



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057868

PROPOSAL: Dwelling

LOCATION: 58 Dolina Drive, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 25 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 25 February 2026. 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 25 February 2026.

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 58 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)

Is the property on the Tasmanian Heritage Register?

Yes

No

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

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

Current Use of Site:

Vacant 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:

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.

(please refer to <http://www.ccc.tas.gov.au/fees> or phone (03) 6217 9550 to determine applicable fees).

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 184319	FOLIO 6
EDITION 2	DATE OF ISSUE 16-Feb-2024

SEARCH DATE : 12-Dec-2025

SEARCH TIME : 10.58 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 6 on Sealed Plan [184319](#)

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

Prior CT [142549/1](#)

SCHEDULE 1

[N174830](#) TRANSFER to ADAM LUKE VAN ENGEN and JOSIE LOUISE GREENWOOD Registered 16-Feb-2024 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP184319](#) EASEMENTS in Schedule of Easements

[SP184319](#) COVENANTS in Schedule of Easements

[SP184319](#) FENCING PROVISION in Schedule of Easements

[SP142549](#) COVENANTS in Schedule of Easements

[SP142549](#) FENCING COVENANT in Schedule of Easements

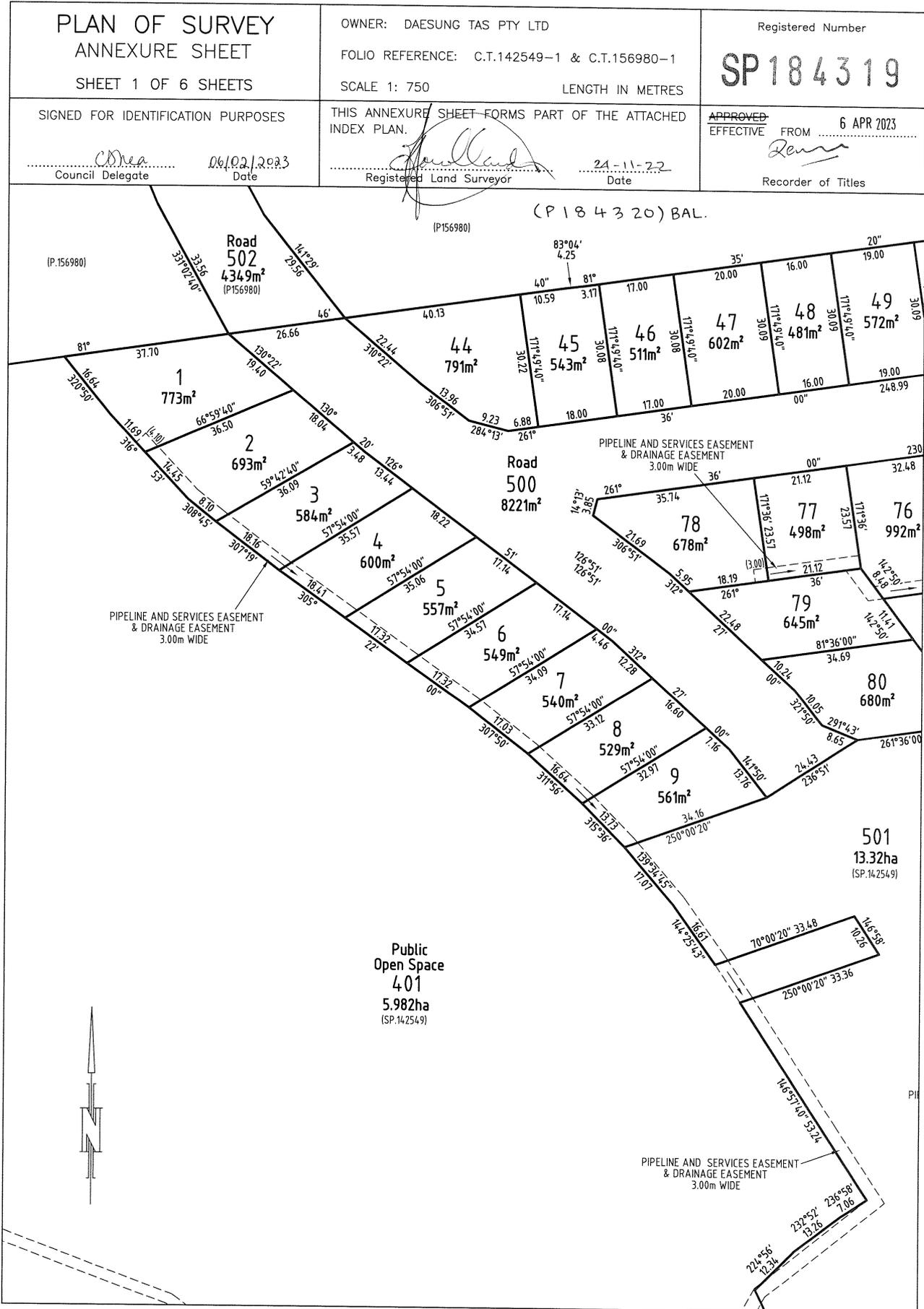
[SP142549](#) WATER SUPPLY RESTRICTION

[SP142549](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

[E372862](#) MORTGAGE to Commonwealth Bank of Australia Registered 16-Feb-2024 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

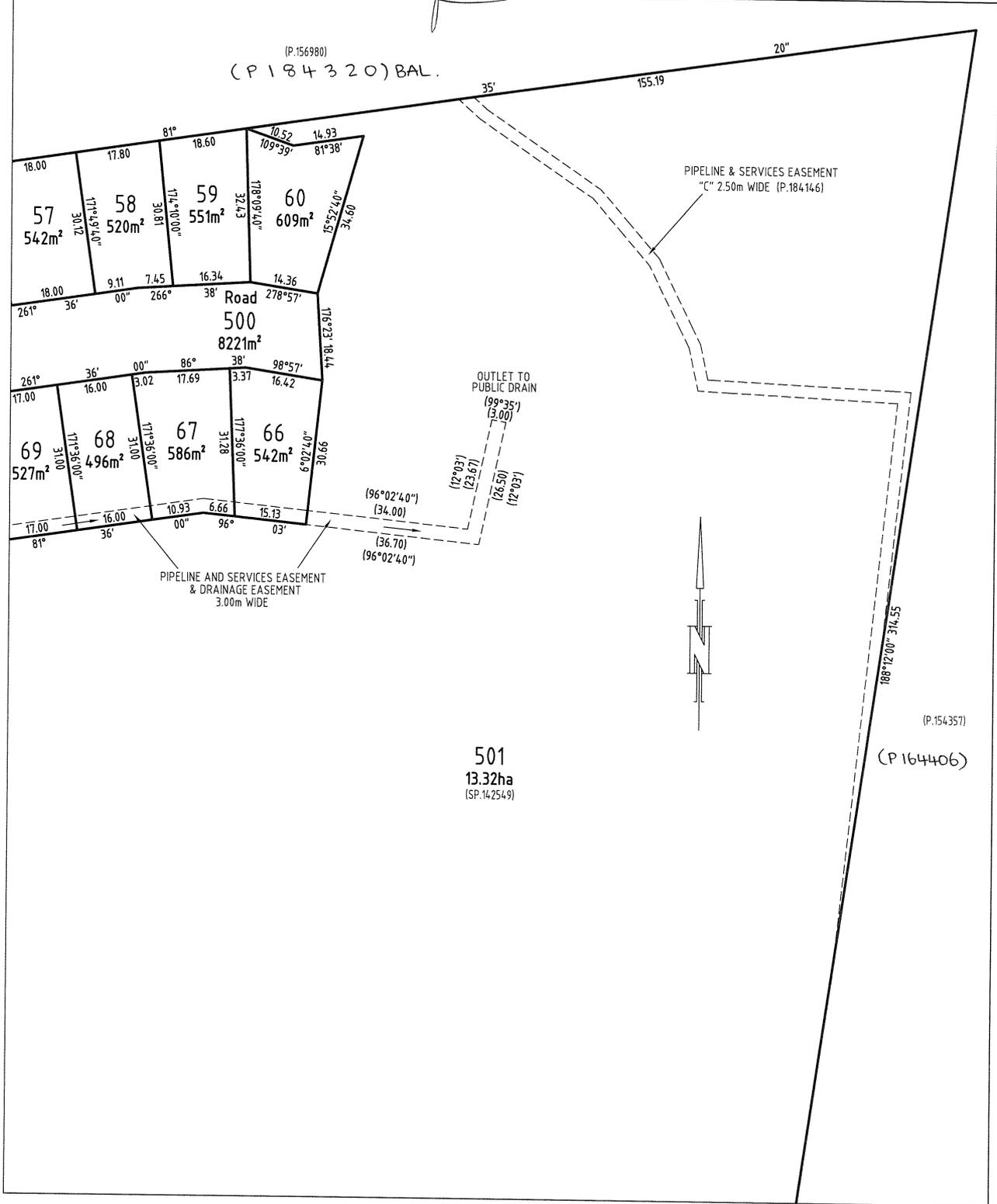
No unregistered dealings or other notations

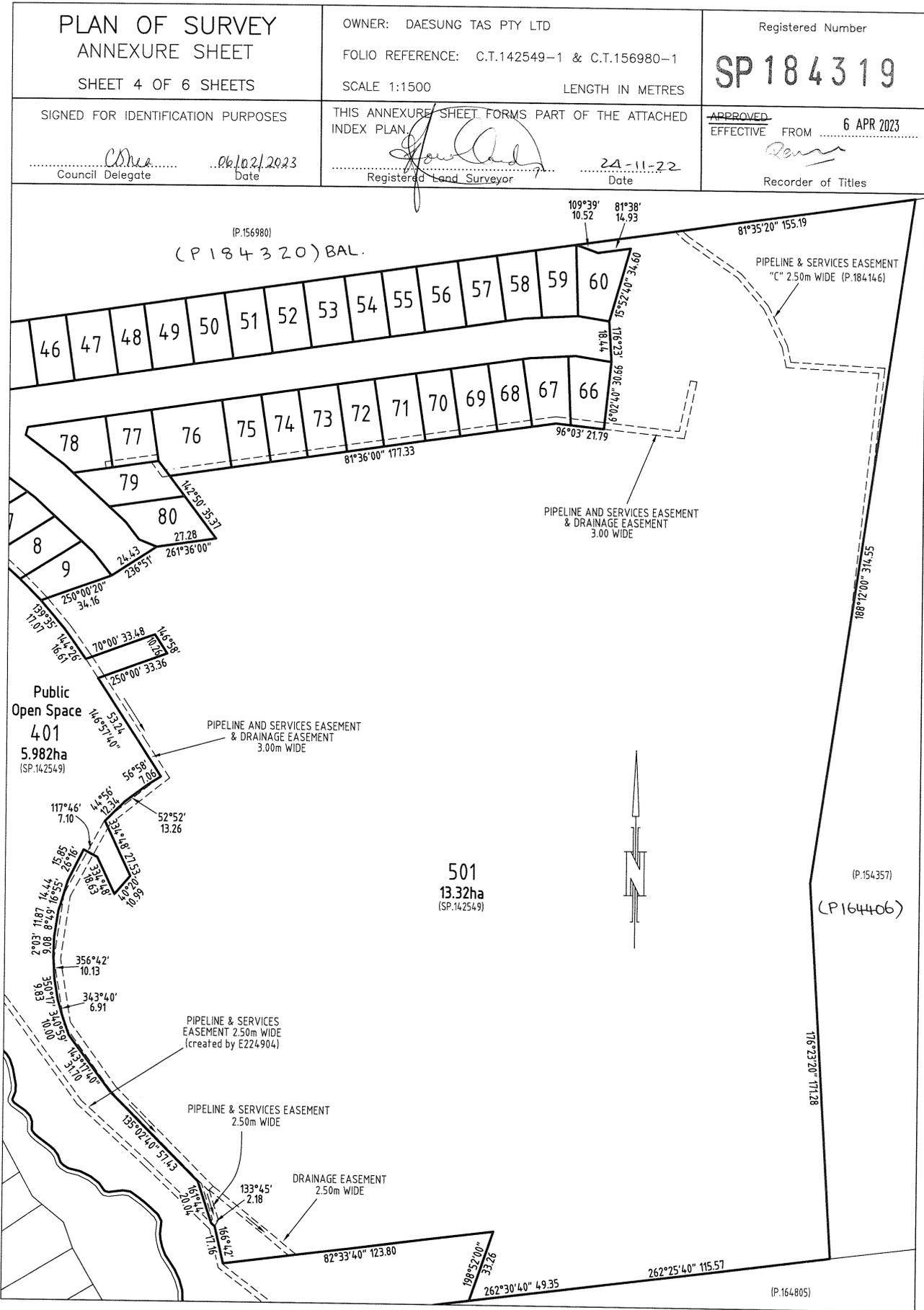


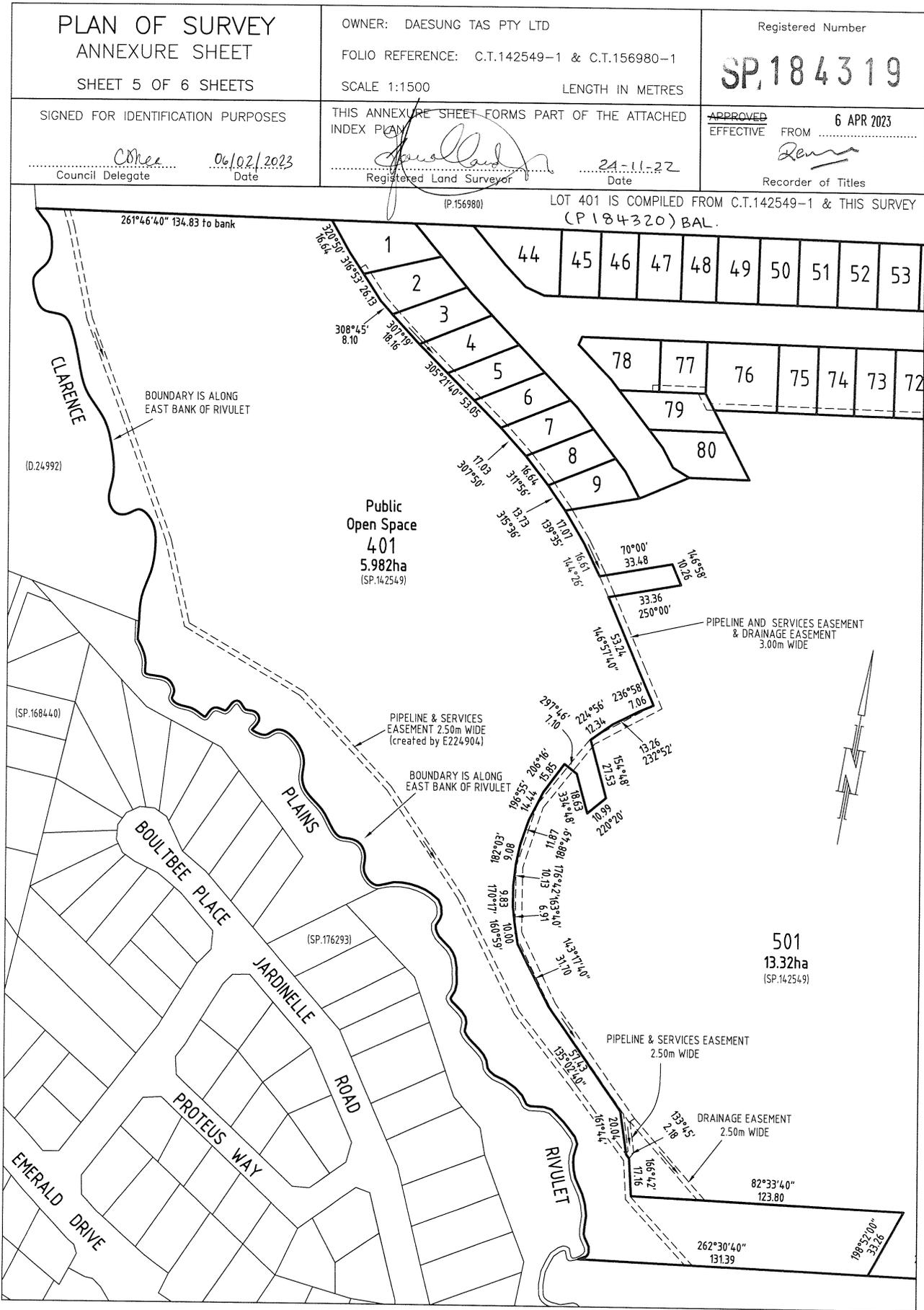
<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 6 SHEETS</p>	<p>OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.142549-1 & C.T.156980-1 SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number SP 184319</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>Conna</i>..... Council Delegate Date <i>06/02/2023</i></p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN <i>[Signature]</i>..... Registered Land Surveyor Date <i>24-11-22</i></p>	<p>APPROVED EFFECTIVE FROM <i>6 APR 2023</i> <i>[Signature]</i>..... Recorder of Titles</p>

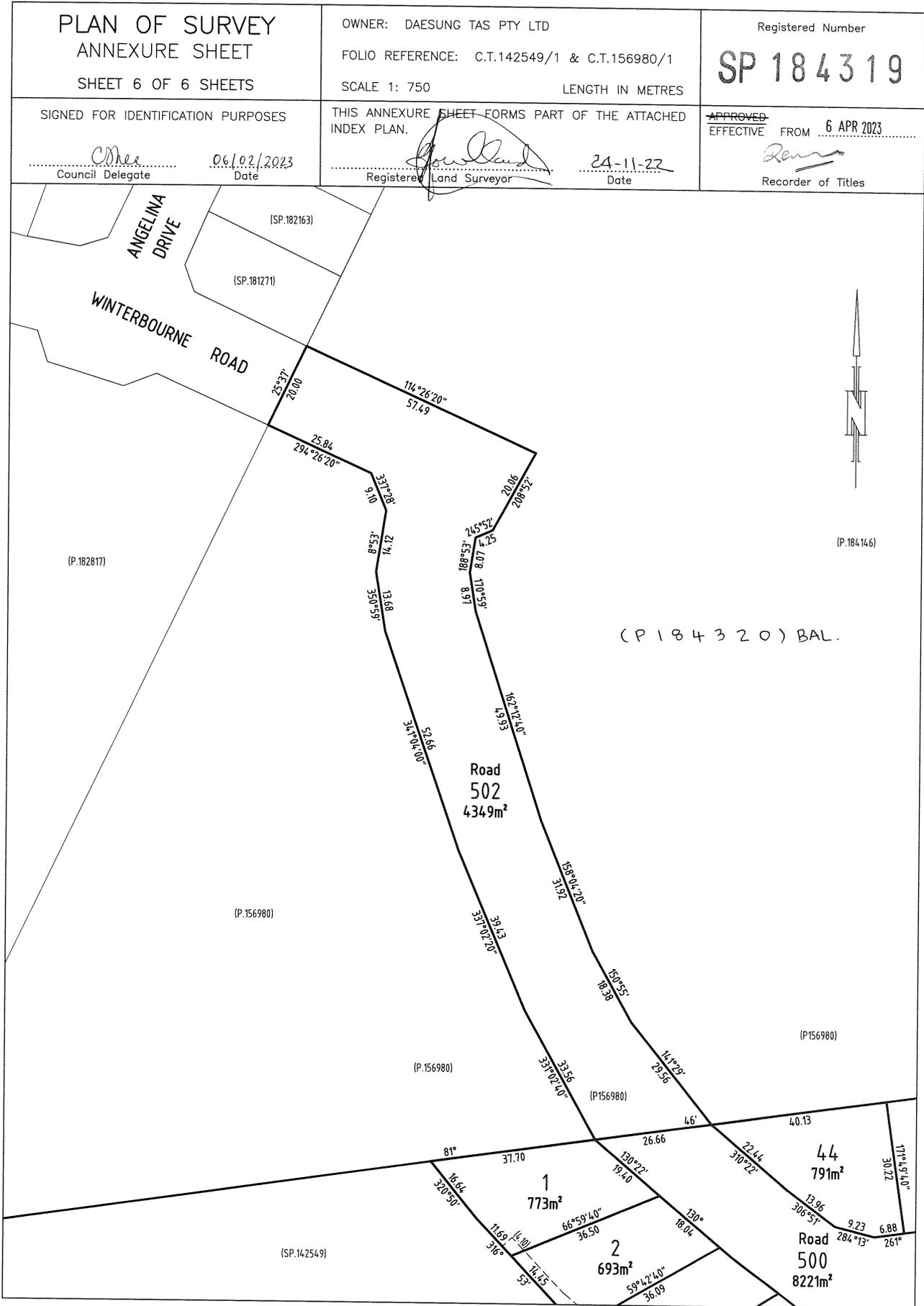


PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 6 SHEETS	OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.142549-1 & C.T.156980-1 SCALE 1: 750 LENGTH IN METRES	Registered Number <h1>SP 184319</h1>
	SIGNED FOR IDENTIFICATION PURPOSES _____ Council Delegate 06/02/2023 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. _____ Registered Land Surveyor 24-11-22 Date









SCHEDULE OF EASEMENTS	Registered Number SP, 18 43 19
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

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

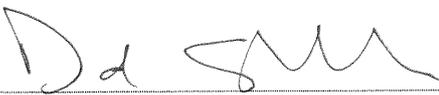
EASEMENTS

Lots 1 to 9 (inclusive), 66 to 79 (inclusive), 401 and 501 (“the Lots”) are subject to a PIPELINE AND SERVICES EASEMENT ^(as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** shown on the Plan (“the Easement Land”). —

Lots 1 to 9 (inclusive), 66 to 79 (inclusive), 401 and 501 on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** on the Plan. —

Lot 501 (“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 2.50m WIDE** shown on the Plan (“the Easement Land”). —

Lot 501 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **DRAINAGE EASEMENT 2.50m WIDE** on the Plan. —


Attorney

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DAESUNG TAS PTY LTD FOLIO REF: 142549/1 & 156980/1 SOLICITOR & REFERENCE: Page Seager (DAS 221111)	PLAN SEALED BY: Clarence City Council DATE: <u>6th February 2023</u> REF NO. SD-2016/31 <i>Clare Shea</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP.184319</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 & 156980/1</p>	

Lot 501 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater created by and described in E295588 over the land marked **PIPELINE AND SERVICES EASEMENT "C" 2.50m WIDE (P.184146)** shown on the Plan ("the Easement Land"). —

* a Pipeline and Services Easement in favour of Tasmanian Water and Sewerage Corporation Pty Ltd Lot 401 on the Plan is subject to ^{**^}the easement created by and fully described in E224904 over the land marked **PIPELINE AND SERVICES EASEMENT 2.50m WIDE (created by E224904)** on the Plan. —

Each lot on the Plan, excepting Lot 502, is together with a right of way created by and fully described in the Schedule of Easements to SP 142549 over the land marked **RIGHT OF WAY (PRIVATE) 10.06m WIDE (SP.142549)** on the Plan. —

Each lot on the Plan, excepting Lot 502, is together with a right of carriageway and service easement created by and fully described in C849483 over the land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.00m WIDE (P.154357) (created by C849483)** on the Plan. —

COVENANTS

The owner of each Lot on the Plan, excepting Lot 502, 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.



Attorney

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP. 184319</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 & 156980/1</p>	

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 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.

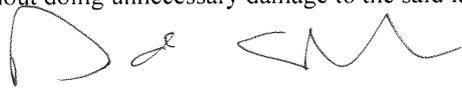
FENCING PROVISION

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.



Attorney

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 184319</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 & 156980/1</p>	

“Pipeline and Services Easement” is defined as follows:-

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

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (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



Attorney

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 184319</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 & 156980/1</p>	

with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

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

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (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.



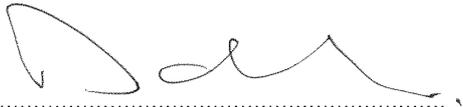
Attorney

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EXECUTED by DAESUNGTAS PTY LTD (ACN 607 472 131) as registered proprietor of the land comprised in Folio of the Register Volume 142549 Folio 1 and Folio of the Register Volume 156980 Folio 1 by their attorney David Alexander Shelley under Power of Attorney dated 11 February 2022 / No PA136148 who hereby declares that no notice of alteration or revocation of the said Power of Attorney has been received in the presence of:



.....
Attorney Signature



.....
Witness Signature

.....
Anwar Masim Di Mardik

.....
Witness Full Name (print)

.....
179 Manning Street Hobart

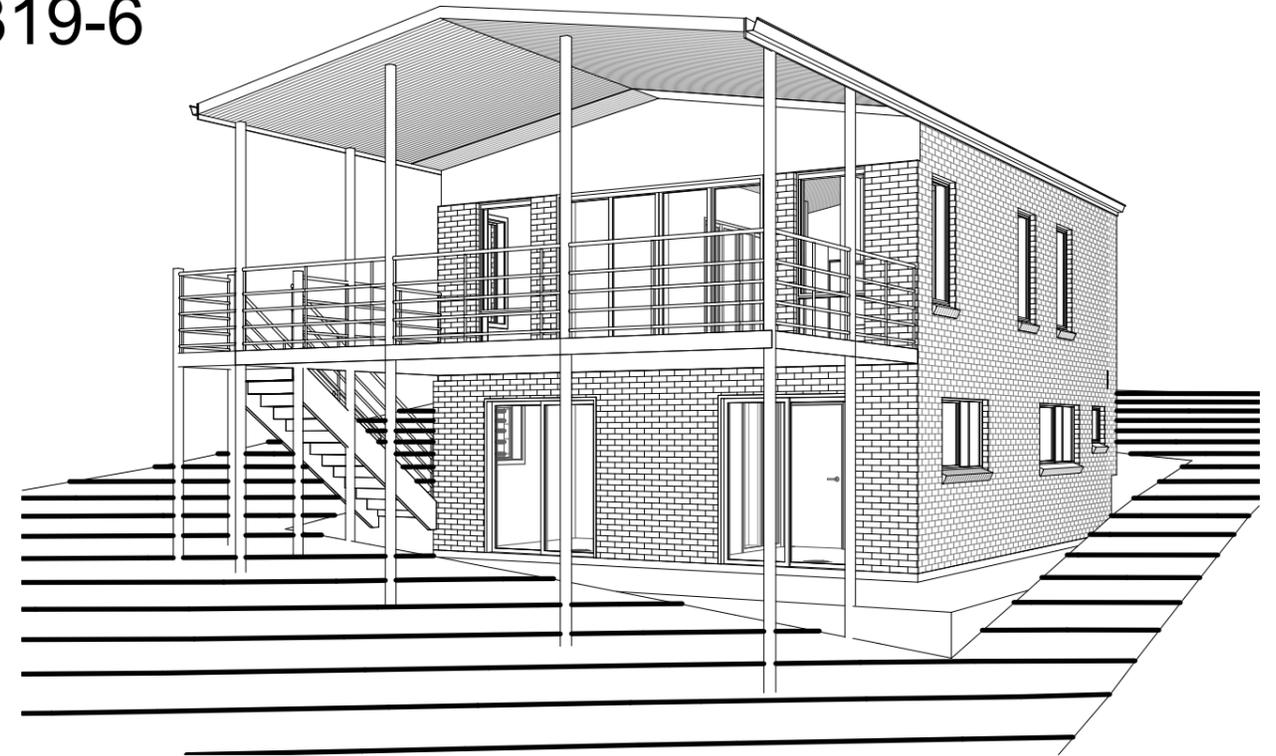
.....
Witness address and occupation

.....
Attorney

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PROPOSED NEW DWELLING 1a AT 58 DOLINA DRIVE, ROKEBY C.T. 184319-6



DRAWING SHEETS

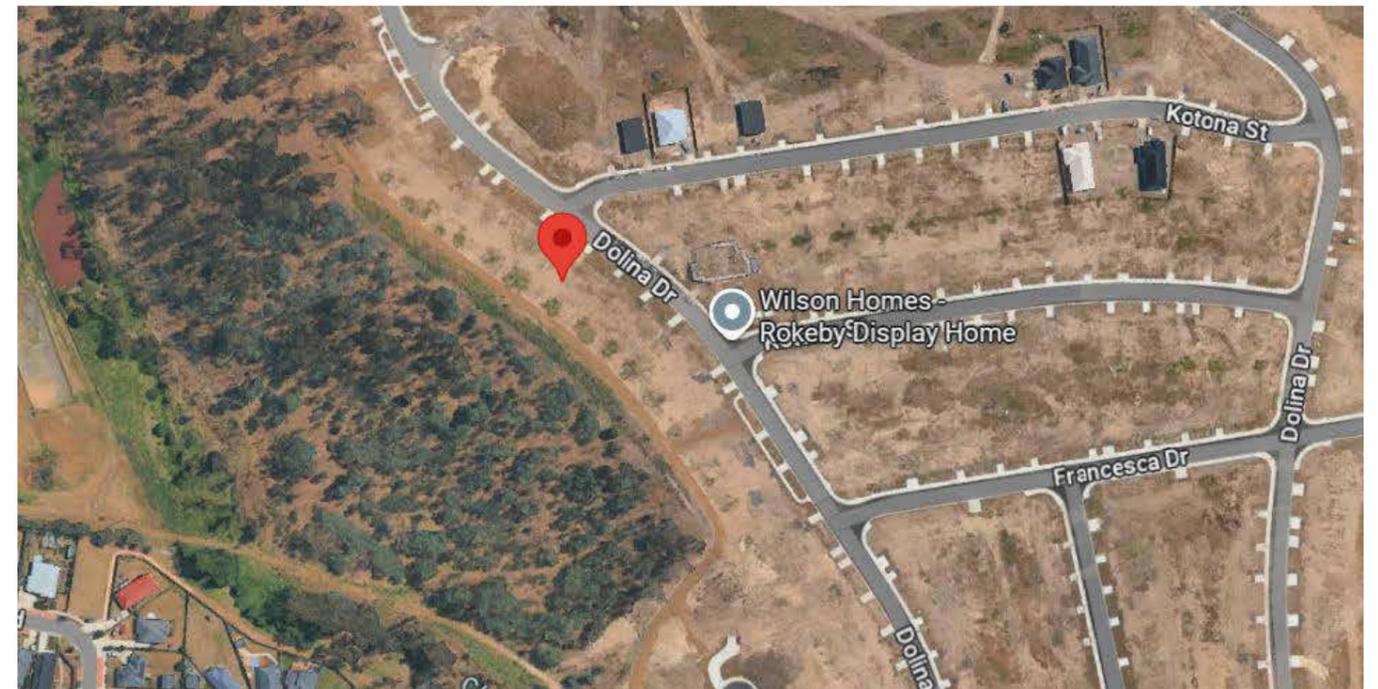
A00	COVER PAGE
A01	SITE PLAN
A02	DRAINAGE PLAN
A03	GROUND FLOOR PLAN
A03a	FIRST FLOOR PLAN
A04	ROOF PLAN
A05	SECTION
A06	ELEVATIONS
A07	ELECTRICAL PLAN
A08	SETOUT
A09	BAL PLAN
A10	BAL 19 CONSTRUCTION NOTES
A11	SHADOW DIAGRAMS

COMPLIANCE SHEETS

B01	STAIR NOTES
B02	BALUSTRADE NOTES
B03	WET AREA NOTES
B04	GENERAL SPECIFICATIONS

MUNICIPALITY:	CLARENCE
PLANNING SCHEME:	TASMANIAN PLANNING SCHEME
ZONING:	GENERAL RESIDENTIAL
OVERLAYS:	PRIORITY VEGETATION AREA BUSHFIRE-PRONE AREA AIRPORT OBSTACLE LIMITATION AREA LOW LANDSLIP HAZARD BAND

SOIL CLASSIFICATION:	S	GES GEO-ENVIRONMENTAL SOLUTIONS NOV 2025
WIND CLASSIFICATION:	N3	GES GEO-ENVIRONMENTAL SOLUTIONS NOV 2025
BAL:	19	GES GEO-ENVIRONMENTAL SOLUTIONS NOV 2025



LOCATION PLAN: NTS



14 Mertonvale Circuit, Kingston
e: sales@mavericbuilders.com.au
ph: 03 6229 1430

DO NOT SCALE

REV	DESCRIPTION	DATE
01	Page A11	13/01/2026

**A VAN ENGEN & J
GREENWOOD**

58 DOLINA DRIVE, ROKEBY

COVER PAGE

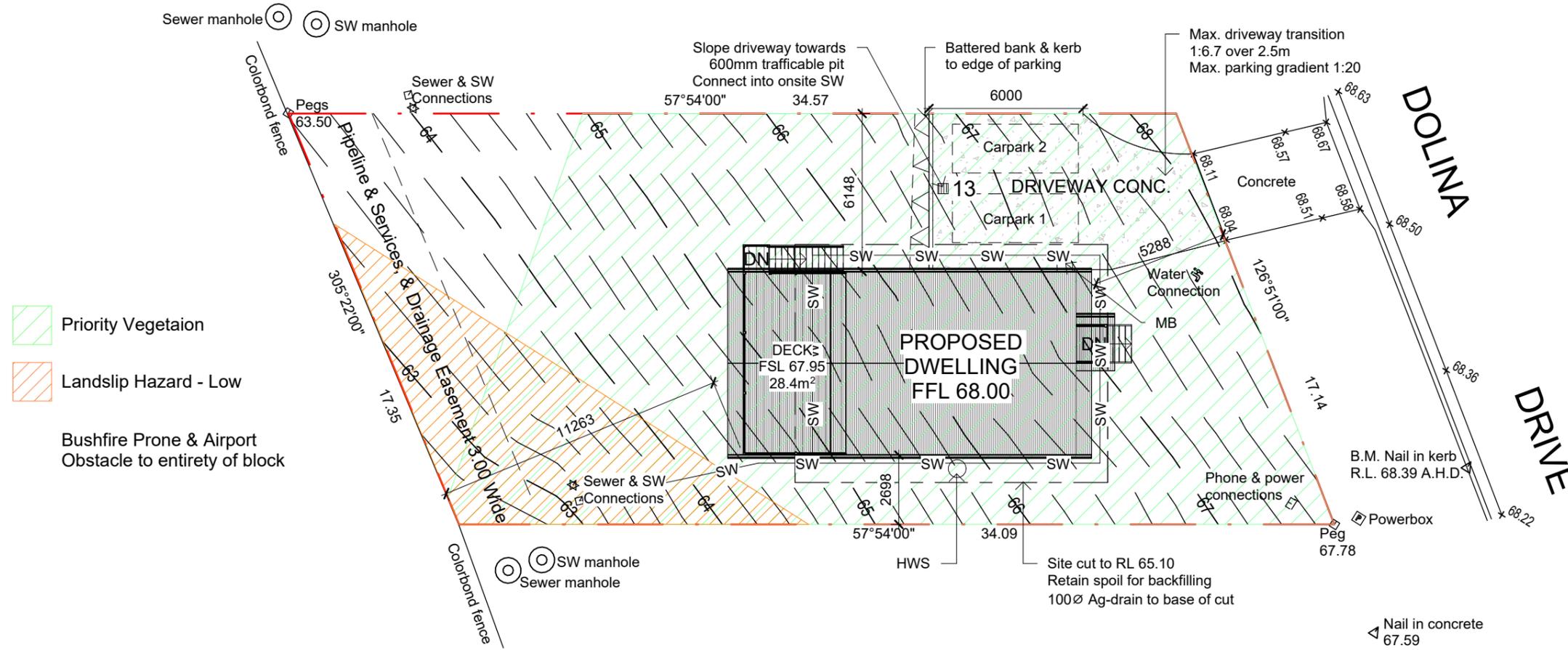
Project number	J2156
Date	30/01/2026
Drawn by	AW
Scale	NA

SHEET No.

A00

C.T. 184319-6

SITE AREA 549m²
 DWELLING ROOF AREA (excl. eaves) 68.54m²
 TOTAL SITE COVERAGE 12.48%
 DRIVEWAY - CONC. 59m²



BEWARE OF UNDERGROUND SERVICES
 THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.



14 Mertonvale Circuit, Kingston
 e: sales@mavericbuilders.com.au
 ph: 03 6229 1430
 DO NOT SCALE

REV	DESCRIPTION	DATE
01	Add DW transition	13/01/2026

A VAN ENGEN & J GREENWOOD
 58 DOLINA DRIVE, ROKEBY

SITE PLAN		SHEET No. A01
Project number	J2156	
Date	30/01/2026	
Drawn by	AW	
Scale	1 : 200	

DRAINAGE LEGEND

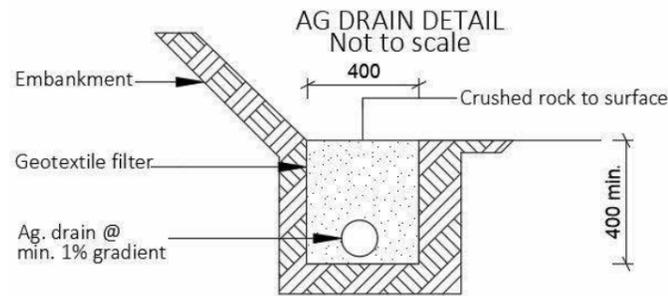
- 1 WC - 100mm
- 2 HANDBASIN - 40mm
- 3 SHOWER - 50mm
- 4 BATH - 40mm
- 5 LAUNDRY TROUGH - 50mm
- 6 WASHING MACHINE
- 7 KITCHEN SINK - 50mm
- 8 VENT - 50mm
- 9 TAP CHARGED ORG min 150mm below FFL
- 10 RAINWATER PIPE
- 11 INSPECTION OPENING TO GROUND LEVEL - 100mm
- 12 DOWNPIPE - 90mm
- 13 450mm GRATED PIT
- 14 SPREADER PIPE - 90mm
- 15 150mm GRATED DRAIN
- 16 DISHWASHER
- 17 STACK
- 18 DRAIN FOR HWS & AIR-CONDITIONER
- 19 TAP FOR FRIDGE
- 20 FLOOR WASTE
- 21 EXTERNAL TAP

NOTE -

Location of drainage pipes indication only of type and direction.
Contractor to verify the location of drainage pipes within existing boundary of site.

Gutters & Downpipes to comply with NCC Housing Provisions Part 7.4

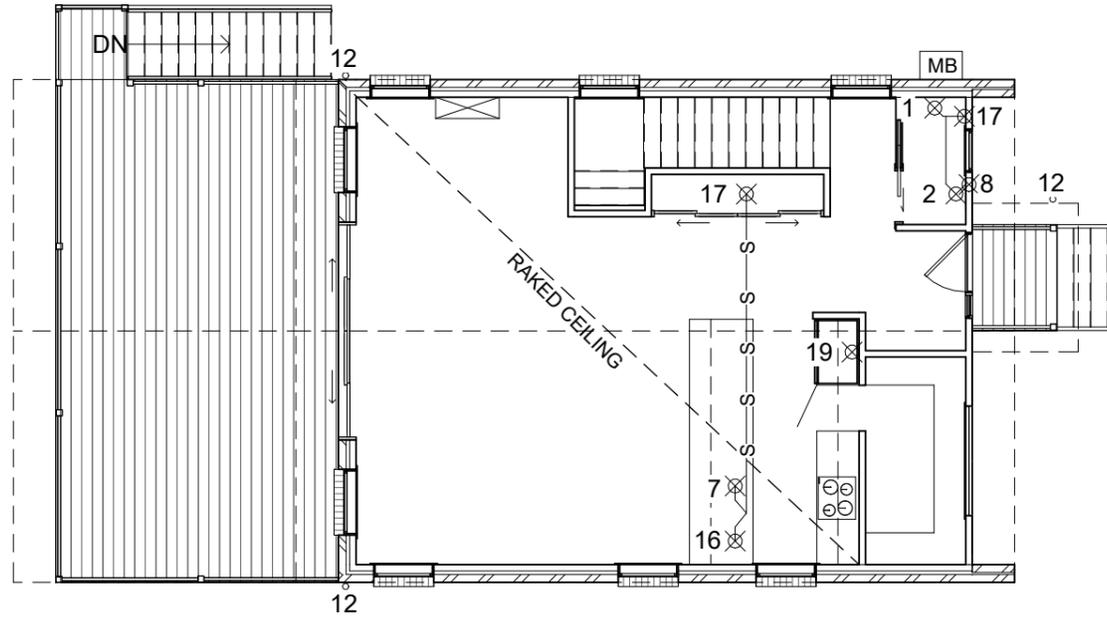
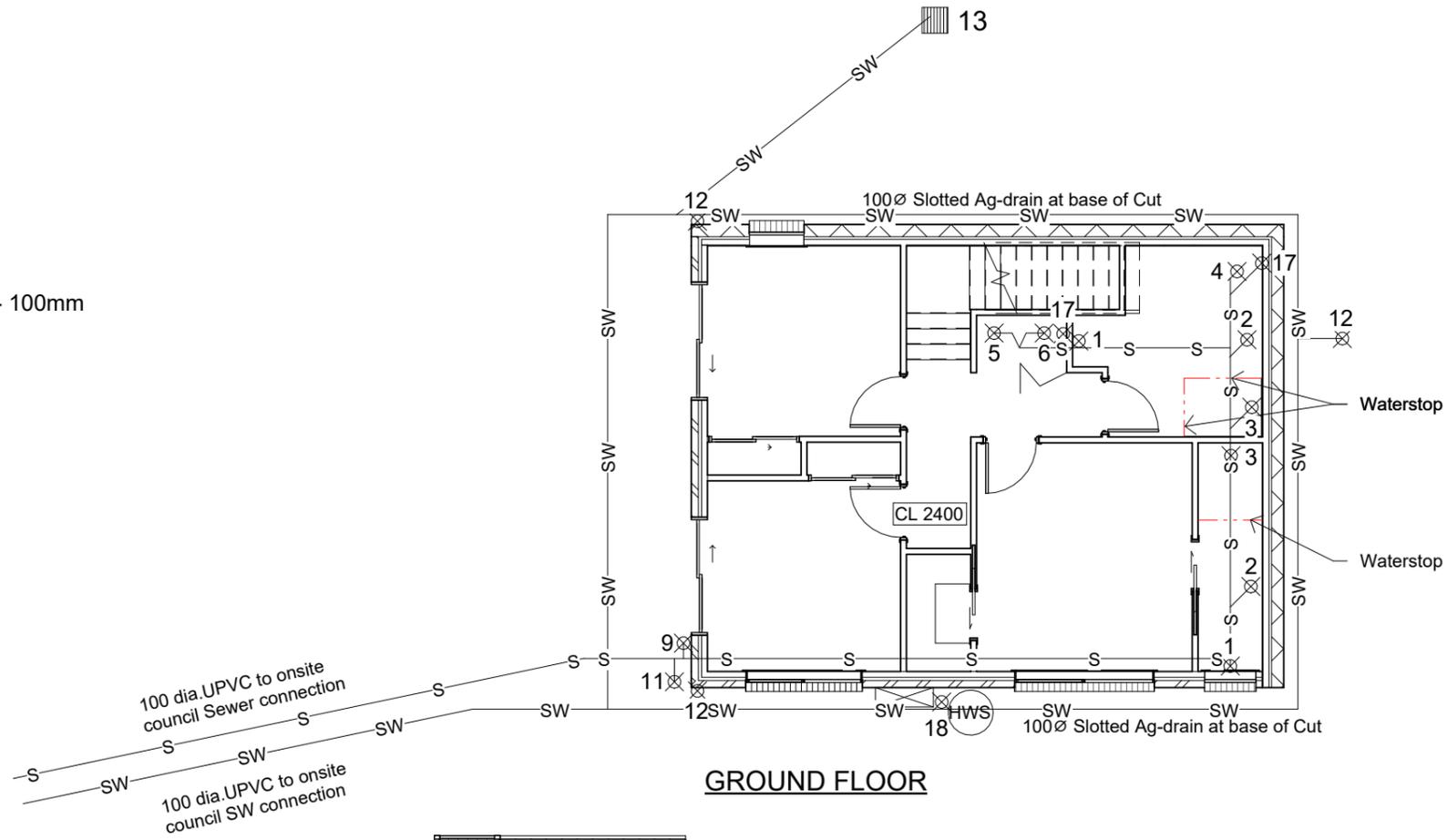
PLUMBER TO CONFIRM ALL DETAILS ON SITE PRIOR TO COMMENCING ANY WORK AND BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEER.



All materials and construction to comply with AS/NZS3500,3,2,:2018 and to be inspected and approved by a qualified engineer.

Notes:

Showers to be enclosed with tiled bases



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DO NOT SCALE

REV	DESCRIPTION	DATE

**A VAN ENGEN & J
GREENWOOD**
58 DOLINA DRIVE, ROKEBY

DRAINAGE PLAN

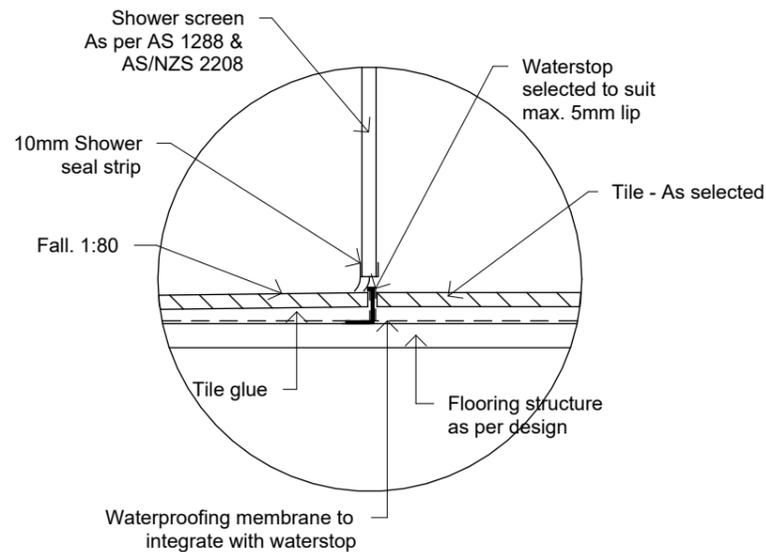
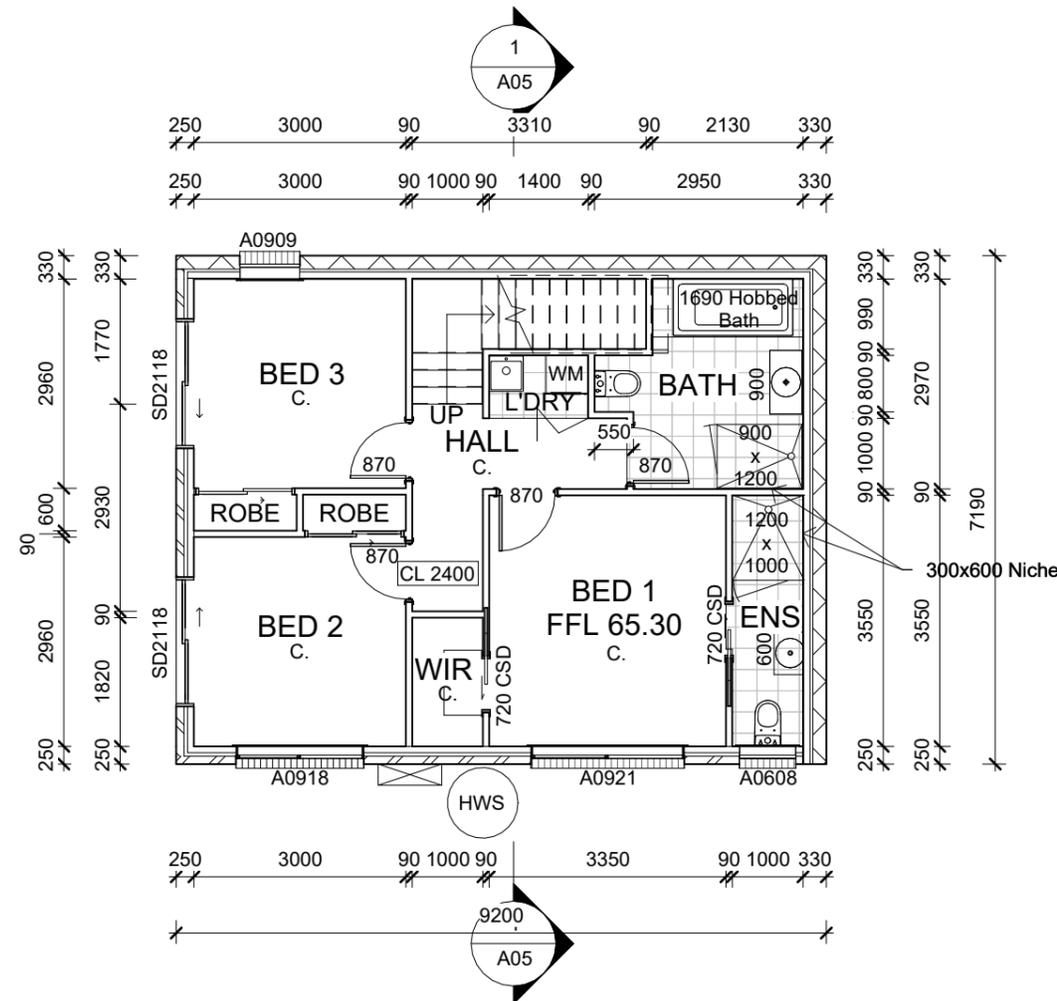
Project number	J2156
Date	30/01/2026
Drawn by	AW
Scale	1 : 100

SHEET No.
A02



GROUND FLOOR AREA	66.15m ²
FIRST FLOOR AREA	63.78m ²
TOTAL AREA	129.93m ²
DECK	28.40m ²
PORCH	1.8m ²

-  Key - Wet areas
 Tiles to be selected by owner
 All wet areas need to be covered with a waterproof membrane in accordance with AS 3740
 C. Carpet & underlay
 LF. Laminate flooring & underlay



ENCLOSED SHOWER - DOOR DETAIL for Step free & Hobless Shower 1:5

- Notes:
 Illumes to Bath & Hall
 Ensuite & Bath showers enclosed with tiled bases. Set down shower floors to accommodate 1:80 fall to waste
 Bath shower to be hobless & step-free
 Kitchen - refer to joinery quote
 External air-conditioner units
 Additional noggins to Bathrooms as per NCC Part H8P1(f)



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REV	DESCRIPTION	DATE

A VAN ENGEN & J GREENWOOD
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GROUND FLOOR PLAN

Project number	J2156
Date	30/01/2026
Drawn by	AW
Scale	As indicated

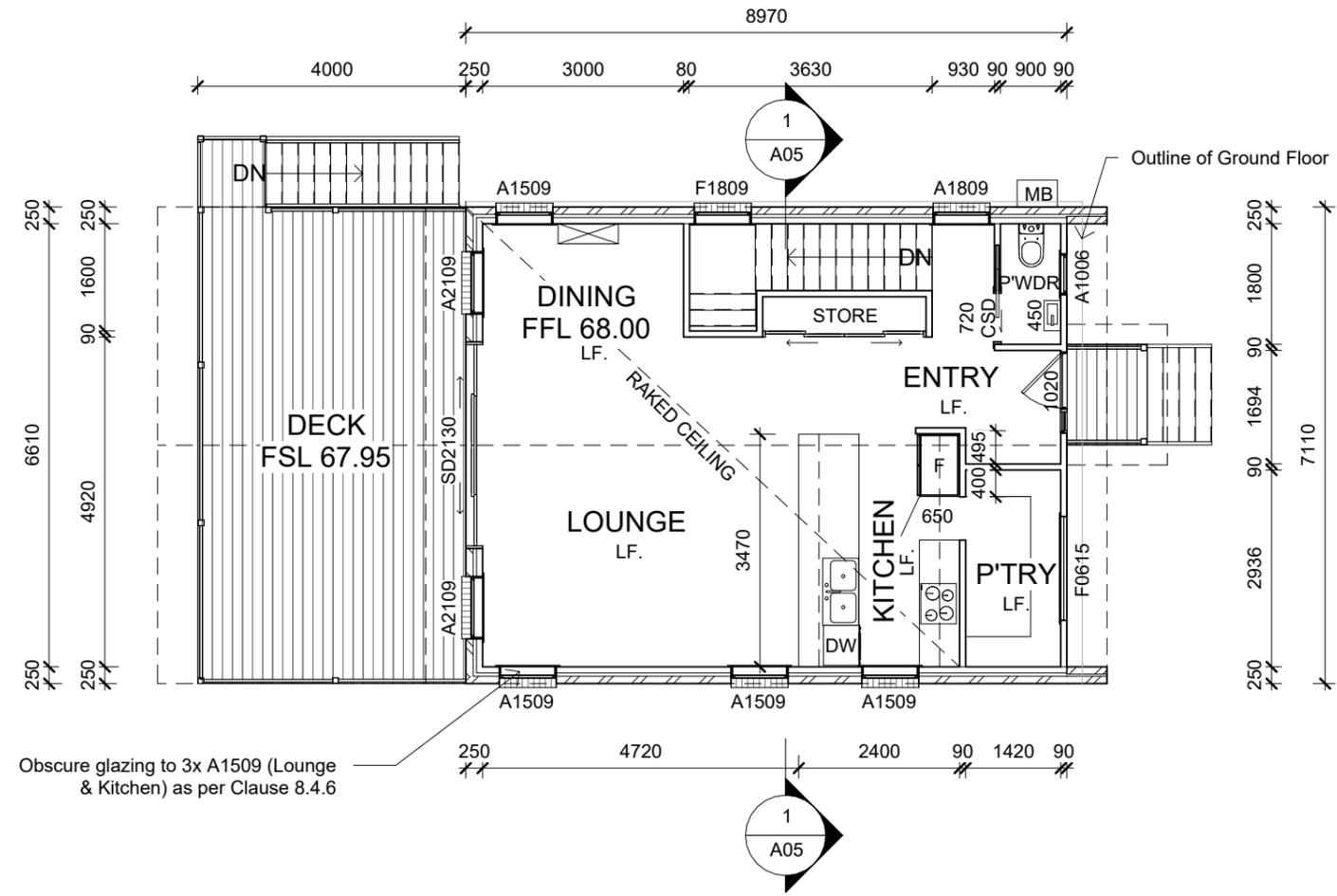
SHEET No.
A03



GROUND FLOOR AREA	66.15m ²
FIRST FLOOR AREA	63.78m ²
TOTAL AREA	129.93m ²
DECK	28.40m ²
PORCH	1.8m ²

 Key - Wet areas
 Tiles to be selected by owner
 All wet areas need to be covered with a waterproof membrane in accordance with AS 3740

 C. Carpet & underlay
 LF. Laminate flooring & underlay



Notes:
 Illumes to Bath & Hall
 Ensuite & Bath showers enclosed with tiled bases. Set down shower floors to accommodate 1:80 fall to waste
 Bath shower to be hobless & step-free
 Kitchen - refer to joinery quote
 Internal air-conditioner units
 Additional noggins to Bathrooms as per NCC Part H8P1(f)



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REV	DESCRIPTION	DATE

A VAN ENGEN & J GREENWOOD

58 DOLINA DRIVE, ROKEBY

FIRST FLOOR PLAN		SHEET No. A03a
Project number	J2156	
Date	30/01/2026	
Drawn by	AW	
Scale	1 : 100	

ROOFWATER DRAINAGE

Refer to NCC Housing Provisions Part 7.4 Gutters and Downpipes for more details

Rainfall intensity (Hobart) - eaves gutters - 99ml/hour (1 in 20 years)
 - valley/box gutters - 155ml/hour (1 in 100 years)

Size of downpipes (max.12m spacings) - 90mm dia. min.
 Size of eaves gutter (min 1:500 fall) - 115D min.
 Size of box gutter (min 1:100 fall), not more than 12.5 % pitch.
 Valley gutters - 400mm min.width not less than 150mm roof covering overhang each side of the gutter or not more than 12.5 % - must be designed as a box gutter.

Number of downpipes required - Roof A: 2 min.

*DP denotes Downpipe
 *SP denotes Spreader to lower roof
 *All RH's (rainwater heads) to be fitted with overflow protectors and to be set 25mm below freeboard of box gutter for additional protection Min. dimensions 400 width x 150 length x100 depth

ROOF A: 102.3m² @ 10° pitch

KEY:

- 400x200 vent
- roofing area
- down pipe DP
- spreader SP
- direction of fall

ROOF VENTILATION

Refer to CBOS - Condensation in Buildings - Tasmania Designers Guide - Version 2 April 2019

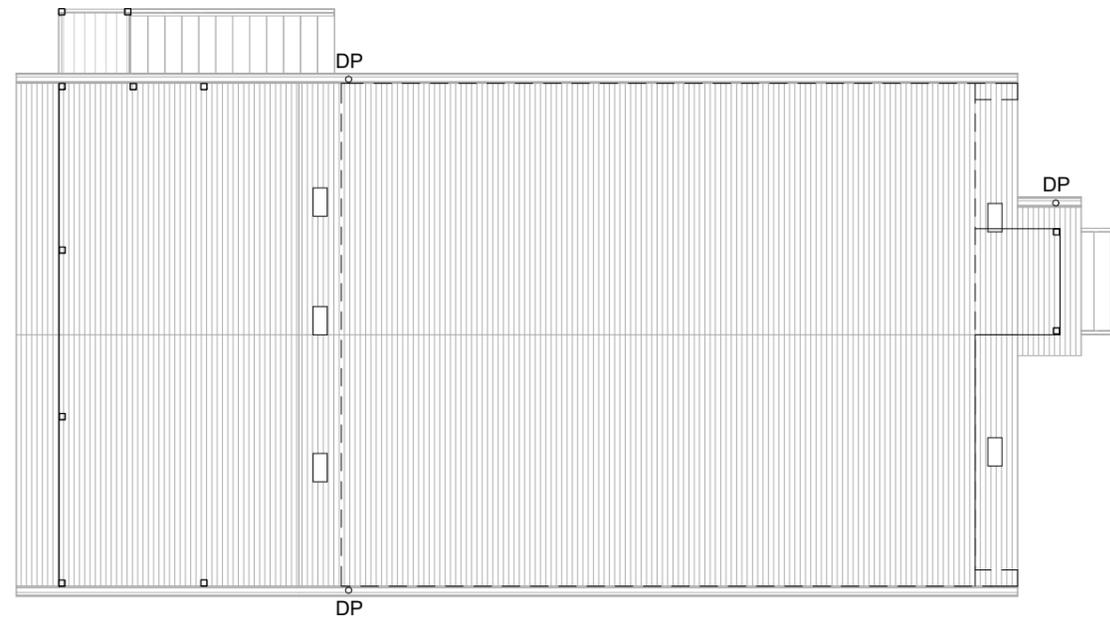
Permastop® Building Blanket, installed over HW roof battens, ventilated ridge, along with eave vents as calculated. Vents to be evenly spaced.

Roof Vent
 The minimum vent area should be:

- a) Ceiling area/150 for <16° pitch, or
- b) Ceiling area/300 for >16° pitch

Supply Exhaust
 75% of ventilation 25% of ventilation
 should be supply should be exhaust

Ventilation of standard 400x200 eave vent is 50% = .04m²
 63.78m²/300=0.21
 0.21/.04 = 6/75% = Number of Supply Vents required 5 (.2m²)
 25% Exhaust via 10.17m Ventilated ridge @ 10mm = .1 x 2 = .2m²
 Total Ventilation = 0.4m²



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REV	DESCRIPTION	DATE

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58 DOLINA DRIVE, ROKEBY

ROOF PLAN		SHEET No.
Project number	J2156	
Date	30/01/2026	
Drawn by	AW	
Scale	1 : 100	
A04		

1 Section

1 : 50

NOTES:

Roof Ventilation as recommended by qualified contractor in accordance with manufacturers instructions. Refer Page A04 for details.

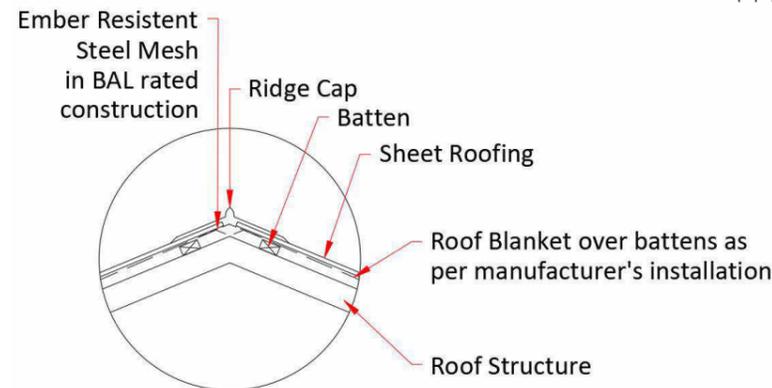
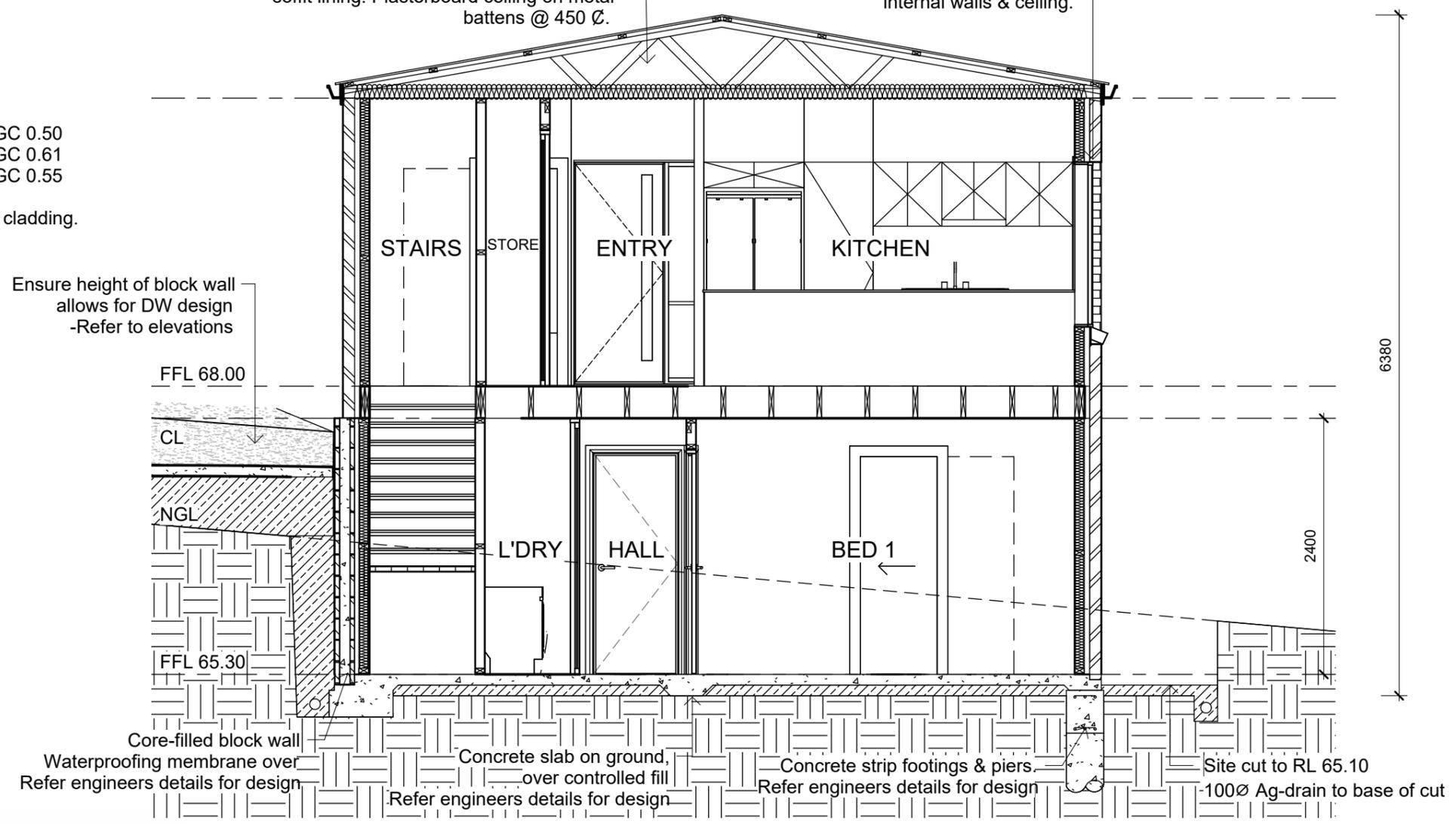
- Insulation -
 Floor - NA
 Wall Batts - R2.5
 Roof Batts - R4.0
 Roof Blanket - R1.3

- Min. glazing values
 External aluminium glass doors: UV 4.1 SHGC 0.50
 Aluminium sliding doors: UV 4.0 SHGC 0.61
 Aluminium double glazed windows: UV 4.3 SHGC 0.55

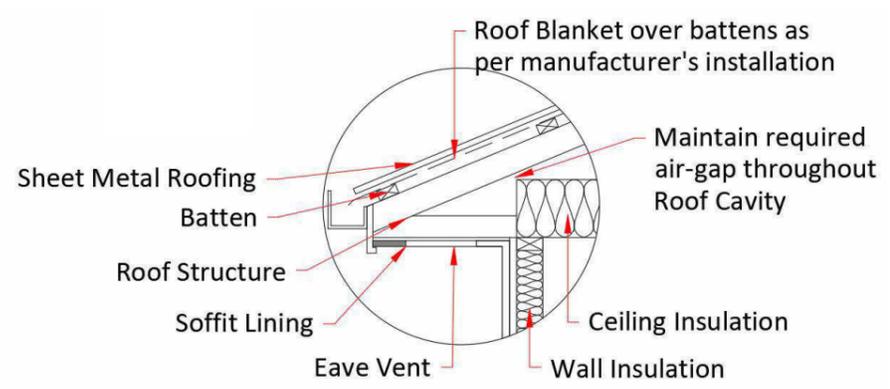
Refer Page A06 for extent of BAL 19 compliant HW cladding.
 Cladding to have 20mm air-cavity

Colorbond roof at 10° pitch, Permastop®
 Building Blanket, on 75x38 battens @ 900∅.
 Ventilated ridge. TP trusses at 900 ∅.
 R4.0 ceiling insulation,
 600w eaves to front & rear facades, evenly
 spaced eave vents, 4.5mm cement sheet
 soffit lining. Plasterboard ceiling on metal
 battens @ 450 ∅.

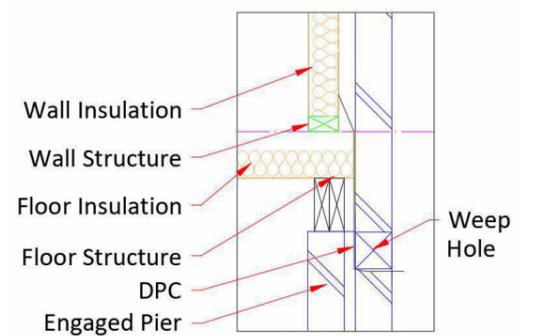
Brick veneer construction.
 Vapour permeable membrane
 around timber frame. R2.5 insulation to
 external walls, plasterboard lining to
 internal walls & ceiling.



VENTILATED RIDGE CONTINUOUS GAP: NTS



EAVED ROOF WITH ROOF VENT: NTS



TYPICAL BRICK VENEER WITH DPC & WEEP HOLE: NTS



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REV	DESCRIPTION	DATE

**A VAN ENGEN & J
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 58 DOLINA DRIVE, ROKEBY

SECTION		SHEET No. A05
Project number	J2156	
Date	30/01/2026	
Drawn by	AW	
Scale	1:50	

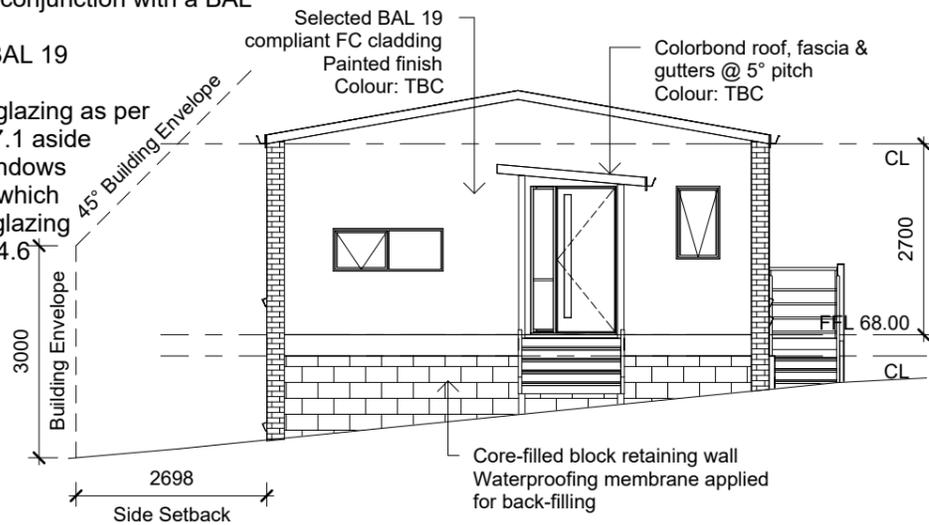
Vertical Articulation joints only provided in unreinforced masonry walls except walls built where the site soil classification is S or A. (Refer to Engineers report for details).

Site Classification: S

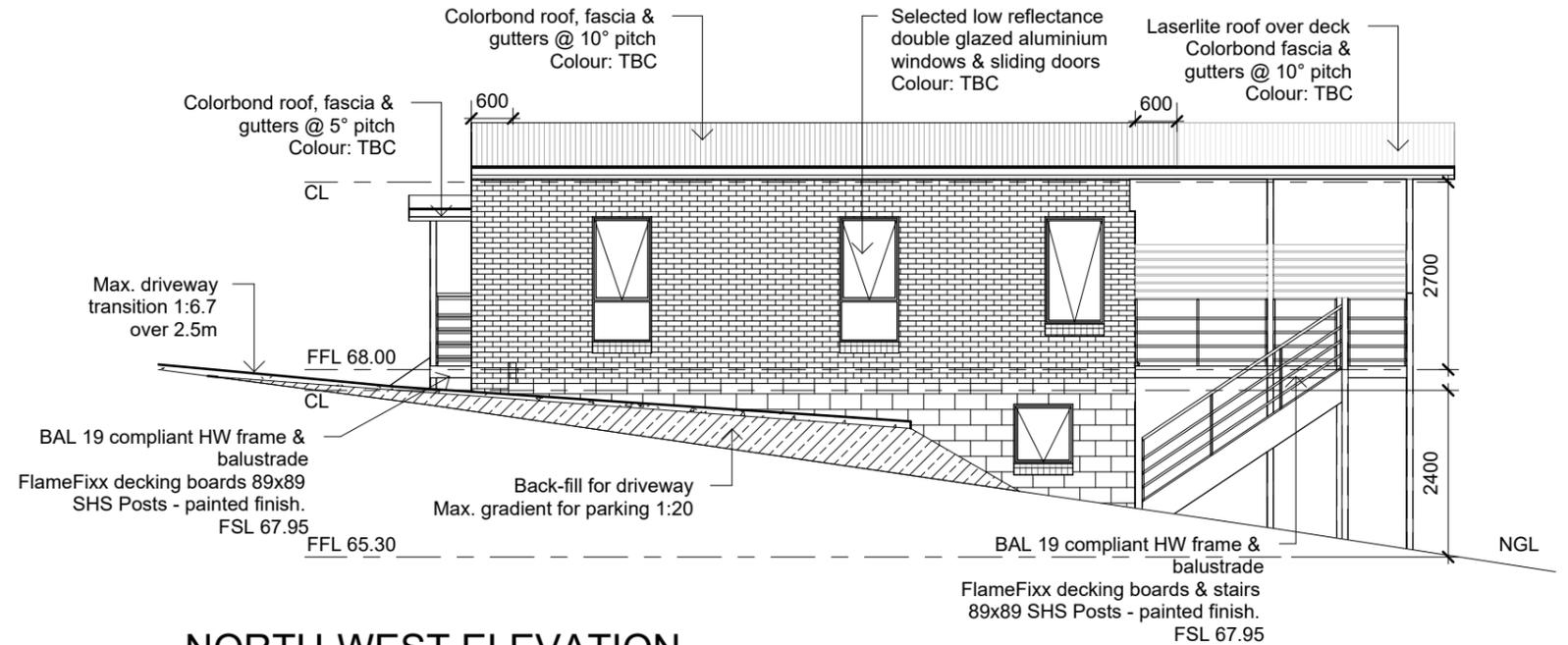
□ Sub-floor vents - Ventilation in accordance with NCC 2022 HP Part 6.2 and AS3959 when in conjunction with a BAL

Construction to BAL 19

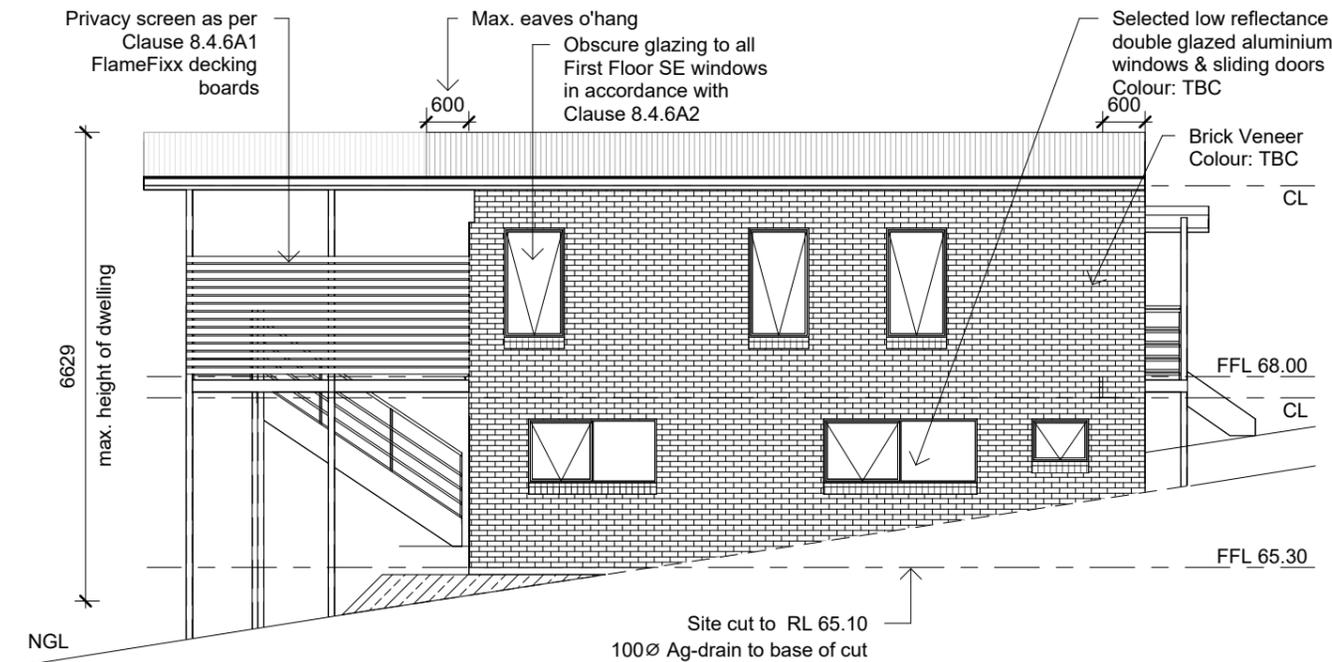
Low-reflectance glazing as per Clause CLA-S4.7.1 aside from first floor windows to SE Elevation, which require obscure glazing As per Clause 8.4.6



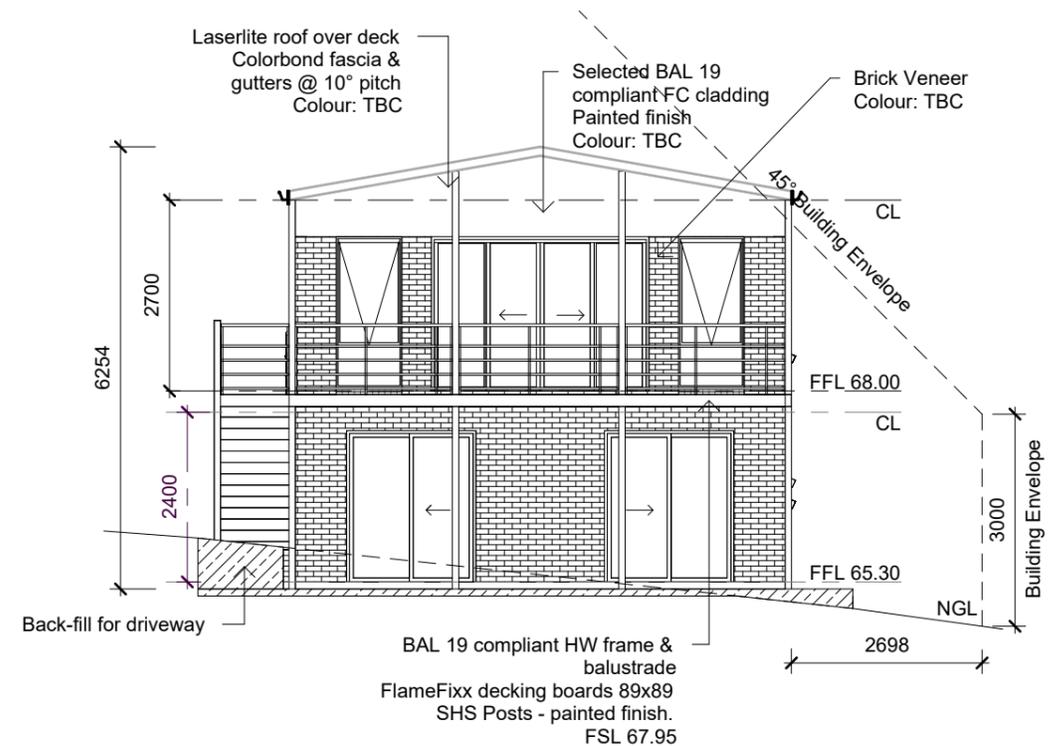
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



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REV	DESCRIPTION	DATE
01	Tinted windows, add DW transition	13/01/2026
02	Clarify glazing finishes	30/01/2026

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 58 DOLINA DRIVE, ROKEBY

ELEVATIONS

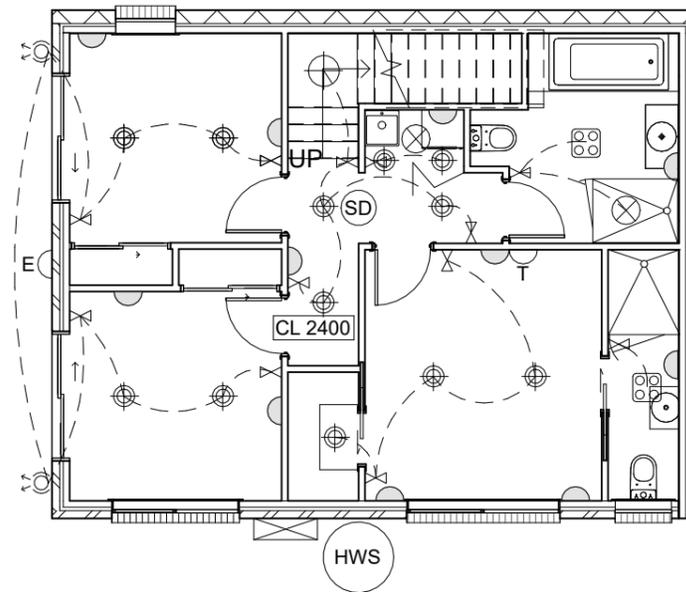
Project number	J2156
Date	30/01/2026
Drawn by	AW
Scale	1 : 100

SHEET No.
A06

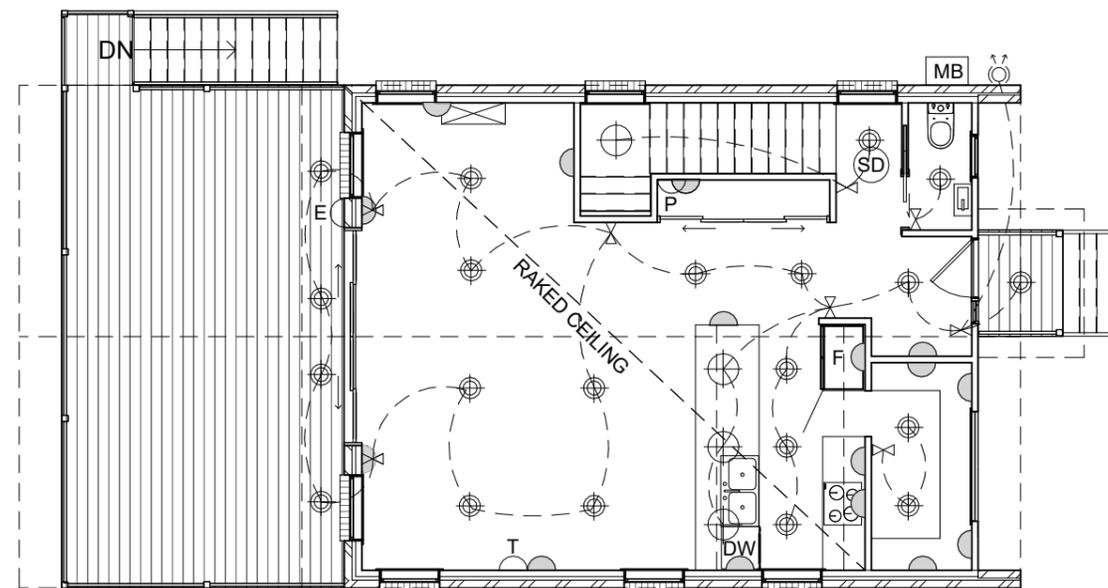
Notes:

Bath & Laundry exhausts to have run-on timers

- ⊕ MOTION SENSOR
 - ⌒ WALL MOUNT LIGHT
 - ⊕ LIGHT BATTEN HOLDER
 - ⊕ DOWNLIGHT (LED) SEALED & IC-F RATED
 - ▬ LED SLIMLINE TUBE
 - ⊗ LIGHT SWITCH
 - ⊗ LIGHT SWITCH WITH DIMMER
 - ◐ SINGLE GPO
 - ◑ DOUBLE GPO
 - ⊗ EXHAUST FAN - DUCTED TO EXTERNAL VENT
 - ⊗ LIGHT / HEAT / EXHAUST
 - ⊕ (SD) SMOKE DETECTOR - HARDWIRED & INTERCONNECTED
 - ⊗ WALL MOUNTED AIR CONDITIONER & EXTERNAL UNIT
 - ▭ PANEL HEATER
 - ⌒ T TELEVISION POINT
 - ⌒ P PHONE POINT / NBN
 - ⊕⊕ TWIN ADJUSTABLE SPOTLIGHT FITTING
 - ⊗ SENSOR LIGHT
 - ⊕ (MB) METER BOX
 - ⌒ E EXTERNAL GPO
 - ⌒ STAIR TREAD LIGHT
 - ⌒ U DOUBLE GPO WITH USB SOCKET
- ALL MECHANICAL VENTS TO BE DUCTED EXTERNALLY



GROUND FLOOR



FIRST FLOOR



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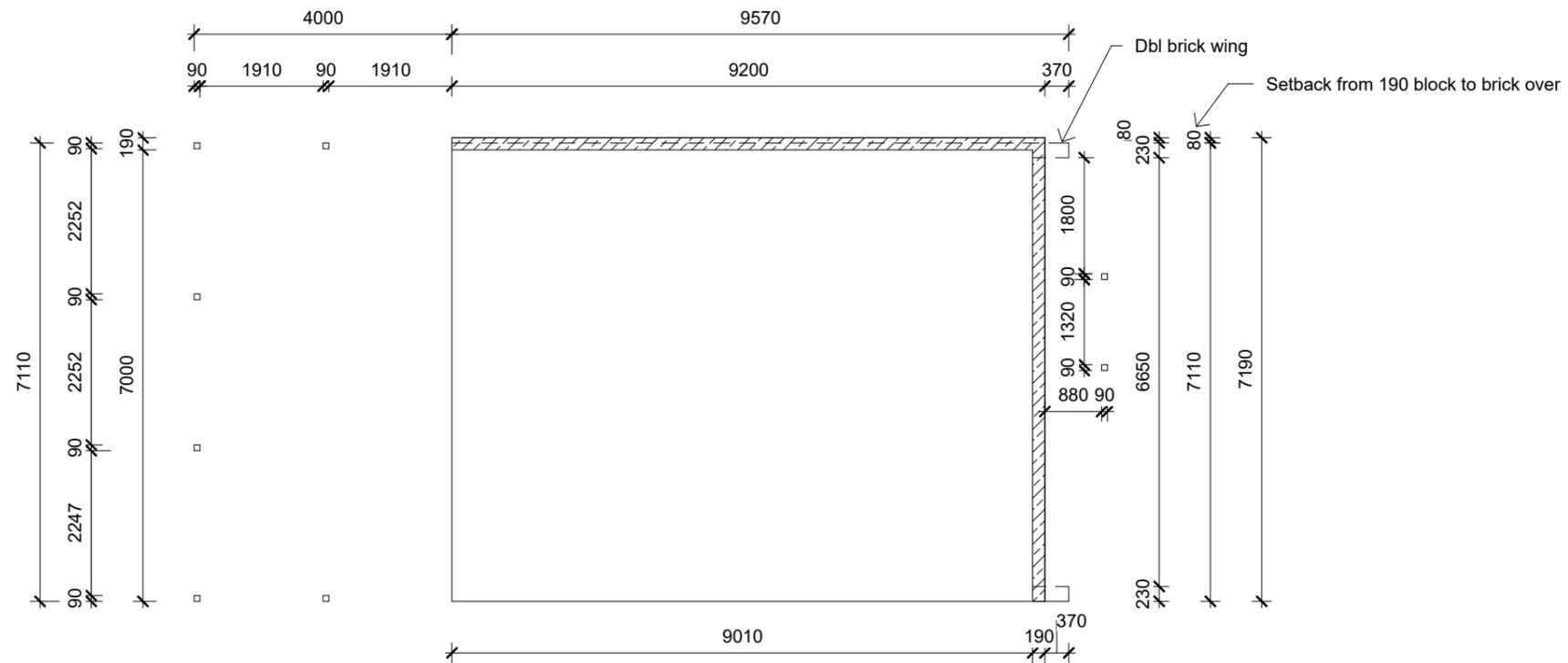
REV	DESCRIPTION	DATE

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58 DOLINA DRIVE, ROKEBY

ELECTRICAL PLAN

Project number	J2156
Date	30/01/2026
Drawn by	AW
Scale	1 : 100

SHEET No.
A07



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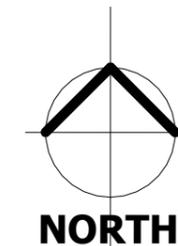
REV	DESCRIPTION	DATE

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SETOUT

Project number	J2156
Date	30/01/2026
Drawn by	AW
Scale	1 : 100

SHEET No.
 A08



Assessment for internal purposes only. Refer BAL report by GES GEO-ENVIRONMENTAL SOLUTIONS

The Bushfire Attack Level for this site has been categorised as **BAL - 19**
 In accordance with AS 3959-2018 "Construction of buildings in bushfire prone areas".



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REV	DESCRIPTION	DATE

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BAL PLAN

Project number	J2156
Date	30/01/2026
Drawn by	AW
Scale	1 : 1000

SHEET No.
A09

**CONSTRUCTION NOTES:
BAL 19**

Construction shall be in accordance with Bushfire Attack Level 19 (BAL-19) as specified in AS 3959-2018 Construction of Buildings in Bush-fire Prone Areas, Sections 3 and 5.

SUB-FLOOR 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 sub-floor construction methods. Refer section 5.3.1 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 be bush-fire 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 5.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Refer section 5.4.2 for detail.

VENTS WEEPHOLES AND GAPS IN INTERNAL 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 5.4.3 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 (AS3959-2018 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 5.5.1A for detail. Alternatively, compliant bushfire shutters may be installed.

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves shall be aluminium framed but can also be PVC which is shown to be bush-fire resistant or bush-fire resistant timber (AS3959-2018 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 5.5.2 for detail.

Alternatively, compliant bush-fire 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 shall 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 bush-fire resistant or bush-fire 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 5.5.3 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bush-fire resistant or bush-fire 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 5.5.5 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 5.6.1, 5.6.2 & 5.6.3 for detail.

VERANDAH, CARPORT AND AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof. Refer section 5.6.4 for detail.

ROOF 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 5.6.5 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 5.6.6 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 5.6.7 for detail.

VERANDAH AND DECK SUPPORTS AND FRAMING shall 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 subfloor is enclosed then all materials less than 400mm from the ground shall be non-combustible. Refer section 5.7.1, 5.7.2 & 5.7.3 for detail.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements shall 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 bush-fire 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 5.7.2.4 (or detail). Where spaced timber deck flooring is used, bush-fire 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 5.7.4 for detail.

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal. Refer section 5.8 for detail.



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DO NOT SCALE

REV	DESCRIPTION	DATE

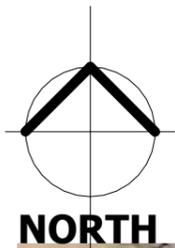
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GREENWOOD**

58 DOLINA DRIVE, ROKEBY

BAL 19 CONSTRUCTION NOTES

Project number	J2156
Date	30/01/2026
Drawn by	AW
Scale	NA

**SHEET No.
A10**



June Solstice 9am



June Solstice 11am



June Solstice 12pm



June Solstice 1pm



June Solstice 2pm



June Solstice 3pm



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REV	DESCRIPTION	DATE

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 58 DOLINA DRIVE, ROKEBY

SHADOW DIAGRAM

Project number	J2156
Date	30/01/2026
Drawn by	AW
Scale	1 : 500

SHEET No.
 A11

TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, Jarrah, other hardwoods	90	500
Treated Pine	22 Dressed	400
	19 Swan (25 actual thickness)	500
Cypress	21	400
	25	500

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH				
	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

BOLTS FOR BEARER TO STUMP / POSTS CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m ²) - REFER NOTES			
	Seasoned Hardwood (F17) Min. timber thickness: 35mm		Treated Pine (F5) Min. 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

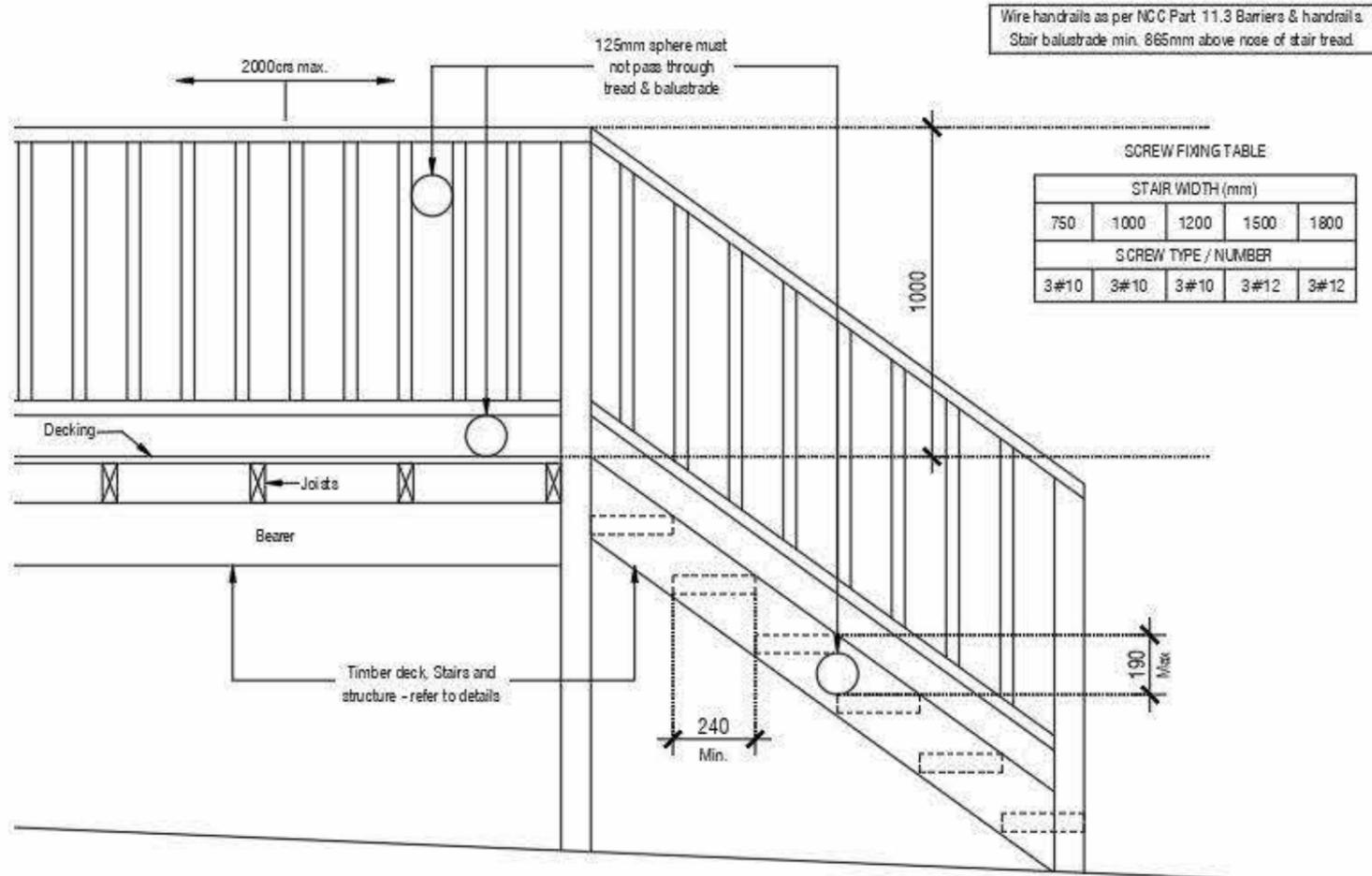
19mm THICK DECKING BOARD FIXING REQUIREMENTS

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

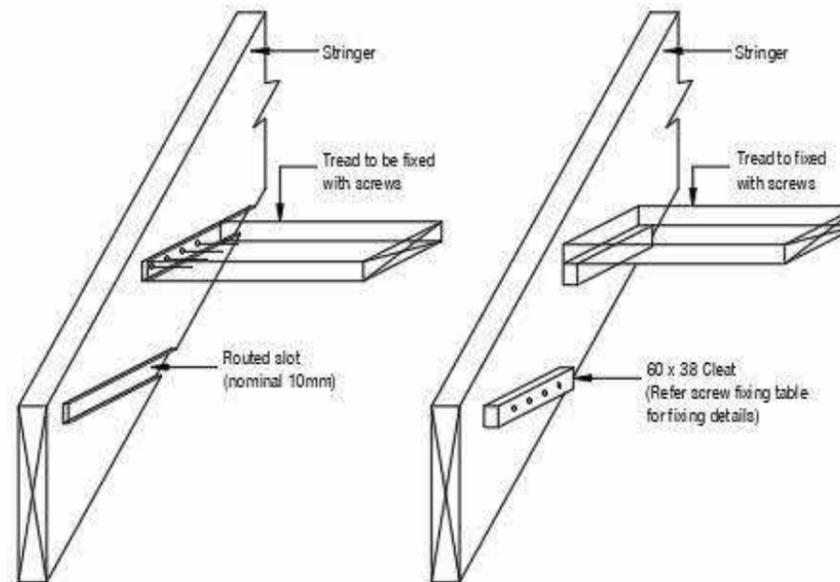
NOTES:

DS - Deformed shank

- Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
- 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.
- Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



STRINGER TO WALL FIXING

- INTERNAL - 14G 75mm bugle screws into wall studs
- EXTERNAL - M12 masonry anchors into masonry at 600 crs.



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DO NOT SCALE

REV	DESCRIPTION	DATE

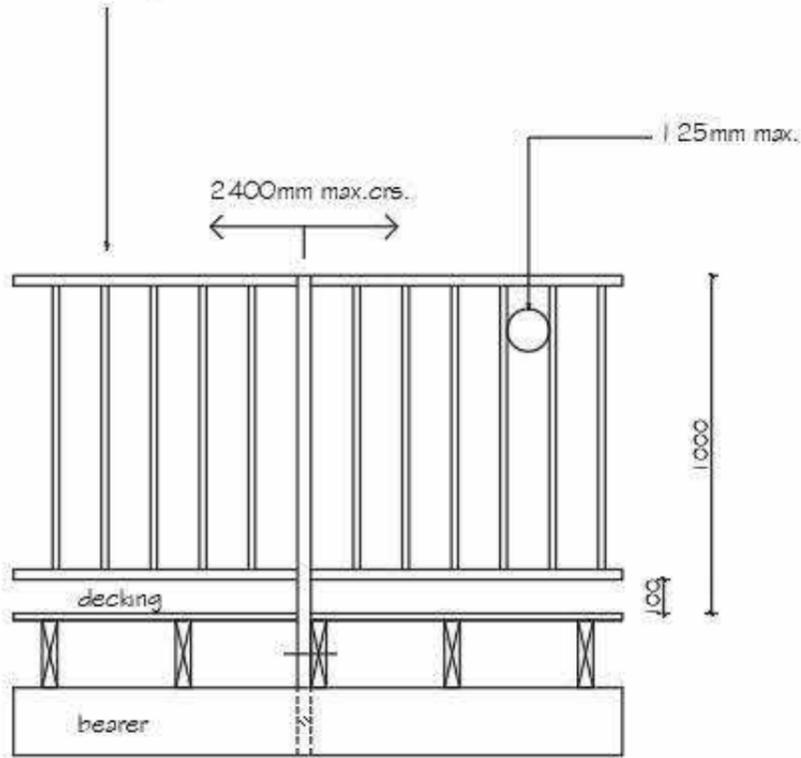
A VAN ENGEN & J GREENWOOD
58 DOLINA DRIVE, ROKEBY

STAIR NOTES

Project number	J2156
Date	30/01/2026
Drawn by	AW
Scale	NA

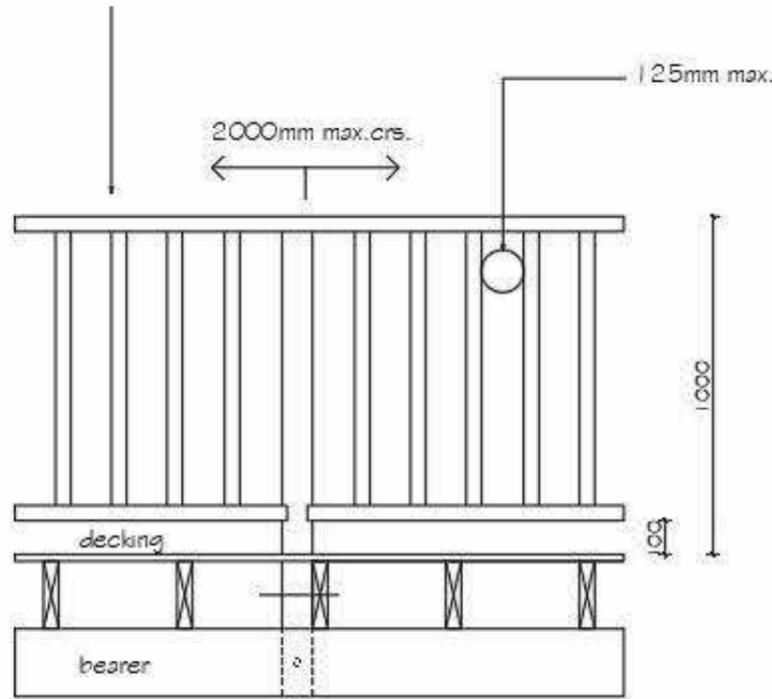
SHEET No.
B01

STEEL
 38x25x1.6 RHS rails & end verticals
 End verticals fixed to posts with 3-M8 s/s screws
 Balusters 19x19x1.2 RHS at 110 crs
 All members powdercoated



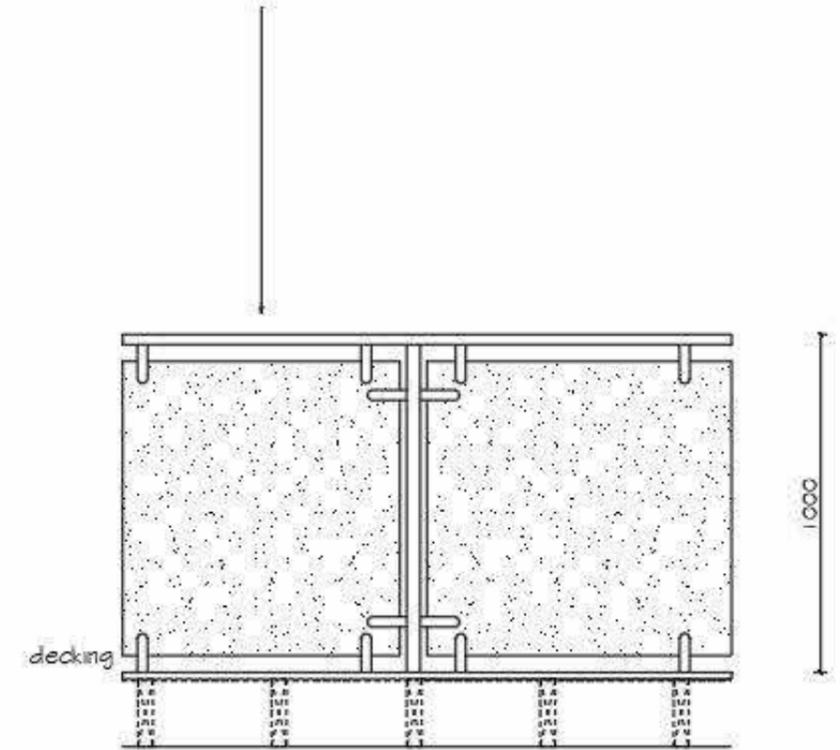
40x40x1.6 uprights at 2400 crs carried down beside joist and through bolted with 2-M10 S/S bolts

TIMBER
 90x45 F5 TRP top / bottom rails housed into posts
 Intermediate newell posts 90x90 F5 TRP
 Balusters 42x35 screwed to rails (1-No 8 Class 3 t#b)
 Alternative balusters 70x19 F5 TRP housed and screwed
 (2-No 8 Class 3 t#b) into pre-formed handrail and bottom rail
 All balusters max aperture of 125mm



refer to engineer detail

GLASS
 Proprietary glass balustrade and support system
 to relevant Australian Standards.



- * WIRE HANDRAILS AS PER NCC PART 11.3 BARRIERS & HANDRAILS
- * STAIR BALUSTRADES MIN 865mm ABOVE NOSE OF STAIR TREAD



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REV	DESCRIPTION	DATE

A VAN ENGEN & J
 GREENWOOD
 58 DOLINA DRIVE, ROKEBY

BALUSTRADE NOTES

Project number	J2156
Date	30/01/2026
Drawn by	Author
Scale	1 : 250

SHEET No.
B02

Vessels or area where the fixture is installed	Floors & horizontal surfaces	Walls	Wall junctions & joints	Penetrations	Vessels or area where the fixture is installed	Floors & horizontal surfaces	Walls	Wall junctions & 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.	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
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.	Areas adjacent to baths and spas for concrete and compressed fibre cement.	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 the floor.	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.
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 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 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 the floor.	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.
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 junction.	Waterproof all penetrations.	Inserted baths.	N/A for 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 vessel if the vessel is within 75mm of the wall.	N/A for under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Unenclosed shower.	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.	Walls adjoining other vessels (eg. sinks, l'dry, 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.
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	Laundries and WC's	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 flashing is used the horizontal leg must be not less than 40mm.	N/A

NOTES:

1. If a shower is included above a bath, refer to the requirements for shower and wall penetrations.
2. N/A means not applicable.
3. Certification to be provided to the building surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with AS3740 and Part 10.2 of NCC

IMPORTANT:
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.



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REV	DESCRIPTION	DATE

A VAN ENGEN & J GREENWOOD 58 DOLINA DRIVE, ROKEBY	WET AREA NOTES	
	Project number	J2156
	Date	30/01/2026
	Drawn by	AW
Scale	NA	SHEET No.
		B03

ROOF AND WALL CLADDING

Generally to be in accordance with NCC H1D7 and; Roof Tiles AS 2049 & AS 2050. Metal sheet roofing AS 1562.1. Plastic sheet roofing AS/NZS 4256.1, .2, .3 &.5, & AS 1562.3. Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS/NZS 3500.3.2 & the Plumbing Code of Australia (PCA). Eaves, internal and valley guttering to have cross sectional area of 6500mm². Downpipes to be 90Ø or 100 x 50 rectangular section to max. 12000 crs. and to be within 1000 of internal/valley gutter. Wall cladding to be installed in accordance with NCC H1D7 & Manufacturers specifications. Flashings to NCC 7.2, 7.3 & 7.5

GLAZING

Generally glazing to be in accordance with AS 1288. Refer to window legend for sizes and type. Windows to comply with NCC H1D8

SERVICES

Generally in accordance with NCC 13.7 Hot water supply system designed and installed in accordance with AS/NZS 3500.

FIRE SAFETY

Generally to be in accordance with NCC H3. 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 & are to be of a masonry skin 90 thick with FRL 60/60/60. Sarking to have a flammability index less than 5. Roof lights not to be placed closer than 900 from boundary. Installations of smoke alarms to be in accordance with NCC H3D6. Locations indicated on floor plan. Smoke alarms are to be interconnected where more than 1 smoke alarm is installed. Installation locations; Ceilings - 300mm away from wall junction. Sloping ceiling - 500 - 1500 down from apex. Walls - 300 down from ceiling junction. Heating appliances generally to be in compliance with NCC 12.4 & AS 2918. Fireplace - extend hearth 150 to side of opening. 300 in front of opening. Freestanding - extend hearth 400 beyond unit. Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall. Heat shield - 90 masonry with 25 air gap to combustible wall, extend 600 above unit. Flue installation to NCC Figure 12.4.5c & NCC 12.4.4 Top of chimney / flue to terminate 300 above horizontal plane 3600 away from roof. Construction in Bush Fire Area to be in accordance with NCC H7F4 & AS 3959.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and NCC 10.2. Waterproofing of surface adjacent to open shower, including shower over bath, to extend vertically 1.5 and to a height of 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height 150 above vessel. Ceiling heights to be in accordance with NCC 10.3.1.

FACILITIES

Generally to be in accordance with NCC 10.4. Required facilities in accordance with NCC 10.4.1. Refer to plan for locations. Sanitary compartment to be in accordance with NCC 10.4.2. Refer to plan for detail. Provision of natural light to be in accordance with NCC 10.5. Windows to provide light transmission area equal to 10% of floor area of room. Roof lights to have a transmitting area of not less than 3% of the floor area and are open to the sky.

Ventilation to be in accordance with NCC 10.6 or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / WC to be vented to outside for steel roof and roof space for tiled roof. Natural ventilation to be provided at a rate of 5% of room area, in accordance with NCC 10.6.2.

STAIR CONSTRUCTION

Generally to be in accordance with NCC 11.2.2 Stairs; Maximum 18 risers to each flight. Riser openings to be less than 125. Treads to have slip resistant surface or nosing. Risers - min. 115 - max. 190. Tread - min. 240 - max. 355. Balustrade; Generally in accordance with NCC 11.3. Balustrade 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.

SWIMMING POOLS

Generally swimming pools and safety fences to be constructed in accordance with NCC H2 & H7 and AS 1926.1.

ENERGY EFFICIENCY

Generally in accordance with NCC H6, Climate Zone 7, applicable to Tasmania. (Zone 8 applicable to Alpine areas).

BUILDING FABRIC

Generally in accordance with NCC 13.2. 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 min. value of 1.14ug/N.s., installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be taped together, or overlapped min. 150. BULK INSULATION To maintain thickness and position after insulation. Continuous cover without voids except around services / fittings. ROOF INSULATION Roof construction to achieve min. additional R Value of R4. Roof lights to comply with NCC 13.2.4. EXTERNAL WALLS External wall construction to achieve min. R Value of R1.5. Wall surface density min. - 220kg/m². FLOORS Generally in accordance with NCC 13.2.6. Suspended timber floor with single skin masonry perimeter required to achieve a min. total R value of R1.5. 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 Must have an external fabric that achieves the required thermal level of a Class 1 building.

EXTERNAL GLAZING

Generally in accordance with NCC 13.3. To AS 3959 - 2018 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable. Windows to comply with NCC 11.3.7 Protection of Openable Windows.

BUILDING SEALING

Generally in accordance with NCC 13.4. 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 and 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.

SITEWORKS

Earthworks of site to be in accordance with NCC 3.2 and AS 2870. Drainage works to be in accordance with NCC 3.3 and AS/NZS 3500.3 Surface drainage - finished ground to fall away from building 50mm in 1000mm. Finished slab level to be: -150 above finished ground. -50 above paved surfaces. Prevent ponding of water under suspended floors.

FOOTINGS AND SLAB

Generally in accordance with NCC Part 4 and AS 2870. Preparation for placement of concrete and reinforcement to be in accordance with AS 2870. Concrete and steel reinforcement to be in accordance with AS 2870 and AS/NZS 3500. The site classification to be in accordance with AS 2870. Alternatively footings and slabs to be in accordance with structural engineers design and specification.

MASONRY

Generally masonry walls to be constructed in accordance with NCC Part 5 and AS 3700. Masonry veneer to NCC 5.2. Un-reinforced masonry to NCC 5.4. Masonry components and accessories to NCC 5.6. Weatherproofing of masonry to NCC 5.7.

FRAMING

Timber framing to be in accordance with NCC H1D6 and AS 1684.2. 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 and rubbish. Provide vent openings in substructure walls at a rate of not less than 6000mm²/ per meter of wall length, with vents not more than 600mm from corners. 150mm clearance required to underside by floor framing members unless specified otherwise by flooring material specification. Tie-down and bracing of frame to be in accordance with AS 1684.2 and AS 4055. Structural steel framing to be in accordance with NCC Part 6 and AS 1250, AS 4100 and structural steel engineers design and specifications.



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REV	DESCRIPTION	DATE

A VAN ENGEN & J
GREENWOOD
58 DOLINA DRIVE, ROKEBY

GENERAL SPECIFICATIONS	
Project number	J2156
Date	30/01/2026
Drawn by	AW
Scale	NA
SHEET No. B04	