



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061692

PROPOSAL: Dwelling

LOCATION: 52 Dolina Drive, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 29/06/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29/06/2026. 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 29/06/2026.

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 52 Dolina Drive

Suburb/Town Rokeby, TAS

Postcode 7019

Current Owners/s:

Personal Information Removed

Applicant:

Is the property on the Tasmanian Heritage Register?

Yes

No

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

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

Current Use of Site:

Vacant Land

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

Yes

No

Clarence City Council

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:

Personal Information Removed

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

Documentation required:

1. **MANDATORY DOCUMENTATION**

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

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

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

2. **ADDITIONAL DOCUMENTATION**

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

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

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



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

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

16 April 2026

Att: Planning Department
Clarence City Council

Dear Sir/Madam,

52 Dolian Drive, Rokeby
New residential dwelling development

Please find enclosed application for development for a single residential dwelling development at 52 Dolina Drive, Rokeby. In support of this application the following documents are provided:

- Title documents
- DA plans

8.0 General Residential Zone

8.1 Zone Purpose

8.1.1 The proposal is for the construction of a single residential dwelling located on a lot with full infrastructure and services available.

8.1.2 The proposed development is located in close proximity to public transport and other services and complies.

8.2 Use Table

A single residential dwelling is a no permit required, permitted or discretionary use. Our assessment of the development, as below, assess this proposed development as a “no permit required” application.

8.4 Development Standards for Dwellings

8.4.1 Residential density for multiple dwellings

A1 NA

8.4.2 Setbacks and building envelope for all dwellings

A1(a) The proposed dwelling is set back >4500 from the frontage and complies with A1(a).

A1(b) NA

A1(c) NA

A1(d) NA

- A2 The proposed dwelling includes a garage with setback 5500mm and complies.
 - A3(a) The proposed dwelling is located entirely within the building envelope, with eaves projecting no more than 900mm beyond the envelope as demonstrated on the elevations and complies with A3(a).
 - A3(b) The proposed dwelling is located >1500mm from the side and to the rear boundaries and complies with A3(b).
- 8.4.3 Site coverage and private open space for all dwellings
- A1(a) The proposed dwelling has a site coverage of 27% and complies.
 - A1(b) NA
 - A2(a) (i) The proposed dwelling has a POS of 24m² and complies.
(ii)NA
 - A2(b) (i) The proposed dwelling has a POS with minimum width of 4000mm and complies with A2(b).
(ii)NA
 - A2(c) The POS for the proposed dwelling is not located to the front of the dwelling and complies.
 - A2(d) The POS for the proposed dwelling has a gradient of not more than 1 in 10 and complies with A2(d).
- 8.4.4 Sunlight to private open space of multiple dwellings
- A1(a) NA
- 8.4.5 Width of openings for garages and carports for all dwellings
- A1 The proposed dwelling's garage width is 6000mm and complies.
- 8.4.6 Privacy for all dwellings
- A1 (a) The proposed dwelling has a landing on the southeastern with >1000mm and will be screened with privacy screening with 25% transparency as demonstrated on the elevations and complies with A1(a).
 - A1(b) The proposed dwelling has a deck on >1000mm FFL and located >4000mm from the rear side of the boundary and complies with A1(b).
 - A2 (a) The proposed dwelling has windows on the southeastern side with >1000mm FFL within 3000mm and it will be screened as opaque. Also, there is a window on northwest boundary with FFL>1000mm and located >3000mm from the side boundary as demonstrated on the elevations and complies with A2(a).
 - A2(b) The proposed dwelling has windows at the rear side with FFL>1000mm and located >4000 from the rear boundary and complies with A2(b).
- 8.4.7 Frontage fences for all dwellings
- A1 No front fencing is proposed as part of this application. A1 does not apply.
- 8.4.8 Waste storage for multiple dwellings
- A1(a) NA

C2.0 Parking and Access Code

C2.5 Use Standards

- C2.5.1 Car parking numbers
A1 The proposed development is for a 3-bedroom dwelling with single garage and in accordance with Table C2.1, 2 car parking spaces are required. The proposed development provides for two car parking spaces and complies with A1.
- C2.5.2 Bicycle parking numbers
A1 NA
- C2.5.3 Motorcycle parking numbers
A1 NA
- C2.5.4 Loading Bays
A1 NA
- C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone
A1 NA

C2.6 Development Standards for Buildings and Works

- C2.6.1 Construction of parking areas
A1(a) & (c) The parking and driveway for the proposed dwelling will be constructed from concrete and complies with A1(a) & (c).
A1(b) The driveway is designed to be drained to the Council stormwater system and complies with A1(b).
- C2.6.2 Design and layout of parking areas
A1.1 The driveway and parking areas have been designed to comply with *AS2890- Parking facilities Parts 1-6* and complies.
A1.2 NA
- C2.6.3 Number of accesses for vehicles
A1 One access has been designed for this proposal and complies with A1.
A2 NA
- C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone
A1 NA
- C2.6.5 Pedestrian access
A1.1 NA
- C2.6.6 Loading bays
A1 NA
A2 NA
- C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone
A1 NA
A2 NA
- C2.6.8 Siting of parking and turning areas
A1 NA

C13.0 Bushfire-Prone Areas Code

The proposed dwelling is located within the Bushfire-Prone Areas Code and will be constructed to the assessed BAL.

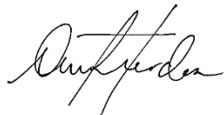
C16.0 Safeguarding of Airports Code

The proposed dwelling does not exceed the specified height limit shown on the airport obstacle limitation area overlay. Therefore, clause 16.6 does not apply.

Please contact me via email should you require any additional information to assist Council's assessment of the application.

Yours faithfully

Cunic Homes



Domonee van Heerden

Planning & Building Manager

SEARCH OF TORRENS TITLE

VOLUME 184319	FOLIO 3
EDITION 2	DATE OF ISSUE 04-Jan-2024

SEARCH DATE : 13-Jan-2026

SEARCH TIME : 12.08 pm

DESCRIPTION OF LAND

City of CLARENCE
 Lot 3 on Sealed Plan [184319](#)
 Derivation : Part of Lot 37617 (56.81ha) Gtd. to The
 Director-General of Housing & Construction
 Prior CT [142549/1](#)

SCHEDULE 1

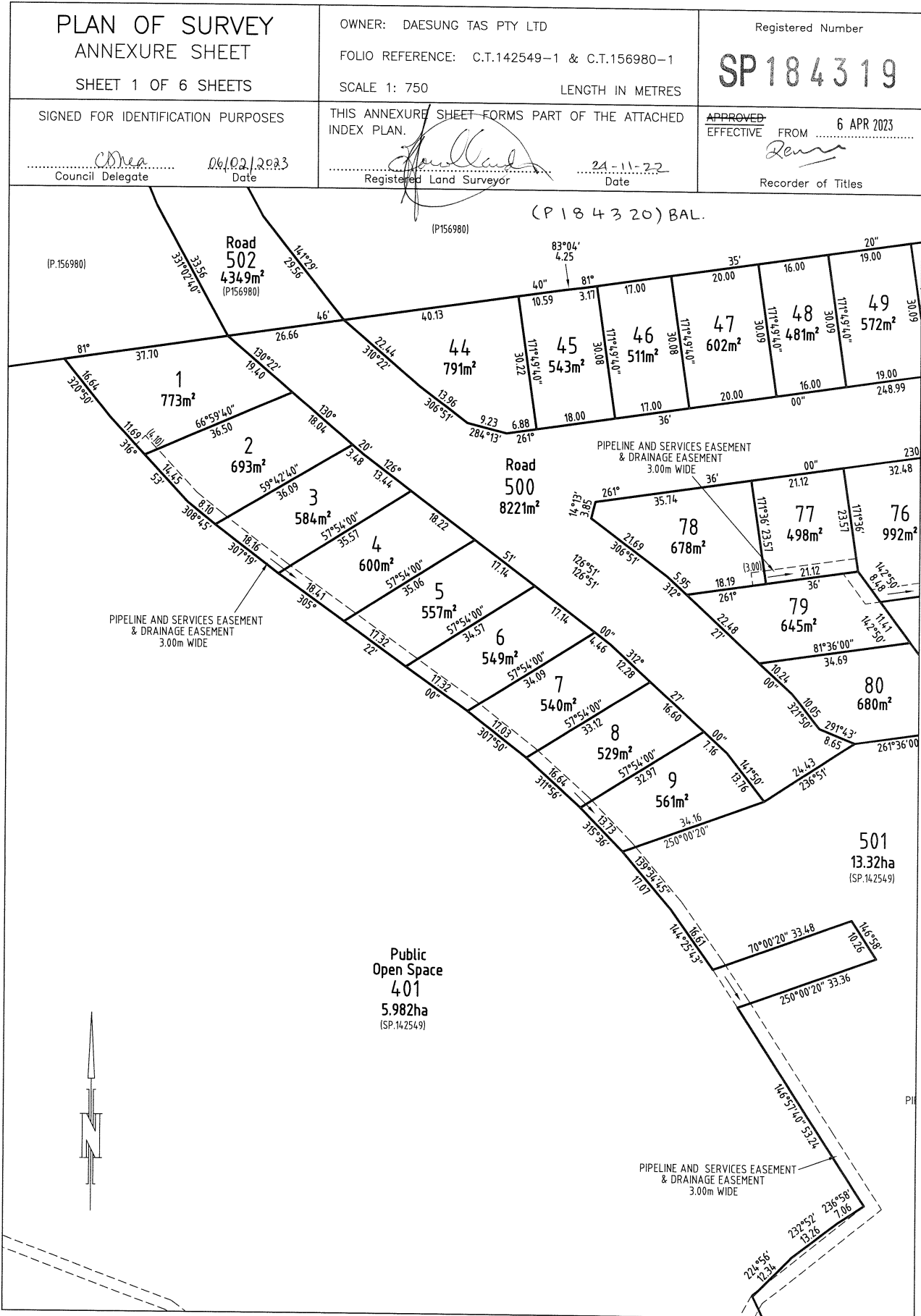
[N171229](#) TRANSFER to SHELDON JAMES SMITH and AMELIA CERI
 BRANSDEN Registered 04-Jan-2024 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP184319](#) EASEMENTS in Schedule of Easements
[SP184319](#) COVENANTS in Schedule of Easements
[SP184319](#) FENCING PROVISION in Schedule of Easements
[SP142549](#) COVENANTS in Schedule of Easements
[SP142549](#) FENCING COVENANT in Schedule of Easements
[SP142549](#) WATER SUPPLY RESTRICTION
[SP142549](#) SEWERAGE AND/OR DRAINAGE RESTRICTION
[E370473](#) MORTGAGE to MyState Bank Limited Registered
 04-Jan-2024 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

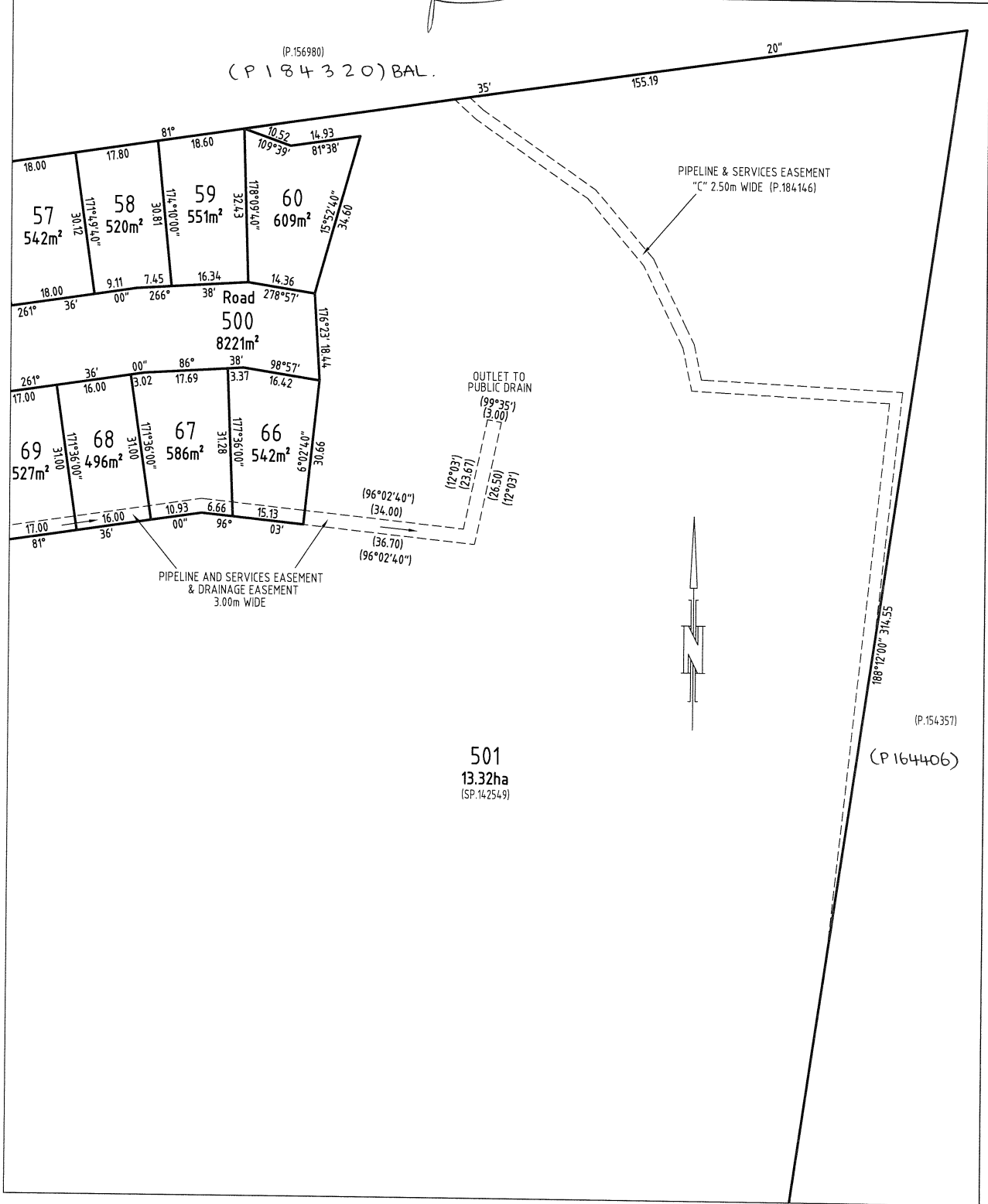
No unregistered dealings or other notations

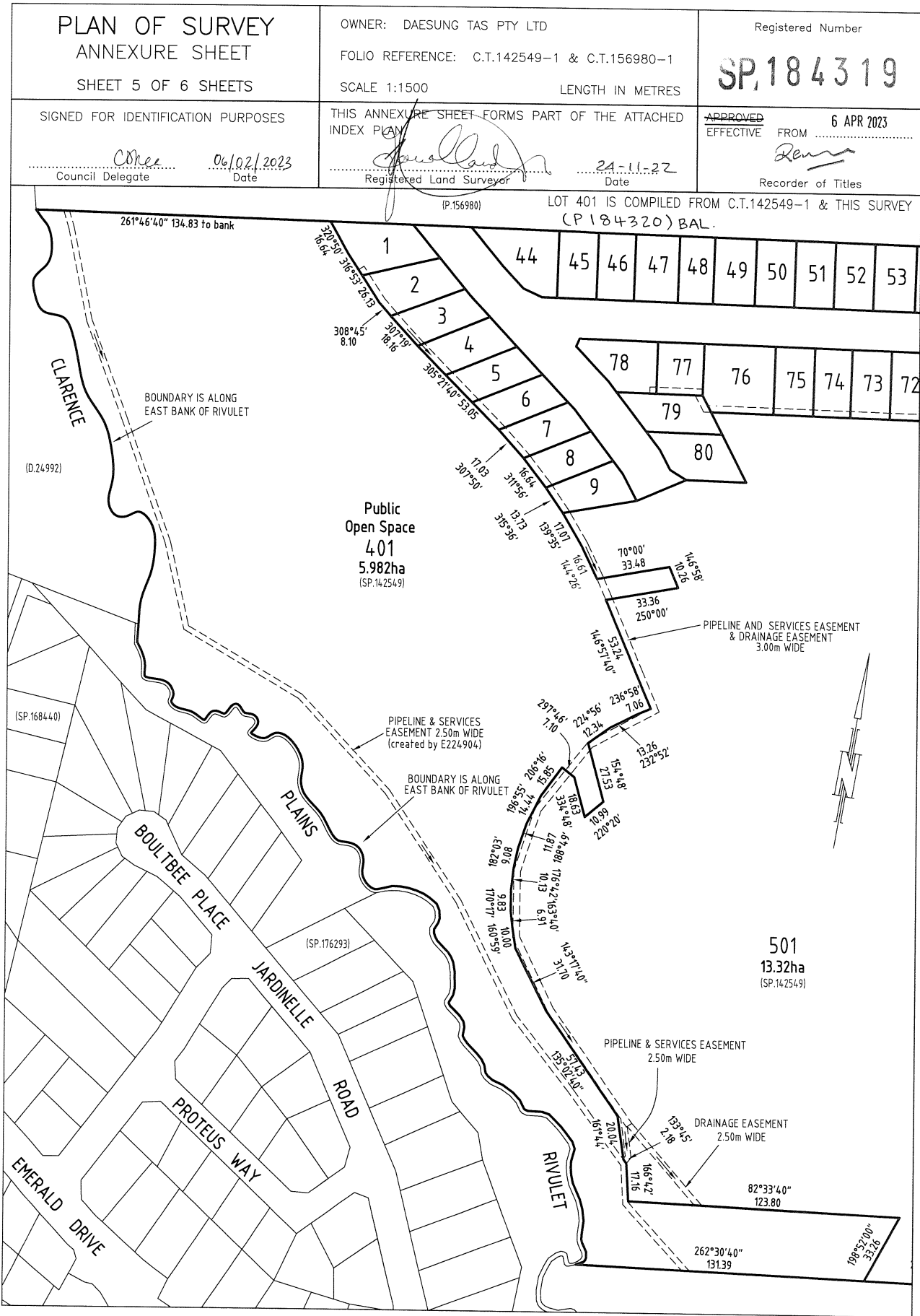


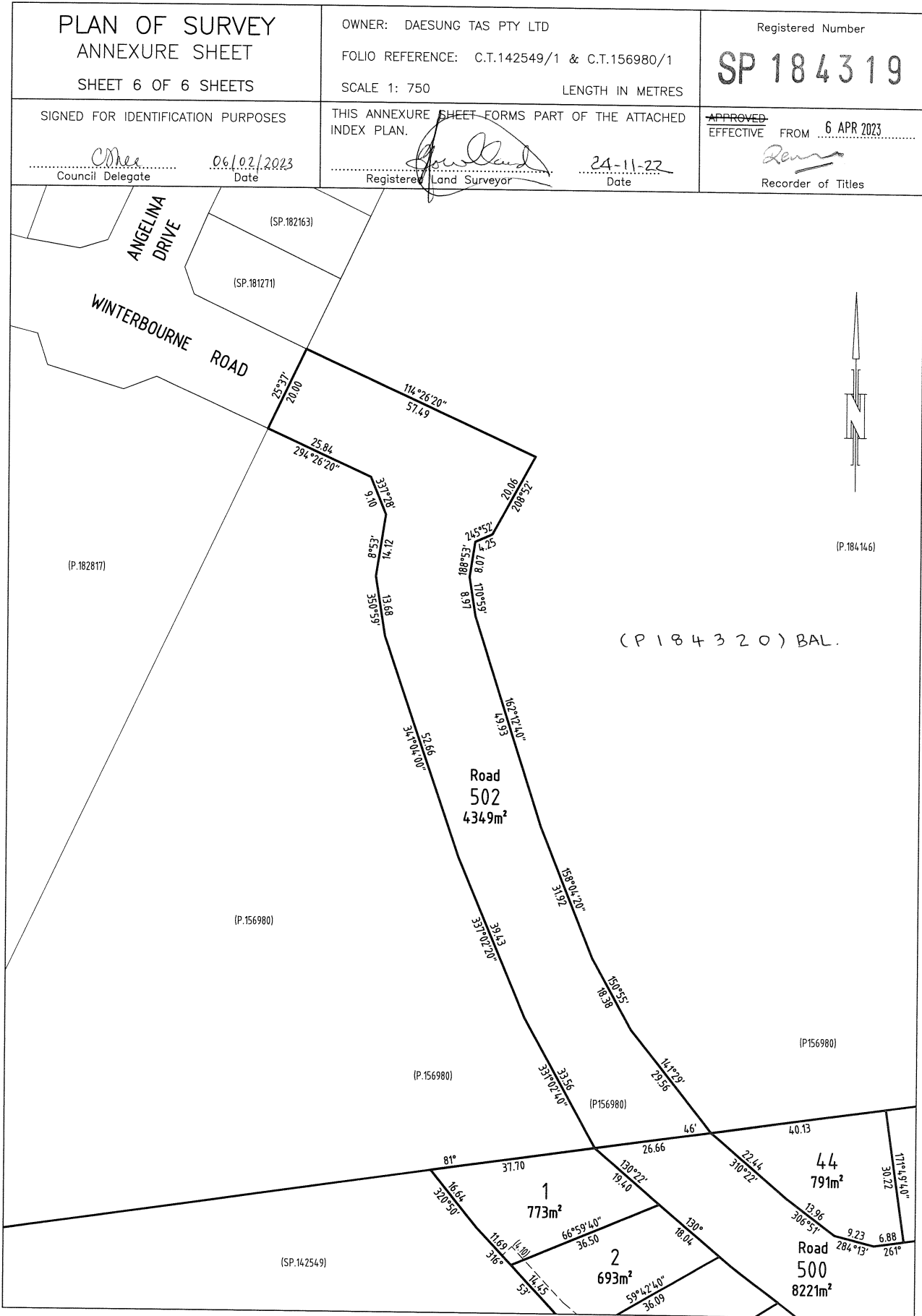
<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 6 SHEETS</p>	<p>OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.142549-1 & C.T.156980-1 SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number SP 184319</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES Council Delegate: <i>Conna</i> Date: <i>06/02/2023</i></p>	<p>THIS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



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 6 SHEETS</p>	<p>OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.142549-1 & C.T.156980-1 SCALE 1: 750 LENGTH IN METRES</p>	<p>Registered Number SP 184319</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 06/02/2023 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 24-11-22 Date</p>	<p>APPROVED EFFECTIVE FROM 6 APR 2023 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.	SP 186347

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

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

EASEMENTS

Lots 10 to 16 (inclusive) (“the Lots”) are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE (SP-184319)** shown on the Plan (“the Easement Land”).

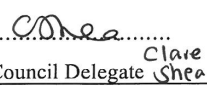
Lots 10 to 16 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE (SP-184319)** on the Plan.

Lots 17, 18, 19, 137 – 140 (inclusive) and 117-125 (inclusive) (“the Lots”) are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE** shown on the Plan (“the Easement Land”).

Lots 17, 18, 19, 137 – 140 (inclusive) and 117-125 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE** on the Plan.

Director  Director/Secretary 

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DAESUNGTAS PTY LTD	PLAN SEALED BY: Clarence City Council
FOLIO REF: 185339/504	DATE: 3 rd January 2024
SOLICITOR	Stage 7-10
& REFERENCE: Page Seager (DAS 221111)	REF NO. SD-2016/31
	Council Delegate  Clare Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 186347</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 185339/504</p>	

Lots 20 – 22 (inclusive) (“the Lots”) are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH** shown on the Plan (“the Easement Land”).

Lots 20 – 22 (inclusive) (“the Lots”) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH** on the Plan.

Lots 120 and 164 to 168 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **DRAINAGE EASEMENT 2.50 WIDE** on the Plan.

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

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

COVENANTS

The owner of each Lot on the Plan covenants with the Vendor (Daesungtas Pty Ltd) and the Owner or Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantor’s Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:

1. Not to subdivide that Lot at any time without the prior consent in writing of the Corporation.

Director  Director/Secretary 

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.

02

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 186347</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 185339/504</p>	

2. Not to erect on that Lot more than a single residence, which may include an ancillary apartment together with usual outbuildings as may be permitted by the Corporation, without the consent of the Corporation.
3. Not to use the land for any purpose except as a residence or the for the purpose of house occupation without the prior consent of the Corporation in writing.
4. Not to use any engine or machinery in any trade of business, nor erect or use or permit to be used on any part of any lot shown on the Plan nor to conduct or permit to be conducted any trade or business on or from any part of the same, including but not limited to mining, quarrying, or market gardening. The leasing of the property for private residential purposes is not deemed to be a breach of this covenant.
5. Not to keep any animals other than domestic pets on any lot shown on the Plan and not to make any application for a kennel licence in respect of any lot shown on the Plan nor to keep or establish or permit to be kept or established any licensed kennel upon any lot or any part of any lot shown on the Plan nor to keep at one time more than two adult canines on any lot shown on the Plan.
6. The Vendor may, at the Vendor's absolute discretion, waive the burden of any covenant contained in this Schedule of Easements in favour of any lot by notice in writing to the registered proprietor of that lot.

FENCING PROVISION


In respect of the Lots shown on the Plan, the Vendor (Daesungtas Pty Ltd) shall not be required to fence.

DEFINITIONS

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

“Drainage Easement” means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over

 Director  Director/Secretary 

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 186347</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 185339/504</p>	

which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

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

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

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

 Director  Director/Secretary 

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 186347</p>
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(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.


Interpretation:

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

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

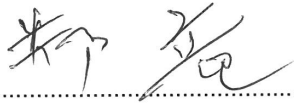
“**TasWater**” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

Director  Director/Secretary 

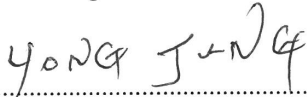
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing. 

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 186347
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 185339/504	

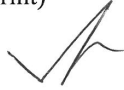
EXECUTED by DAESUNGTAS PTY LTD (ACN 607)
 472 131) as registered proprietor of the land comprised in)
 Folio of the Register Volume 185339 Folio 504 in)
 accordance with section 127 of the *Corporations Act 2001*)
 (Cth) by:)



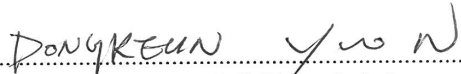
.....
 Director Signature



.....
 Director Full Name (print)





.....
 *Director/*Secretary Signature



.....
 *Director/Secretary Full Name (print)

(*please strike out inapplicable)

Director 

Director/Secretary 

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.

PROPOSED NEW RESIDENCE

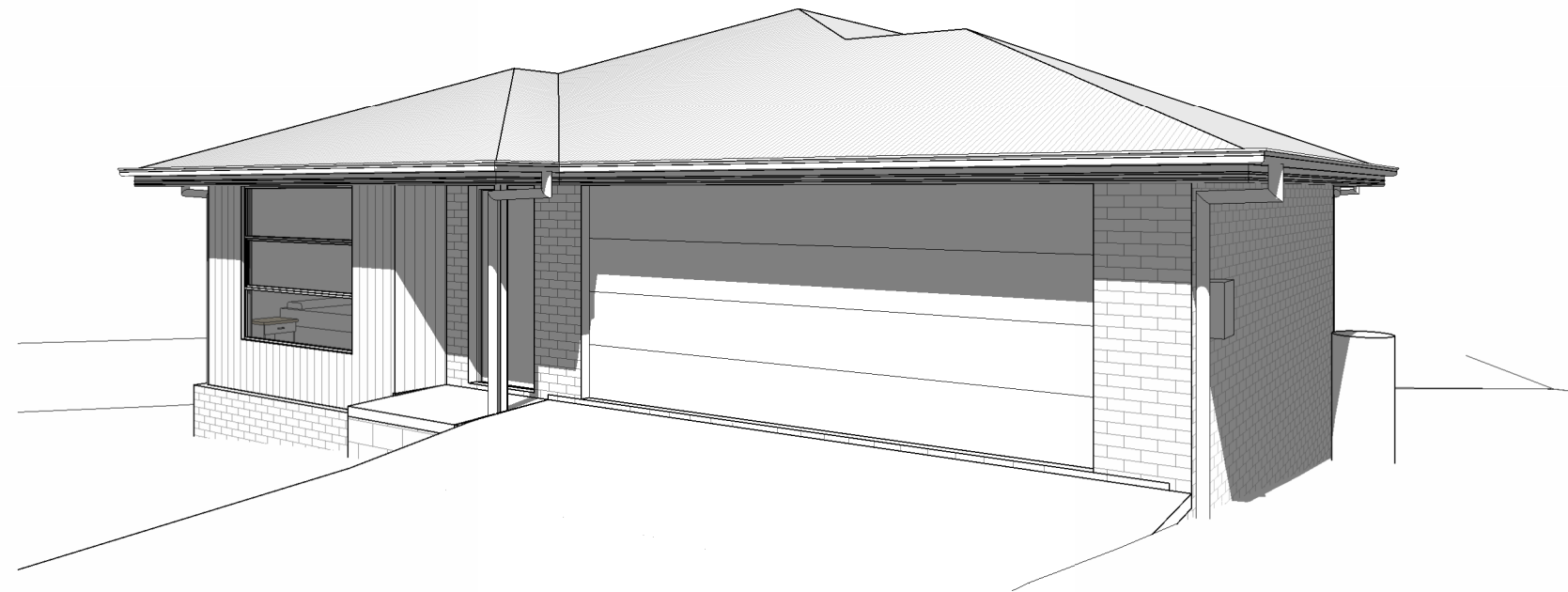
H957

52 DOLINA DRIVE,

ROKEBY

S. J. SMITH & A. C. BRANSDEN

PD26060



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
13	SHADOW DIAGRAMS

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 3/184319
 SITE AREA: 584m²
 DESIGN WIND SPEED: N3
 SOIL CLASSIFICATION: M
 CLIMATE ZONE: 7
 ALPINE AREA: NO
 CORROSIVE ENVIRONMENT: NO
 BAL RATING: TBC
 OTHER KNOWN HAZARDS: PRIORITY VEGETATION AREA,
 BUSHFIRE-PRONE AREAS, AIRPORT OBSTACLE
 LIMITATION AREA, LOW LANDSLIP HAZARD BAND



FLOOR AREA	119.79	m2	(12.89)	SQUARES
GARAGE AREA	38.57	m2	(4.15)	SQUARES
TOTAL AREA	158.36	m2	17.05	SQUARES



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 H: Shop 9, 105-111 Main Road, Moonah, 7009
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 info@primedesigntas.com.au
 Accredited Building Practitioner:

bdca
 BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

primedesigntas.com.au
 Frank Geskus -No CC246A

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REV.	DATE	DESCRIPTION
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JUNE 2026

PLANNING

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 158.36 /SITE AREA 584 = 0.27
TOTAL SITE COVERAGE 27%

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

TITLE REF: 184319/3
LOT SIZE: 584m²

PROPOSED NEW RESIDENCE
FFL: 68.500

ORG RL:
68.350 MIN.

DATUM:
TBM NAIL IN
MANHOLE
RL: 64.83

DECK:
REFER TO SITE PLAN FOR SETBACK, DECK IS 1m
ABOVE E.S.L. & DOES NOT REQUIRE A SCREEN TO
1.7m
SCREEN WINDOWS: NB

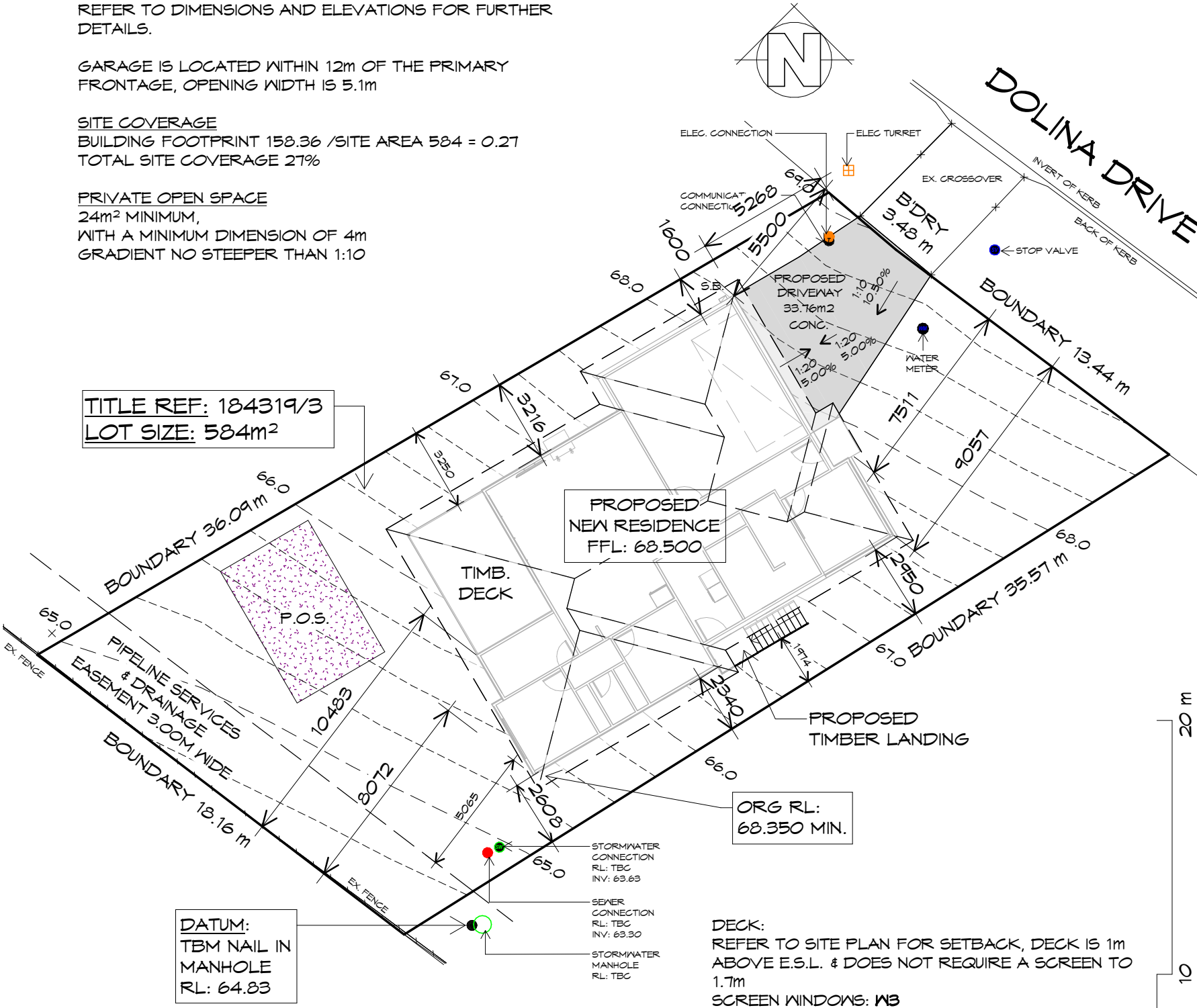
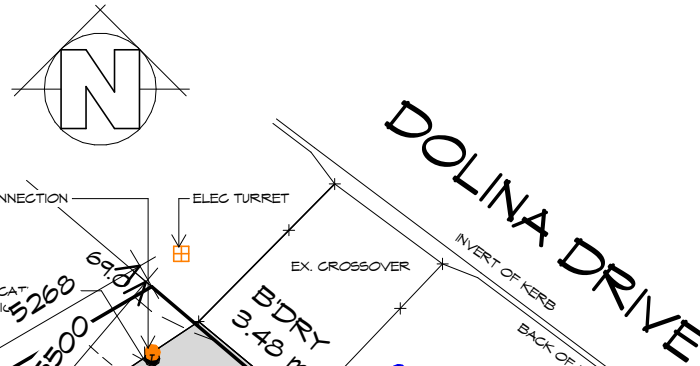
DRIVEWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

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.



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 NOTES:

"THIS PLAN AND ASSOCIATED DIGITAL MODEL IS PREPARED FOR CUNIC HOMES P/L 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.

THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY LAYER. THE RELATIONSHIP BETWEEN THE FEATURES IN THIS MODEL AND THE BOUNDARY LAYERS CANNOT BE USED FOR ANY SET OUT PURPOSES OR TO CONFIRM THE POSITION OF THE TITLE BOUNDARIES ON SITE. DUE TO THE NATURE OF THE TITLE BOUNDARY INFORMATION, IF ANY STRUCTURES ARE DESIGNED ON OR NEAR A BOUNDARY WE WOULD RECOMMEND A RE-MARK SURVEY BE COMPLETED AND LODGED WITH THE LAND TITLES OFFICE TO SUPPORT THE BOUNDARY DEFINITION.

SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. SERVICES DENOTED AS BEING "PER BYDA ONLY" ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

IF SUBSEQUENT DESIGN IS INTENDED FOR CONSTRUCTION SETOUT, FUTURE SURVEYING SETOUT COSTS ARE INCREASED IF THE DIGITAL DATA PROVIDED IS ROTATED, SCALED OR MOVED.

THIS NOTE FORMS AN INTEGRAL PART OF THE PLAN/DATA. ANY REPRODUCTION OF THIS PLAN/MODEL WITHOUT THIS NOTE ATTACHED WILL RENDER THE INFORMATION SHOWN INVALID.

HORIZONTAL DATUM IS GDA2020, COORDINATES ARE PLANE
VERTICAL DATUM: AHD83 per RTK GPS
CONTOUR INTERVAL: 0.250m



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Client name:
S. J. SMITH & A. C. BRANSDEN

Project:
PROPOSED NEW RESIDENCE
52 DOLINA DRIVE,
ROKEBY

Date: 09.06.2026
Drafted by: I.J.
Approved by: D.D.H.

Project/Drawing no: PD26060 - 01
Scale: 1 : 200
Revision: 04

PLANNING







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Drawing:
SITE PLAN

Accredited building practitioner: Frank Geskus - No CC246A
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REV.	DATE	DESCRIPTION

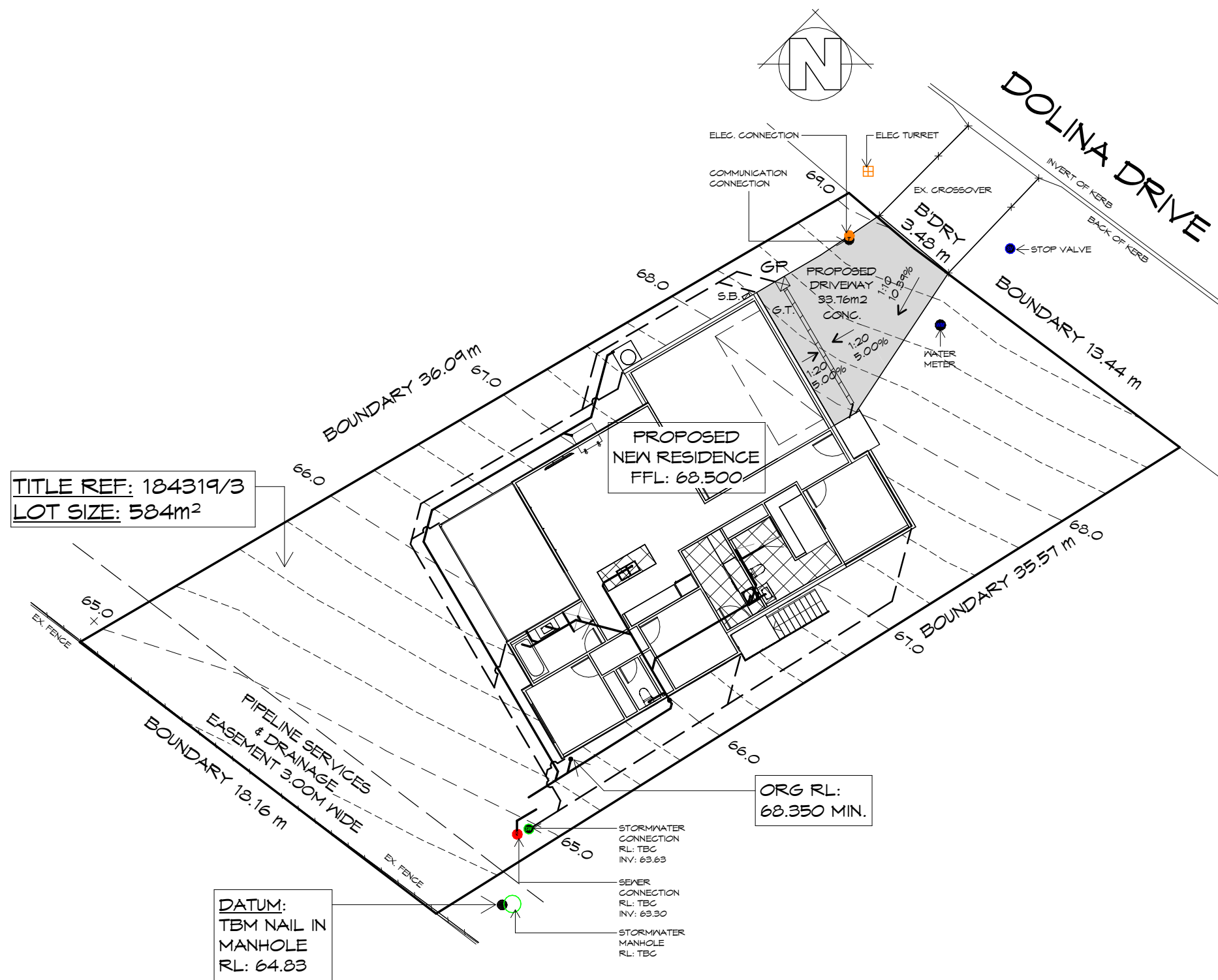
LEGEND

-  450X 450 SURFACE DRAINAGE PIT
-  WET AREAS
-  SEWER LINE
-  STORMWATER LINE
-  100φ AG DRAIN
-  150mm 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.

- 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 AS/NZS 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



TITLE REF: 184319/3
 LOT SIZE: 584m²

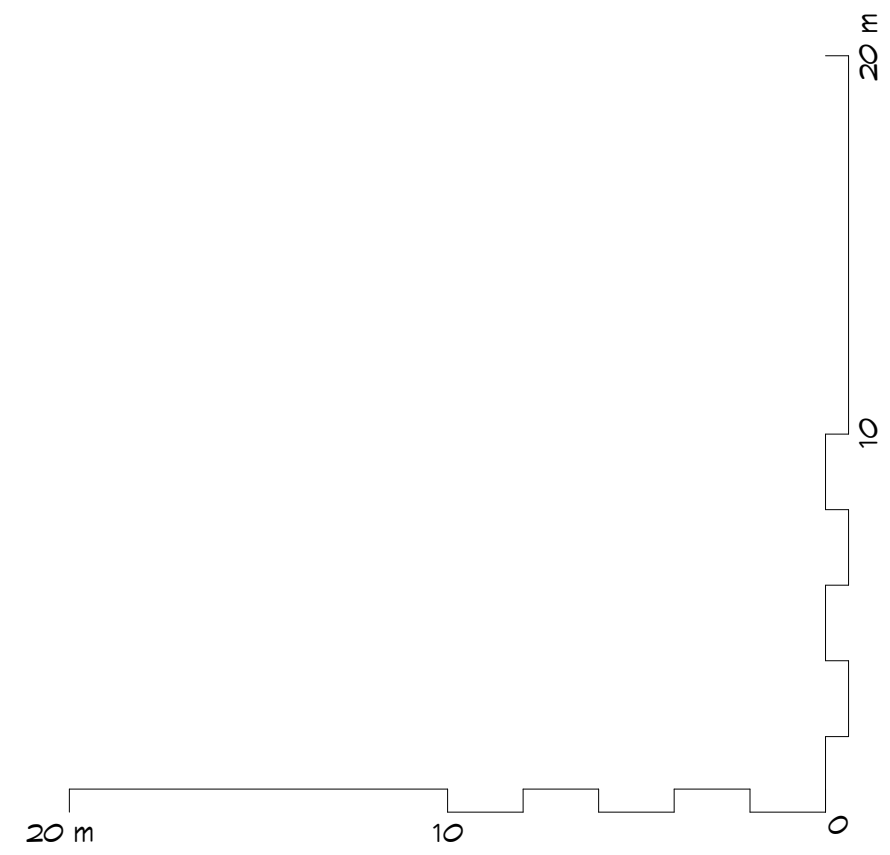
PROPOSED NEW RESIDENCE
 FFL: 68.500

ORG RL:
 68.350 MIN.

DATUM:
 TBM NAIL IN
 MANHOLE
 RL: 64.83

SITE DRAINAGE PLAN

1 : 200



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 Version: 1, Version Date: 09/06/2026

REV.	DATE	DESCRIPTION

Client name:
 S. J. SMITH & A. C. BRANDSEN

Project:
 PROPOSED NEW RESIDENCE
 52 DOLINA DRIVE,
 ROKEBY

Drawing:
 SITE DRAINAGE PLAN

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

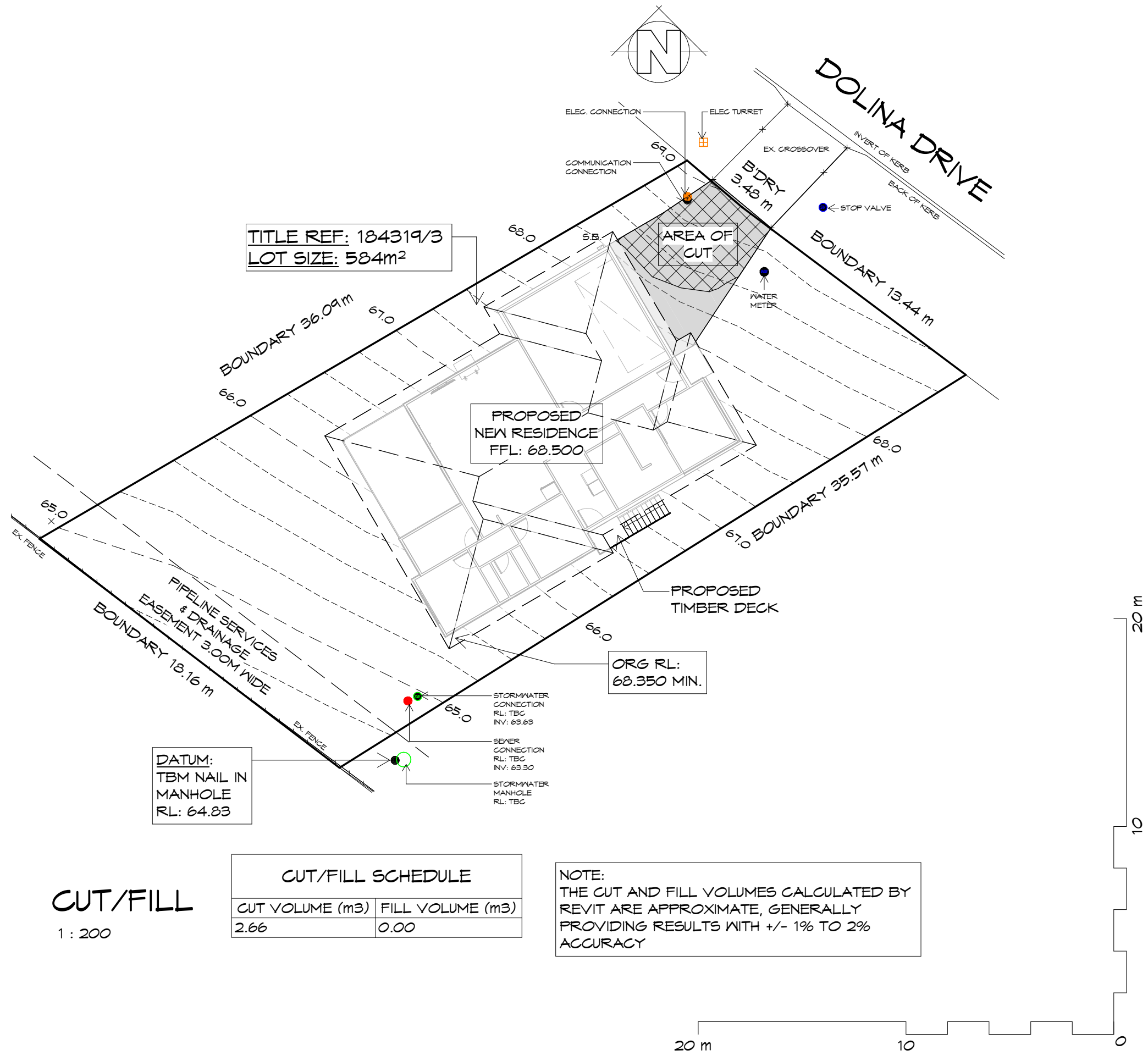


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Date: 09.06.2026
 Drafted by: I.J.
 Approved by: D.D.H.

Project/Drawing no: PD26060 - 02
 Scale: As indicated
 Revision: 04

Accredited building practitioner: Frank Geskus - No CC246A
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CUT/FILL
1 : 200

CUT/FILL SCHEDULE	
CUT VOLUME (m3)	FILL VOLUME (m3)
2.66	0.00

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



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bdoo
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Date: 09.06.2026
Drafted by: I.J.
Approved by: D.D.H.

Project/Drawing no: PD26060 - 03
Scale: 1 : 200
Revision: 04

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Project:
PROPOSED NEW RESIDENCE
52 DOLINA DRIVE,
ROKEBY

Drawing:
CUT/FILL PLAN

REV. DATE DESCRIPTION

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



PROPOSED NEW RESIDENCE
52 DOLINA 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 DETAILS



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Client name:
S. J. SMITH & A. C. BRANSDEN

Project:
PROPOSED NEW RESIDENCE
52 DOLINA DRIVE,
ROKEBY

Date: 09.06.2026
Drafted by: I.J.
Approved by: D.D.H.

REV.	DATE	DESCRIPTION

Project/Drawing no: PD26060 - 04
Scale: 1 : 2000
Revision: 04

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
LOCALITY PLAN

Accredited building practitioner: Frank Geskus - No CC246A
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DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	SUBFLOOR ACCESS DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	FACE SLIDING DOOR	
4	820	INTERNAL TIMBER DOOR	
5	920	CAVITY SLIDING DOOR	
6	920	GLAZED EXTERNAL DOOR	
7	820	INTERNAL TIMBER DOOR	
8	720	INTERNAL TIMBER DOOR	LIFT OFF HINGES
9	820	INTERNAL TIMBER DOOR	
10	720	INTERNAL TIMBER DOOR	
11	820	CAVITY SLIDING DOOR	
12	820	SUBFLOOR ACCESS DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	2110	AWNING WINDOW	
W2	1800	610	AWNING WINDOW	OPAQUE
W3	1200	1810	AWNING WINDOW	OPAQUE TO 1.7m HIGH ABOVE FFL
W4	900	610	AWNING WINDOW	OPAQUE
W5	1200	1810	AWNING WINDOW	
W6	1200	1510	AWNING WINDOW	OPAQUE
W7	2100	3910	DOUBLE SLIDING DOOR	
W8	1800	1810	AWNING WINDOW	

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



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Version: 1, Version Date: 09/06/2026

REV.	DATE	DESCRIPTION

Client name:
S. J. SMITH & A. C. BRANSDEN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
52 DOLINA DRIVE,
ROKEBY

Drawing:
DOOR AND WINDOW SCHEDULES



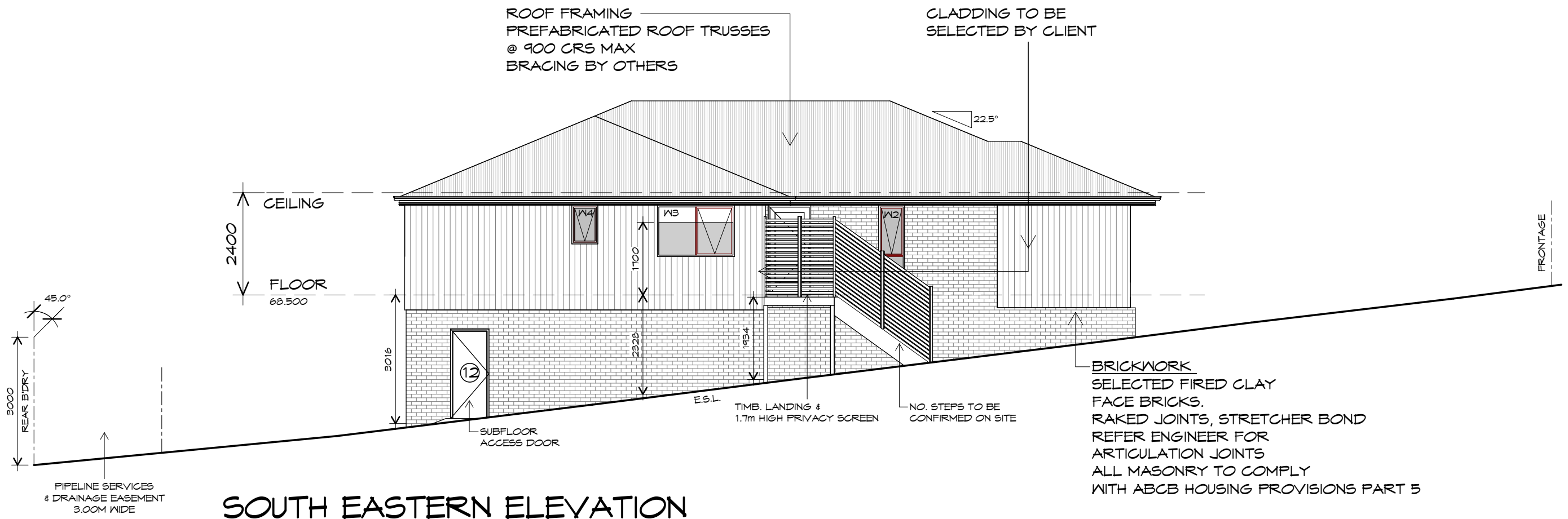
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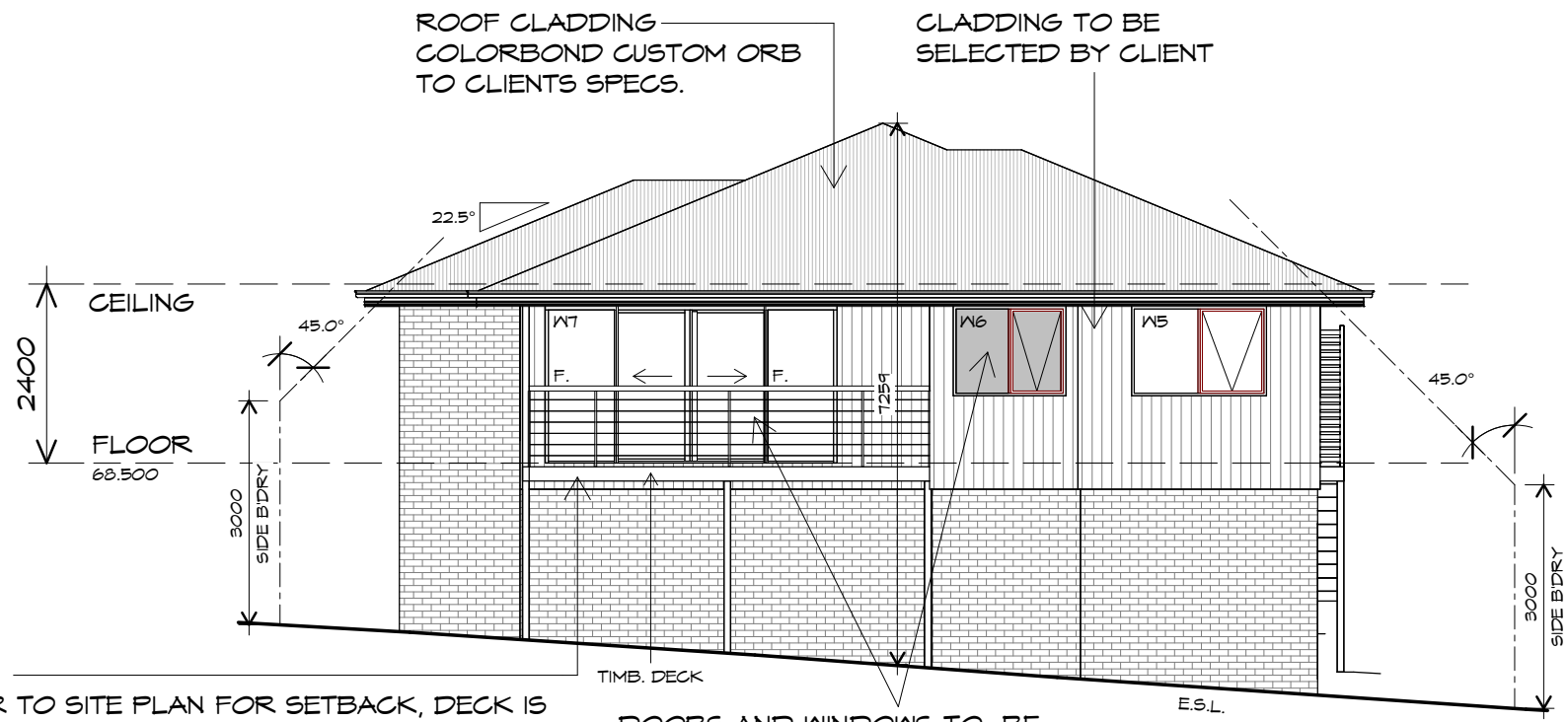
Date: 09.06.2026	Drafted by: I.J.	Approved by: D.D.H.
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SOUTH EASTERN ELEVATION
1 : 100



SOUTH WESTERN ELEVATION
1 : 100



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Version: 1, Version Date: 09/06/2026

REV.	DATE	DESCRIPTION
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Client name:
S. J. SMITH & A. C. BRANDSEN

Project:
PROPOSED NEW RESIDENCE
52 DOLINA DRIVE,
ROKEBY

Date: 09.06.2026
Drafted by: I.J.
Approved by: D.D.H.

Project/Drawing no: PD26060 - 07
Scale: 1 : 100
Revision: 04

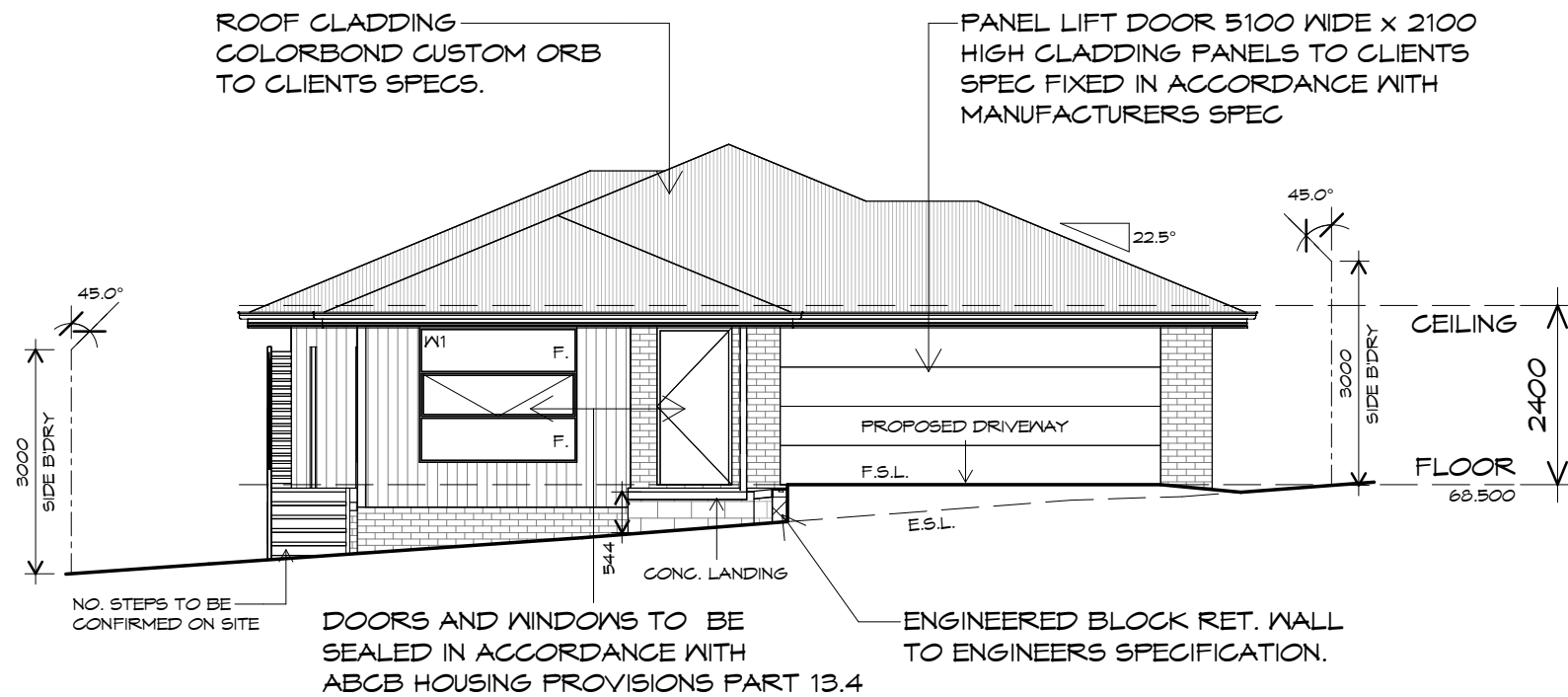
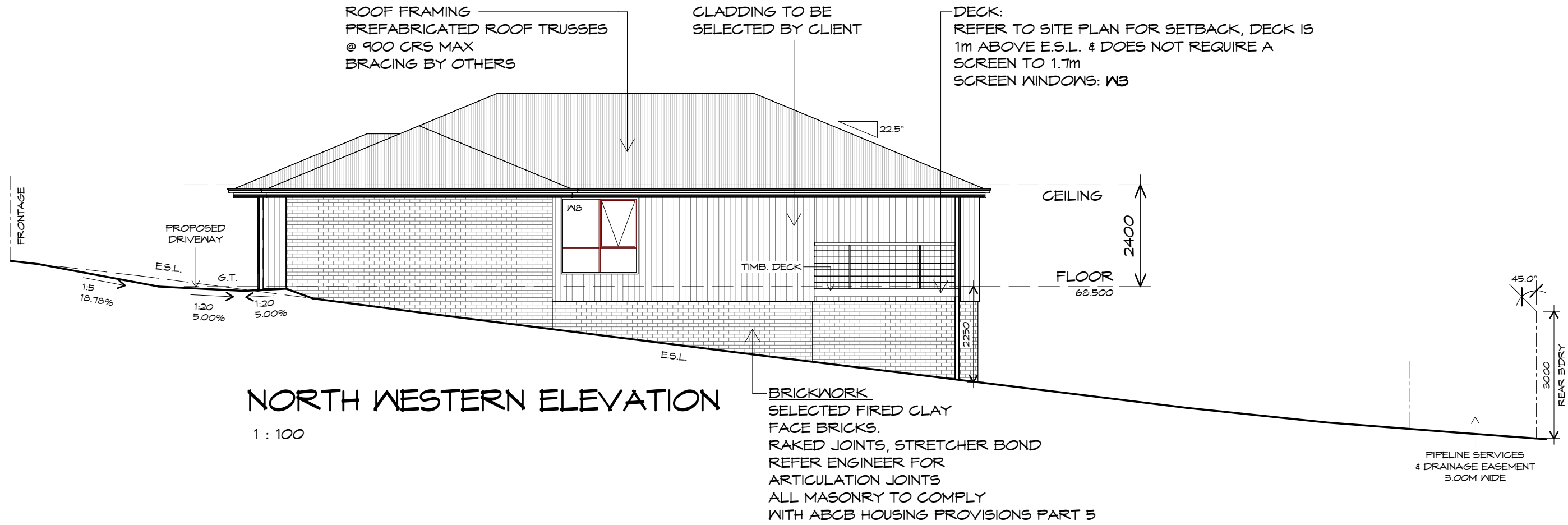
PLANNING
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Drawing:
ELEVATIONS

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Date: 09.06.2026 Drafted by: I.J. Approved by: D.D.H.

Project/Drawing no: PD26060 - 08 Scale: 1 : 100 Revision: 04

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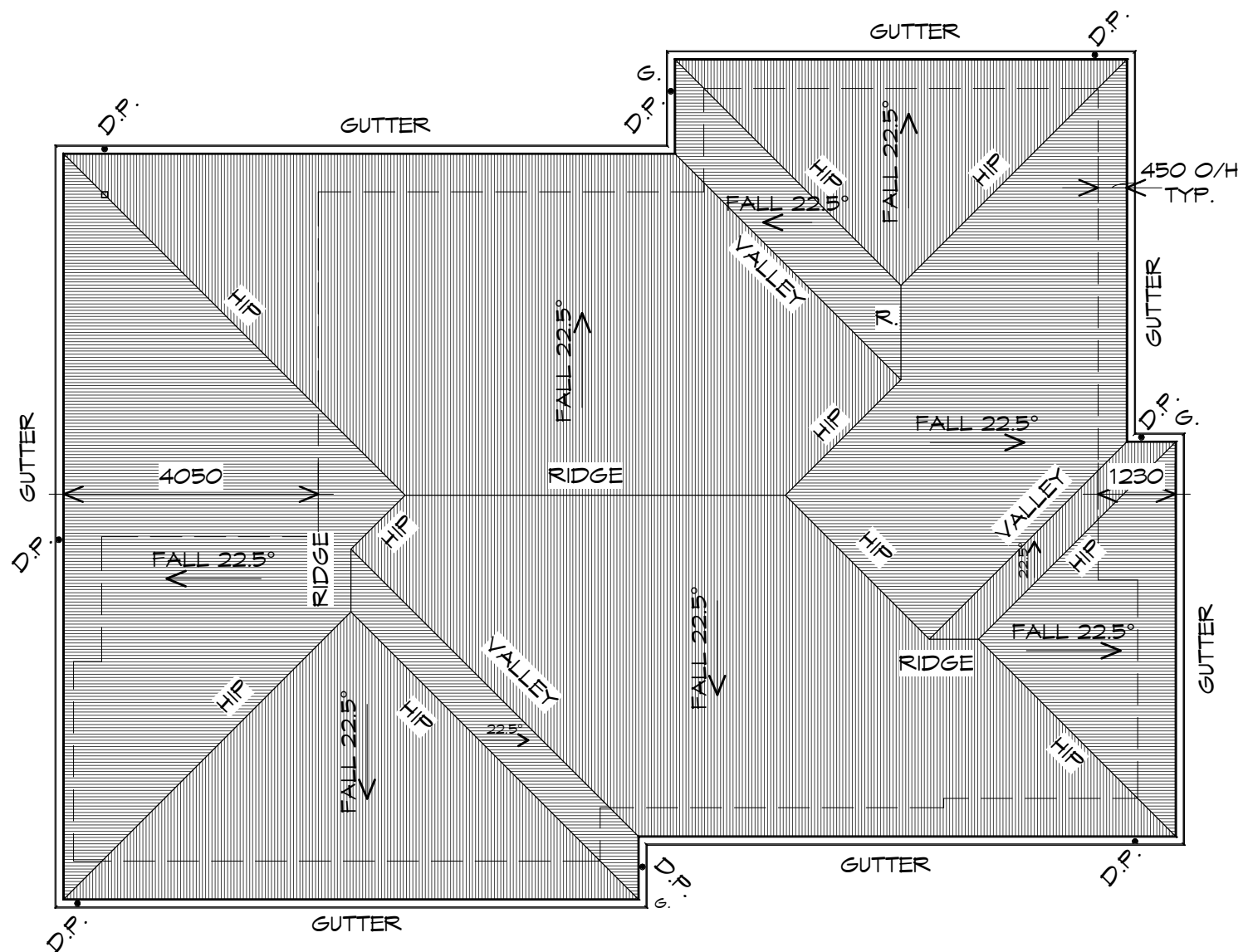
Project:
 PROPOSED NEW RESIDENCE
 52 DOLINA DRIVE,
 ROKEBY

Drawing:
 ELEVATIONS

REV.	DATE	DESCRIPTION

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



ROOF PLAN

1 : 100

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

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 TRANSVERSE
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



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REV.	DATE	DESCRIPTION

Client name:
S. J. SMITH & A. C. BRANSDEN

Project:
PROPOSED NEW RESIDENCE
52 DOLINA DRIVE,
ROKEBY

Drawing:
ROOF PLAN

Date: 09.06.2026	Drafted by: I.J.	Approved by: D.D.H.
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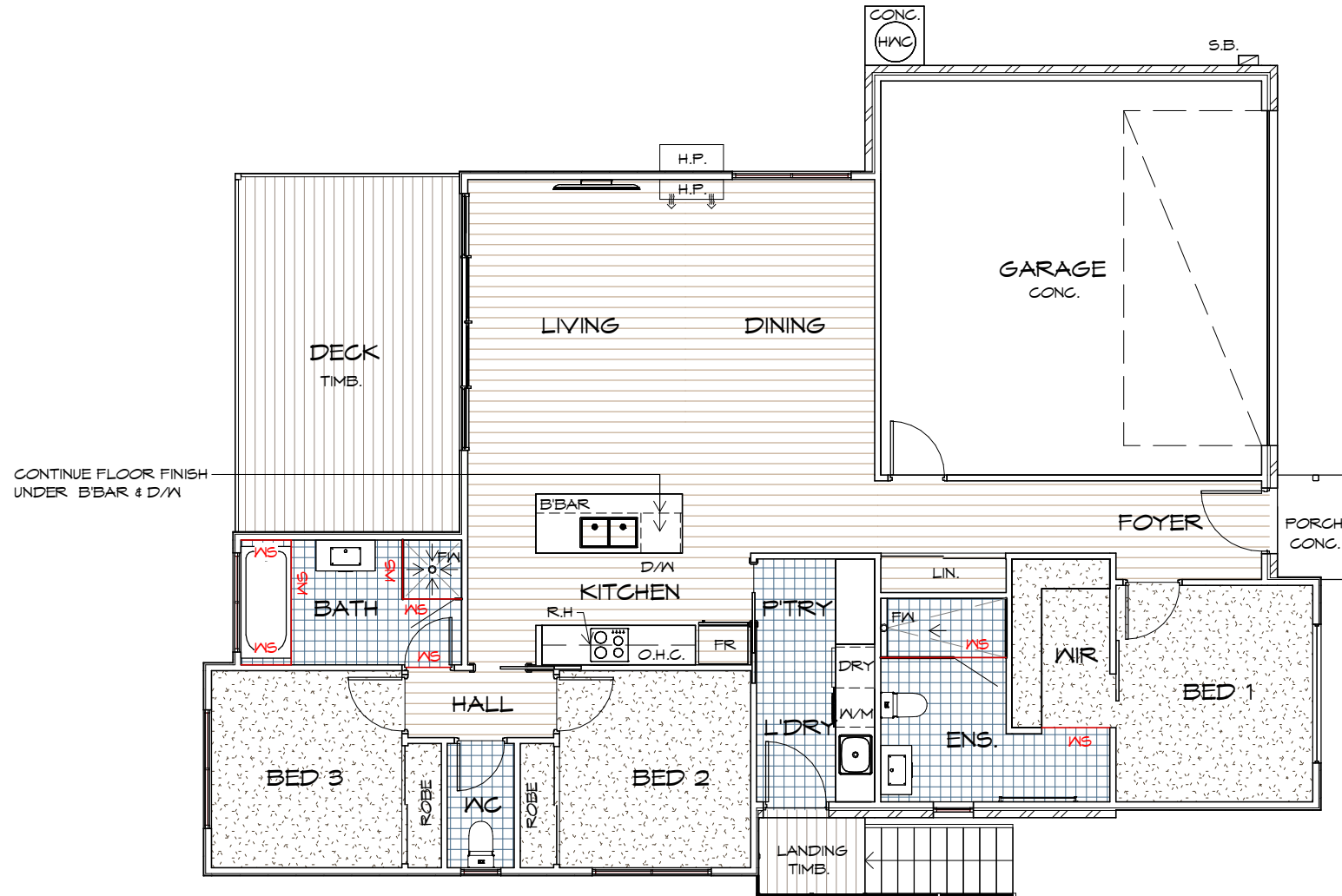
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
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS





LEGEND

-  CARPET
-  HYBRID FLOORING
-  TILES
-  TIMB. DECKING
-  FLOOR WASTE
-  WATERSTOP
-  GRATED TRENCH
-  GLASS SCREEN

FLOOR FINISHES PLAN

1 : 100

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.

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.



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 info@primedesigntas.com.au primedesigntas.com.au



Client name:
S. J. SMITH & A. C. BRANSDEN

Project:
PROPOSED NEW RESIDENCE
52 DOLINA DRIVE,
ROKEBY

Date: 09.06.2026
 Drafted by: I.J.
 Approved by: D.D.H.

REV. DATE DESCRIPTION

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
FLOOR FINISHES PLAN




Project/Drawing no: PD26060 - 10
 Scale: 1 : 100
 Revision: 04

Accredited building practitioner: Frank Geskus - No CC246A
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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 *

 L.E.D. - BATTEN *

*INSTALL AS PER MANUFACTURERS
SPECIFICATION

SWITCH TYPE

 ONE-WAY SWITCH

 TWO-WAY SWITCH

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

 BULK HEAD

HEATING

 HEAT PUMP


 HEAT PUMP, OUTDOOR UNIT

OTHER

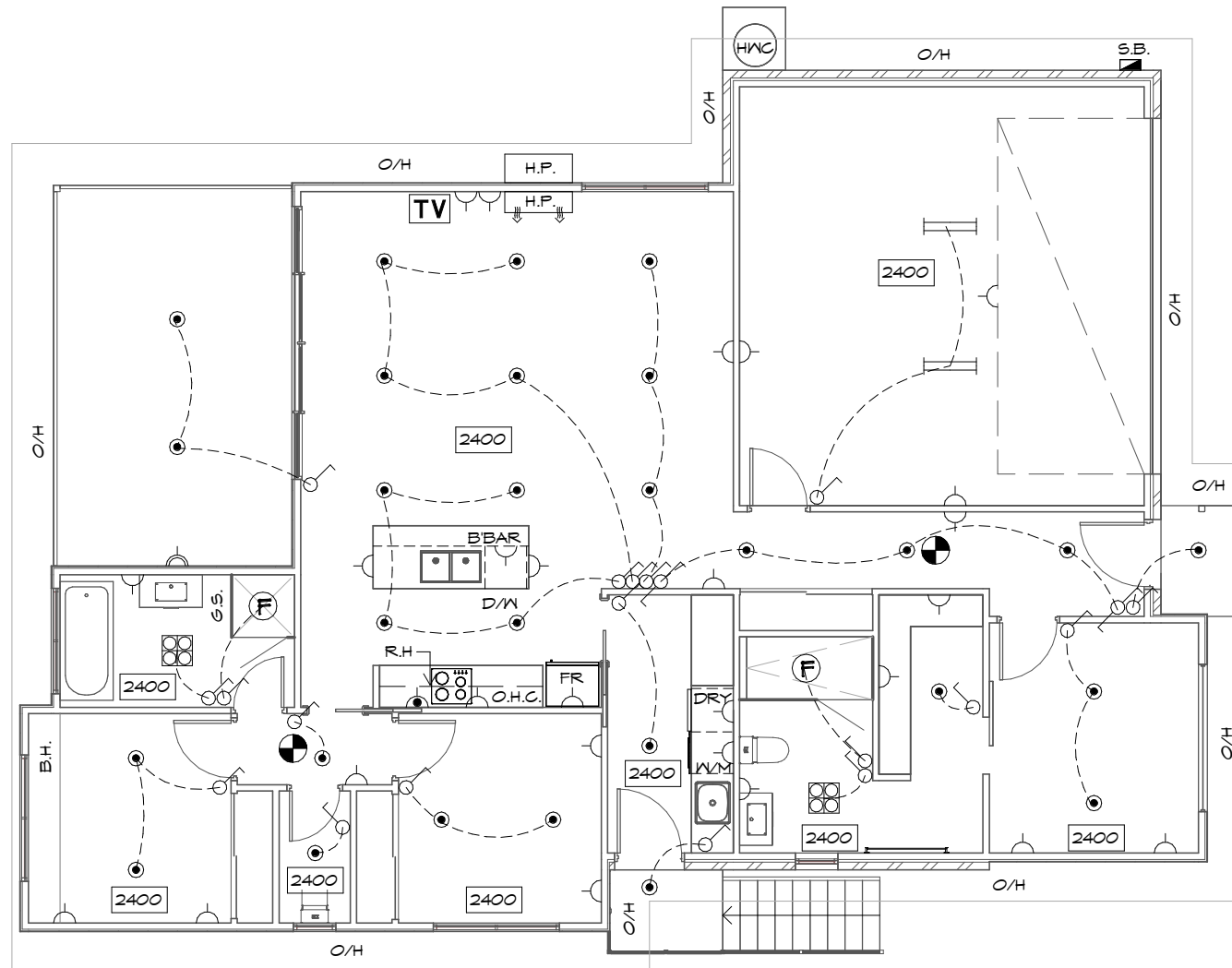
 240V SMOKE ALARM

 SWITCH BOX

 EXHAUST FAN, VENT TO
OUTSIDE AIR, PROVIDE
POWER

 RANGE HOOD,
VENT TO OUTSIDE AIR,
PROVIDE POWER

 OVERHEAD CUPBOARD



ELECTRICAL/REFLECTED CEILING 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

EXHAUST FANS

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

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.



Document Set ID: 5938064
Version: 1, Version Date: 09/06/2026

REV.	DATE	DESCRIPTION

Client name:
S. J. SMITH & A. C. BRANSDEN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
52 DOLINA DRIVE,
ROKEBY

Drawing:
ELECTRICAL/REFLECTED CEILING PLAN

Prime Design

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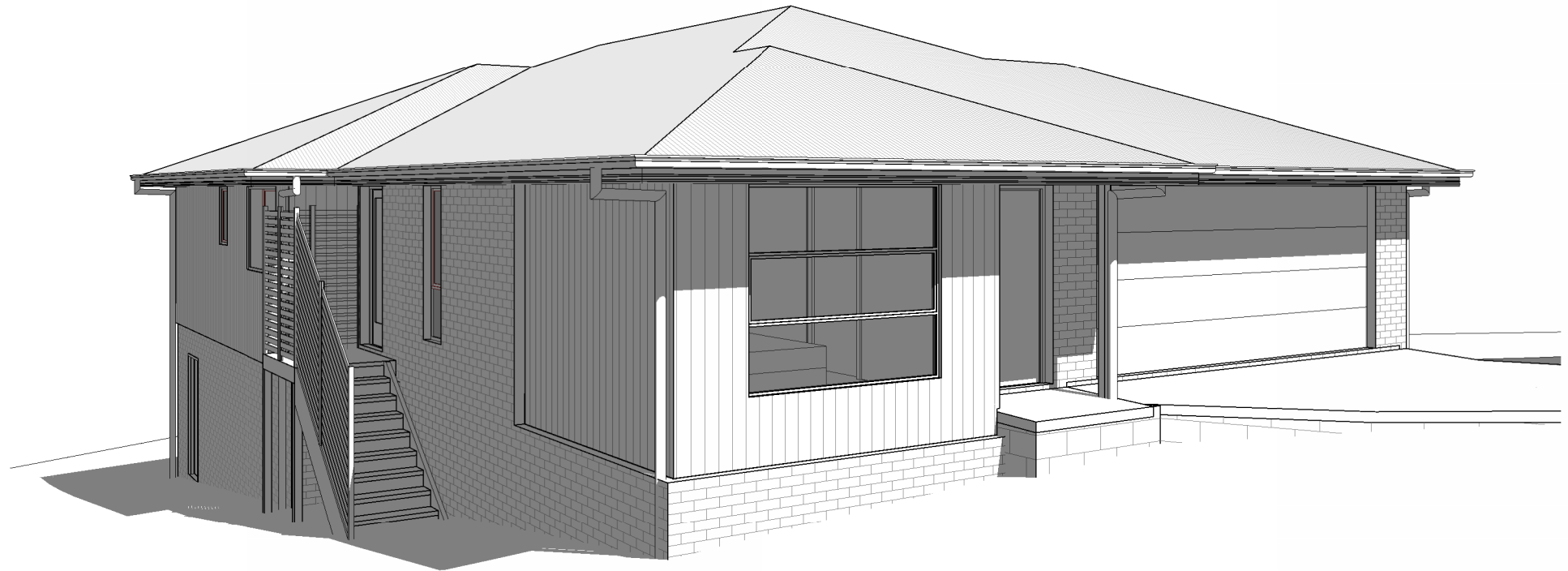
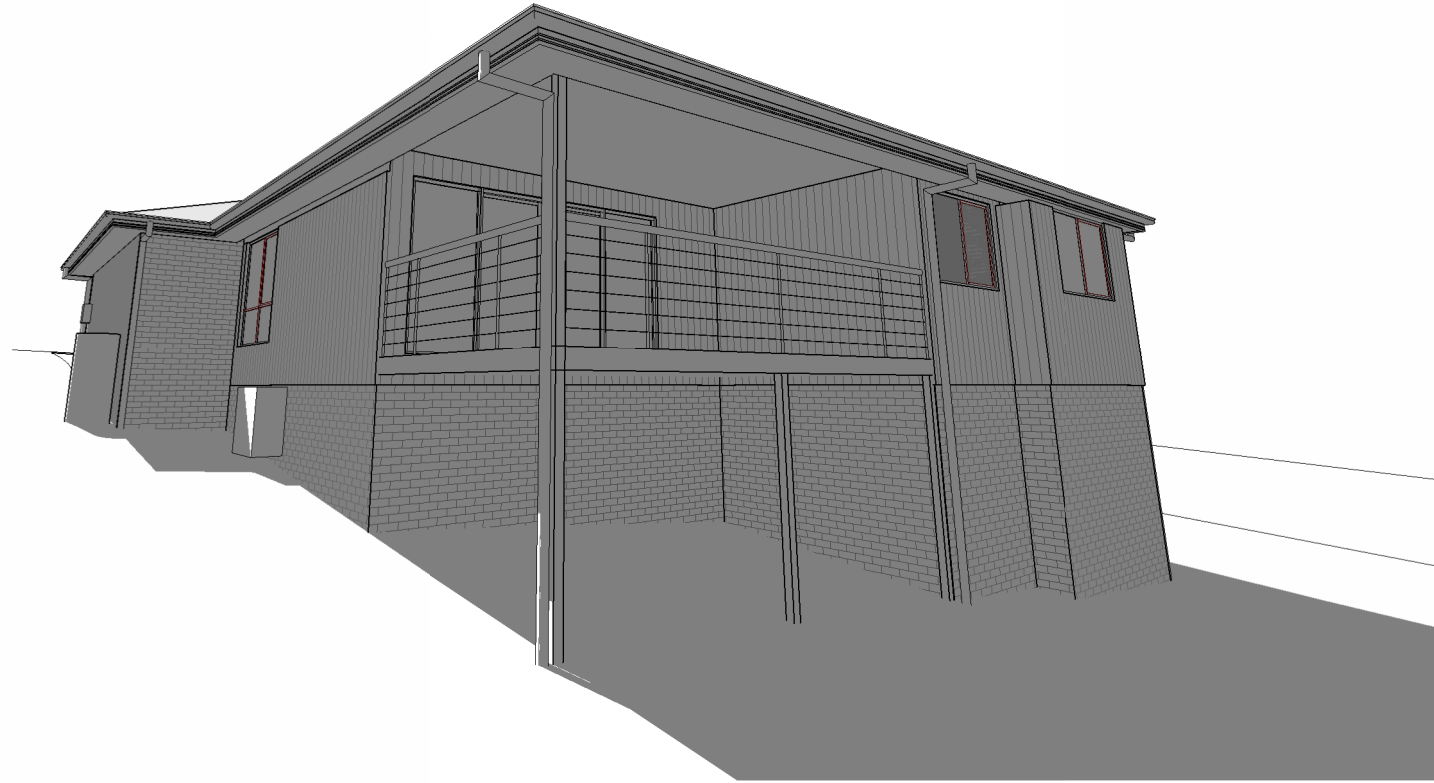
bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Date: 09.06.2026	Drafted by: I.J.	Approved by: D.D.H.
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Project/Drawing no: PD26060 - 11	Scale: 1 : 100	Revision: 04
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Client name:
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 PROPOSED NEW RESIDENCE
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REV.	DATE	DESCRIPTION

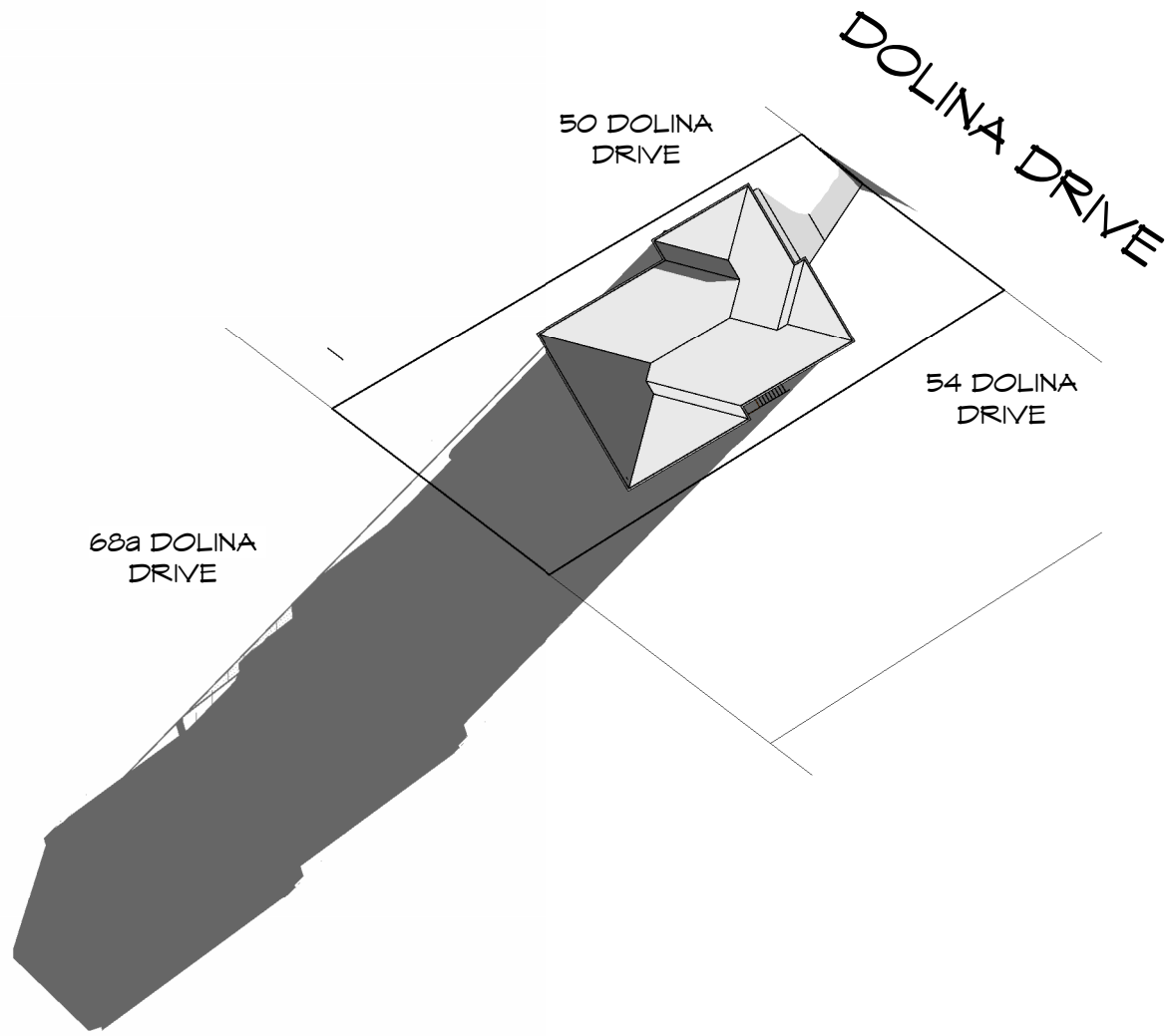
PLANNING

Drawing:
 PERSPECTIVES

Project/Drawing no: PD26060 - 12
 Scale:
 Revision: 04

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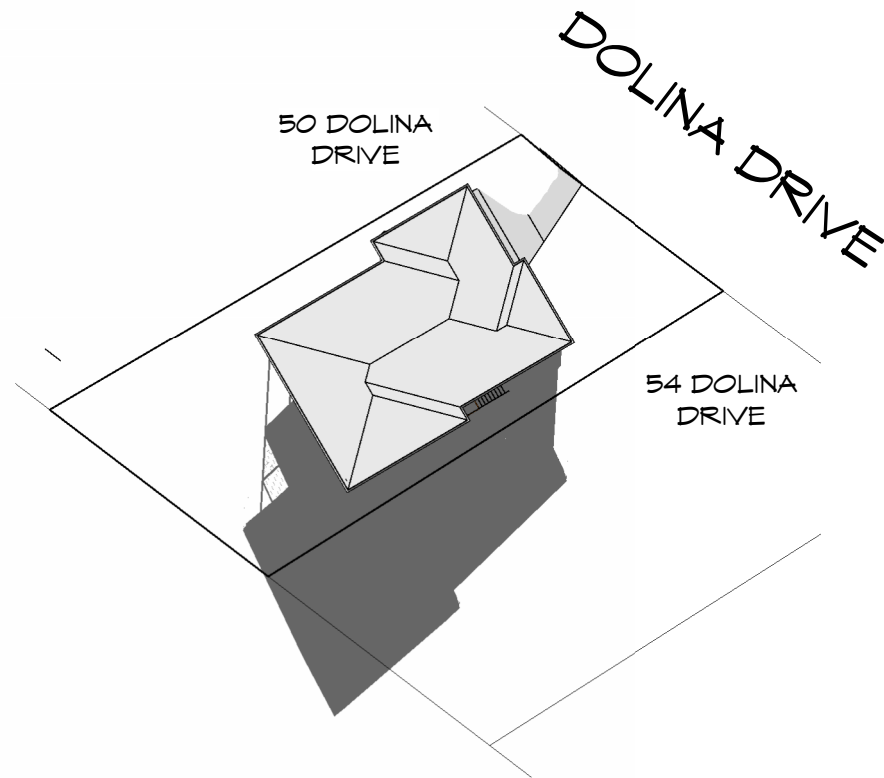


SHADOW DIAGRAM @ 9AM

1 : 500

GENERAL INFORMATION

NORTH: TRUE NORTH
 DAY LIGHT SAVINGS: OFF
 DATE: JUNE 21st
 TIME: 9:00AM

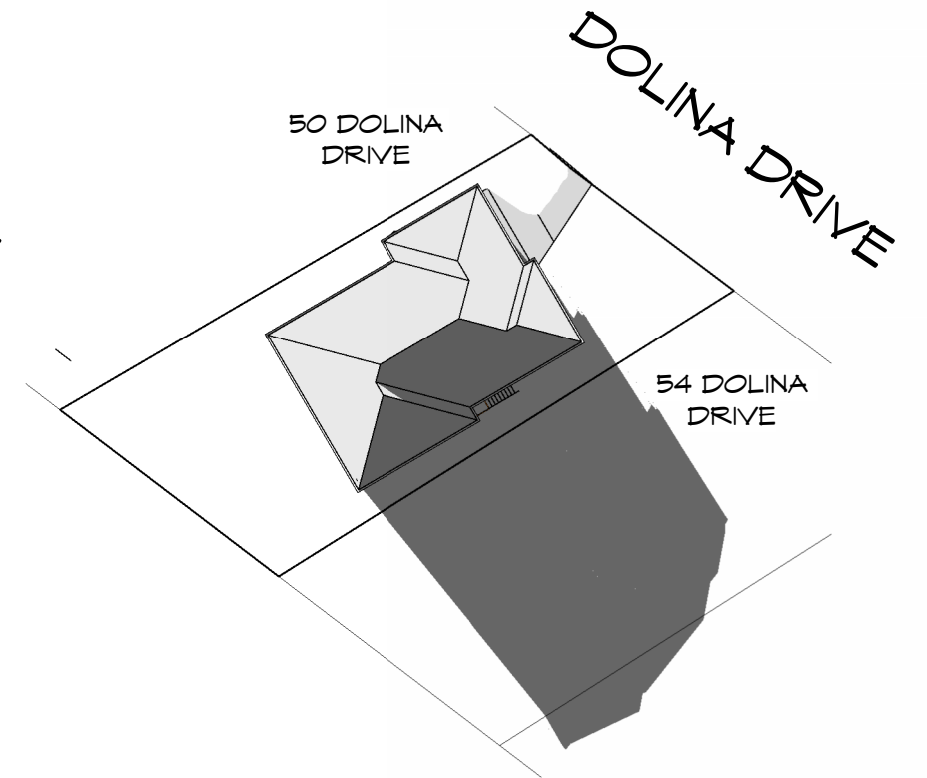


SHADOW DIAGRAM @ 12PM

1 : 500

GENERAL INFORMATION

NORTH: TRUE NORTH
 DAY LIGHT SAVINGS: OFF
 DATE: JUNE 21st
 TIME: 12:00PM



SHADOW DIAGRAM @ 3PM

1 : 500

GENERAL INFORMATION

NORTH: TRUE NORTH
 DAY LIGHT SAVINGS: OFF
 DATE: JUNE 21st
 TIME: 3:00PM



Document Set ID: 5938064
 Version: 1, Version Date: 09/06/2026

REV.	DATE	DESCRIPTION

Client name:
 S. J. SMITH & A. C. BRANSDEN

Project:
 PROPOSED NEW RESIDENCE
 52 DOLINA DRIVE,
 ROKEBY

Drawing:
 SHADOW DIAGRAMS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Date: 09.06.2026	Drafted by: Author	Approved by: Approver
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Project/Drawing no: PD26060 - 13	Scale: 1 : 500	Revision: 04
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