



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061628

PROPOSAL: Dwelling

LOCATION: 8 Dontay Drive, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 01/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01/07/2026. 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 01/07/2026.

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.



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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 residential dwelling

Location:

Address 8 Dontay Drive

Suburb/Town Rokeby, TAS

Postcode 7019

Current Owners/s:

Applicant:

Personal Information Removed

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

X

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DEVELOPMENT/USE OR SUBDIVISION DECLARATION



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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:

**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 185621	FOLIO 24
EDITION 1	DATE OF ISSUE 14-Nov-2023

SEARCH DATE : 16-Feb-2026

SEARCH TIME : 02.45 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 24 on Sealed Plan [185621](#)

Derivation : Part of 730 Acres Gtd. to F. Butler & Anor

Prior CT [131197/2](#)

SCHEDULE 1

[M830023](#) TRANSFER to PHAROS CUSTODIANS PTY LTD Registered
24-July-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP185621](#) COVENANTS in Schedule of Easements

[SP185621](#) FENCING COVENANT in Schedule of Easements

[SP131197](#) FENCING PROVISION in Schedule of Easements

[E331971](#) AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
14-Nov-2023 at 12.01 pm

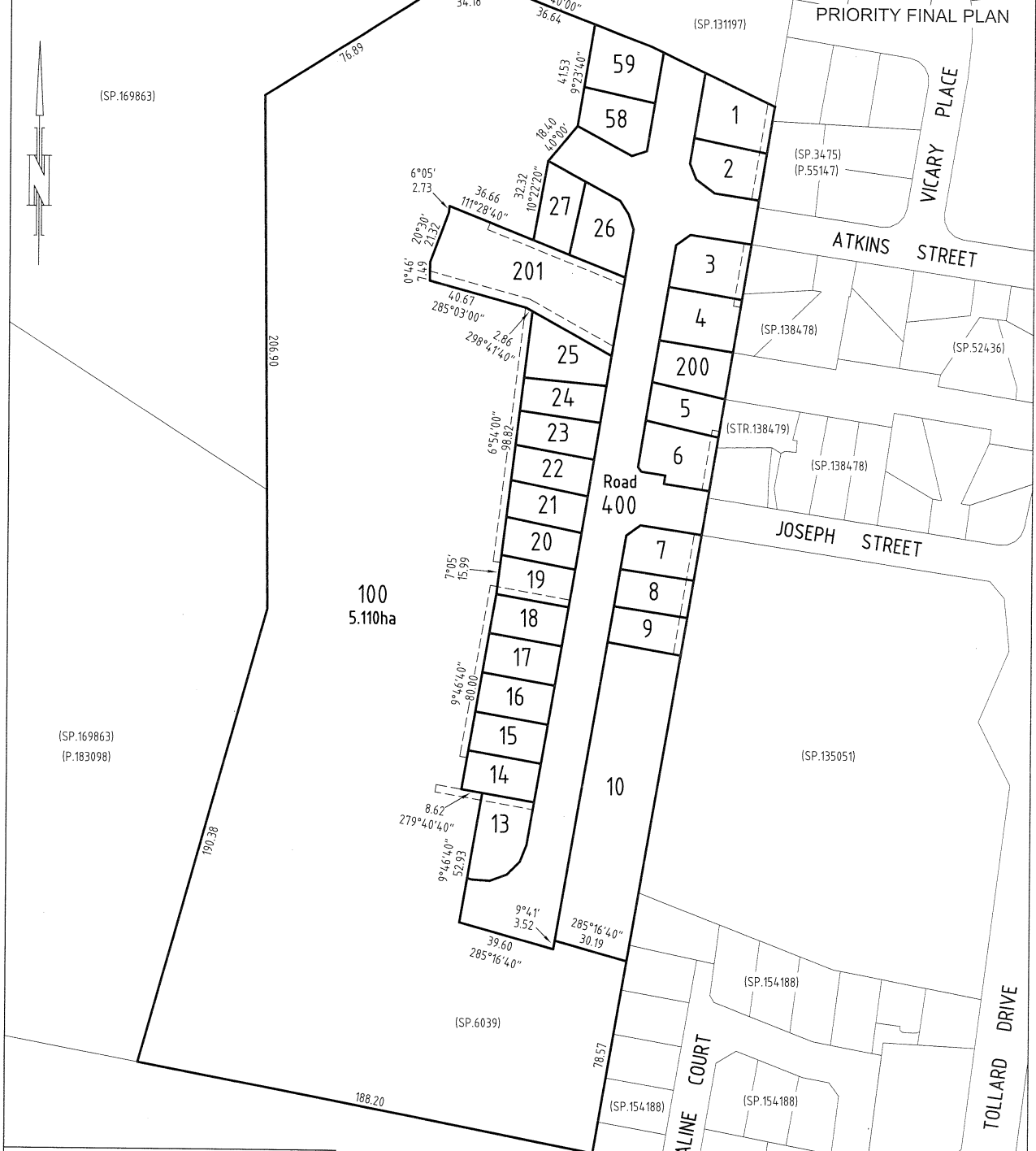
[E371973](#) AMENDMENT of the above Agreement No. [E331971](#) pursuant
to Section 78 of the Land Use Planning and Approvals
Act 1993 Registered 16-May-2024 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

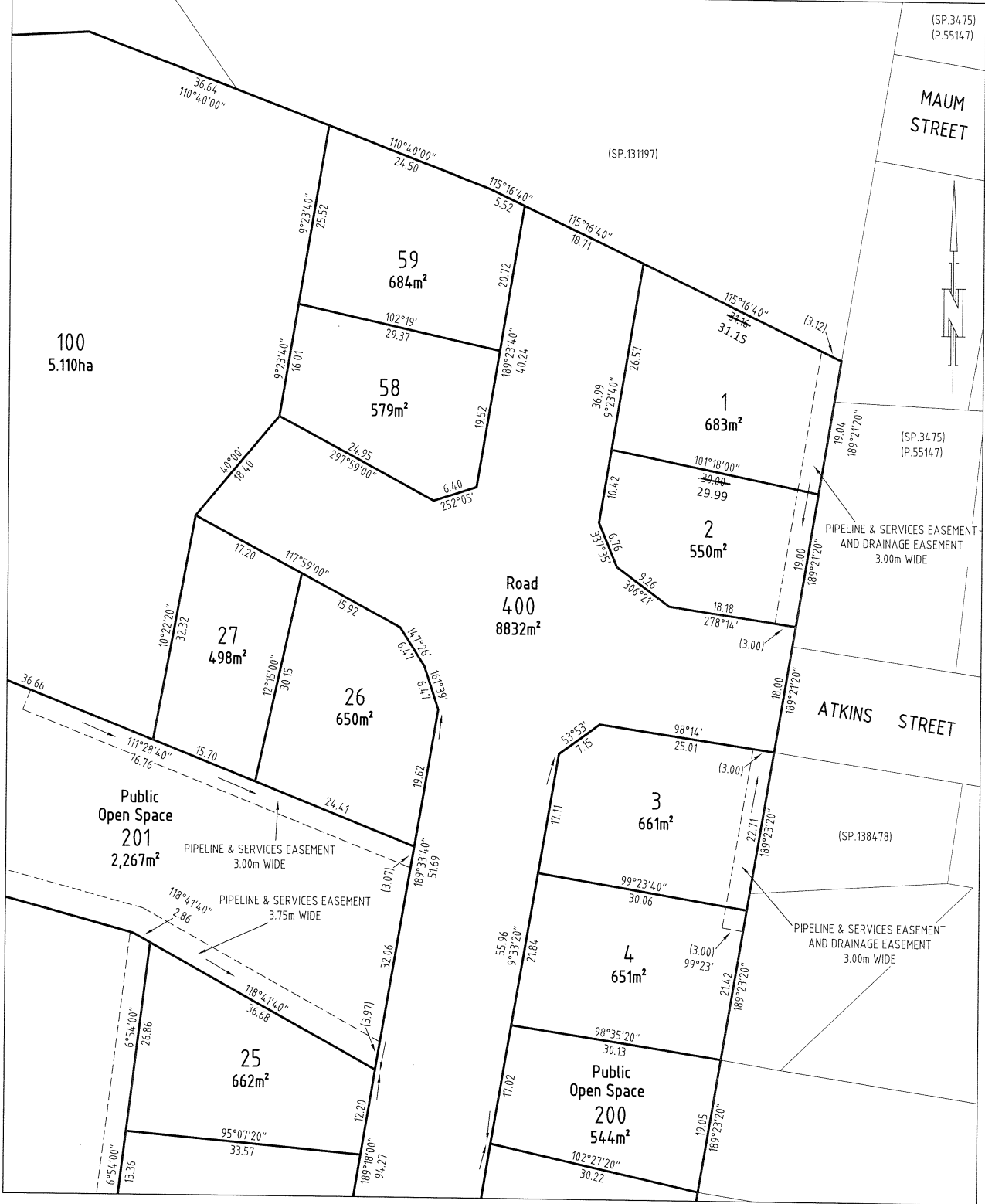
OWNER PHAROS CUSTODIANS PTY LTD	PLAN OF SURVEY BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966	Registered Number SP 185621
FOLIO REFERENCE C.T.131197/2		APPROVED EFFECTIVE FROM ... 1.4. NOV. 2023 <i>Deena</i> Recorder of Titles
GRANTEE PART OF 730 ACRES GTD TO F. BUTLER & ANOR	CITY OF CLARENCE	
SCALE 1: 1500 LENGTHS IN METRES		

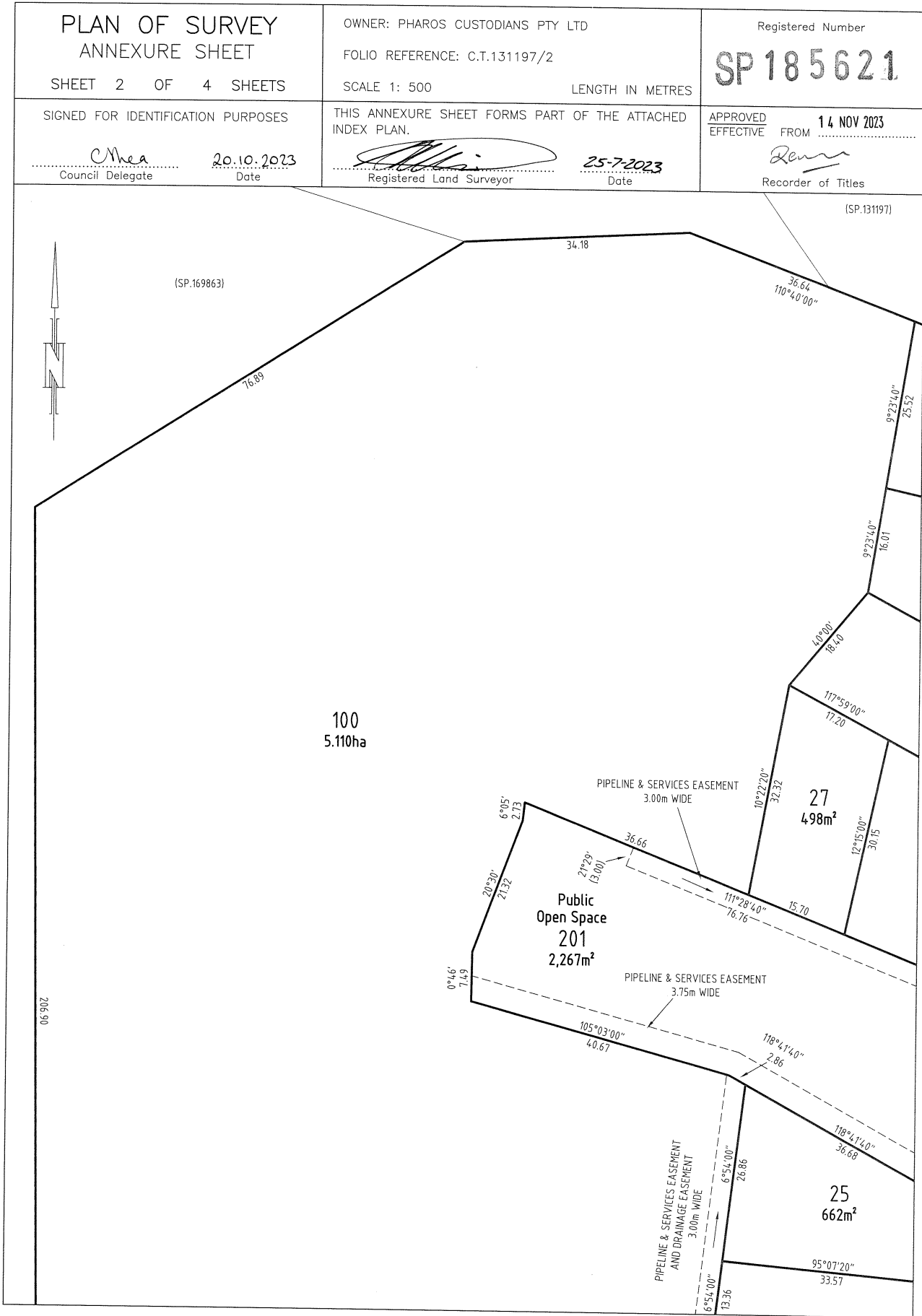
LOT 100 IS COMPILED FROM C.T.131197/2 & THIS SURVEY **INDEX PLAN** ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

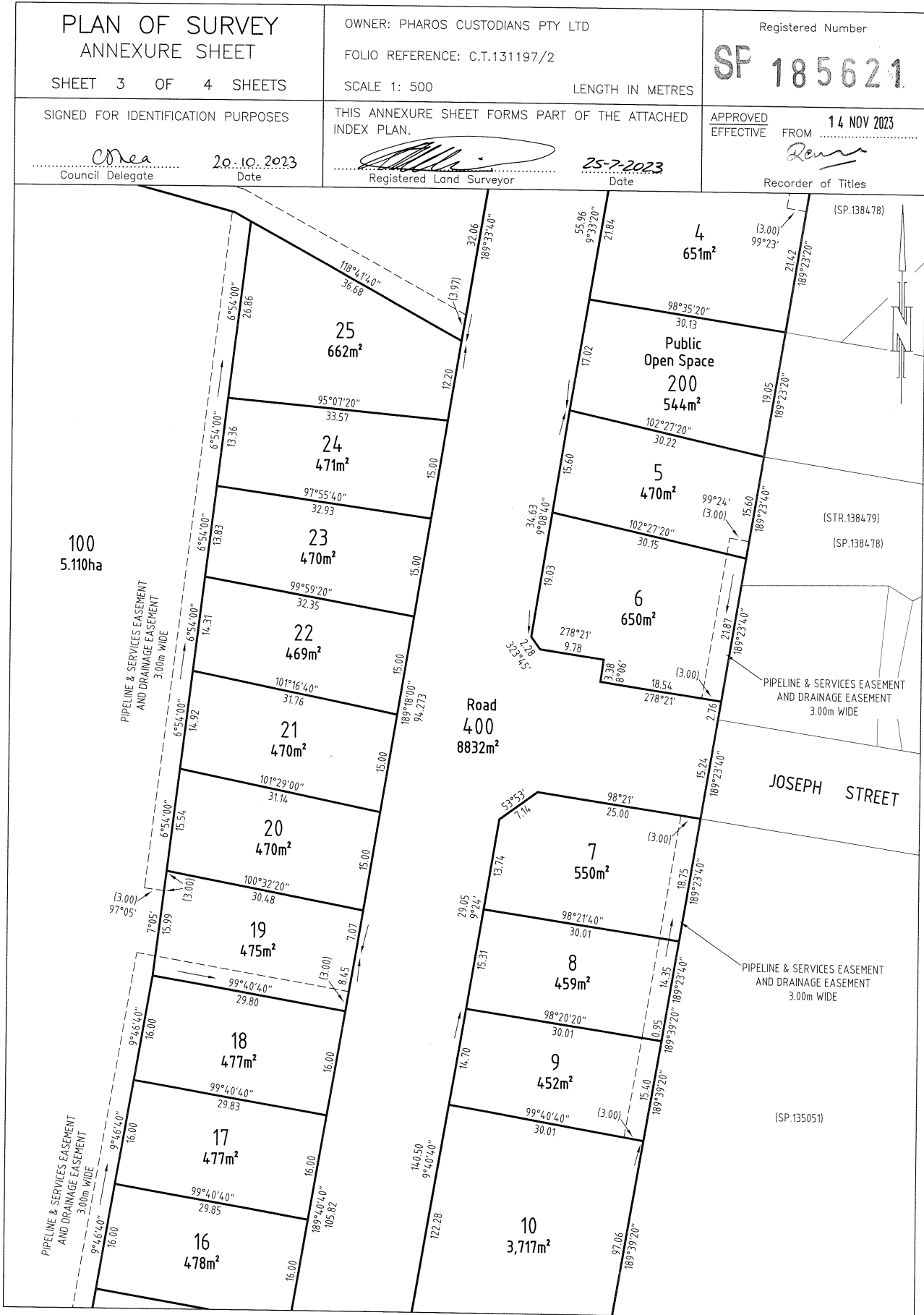


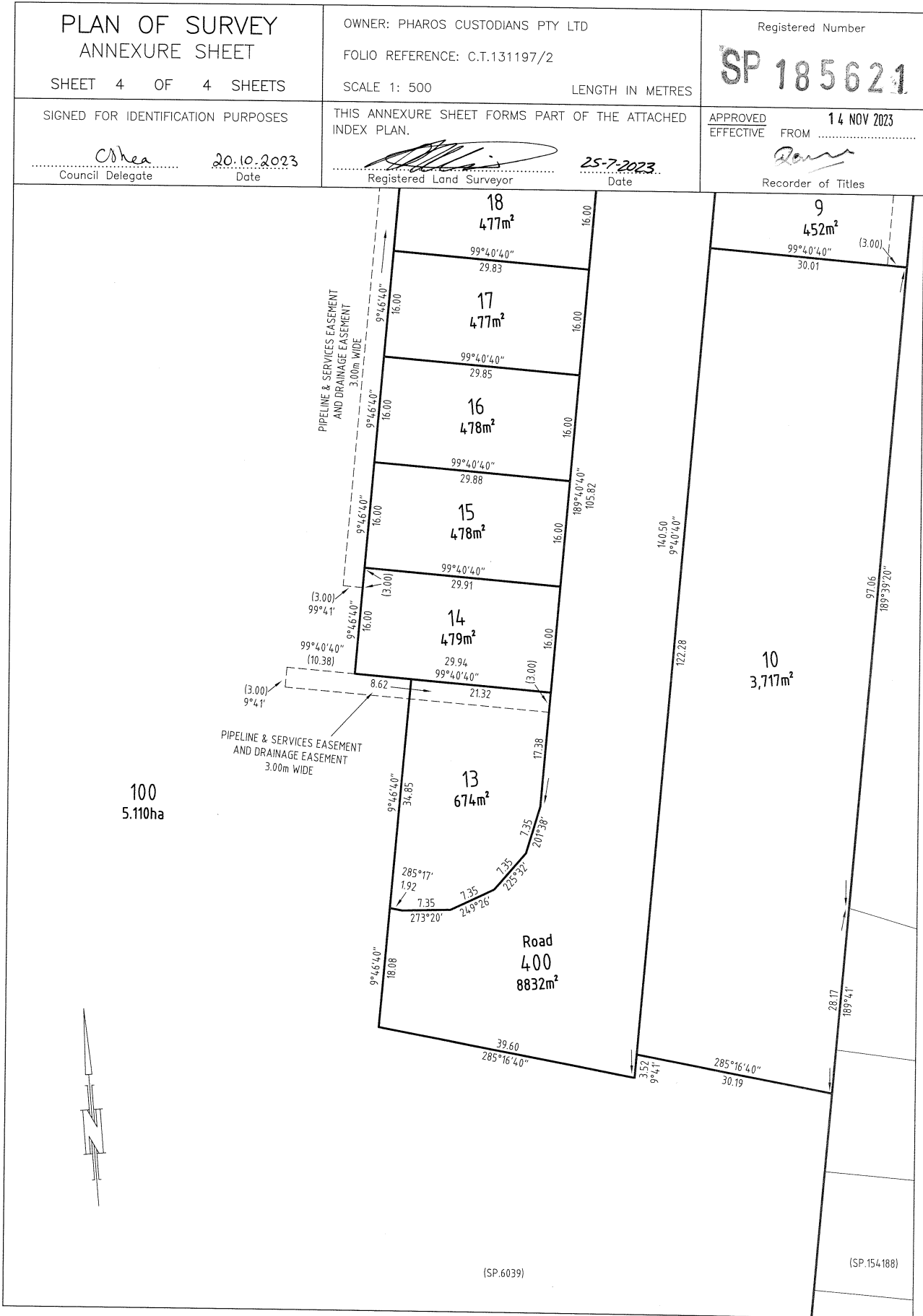
<i>[Signature]</i> Registered Land Surveyor	25-7-2023 Date	(P.135052)	<i>[Signature]</i> Council Delegate Clare Shea	20-10-2023 Date
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<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 1 OF 4 SHEETS</p>	<p>OWNER: PHAROS CUSTODIANS PTY LTD</p> <p>FOLIO REFERENCE: C.T.131197/2</p> <p>SCALE 1: 500</p> <p>LENGTH IN METRES</p>	<p>Registered Number</p> <p>SP185621</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>C. Mea</i> 20.10.2023 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 25-7-2023 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 14 NOV 2023</p> <p><i>[Signature]</i> Recorder of Titles</p>









SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SF 185621

PAGE 1 OF 3 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.

Lots 1-9 (inclusive), 13 and 19, 100 ~~and 201~~ are each subject to a Right of Drainage in gross in favour of the Clarence City Council over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide". *(as defined herein)*

Lots 1-9 (inclusive), 13 and 19, 100 ~~and 201~~ (the Lots) are each subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide on the Plan (the "Easement Land")". *(as defined herein)*

Lot 201 (the Lot) is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement ~~and Drainage Easement 3.75m wide~~ on the Plan (the "Easement Land")".

*3.75m wide
and "Pipeline + Services Easement 3.00m wide"*

Restrictive Covenants

The Owner of each Lots covenants to the Vendor, Pharos Custodians Pty Ltd and the Owner of each other Lot 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 shall be annexed with and devolve with each and every part of every Lot shown on the Plan to observe the following stipulations that: -

- (1) they will not construct or allow to be constructed any relocatable dwelling on any such Lot;
- (2) they will not permit any caravans to be located on such Lot (save and except is a residence has already been erected on the said Lot);
- (3) they will not construct any dwelling on the Lot which exterior exceeds more than 25% colourbond (roof excluded);
- (4) The Vendor reserves the right in relation to any of the Restrictive Covenants herein to make any Lots on the Plan free and exempt from one or more of the covenants or conditions or waive or alter any covenant as to any Lot on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Pharos Custodians Pty Ltd	PLAN SEALED BY: Clarence City Council
FOLIO REF: 131197/2	DATE: 20 th October 2023
SOLICITOR & REFERENCE: WCJ 069222	REF NO. <i>C. Shea</i> Council Delegate <i>Clare Shea</i>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

pharocpl_069222_006.dot

** WILLIAM JESO SOLICITOR FOR SUBDIVIDER 14-11-23*

** WILLIAM JESO SOLICITOR FOR SUBDIVIDER 24-10-23*

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 185621</p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 131197/2</p>	

Fencing Covenant

The Owners of each Lot on the Plan covenant with the ^{Vendor}Subdivider, Pharos Custodians Pty Ltd, that the ^{Vendor}Subdivider shall not be required to fence.

Definitions:

Pipeline and Services Easement is defined as follows:-

FIRSTLY, THE FULL 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:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) 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

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.

EP of CP

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 185621</p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 131 197/2</p>	

consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

“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 and Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns

EXECUTED by Pharos Custodians Pty Ltd (ACN 131 759 807) in accordance with section 127 of the *Corporations Act 2001*:

Signature: 
Name: **Antonios Papastamatis**
PLEASE PRINT
Director

Signature: 
Name: **Eugenia Papastamatis**
PLEASE PRINT
Director/Secretary *
* Delete as appropriate

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.

CB
EP. 

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 25-May-2026

SEARCH TIME : 03:12 pm

CT: 185621/24

N202052 PRIORITY NOTICE reserving priority for 90 days
TRANSFER PHAROS CUSTODIANS PTY LTD to TIMOTHY
CHI-MING CHUNG and ANNABEL CHUA RAMPAS
MORTGAGE TIMOTHY CHI-MING CHUNG and ANNABEL CHUA
RAMPAS to WESTPAC BANKING CORPORATION Lodged by
MURDOCH CLARKE on 27-Apr-2026 BP: N202052

N201898 TRANSFER to ANNABEL CHUA RAMPAS and TIMOTHY CHI-MING
CHUNG Lodged by DOBSON MITCHELL ALLPORT on
19-May-2026 BP: N201898

N207324 MORTGAGE to Westpac Banking Corporation Lodged by
DOBSON MITCHELL ALLPORT on 19-May-2026 BP: N201898

PROPOSED NEW RESIDENCE

8 DONTAY DRIVE,

ROKEBY

T. CHUNG & A. RAMPAS

H717

PD26109

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	CUT/FILL PLAN
04	LOCALITY PLAN
05	FLOOR PLAN
06	DOOR AND WINDOW SCHEDULES
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	FLOOR FINISHES PLAN
11	ELECTRICAL/REFLECTED CEILING PLAN
12	PERSPECTIVES



FLOOR AREA	115.80	m2	(12.46 SQUARES)
TOTAL AREA	115.80		12.46

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 24/185621
SITE AREA: 471m²
DESIGN WIND SPEED: N2
SOIL CLASSIFICATION: H1
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: MEDIUM
BAL RATING: LOW (TBC)
OTHER KNOWN HAZARDS: BUSHFIRE-PRONE AREAS,
AIRPORT OBSTACLE LIMITATION AREA

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

REV. DATE DESCRIPTION



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



primedesigntas.com.au
Frank Geskus -No CC246A

MAY 2026

PLANNING

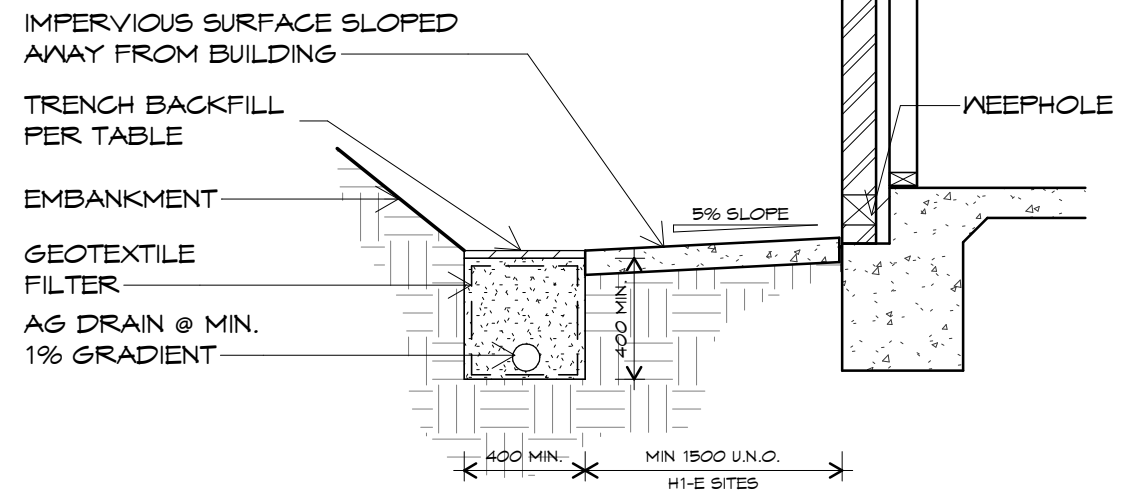
LEGEND

- SP SEDIMENT PIT - 300X300 EVERHARD SURFACE DRAINAGE PIT
- GP GRATED PIT - 450X450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100Φ AG DRAIN
- G.T. 150 WIDE 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.



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



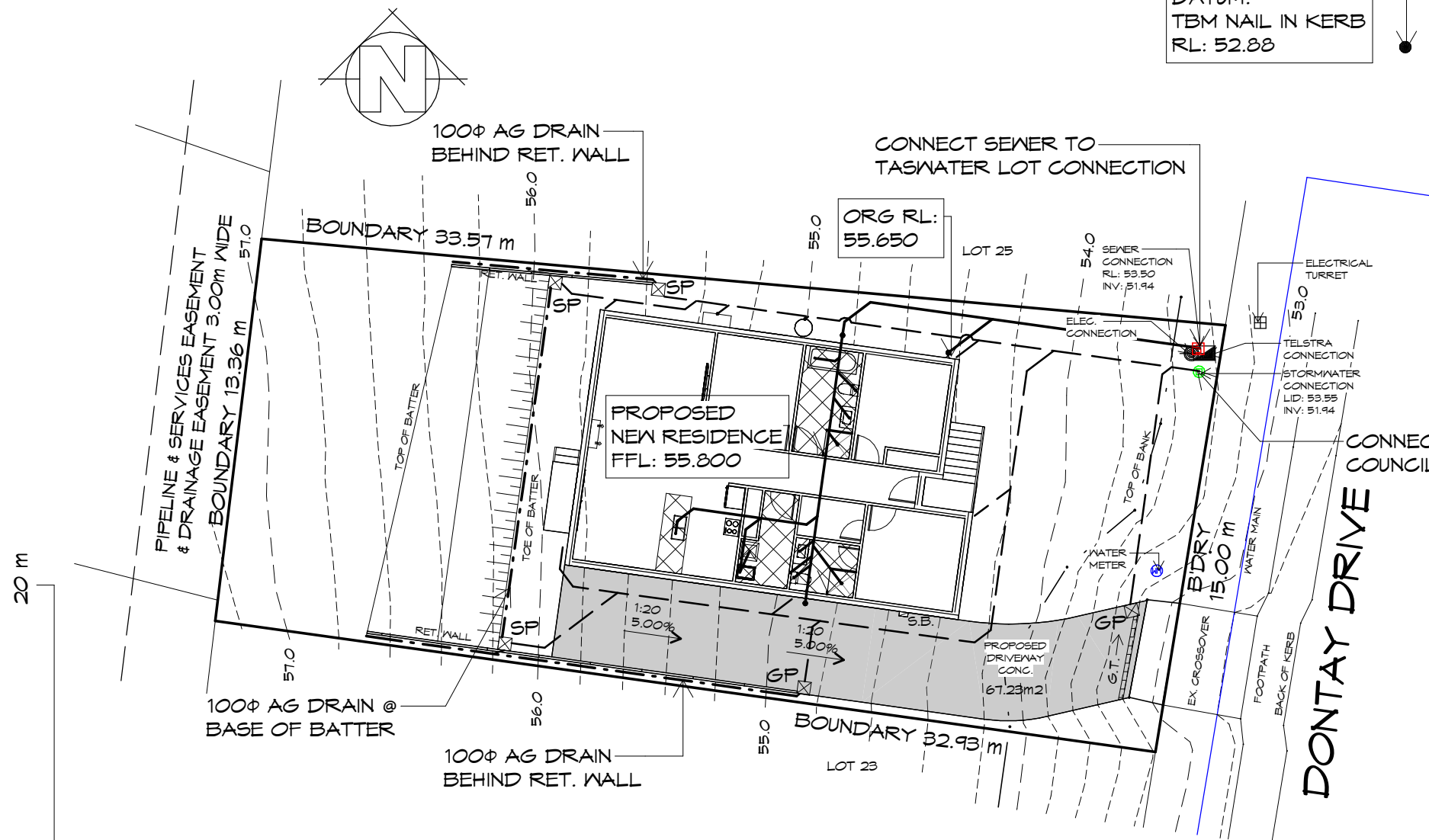
ASSOCIATION OF AUSTRALIA

Date: 22.05.2026
 Drafted by: A.D.
 Approved by: Approver

Project/Drawing no: PD26109 - 02
 Scale: As indicated
 Revision: 02

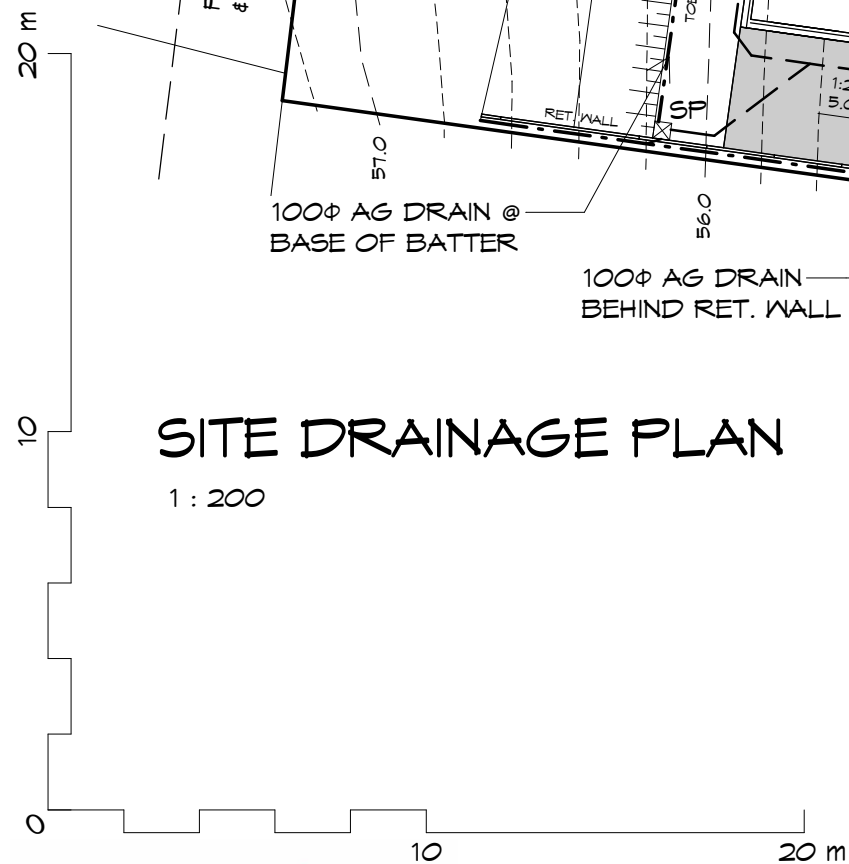
Accredited building practitioner: Frank Geskus - No CC246A
 COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

DATUM:
 TBM NAIL IN KERB
 RL: 52.88



SITE DRAINAGE PLAN

1 : 200



SEWER AND WATER SERVICES

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

- PITS:** ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
- ORGS:** OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
- S/W:** STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3
- VENTS:** DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2



Client name:
 T. CHUNG & A. RAMPAS

Project:
 PROPOSED NEW RESIDENCE
 8 DONTAY DRIVE,
 ROKEBY

Drawing:
 SITE DRAINAGE PLAN

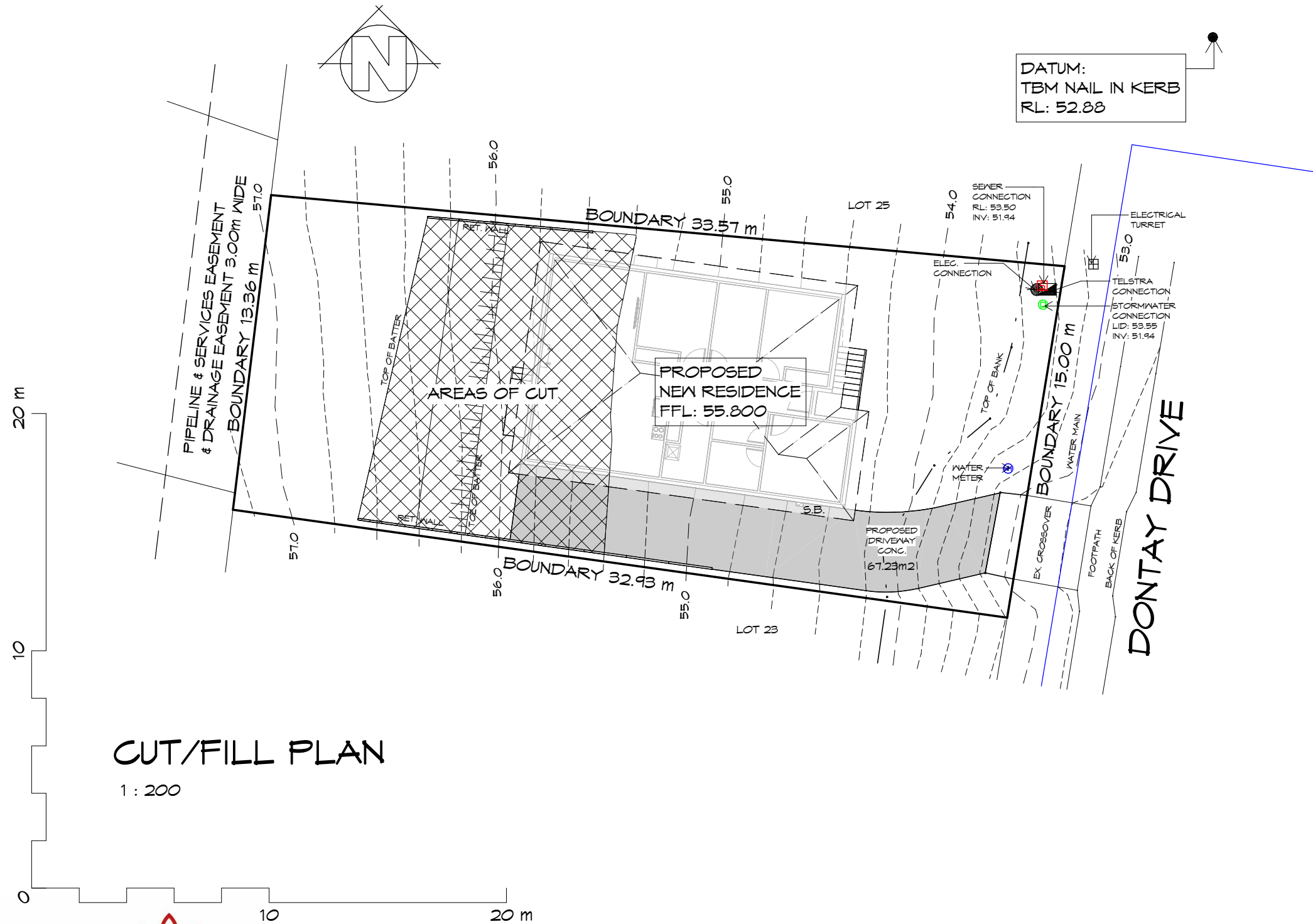
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

REV. DATE DESCRIPTION

CUT/FILL SCHEDULE	
CUT VOLUME (m3)	FILL VOLUME (m3)
71.44	0.00

NOTE:
THE CUT AND FILL VOLUMES CALCULATED BY REVIT ARE APPROXIMATE, GENERALLY PROVIDING RESULTS WITH +/- 1% TO 2% ACCURACY



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



Client name:
T. CHUNG & A. RAMPAS

Project:
**PROPOSED NEW RESIDENCE
8 DONTAY DRIVE,
ROKEBY**

Date: 22.05.2026
Drafted by: A.D.
Approved by: Approver

REV. DATE DESCRIPTION

Project/Drawing no: PD26109 - 03
Scale: 1 : 200
Revision: 02

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
CUT/FILL PLAN

Accredited building practitioner: Frank Geskus - No CC246A
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PROPOSED NEW RESIDENCE
8 DONTAY DRIVE,
ROKEBY

LOCALITY PLAN

1 : 2000

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

REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGMENT PLAN



Document Set ID: 5920732
Version: 1, Version Date: 25/06/2026

REV.	DATE	DESCRIPTION

Client name:
T. CHUNG & A. RAMPAS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
8 DONTAY DRIVE,
ROKEBY

Drawing:
LOCALITY PLAN



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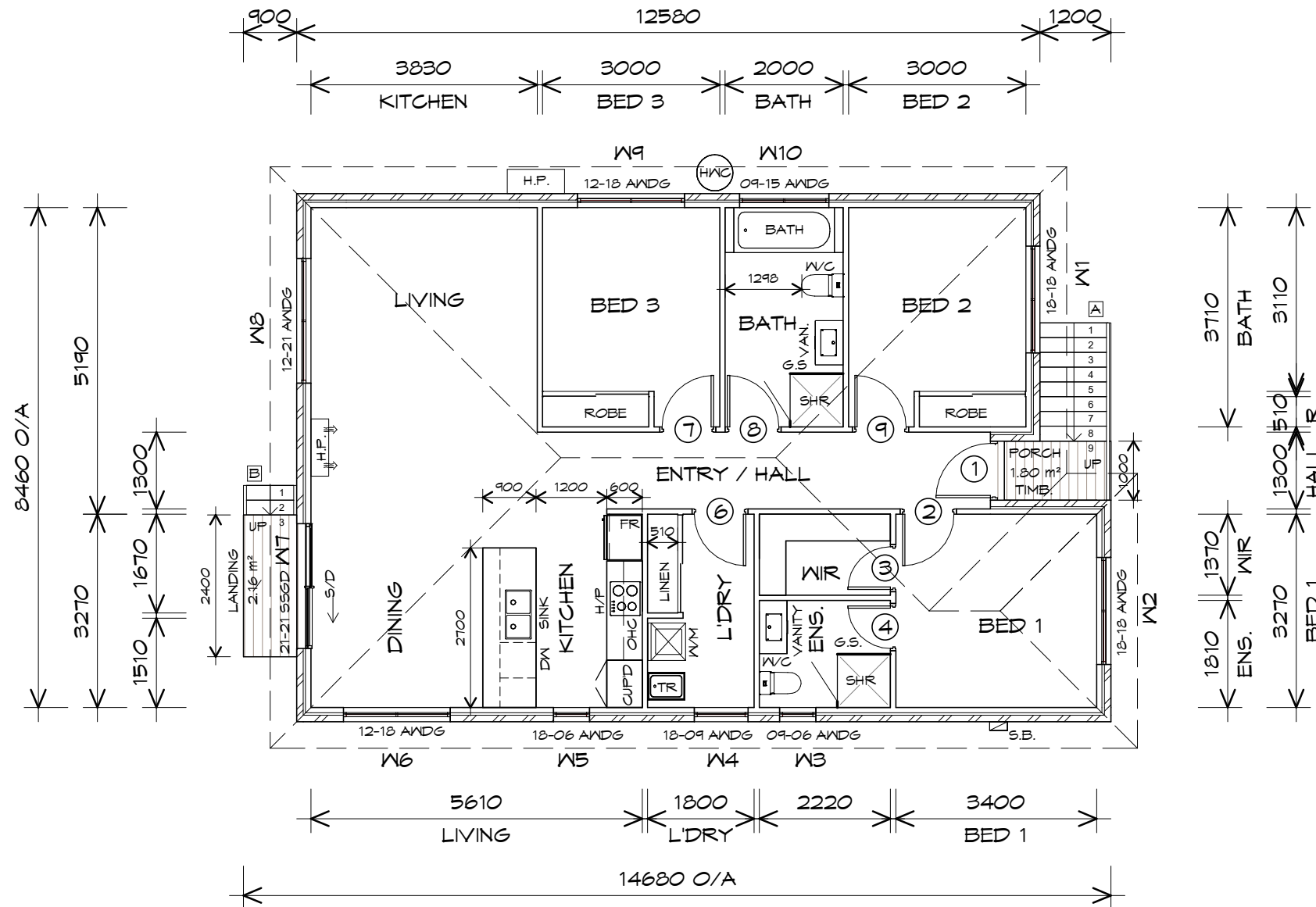
Date:	Drafted by:	Approved by:
22.05.2026	A.D.	Approver

Project/Drawing no:	Scale:	Revision:
PD26109 - 04	1 : 2000	02

Accredited building practitioner: Frank Geskus - No CC246A
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LEGEND

- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- OHC OVERHEAD CUPBOARDS



STAIRS

STAIR	NO RISERS	RISER HT	TREAD DEPTH
A	9	161	250
B	3	150	250

NON SLIP TO COMPLY NCC 2022
EXTENT OF STAIRS TBC ON-SITE

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST
ONE SIDE OF RAMP OR
STAIRWAY IF HEIGHT MORE THAN 1m
TO COMPLY ABCB HOUSING
PROVISIONS PART 11.3

FLOOR PLAN

1 : 100

FLOOR AREA 115.80 m2 (12.46 SQUARES)
TOTAL AREA 115.80 12.46

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



REV.	DATE	DESCRIPTION

Client name:
T. CHUNG & A. RAMPAS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
8 DONTAY DRIVE,
ROKEBY

Drawing:
FLOOR PLAN

Date:	Drafted by:	Approved by:
22.05.2026	A.D.	Approver

Project/Drawing no:	Scale:	Revision:
PD26109 - 05	1 : 100	02

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DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	870	INTERNAL TIMBER DOOR	
3	720	INTERNAL TIMBER DOOR	
4	720	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	
7	870	INTERNAL TIMBER DOOR	
8	870	INTERNAL TIMBER DOOR	
9	870	INTERNAL TIMBER DOOR	
10	820	EXTERNAL SOLID DOOR	SUBFLOOR DOOR; 1000 HIGH TBC ON-SITE

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	1800	1810	AWNING WINDOW	
W3	900	610	AWNING WINDOW	OPAQUE
W4	1800	910	AWNING WINDOW	
W5	1800	610	AWNING WINDOW	
W6	1200	1810	AWNING WINDOW	
W7	2100	2110	SLIDING DOOR	
W8	1200	2110	AWNING WINDOW	
W9	1200	1810	AWNING WINDOW	
W10	900	1510	AWNING WINDOW	OPAQUE

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



REV.	DATE	DESCRIPTION

Client name:
T. CHUNG & A. RAMPAS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
8 DONTAY DRIVE,
ROKEBY

Drawing:
DOOR AND WINDOW SCHEDULES



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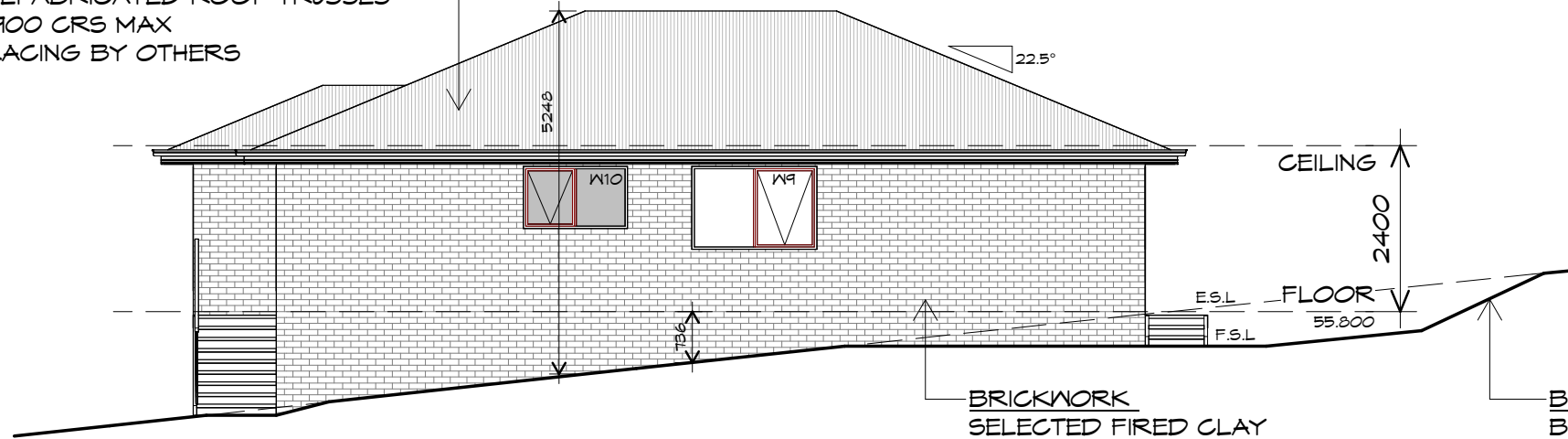


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ROOF FRAMING
 PREFABRICATED ROOF TRUSSES
 @ 900 CRS MAX
 BRACING BY OTHERS



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

BATTER NOTE
 BATTER AS PER
 ABCB HOUSING PROVISIONS
 PART 3.2.1.
 REFER TO STANDARD
 DETAILS TABLE

ROOF CLADDING
 COLORBOND CUSTOM ORB
 TO CLIENTS SPECS.



EASTERN ELEVATION

1 : 100

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



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Client name:
 T. CHUNG & A. RAMPAS

Project:
 PROPOSED NEW RESIDENCE
 8 DONTAY DRIVE,
 ROKEBY

Date: 22.05.2026
 Drafted by: A.D.
 Approved by: Approver

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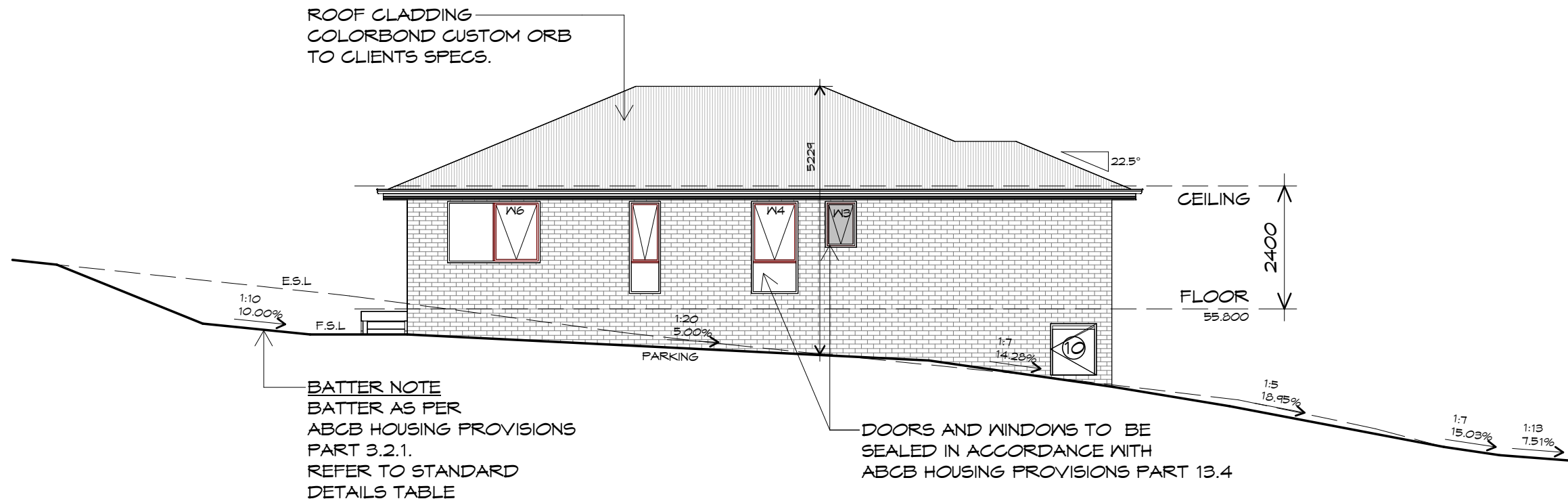
PLANNING

Drawing:
 ELEVATIONS

Project/Drawing no: PD26109 - 07
 Scale: 1 : 100
 Revision: 02

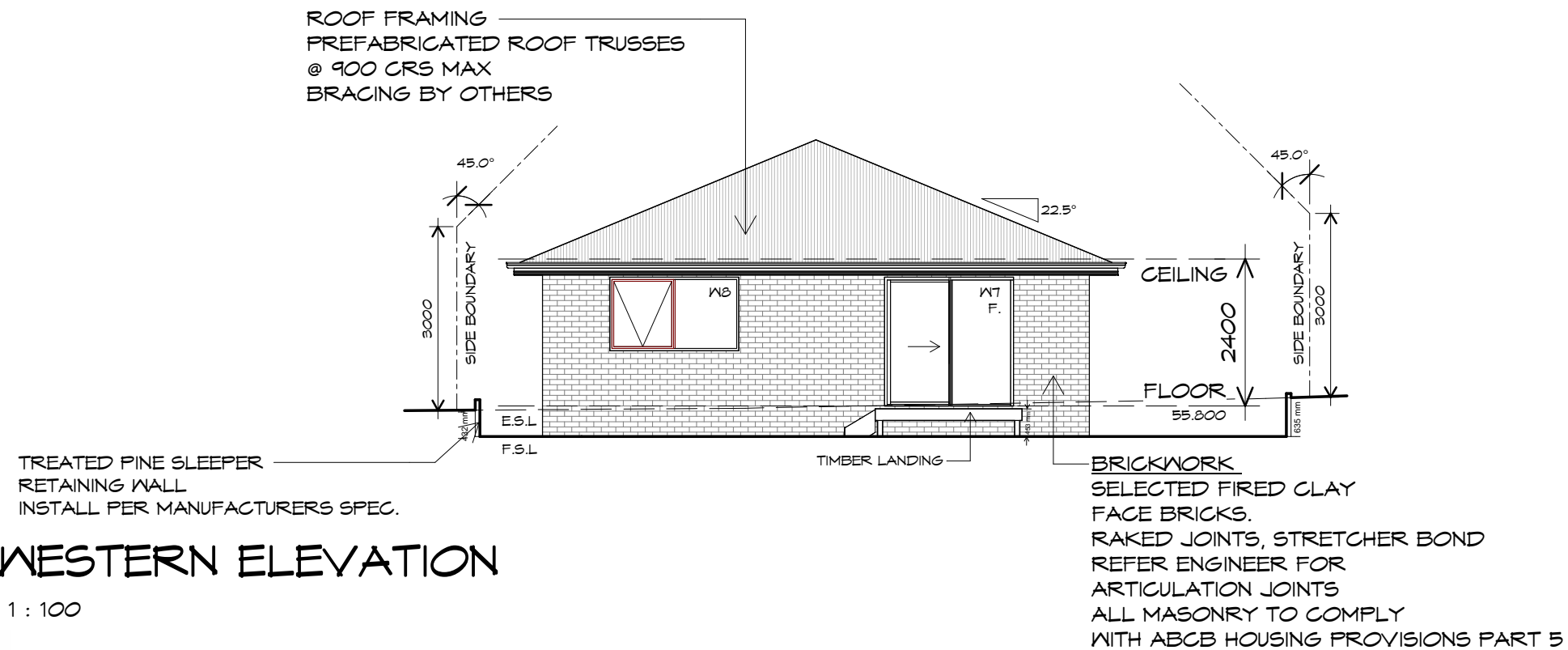
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SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100



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Client name:
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PLANNING
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Project:
PROPOSED NEW RESIDENCE
8 DONTAY DRIVE,
ROKEBY

Drawing:
ELEVATIONS

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bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Date: 22.05.2026	Drafted by: A.D.	Approved by: Approver
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ADDITIONAL ROOF LOAD
 NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
 NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

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

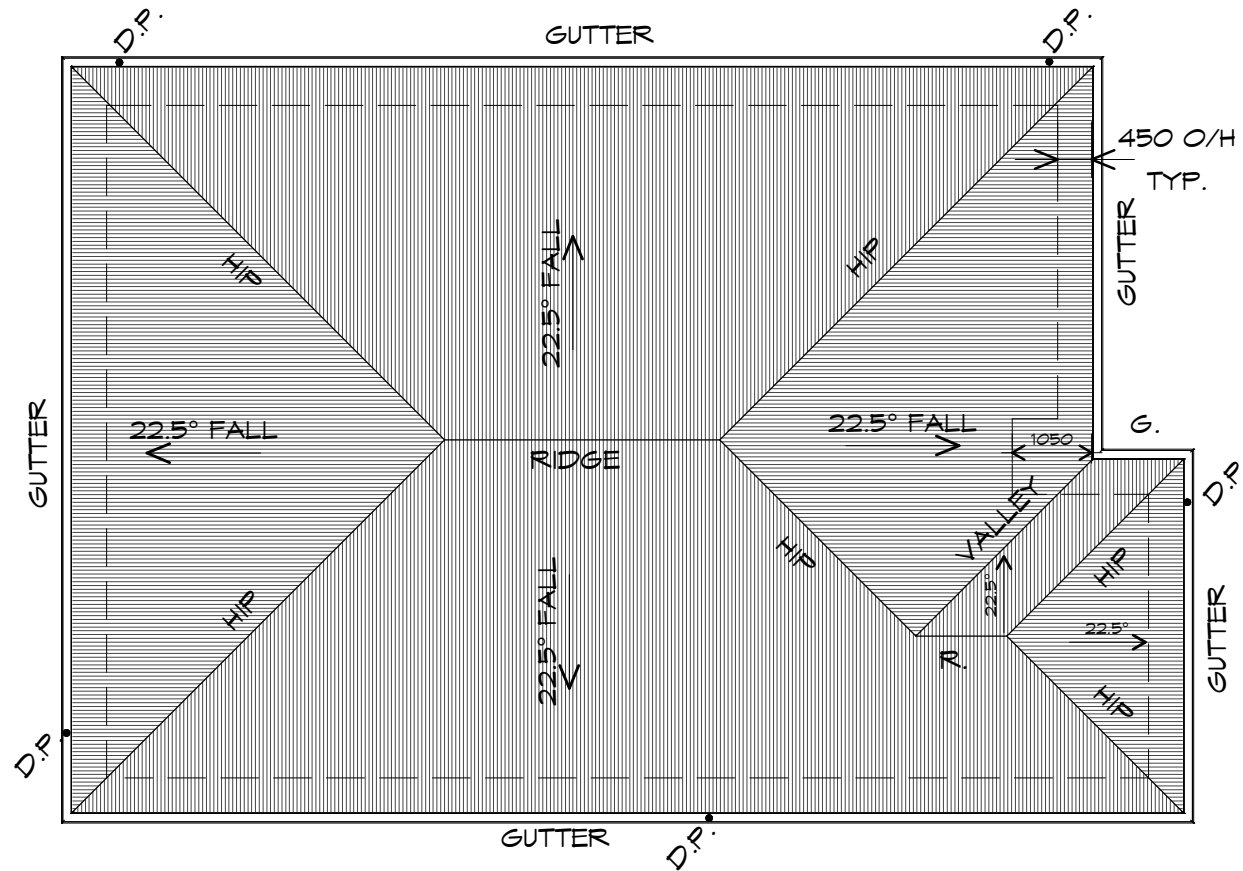
UNLESS FIXED TO METAL FASCIA
 EAVES GUTTER TO BE FIXED
 @ 1200 CRS MAX.

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



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Client name:
 T. CHUNG & A. RAMPAS

Project:
 PROPOSED NEW RESIDENCE
 8 DONTAY DRIVE,
 ROKEBY

Date: 22.05.2026
 Drafted by: A.D.
 Approved by: Approver

REV. DATE DESCRIPTION

PLANNING

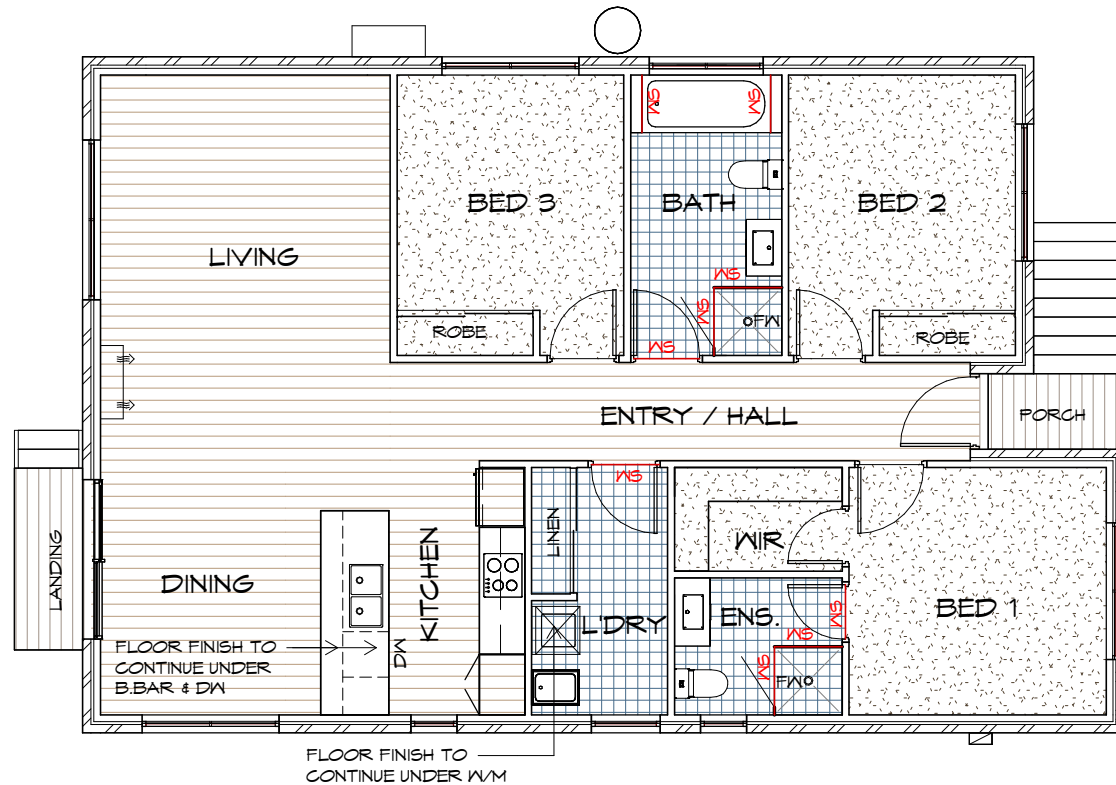
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Drawing:
 ROOF PLAN









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LEGEND

-  CARPET
-  TILES
-  TIMBER
-  TIMBER DECK
-  WS WATERSTOP
-  FW FLOOR WASTE

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

FLOOR FINISHES PLAN

1 : 100

IMPORTANT:

PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS. ENERGY ASSESSMENT IS BASED ON FLOOR TYPES AS NOTED IN THE REPORT.

IF AN ALTERNATIVE FLOORING IS CHOSEN OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

REFER TO ELECTRICAL PLAN AND REFLECTED CEILING PLAN FOR CEILING PENETRATIONS.

FLOOR WASTE

WHERE A FLOOR WASTE IS INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50 TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12



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Client name:
T. CHUNG & A. RAMPAS

Project:
PROPOSED NEW RESIDENCE
8 DONTAY DRIVE,
ROKEBY

Drawing:
FLOOR FINISHES PLAN

REV. DATE	DESCRIPTION
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

PLANNING

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



ELECTRICAL INDEX



LIGHTING

-  FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/W DAMPER, EXHAUST TO OUTSIDE*
-  L.E.D. - SEALED DOWN LIGHT *
- *INSTALL AS PER MANUFACTURERS SPECIFICATION





SWITCH TYPE

-  ONE-WAY SWITCH
-  TWO-WAY SWITCH

HEATING

-  H.P. HEAT PUMP
-  H.P. HEAT PUMP, OUTDOOR UNIT

WALL OUTLETS

-  GENERAL PURPOSE OUTLET (DOUBLE)
-  WEATHER PROOF OUTLET
-  HOTPLATE SAFETY CUT-OFF
-  T.V. OUTLET






NOTE:
POWER POINT TO BE 300mm AWAY FROM EDGE OF WATER SOURCE

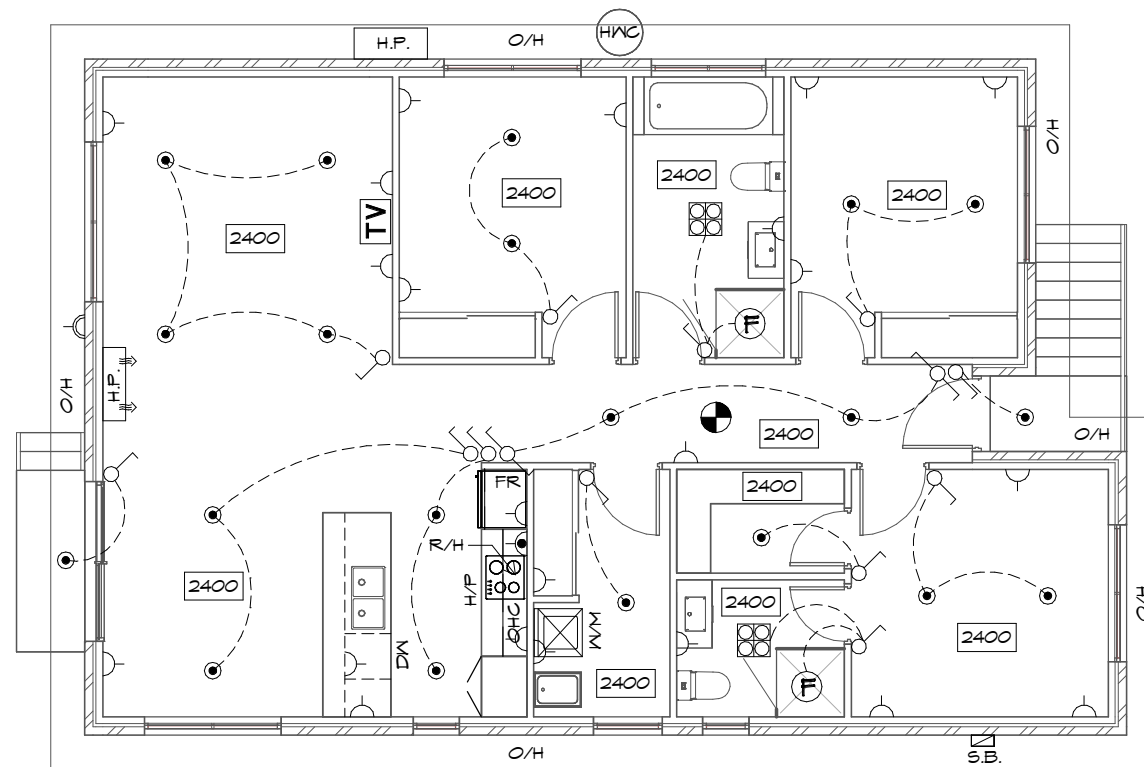
CEILING

-  DENOTES CEILING HEIGHT

-  ROOF OVERHANG/EAVES

OTHER

-  240V SMOKE ALARM
-  SWITCH BOX
-  EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
-  RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER
-  OVERHEAD CUPBOARDS



ELECTRICAL PLAN

1 : 100

IMPORTANT:

PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS. ENERGY ASSESSMENT IS BASED ON THE ABOVE ELECTRICAL LAYOUT AND TYPES AS NOTED IN THE REPORT. IF MORE PENETRATIONS ARE INCLUDED OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

ELECTRICAL

ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A GRADE ELECTRICAL CONTRACTOR. ALL WORKS TO COMPLY WITH LOCAL AUTHORITIES AND AS3000

ARTIFICIAL LIGHTING

RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

ARTIFICIAL LIGHTING MUST NOT EXCEED:

- 5W/m² FOR CLASS 1 BUILDING
- 4W/m² FOR VERANDAHS & BALCONIES
- 3W/m² FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

EXHAUST FANS

EXHAUST FANS TO ACHIEVE FLOW RATE TO COMPLY WITH HOUSING PROVISIONS 10.8.2



REV.	DATE	DESCRIPTION

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PLANNING

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Project:
PROPOSED NEW RESIDENCE
8 DONTAY DRIVE,
ROKEBY

Drawing:
ELECTRICAL/REFLECTED CEILING PLAN



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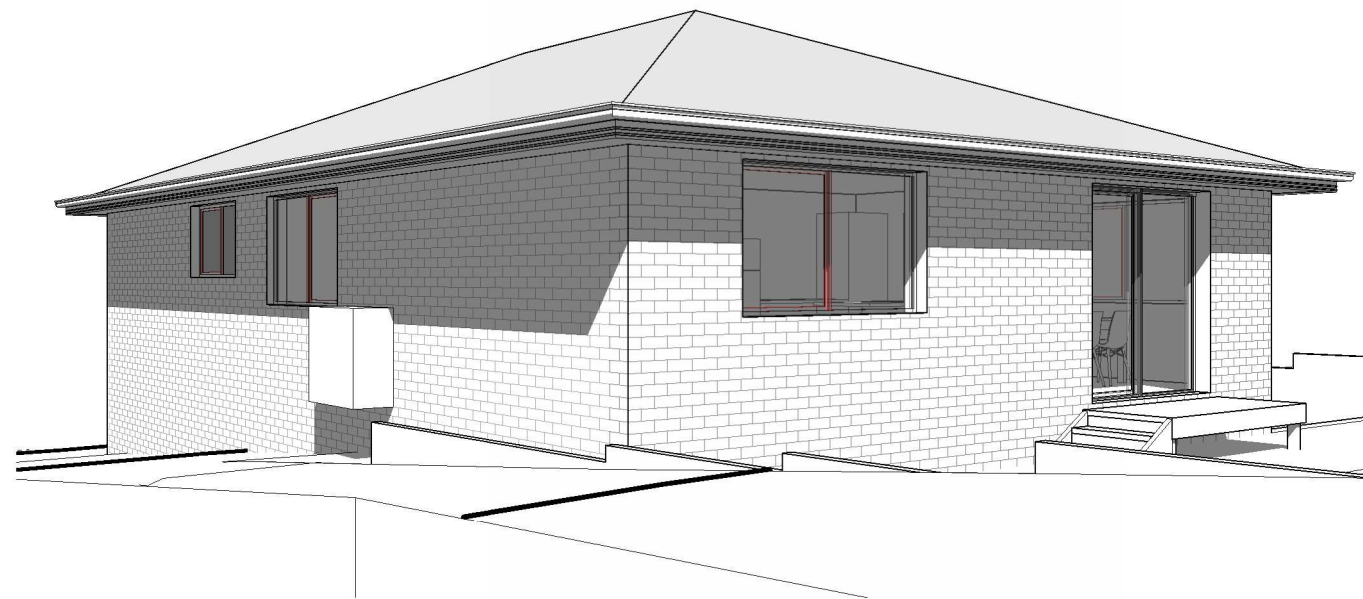
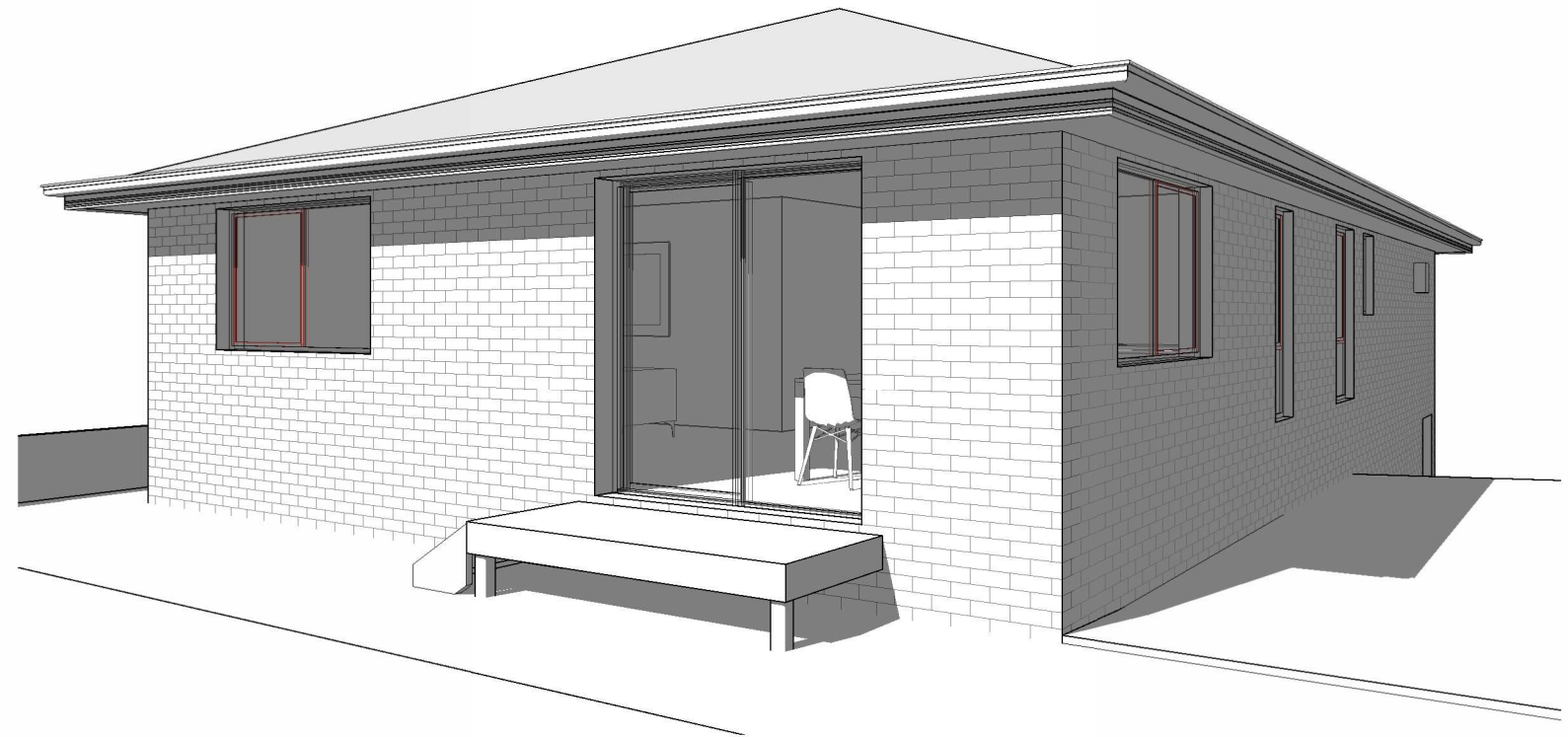
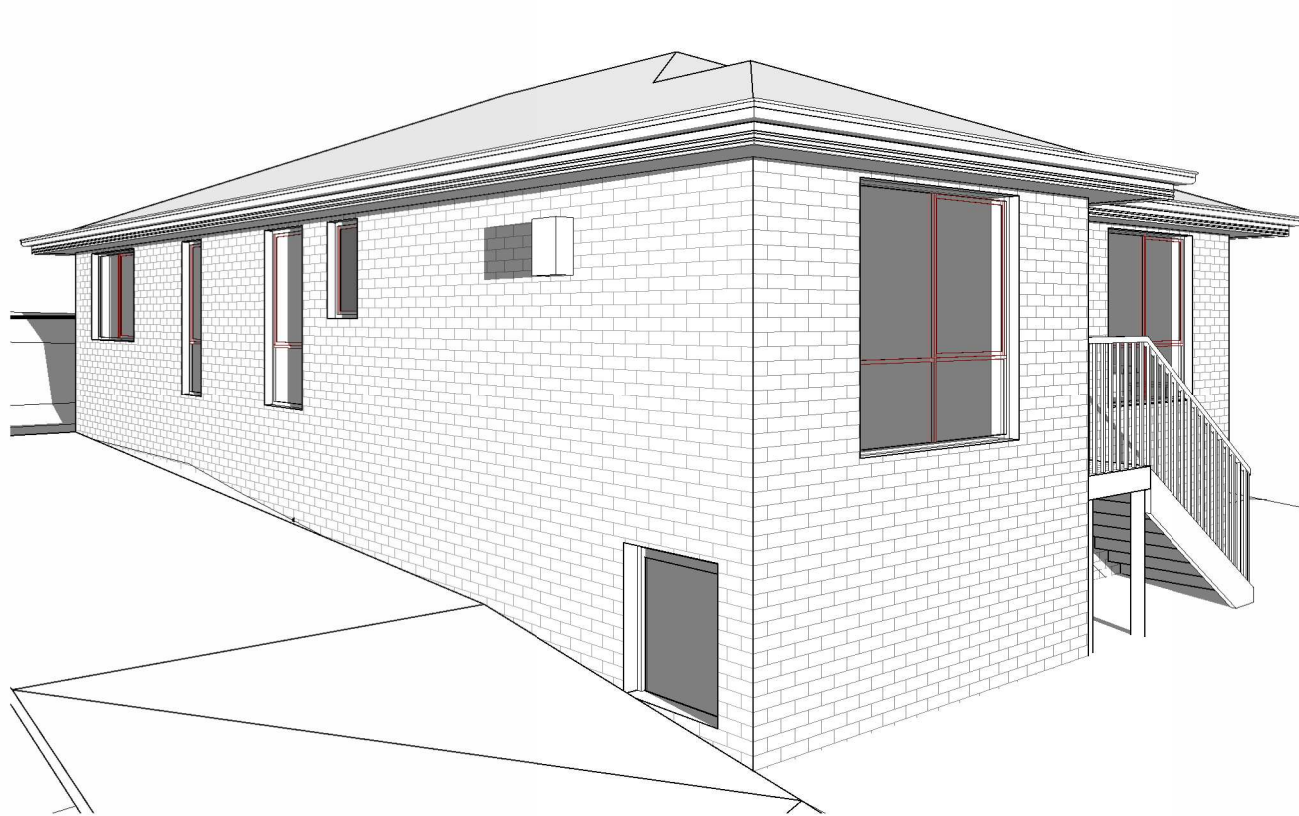


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Client name:
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PLANNING
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Project:
PROPOSED NEW RESIDENCE
8 DONTAY DRIVE,
ROKEBY

Drawing:
PERSPECTIVES



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