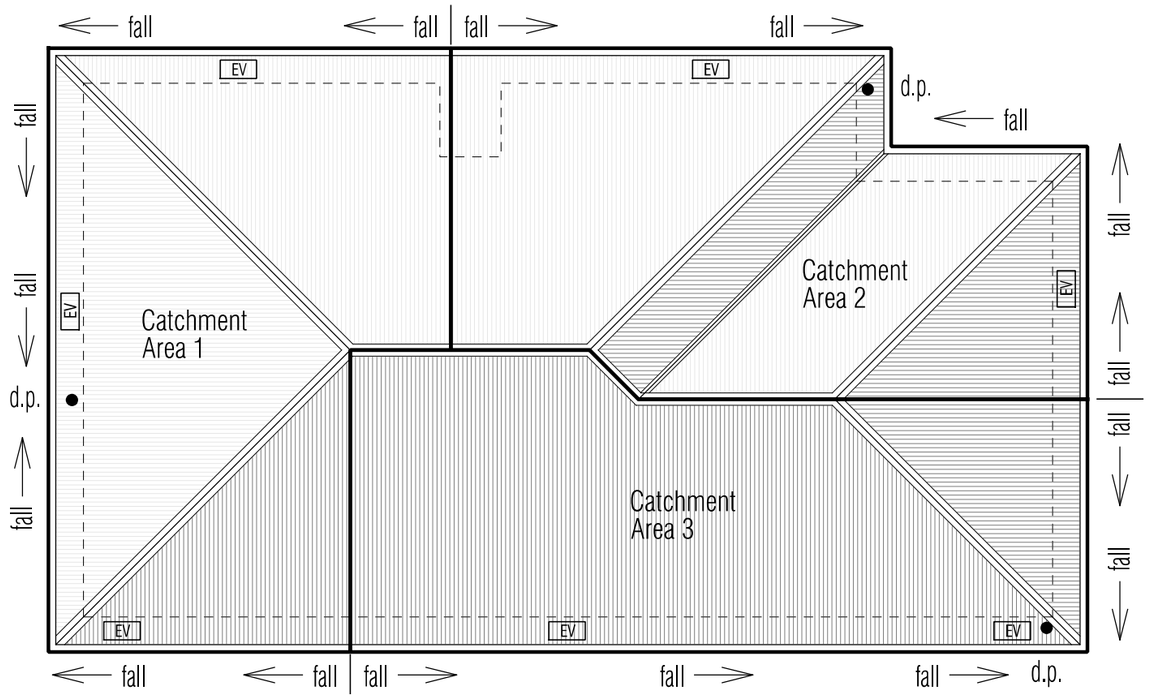

CATCHMENT AREA NOTES:
Colorbond hip roof @ 22.5° pitch
CATCHMENT AREA 1 = 68.4m²
CATCHMENT AREA 2 = 63.0m²
CATCHMENT AREA 3 = 64.1m²

denotes roof area
d.p. denotes downpipe
denotes direction of fall
RV denotes 200 x 400 ridge vent
EV denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces' and AS 3959.

ROOF VENTILATION CALCULATIONS (23º hip roof)

200 x 400 eaves vents (0.08m²)
Ceiling area = 118.5m² / 300 = 0.395m²
30% of 0.395m² = 0.119m²
0.119m² / 0.08m² = 1.5 (x 2) = 3 ridge vents
70% of 0.395m² = 0.277m²
0.277m² / 0.08m² = 3.5 (x 2) = 7 eaves vents
RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

NOTE:
Ensure continuous gap in sarking at ridge to provide for ridge ventilation.

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	161.6	**Area of roof** (including 115mm Quad Gutter) (m²)
Ac	195.5	**Ah x slope factor** (determined from Table 3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	**Cross sectional area** 6500mm² (determined from NCC Table 3.5.2.2)
DRI	85	**Design Rainfall Intensity** Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	**Catchment area per 90mm downpipe** (determined from NCC Table 3.5.2.2)
Downpipes Required	3	$\frac{Ac}{Acdp}$
Downpipes Provided	3	

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

BAL-19
See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: UNIT 1 ROOF PLAN
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 06

THIS PLAN IS ACCEPTED BY:

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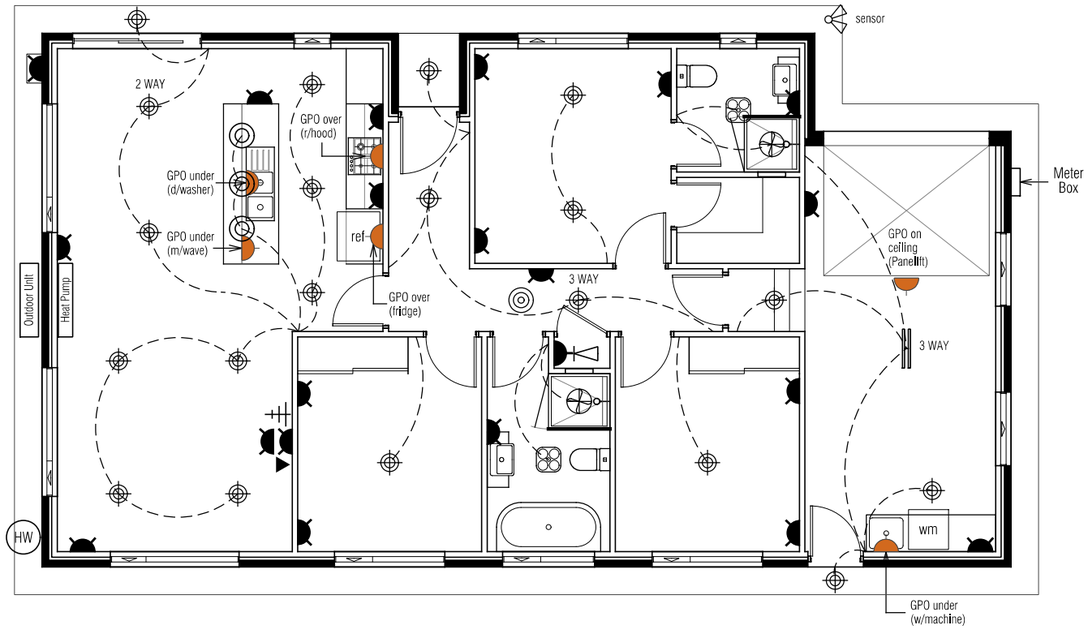

- Fluorescent light (19 W)
- Ducted exhaust fan
- LED spotlight (sensor)
- 4-light Tastic (10W centre light only)
- Pendant light (28W)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (exterior)
- Smoke alarm
- Phone / NBN point
- TV point
- Data point

IMPORTANT NOTES:
Smoke alarms are to be installed in accordance with the NCC 9.5. Smoke alarms are to be interconnected where more than one alarm is installed.
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.
All downlights are to be sealed and IC-F rated.

BAL-19

See sheet 27 for
Bushfire Attack Level
construction requirements

DRAWING: UNIT 1 ELECTRICAL PLAN
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 07

Scale 1:100

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

THIS PLAN IS ACCEPTED BY:

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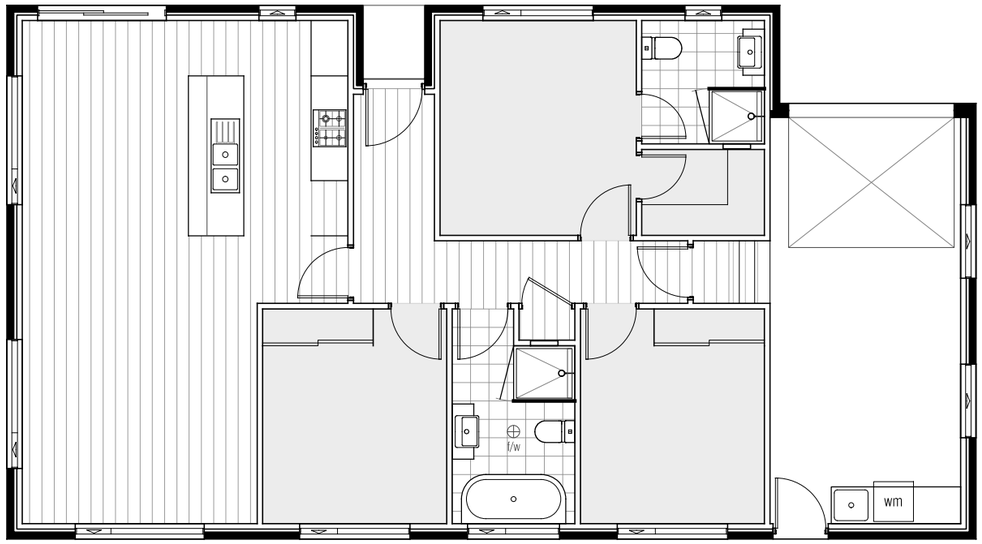

FLOORING LEGEND

Floating Flooring

Carpet

Tiles

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: UNIT 1 FLOORING LAYOUT PLAN
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 08

Scale 1:100

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

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SIGNATURE:

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LIGHTING CALCULATIONS

ABCB — National Construction Code

Lighting

Class 1 & 10a buildings

Calculator

Building name/description	Classification
Unit 1, Lot 157, Dollina Drive, ROKEBY	Class 1

Number of rows preferred in table below: 9 *(as currently displayed)*

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor: Adjustment factors	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
1	Dining, Kitchen & Living	Living Room	38.2 m²	192 W	Class 1 building					5.0 W/m²	5.0 W/m²	23% of 58%
2	Entry & Hall	Corridor	10.1 m²	24 W	Class 1 building					5.0 W/m²	2.4 W/m²	11% of 58%
3	Bed 1	Bedroom	11.2 m²	24 W	Class 1 building					5.0 W/m²	2.1 W/m²	10% of 58%
4	Ens.	Bathroom	4.0 m²	10 W	Class 1 building					5.0 W/m²	2.5 W/m²	11% of 58%
5	WIR	Other	2.8 m²	12 W	Class 1 building					5.0 W/m²	4.3 W/m²	20% of 58%
6	Garage	Other	22.3 m²	43 W	Class 1 building					5.0 W/m²	1.9 W/m²	9% of 58%
7	Bed 2	Bedroom	10.5 m²	12 W	Class 1 building					5.0 W/m²	1.1 W/m²	5% of 58%
8	Bath	Bathroom	6.4 m²	10 W	Class 1 building					5.0 W/m²	1.6 W/m²	7% of 58%
9	Bed 3	Bedroom	10.5 m²	12 W	Class 1 building					5.0 W/m²	1.1 W/m²	5% of 58%

			Allowance	Design average
116.0 m²	339 W	Class 1 building	5.0 W/m²	2.9 W/m²

If inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following. While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING

* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
  - (i) 5W per m² in Class 1 building;
  - (ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
  - (iii) 3W per m² in a Class 10a building associated with a Class 1 building.
* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2014 Table 3.12.5.3.

WINDOW SCHEDULE

WINDOW MANUFACTURER: *GLASS SUPPLIES*

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	SD	AWS-013-01	21-21	Grey	4.00	0.61
W02	AW	AWS-008-01	18-06	Grey	4.30	0.55
W03	AW	AWS-008-01	12-18	Grey	4.30	0.55
W04	AW	AWS-008-01	09-06	Opaque	4.30	0.55
W05	AW	AWS-008-01	06-12	Opaque	4.30	0.55
W06	AW	AWS-008-01	06-12	Opaque	4.30	0.55
W07	FD	AWS-019-01	21-09	Opaque	4.10	0.50
W08	AW	AWS-008-01	12-18	Grey	4.30	0.55
W09	AW	AWS-008-01	12-15	Opaque	4.30	0.55
W10	AW	AWS-008-01	12-18	Grey	4.30	0.55
W11	AW	AWS-008-01	18-21	Grey	4.30	0.55
W12	AW	AWS-008-01	06-21	Grey	4.30	0.55
W13	AW	AWS-008-01	18-21	Grey	4.30	0.55

LEGEND:
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, FD = French door, TW = Transom Window

NOTE:
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements (Refer to sheet 27)

NOTE:
All glazing to be low reflectance of not more than 10% reflectivity.

INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.0 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaces below.

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly;
210mm for R4.0 bulk insulation;
240mm for R4.0 bulk insulation;
260mm for R4.0 bulk insulation.
These dimensions are nominal and may vary depending on the type of insulation to be installed.

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

UNIT 1 LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DRAWING:
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC
DWG No: 09

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

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DATE:

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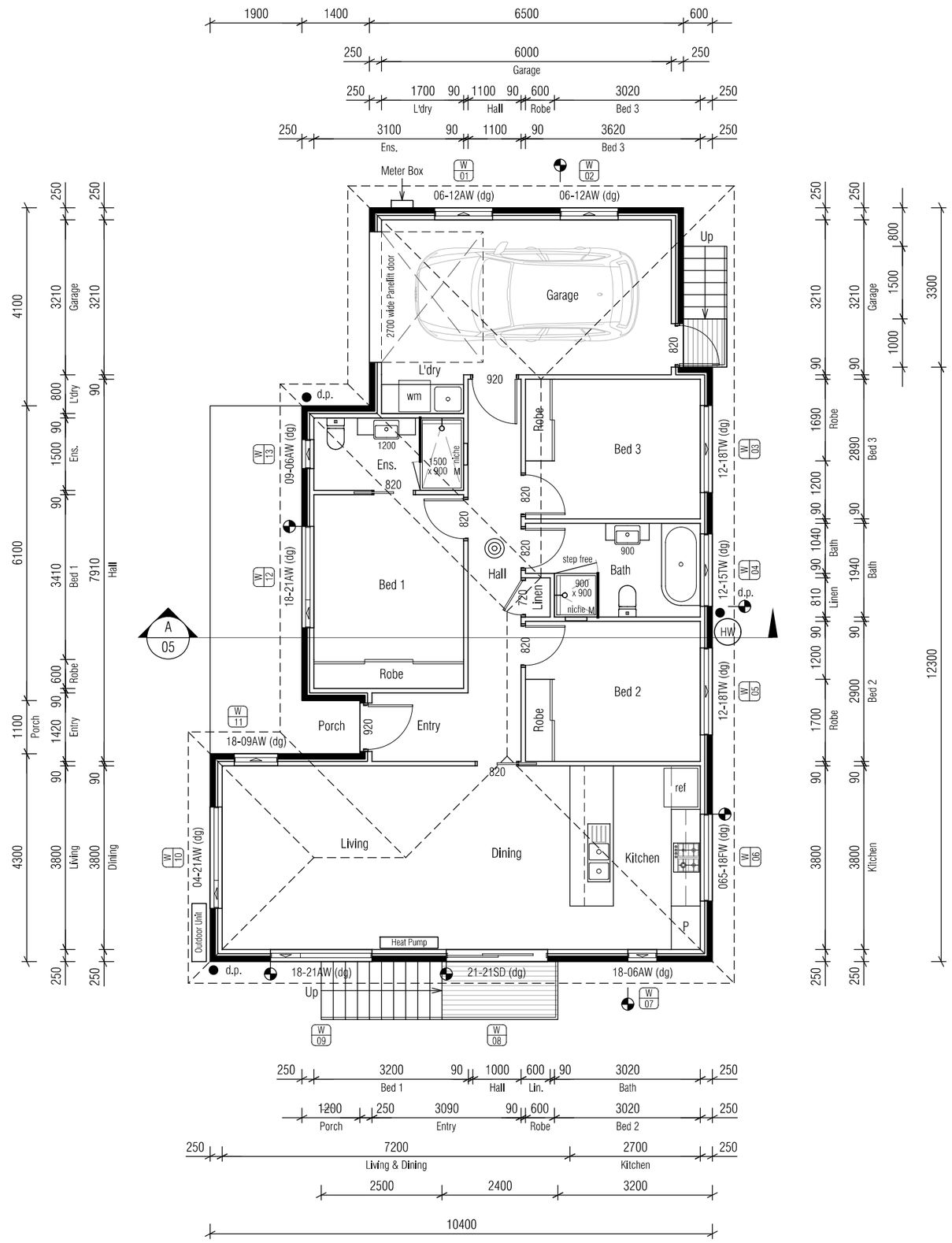
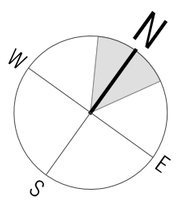


PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY



Scale 1:100

TASSIE HOMES

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Ph. (03) 62 833 273 www.tassiehomes.com.au

Floor Area = 131.7m²
Porch Area = 1.3m²
Landing & Steps Areas = 8.2m²

BAL-19

See sheet 27 for
Bushfire Attack Level
construction requirements

DRAWING: UNIT 2 FLOOR PLAN
DATE: 04/09/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 10

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SIGNATURE:

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DATE:

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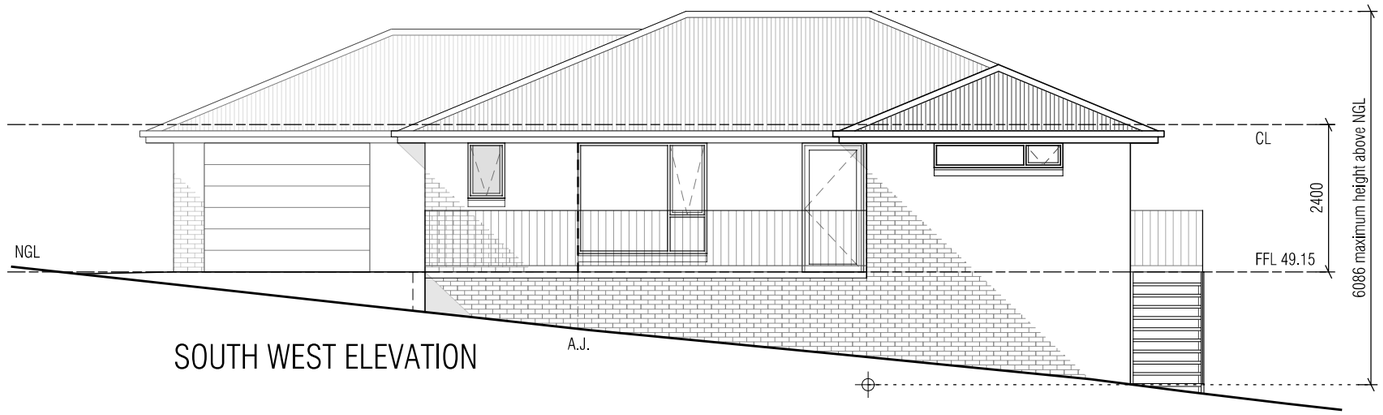
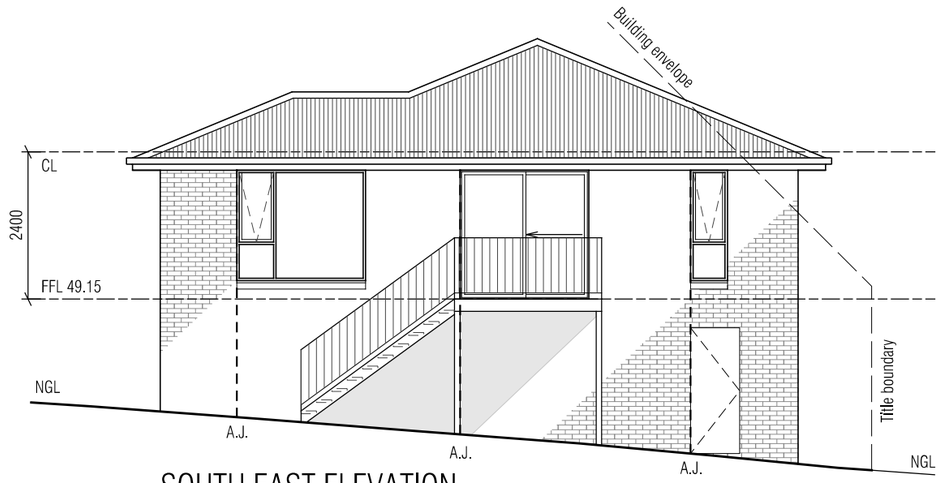
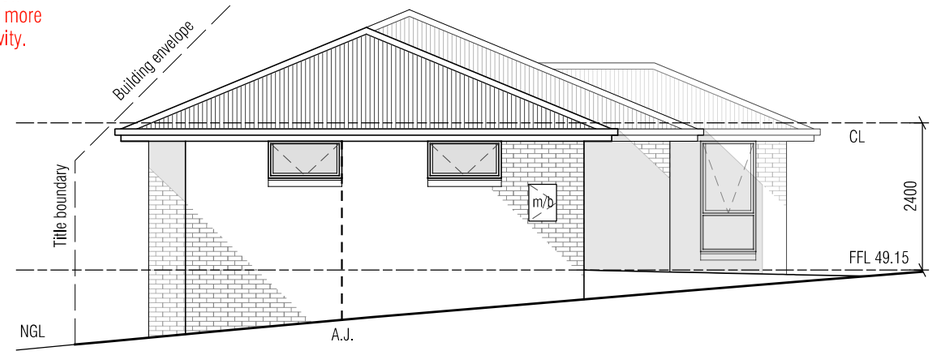


SOUTH WEST ELEVATION



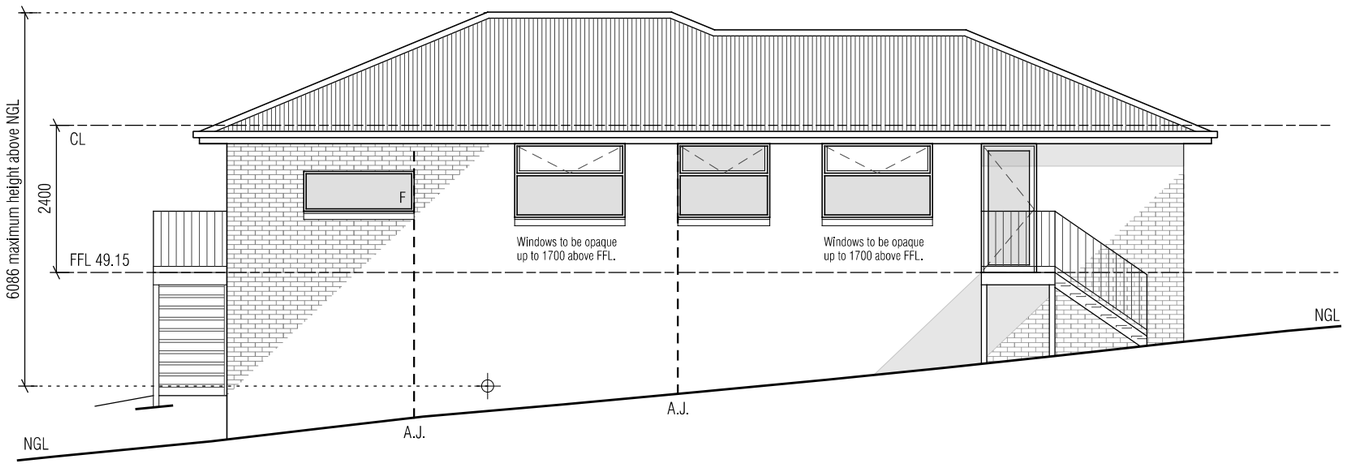
SOUTH EAST ELEVATION

NOTE:
All glazing to be low reflectance of not more than 10% reflectivity.



NORTH WEST ELEVATION

NOTE:
All glazing to be low reflectance of not more than 10% reflectivity.



NORTH EAST ELEVATION

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: UNIT 2 ELEVATIONS
DATE: 04/09/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 11

Scale 1:100

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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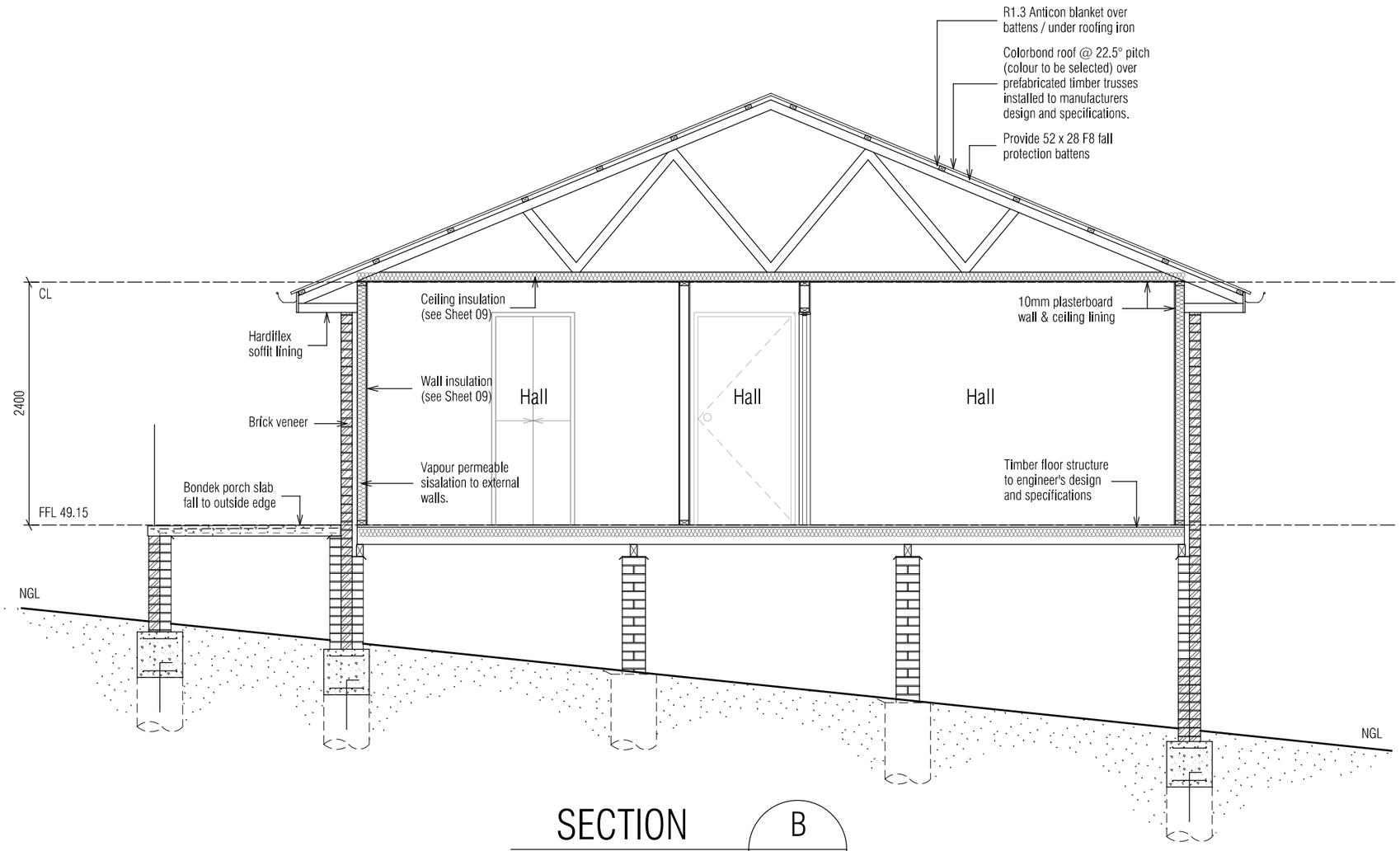
IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.



SECTION B
Scale 1:50 10

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: UNIT 2 SECTION
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 12

Scale 1:50

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

TASSIE HOMES
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DATE:

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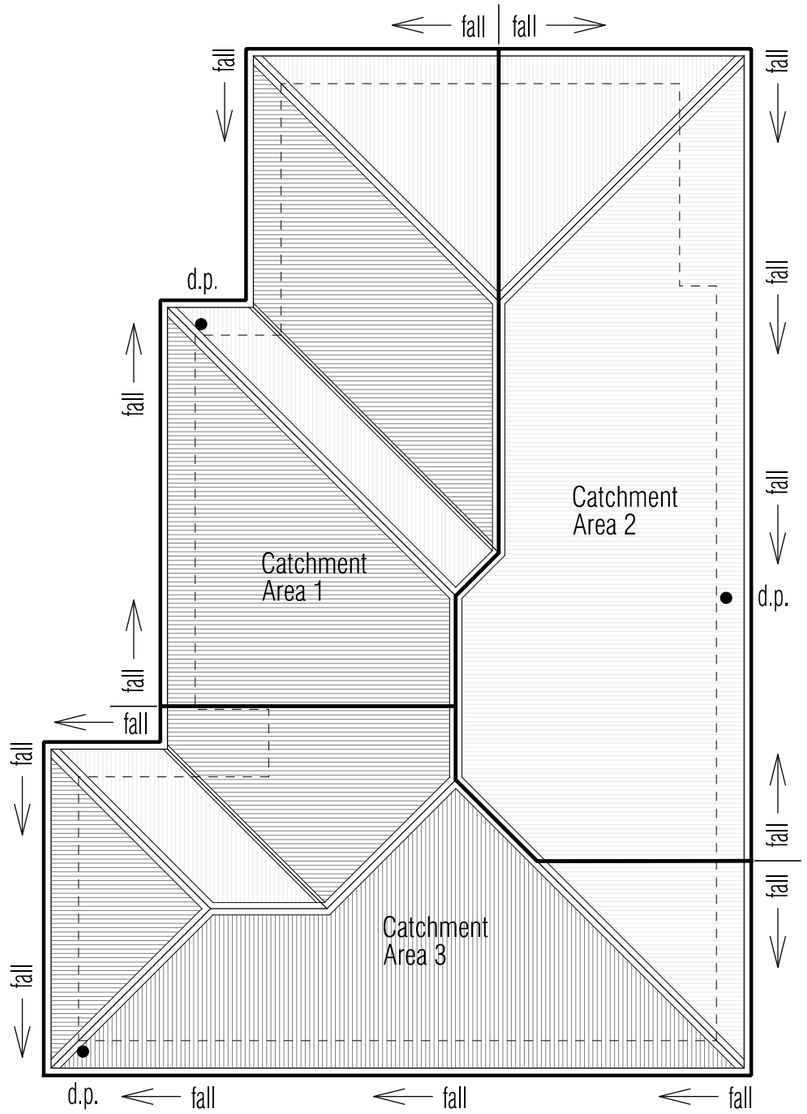
Scale 1:100



ROOF VENTILATION CALCULATIONS (23° hip roof)

200 x 400 eaves vents (0.08m²)
Ceiling area = 118.4m² / 300 = 0.395m²
30% of 0.395m² = 0.119m²
0.119m² / 0.08m² = 1.5 (x 2) = 3 ridge vents
70% of 0.395m² = 0.277m²
0.277m² / 0.08m² = 3.5 (x 2) = 7 eaves vents
RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

NOTE:
Ensure continuous gap in sarking at ridge to provide for ridge ventilation.

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	165.9	**Area of roof** (including 115mm Quad Gutter) (m²)
Ac	200.7	**Ah x slope factor** (determined from Table 3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	**Cross sectional area** 6500mm² (determined from NCC Table 3.5.2.2)
DRI	85	**Design Rainfall Intensity** Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	**Catchment area per 90mm downpipe** (determined from NCC Table 3.5.2.2)
Downpipes Required	3	$\frac{Ac}{Acdp}$
Downpipes Provided	3	

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

CATCHMENT AREA NOTES:
Colorbond hip roof @ 22.5° pitch
CATCHMENT AREA 1 = 62.8m²
CATCHMENT AREA 2 = 68.8m²
CATCHMENT AREA 3 = 69.0m²

denotes roof area
d.p. denotes downpipe
denotes direction of fall
RV denotes 200 x 400 ridge vent
EV denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces' and AS 3959.

BAL-19
See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: UNIT 2 ROOF PLAN
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 13

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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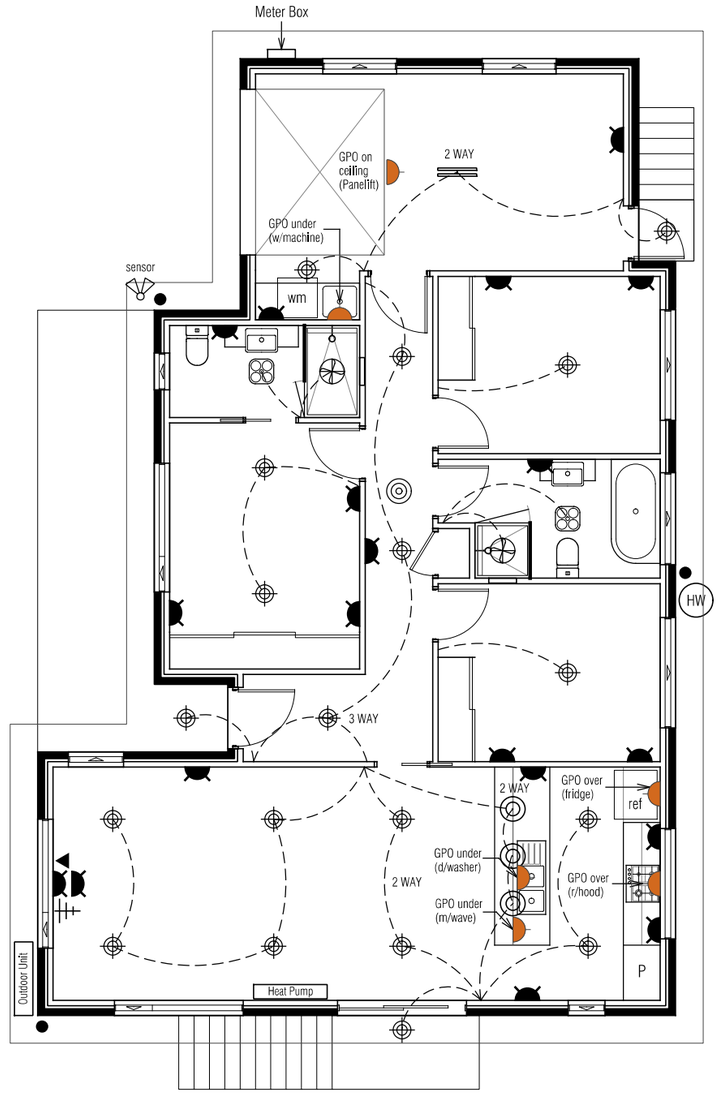

Scale 1:100

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

- Fluorescent light (19 W)
- Ducted exhaust fan
- LED spotlight (sensor)
- 4-light Tastic (10W centre light only)
- Pendant light (28W)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (exterior)
- Smoke alarm
- Phone / NBN point
- TV point
- Data point

IMPORTANT NOTES:
Smoke alarms are to be installed in accordance with the NCC 9.5. Smoke alarms are to be interconnected where more than one alarm is installed.
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.
All downlights are to be sealed and IC-F rated.

BAL-19

See sheet 27 for
Bushfire Attack Level
construction requirements

DRAWING: UNIT 2 ELECTRICAL PLAN
DATE: 04/09/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 14

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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TASSIE HOMES

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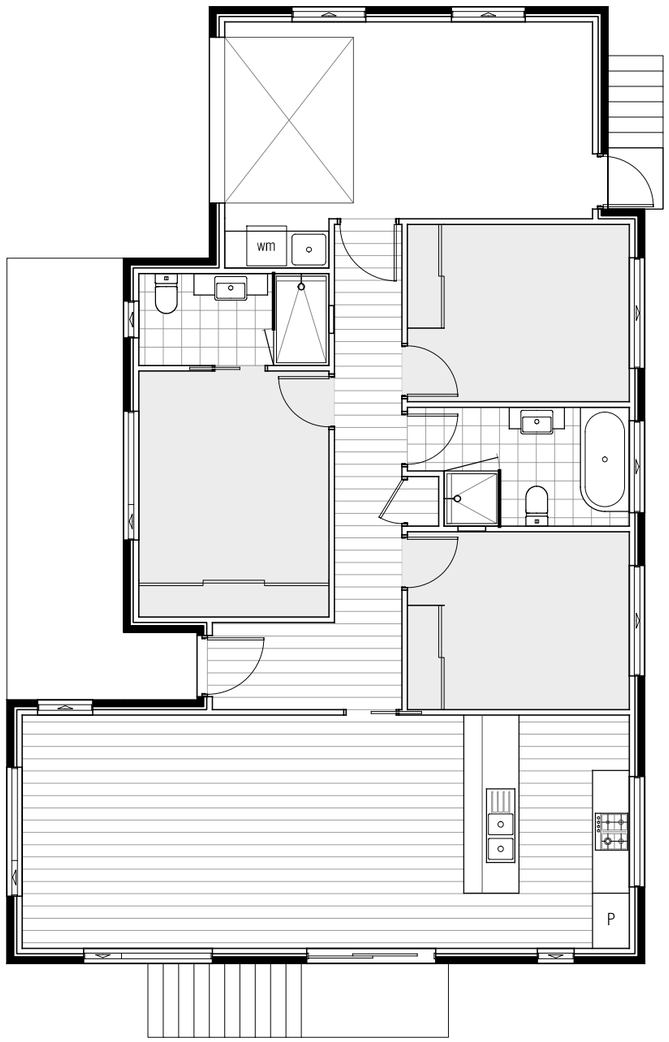

FLOORING LEGEND

Floating Flooring

Carpet

Tiles

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: UNIT 2 FLOORING LAYOUT PLAN
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 15

Scale 1:100

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

LIGHTING CALCULATIONS

ABCB — National Construction Code

Lighting

Class 1 & 10a buildings

Calculator

Building name/description	Classification
Unit 2, Lot 157, Dolina Drive, ROKEBY	Class 1

Number of rows preferred in table below: 8 *(as currently displayed)*

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor: Adjustment factor (Adjustment factors)	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
1	Living, Dining & Kitchen	Living Room	37.6 m²	180 W	Class 1 building					5.0 W/m²	4.8 W/m²	**28% of 56%**
2	Entry & Hall	Corridor	11.5 m²	36 W	Class 1 building					5.0 W/m²	3.1 W/m²	**18% of 56%**
3	Bed 1	Bedroom	12.4 m²	24 W	Class 1 building					5.0 W/m²	1.9 W/m²	**11% of 56%**
4	Ens.	Bathroom	4.7 m²	10 W	Class 1 building					5.0 W/m²	2.1 W/m²	**12% of 56%**
5	Garage	Other	20.5 m²	31 W	Class 1 building					5.0 W/m²	1.5 W/m²	**9% of 56%**
6	Bed 3	Bedroom	10.5 m²	12 W	Class 1 building					5.0 W/m²	1.1 W/m²	**6% of 56%**
7	Bath	Bathroom	6.5 m²	10 W	Class 1 building					5.0 W/m²	1.5 W/m²	**9% of 56%**
8	Bed 2	Bedroom	10.5 m²	12 W	Class 1 building					5.0 W/m²	1.1 W/m²	**6% of 56%**

			Allowance	*Design average*
114.2 m²	315 W	Class 1 building	5.0 W/m²	2.8 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following. While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING

* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
  (i) 5W per m² in Class 1 building;
  (ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
  (iii) 3W per m² in a Class 10a building associated with a Class 1 building.
* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2014 Table 3.12.5.3.

WINDOW SCHEDULE

WINDOW MANUFACTURER: *GLASS SUPPLIES*

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	AW	AWS-008-01	06-12	Opaque	4.30	0.55
W02	AW	AWS-008-01	06-12	Opaque	4.30	0.55
W03	TW	AWS-008-01	12-18	Part Opaque	4.30	0.55
W04	TW	AWS-008-01	12-15	Opaque	4.30	0.55
W05	TW	AWS-008-01	12-18	Part Opaque	4.30	0.55
W06	FW	AWS-067-08	065-18	Opaque	3.20	0.68
W07	AW	AWS-008-01	18-06	Grey	4.30	0.55
W08	SD	AWS-013-01	21-21	Grey	4.00	0.61
W09	AW	AWS-008-01	18-21	Grey	4.30	0.55
W10	AW	AWS-008-01	04-21	Grey	4.30	0.55
W11	AW	AWS-008-01	18-09	Grey	4.30	0.55
W12	AW	AWS-008-01	18-21	Grey	4.30	0.55
W13	AW	AWS-008-01	09-06	Opaque	4.30	0.55

LEGEND:
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, FD = French door, TW = Transom Window

NOTE:
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements (Refer to sheet 27)

NOTE:
All glazing to be low reflectance of not more than 10% reflectivity.

INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.0 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaces below.

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly;
210mm for R4.0 bulk insulation;
240mm for R4.0 bulk insulation;
260mm for R4.0 bulk insulation.
These dimensions are nominal and may vary depending on the type of insulation to be installed.

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

DRAWING: UNIT 2 LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 04/09/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 16

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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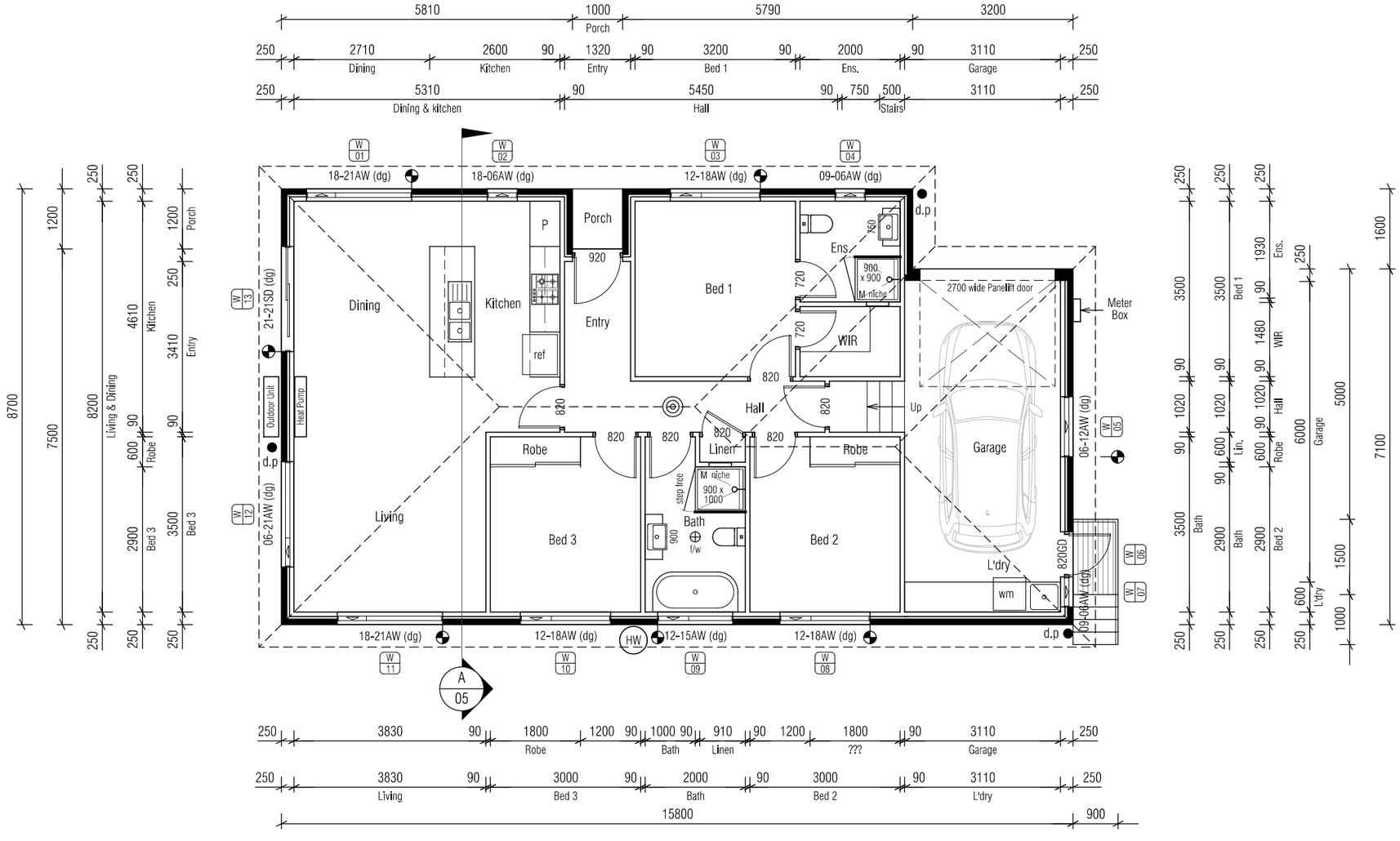
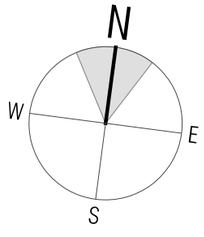
DATE:

.....

Floor Area = 131.2m²
Porch Area = 1.2m²
Landing & Steps Area = 2.3m²

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au





Scale 1:100

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

BAL-19

See sheet 27 for
Bushfire Attack Level
construction requirements

DRAWING: UNIT 3 FLOOR PLAN
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 17

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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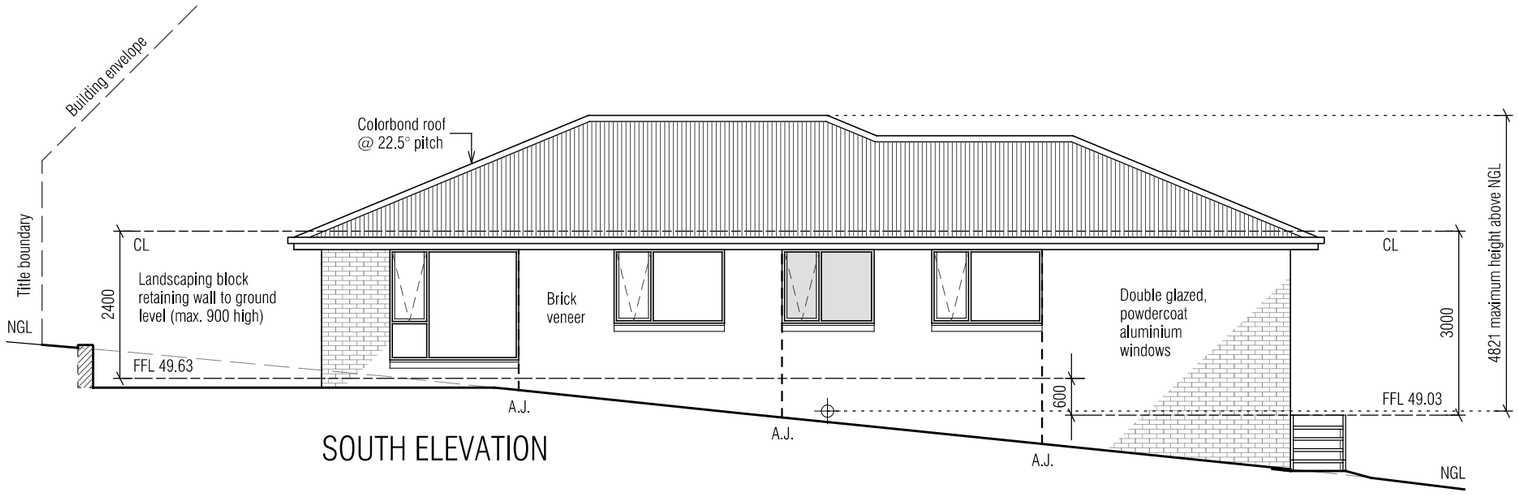
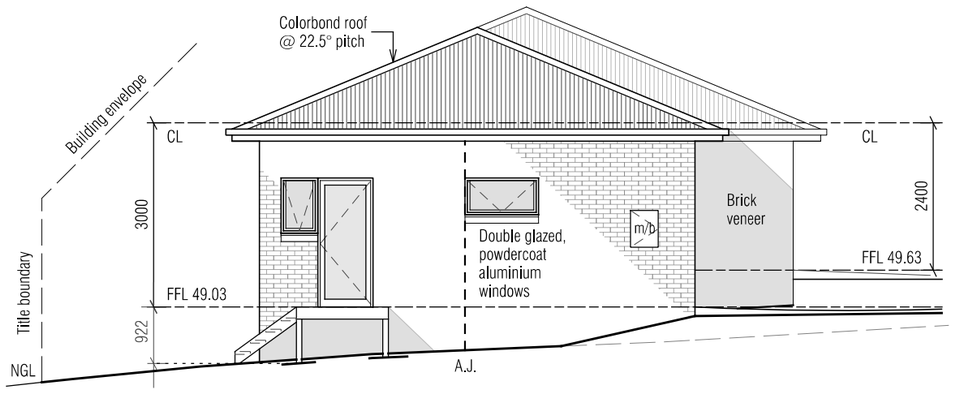
Ph. (03) 62 833 273 www.tassiehomes.com.au

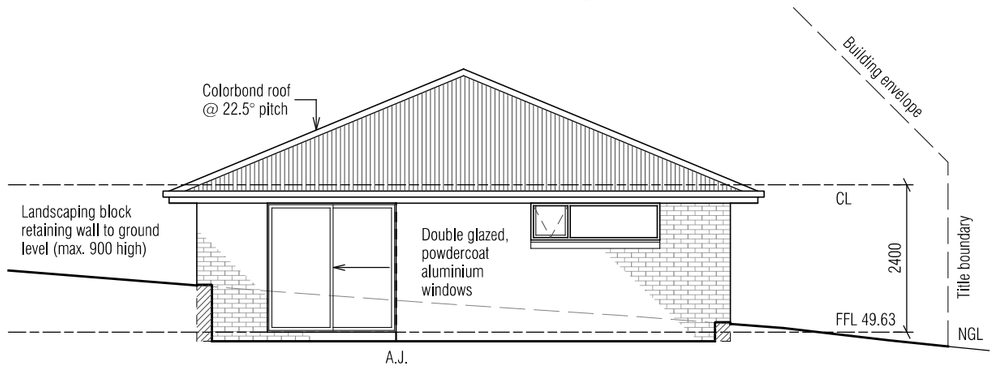


SOUTH ELEVATION



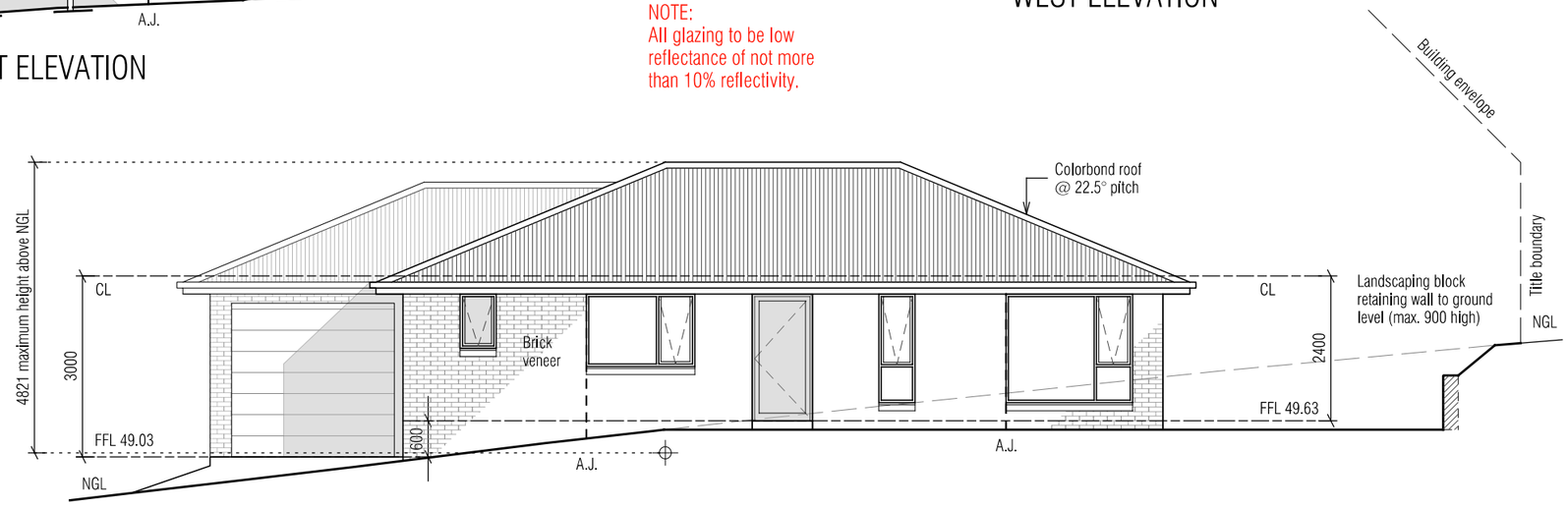
EAST ELEVATION

NOTE:
All glazing to be low reflectance of not more than 10% reflectivity.



WEST ELEVATION

NOTE:
All glazing to be low reflectance of not more than 10% reflectivity.



NORTH ELEVATION

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: UNIT 3 ELEVATIONS
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 18

Scale 1:100

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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TASSIE HOMES

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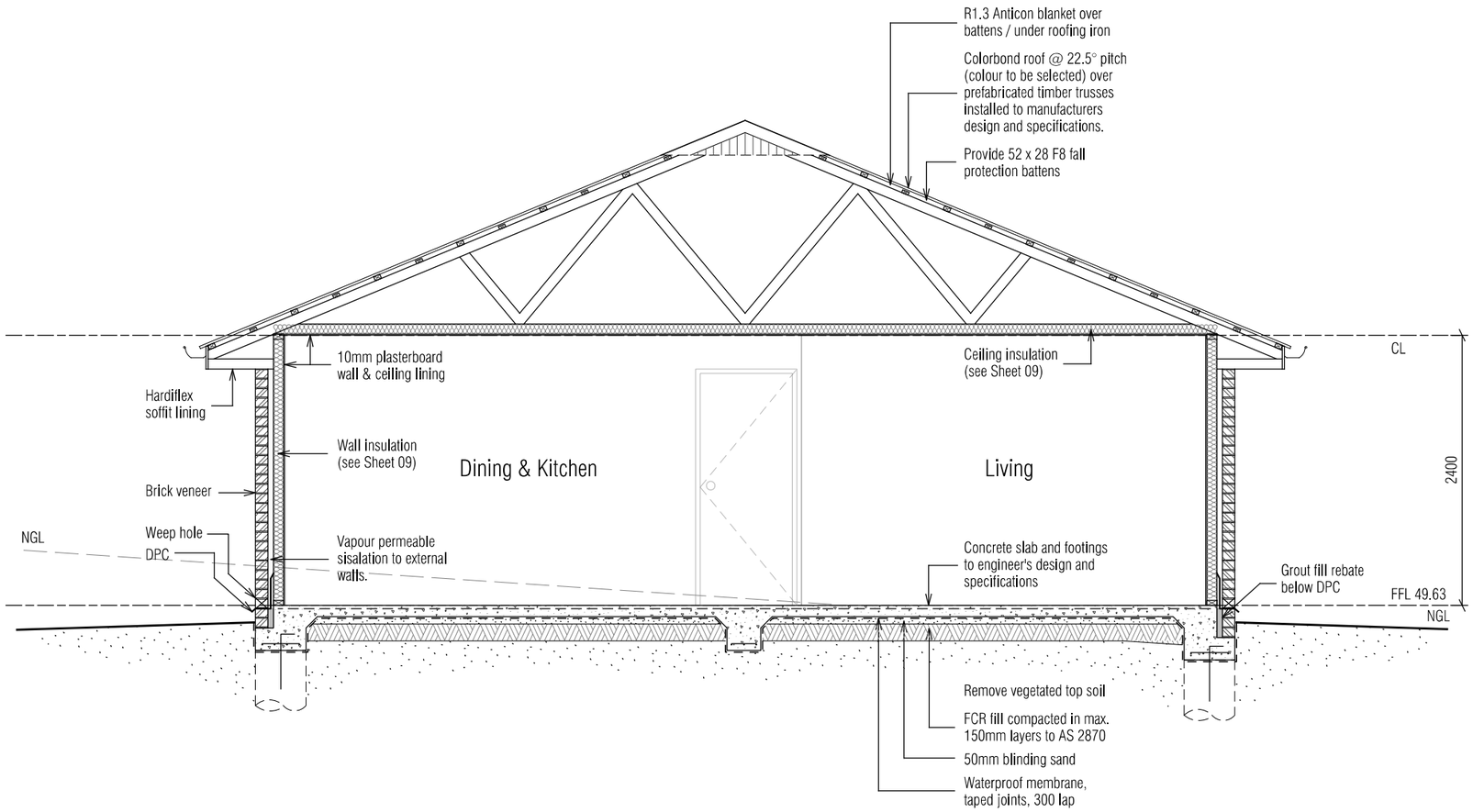

SECTION C

Scale 1:50

17

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: UNIT 3 SECTION
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 19

Scale 1:50

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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Scale 1:100

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Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
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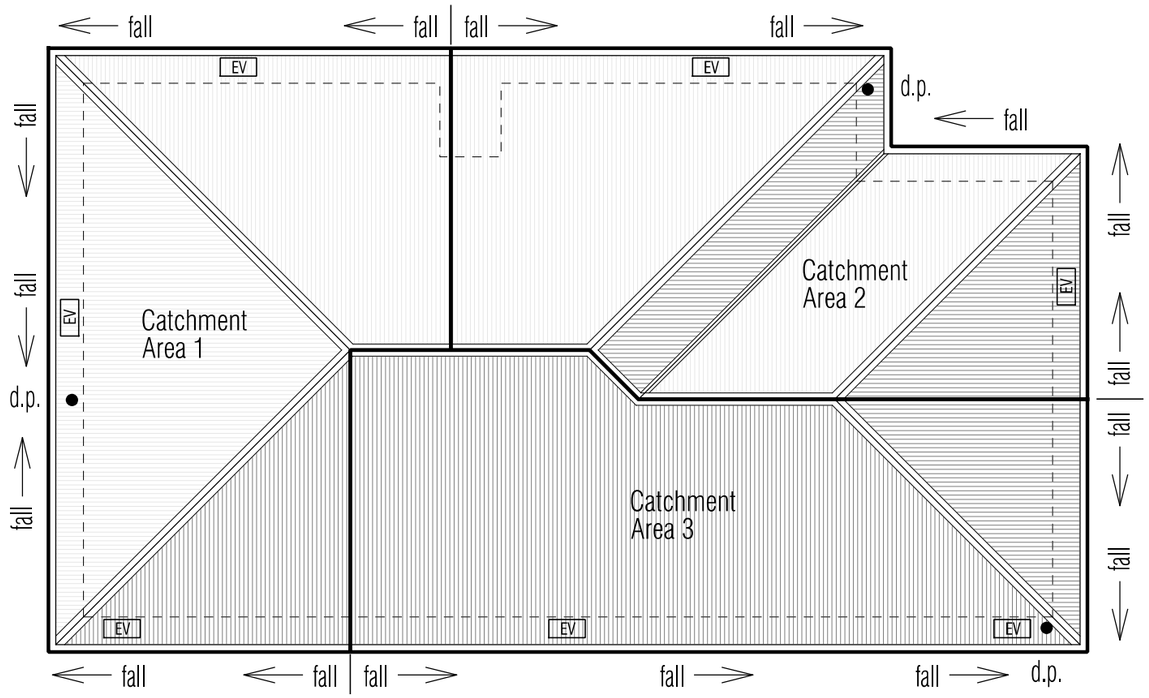

CATCHMENT AREA NOTES:
Colorbond hip roof @ 22.5° pitch
CATCHMENT AREA 1 = 68.4m²
CATCHMENT AREA 2 = 63.0m²
CATCHMENT AREA 3 = 64.1m²

denotes roof area
d.p. denotes downpipe
denotes direction of fall
RV denotes 200 x 400 ridge vent
EV denotes 200 x 400 eaves vent

ROOF VENTILATION CALCULATIONS (23° hip roof)

200 x 400 eaves vents (0.08m²)
Ceiling area = 118.5m² / 300 = 0.395m²
30% of 0.395m² = 0.119m²
0.119m² / 0.08m² = 1.5 (x 2) = 3 ridge vents
70% of 0.395m² = 0.277m²
0.277m² / 0.08m² = 3.5 (x 2) = 7 eaves vents
RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)
NOTE:
Ensure continuous gap in sarking at ridge to provide for ridge ventilation.

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces' and AS 3959.

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	161.6	**Area of roof** (including 115mm Quad Gutter) (m²)
Ac	195.5	**Ah x slope factor** (determined from Table 3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	**Cross sectional area** 6500mm² (determined from NCC Table 3.5.2.2)
DRI	85	**Design Rainfall Intensity** Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	**Catchment area per 90mm downpipe** (determined from NCC Table 3.5.2.2)
Downpipes Required	3	$\frac{Ac}{Acdp}$
Downpipes Provided	3	

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

BAL-19
See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: UNIT 3 ROOF PLAN
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 20

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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TASSIE HOMES

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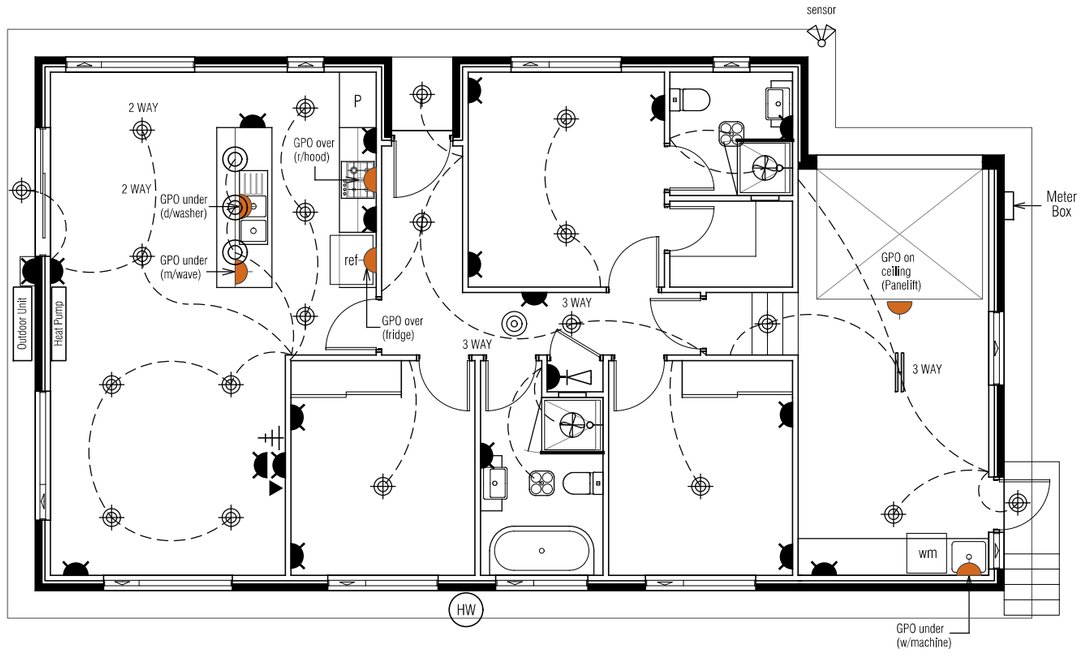

- Fluorescent light (19 W)
- Ducted exhaust fan
- LED spotlight (sensor)
- 4-light Tastic (10W centre light only)
- Pendant light (28W)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (exterior)
- Smoke alarm
- Phone / NBN point
- TV point
- Data point

IMPORTANT NOTES:
Smoke alarms are to be installed in accordance with the NCC 9.5. Smoke alarms are to be interconnected where more than one alarm is installed.
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.
All downlights are to be sealed and IC-F rated.

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: UNIT 3 ELECTRICAL PLAN
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 21

Scale 1:100

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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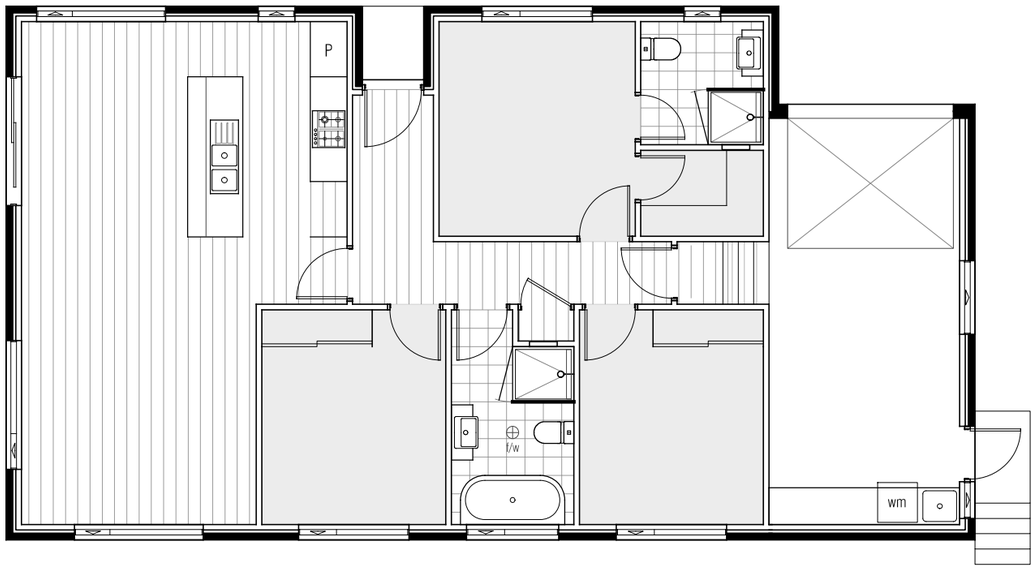

FLOORING LEGEND

Floating Flooring

Carpet

Tiles

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: UNIT 3 FLOORING LAYOUT PLAN
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 22

Scale 1:100

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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LIGHTING CALCULATIONS

ABCB — National Construction Code

Lighting

Class 1 & 10a buildings

Calculator

Building name/description	Classification
Unit 3, Lot 157, Dolina Drive, ROKEBY	Class 1

Number of rows preferred in table below: 9 *(as currently displayed)*

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor: Adjustment factors	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
1	Dining, Kitchen & Living	Living Room	38.2 m²	192 W	Class 1 building					5.0 W/m²	5.0 W/m²	22% of 60%
2	Entry & Hall	Corridor	8.7 m²	24 W	Class 1 building					5.0 W/m²	2.8 W/m²	12% of 60%
3	Bed 1	Bedroom	11.2 m²	24 W	Class 1 building					5.0 W/m²	2.1 W/m²	9% of 60%
4	Ens.	Bathroom	4.0 m²	10 W	Class 1 building					5.0 W/m²	2.5 W/m²	11% of 60%
5	WIR	Other	2.8 m²	12 W	Class 1 building					5.0 W/m²	4.3 W/m²	19% of 60%
6	Garage	Other	21.9 m²	43 W	Class 1 building					5.0 W/m²	2.0 W/m²	9% of 60%
7	Bed 2	Bedroom	10.5 m²	12 W	Class 1 building					5.0 W/m²	1.1 W/m²	5% of 60%
8	Bath	Bathroom	6.4 m²	10 W	Class 1 building					5.0 W/m²	1.6 W/m²	7% of 60%
9	Bed 3	Bedroom	10.5 m²	12 W	Class 1 building					5.0 W/m²	1.1 W/m²	5% of 60%

			Allowance	Design average
114.2 m²	339 W	Class 1 building	5.0 W/m²	3.0 W/m²

If inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following. While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING

* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
  - (i) 5W per m² in Class 1 building;
  - (ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
  - (iii) 3W per m² in a Class 10a building associated with a Class 1 building.

* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2014 Table 3.12.5.3.

WINDOW SCHEDULE

WINDOW MANUFACTURER: *GLASS SUPPLIES*

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	AW	AWS-008-01	18-21	Grey	4.30	0.55
W02	AW	AWS-008-01	18-06	Grey	4.30	0.55
W03	AW	AWS-008-01	12-18	Grey	4.30	0.55
W04	AW	AWS-008-01	09-06	Opaque	4.30	0.55
W05	AW	AWS-008-01	06-12	Opaque	4.30	0.55
W06	FD	AWS-019-01	21-09	Opaque	4.10	0.50
W07	AW	AWS-008-01	09-06	Opaque	4.30	0.55
W08	AW	AWS-008-01	12-18	Grey	4.30	0.55
W09	AW	AWS-008-01	12-15	Opaque	4.30	0.55
W10	AW	AWS-008-01	12-18	Grey	4.30	0.55
W11	AW	AWS-008-01	18-21	Grey	4.30	0.55
W12	AW	AWS-008-01	06-21	Grey	4.30	0.55
W13	SD	AWS-013-01	21-21	Grey	4.00	0.61

LEGEND:
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, FD = French door, TW = Transom Window

NOTE:
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements (Refer to sheet 27)

NOTE:
All glazing to be low reflectance of not more than 10% reflectivity.

INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.0 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaces below.

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly;
210mm for R4.0 bulk insulation;
240mm for R4.0 bulk insulation;
260mm for R4.0 bulk insulation.
These dimensions are nominal and may vary depending on the type of insulation to be installed.

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

UNIT 3 LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DRAWING:
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC
DWG No: 23

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES

SITE PREPARATION
Excavation and filling of site to be in accordance with NCC Part 3.1 and AS 2870.
Drainage works to be in accordance with NCC Part 3.1 & AS 3500.3.2.
Suface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
- Minimum 150 above finished ground;
- Minimum 50 above paved surfaces;

Prevent ponding of water under suspended floors.
All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
All unprotected embankments must comply with the slope ratios for soil type in NCC Table 3.2.1.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Cut	Compacted Fill
STABLE ROCK (A)	8:1	3:3
SAND (A)	1:2	1:2
FIRM CLAY (M-E)	1:1	1:2
SOFT CLAY (M-E)	2:3	Not Suitable

FOOTINGS AND SLABS
Generally to be in accordance with NCC Part 4.2 (H1D4) and AS 2870.
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
The site classification to be in accordance with AS 2879.
Alternatively, footings & slabs to be in accordance with structural engineers design & specifications.

MASONRY
Generally masonry walls to be constructed in accordance with NCC Part 5 & AS 3700.
Un-reinforced masonry to NCC 5.2 & 5.3;
Reinforced masonry to NCC 5.4;
Masonry accessories to NCC 5.6;
Vertical articulation joints to NCC 5.6.8;
Weatherproofing of to NCC 5.7.

FRAMING
Timber framing to be in accordance with AS 1684.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with NCC 6.2.
Sub-floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm^{2}per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with NCC 6.3, AS 1250, AS 4100 & structural engineers design & specifications.

ROOF AND WALL CLADDING
Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1 and;
Roof tiles to AS 2049 & AS 2050;
Metal sheet roofing to AS 1562.1;
Plastic sheet roofing to AS 4256.1, .2, .3 & .5 and AS 1562.3;
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS 3500.3.2 and The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm^2.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC 10.8.3 'Ventilation of Roof Spaces' and AS 3959.
Wall cladding to be installed in accordance with NCC 7.5 and manufacturer's specification. Flashings and cappings to NCC 7.2.7.

GLAZING
Generally glazing to be in accordance with NCC Part 8 and AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC 8.4 'Protection of Openable Windows'.
Glazing to comply with NCC (H1D8) 8.2, 8.3 & 8.4.
BAL REQUIREMENTS:
Glazing to comply with AS 3959 - 2009 Section 3.9 'Construction of Buildings in Bushfire-prone Areas' where applicable. Window weatherproofing to AS 2047.

FIRE SAFETY
Generally to be in accordance with NCC Part 9.
Fire separation to be in accordance with NCC 9.2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves and are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installations to be in accordance with NCC 9.5. Locations indicated on the floor plan.
Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
Installation locations;
CEILINGS - 300 away from wall junction;
CATHEDRAL CEILINGS - 500 down from apex;
WALLS - 300 down from ceiling junction.
Heating appliances generally to NCC 12.4 and to be in compliance with AS 2918. Also refer to manufacturer's details and specifications for setbacks to adjacent combustible surfaces, flue installation and required hearth dimensions.
Construction in Bush Fire Area to be in accordance with AS 3959.

HEALTH AND AMENITY
Generally wet area waterproofing to be in accordance with NCC 10.2 and AS 3740.
Ceiling heights to be in accordance with NCC 10.3.
Construction of sanitary compartments to NCC 10.4.2.
Required facilities to NCC 10.4.1.
Provision of natural light to be in accordance with NCC 10.5.1. Windows / roof lights to provide light transmission area equal to 10% of the floor area of the room
Artificial lighting to NCC 10.5.2.
Ventilation generally to NCC Part 10.6. Exhaust fan from kitchen, laundry, bathroom & WC to be vented to outside for steel roof and to roof space for tile roof.Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 10.6.2.
Mechanical ventilation to be in accordance with NCC 10.6.3 (b) & 10.8.2 or AS 1668.2
Sound insulation requirements generally to NCC Part 10.7.

SAFE MOVEMENT AND ACCESS
Stair and ramp construction to be in accordance with NCC 11.2.
Maximum of 18 risers to each flight;Riser opening to be less than 125;
Treads to have non-slip surface or nosing;
- RISERS - min. 115, max. 190;
- TREADS min. 240, max. 355.

Balustrade is generally in accordance with NCC 11.3.
Balustrade is required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level. 865 high on stairs, measured from line of stair nosing.1000 high above floor or landing. Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.
Protection from openable windows for rooms other than bedrooms to NCC 11.3.8.

ANCILLARY PROVISIONS
Generally in accordance with NCC Part 12.
Heating appliances, fireplaces, chimneys and flues to NCC Part 12.4.
OPEN FIREPLACE CONSTRUCTION to NCC 12.4.2;
CHIMNEY CONSTRUCTION to NCC 12.4.3;
INSERT FIREPLACES AND FLUES to NCC 12.4.4;
FREESTANDING HEATING APPLICANCES to NCC 12.4.5

ENERGY EFFICIENCY
Generally in accordance with BCA 2019 Part 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
BUILDING FABRIC INSULATION-
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE-
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining/ cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION-
To maintain thickness and position after installation.Continuous cover without voids except around services/fittings.
ROOF INSULATION-
Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS-
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise.Wall surface density minimum - 220kg/m^2
FLOORS-
Generally in accordance with 3.12.1.5.Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING-
External wall or separating wall between Class 1 building is required to achieve minimum Total R-Value of R1.9.
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services.
Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.
Heating and cooling ductwork to NCC 13.7.4
Chimneys or flues to be fitted with sealing damper or flap.Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations.Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filter.Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.Windows and external door weatherproofing to AS 2047.

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
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DATE:

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BAL-19
See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: COMPLIANCE NOTES
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 24

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

THIS PLAN IS ACCEPTED BY:

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STEP-FREE ACCESS PATH
A continuous path to a dwelling entrance door must be provided from -

(1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
  (a) an appurtenant Class 10a garage or carport; or
  (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
  (c) Access for the purposes of (1) must be -
(2) via a pathway that -
  (a) has no steps; and
    (i) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
    (ii) if crossfall is provided, has a crossfall not more than 1:40; and
    (iii) has a minimum width of 1000mm; and
    (iv) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1; and
    (vi) connects to a dwelling entrance door that complies with Section 2; or
    (vi) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.
(3) For the purposes of (2), the following applies:
  (a) Any gates along the access path must have a minimum clear opening width of 820mm, measured as if the gate were an entrance door.
  (b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard – Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).
(4) Where one or more ramps are used, the following applies:
  (a) The aggregate length of ramping (excluding landings) must not be more than—
    (i) 9 m for a 1:14 gradient; or
    (ii) 15 m for a 1:20 gradient; or
    (iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
  (b) The minimum width of the ramp must be maintained at 1000mm between any handrails and/or kerbs (if provided) at each side of the ramp.
  (c) At each end of a ramp there must be a landing that is -
    (i) not less than 1200mm long; and
    (ii) at least as wide as the ramp to which it connects; and
    (iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.
  (d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).
(5) The access path may incorporate one step ramp having a -
  (a) height of not more than 190mm; and
  (b) gradient not more than 1:10; and
  (c) width of at least 1000mm or equivalent to that of the access path, whichever is the greater; and
  (d) maximum length of 1900mm.

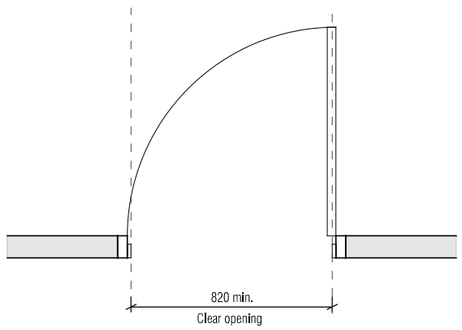
THRESHOLD NOTES:
The threshold of an entrance door must -
  (a) be level; or
  (b) have a sill height of not more than 5mm if the lip is rounded or bevelled: or
  (c) have a ramped threshold that -
    (i) does not extend beyond the depth of the door jamb; and
    (ii) has a gradient not steeper than 1:8; and
    (iii) is at least as wide as the minimum clear opening width of the entrance door; and
    (iv) does not intrude into the minimum dimensions of the required landing area; or
  (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC for external entrance doors containing a raised door sill -
    (i) have no lip or upstand greater than 15mm within the sill profile; and
    (ii) have no more than 5mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

LANDING AREA NOTES:
An entrance door must have a space of at least 1200mm x 1200mm on the external (arrival) side of the door that is -
  (a) unobstructed (other than by a gate or a screen door); and
  (b) level, or has a gradient of not more than 1:40 if a gradient is necessary to allow for drainage.

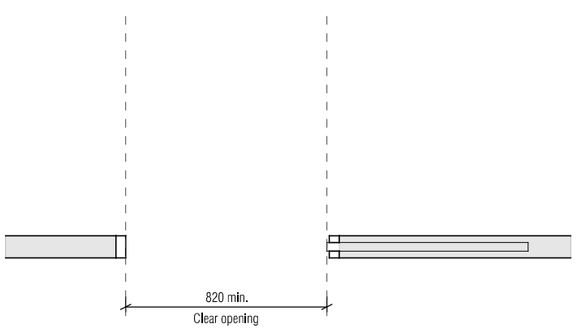
WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE
Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:
  (a) where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for within the entrance.
  (b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is provided that meets the requirements of Volume T20 H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are no greater than -
    (i) 8mm; or
    (ii) in a 'designated bushfire prone area' that is permitted by AS 3959.
  (c) A roof covering an area no smaller than 1200mm by 1200mm, where the area is provided with a fall away from the building not greater than 1:40.

LIVEABLE HOUSING NOTES
Internal doorways must provide a minimum clear opening width of 820mm,
At least one shower must have a hobless and step-free entry. A lip not more than 5mm in height may be provided for water retention purposes.
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000mm, measured between the finished surfaces of opposing walls.

MEASUREMENT OF CLEAR OPENING WIDTH



OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES



OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
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BAL-19
See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: LIVEABLE HOUSING NOTES 1 of 3
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 24a

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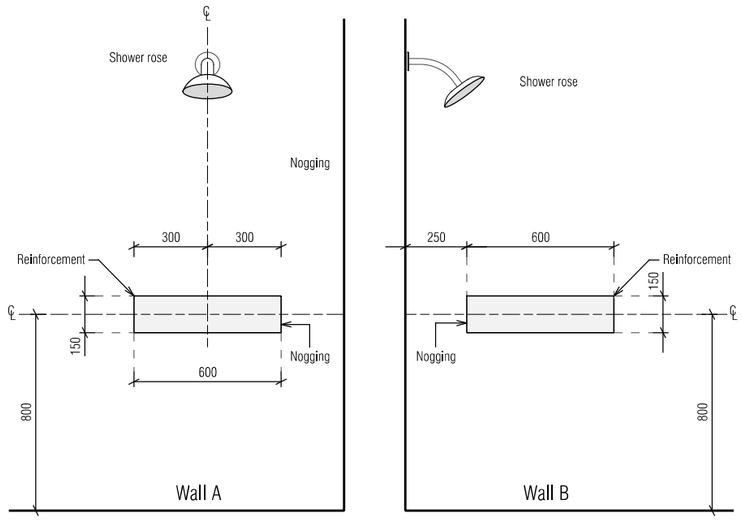
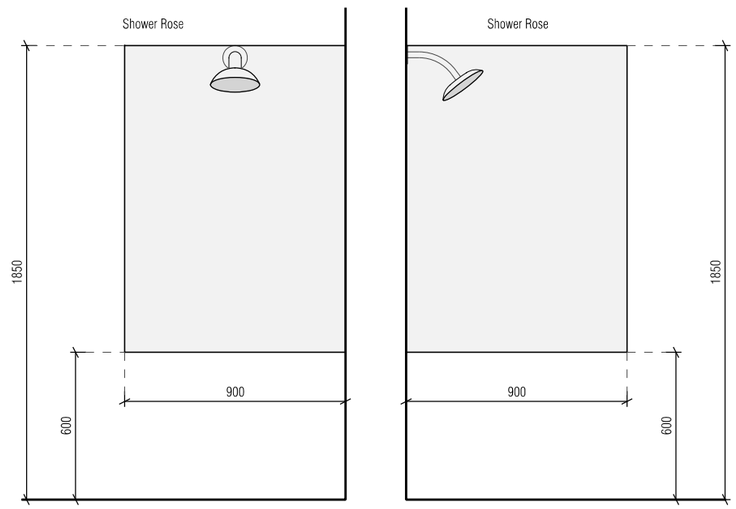
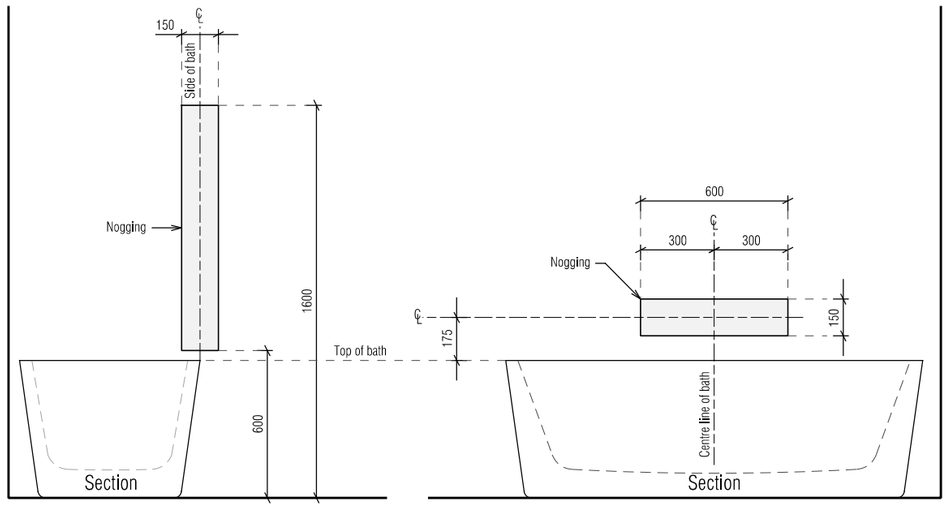


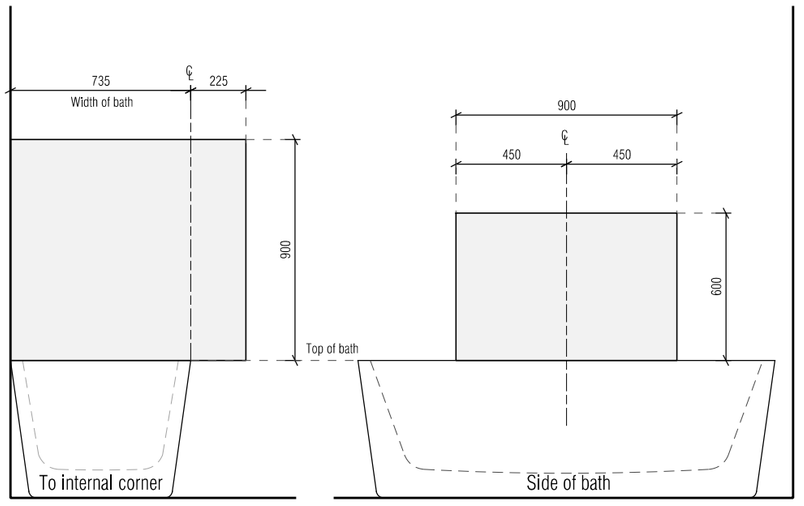
LOCATION OF NOGGINGS FOR SHOWER WALLS



LOCATION OF SHEETING FOR SHOWER WALLS



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: LIVEABLE HOUSING NOTES 2 of 3
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 24b

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

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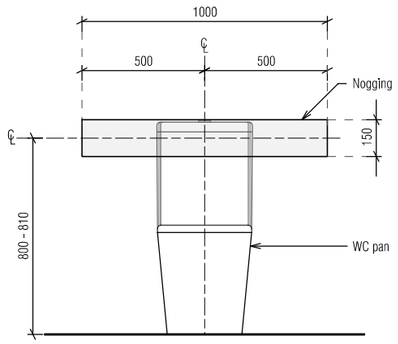
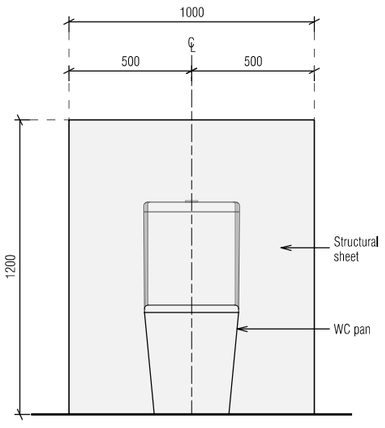
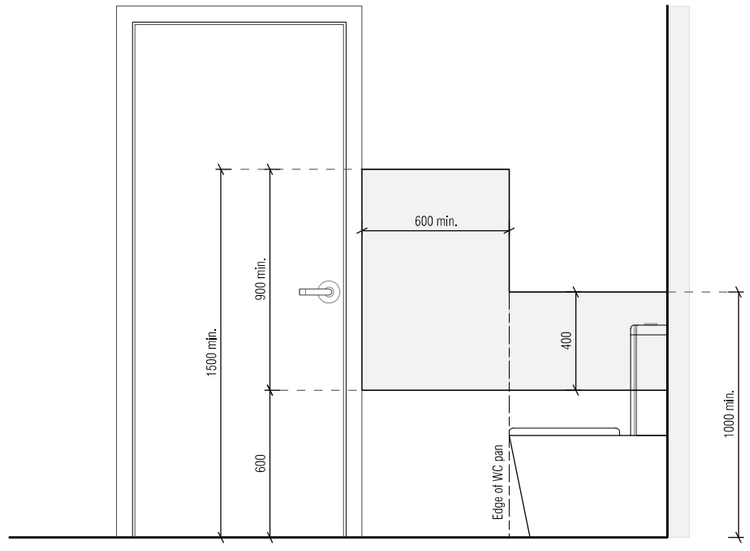


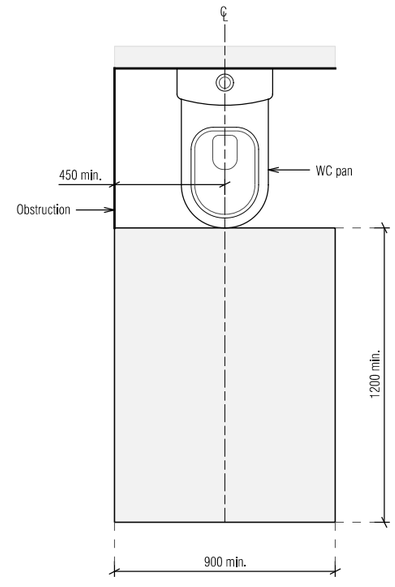
LOCATION OF NOGGINGS FOR
A WALL BEHIND TOILET PAN



LOCATION OF SHEETING
BEHIND TOILET PAN



MINIMUM EXTENT OF SHEETING FOR
A WALL ADJACENT TO A TOILET PAN



CIRCULATION SPACE
FOR A TOILET PAN

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

BAL-19

See sheet 27 for
Bushfire Attack Level
construction requirements

DRAWING: LIVEABLE HOUSING NOTES 3 of 3
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 24c

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Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Unenclosed showers	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

IMPORTANT NOTES:
1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
3. Certification to be provided to the Building Surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
5. The above information is for general guidance and is indicative only.
   Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT
Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:
1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
2. Ensure extractor fans are used every time when bathing;
3. Ensure extractor fans are ducted to the outside; *
4. Ensure non-condensing clothes dryers are ducted to the outside; **
5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
6. Avoid the use of unflued gas heaters;
7. Do not store large quantities of firewood inside the home in unventilated spaces;
8. Avoid plants and water features in unventilated spaces;
9. Ensure covers are kept on aquariums;
10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.
** or install separate air extractor on ceiling. However, direct ducting is recommended.

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

BAL-19
See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: WET AREA SPECIFICATIONS
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 25

TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m²) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

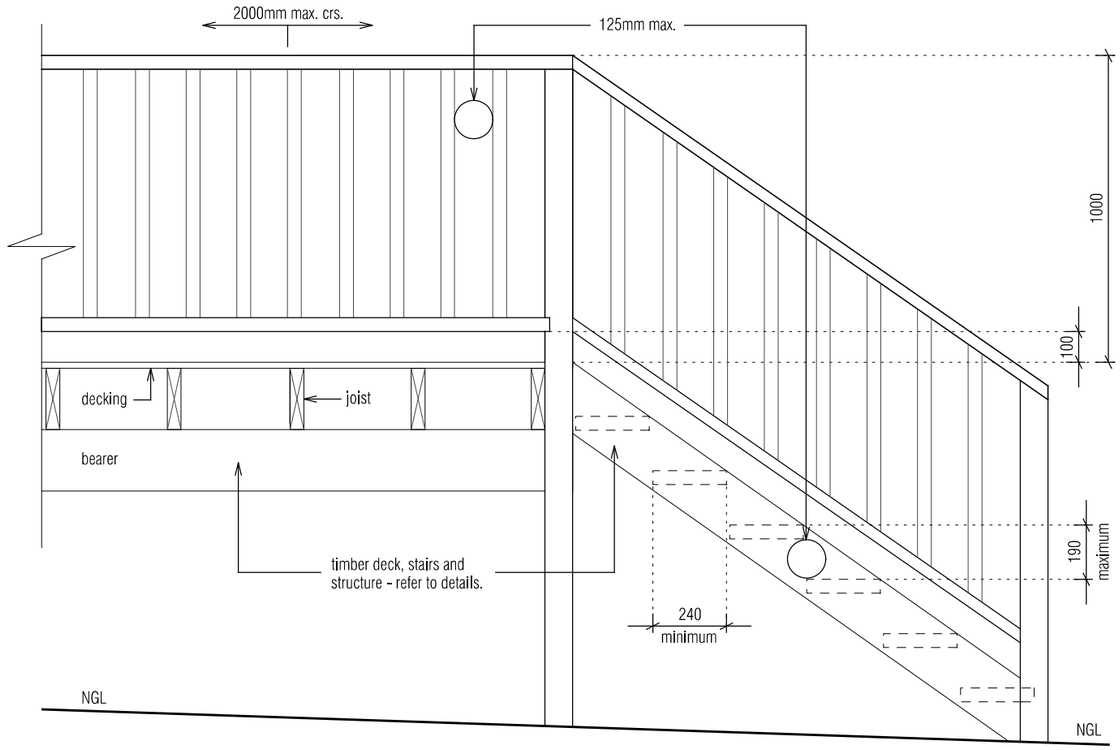
STRINGER TO WALL FIXING

INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

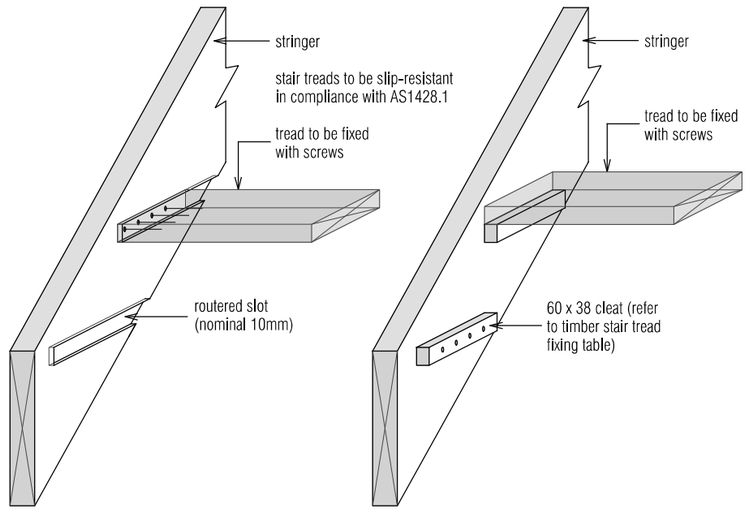
19mm THICK DECKING BOARD FIXING REQUIREMENTS

DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

NOTES:
DS - Deformed shank
1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
3. Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: STAIR NOTES
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 25a

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TASSIE HOMES
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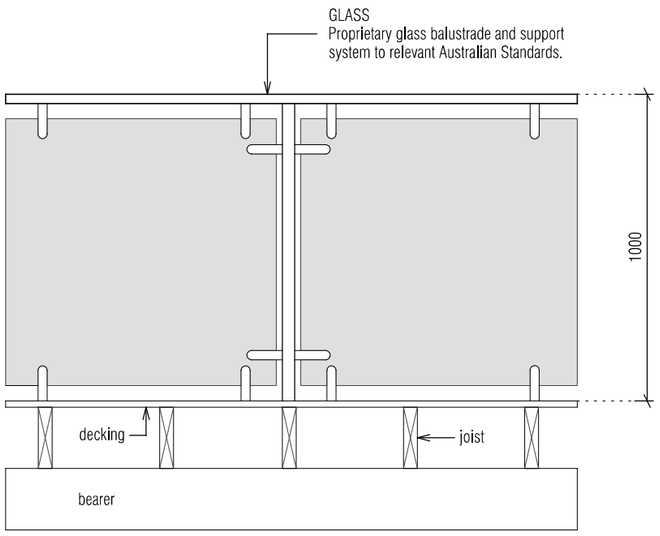
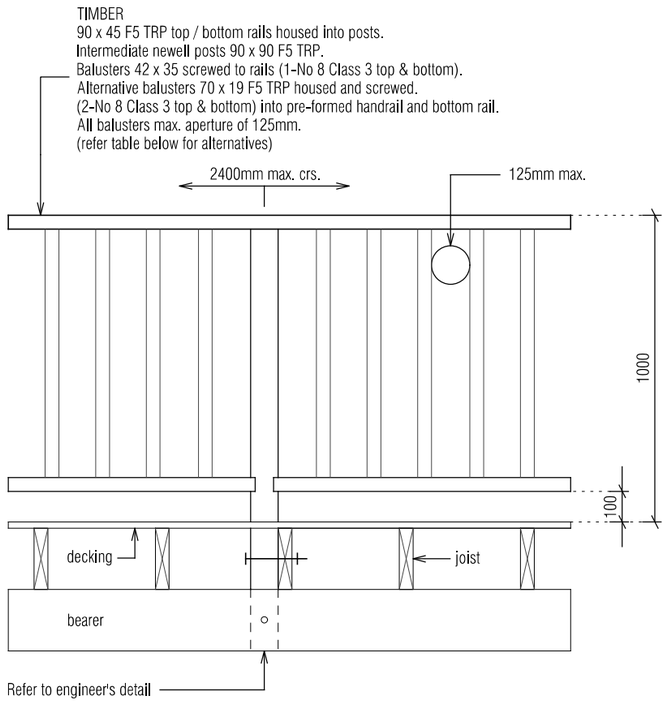
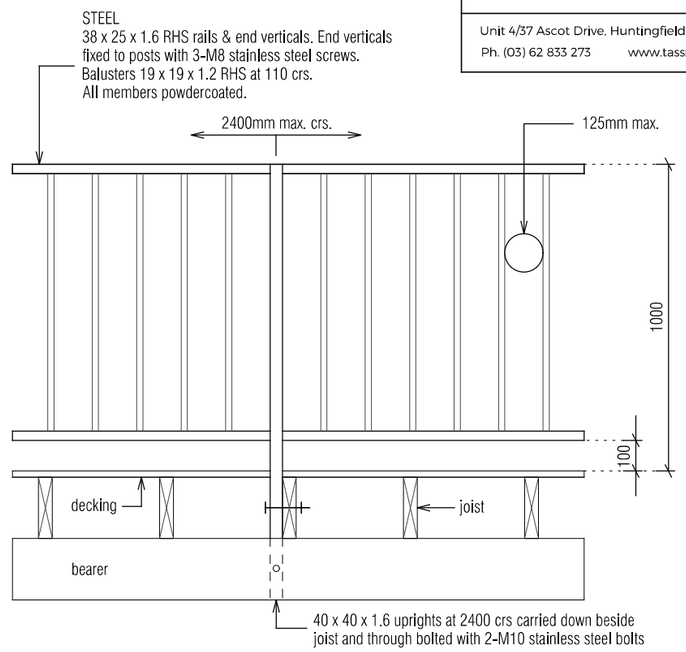
Ph. (03) 62 833 273 www.tassiehomes.com.au







TIMBER STRINGERS

TIMBER TYPE	SECTION* SIZES (mm)	STAIR WIDTH (mm)				
		750	1000	1200	1500	1800
		MAXIMUM NUMBER OF RISERS				
Treated Pine, Cypress	190 x 35	10	8	8	7	6
	190 x 45	11	10	9	8	7
	240 x 35	12	11	10	9	8
	240 x 45	14	12	11	10	9
	290 x 35	15	13	12	11	10
	290 x 45	17	15	14	12	11
Jarrah, other hardwoods or Kwila	190 x 35	13	12	11	10	10
	190 x 45	14	13	12	11	11
	240 x 35	16	15	14	13	12
	240 x 45	18	16	15	14	13
	290 x 35	18	18	17	16	15
	290 x 45	18	18	8	17	16

* Sizes stated are minimum sizes.

NOTE:
The building regulations limit the number of risers in a single flight of stairs to a maximum of 18.

SIZES OF HANDRAILS

HANDRAIL TIMBER	SUPPORT SPACING (mm)				
	900	1200	1500	1800	2400
	RECOMMENDED HANDRAIL SIZE* (mm)				
Treated Pine, Cypress	70 x 35 70 x 45	120 x 35 70 x 45	170 x 35 70 x 45	290 x 35 140 x 45	240 x 45
Jarrah, other hardwoods	70 x 35 70 x 45	70 x 35 70 x 45	90 x 35 70 x 45	170 x 35 90 x 45	290 x 35 140 x 45
Kwila	70 x 35 70 x 45	70 x 35 70 x 45	70 x 35 70 x 45	170 x 35 70 x 45	290 x 35 120 x 45

*Section sizes can be used in either a vertical or horizontal postion.

NOTES:
1. Handrails for 900, 1200 and 1500mm support spacings have been designed as continuous over two spans (continuous lengths of 1800, 2400 and 3000mm respectively).
2. The sizes shown are minimum allowable dressed sections sizes. Sections sizes shall not be less than those stated.

* WIRE HANDRAILS AS PER NCC Part 11.3.6
* STAIR BALUSTRADES MIN 865mm ABOVE NOSE OF STAIR TREAD

TYPICAL SHRINKAGE VALUES FOR DECKING BOARDS

TIMBER TYPE	BOARD WIDTH (mm)	APPROXIMATE SHRINKAGE (mm)
Kwila	70	2 (unseasoned)
Jarrah	65	0 (seasoned)
		5 (unseasoned)
Treated Pine	70	0 (seasoned)
Cypress	70	2 (unseasoned)

EXAMPLE:
For a 6mm final gap using 70mm Kwila decking boards, the required spacer thickness would be 6 - 2 = 4mm

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: BALUSTRADE NOTES
DATE: 07/08/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 25b

PROPOSED UNIT DEVELOPMENT
AT 106 DOLINA DRIVE, ROKEBY

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

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W E
S

Scale 1:1000

PROPOSED UNIT DEVELOPMENT
AT Lot 157, DOLINA DRIVE, ROKEBY

BAL-19

See sheet 27 for
Bushfire Attack Level
construction requirements

DRAWING: VEGETATION OVERLAY
DATE: 14/05/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 26

TASSIE HOMES
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CONSTRUCTION SCHEDULE BAL-19

Construction shall be in accordance with Bushfire Attack Level 19 (BAL-19) as specified in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas, Sections 3 and 6.

SUBFLOOR shall be either slab-on-ground or timber on isolated piers with brick perimeter. The standard does not provide construction requirements for either of these subfloor construction methods. Refer section 6.3.1 for detail.

EXTERNAL WALLS shall be timber framing, externally lined with sarking and clad with brick veneer or Weathertex cladding respectively. (Weathertex is stated as having a density of 990kg/m3. Any exposed timber shall bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant). Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density is 750 kg/m3 or greater. Refer section 6.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Refer section 6.4.2 for detail.

VENTS WEEPHOLES AND GAPS IN EXTERNAL WALLS greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel or bronze mesh. Aluminium mesh or perforated sheet cannot be used for the ember guards. Refer section 6.4.3 for detail.

BUSHFIRE SHUTTERS when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill or head. They must be manually openable from either inside or outside. They shall be made of non-combustible material or bushfire resistant timber (AS 3959-2018 Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 3mm (or no greater than 2mm when the openable portion of the window is not screened).

SCREENS shall be fitted internally or externally to openable portions of windows. Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel or bronze mesh. No gaps between the perimeter of the screen assembly and the building are to be greater than 3mm. Refer section 6.5.1A for detail. Alternatively, compliant bushfire shutters may be installed.

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves can be aluminium framed but can also be PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater.

All windows to be minimum 5mm toughened glass. When using double glazing this requirement applies to the external face only. Openable parts of windows to be fitted with compliant screened either internally or externally. Sliding doors shall be glazed with a minimum of Grade A safety glass. Refer to section 6.5.2 for detail.
Alternatively, compliant bushfire shutters may be installed. Care should be taken to ensure that the energy assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

SIDE HUNG EXTERNAL DOORS can be either non-combustible or solid timber with a minimum thickness of 35mm, or hollow core with a non-combustible kick plate on the outside for the first 400mm above the threshold. Glazed doors including French doors and Bi-fold must have 5mm toughened glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater. Refer section 6.5.3 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater. Doors must be tight-fitting to the door jamb (and to the abutting door where applicable). Weather strips or draught excluders shall be installed to all side-hung external doors.

GARAGE DOORS must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible. Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 3mm. Roller doors shall have guide tracks with gaps no greater than 3mm or fitted with a nylon brush that is in contact with the door. Refer section 6.5.5 for detail.

ROOF shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated colorbond cladding. Any gaps under ribs or roof components such as roof eave, fascia and wall junctions are to be sealed with 2mm aperture corrosion resistant, steel or bronze mesh, or filled with mineral wool to prevent openings greater than 3mm. Refer section 6.6.1, 6.6.2 & 6.6.3 for detail.

VERANDAH, CARPORT AND AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof. Refer section 6.6.4 for detail.

ROOR PENETRATIONS such as skylights, vent pipes and aerials that penetrate the roof shall be sealed to prevent openings greater than 3mm. Openable and vented skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant, steel or bronze mesh ember guards. All overhead glazing shall be Grade A safety glass. PVC vent pipes are permitted. Refer section 6.6.5 for detail.

EAVES LINING, FASCIA AND GABLES shall be 4.5mm cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm. Refer section 6.6.6 for detail.

GUTTERS AND DOWNPIPE materials and requirements are not specified in the standard for BAL-19 with the exception of box gutters which shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. If installed, they must be non-combustible. Refer section 6.6.7 for detail.

VERANDAH AND DECK SUPPORTS AND FRAMING can be timber construction as there are no construction requirements in the standard for BAL-19. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed then all materials less than 400mm from the ground shall be non-combustible. Refer section 6.7.1, 6.7.2 & 6.7.3 for detail.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements for BAL-19 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant) or equivalent non-combustible material. Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density of 750 kg/m3 or greater. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 6.7.2.4 for detail. Where spaced timber deck flooring is used, bushfire resisting timber must be used for the decking material.

BALUSTRADES AND HANDRAILS may be timber construction as there are no construction requirements in the standard for BAL-19. Refer section 6.7.4 for detail.

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal. Refer section 6.8 for detail.

THIS PLAN IS ACCEPTED BY:

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DATE:

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PROPOSED UNIT DEVELOPMENT
AT Lot 157, DOLINA DRIVE, ROKEBY

BAL-19

See sheet 27 for Bushfire Attack Level construction requirements

DRAWING: BUSHFIRE ATTACK LEVEL CONSTRUCTION REQUIREMENTS
DATE: 14/05/25
FILE NAME: H1345 DA 110724
DRAWN BY: PC

DWG No: 27