



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054882

PROPOSAL: Dwelling

LOCATION: 62 Mannata Street, Lauderdale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 17 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 17 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 17 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



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

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

Proposal:

New Dwelling

Location:

Address 62 Mannata Street

Suburb/Town Lauderdale

Postcode 7021

Current
Owners/s:

Applicant:

Personal Information Removed

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

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Empty Lot

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

Yes

☐

No

☒

Declaration:

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

Acknowledgement:

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

Applicant's
Signature:

Personal Information Removed

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

Documentation required:

1. **MANDATORY DOCUMENTATION**

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

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

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

2. **ADDITIONAL DOCUMENTATION**

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

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

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



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

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

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 188404 | FOLIO 4 |
| EDITION 2 | DATE OF ISSUE 30-Apr-2025 |

SEARCH DATE : 18-Aug-2025

SEARCH TIME : 09.29 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 4 on Sealed Plan [188404](#)

Derivation : Part of 700 Acres Located to E.S.P. Bedford

Prior CT [15614/22](#)SCHEDULE 1

[N248327](#) TRANSFER to SAM BRETT WILLIAMS and KIRBY ALLANA
WILLIAMS Registered 30-Apr-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[188404](#) EASEMENTS in Schedule of EasementsSP[188404](#) FENCING COVENANT in Schedule of EasementsSPD [131](#) FENCING COVENANT in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

| | | |
|---|---|--|
| <p>OWNER: DEREK ALBERT FINDLAY</p> <p>FOLIO REFERENCE: 15614/22</p> <p>GRANTEE: Part of 700 Acres Located to Edward Samuel Pickard Bedford.</p> | <p>PLAN OF SURVEY</p> <p>BY SURVEYOR: JUSTIN RICHARD JOHN LEGG of VERIS AUSTRALIA PTY LTD 2-8 KIRKSWAY PLACE BATTERY POINT 7004 PH 6232 0407 MOB 0409 602 598</p> <p>LOCATION: CITY OF CLARENCE</p> <p>SCALE 1:900 LENGTHS IN METRES</p> | <p>REGISTERED NUMBER SP188404</p> <p>APPROVED EFFECTIVE FROM 13 FEB 2025</p> <p><i>Reun</i> Recorder of Titles</p> |
|---|---|--|

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

6
1.732ha

MANNATA STREET

100 ROAD

100 205m²

1 561m² 2 561m² 3 561m² 4 562m² 5 561m²

SEE ANNEXURE SHEET #2

DRAINAGE EASEMENT 'A' 3.00 WIDE

DRAINAGE EASEMENT 'B' 3.00 WIDE

DRAINAGE EASEMENT 3.02 WIDE (SPD131)

DRAINAGE EASEMENT 1.83 WIDE (SPD131)

DRAINAGE EASEMENT 3.02 WIDE (SPD131)

SEE ANNEXURE SHEET #1

Justin Legg
Registered Land Surveyor

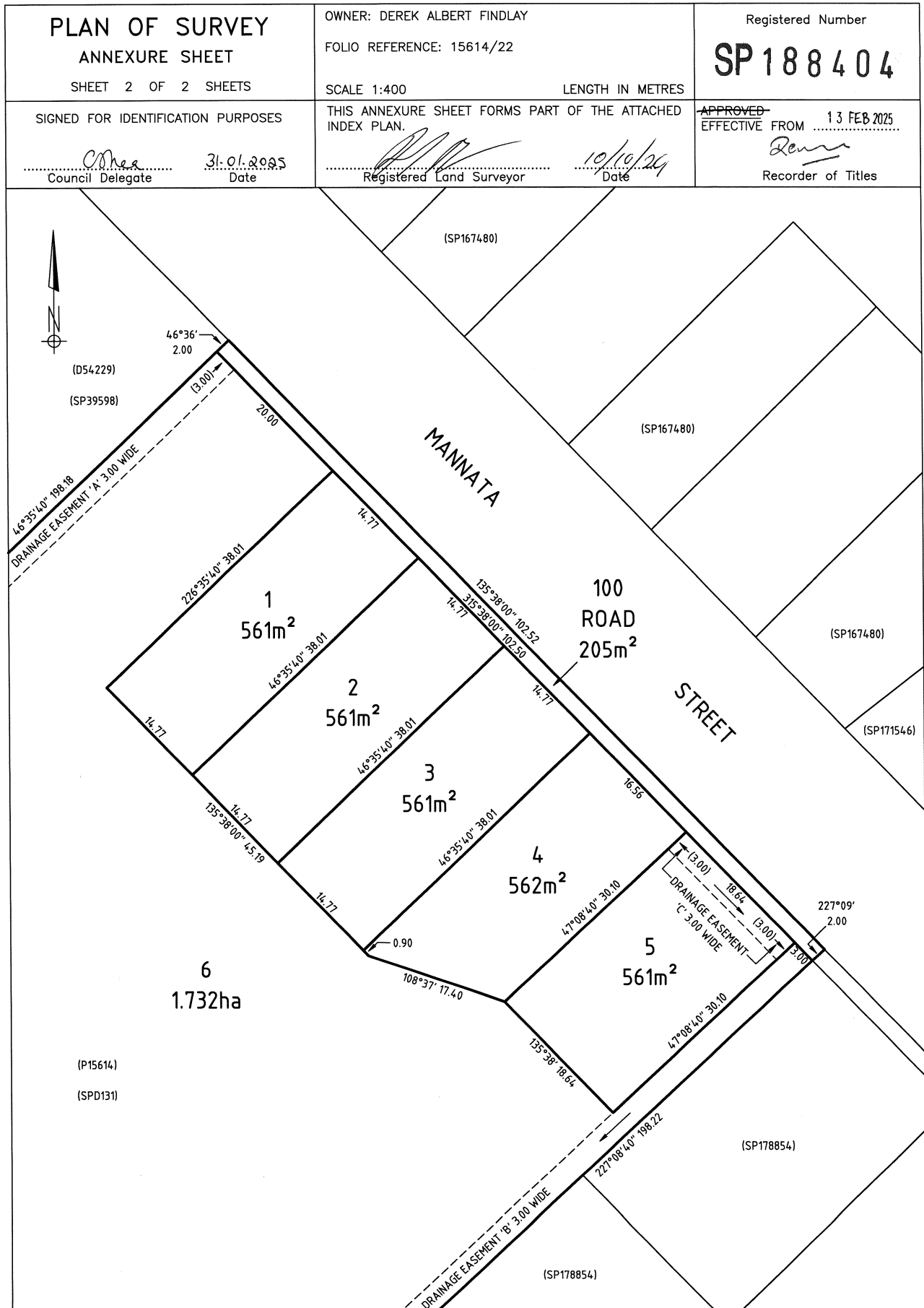
10/10/24
Date

C. O'Keefe
Council Delegate

31.01.2025
Date

Shea
Date

| | | |
|--|---|--|
| <p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p> | <p>OWNER: DEREK ALBERT FINDLAY FOLIO REFERENCE: 15614/22 SCALE 1:1500 LENGTH IN METRES</p> | <p>Registered Number SP188404</p> |
| <p>SIGNED FOR IDENTIFICATION PURPOSES <i>C. Mea</i> 31.01.2025 Council Delegate Date</p> | <p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 10/10/24 Registered Land Surveyor Date</p> | <p>APPROVED EFFECTIVE FROM 13 FEB 2025 <i>[Signature]</i> Recorder of Titles</p> |



| | |
|--|--|
| SCHEDULE OF EASEMENTS | Registered Number SP188404 |
| NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | |

PAGE 1 OF 2 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

Lot 5 on the Plan is SUBJECT TO a right of drainage in gross in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT 'C' 3.00 WIDE' on the Plan.

Lot 6 on the Plan is SUBJECT TO a right of drainage (appurtenant to Lots 20 and 21 on S.P.D No. 131) over the land marked 'DRAINAGE EASEMENT 3.02 WIDE (SPD131) H.A.' on the Plan.

Lot 6 on the Plan is SUBJECT TO a right of drainage in gross in favour of The Warden of Councillors and Electors of the Municipality of Clarence over the land marked 'DRAINAGE EASEMENT 3.02 WIDE (SPD131) H.A.' on the Plan.

Lot 6 on the Plan is SUBJECT TO a right of drainage in gross in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT 'A' 3.00 WIDE' on the Plan.

Lot 6 on the Plan is SUBJECT TO a right of drainage in gross in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT 'B' 3.00 WIDE' on the Plan.

Lots 1 – 6 (inclusive) and 100 on the Plan are TOGETHER WITH a right of drainage over the land marked ~~'A.B.C.D.E.F.G.' and 'K.I.J.L.' on Plan no. 15614~~ DRAINAGE EASEMENT 1.83 WIDE ABCDEF, DRAINAGE EASEMENT 3.02 WIDE FG & DRAINAGE EASEMENT 3.02 WIDE KIJL on the Plan.

FENCING PROVISION COVENANT

CKT 131425 CAITLIN ROUSSANT
SOLICITOR FOR THE DEVELOPER

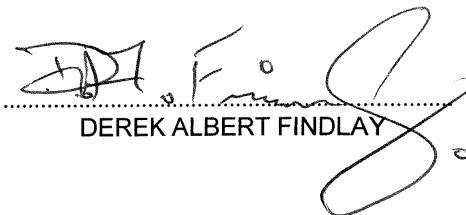
The owner of each Lot on the Plan covenants with Derek Albert Findlay (the Vendor) that the Vendor shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|--|--|
| SUBDIVIDER: DEREK ALBERT FINDLAY FOLIO REF: C/T 15614/22 SOLICITOR: BUTLER McINTYRE & BUTLER (CKT241968) | PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 31 st January 2025 PDPLANPMTD - 2021/ Ref No. 022871 Council Delegate <i>C. Shea</i> |
| NOTE: The Council Delegate must sign the Certificate for the purposes of identification. | |

| | |
|---|---------------------------------------|
| ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES | Registered Number SP 188404 |
| SUBDIVIDER: DEREK ALBERT FINDLAY FOLIO REFERENCE: C/T 15614/22 | |

SIGNED by DEREK ALBERT FINDLAY the
registered proprietor of the land contained in
Certificate of Title Volume 15614 Folio 22 in the
presence of:


DEREK ALBERT FINDLAY

Witness(Signature): 

(Print Full Name): MICHAEL FIGG

(Full Postal Address): 506 SEYMOUR ROAD

LAUNCESTON TAS 7021

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

P I N N Δ C L E

PINNACLE



Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

62 Mannata Street, Lauderdale 7021

| | | | |
|-----------------------------|---|-----------------------------|---------------------|
| Owner(s) or Clients | Sam & Kirby Williams | Title Reference | 188404/4 |
| Building Classification | 1a | Zoning | General Residential |
| Designer | Jason Nickerson CC6073Y | Land Size | 562m ² |
| Total Floor Area (Combined) | 238.62m ² Deck 20.62m ² | Design Wind Speed | N2 |
| Alpine Area | N/A | Soil Classification | P |
| Other Hazards | Flood Prone Area, Coastal Inundation Area, Airport Obstacle Limitation Area | Climate Zone | 7 |
| | | Corrosion Environment | Medium |
| | | Bushfire Attack Level (BAL) | Low |

(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)

| Changes List | | | |
|--------------|-----------------------|------|----------|
| Issue | Description of change | Date | Designer |

| ID | Sheet Name | Issue |
|------|------------------------|---------|
| A.01 | Site Plan | DA - 01 |
| A.02 | Floor Plan | DA - 01 |
| A.03 | Elevations | DA - 01 |
| A.04 | Elevations | DA - 01 |
| A.05 | Roof Plan | DA - 01 |
| A.06 | Electrical Plan | DA - 01 |
| A.07 | Door & Window Schedule | DA - 01 |

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant

Surface Water Drainage

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

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

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

Subsoil Drainage

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

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

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

Note

All driveway pits and grate drains to be **Class B**.

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

PINNACLE

PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
Licence: CC6073Y

Site Plan

Revision:
Approved by:

DA - 01
JD

Scale:
1:200 @ A3
Pg. No:
A.01

Proposal: New Dwelling
Client: Sam & Kirby Williams
Address: 62 Mannata Street, Lauderdale 7021

Date: 03/07/2025
 Drawn by: JD
 Job No: Pinn 023-2025
 Engineer: TBA
 Building Surveyor: TBA

| Issue | Date | Designer |
|---|------|----------|
| NOTE: Refer to cover page for further details on changes. | | |



Site Areas

| | |
|---------------------|----------------------|
| Site Area | 562 m ² |
| Building Footprint | 259.26m ² |
| Total Site Coverage | 46.13% |

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- A

P
- Access Panel
- AJ
- Articulation Joint
- SA
- Smoke Alarm

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

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

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

Note: Safe Movement & Egress

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

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

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

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

Heights of rooms & other spaces

10.3.1 of NCC 2022

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

(a) in a *habitable room* excluding a kitchen - 2.4 m; and

(b) in a kitchen - 2.1 m; and

(c) in a corridor, passageway or the like - 2.1 m; and

(d) in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and

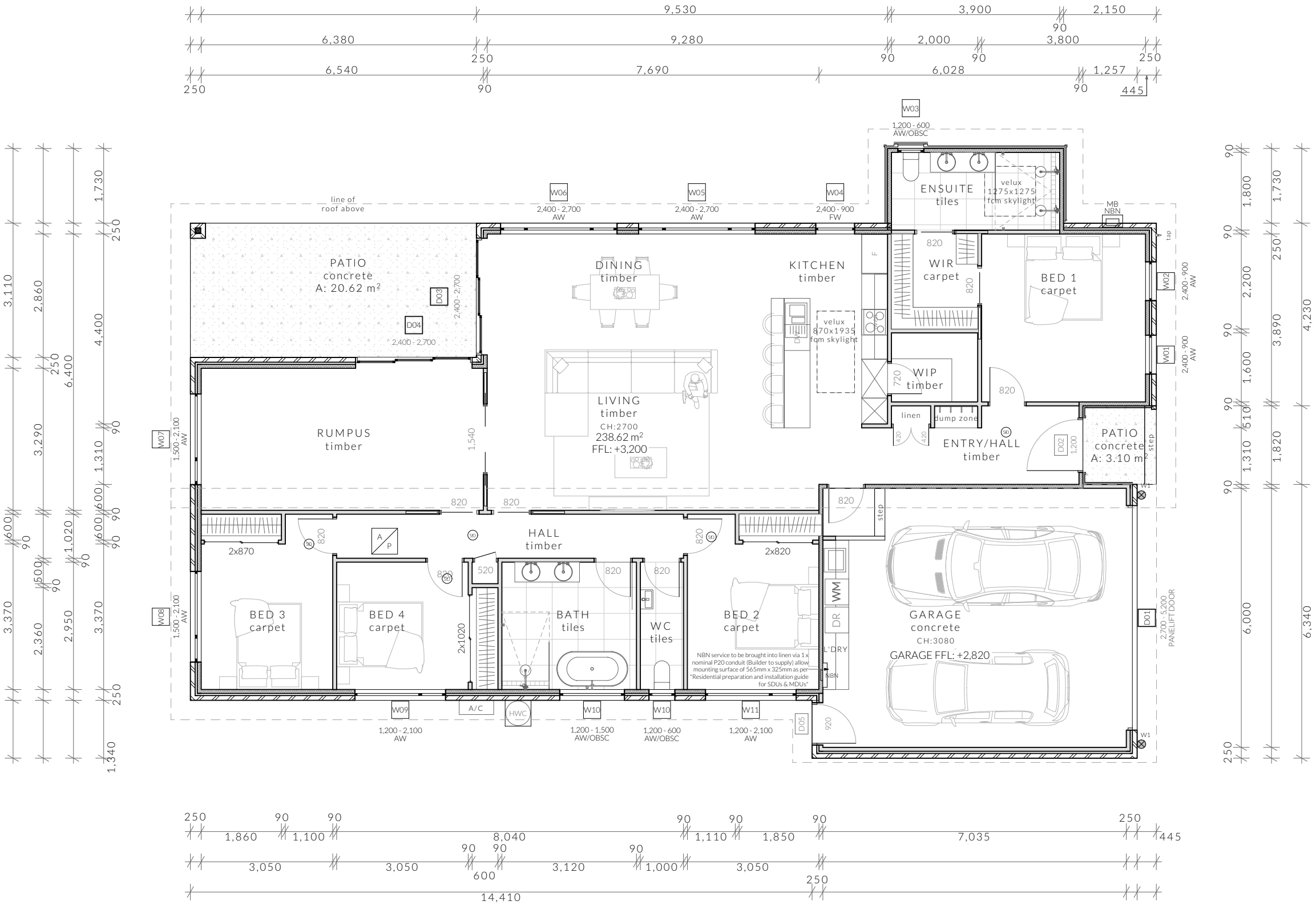
(e) in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items



(f) in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

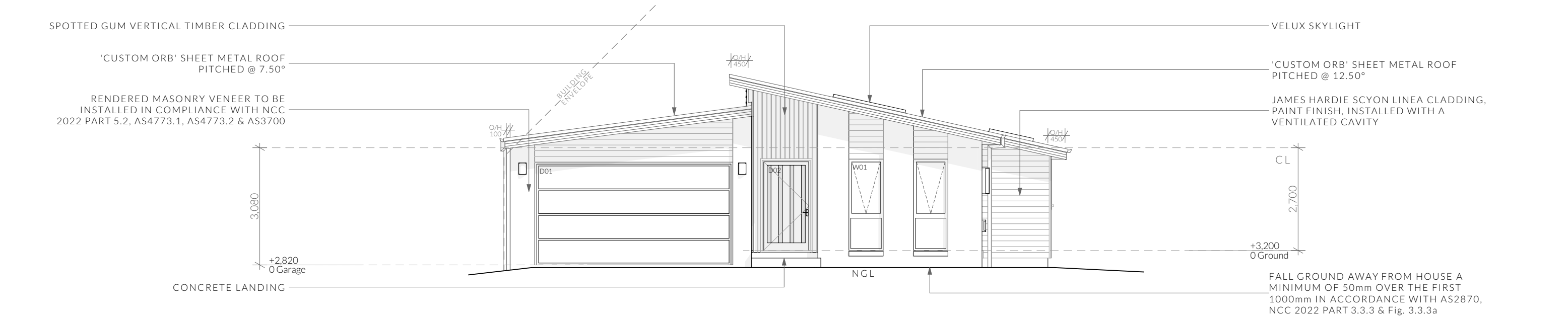
If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

Floor Areas

Total Floor Area 238.62m²
Deck 20.62m²

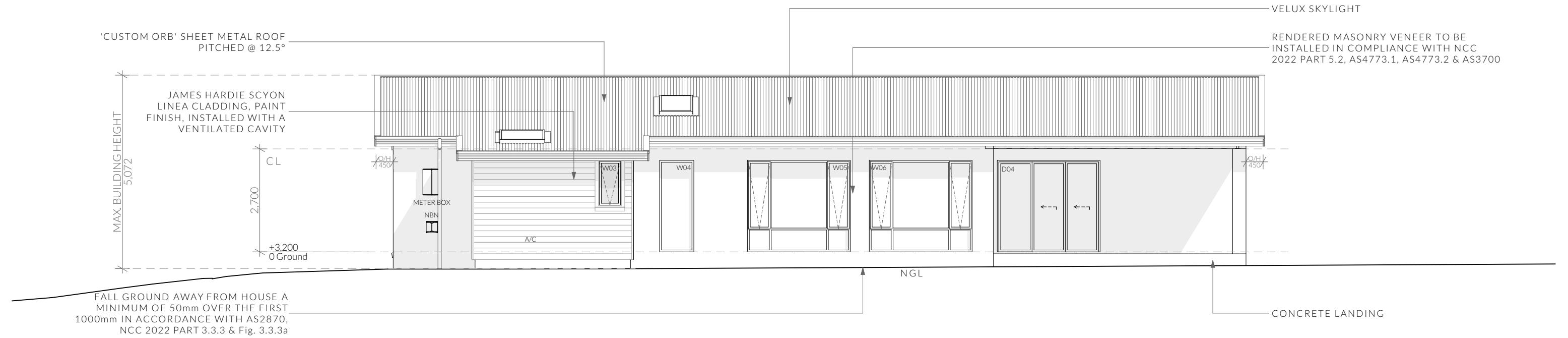


| PINNACLE | PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y | Floor Plan | Revision: DA - 01 Approved by: JD | Scale: 1:100 @ A3 Pg. No: A.02 | Proposal: New Dwelling Client: Sam & Kirby Williams Address: 62 Mannata Street, Lauderdale 7021 | Date: 03/07/2025 Drawn by: JD Job No: Pinn 023-2025 Engineer: TBA Building Surveyor: TBA | <table><tr><th>Issue</th><th>Date</th><th>Designer</th></tr><tr><td colspan="3">NOTE: Refer to cover page for further details on changes.</td></tr></table> | Issue | Date | Designer | NOTE: Refer to cover page for further details on changes. | | | <div><p>These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.</p><div><p>BDDA BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</p></div></div> |
|----------|--|------------|--------------------------------------|-----------------------------------|---|--|---|-------|------|----------|---|--|--|--|
| | Issue | | Date | Designer | | | | | | | | | | |
| | NOTE: Refer to cover page for further details on changes. | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | |



East Elevation

1:100



North Elevation

1:100


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

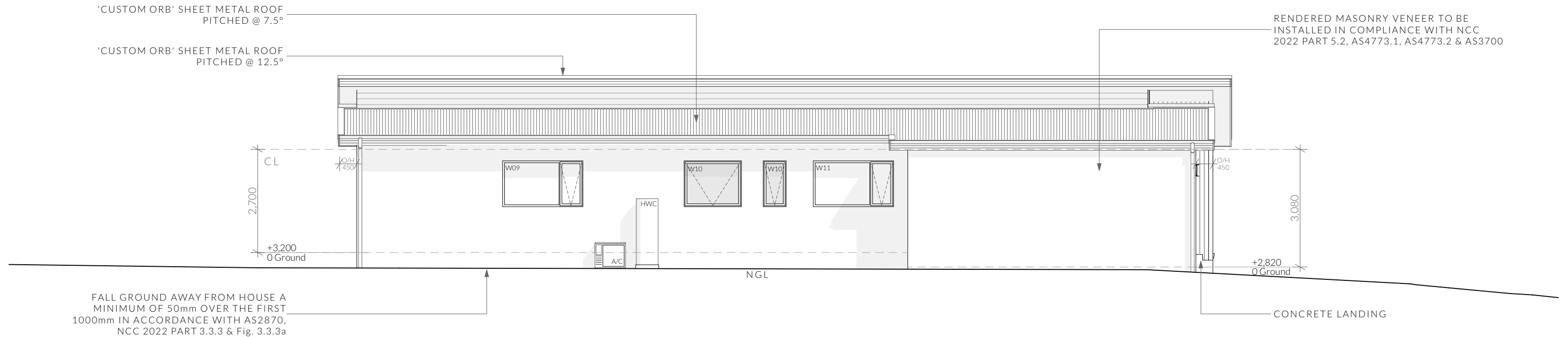
Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

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

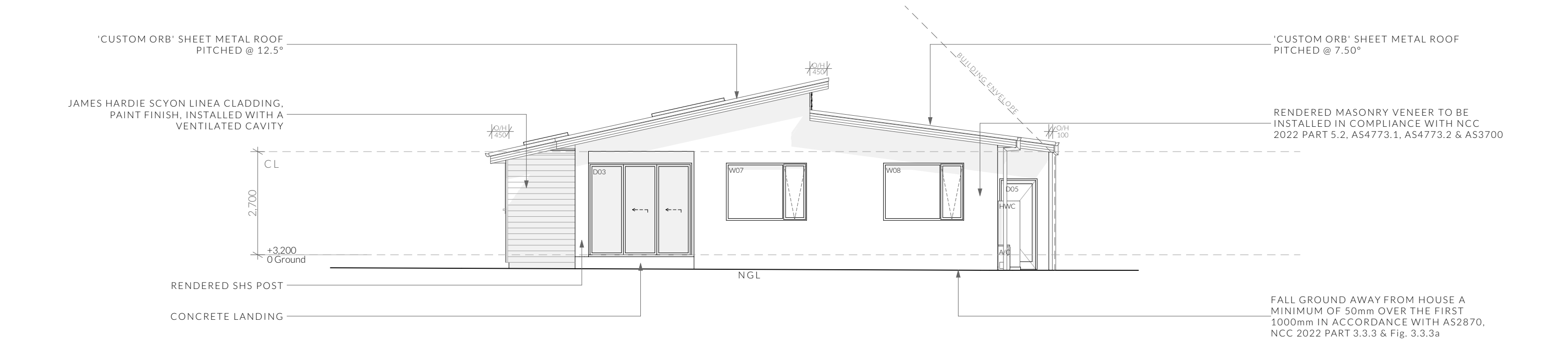
All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

| P I N N A C L E | PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y | Elevations | Scale: 1:100 @ A3 Pg. No: A.03 | Proposal: New Dwelling Client: Sam & Kirby Williams Address: 62 Mannata Street, Lauderdale 7021 | Date: 03/07/2025 Drawn by: JD Job No: Pinn 023-2025 Engineer: TBA Building Surveyor: TBA | <table><tr><th>Issue</th><th>Date</th><th>Designer</th></tr><tr><td colspan="3">NOTE: Refer to cover page for further details on changes.</td></tr></table> | Issue | Date | Designer | NOTE: Refer to cover page for further details on changes. | | | <div><p>These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings.</p><p>ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.</p></div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> |
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| | Revision: DA - 01 | | | | | | | | | | | | |
| | Approved by: JD | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |



South Elevation

1:100



West Elevation

1:100

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

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

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

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

| | | | | | | | | | |
|---------------------|--|--|---|--|---|------------------|-----------------|---------------------|---|
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Part 10.8.3

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

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

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

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

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

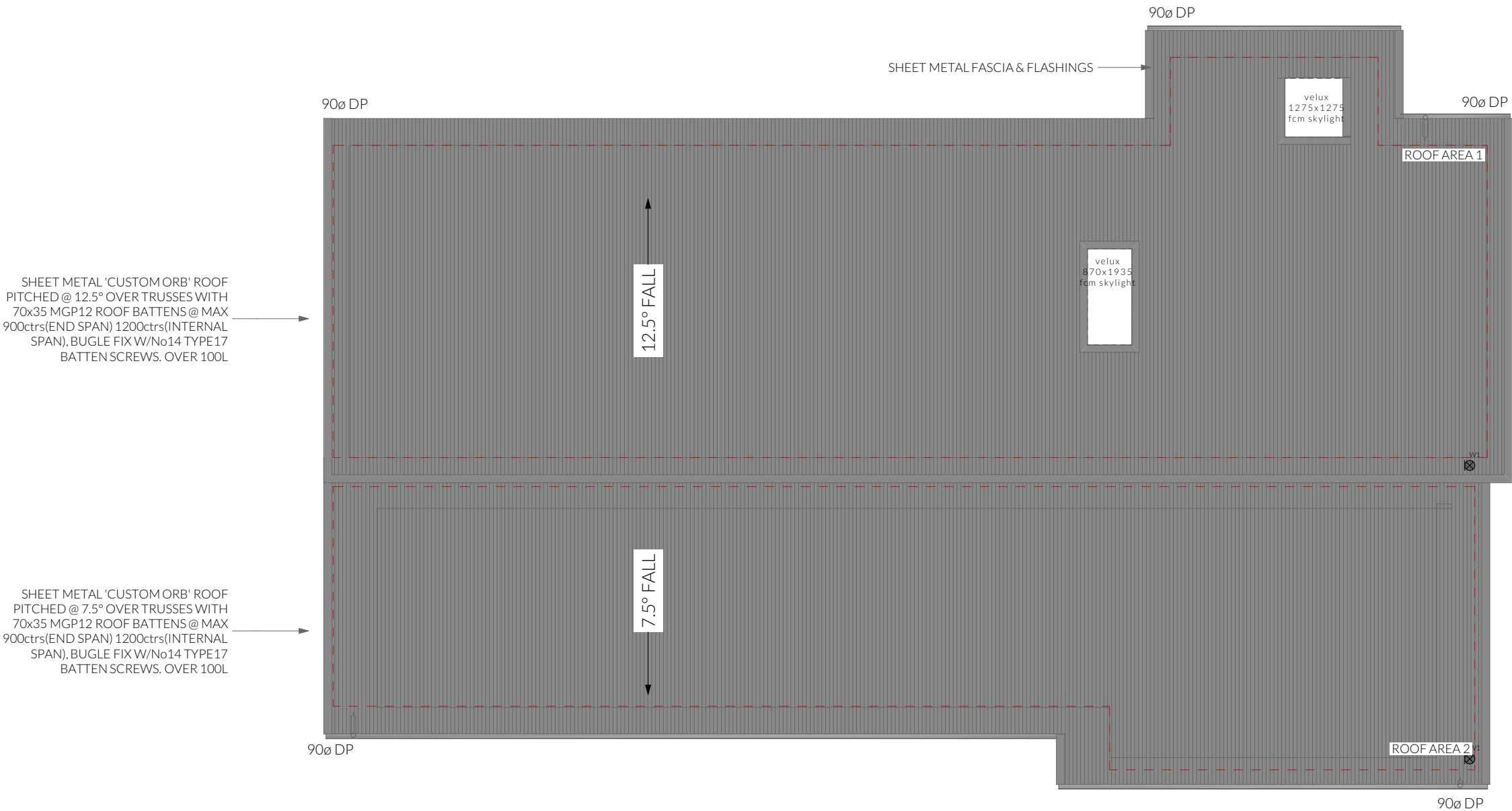
SHEET METAL 'CUSTOMORB' ROOF
PITCHED @ 12.5° OVER TRUSSES WITH
70x35 MGP12 ROOF BATTENS @ MAX
900ctrs(END SPAN) 1200ctrs(INTERNAL
SPAN), BUGLE FIX W/No14 TYPE17
BATTEN SCREWS. OVER 100L

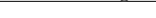
SHEET METAL 'CUSTOMORB' ROOF
PITCHED @ 7.5° OVER TRUSSES WITH
70x35 MGP12 ROOF BATTENS @ MAX
900ctrs(END SPAN) 1200ctrs(INTERNAL
SPAN), BUGLE FIX W/No14 TYPE17
BATTEN SCREWS. OVER 100L

| ROOF PITCH | VENTILATION OF OPENINGS (TABLE 10.8.3) |
|---------------|--|
| <10° | 25,000 mm ² /m provided at each of two opposing ends |
| >10° AND <15° | 25,000 mm ² /m provided at the eaves and 5,000 mm ² /m at high level |

(1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.

(2) For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.



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ELECTRICAL LEGEND - Lower Floor

| Symbol | Description | Allowance | Quantity |
|---|---|-------------|----------|
| 1.500H DATA- CAT 6 (RJ45) - 1 GANG | DATA- CAT 6 (RJ45) - 1 GANG | | 1 |
| 1.500H DATA- TV CONNECTION | DATA- TV CONNECTION | | 3 |
| FAN - 3 IN 1 (4 LAMP) | FAN - 3 IN 1 (4 LAMP) | 10W (LIGHT) | 2 |
| FAN - CEILING - EXHAUST | FAN - CEILING - EXHAUST | | 4 |
| GPO - (1) SINGLE | GPO - (1) SINGLE | | 1 |
| GPO - (2) DOUBLE | GPO - (2) DOUBLE | | 32 |
| GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH) | GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH) | | 1 |
| GPO - WEATHER PROOF DOUBLE | GPO - WEATHER PROOF DOUBLE | | 1 |
| LIGHT - CEILING - DOWNLIGHT RECESSED | LIGHT - CEILING - DOWNLIGHT RECESSED | 10W | 38 |
| LIGHT - CEILING - PENDANT - LED STRIP 2000L | LIGHT - CEILING - PENDANT - LED STRIP 2000L | 20W (LM) | 1 |
| SWITCH - LIGHT 1 GANG | SWITCH - LIGHT 1 GANG | | 9 |
| SWITCH - LIGHT 2 GANG | SWITCH - LIGHT 2 GANG | | 5 |
| SWITCH - LIGHT 3 GANG | SWITCH - LIGHT 3 GANG | | 1 |

Smoke Alarms Part 9.5 of NCC 2022

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

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

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

Note: Exhaust Fans

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

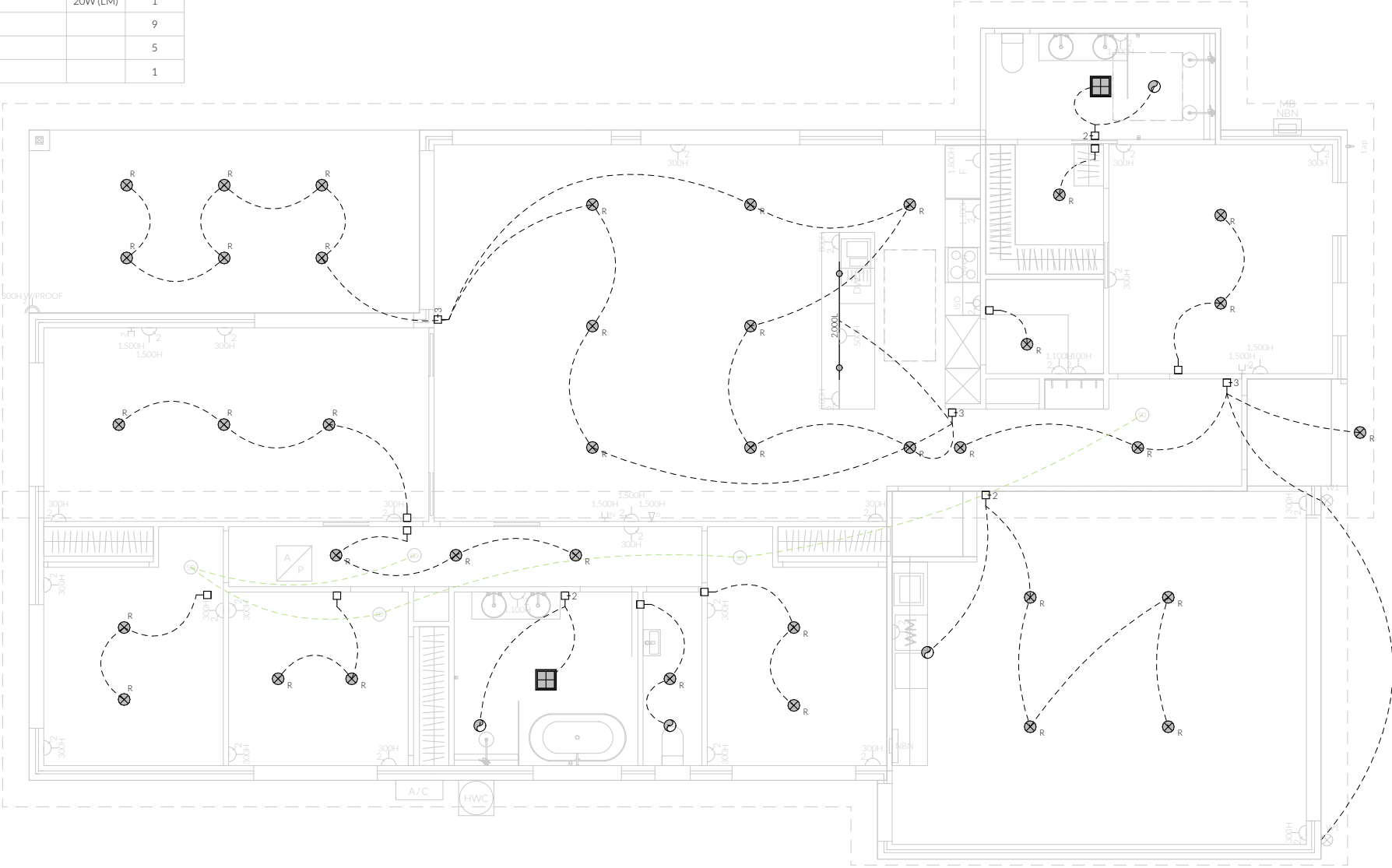
Note: Lighting

- Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
- 5W/m² in class 1a dwellings
 - 4W/m² to veranda, balcony or the like
 - 3W/m² in a class 10a dwelling associated with the class 1a dwelling

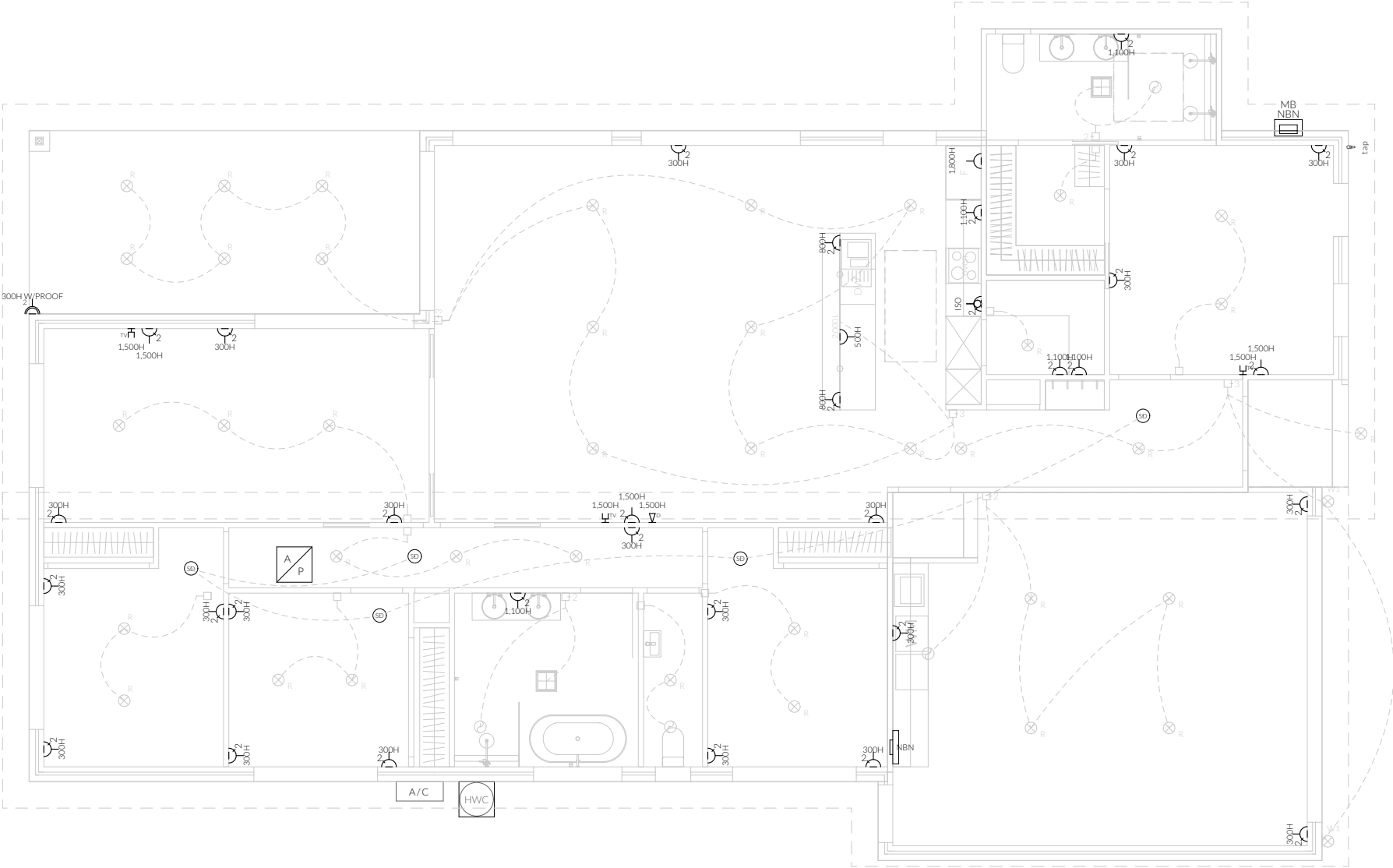
U.N.O - All downlights are to be Insulation Contact (IC) rated.

Preparation for future Solar Installation:

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



Electrical Plan - Light/Reflected Ceiling



Electrical Plan - Power

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Electrical Plan

Revision: DA-01
Approved by: JD

Scale: @ A3
Pg. No: A.06

Proposal: New Dwelling
Client: Sam & Kirby Williams
Address: 62 Mannata Street, Lauderdale 7021

Date: 03/07/2025
Drawn by: JD
Job No: Pinn 023-2025
Engineer: TBA
Building Surveyor: TBA



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Issue Date Designer

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|---------------|-------------|----|------|-----|-----|-----|------|-----|-----|--------|
| External View | ID | CL | D01 | D02 | D03 | D04 | D05 | W01 | W02 | W03 |
| | | | | | | | | | | |
| | Sill Height | | -380 | 0 | 0 | 0 | -380 | 0 | 0 | 1,200 |
| Notes | | | | | | | | | | OBSURE |

| | | | | | | | | | | | |
|---------------|-------------|----|-----|-----|-----|-----|-----|-------|-------|--------|--------|
| External View | ID | CL | W04 | W05 | W06 | W07 | W08 | W09 | W10 | W10 | W11 |
| | | | | | | | | | | | |
| | Sill Height | | 0 | 0 | 0 | 900 | 900 | 1,200 | 1,200 | 1,200 | 1,200 |
| Notes | | | | | | | | | | OBSURE | OBSURE |

Glazing

All glazing must comply with Section 8 of NCC Vol II 2022.

- Windows must be installed in accordance with the following:
- (a)Structural building loads must not be transferred to the window assembly.
 - (b)A minimum 10 mm gap must be provided between the top of the window assembly and any loadbearing framing or masonry wall element.
 - (c)The requirements of (b) may be increased where necessary to allow for frame settlement over wide openings.
 - (d)Packing, if provided between each window assembly and the frame, must be-
 - (i)located along each side and bottom; and
 - (ii)fixed to ensure the sides and bottom of the window assembly remain straight; and
 - (iii) clear of any flashing material.

If a door, side panel or panel is capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible with an opaque band not less than 20 mm in height located so that-

- (a)the upper edge is not less than 700 mm above the floor; and
- (b)the lower edge is not more than 1.2 m above the floor.

Refer to Part 8.4.7 for exemptions.

Glazing - 52mm Double Glazed (clear)


All windows & doors to be glazed with the minimum following values:

| Window Type | U-Value | SHGC |
|-------------|---------|------|
| Awning | 4.1 | 0.57 |
| Fixed | 3.2 | 0.67 |

Values based on products from Clark Windows. Where Argon Gas is specified the U-Value is reduced by 0.1 across all products.

Important Note

- Glazing to be Reduced- or low-reflectivity glass (0–10% reflectivity) wherever possible. Alternative options are set out in Section 4.2.3 Bird-friendly applications: micro scale of the Minimizing the Swift Parrot Collision Threat where unable to meet the reduced or low-reflectivity glass option.
- Some of these examples are:
- installing internal screens as close to the glass as possible so as to maximise the noise projected through the window
 - attaching external screens to operable windows; (applicable in bushfire prone areas)
 - attaching exterior decorative grilles, provided the sections are less than 28 cm wide (10 cm/handprint width being optimal);

| | | | | | | | | | |
|----------|--|------------------------|--|---|--|-------|------|----------|---|
| PINNACLE | PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y | Door & Window Schedule | Scale: @ A3 Pg. No: A.07 | Proposal: New Dwelling Client: Sam & Kirby Williams Address: 62 Mannata Street, Lauderdale 7021 | Date: 03/07/2025 Drawn by: JD Job No: Pinn 023-2025 Engineer: TBA Building Surveyor: TBA | Issue | Date | Designer | <div>These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.</div> <div> bdga BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> |
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