



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056010

PROPOSAL: Two Multiple Dwellings (One New & One Existing)

LOCATION: 25 Morrisby Court, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 08 December 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 December 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 08 December 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 25 Morrisby Court

Suburb/Town Rokeby

Postcode 7019

Current
Owners/s:

Applicant:

Personal Information Removed

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

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

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

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

Current Use of Site:

Residential Dwelling

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 54691	FOLIO 333
EDITION 8	DATE OF ISSUE 08-Mar-2025

SEARCH DATE : 26-Sep-2025

SEARCH TIME : 12.57 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 333 on Sealed Plan [54691](#) (formerly being SP3473)Derivation : Part of Location to W Atkins and Anor and Part of
9A-3R-2Ps Gtd to B JosephPrior CT [3261/73](#)SCHEDULE 1[N239892](#) TRANSFER to NORMAN STEPHEN DENNIS and JOELLA JANE
DENNIS Registered 08-Mar-2025 at 12.02 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

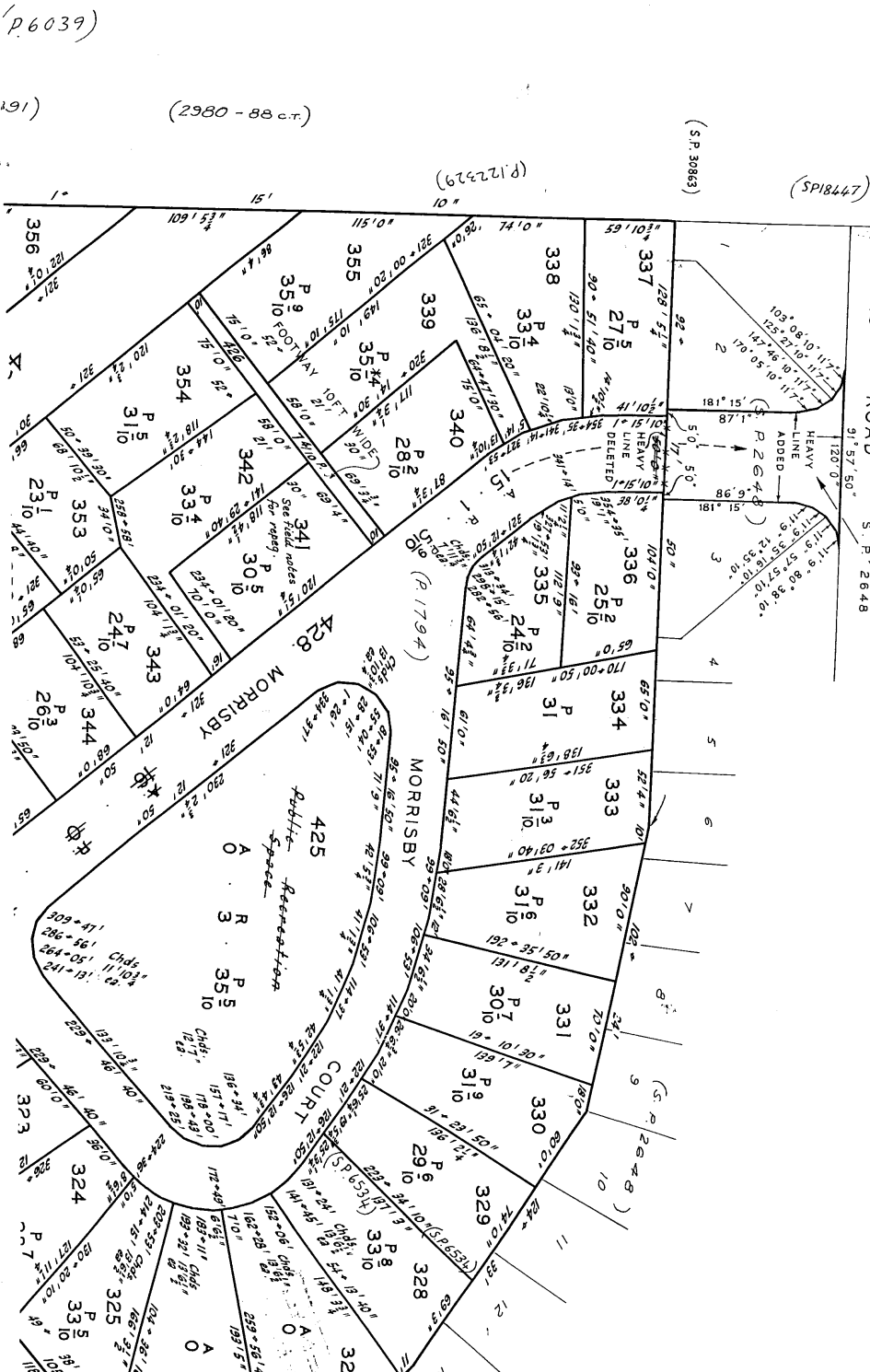
[A421845](#) FENCING PROVISION in Transfer[E408100](#) MORTGAGE to National Australia Bank Limited
Registered 08-Mar-2025 at 12.03 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

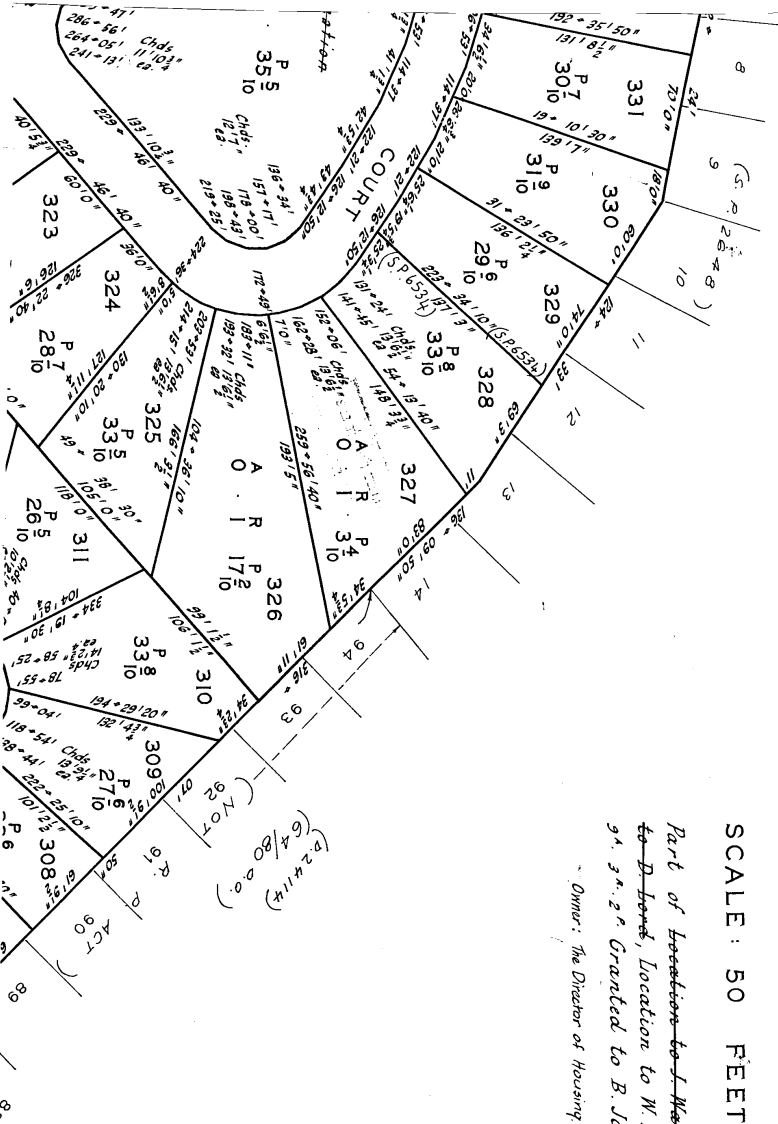
REGISTERED NUMBER
54691

ROKEBY MAIN ROAD

THIS PORTION OF LOT 428 IS COMPILED
FROM S.P. 2648 AND THIS PLAN.



THIS PLAN IS COMPILED
P 28



FOKEBY SUBDIVISION
LAND DISTRICT OF MONMOUTH

PARISH OF CLARENCE

SCALE: 50 FEET TO AN INCH

Part of location to J. Watson ~~located~~ ~~to D. Jones~~ Location to W. Atkins, M. Proctor & Part of
9.34.2.2. Granted to B. Joseph
Owner: The Director of Housing

REGISTERED NUMBER
54691

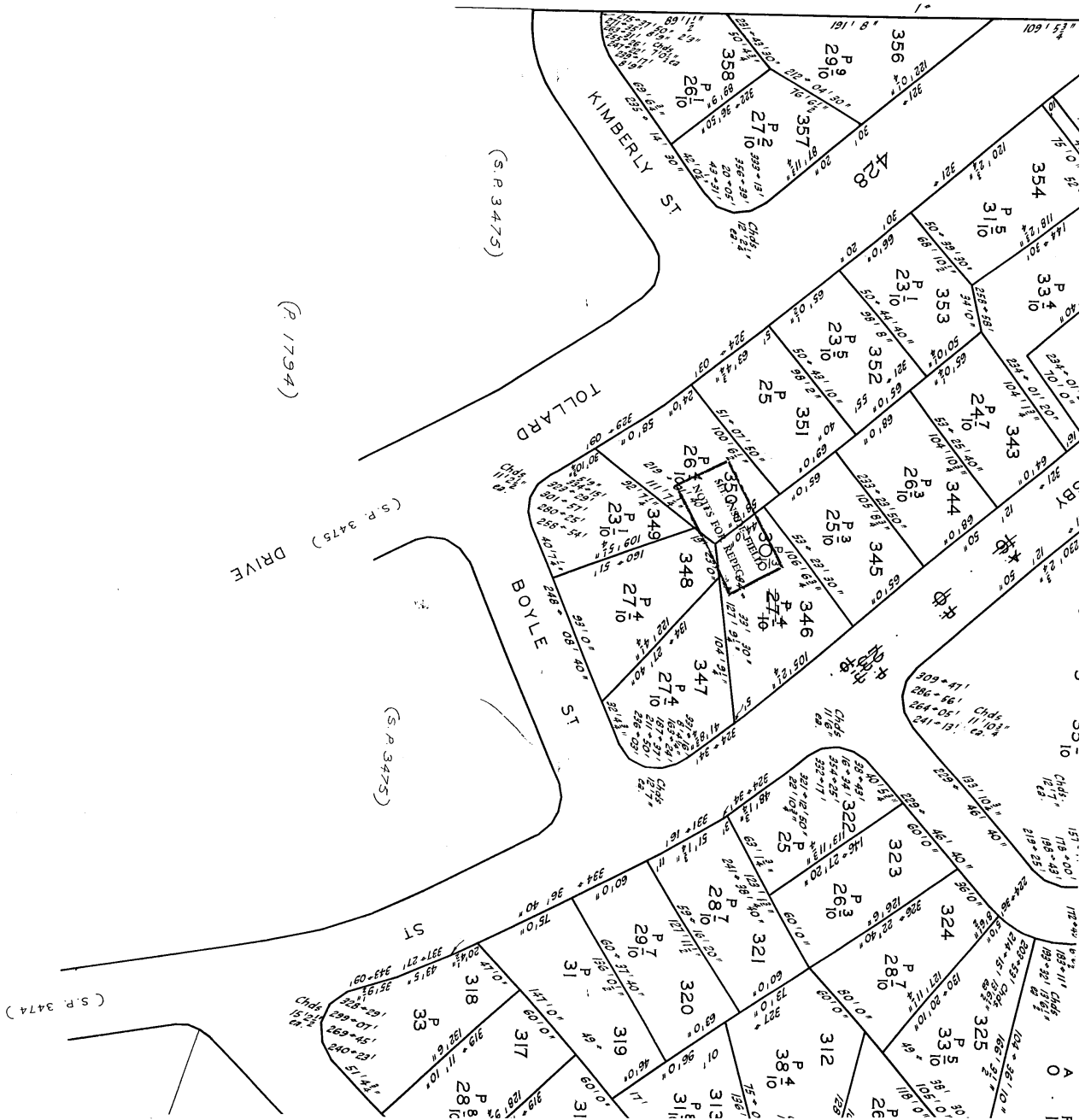
S.P. 3.3.3

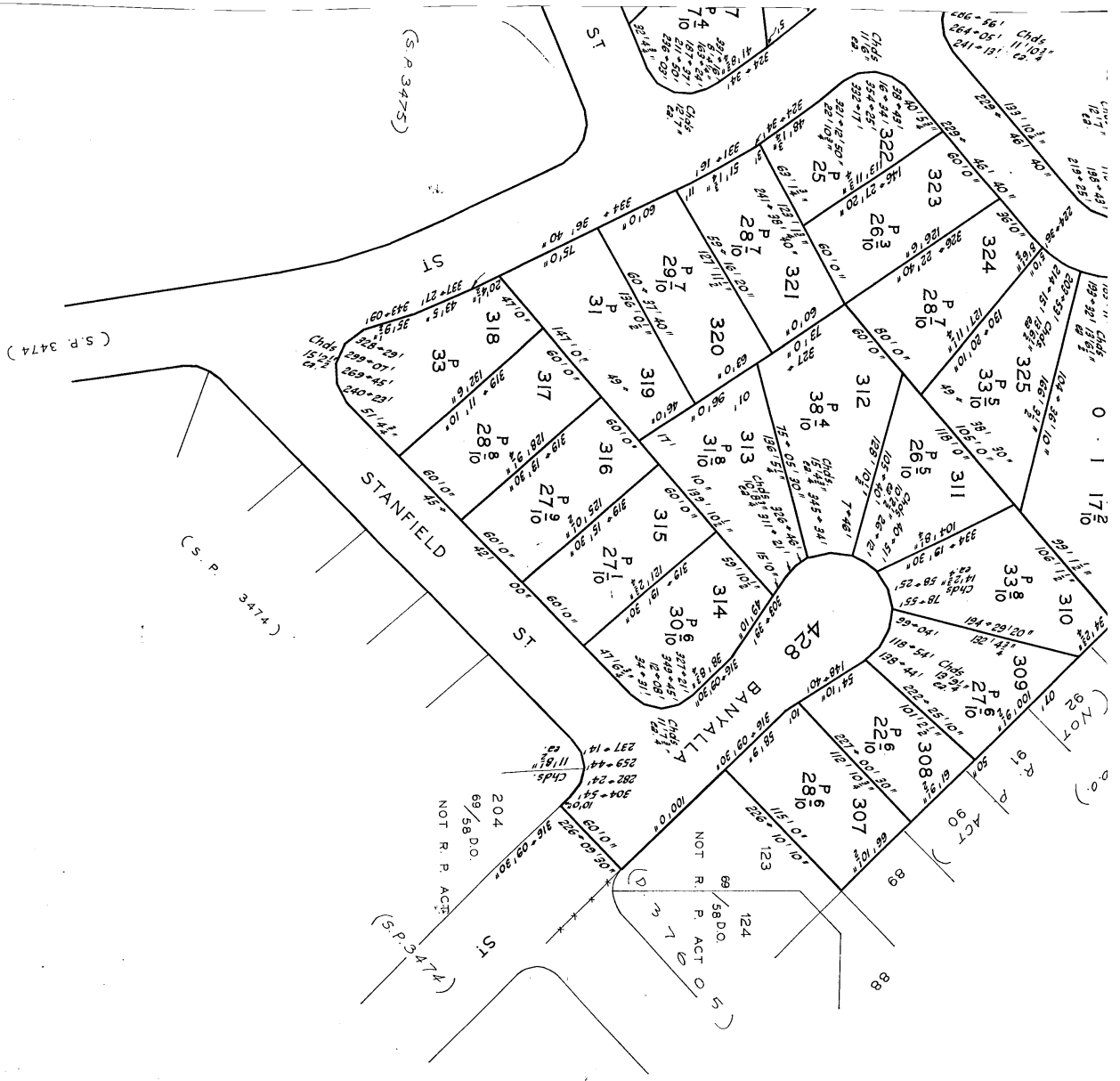
27

S.P. 3473

REGISTERED NUMBER
54691

DATED BY ML 14/11
THEMATICALLY CHECKED ML
APPROVED AS TO BOUNDARIES ML 8-71
ENTERED ON CARD BY ML 18/12





Effective from 23.09.2020
 M. Hoffman
 Recorder of Titles / Registrar of Deeds



Laurence J. Holmes & Hobart
 in, Towns, Registered Surveyors, hereby certify that
 this plan has been made from surveys conducted by me or
 a registered pupil under my personal supervision, inspection,
 and fieldwork, and that both plan and survey are
 correct and have been made in accordance with the
 Land Surveyors By-laws 1986.

Registered Surveyor

REGISTERED NUMBER
54691

(4)

SCHEDULE OF EASEMENTS

PLAN NO.

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

S.P.3473

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

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

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



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


CROWN SOLICITOR

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

SUBDIVISION comprising part of the land in

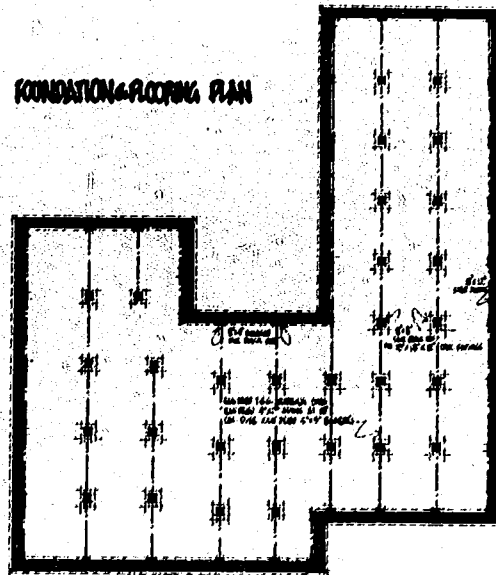
CERTIFICATE OF TITLE VOLUME FOLIO
(Insert Title Reference)

Sealed by on 19

.....
Council Clerk/Town Clerk

COUNCIL/CD/75

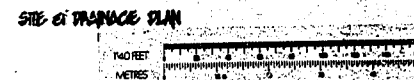
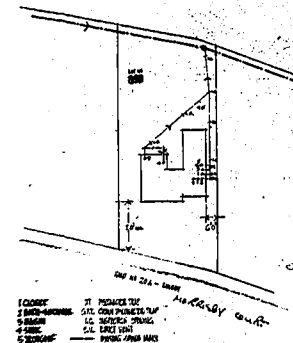
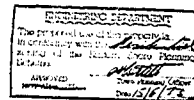
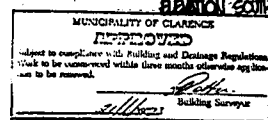
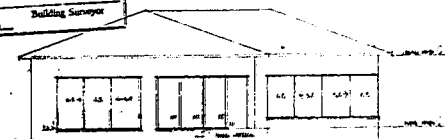
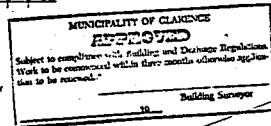
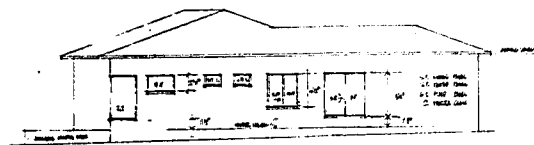
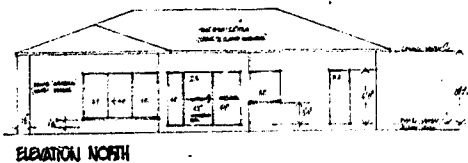
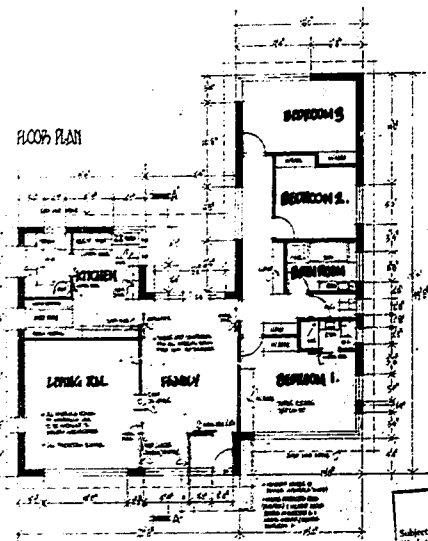
FOUNDATION & FLOORING PLAN



RESIDENCE
LOT 533 - FINEST

FOUNDATION, FLOORING & ELECTRICAL PLAN
JUNE '78

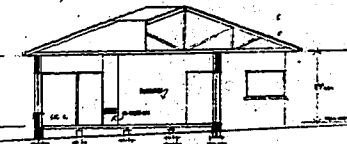
364-73/1



PROPOSED RESIDENCE
LOT 333 - ROAD NO. 20A - POMEROY, MURRISBY C.A.
FOR MR. C. WALTON

WORKING DRAWINGS
ZAP DRAFTING

SCALE 1/8" TO 1' & 1/4" TO 1'
MAY '79 DRAWN I. GUNNERS



364-73/2



Clarence... a brighter place

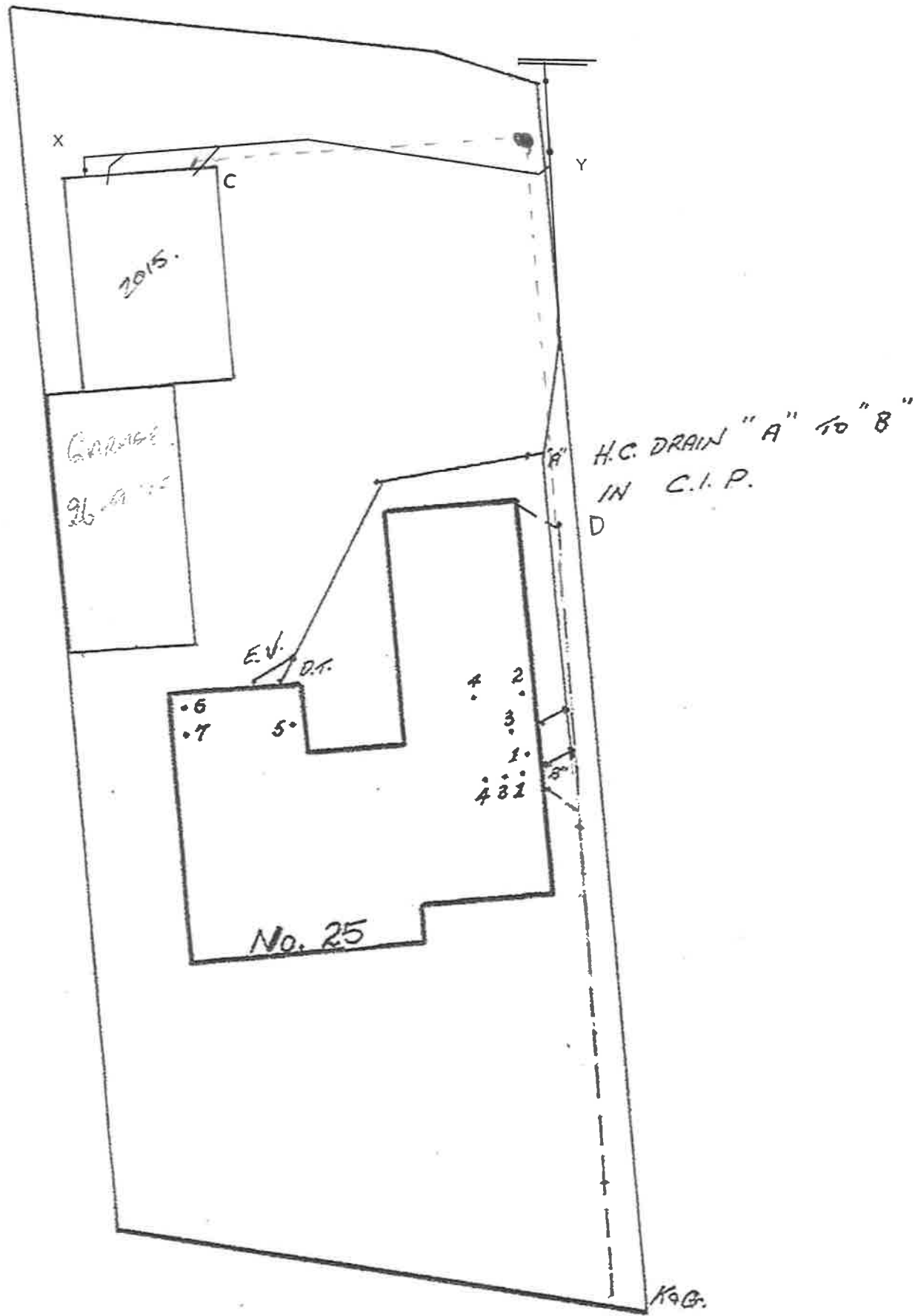
CLARENCE CITY COUNCIL

Sewerage & Storm Water Drainage Plan

No. 1 Closet No. 3 Basin No. 5 Sink No. 7 W. Machine No. 9 Bidet No. 11 Overflow Relief Gully
No. 2 Bath No. 4 Shower No. 6 Trough No. 8 Urinal No. 10 Dish Washer No. 12 Water Stop Tap

Location of Property 25 MORRISBY COURT Owner BYK

Plan No. 7891 B.P. No. 36A-73 Cert. No. _____



This plan has been drawn from records available to Council. No guarantee is given as to its accuracy and the Council accepts no liability for any loss or damage which may arise by reason of any error or misdescription in this plan.

PLUMBER: A. MASON X-Y P HOLLOWAY C-D P HOLLOWAY
DRAINER: F. CARECK —//— Supplied by plumber
TESTED: 16.7.74. 14/7/16 12-9-16
INSPECTOR: P.L.C. N.J.C. Form 33

MODIFIED DATE	SCANNED DATE

1:200

P I N N Δ C L E

PINNACLE

Changes List			
Issue	Description of change	Date	Designer



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

25 Morrisby Court, Rokeby, 7019

Owner(s) or Clients	Malcolm Dennis	Title Reference	54691/333
Building Classification	1a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	792m ²
Total Floor Area (Combined)	210.87m ²	Design Wind Speed	TBA
Alpine Area	N/A	Soil Classification	TBA
Other Hazards	Airport obstacle limitation area, Road or railway attenuation area	Climate Zone	7
		Corrosion Environment	Low
		Bushfire Attack Level (BAL)	Low

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

ID	Sheet Name	Issue
A.01	Existing Location Plan	DA - 01
A.02	Proposed Site Plan	DA - 01
A.03	Floor Plan - Lower	DA - 01
A.04	Floor Plan - Upper	DA - 01
A.05	Elevations	DA - 01
A.06	Elevations	DA - 01
A.07	Roof Plan	DA - 01
A.08	Door & Window Schedule	DA - 01
A.09	Shadow Diagrams 21st June 0900-1100	DA - 01
A.10	Shadow Diagrams 21st June 1200-1400	DA - 01
A.11	Shadow Diagrams 21st June 1500	DA - 01

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor

Site Areas

Site Area	792 m²
Building Footprint	123.81 m²
Total Site Coverage	15.63%



PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Existing Location Plan Revision: DA - 01 Approved by: JD	Scale: 1:250 @ A3 Pg. No: A.01	Proposal: New Dwelling Client: Malcolm Dennis Address: 25 Morrisby Court, Rokeby, 7019	Date: 01/09/2025 Drawn by: CJ Job No: 071-2025 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.			 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.  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
	Issue		Date	Designer									
	NOTE: Refer to cover page for further details on changes.												

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
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- Water Meter
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- Solar Bollard Light
- Spotlight with sensor

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.

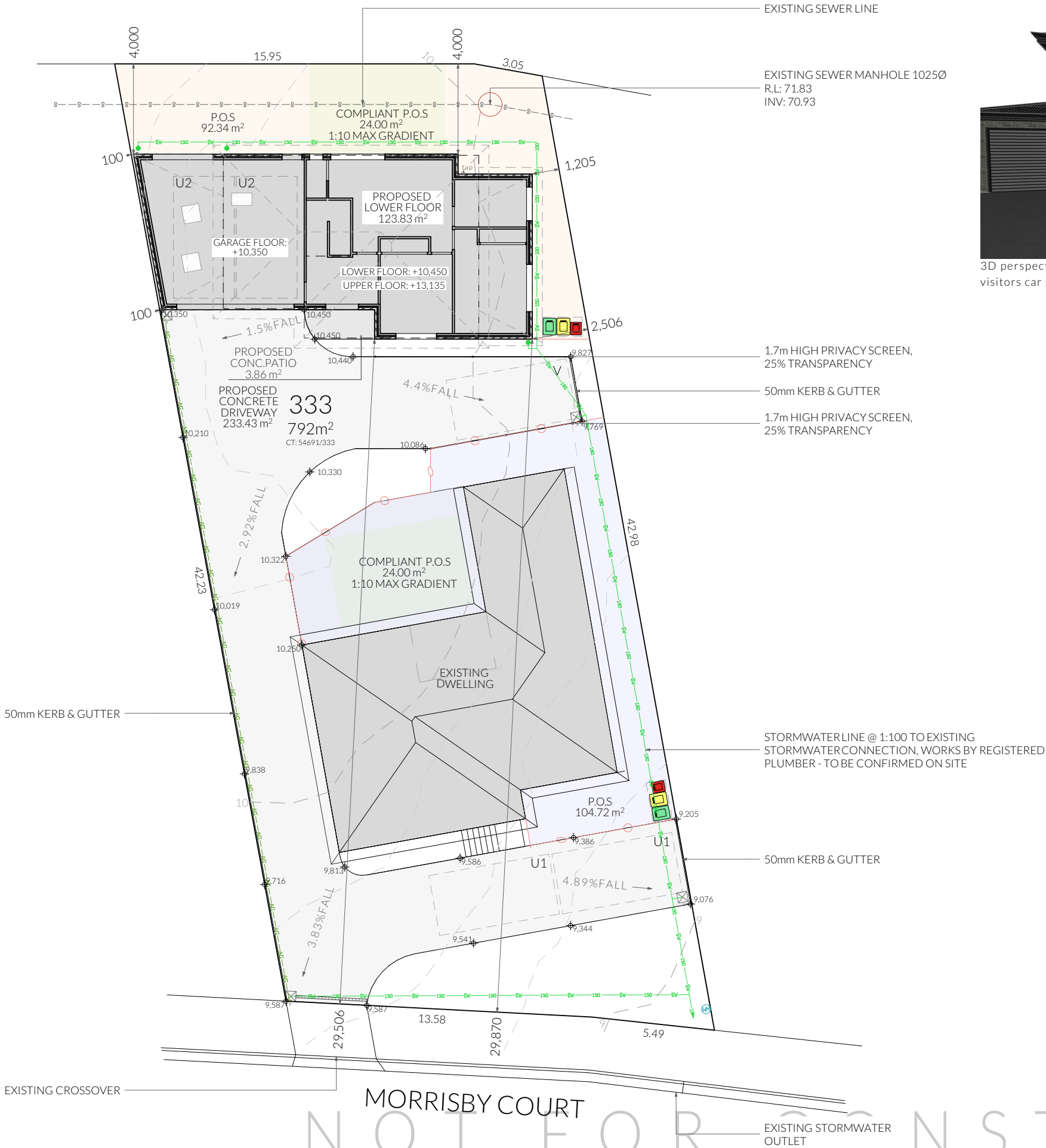
Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (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

Proposed Site Plan

Revision:
Approved by:

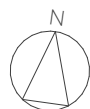
DA - 01
JD

Scale:
1:200, 1:400
Pg. No:
A.02

Proposal: New Dwelling
Client: Malcolm Dennis
Address: 25 Morrisby Court, Rokeby, 7019

Date: 01/09/2025
Drawn by: CJ
Job No: 071-2025
Engineer: TBA
Building Surveyor: TBA

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



Site Areas

Site Area	792 m²
Building Footprint	123.83 m²
Total Site Coverage	15.63%

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bdga
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

- 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

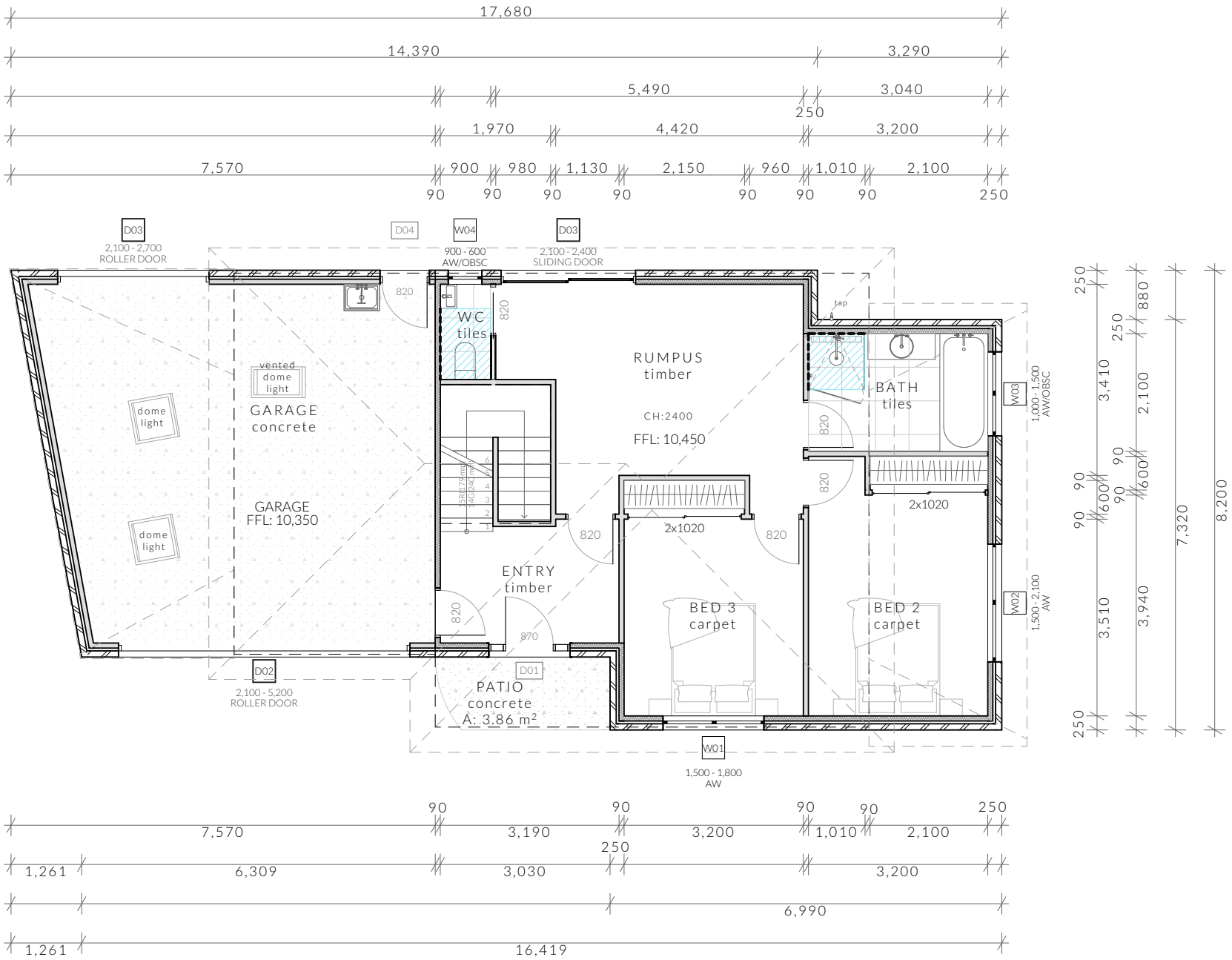
10.3.1 of NCC 2022

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

Lower Floor	123.83m ²
Upper Floor	87.04m ²
Total Floor Area	210.87m ²



-
- BATTS TO WALL
-
- SOUND INSULATION

Compliant bracing for livable housing standards - black dashed line represents location of reinforcement materials.

In accordance with the Livable Housing Provisions, acceptable options for reinforcement material include noggings with a minimum thickness of 25mm or structural-grade plywood with a minimum thickness of 12mm.

Please refer to Livable Housing Provisions 2022 for information

A

P

Access Panel

AJ

Articulation Joint

SA

Smoke Alarm

- BATTS TO WALL

- SOUND INSULATION

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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

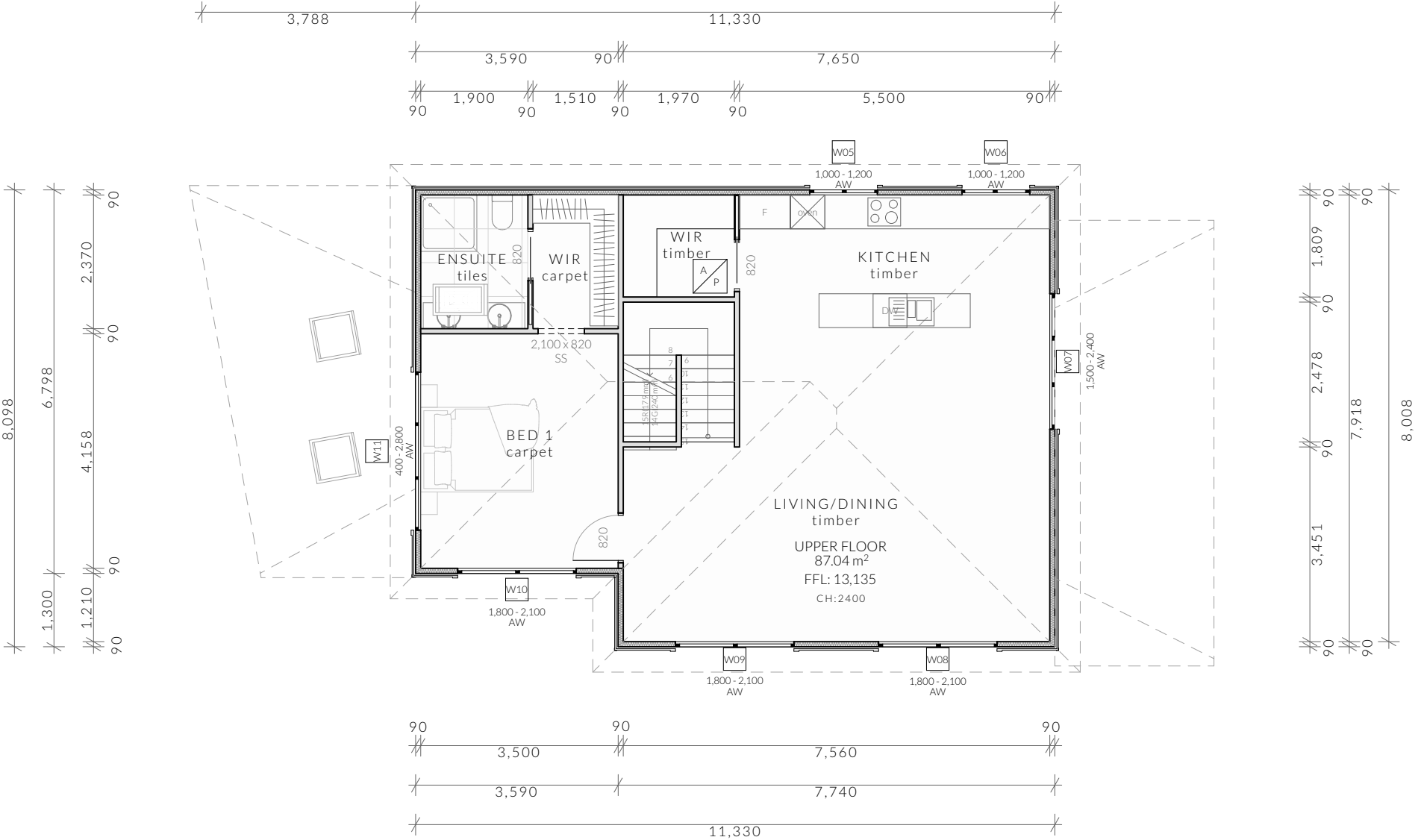
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items

(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

Lower Floor	123.83m ²
Upper Floor	87.04m ²
Total Floor Area	210.87m ²



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	Issue			Date	Designer												
	NOTE: Refer to cover page for further details on changes.																
Client: Malcolm Dennis	Drawn by: CJ																
Address: 25 Morrisby Court, Rokeby, 7019	Job No: 071-2025																
	Engineer: TBA																
				Building Surveyor: TBA													



East Elevation

1:100



South 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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West Elevation

1:100



North Elevation

1:100

NOTE
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Ventilation of roof spaces NCC 2022

Part 10.8.3

A roof must have a roof space that-

- (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 µg/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.

Stormwater Notes

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

Roofing Cladding

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.

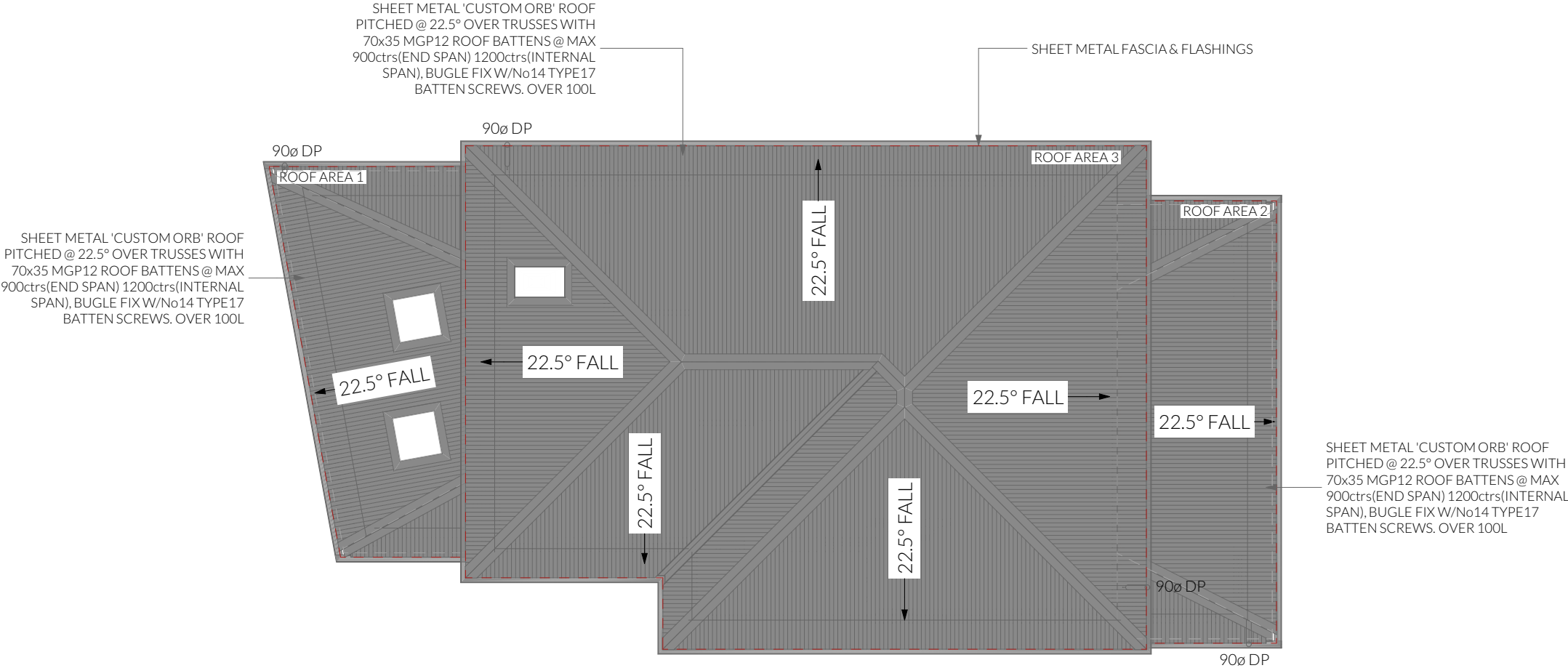
Eaves & Soffit Linings

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 × 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).

Refer to table 7.5.5 for trimmer and fastener spacings.

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
>15° AND <75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling
(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.	



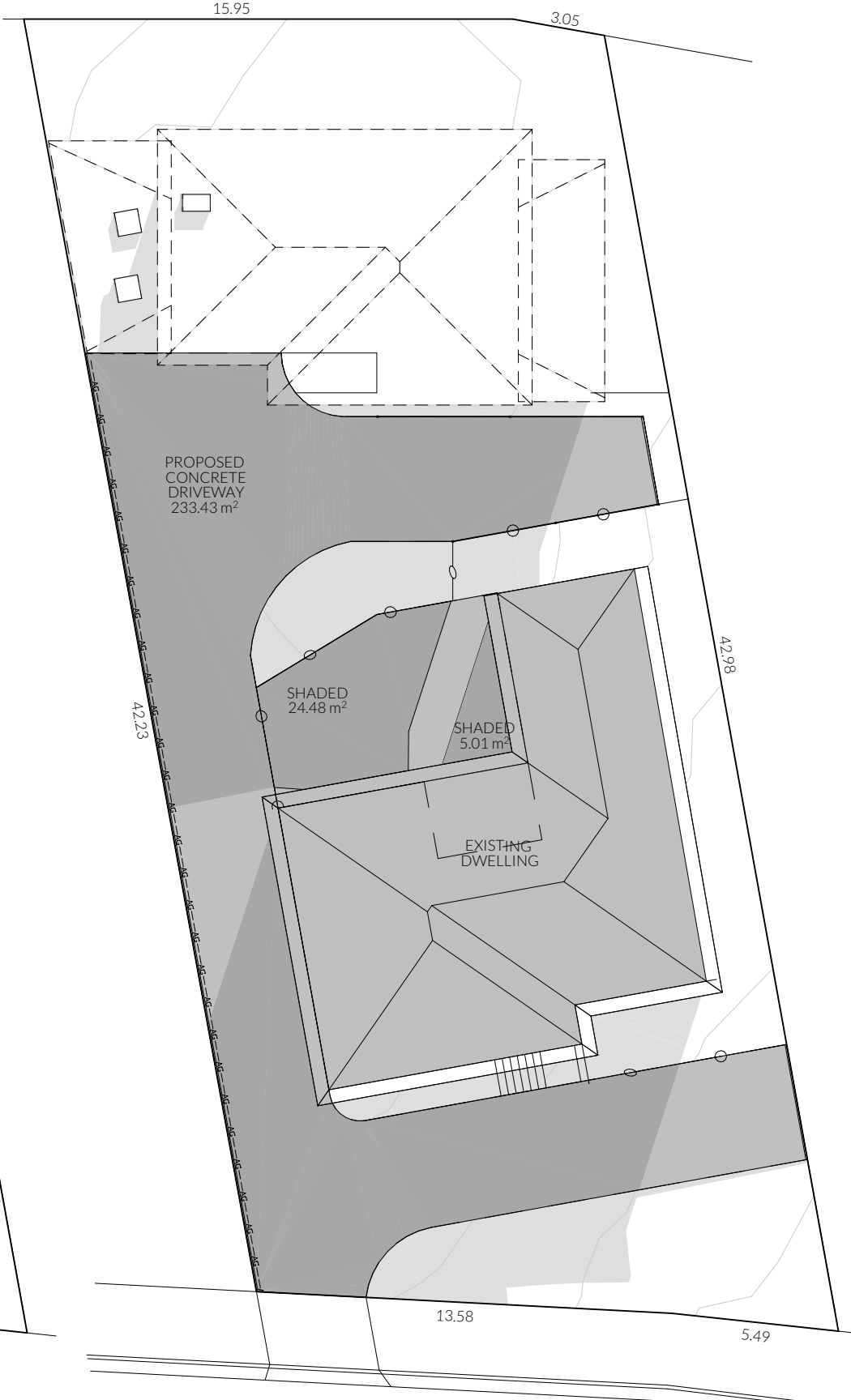
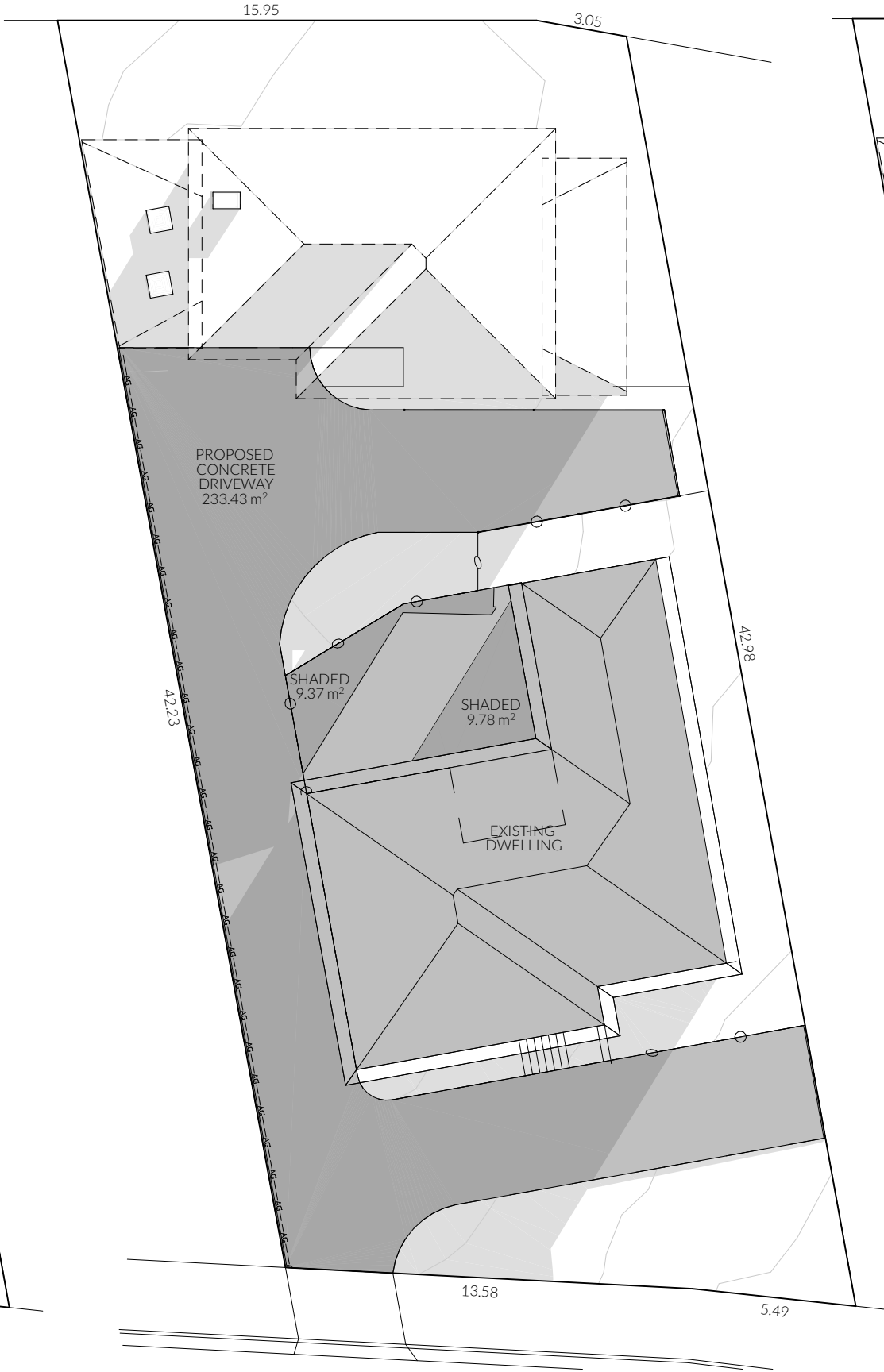
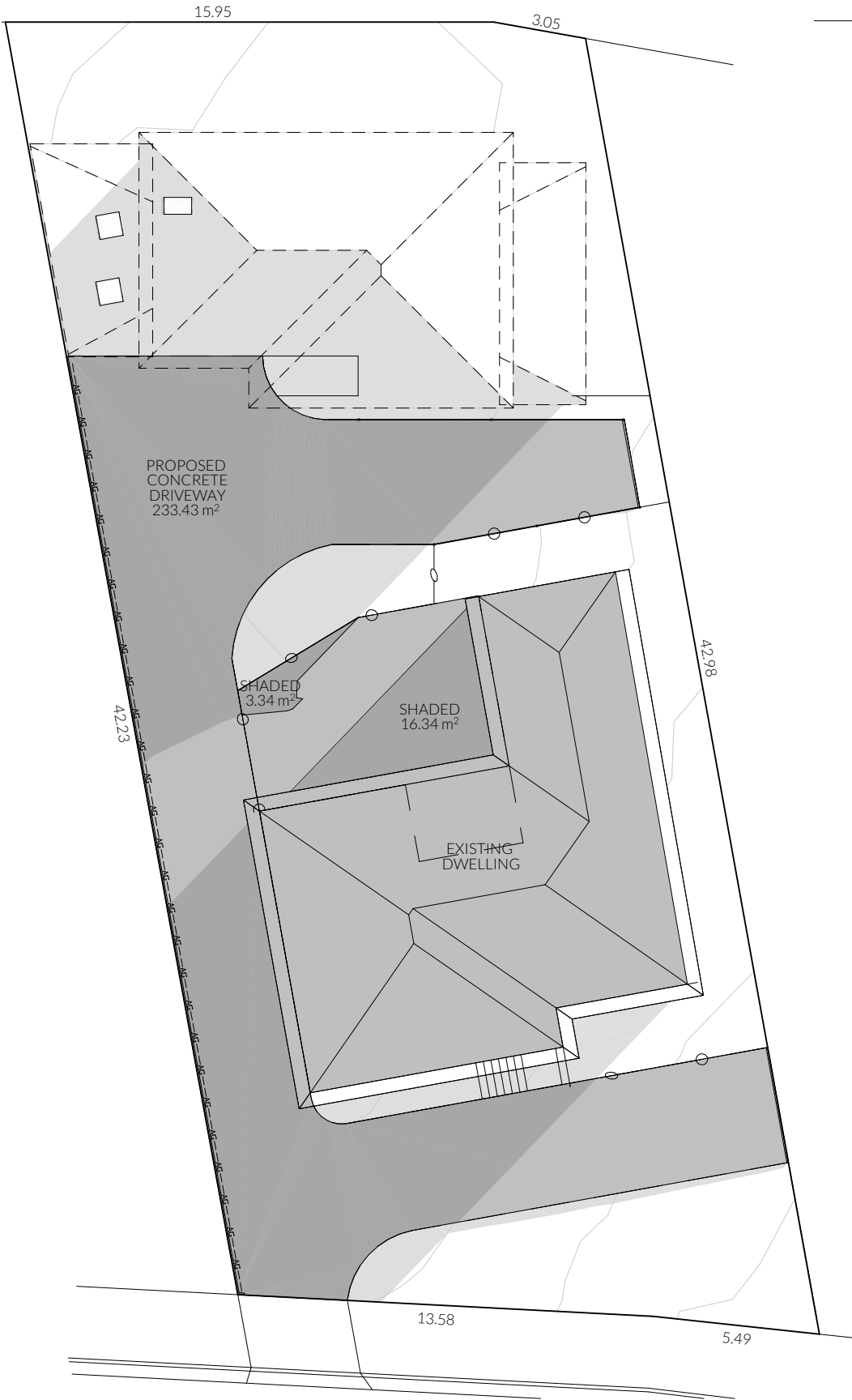
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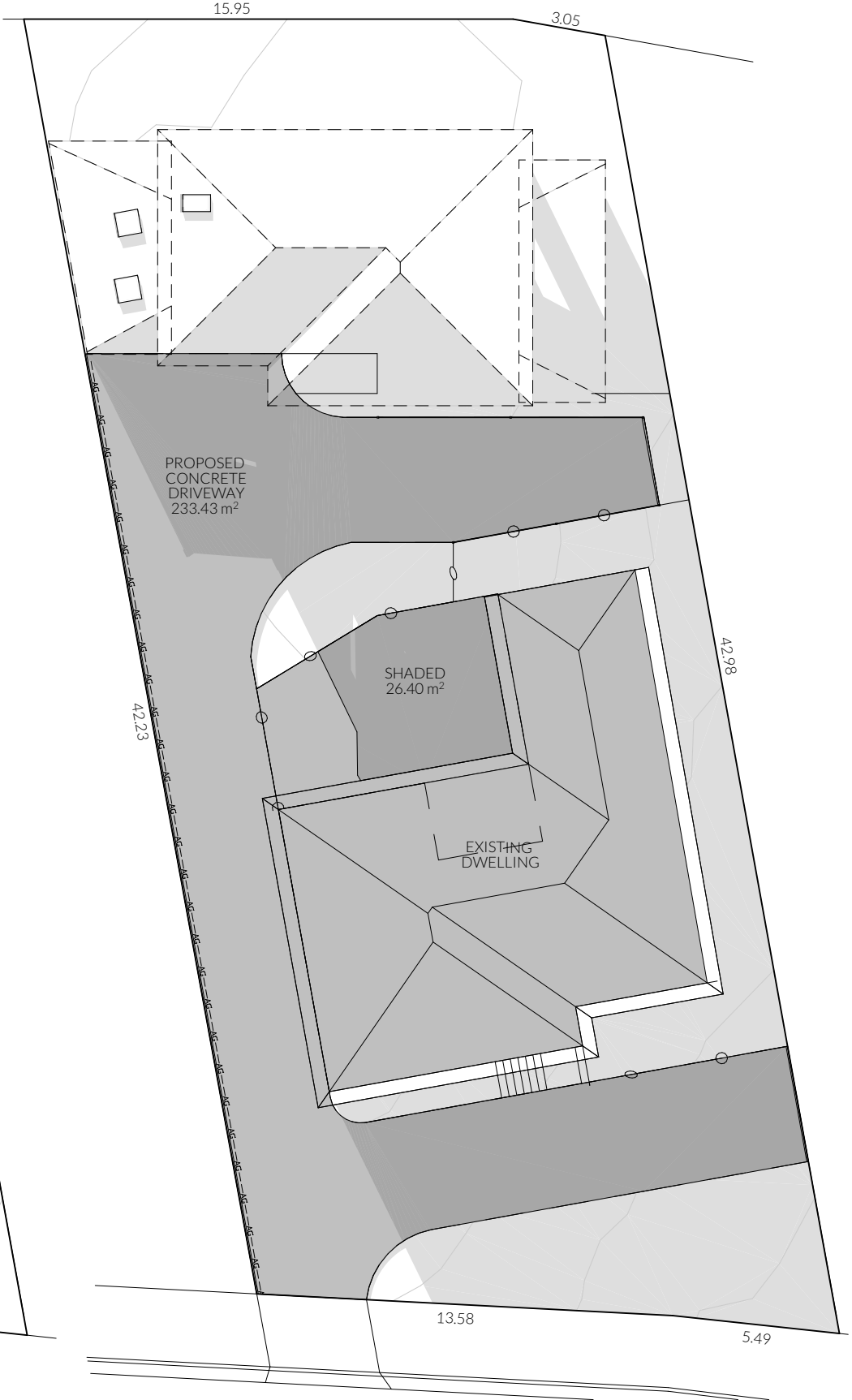
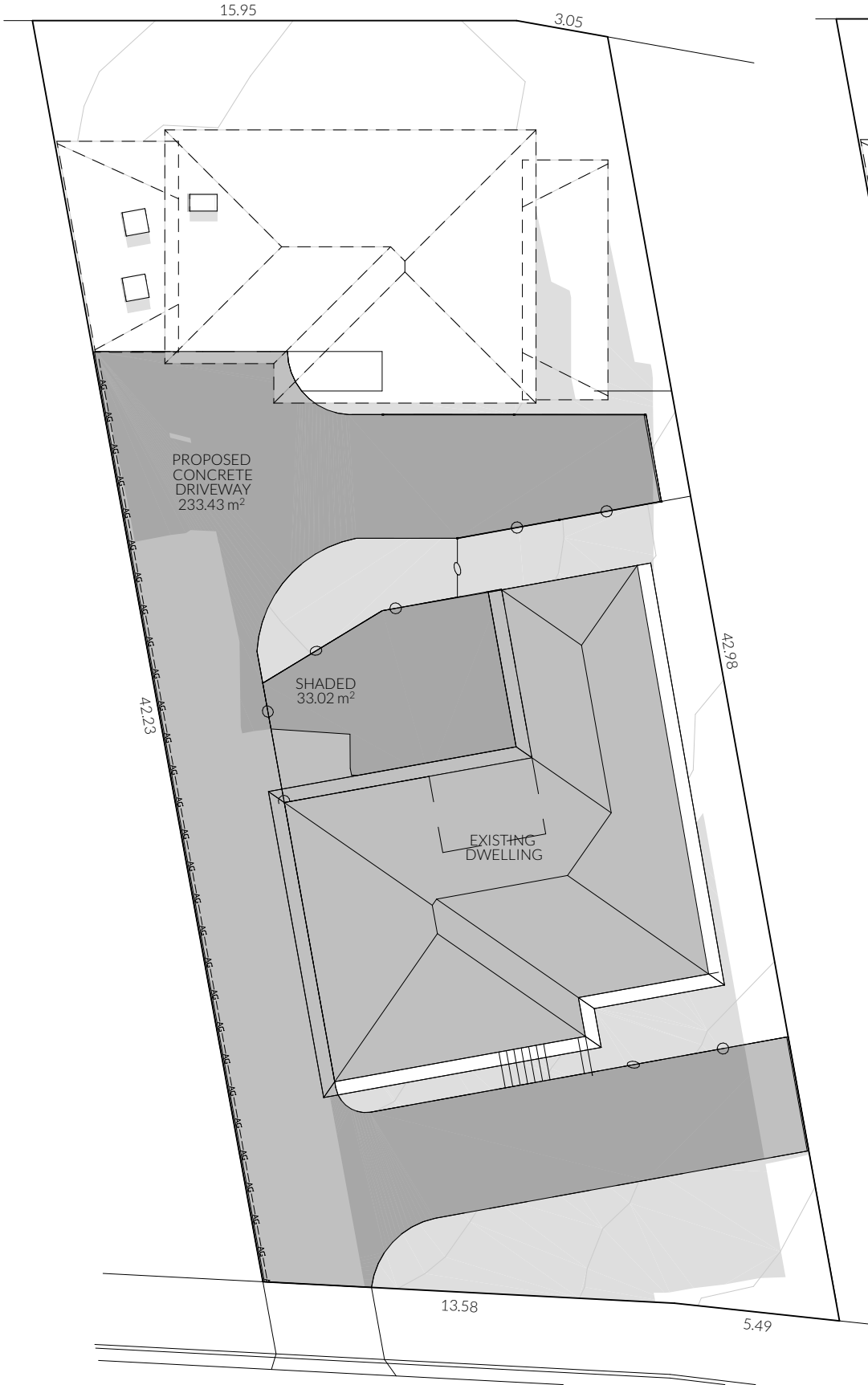
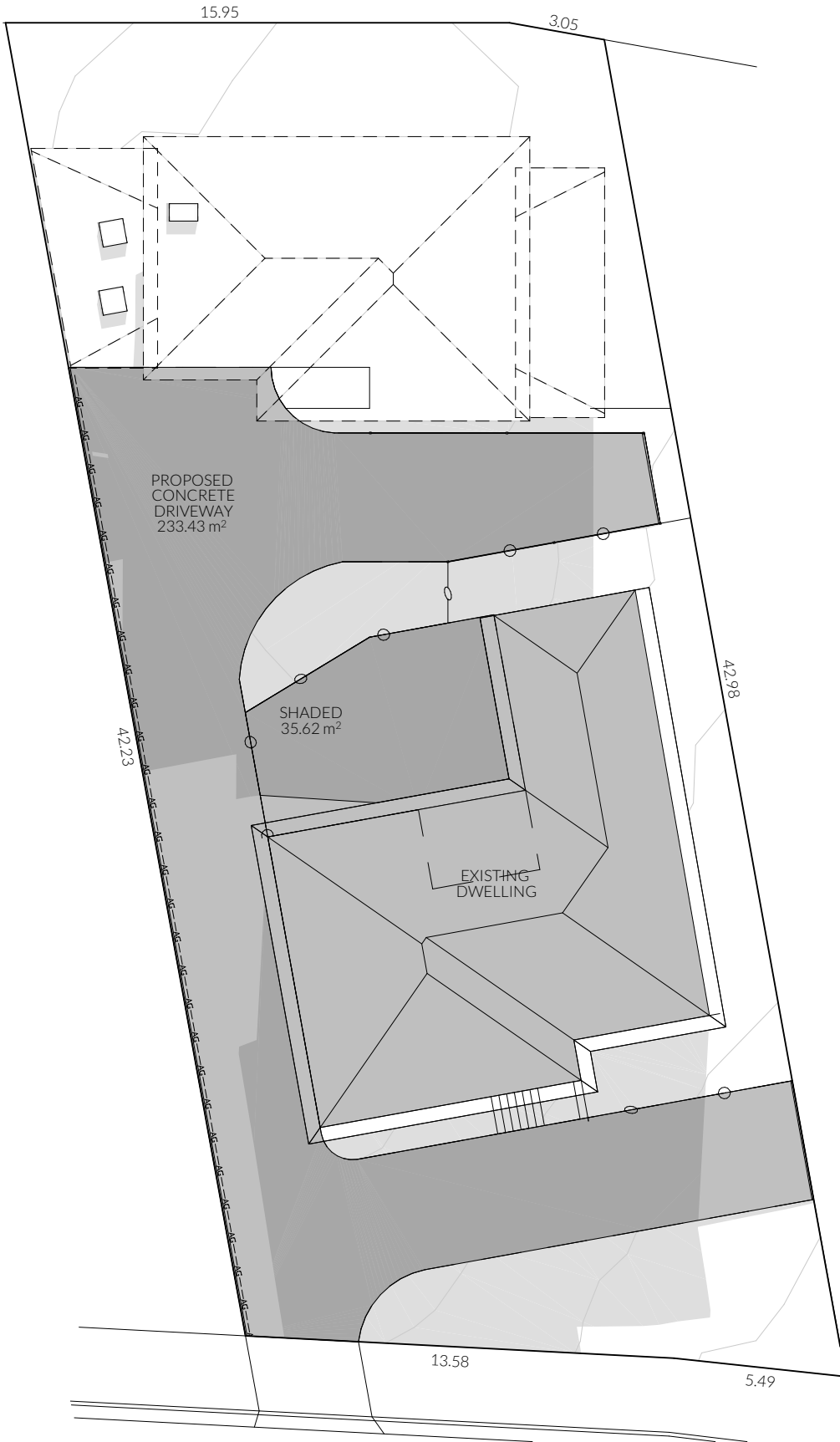


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Shadow Diagrams 21st June
1200-1400

Revision:
Approved by:

DA - 01
JD

Scale:
1:200 @ A3
Pg. No:
A.10

Proposal: New Dwelling
Client: Malcolm Dennis
Address: 25 Morrisby Court, Rokeby, 7019

Date: 01/09/2025
Drawn by: CJ
Job No: 071-2025
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer
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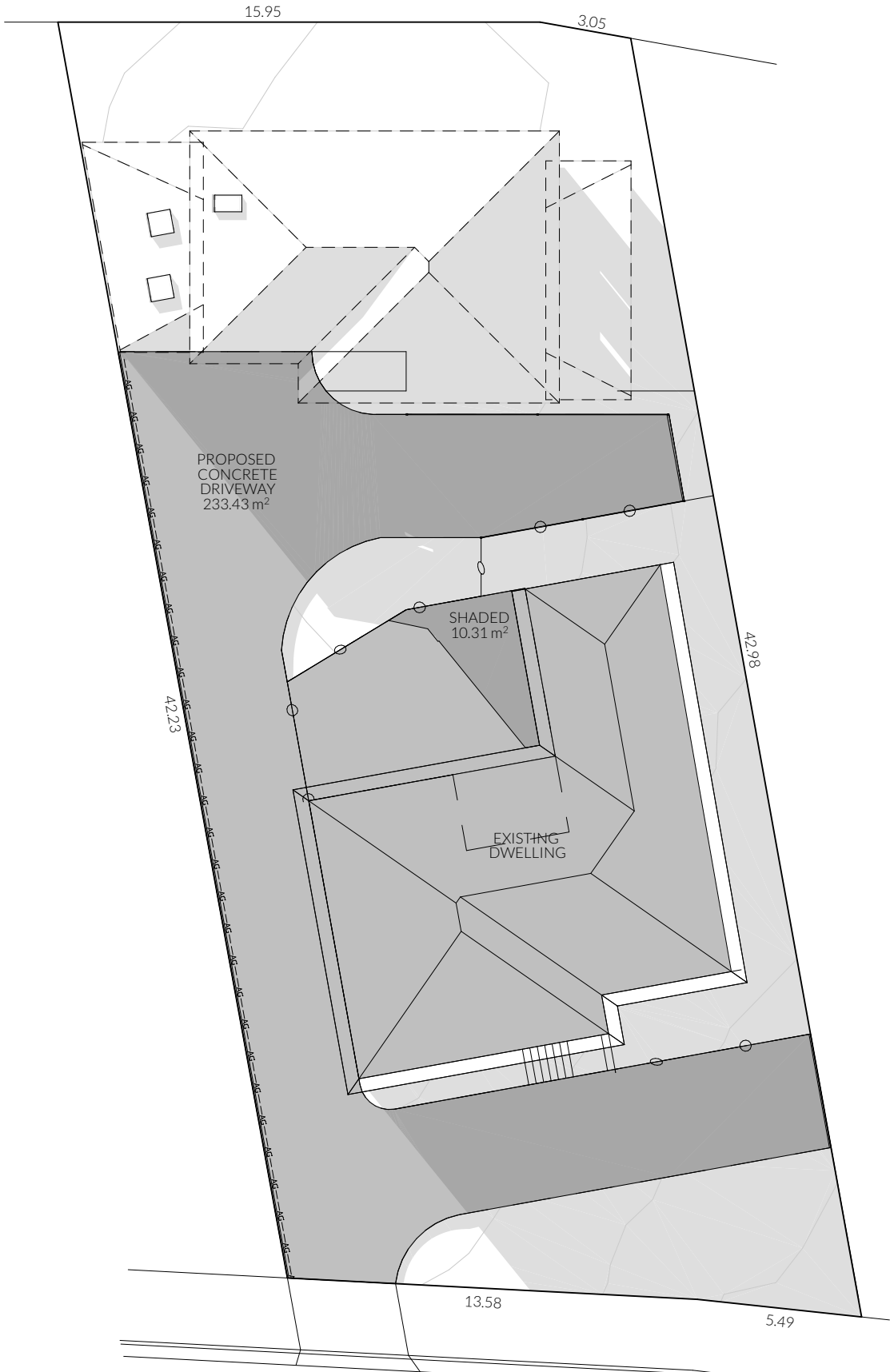
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