



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061536

PROPOSAL: Dwelling

LOCATION: 2 Bellis Street, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 15/07/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 15/07/2026 00:00:00. 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 15/07/2026 00:00:00.

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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **New Residence**

Location: **Lot 35 Tasman Rise, Rokeby**

Personal Information Removed



exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

N/A

Current use of site:

Vacant Lot

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

Declaration

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

Personal Information Removed



Planning Application checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- 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 City of Clarence.

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

Additional Documents

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.

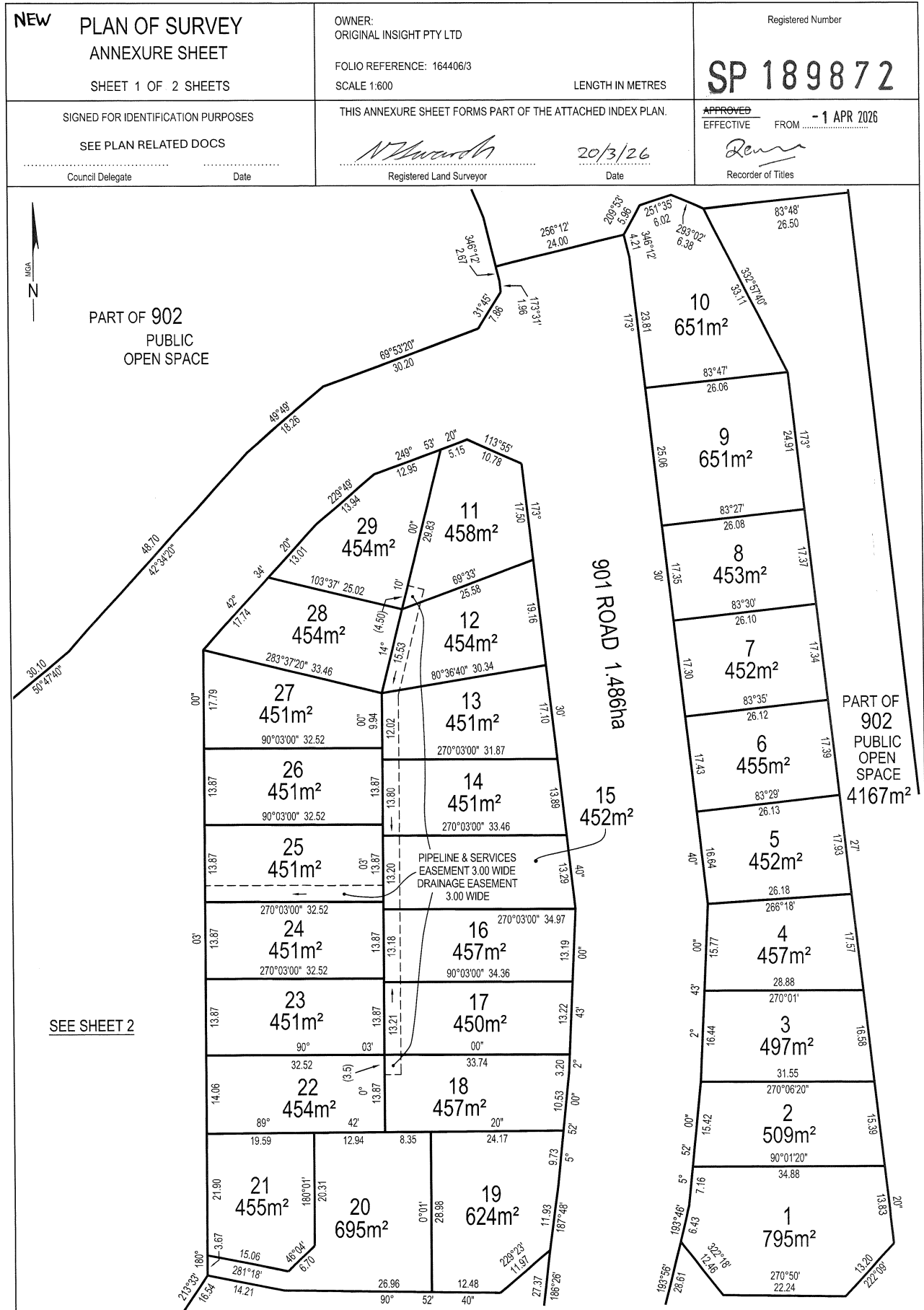
- Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 -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



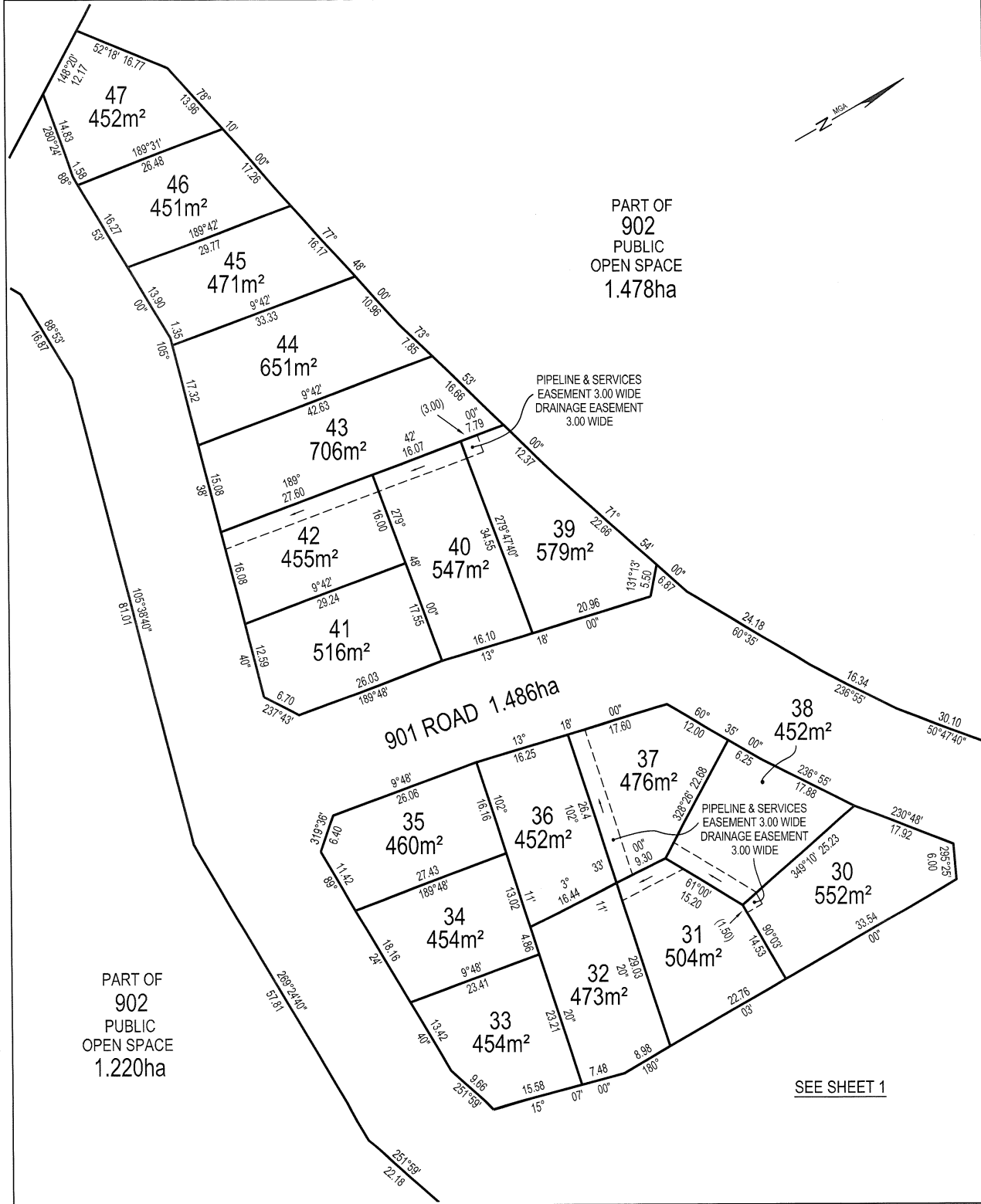
- Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
 - Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
 - Internal layout of each building on the site.
 - Private open space for each dwelling.
 - 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 City of Clarence Planning team on (03) 6217 9550.





<p>NEW PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS</p>	<p>OWNER: ORIGINAL INSIGHT PTY LTD</p> <p>FOLIO REFERENCE: 164406/3 SCALE 1:600</p> <p>LENGTH IN METRES</p>	<p>Registered Number SP 189872</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES SEE PLAN RELATED DOCS</p> <p>..... Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>N. Wood</i> 20/3/26 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM - 1 APR 2026</p> <p><i>Renn</i> Recorder of Titles</p>



SEARCH OF TORRENS TITLE

VOLUME 189872	FOLIO 35
EDITION 1	DATE OF ISSUE 01-Apr-2026

SEARCH DATE : 08-Apr-2026

SEARCH TIME : 08.43 am

DESCRIPTION OF LAND

City of CLARENCE
 Lot 35 on Sealed Plan 189872
 Derivation : Part of Lot 37617 (56.81ha) Gtd. to The
 Director-General of Housing & Construction
 Prior CT 164406/3

SCHEDULE 1

M926006 TRANSFER to ORIGINAL INSIGHT PTY LTD Registered
 19-Dec-2021 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP189872 EASEMENTS in Schedule of Easements
 SP189872 COVENANTS in Schedule of Easements
 SP189872 FENCING COVENANT 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
 N194698 MORTGAGE to Manda Capital Holdings Pty Ltd
 Registered 21-June-2024 at 12.01 pm
 N280782 MORTGAGE to RCCC Civil Contracting Pty Ltd
 Registered 11-Oct-2025 at noon
 E380291 AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 01-Apr-2026 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N104005 CAVEAT by Manda Capital Holdings Pty Ltd Lodged by
 PAGE SEAGER [Merged] on 16-Dec-2025 BP: N104005

<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center" style="font-size: 2em;">SP142549</p>
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PAGE 1 OF 4 PAGE/S

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.

Rights of carriageway hereon deleted by me pursuant to Request to Amend No. E296066 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993


 Recorder of Titles 13 SEP 2022
 Date

EASEMENTS

Lot 1 and Lot 2 are together with a right of way over the Right of Way (Private) 10.06 metres wide shown on the plan.

Lot 3 (but excluding that part of Lot 3 marked "EFGHJK") is together with a right of way over the Right of Way (Private) 10.06 metres wide shown on the plan.

~~Lot 2 is together with a right of carriageway over that portion of the Right of Way (Private) 6.00 metres wide showing passing through Lot 1.~~

~~Lot 3 is together with a right of carriageway over that portion of the Right of Way (Private) 6.00 metres wide shown passing through Lot 1 and Lot 2.~~

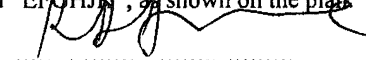

~~Lot 1 is subject to a right of carriageway over that portion of the Right of Way (Private) 6.00 metres wide shown passing through Lot 1, appurtenant to Lot 2 and Lot 3.~~

~~Lot 2 is subject to a right of carriageway over that portion of the Right of Way (Private) 6.00 metres wide shown passing through Lot 2, appurtenant to Lot 3.~~

Lot 3 is subject to a Transmission Line Easement for the Hydro Electric Commission over that portion of the Transmission Line Easement 50.00 metres wide shown on Lot 3 outside that part of Lot 3 marked "EFGHJK", as shown on the plan.

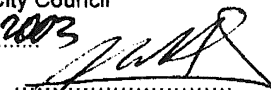
Lot 3 is subject to a Transmission Line Easement for the Hydro Electric Commission in the terms created by and more fully set out in A751455 over that portion of the Transmission Line Easement 50.00 metres wide shown within that part of Lot 3 marked "EFGHJK", as shown on the plan.

Signed by the Vendor

 Robert Duncan Drewe	 Ann Candida Baker
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(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Ann Candida Baker and Robert Duncan Drewe FOLIO REF: 252324/1 and 252458/1 SOLICITOR & REFERENCE: Peter Worrall Lawyers (Matthew Pawson)	PLAN SEALED BY: Clarence City Council DATE: <u>4 DECEMBER 2003</u> <u>10-2003/100</u> REF NO.
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**CORPORATE SECRETARY
 CLARENCE CITY COUNCIL**

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

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 142549</p>
<p>SUBDIVIDER: Ann Candida Baker and Robert Duncan Drewe FOLIO REFERENCE: 252324/1 and 252458/1</p>	

COVENANTS

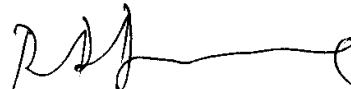
The Owner of each Lot covenants with ROBERT DUNCAN DREWE and ANN CANDIDA BAKER and the Owner or Owners for the time being of every other Lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof 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 for the purpose of house occupation without the prior consent of the Corporation in writing.
4. Not to use any engine or machinery in any trade or 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.

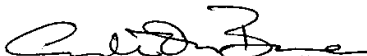
FENCING COVENANT

In respect of each Lot shown on the plan, the Vendor ROBERT DUNCAN DREWE and ANN CANDIDA BAKER shall not be required to fence.

Signed by the Vendor



.....
Robert Duncan Drewe



.....
Ann Candida Baker

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP142549
SUBDIVIDER: Ann Candida Baker and Robert Duncan Drewe FOLIO REFERENCE: 252324/1 and 252458/1	

INTERPRETATION

“right of way over the Right of Way (Private) 10.06 metres wide” means the right and liberty for Reginald Chipman the owner of the said land within described his successors in title his and their executors administrators and assigns his and their servants and workmen and all other by his or their permission full right and liberty at all times by day or by night and for all purposes with or without horses carts carriages waggons and other vehicles laden or unladen to go pass and repass and to drive cattle sheep and other animals along over and upon all that strip of land marked A.B.C.D. on Diagram No. 24992 and shown as Right of Way (Private) 10.06 wide on the plan.

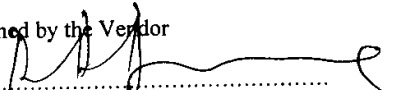
“right of carriageway over the Right of Way (Private) 6.00 metres wide” is defined in the Schedule 8 of the *Conveyancing Law and Property Act 1884*.

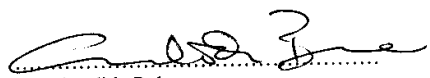
“Transmission Line Easement” means the full and free right and liberty for the Hydro Electric Commission and its successors and its and their servants agents and workmen at all times hereafter:

- (a) to clear the lands marked "Transmission Line Easement 50.00 wide on Diagram No. 16169 (the said lands being portion of the said land within described and being hereinafter called "the servient land") and to erect place inspect alter and repair renew maintain and use in upon and over and along and remove from the servient land towers poles wires cables apparatus appliances and other ancillary works (all of which are hereinafter collectively referred to as "the said lines") for the transmission and distribution of electrical energy and for purposes incidental thereto;
- (b) to cause or permit energy to flow or be transmitted through and along the said lines;
- (c) to cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines; and
- (d) to enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of every kind.

“Corporation” means the Warden Councillors and Electors of the City of Clarence.

SEE OVER FOR EXECUTION

Signed by the Vendor

 Robert Duncan Drewe

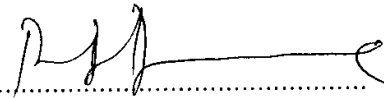

 Ann Candida Baker

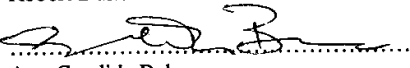
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 142549
SUBDIVIDER: Ann Candida Baker and Robert Duncan Drewe FOLIO REFERENCE: 252324/1 and 252458/1	

EXECUTION

Signed by the Vendor)
 ROBERT DUNCAN DREWE and)
 ANN CANDIDA BAKER)
 in the presence of)



 Robert Duncan Drewe


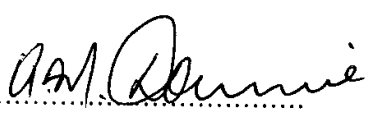
 Ann Candida Baker

Witness Signature.....
 Witness Name.. BEVERLEY CALLOW
 Witness Address.. 73 HIGGINS HWY RD. PRETTY BEACH 2287
 Witness Occupation.. PERFORMER / TEACHER


Signed for an on behalf of)
 NATIONAL AUSTRALIA BANK)
 as mortgagee of Folios of the Register)
 Volume 252324 Folio 1 and)
 Volume 252458 Folio 1)
 by its authorised officer(s))
 in the presence of)

Witness Signature.....
 Witness Name.....
 Witness Address.....
 Witness Occupation.....

Executed by NATIONAL AUSTRALIA BANK LIMITED)
 by its Attorney Andrew Michael Downie under Power of)
 Attorney No. 67/0241 and amended by 71/5033 (who)
 states that he holds the office in the NATIONAL AUSTRALIA)
 BANK LIMITED indicated under his signature and who declares)
 he has received no notice of revocation of the said Power) in the)
 presence of:)



 Mobile Manager Manager


 Jenny Doran, Bank Officer
 76 Liverpool Street, Hobart

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

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 189872

PAGE 1 OF 7 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.

NEW EASEMENTS

Lots 11 to 18 (inclusive), 25, 30, 31, 37, 38, 39, 40 and 42 on the Plan are each SUBJECT TO a Pipeline and Services Easement (as defined herein) in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over that part of the respective Lot marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE DRAINAGE EASEMENT 3.00 WIDE" on the Plan ("the Easement Land").

Lots 11 to 18 (inclusive), 25, 30, 31, 37, 38, 39, 40 and 42 on the Plan are each SUBJECT TO a right of drainage in gross in favour of Clarence City Council over that part of the respective Lot marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE DRAINAGE EASEMENT 3.00 WIDE" on the Plan.

EXISTING EASEMENTS

Each Lot on the Plan (but excluding that part of Lot 903 marked "EFGHJK") is TOGETHER WITH a right of way over the area marked "RIGHT OF WAY, 10.06 WIDE" on the Plan more fully defined in SP142549. (PRIVATE)

Lots 902 & 903 are
~~Lot 902~~ on the Plan is SUBJECT TO a Transmission Line Easement (in favour of the Hydro Electric Commission) over that part of the Lot marked "TRANSMISSION LINE EASEMENT 50.00 WIDE" on the Plan and as created by and more fully set forth in SP142549.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REF: Volume 164406 Folio 3 SOLICITOR & REFERENCE: Butler, McIntyre & Butler: 250343	PLAN SEALED BY: Clarence City Council DATE: 3 MARCH 2026 PDP PLAN PMTD - REF NO. 2021/ 024236 Council Delegate Peter Warnekin - ACN's HOG
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP 189872</p>
<p>SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REFERENCE: Volume 164406 Folio 3</p>	

EXISTING COVENANTS

Each Lot on the Plan is burdened by the restrictive covenants created by and more fully set forth in SP142549.

FENCING COVENANT

The owner of each Lot on the Plan covenants with Original Insight Pty Ltd (ACN 168 660 786) (“the Vendor”) that the Vendor shall not be required to fence.

DEFINITIONS

“**Pipeline and Services Easement**” means:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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 and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) 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 all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lots from the highway at any then existing vehicle entry and cross the Lots to the Easement Land; and



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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP 189872</p>
<p>SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REFERENCE: Volume 164406 Folio 3</p>	

(8) 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 Lots.

PROVIDED ALWAYS THAT:

(1) The registered proprietors of the Lots in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:

- (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
- (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
- (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
- (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
- (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
- (f) permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lots.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
- (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.



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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP 189872</p>
<p>SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REFERENCE: Volume 164406 Folio 3</p>	

- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

“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) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the 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.



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

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP 189872</p>
<p>SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REFERENCE: Volume 164406 Folio 3</p>	

Executed by **Original Insight Pty Ltd (ACN 168 660 786)**, the Registered Proprietor of the land contained in Certificate of Title Volume 164406 Folio 3 in accordance with section 127 of the Corporations Act 2001 (Cth) by being signed by:


Seyon Won
 Sole Director and Company Secretary

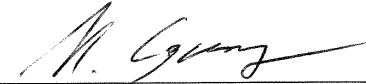
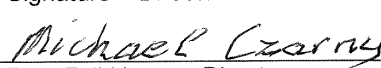

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NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES	Registered Number SP 189872
SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REFERENCE: Volume 164406 Folio 3	

Executed by **Manda Capital Holdings Pty Ltd (ACN 168 795 088)**, the Registered Mortgagee of the land contained in Certificate of Title Volume 164406 Folio 3 under Mortgage N194698 in accordance with section 127 of the Corporations Act 2001 (Cth) by being signed by:


 Signature – Director

 Print Full Name – Director

 Signature – Director/~~Company Secretary*~~ *30/03/26*
 Print Full Name – Director/~~Company Secretary*~~
 *Delete whichever is inapplicable *30/03/26*

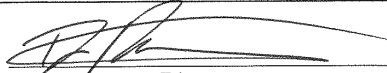
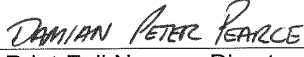

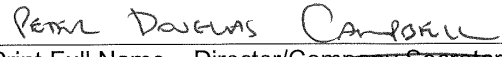
* BRADLEY JOHN WALSH
SOLICITOR FOR THE VENDOR

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

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 189872
SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REFERENCE: Volume 164406 Folio 3	

Executed by **RCCC Civil Contracting Pty Ltd (ACN 097 095 611)**, the Registered Mortgagee of the land contained in Certificate of Title Volume 164406 Folio 3 under Mortgage N280782 in accordance with section 127 of the Corporations Act 2001 (Cth) by being signed by:


 Signature – Director

 Print Full Name – Director

 Signature – Director/~~Company Secretary~~*

 Print Full Name – Director/~~Company Secretary~~*

*Delete whichever is inapplicable

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

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TASMANIAN LAND TITLES OFFICE

Notification of Agreement under the Land Use Planning and Approvals Act 1993

Section 78



E380291

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
164406	3		

REGISTERED PROPRIETOR: **ORIGINAL INSIGHT PTY LTD** of 89 Cavendish Road, Coorparoo, Queensland 4151

PLANNING AUTHORITY: **CLARENCE CITY COUNCIL** of 38 Bligh Street, Rosny Park Tasmania 7018

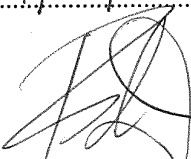
I Peter Warmbrunn,

of **CLARENCE CITY COUNCIL** of 38 Bligh Street, Rosny Park Tasmania 7018

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement (not including annexures) between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Date: 04/02/2026

Signed: 
(on behalf of the Planning Authority)



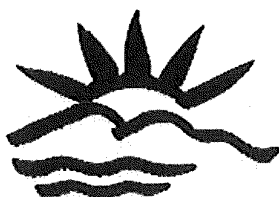
Land Titles Office Use Only

LUA
Version 2 (TOLD)

REGISTERED IN TASMANIA
- 1 APR 2026
RECORDER OF TITLES

THE BACK OF THIS FORM MUST NOT BE USED

Created 15-Sep-2025 03:42PM



City of Clarence

PART 5 AGREEMENT

CLARENCE CITY COUNCIL
("COUNCIL")

AND

ORIGINAL INSIGHT PTY LTD ("OWNER")


AND

ON GIBLIN PTY LTD ("ADJOINING OWNER")



*Agreement pursuant to section 71 of the Land
Use Planning and Approvals Act 1993 (Tas)*

I HEREBY CERTIFY THAT
THIS IS A COPY OF THE
ORIGINAL DOCUMENT

 05/02/2026
Emily Whitfield
Legal Support Officer

AGREEMENT

This Agreement is made on the **4th** day of **February** 2026

BETWEEN

CLARENCE CITY COUNCIL (ABN 35 264 254 198) of 38 Bligh Street, Rosny Park, Tasmania ("**Council**")

and

ORIGINAL INSIGHT PTY LTD (ABN 69 168 660 786) of 89 Cavendish Road, Coorparoo, Queensland ("**Owner**")


and

ONGIBLIN PTY LTD (ACN 602 471 518) of Level 1, 160 Collins Street, Hobart, Tasmania ("**Adjoining Owner**")

RECITALS

- A. Council is the planning authority under the *Land Use Planning and Approvals Act 1993 (Tas)* ("**Act**") and for the purposes of the Tasmanian Planning Scheme – Clarence ("**Planning Scheme**").
- B. The Owner is the registered proprietor of 93 Pass Road, Rokeby in Tasmania more particularly described in Certificate of Title Volume 164406 Folio 3 ("**Property**").
- C. The Adjoining Owner is the registered proprietor of 91 Pass Road, Rokeby in Tasmania more particularly described in Certificate of Title Volume 164406 Folio 2 ("**Adjoining Property**").
- D. On 5 January 2023 Council issued planning permit PDPLANPMTD-2021/024236 ("**Permit**") for a 130 lot subdivision on the Property ("**Development**").
- E. It is a condition of the Permit for the Development that the Owner and Adjoining Owner are to enter into this Part 5 Agreement ("**Agreement**") with Council pursuant to section 71(1) of the Act.

**I HEREBY CERTIFY THAT
THIS IS A COPY OF THE
ORIGINAL DOCUMENT**

 05/02/2026

Original Insight Pty Ltd – 93 Pass Road
Part 5 Agreement

OPERATIVE PART

The parties agree as follows:

1. Definitions

In this Agreement, unless the context otherwise requires:

Agreement means this agreement including any schedules, attachments and annexures.

Bushfire Hazard Management Plan means the plan at Appendix B of the Bushfire Hazard Management Plan Report, annexed and marked "Annexure A";

Bushfire Hazard Management Plan Report means the report prepared by Rhys Menadue dated December 2022, annexed and marked "Annexure B";

Hazard Management Area means the area situate on the Property and described as "Hazard Management Area 30m Wide" as well as the area situate on the Adjoining Property shown hatched and described as "Temporary Hazard Management Area 50m Wide" both shown on the Bushfire Hazard Management Plan; and

Natural Values Report means the report prepared by Amber Button and Andy Welling dated 23 February 2022, annexed and marked "Annexure C";

Permit means Council planning permit PDPLANPMTD-2021/024236 dated 5 January 2023 with respect to the Development on the Property, annexed and marked "Annexure D".

2. Interpretation

In this Agreement:

- (a) the expression "Owner" and "Adjoining Owner":
- i. can mean more than one person;
 - ii. includes the successors and assigns of the Owner and Adjoining Owner;
 - iii. includes any person deriving title to the Property or Adjoining Property from the Owner or Adjoining Owner; or

Original Insight Pty Ltd – 93 Pass Road
Part 5 Agreement

**I HEREBY CERTIFY THAT
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ORIGINAL DOCUMENT**

EW 05/02/2026

- iv. includes any person deriving title to any part of the Property or Adjoining Property from the Owner or Adjoining Owner;
- (b) where the Owner or Adjoining Owner comprises more than one person, those persons are jointly and each of them is severally liable under this Agreement;
- (c) clause headings are inserted for convenience only and do not affect the interpretation of this Agreement;
- (d) a recital, schedule, annexure or a description of the parties forms part of this Agreement;
- (e) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning; and
- (f) a party includes its successors, assigns, executors and administrators.

3. Covenants on the Part of the Owner

3.1 The Owner hereby covenants with Council to:

- (a) develop the Property in accordance with the bushfire protection measures outlined in the Bushfire Hazard Management Plan Report and the Bushfire Hazard Management Plan; and
- (b) at all times maintain the Hazard Management Area as low threat vegetation as required by the Bushfire Hazard Management Plan Report; and
- (c) develop the Property in accordance with the management strategies and recommendations detailed under the native vegetation management plan required in the Natural Values Report;

3.2 The Owner agrees:

- (a) to take all reasonable care in accessing the Hazard Management Area;
- (b) to provide no less than seven (7) days' notice to the Adjoining Owner prior to accessing the Adjoining Property for the purpose of maintaining the Hazard Management Area;
- (c) to only do so much as is reasonably necessary to clear and maintain the Hazard Management Area to the extent required by the Bush Fire Hazard Management Plan Report; and
- (d) to make good any damage which occurs to the Hazard Management Area as a result of the Owner carrying out its obligations pursuant to this Agreement.

Original Insight Pty Ltd – 93 Pass Road
Part 5 Agreement

**I HEREBY CERTIFY THAT
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ORIGINAL DOCUMENT**

EW 05/02/2026

4. Covenants on the Part of the Adjoining Owner – Bushfire Hazard Management

4.1. The Adjoining Owner hereby covenants with Council:

- (a) To allow the Owner, its agents and contractors, such access as is reasonably necessary, including with vehicles and machinery (if required) to the Hazard Management Area in accordance with the provisions of this Agreement, for the purpose of maintaining the Hazard Management Area as low threat vegetation as required by the Bushfire Hazard Management Plan Report; and
- (b) not to prevent, hinder or obstruct in any way the Owner or its agents and contractors from exercising the rights conferred under clause 4.1(a).

5. Enforcement

5.1. Council may enforce the covenant in this Agreement relating to the Hazard Management Area at its sole discretion. The Owner agrees that Council has no enforcement obligation in respect of this Agreement. Enforcement of this Agreement is to be at the suit of or by action by such of the Owner or Adjoining Property Owner as may feel aggrieved by any conduct, act or omission on the part of the other.


6. Releases and Indemnities by the Owner

6.1. To the fullest extent allowable at law the Owner releases and indemnifies Council jointly and severally from any claim, expense, liability, loss or injury including death arising from or connected with:

- a) anything done on the Hazard Management Area, its agents or contractors, in exercising the rights conferred by this Agreement except where and to the extent that any such claim, expense, liability, loss or injury including death is caused or contributed to by any negligent act or omission on the part of Council; or
- b) any failure on the Owner's part to implement the recommendations of the Bushfire Hazard Management Plan contained within the Bushfire Hazard Report and maintain the Hazard Management Area in accordance with the Owner's rights and obligations under this Agreement.

Original Insight Pty Ltd – 93 Pass Road
Part 5 Agreement

**I HEREBY CERTIFY THAT
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ORIGINAL DOCUMENT**

 05/02/2026

7. Legal Rights and Interests of Owner Limited

This Agreement confers on the Owner no legal rights in respect of, or legal interest in, the Hazard Management Area except to the extent contemplated by and necessary for the operation of this Agreement.

8. Dispute

- 8.1 If a dispute arises between the parties under this Agreement, then (except in the case of action required to be taken under statute) the parties agree that it must be resolved expeditiously in accordance with the provisions of this clause.
- 8.2 If a dispute arises requiring resolution, a party must serve a notice on the other specifying the nature and substance of the matter in dispute.
- 8.3 If, within thirty (30) days of a notice under clause 8.2 being served, the parties are unable to resolve the dispute, then either party can make an application to the court.

9. Severance

If any provision of this Agreement or its application to any person or circumstance is or becomes invalid, illegal or unenforceable, then so far as possible, the provision will be read down to the extent necessary to ensure that it is not illegal, invalid or unenforceable. If any provision or part of it cannot be so read down, then the provision or part of it will be taken to be void and severable and the remaining provisions of this Agreement will not be affected or impaired in any way.

10. Notices

- 10.1 A notice or other communication given or made under this Agreement must be in writing and addressed to the party to whom the notice is to be given at the address for service of notices as agreed by the parties from time to time.
- 10.2 A notice or other communication is taken to have been duly served:
- (a) in the case of hand delivery - when delivered;
 - (b) if sent by prepaid post - on the third business day after the date of posting;

Original Insight Pty Ltd – 93 Pass Road
Part 5 Agreement

**I HEREBY CERTIFY THAT
THIS IS A COPY OF THE
ORIGINAL DOCUMENT**

LW 05/02/2026

- (c) if sent by email, when the recipient becomes capable of receiving the email during ordinary business hours (unless the sender receives an automated message that the email has been delayed or delivery has failed).
- 10.3 A notice or other communication given or made under this Agreement is sufficient if:
- (a) in the case of the Council, it is under the hand of the Chief Executive Officer or a duly authorised officer of the Council or the Council's solicitors;
 - (b) in the case of the Owner, it is under the hand of the Owner or their solicitor.
- 10.4 A printed or copied signature is sufficient for the purposes of sending any demand, written consent or other communication by email.

11. Acknowledgment

The Owner and Adjoining Owner acknowledge that:

- (a) this Agreement is being entered into pursuant to Part 5 of the Act for the purpose of satisfying the condition stated in the Permit. It may be registered on the title to the Property and the Adjoining Property by Council at the Owner's cost;
- (b) the effect of registration pursuant to the preceding clause will be that the burden and benefit of any covenant contained in this Agreement will run with the land as if it were a covenant to which section 102(2) of the *Land Titles Act 1980 (Tas)* applies; and
- (c) this Agreement is enforceable between the parties to it, and any person deriving title under any such party, as if the Agreement were entered into by a fee simple owner of land for the benefit of adjacent land held by the Crown in fee simple that was capable of being benefited by the Agreement and as if that adjacent land continued to be so held by the Crown.

12. Costs

The Owner and Council agree that:

- (a) the Owner must bear the costs and disbursements associated with the preparation, negotiation and registration of this Agreement including any costs or disbursements incurred or to be incurred by Council; and

Original Insight Pty Ltd – 93 Pass Road
Part 5 Agreement

**I HEREBY CERTIFY THAT
THIS IS A COPY OF THE
ORIGINAL DOCUMENT**

EW 05/02/2026

- (b) unless this Agreement provides to the contrary, each party must pay its own costs incurred in the future operation of this Agreement.

13. Council Powers

The parties acknowledge and agree that this Agreement does not fetter or restrict the powers or discretions of Council as planning authority in anyway, including to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of plans relating to the Property or relating to any use or development of the Property.

14. Commencing Date and Duration

This Agreement will:

- (a) take effect on the date it is signed by all the parties notwithstanding any delay or failure on the part of the Council in lodging the Agreement with the Recorder of Titles for registration; and
- (b) continue in full effect until ended either pursuant to a provision of the Act or by mutual agreement of the parties.

EXECUTED by the parties as a deed

Executed on the date appearing on page 2 of this Agreement

The Common Seal of)
CLARENCE CITY COUNCIL)
was affixed by its duly)
authorised delegate:)



[Handwritten signature]

~~Clare Amy Shea~~ Peter Warmbrunn

[Handwritten mark]

Acting Head of Governance

Executed by ORIGINAL)
INSIGHT PTY LTD (ABN 69)
168 660 786) in accordance)
with section 127 of the)
Corporations Act 2007 (Cth):)

SEYON WON
SOLE DIRECTOR/SECRETARY

Executed by ON GIBLIN PTY LTD (ACN 602 471 518) in accordance with section 127 of the Corporations Act 2007 (Cth):	DIRECTOR SIGNATURE: <i>[Handwritten Signature]</i>
	DIRECTOR NAME: RONALD AULSEN BROOKS
	DIRECTOR SIGNATURE: <i>[Handwritten Signature]</i>
	DIRECTOR NAME: PAUL ROBERT BROOKS

Original Insight Pty Ltd – 93 Pass Road
Part 5 Agreement

I HEREBY CERTIFY THAT
THIS IS A COPY OF THE
ORIGINAL DOCUMENT

[Handwritten Signature] 05/02/2026

24 June 2026

City of Clarence
38 Bligh Street
Rosny Park,
TAS 7018
Ph. 03 6217 9500
Email. clarence@ccc.tas.gov.au



Dear Planner,

Re: Proposed new single dwelling at Lot 35 Tasman Rise, Rokeby

This proposed dwelling complies with the majority of the 'General Residential' requirements under the Tasmania Planning Schemes. For all requirements which cannot be satisfied, a performance solution has been provided and applied to the design.

8.4.2 Setbacks and Building Envelope for All Dwellings

A1

- a. Complies – Frontage is not the primary frontage (refer site plan).
- b. Complies – Refer site plan for setbacks.
- c. N/A – No adjoining properties.
- d. N/A Single level dwelling proposed.

A2

- a. Does not comply.

P2

The proposed dwelling setback at its shortest length is positioned 3451mm from the primary setback along Pass Road. For the layout to be positioned near the existing crossover, the setback from the garage to the primary frontage has been reduced. Along the eastern boundary, the site topography has triggered the need for retaining walls which, require adequate space for surface drainage. As a result, the Western setback is closer to 3.4m as opposed to the required 4.5m.

Additionally, because the immediate surrounding consists of vacant blocks, there is no established streetscape with which the proposal must comply.

- b. N/A – Subdivision area is undeveloped.
- c. N/A – Slope does not exceed 1:5.

A2

- a.
 - i) Complies – refer elevations.
 - ii) Complies – refer elevations.
- b.
 - i) Complies – refer site plan.
 - ii) Complies – refer site plan.

8.4.3 Site Coverage and Private Open Space for All Dwellings

A1

- a. Complies – refer site plan.
- b. N/A – Single dwelling proposed.

A2

- b.
 - i) Complies – refer site plan.
 - ii) N/A – single dwelling proposed.
- c. Does not comply.

P2

The proposed private open space is located to the southern end of the dwelling furthest from the longest frontage of pass road. This space is accessed along the western boundary from the living/dining area. There is sufficient space across the property at lot 25 capable of serving as an extension of the dwelling for entertainment. It is also located to receive adequate afternoon sunlight and regular daylight for outdoor relaxation.

- d. Complies – refer site plan and elevations on Dwg 06.

As discussed throughout, this design response for the proposed dwelling for Lot 25 Tasman Rise, Rokeby complies or provides a reasonable performance solution to ensure it aligns with the 'General Residential' zoning overlay under the Tasmanian Planning Schemes. If this is not the case, please let me know.

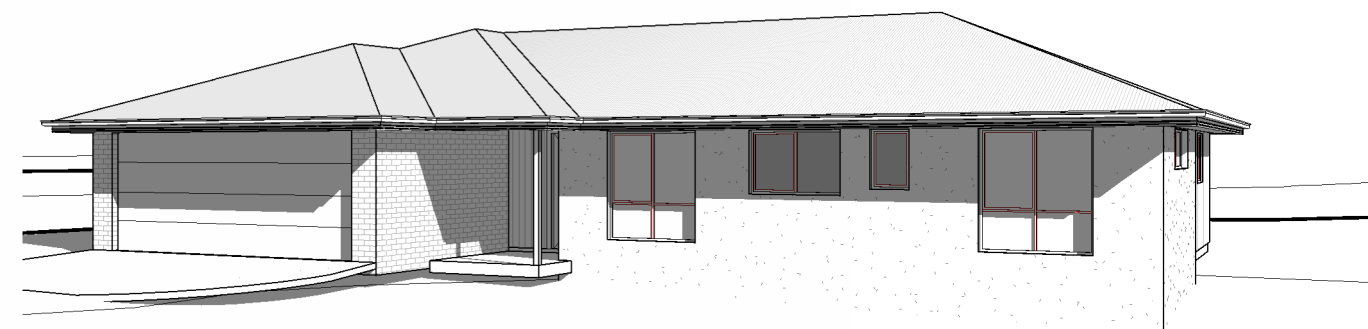
Kind regards

Isaac Johnson

PROPOSED NEW RESIDENCE

LOT 35 TASMAN RISE, ROKEBY

ORIGINAL INSIGHT PTY. LTD.



PD26029

BUILDING DRAWINGS

<u>No</u>	<u>DRAWING</u>
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	ELEVATIONS
07	ELEVATIONS
08	ROOF PLAN
09	PERSPECTIVES

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL LOW**
ALL CONSTRUCTION MUST COMPLY WITH AS3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 189872/35
SITE AREA: 460m²
DESIGN WIND SPEED: N2
SOIL CLASSIFICATION: H-1
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: N/A
BAL RATING: LOW
OTHER KNOWN HAZARDS: PRIORITY VEGETATION AREA,
WATERWAY AND COASTAL PROTECTION AREA, AIRPORT
OBSTACLE LIMITATION AREA, FLOOD-PRONE AREAS, INNER
PROTECTION AREA, ELECTRICITY TRANSMISSION
CORRIDOR, LOW LANDSLIP HAZARD BAND

FLOOR AREA	126.47 m ²	(13.61 SQUARES)
GARAGE AREA	38.98 m ²	(4.20 SQUARES)
TOTAL AREA	165.45 m ²	17.81 SQUARES

 **Prime Design**
your build, your way

L: 10 Goodman Court, Invermay, 7248
p(0) + 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h) + 03 6228 4575
info@primedesigntas.com.au
Accredited Building Practitioner:

 **bdca**
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

primedesigntas.com.au
Frank Geskus -No CC246A

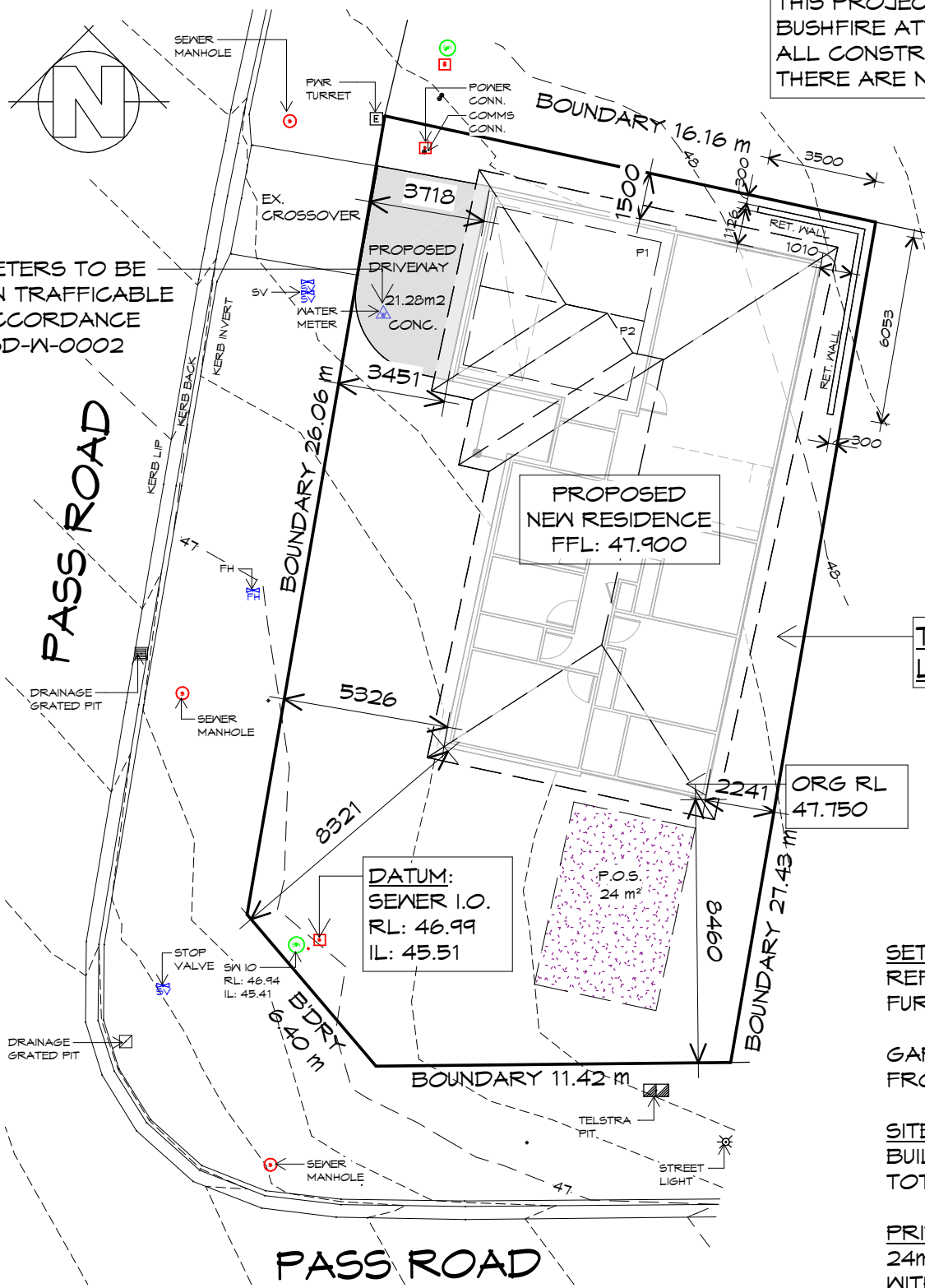
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

REV. DATE DESCRIPTION

JUNE 2026

PLANNING





THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL LOW
 ALL CONSTRUCTION MUST COMPLY WITH AS3959.
 THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

SURVEYOR NOTE:

THIS PLAN HAS BEEN PREPARED FOR KNEST FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

UNDERGROUND SERVICES HAVE NOT BEEN LOCATED.

THE RELEVANT AUTHORITIES SHOULD BE CONTACTED REGARDING THE LOCATION OF UNDERGROUND UTILITIES (TELSTRA, WATER MAINS, SEWER, DRAINAGE, GAS) WHICH REQUIRE VERIFICATION ON SITE BEFORE CONSTRUCTION.

THIS DATA IS ON A PLANE COORDINATE SYSTEM -

DISTANCES ARE WHAT WOULD BE MEASURED ON THE GROUND USING A TAPE MEASURE. THE COORDINATES HAVE AN MGA2020 ORIGIN AT SPM9529 (E:536564.131 N:5251746.728 RL:56.30)
 THE COMBINED SCALE FACTOR (CSF) TO BE APPLIED TO CONVERT TO MGA2020 COORDINATE SYSTEM IS 0.99960760 USING SPM9529 AS THE SCALE ORIGIN POINT.

BOUNDARIES ARE PROVISIONAL ONLY AND HAVE BEEN SUPPLIED BY LEARY, COX & CRIPPS SURVEYORS

CONTOUR INTERVAL: 200mm
 DATUM: PLANE MGA BASED ON SPM9529



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au



WATER METERS TO BE HOUSED IN TRAFFICABLE LIDS IN ACCORDANCE WITH TW-SD-W-0002 PAGE 03

TITLE REF: 189872/35
 LOT SIZE: 460m²

DATUM:
 SEWER I.O.
 RL: 46.99
 IL: 45.51

SETBACKS
 REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 5.1m

SITE COVERAGE
 BUILDING FOOTPRINT 165.44 /SITE AREA 460 = 0.359
 TOTAL SITE COVERAGE 35%

PRIVATE OPEN SPACE
 24m² MINIMUM,
 WITH A MINIMUM DIMENSION OF 4m
 GRADIENT NO STEEPER THAN 1:10

DRIVENWAY GRADIENT
 MAXIMUM GRADIENT 1:4 (25%)
 TO AS 2890

CAR PARKING GRADIENT
 PARALLEL TO PARKING ANGLE 1:20 (5%)
 CROSSFALL 1:16 (6.25%)

SITE PLAN

1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.



REV. DATE DESCRIPTION

Client name:
 ORIGINAL INSIGHT PTY. LTD.

Project:
 PROPOSED NEW RESIDENCE
 LOT 35 TASMAN RISE,
 ROKEBY

Date: 29.06.2026
 Drafted by: L.L.
 Approved by: A.J.C.

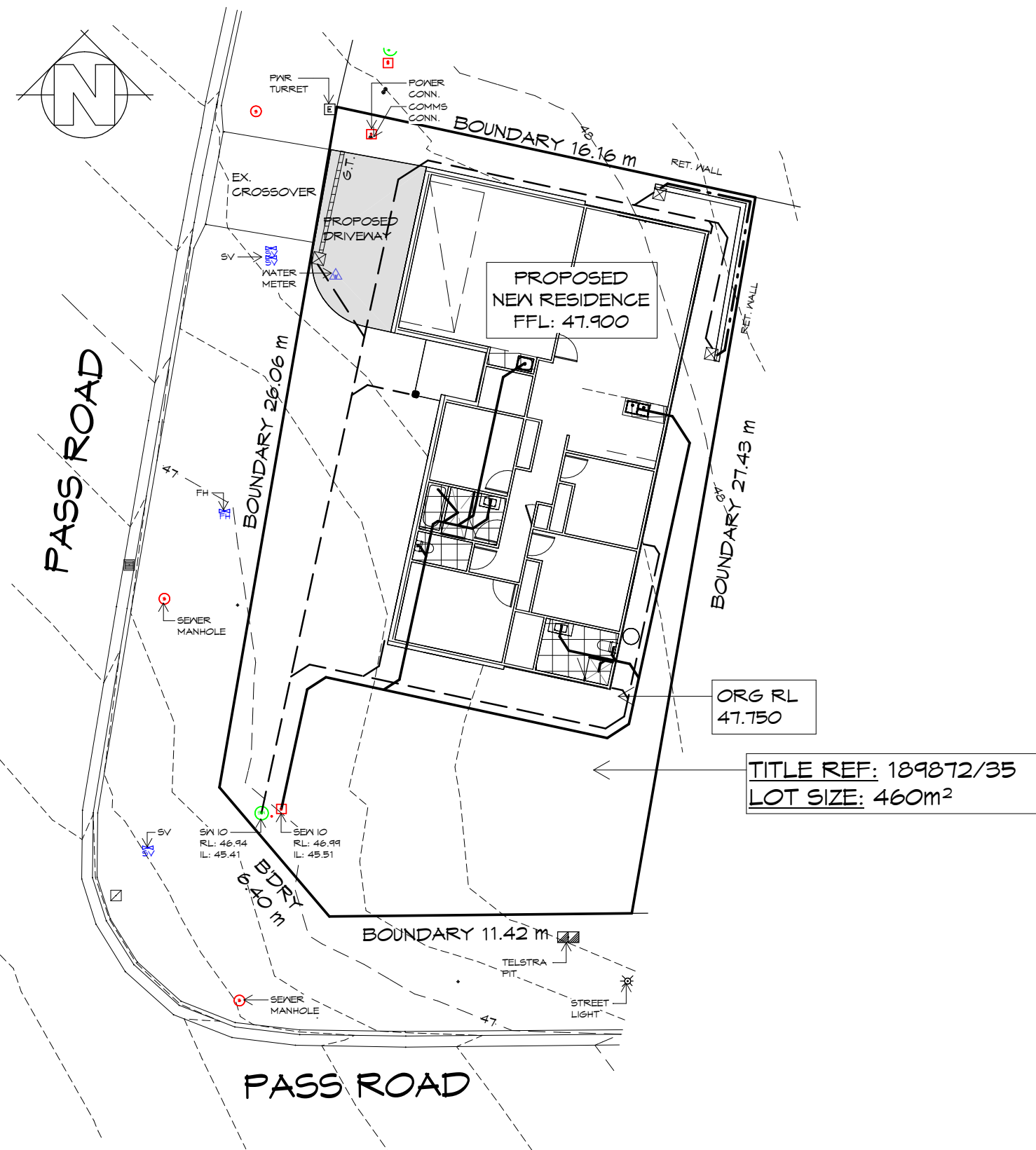
Project/Drawing no: PD26029 - 01
 Scale: 1 : 200
 Revision: 02

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
 SITE PLAN

Accredited building practitioner: Frank Geskus -No CC246A
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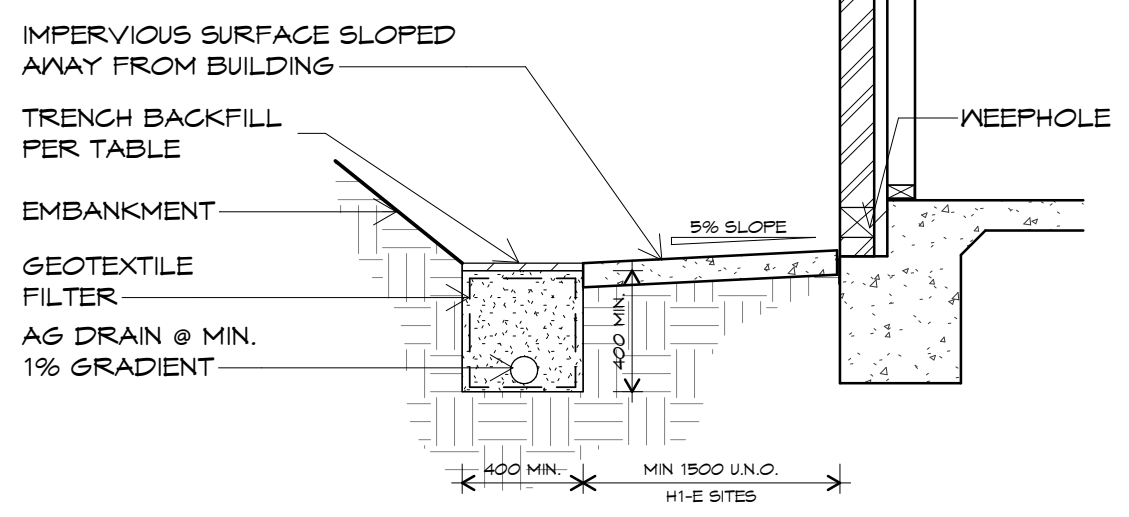
LEGEND

- GP 450X 450 SURFACE DRAINAGE PIT
- NET AREAS
- SEWER LINE
- STORMWATER LINE
- 100φ AG DRAIN
- G.T. GRATED TRENCH

PLUMBING NOTES:
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

TRENCH BACKFILL PER SITE CLASS TO COMPLY WITH AS2870 PART 5.6.3

SOIL CLASS	BACKFILL MATERIAL
A-S	CRUSHED DRAINAGE ROCK
M-E	COMPACTED CLAY



TYPICAL AG DRAIN DETAIL

N.T.S.

SITE DRAINAGE

1 : 200

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL LOW
 ALL CONSTRUCTION MUST COMPLY WITH AS3959.
 THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW



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 H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
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REV.	DATE	DESCRIPTION

Client name:
ORIGINAL INSIGHT PTY. LTD.

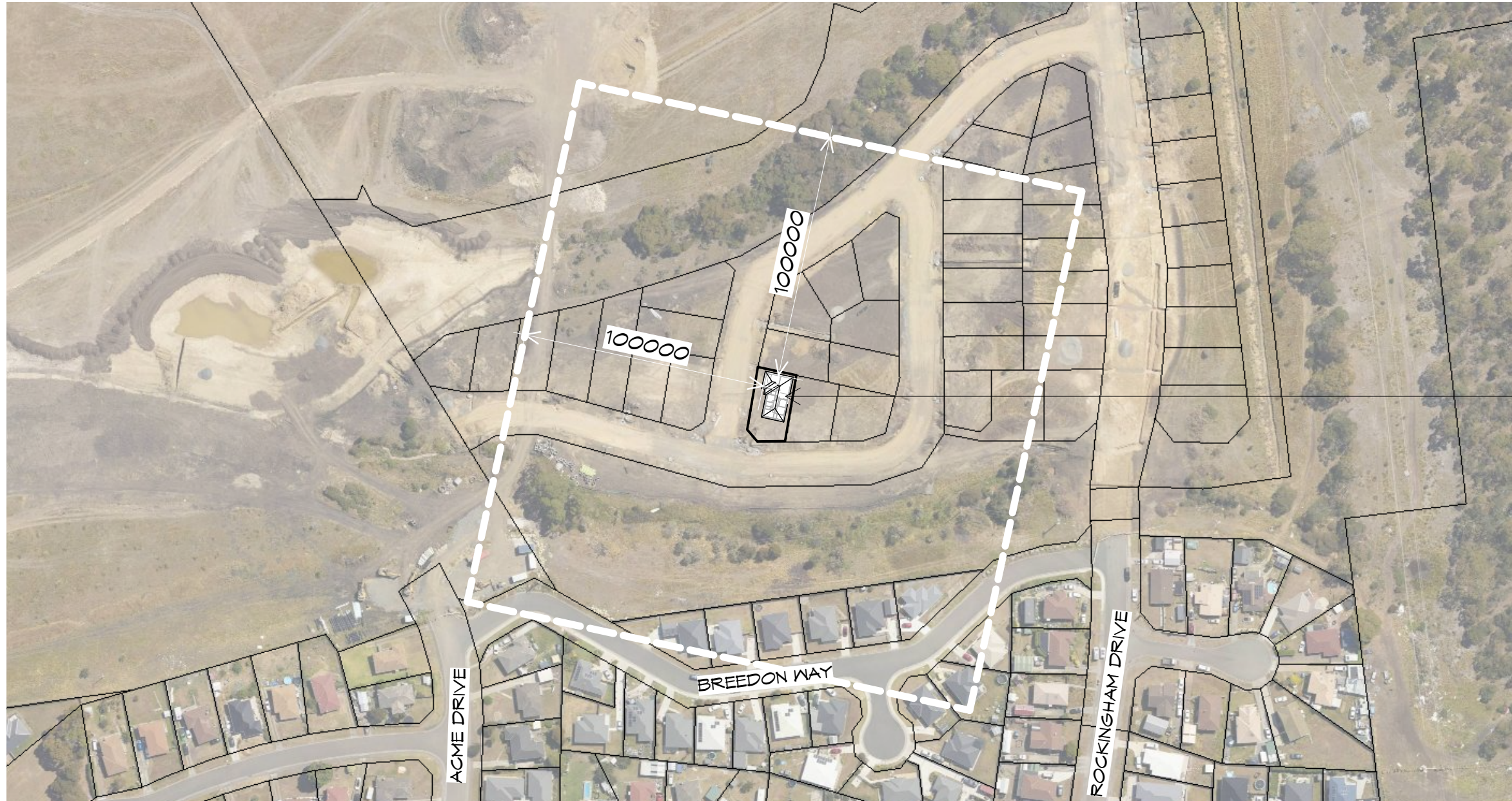
PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
LOT 35 TASMAN RISE,
ROKEBY
Drawing:
SITE DRAINAGE PLAN

Date: 29.06.2026
 Drafted by: L.L.
 Approved by: A.J.C.

Project/Drawing no: PD26029 - 02
 Scale: As indicated
 Revision: 02

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PROPOSED NEW RESIDENCE
LOT 35 TASMAN RISE,
ROKEBY

LOCALITY PLAN

1 : 2000

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL LOW**. ALL CONSTRUCTION MUST COMPLY WITH AS3959. THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

THIS SITE IS ZONED **GENERAL RESIDENCE** AND **REQUIRES** A BUSHFIRE ASSESSMENT. RESIDENCE IS NOT OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO BUSHFIRE ASSESSMENT REPORT BY RHYS MENADUE FROM DECEMBER 2022 FOR MANAGMENT PLAN

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bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



REV.	DATE	DESCRIPTION

Client name:
ORIGINAL INSIGHT PTY. LTD.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
LOT 35 TASMAN RISE,
ROKEBY

Drawing:
LOCALITY PLAN

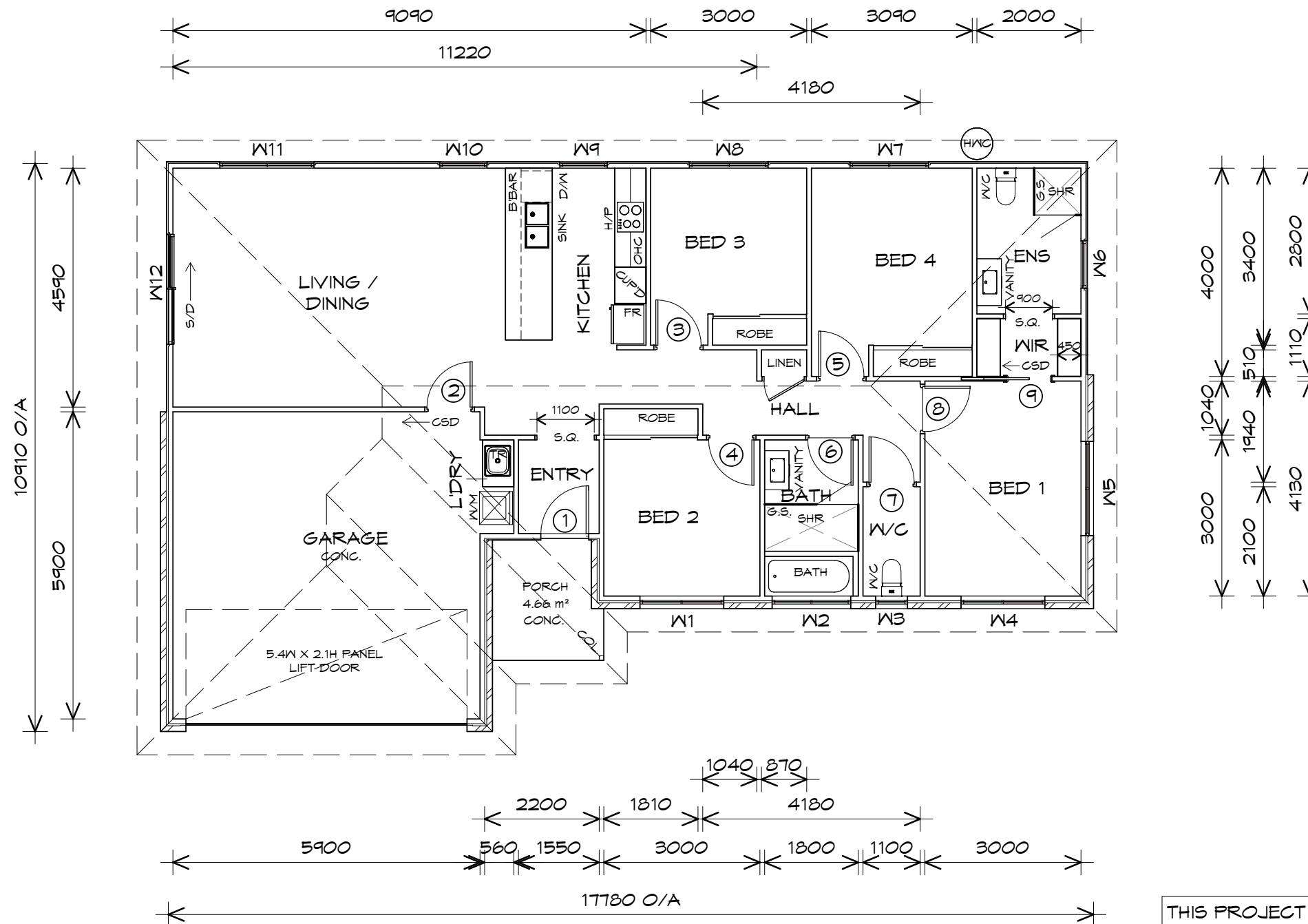
Date: 29.06.2026	Drafted by: L.L.	Approved by: A.J.C.
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Project/Drawing no: PD26029 - 03	Scale: 1 : 2000	Revision: 02
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LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- S.Q. SQUARE STOP



THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL LOW
 ALL CONSTRUCTION MUST COMPLY WITH AS3959.
 THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

FLOOR PLAN

1 : 100

FLOOR AREA	126.47 m ²	(13.61 SQUARES)
GARAGE AREA	38.98 m ²	(4.20 SQUARES)
TOTAL AREA	165.45 m ²	17.81 SQUARES

NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
 DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

NOTE:
 WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING



REV.	DATE	DESCRIPTION

Client name:
 ORIGINAL INSIGHT PTY. LTD.

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED NEW RESIDENCE
 LOT 35 TASMAN RISE,
 ROKEBY

Drawing:
 FLOOR PLAN



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Date: 29.06.2026
 Drafted by: L.L.
 Approved by: A.J.C.

Project/Drawing no: PD26029 - 04
 Scale: 1 : 100
 Revision: 02

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DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL ENTRY DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	
7	870	INTERNAL TIMBER DOOR	
7	1100	DOORWAY -FRAME, NO DOOR	
8	870	INTERNAL TIMBER DOOR	
9	870	CAVITY SLIDING DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1610	AWNING WINDOW	
W2	1000	1510	AWNING WINDOW	OPAQUE
W3	900	610	AWNING WINDOW	OPAQUE
W4	1800	1610	AWNING WINDOW	
W5	600	1810	AWNING WINDOW	
W6	900	910	AWNING WINDOW	OPAQUE
W7	1500	1510	AWNING WINDOW	
W8	1500	1510	AWNING WINDOW	
W9	1800	910	AWNING WINDOW	
W10	1800	910	AWNING WINDOW	
W11	1800	1810	AWNING WINDOW	
W12	2100	2110	SLIDING DOOR	

ALUMINIUM WINDOWS **DOUBLE GLAZING COMPLETE**
WITH FLY SCREENS TO SUIT **BAL LOW RATING**.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING.

EXTERNAL GLAZING TO BE LOW REFLECTIVITY
≤ 10% FOR ALL EXTERNAL SURFACES.



REV.	DATE	DESCRIPTION

Client name:
ORIGINAL INSIGHT PTY. LTD.

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
LOT 35 TASMAN RISE,
ROKEBY

Drawing:
DOOR AND WINDOW SCHEDULES



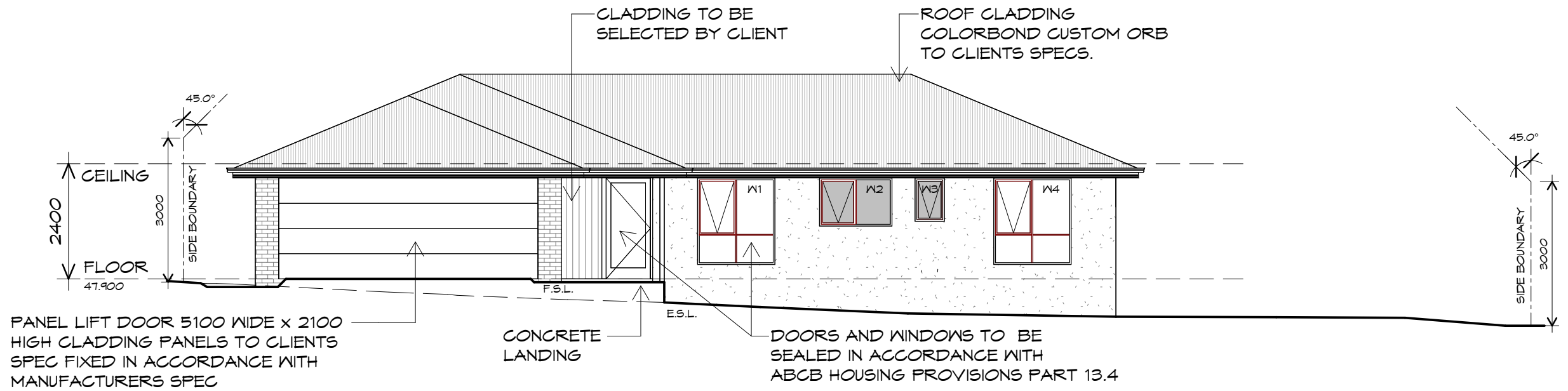
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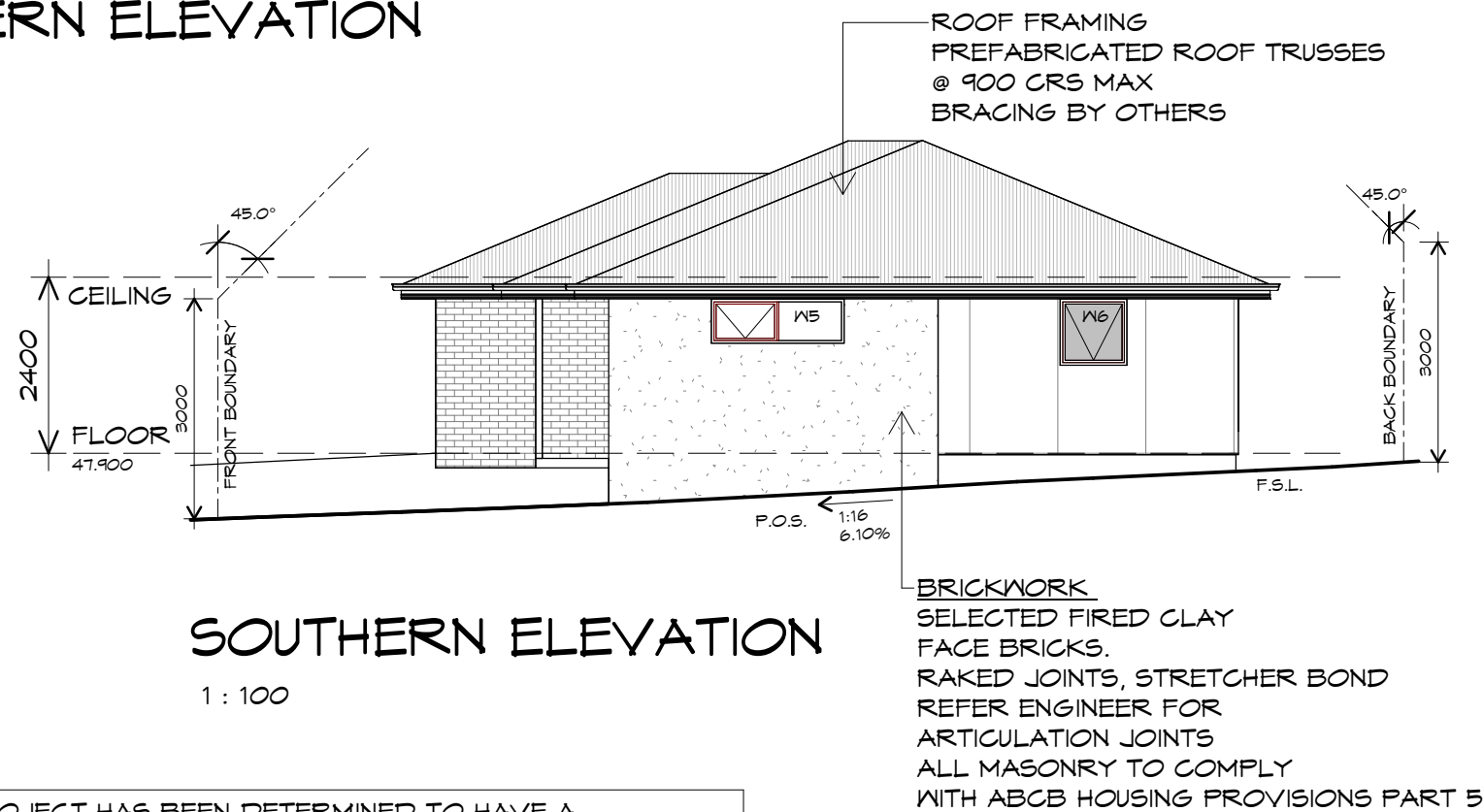
Project/Drawing no: PD26029 - 05	Scale:	Revision: 02
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WESTERN ELEVATION

1 : 100



SOUTHERN ELEVATION

1 : 100

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL LOW ALL CONSTRUCTION MUST COMPLY WITH A53959. THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW



REV. DATE DESCRIPTION

Client name:
ORIGINAL INSIGHT PTY. LTD.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
LOT 35 TASMAN RISE,
ROKEBY

Drawing:
ELEVATIONS



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Date: 29.06.2026
Drafted by: L.L.
Approved by: A.J.C.

Project/Drawing no: PD26029 - 06
Scale: 1 : 100
Revision: 02

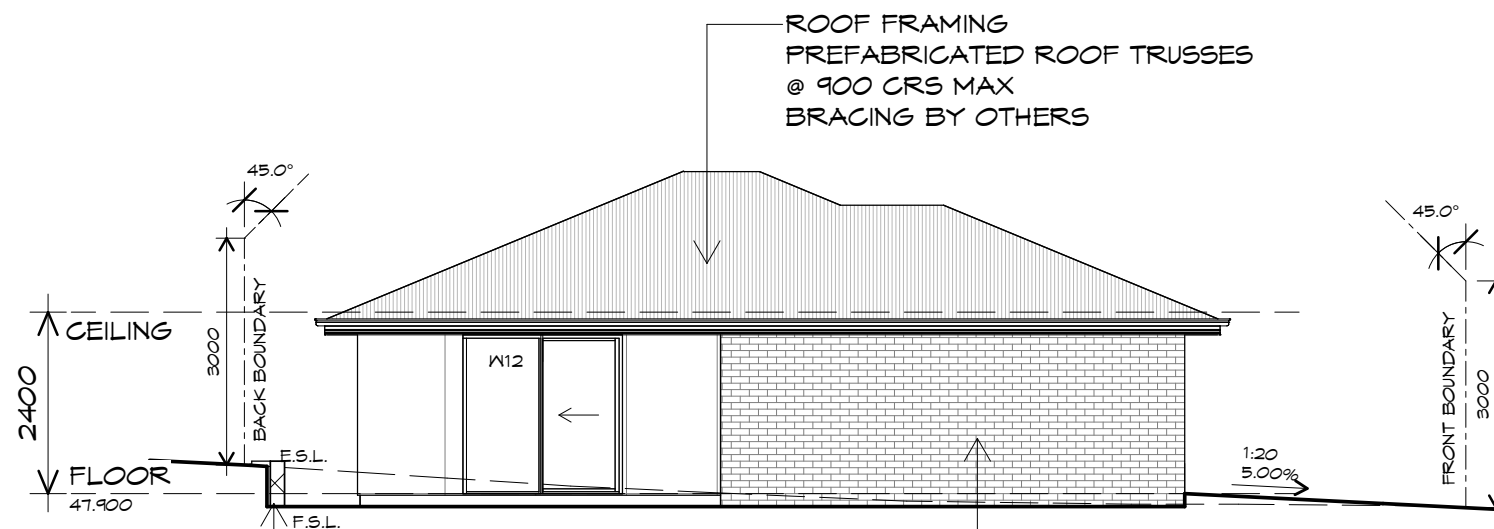
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EASTERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4



NORTHERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL LOW
ALL CONSTRUCTION MUST COMPLY WITH AS3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW



REV.	DATE	DESCRIPTION

Client name:
ORIGINAL INSIGHT PTY. LTD.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
LOT 35 TASMAN RISE,
ROKEBY

Drawing:
ELEVATIONS



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Date:	Drafted by:	Approved by:
29.06.2026	L.L.	A.J.C.

Project/Drawing no:	Scale:	Revision:
PD26029 - 07	1 : 100	02

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ROOF PLUMBING NOTES:

GUTTER INSTALLATION
 TO BE IN ACCORDANCE WITH
 ABCB HOUSING PROVISIONS PART 7.4.4
 WITH FALL NO LESS THAN
 1:500 FOR EAVES GUTTER
 BOX GUTTERS IN ACCORDANCE WITH
 AS33500.3:2021

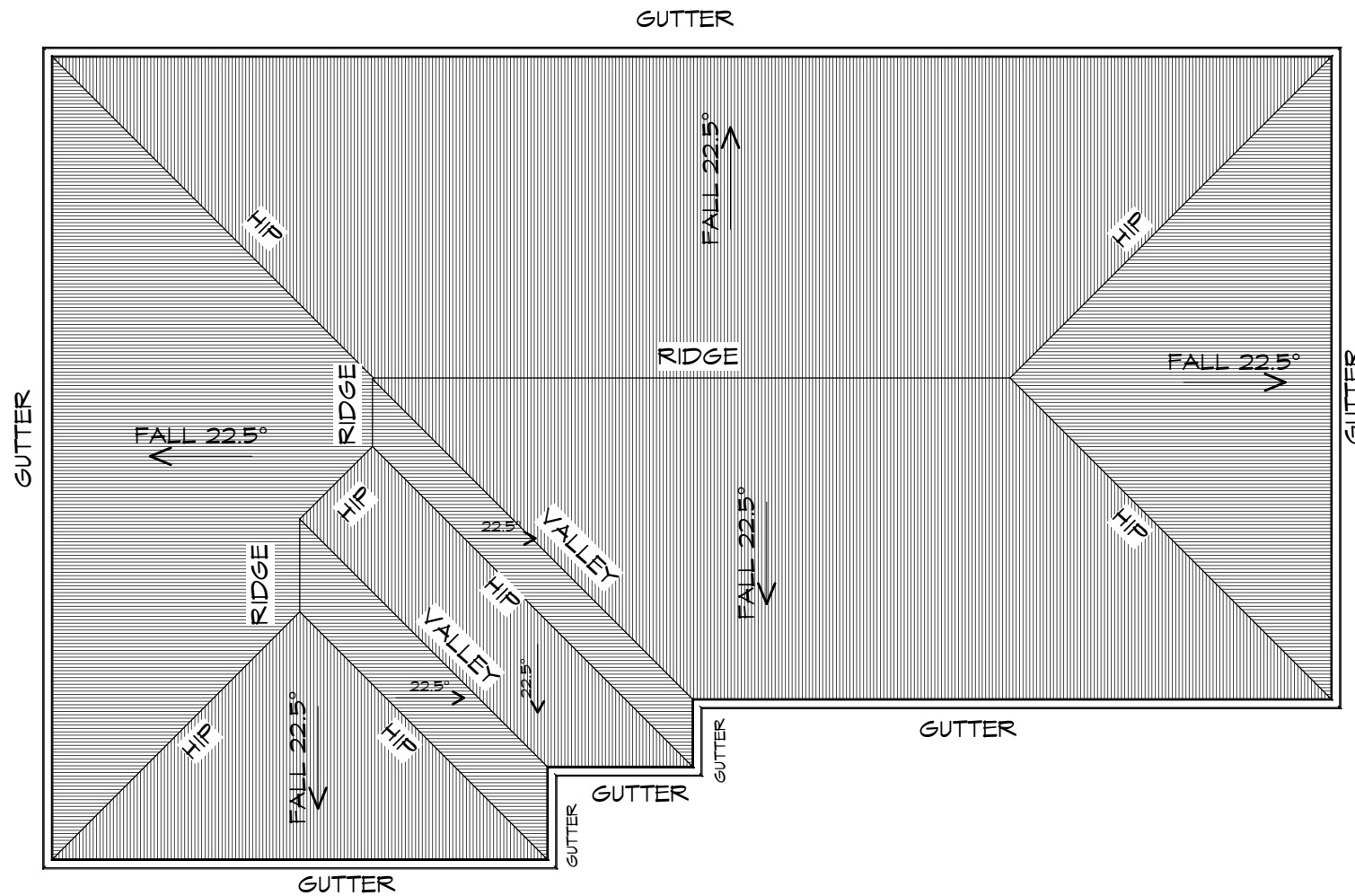
UNLESS FIXED TO METAL FASCIA
 EAVES GUTTER TO BE FIXED
 @ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
 A) MORE THAN 12.5° DEGREES - MUST
 HAVE A WIDTH OF NOT LESS THAN
 400mm AND ROOF OVERHANG OF NOT
 LESS THAN 150mm EACH SIDE OF VALLEY
 GUTTER.
 B) LESS THAN 12.5° DEGREES, MUST BE
 DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
 OF FLOW, RIVET & SEAL WITH AN
 APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
 PLAN ARE NOMINAL ONLY.
 EXACT LOCATION & NUMBER OF D.P.'S
 REQUIRED ARE TO BE IN ACCORDANCE
 WITH ABCB HOUSING PROVISIONS PART 7.4.5
 REQUIREMENTS.
 SPACING BETWEEN DOWNPIPES MUST NOT
 BE MORE THAN 12m & LOCATED AS CLOSE AS
 POSSIBLE TO VALLEY GUTTERS

METAL ROOF
 METAL SHEETING ROOF TO BE INSTALLED IN
 ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
 CORROSION PROTECTION FOR SHEET ROOFING,
 REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
 OF CONTACT BETWEEN DIFFERENT ROOFING
 MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
 FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
 AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
 DETAILS REFER TO ABCB HOUSING PROVISIONS PART
 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
 REFER TO TO ABCB HOUSING PROVISIONS PART
 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
 NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
 NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
 BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL LOW**
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 THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW



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REV.	DATE	DESCRIPTION

Client name:
 ORIGINAL INSIGHT PTY. LTD.

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED NEW RESIDENCE
 LOT 35 TASMAN RISE,
 ROKEBY

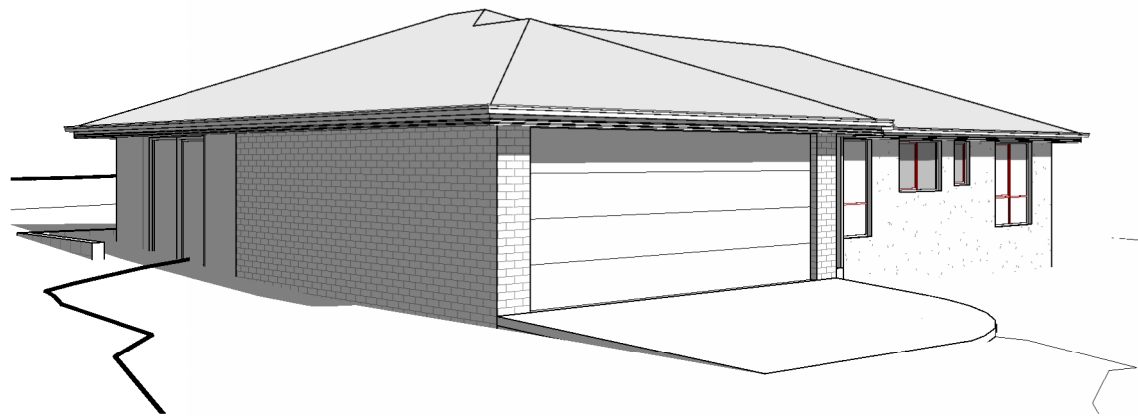
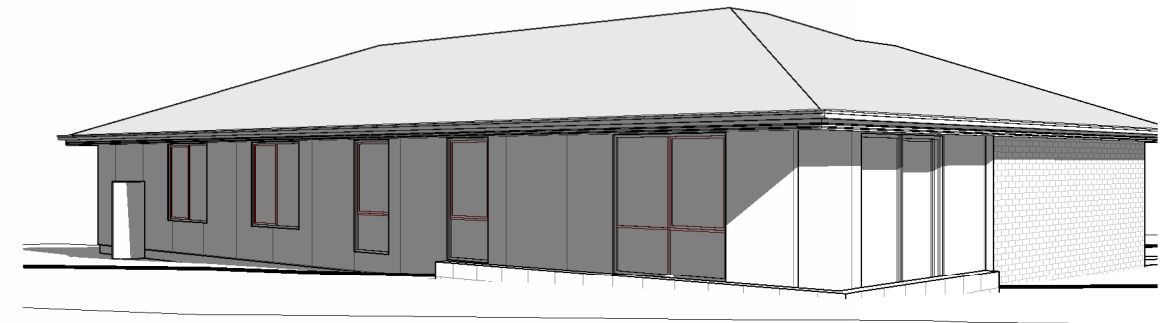
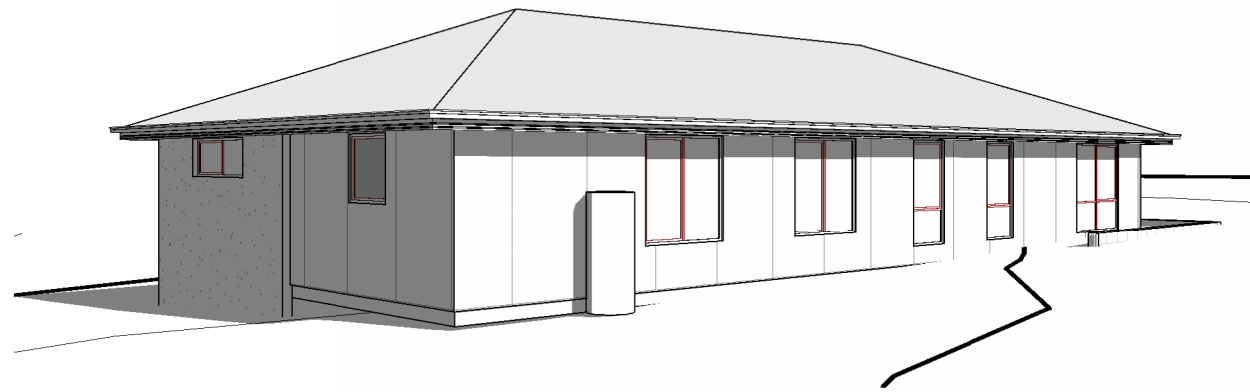
Drawing:
 ROOF PLAN

Date:	Drafted by:	Approved by:
29.06.2026	L.L.	A.J.C.

Project/Drawing no:	Scale:	Revision:
PD26029 - 08	1 : 100	02

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REV.	DATE	DESCRIPTION

Client name:
ORIGINAL INSIGHT PTY. LTD.

PLANNING
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Project:
PROPOSED NEW RESIDENCE
LOT 35 TASMAN RISE,
ROKEBY

Drawing:
PERSPECTIVES



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H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
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Date: 29.06.2026	Drafted by: L.L.	Approved by: A.J.C.
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Project/Drawing no: PD26029 - 09	Scale:	Revision: 02
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