# DEVELOPMENT APPLICATION

## PDPLANPMTD-2026/062550

**PROPOSAL:** Dwelling

**LOCATION:** 25 Titara Avenue, Rokeby

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 12/08/2026 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 12/08/2026 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 12/08/2026 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.

# Clarence City Council

Clarence... a brighter place

## 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* 25 Titara Avenue

*Suburb/Town* Rokeby, TAS *Postcode* 7019

Current Owners/s:

Applicant:

**Personal Information Removed**

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

# Clarence City Council

## DEVELOPMENT/USE OR SUBDIVISION DECLARATION

Clarence... a brighter place

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.*

- ❑ Where it is proposed to erect buildings, **detailed plan**s 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.*

# RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 185273 | 36 |
| EDITION | DATE OF ISSUE |
| 2 | 03-Aug-2023 |

SEARCH DATE : 13-Mar-2026
SEARCH TIME : 02.19 pm

## DESCRIPTION OF LAND

City of CLARENCE
Lot 36 on Sealed Plan 185273
Derivation : Part of Lot 36312, 87.56ha Gtd. to The Director of Housing.
Prior CTs 242355/1 and 10117/1

## SCHEDULE 1

E295303 TRANSFER to HOMES TASMANIA Registered 03-Aug-2023 at noon

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP185273 EASEMENTS in Schedule of Easements
SP185273 FENCING PROVISION in Schedule of Easements
E275346 NOTIFICATION pursuant to section 18B and section 18G of the Homes Act 1935 (Tas). The land is subject to this section for a period of 30 years. Registered 21-June-2022 at 12.01 pm

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

PRIORITY FINAL PLAN

OWNER: MISSION AUSTRALIA HOUSING TASMANIA

FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1

GRANTEE:

PART OF LOT 36312 87.56ha
GRANTED TO THE DIRECTOR OF HOUSING

## PLAN OF SURVEY

BY SURVEYOR: RUSSELL JAMES SMITH

LOCATION: CITY OF CLARENCE

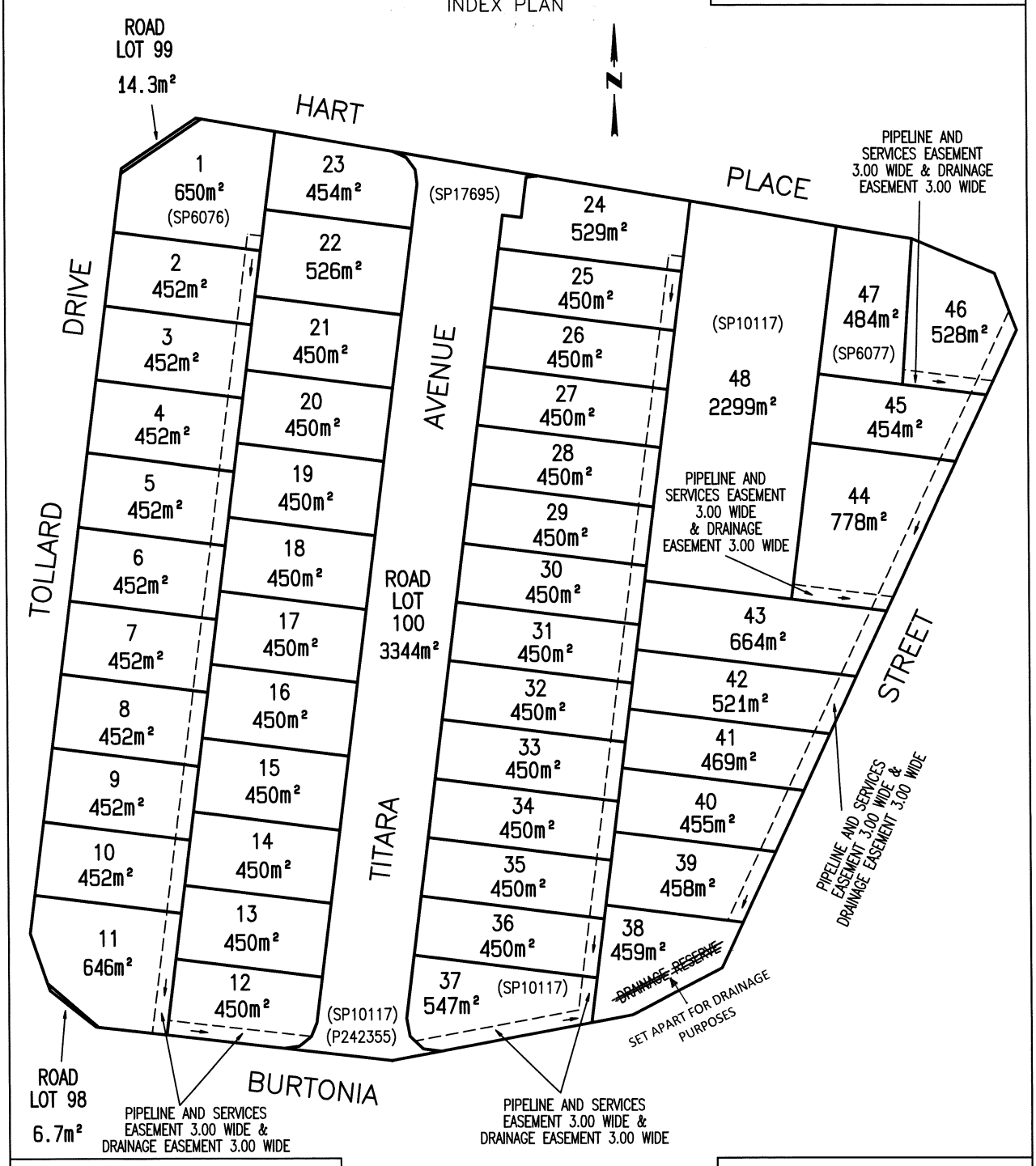
SCALE 1:750 LENGTHS IN METRES

REGISTERED NUMBER
**SP185273**

APPROVED / EFFECTIVE FROM 31 JUL 2023
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

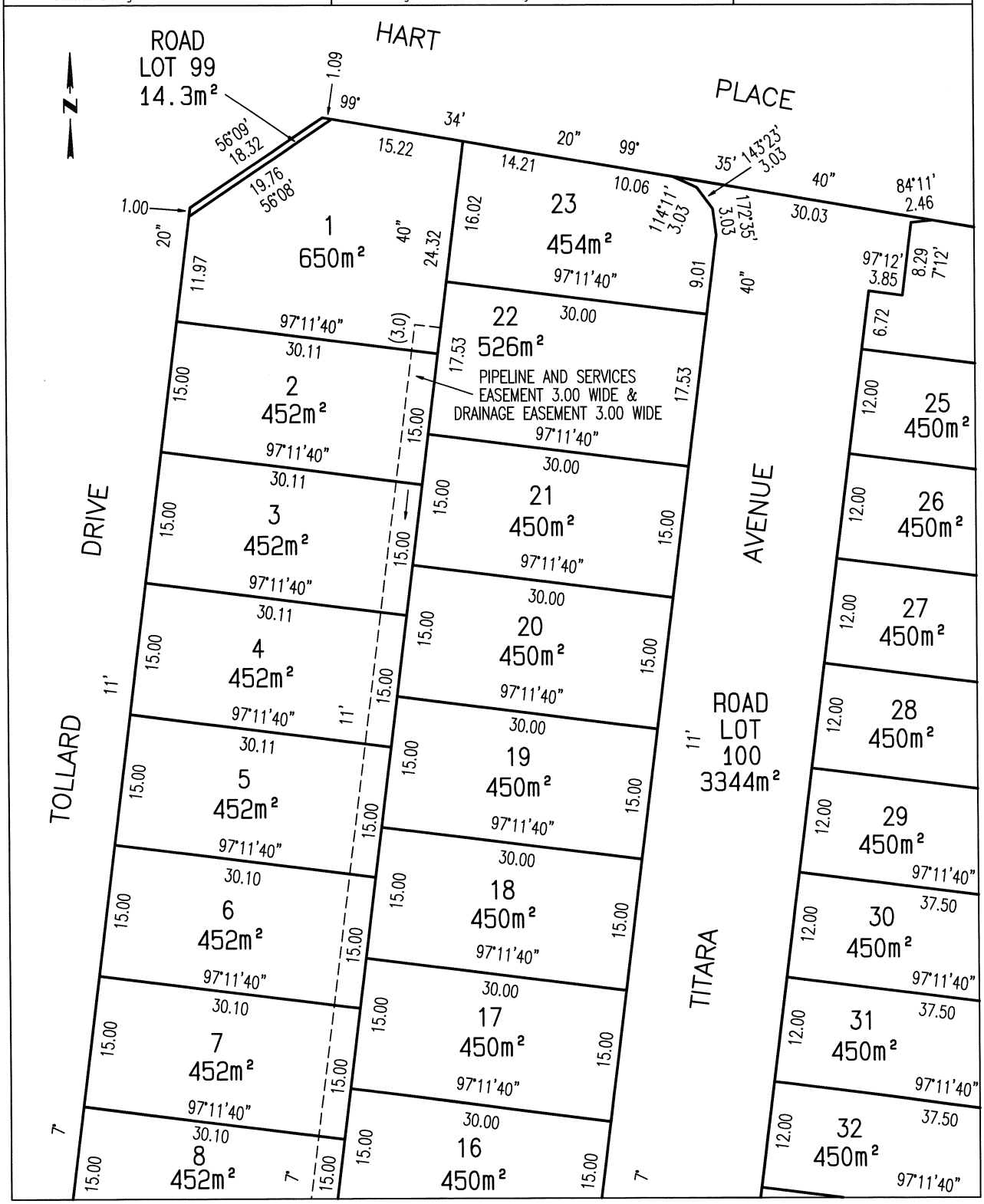
INDEX PLAN




Registered Land Surveyor — Date 4/6/2023

Council Delegate Clare Shea — Date 14.07.2023

| PLAN OF SURVEY<br>ANNEXURE SHEET<br>SHEET 1 OF 4 SHEETS | OWNER: MISSION AUSTRALIA HOUSING TASMANIA<br>FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1<br>SCALE 1:400 LENGTH IN METRES | Registered Number<br>SP 185273 |
|---|---|---|
| SIGNED FOR IDENTIFICATION PURPOSES<br>Council Delegate — Date 14.07.2023 | THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.<br>Registered Land Surveyor — Date 4/6/2023 | APPROVED<br>EFFECTIVE FROM 31 JUL 2023<br>Recorder of Titles |



| PLAN OF SURVEY<br>ANNEXURE SHEET<br>SHEET 2 OF 4 SHEETS | OWNER: MISSION AUSTRALIA HOUSING TASMANIA<br>FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1<br>SCALE 1:400 LENGTH IN METRES | Registered Number<br>SP.185273 |
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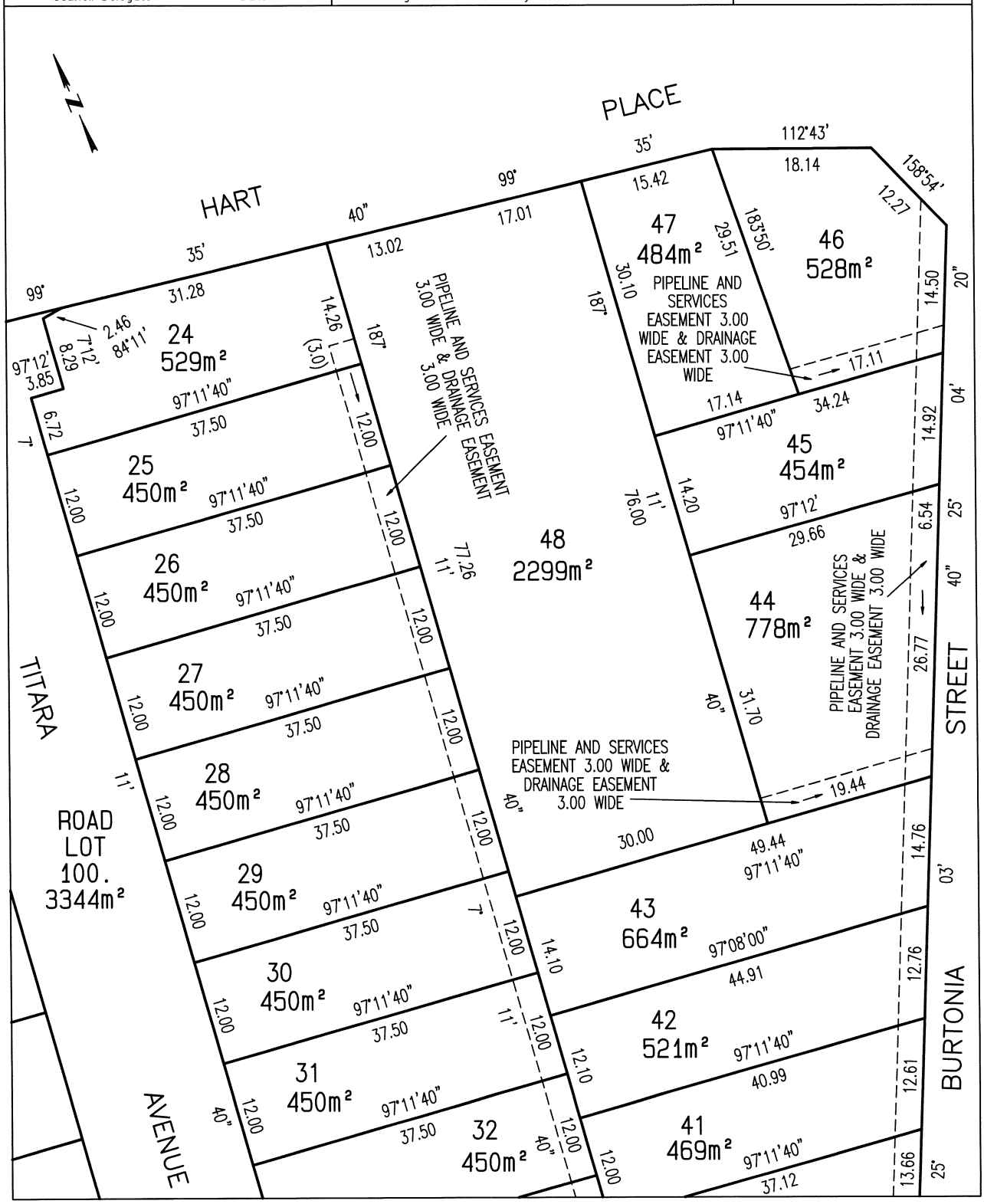

| PLAN OF SURVEY<br>ANNEXURE SHEET<br>SHEET 3 OF 4 SHEETS | OWNER: MISSION AUSTRALIA HOUSING TASMANIA<br>FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1<br>SCALE 1:400 LENGTH IN METRES | Registered Number<br>SP 185273 |
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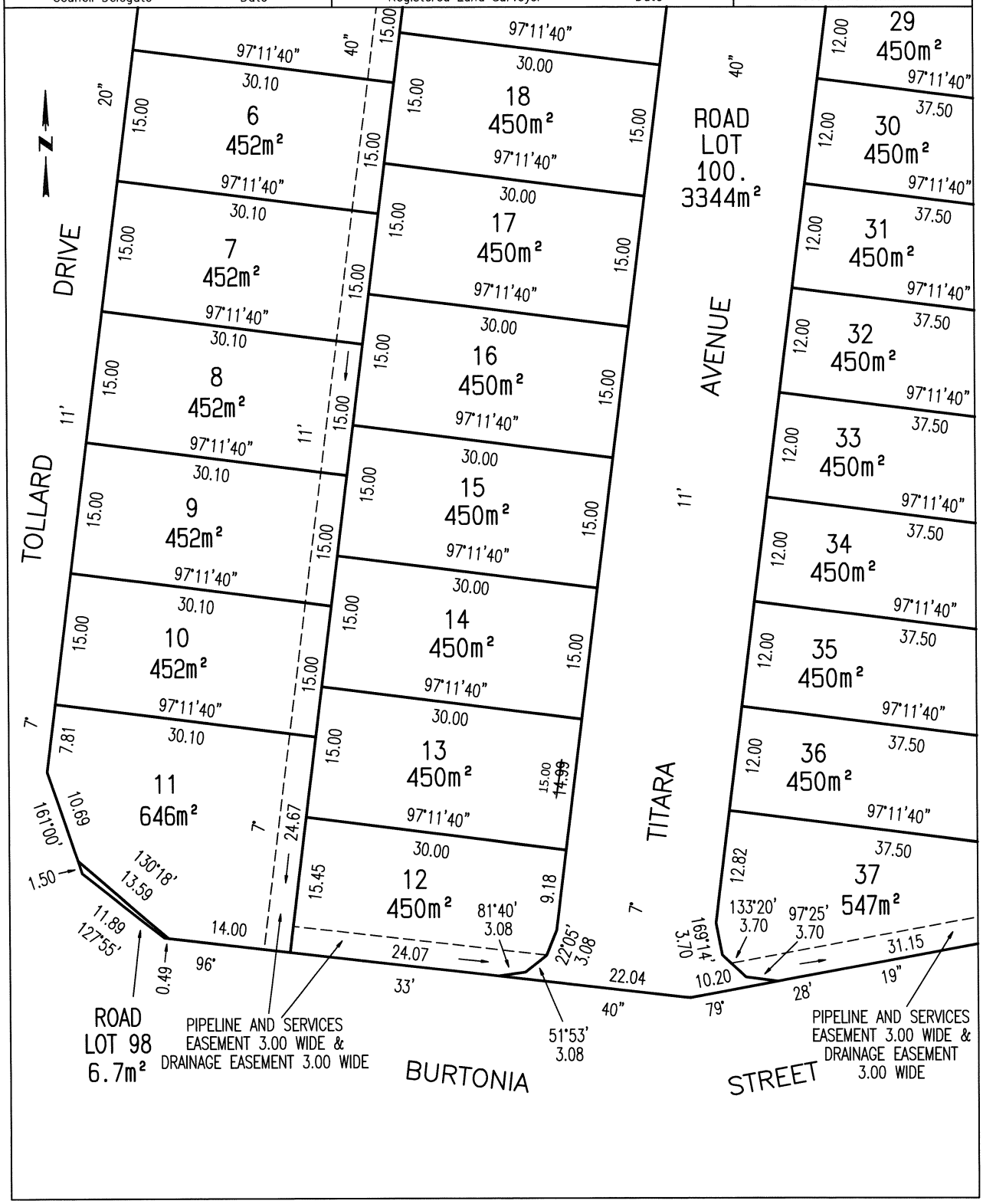

| PLAN OF SURVEY<br>ANNEXURE SHEET<br>SHEET 4 OF 4 SHEETS | OWNER: MISSION AUSTRALIA HOUSING TASMANIA<br>FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1<br>SCALE 1:400 LENGTH IN METRES | Registered Number<br>SP 185273 |
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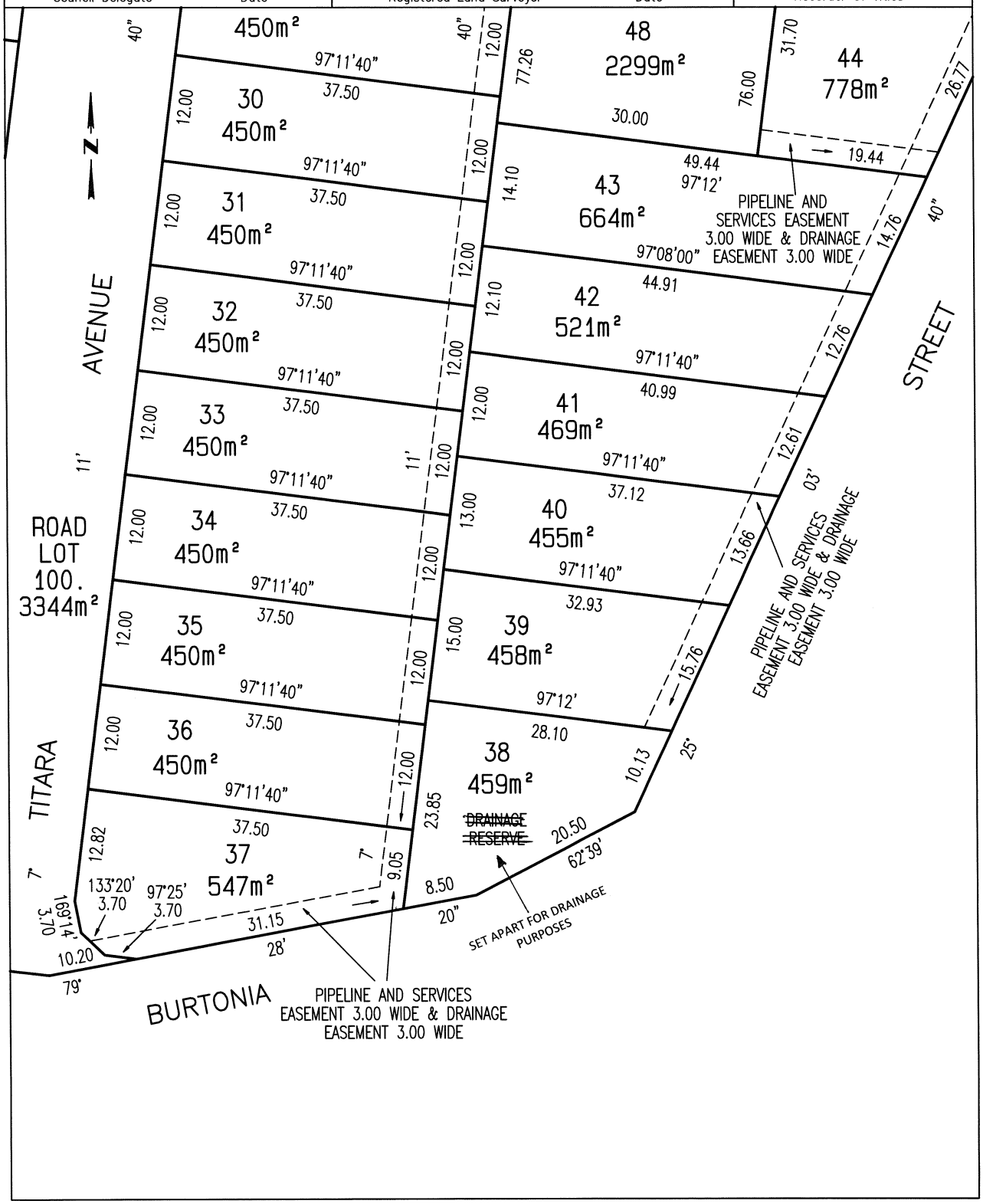

| SCHEDULE OF EASEMENTS | Registered Number |
|---|---|
| **NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | SP 185273 |



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**

Each of lots 1-12 inclusive, 24-37 inclusive and 39-46 inclusive on the Plan ("the Lot") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE & DRAINAGE EASEMENT 3.00 WIDE shown on the Plan ("the Easement Land").

Each of lots 1-12 inclusive, 24-37 inclusive and 39-46 inclusive on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE & DRAINAGE EASEMENT 3.00 WIDE on the Plan.

**FENCING PROVISION**

In respect of the lots shown on the Plan, the Vendor (Mission Australia Housing Tasmania) shall not be required to fence.

**DEFINITIONS**

"**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

Attorney

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|---|---|
| SUBDIVIDER: Mission Australia Housing Tasmania<br>FOLIO REF: Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1<br>SOLICITOR<br>& REFERENCE: Page Seager (David Shelley) 200541 | PLAN SEALED BY: CLARENCE CITY COUNCIL<br>DATE: 14th July 2023<br>PDPLANPMTD 2019/00382 02<br>REF NO.<br>Council Delegate Clare Shea |

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

| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 2 OF 4 PAGES | Registered Number<br>SP 185273 |
|---|---|
| SUBDIVIDER: Mission Australia Housing Tasmania<br>FOLIO REFERENCE: Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1 | |

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

"**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

Attorney

Attorney

**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<br>PAGE 3 OF 4 PAGES | Registered Number<br>SP 185273 |
|---|---|
| SUBDIVIDER: Mission Australia Housing Tasmania<br>FOLIO REFERENCE: Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1 | |

(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.

Attorney

Attorney

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| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 4 OF 4 PAGES | Registered Number<br>SP 185273 |
|---|---|
| SUBDIVIDER: Mission Australia Housing Tasmania<br>FOLIO REFERENCE: Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1 | |

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

**EXECUTED** by **Mission Australia Housing Tasmania (ACN 648 587 017)**, as registered proprietor of the land comprised in Folios of the Register Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1 by its attorneys **David Alexander Shelley** and **Daniel Eamonn Morgan** (each a Director of Page Seager Pty Ltd ACN 620 698 286) under registered Power of Attorney number PA139154 who hereby declare that no notice of alteration or revocation of this Power of Attorney has been received in the presence of:

.....
Witness Signature

Luke Charles Stanford
Witness Full Name (print)

Level 2, 174 Murray Street, Hobart, TAS 7000
Witness address

.....
David Alexander Shelley
(Director Page Seager Pty Ltd ACN 620 698 286)

.....
Daniel Eamonn Morgan
(Director Page Seager Pty Ltd ACN 620 698 286)

Attorney

Attorney

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# PROPOSED NEW RESIDENCE
# 25 TITARA AVENUE, ROKEBY

## M. GURAGAIN & P. OJHA

PD26228

H1000

BUILDING DRAWINGS

| No | DRAWING |
|---|---|
| 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 | FLOOR FINISHES PLAN |
| 10 | ELECTRICAL/REFLECTED CEILING PLAN |
| 11 | PERSPECTIVES |
| 12 | SHADOW DIAGRAMS |

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 185273/36
SITE AREA: 450m$^2$
DESIGN WIND SPEED: N2
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
ALPINE AREA: N/A
CORROSIVE ENVIRONMENT: MEDIUM
BAL RATING: EXEMPT
OTHER KNOWN HAZARDS: AIRPORT OBSTACLE LIMITATION AREA, FLOOD-PRONE AREAS

CUNIC homes
Built for you.

| | | | |
|---|---|---|---|
| FLOOR AREA | 113.89 | m2 | (12.26 SQUARES ) |
| GARAGE AREA | 26.95 | m2 | (2.90 SQUARES ) |
| TOTAL AREA | 140.84 | m2 | 15.16 |

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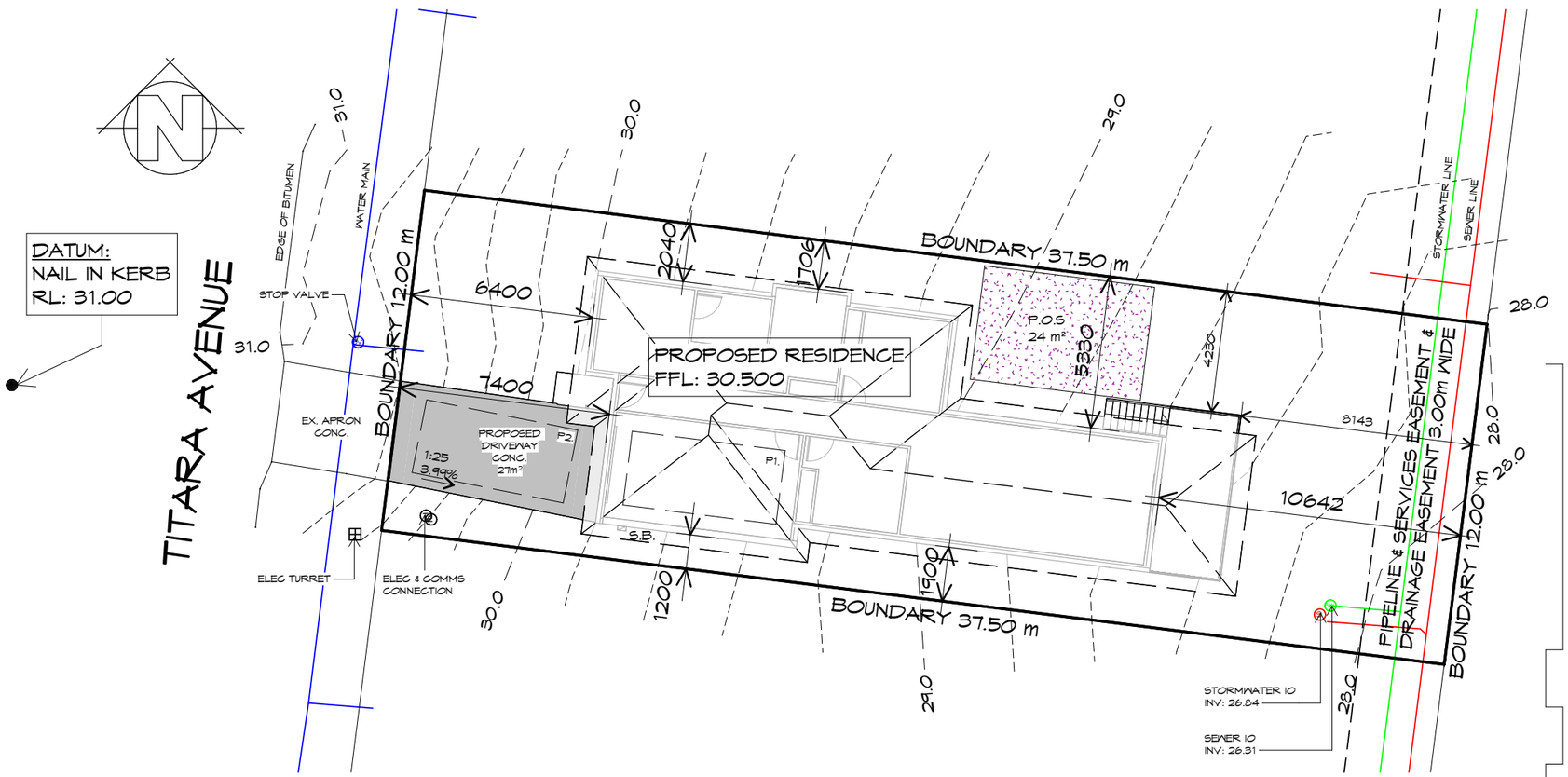
Prime Design
your build, your way
L: 10 Goodman Court , Invermay, 7248
p(l) + 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h) + 03 6228 4575
info@ primedesigntas.com.au
primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

| REV. | DATE | DESCRIPTION |
|---|---|---|

JULY 2026

PLANNING




# SITE PLAN

1 : 200

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%)

DECK:
REFER TO SITE PLAN FOR SETBACK,
DECK IS 1m ABOVE ESL AND DOES
REQUIRE A SCREEN TO 1.7m

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 2.7m

SITE COVERAGE
BUILDING FOOTPRINT 140.84 /SITE AREA 450 = 0.313
TOTAL SITE COVERAGE 31.30%

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

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.

NOTES:

THIS PLAN AND ASSOCIATED DIGITAL MODEL IS PREPARED FOR CUNIC HOMES 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.

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.

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
COORDINATE ORIGIN: SPM6825
E 535135.641 N 5250339.496 PER SURCOM

VERTICAL DATUM: AHD83 PER SPM6825

CONTOUR INTERVAL DATUM: 0.200mm

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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
25 TITARA AVENUE,
ROKEBY

Drawing: SITE PLAN

| Date: | Drafted by: | Approved by: |
|---|---|---|
| 17.07.2026 | M.C. | L.L |
| Project/Drawing no: | Scale: | Revision: |
| PD26228 - 01 | 1 : 200 | 03 |

Accredited building practitioner: Frank Geskus -No CC246A

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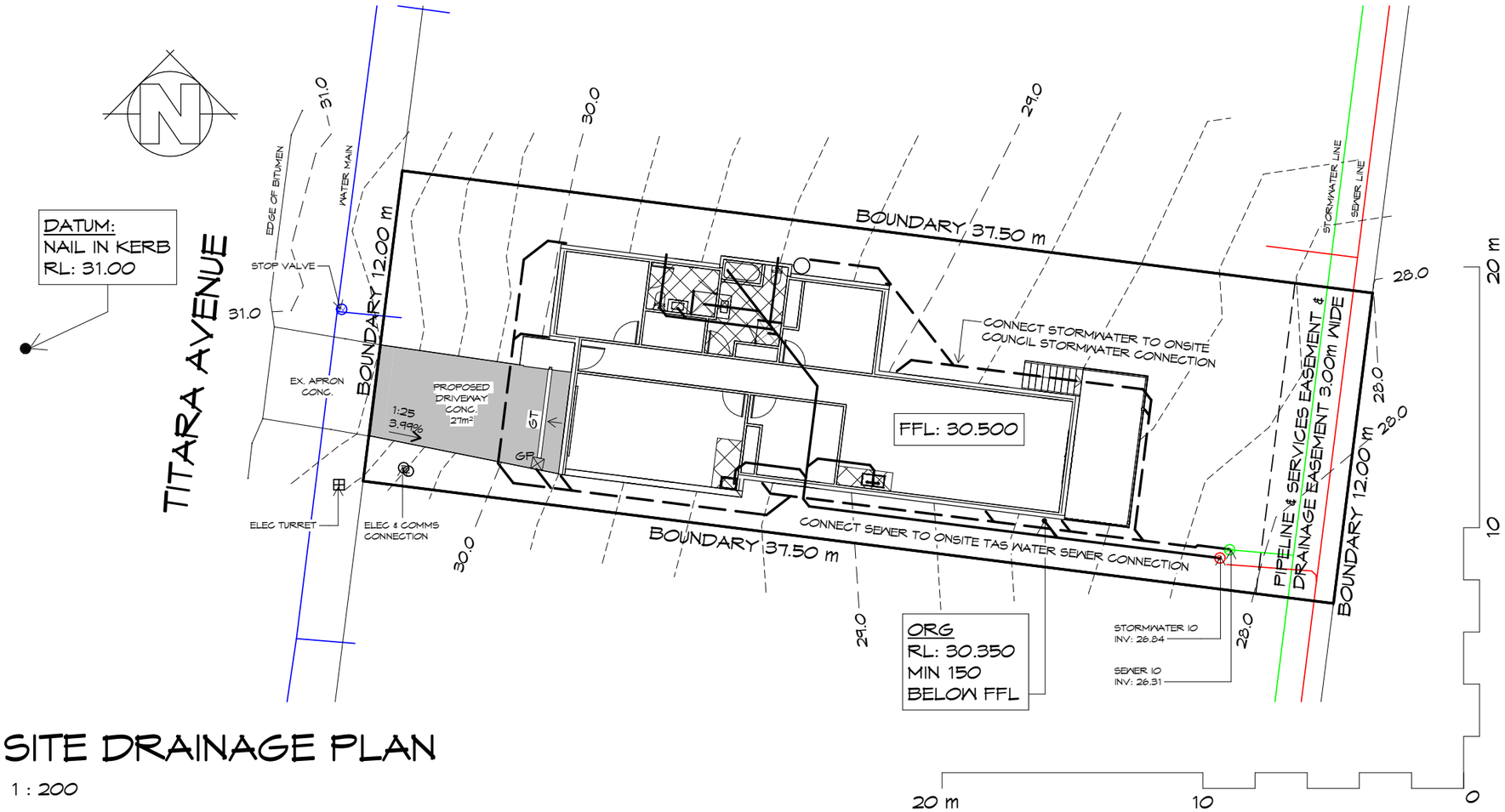


# SITE DRAINAGE PLAN

1 : 200

## LEGEND

| | |
|---|---|
| GP | 450X 450 SURFACE DRAINAGE PIT |
| | WET AREAS |
| | SEWER LINE |
| | STORMWATER LINE |
| GT | 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.

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

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

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NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
25 TITARA AVENUE,
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Drawing: SITE DRAINAGE PLAN

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# LOCALITY PLAN

1 : 2000

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

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NOTE: DO NOT SCALE OFF DRAWINGS

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Drawing: LOCALITY PLAN

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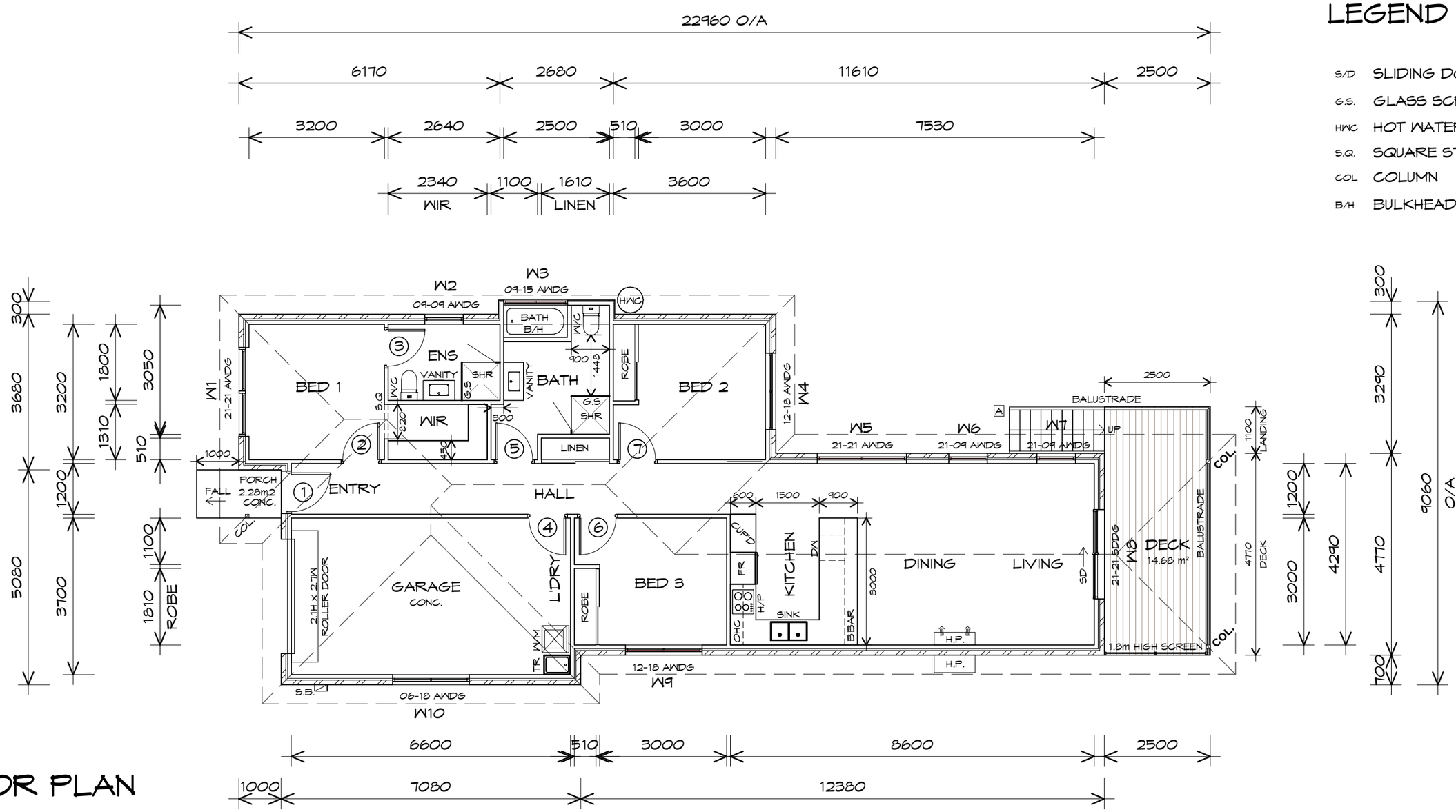


# LEGEND

| | |
|---|---|
| S/D | SLIDING DOOR |
| G.S. | GLASS SCREEN |
| HWC | HOT WATER CYLINDER |
| S.Q. | SQUARE STOP |
| COL | COLUMN |
| B/H | BULKHEAD |

# FLOOR PLAN

1 : 100

| | | | |
|---|---|---|---|
| FLOOR AREA | 113.89 | m2 | (12.26 SQUARES ) |
| GARAGE AREA | 26.95 | m2 | (2.90 SQUARES ) |
| TOTAL AREA | 140.84 | | 15.16 |

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

STAIRS

| STAIR | NO RISERS | RISER H'T | TREAD DEPTH |
|---|---|---|---|
| A | 10 | 175 | 250 |

NO. OF RISERS TO BE CONFIRMED ON SITE

NON SLIP TO COMPLY NCC 2022

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25 TITARA AVENUE,
ROKEBY

Drawing: FLOOR PLAN

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## DOOR SCHEDULE

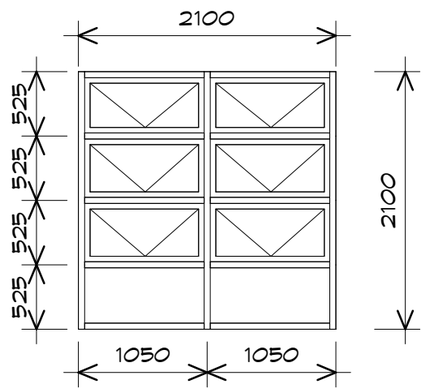
| MARK | WIDTH | TYPE | REMARKS |
|---|---|---|---|
| 1 | 920 | EXTERNAL SOLID DOOR | |
| 2 | 870 | INTERNAL TIMBER DOOR | |
| 3 | 870 | INTERNAL TIMBER DOOR | |
| 4 | 870 | INTERNAL TIMBER DOOR | |
| 5 | 870 | INTERNAL TIMBER DOOR | |
| 6 | 870 | INTERNAL TIMBER DOOR | |
| 7 | 870 | INTERNAL TIMBER DOOR | |
| 8 | 720 | EXTERNAL SOLID DOOR | SUB FLOOR SERVICE DOOR- HEIGHT TBC ON HEIGHT |

## WINDOW SCHEDULE

| MARK | HEIGHT | WIDTH | TYPE | REMARKS |
|---|---|---|---|---|
| W2 | 900 | 910 | AWNING WINDOW | OPAQUE |
| W3 | 900 | 1510 | AWNING WINDOW | OPAQUE |
| W4 | 1200 | 1810 | AWNING WINDOW | |
| W5 | 2100 | 2110 | AWNING WINDOW | |
| W6 | 2100 | 910 | AWNING WINDOW | |
| W7 | 2100 | 910 | AWNING WINDOW | |
| W8 | 2100 | 2110 | SLIDING DOOR | |
| W9 | 1200 | 1810 | AWNING WINDOW | OPAQUE TO 1.7m ABOVE FFL |
| W10 | 600 | 1810 | AWNING WINDOW | |

REFER SEPERATE ELEVATION FOR WINDOW 1

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




## WINDOW 1

1 : 50

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PROPOSED NEW RESIDENCE
25 TITARA AVENUE,
ROKEBY

Drawing:
DOOR AND WINDOW SCHEDULES

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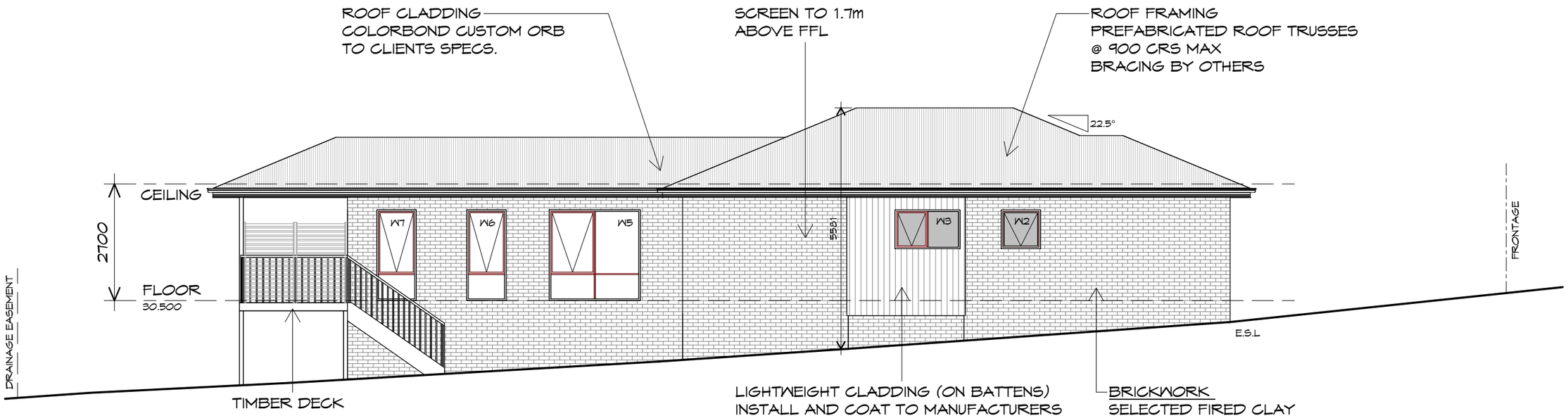
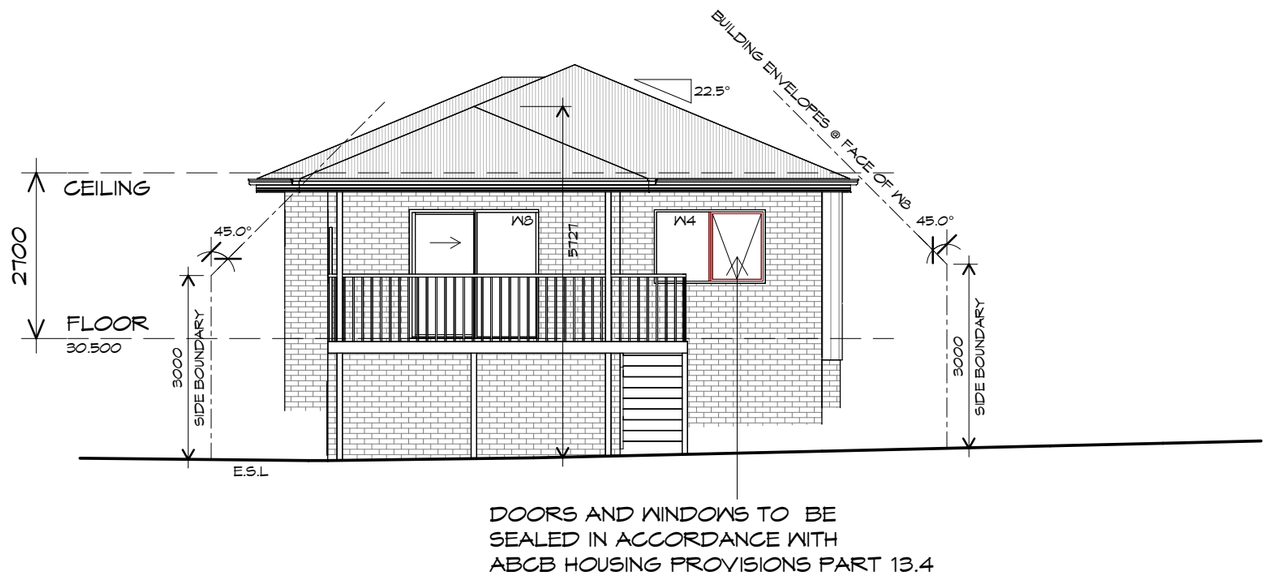



# NORTHERN ELEVATION

1 : 100




# EASTERN ELEVATION

1 : 100

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ROKEBY

Drawing: ELEVATIONS

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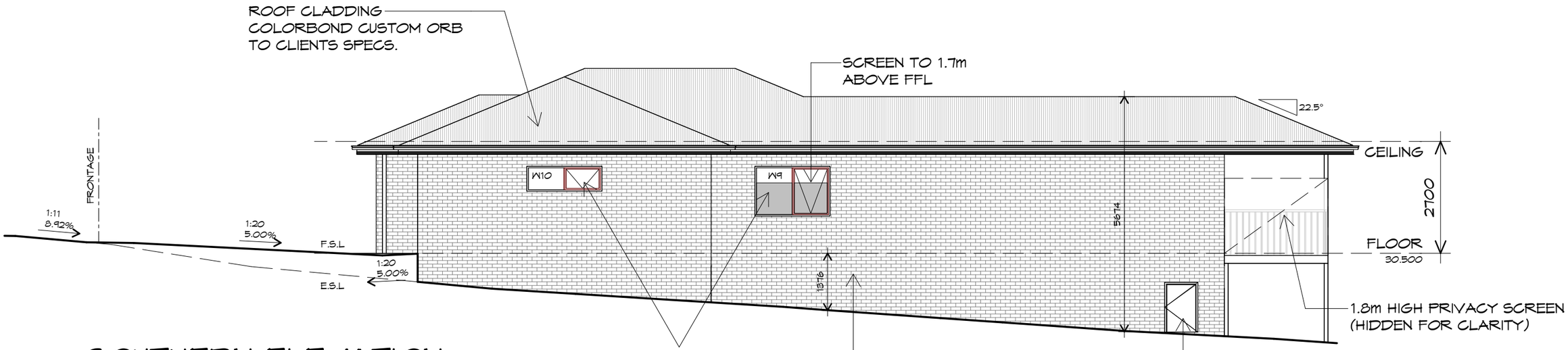


# SOUTHERN ELEVATION

1 : 100

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

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

# WESTERN ELEVATION

1 : 100

CONCRETE LANDING

ROLLER DOOR 2700 WIDE x 2100 HIGH
CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

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ROKEBY

Drawing: ELEVATIONS

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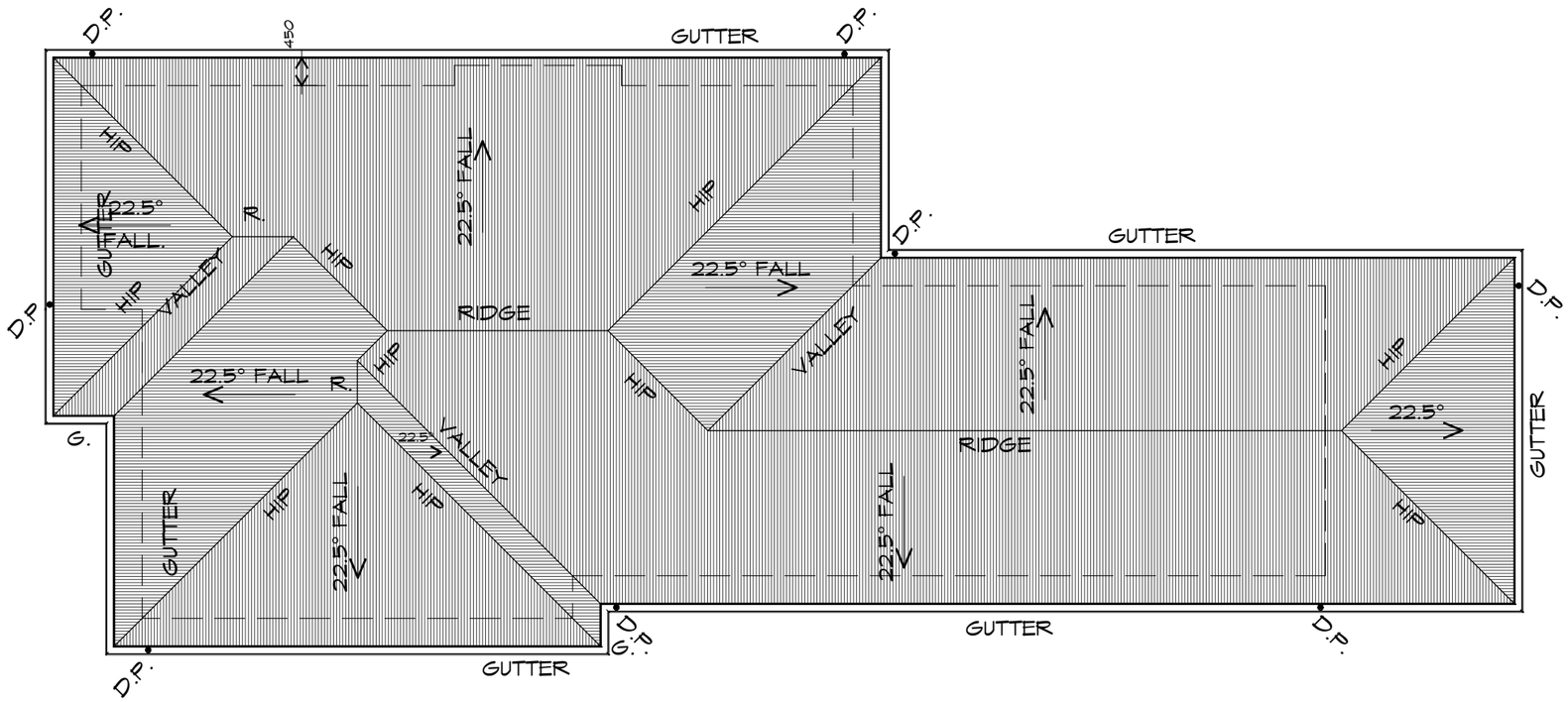


# ROOF PLAN

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
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 OFVALLEY
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

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ROKEBY

Drawing:
ROOF PLAN

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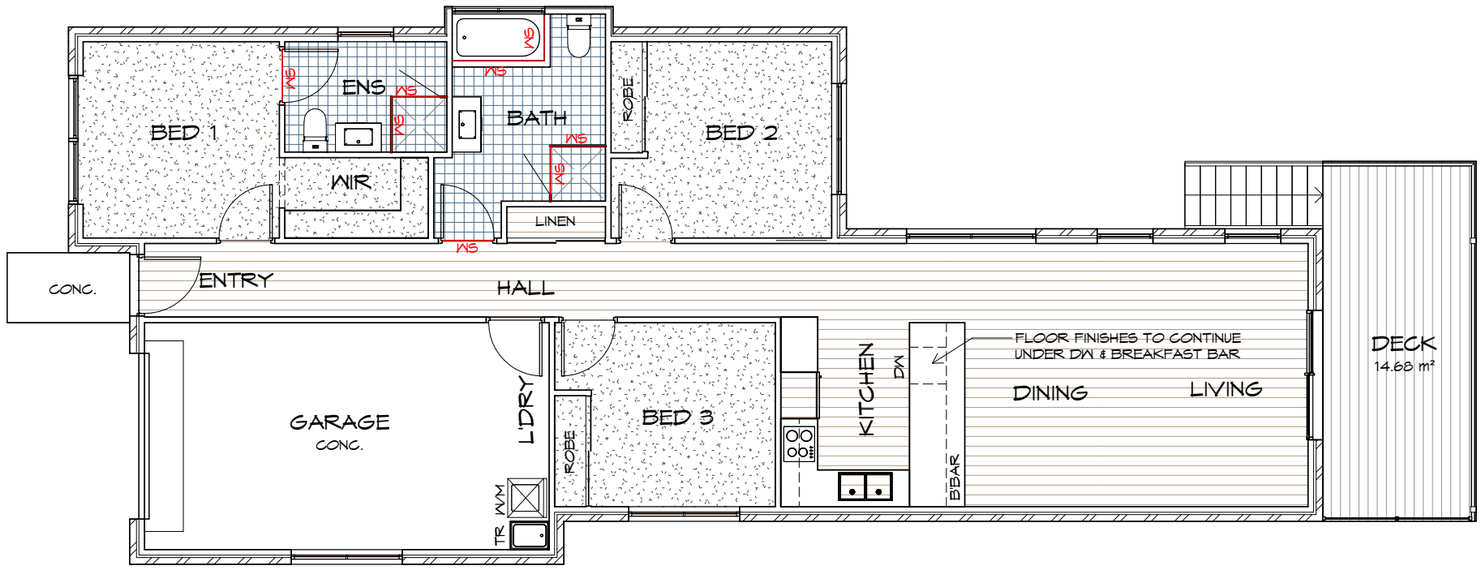


## LEGEND

- CARPET
- TILES
- TIMBER HYBRID FLOORING
- TIMBER DECK
- WS WATERSTOP

# 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.

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Drawing: FLOOR FINISHES PLAN

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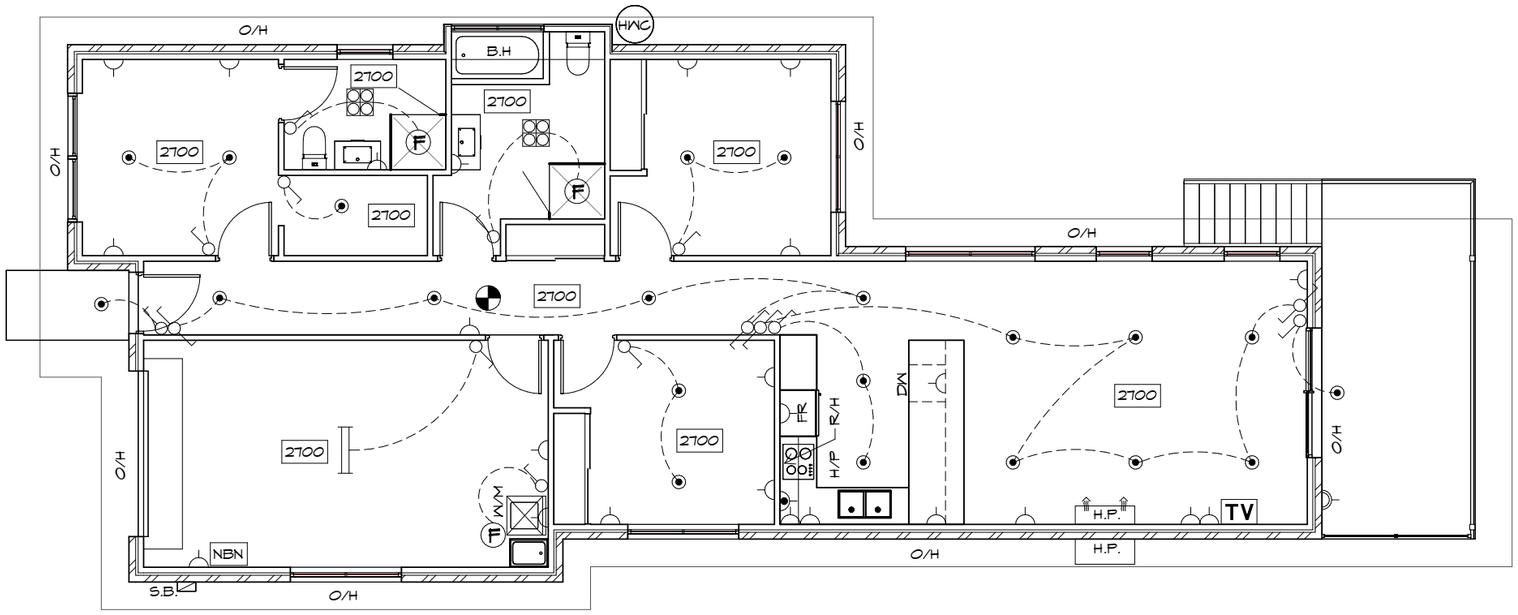


# ELECTRICAL / REFLECTED CEILING PLAN

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.

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.

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

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.

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

# ELECTRICAL INDEX

## LIGHTING

- L.E.D. - SEALED DOWN LIGHT *
- FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/W DAMPER, EXHAUST TO OUTSIDE*
- TWIN TUBE FLUORESCENT LIGHT

*INSTALL AS PER MANUFACTURERS SPECIFICATION

## SWITCH TYPE

- ONE-WAY SWITCH

## HEATING

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

## CEILING

- XXXX DENOTES CEILING HEIGHT
- B.H. BULK HEAD
- O/H ROOF OVERHANG/EAVES

## WALL OUTLETS

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

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

## OTHER

- 240v SMOKE ALARM
- SWITCH BOX
- F EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
- R/H RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER

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ROKEBY

Drawing: ELECTRICAL/REFLECTED CEILING PLAN

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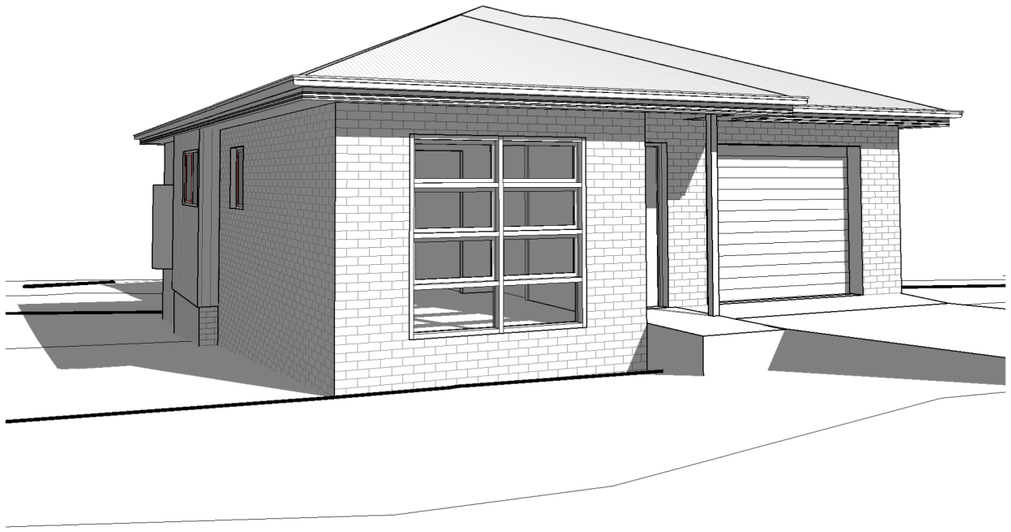

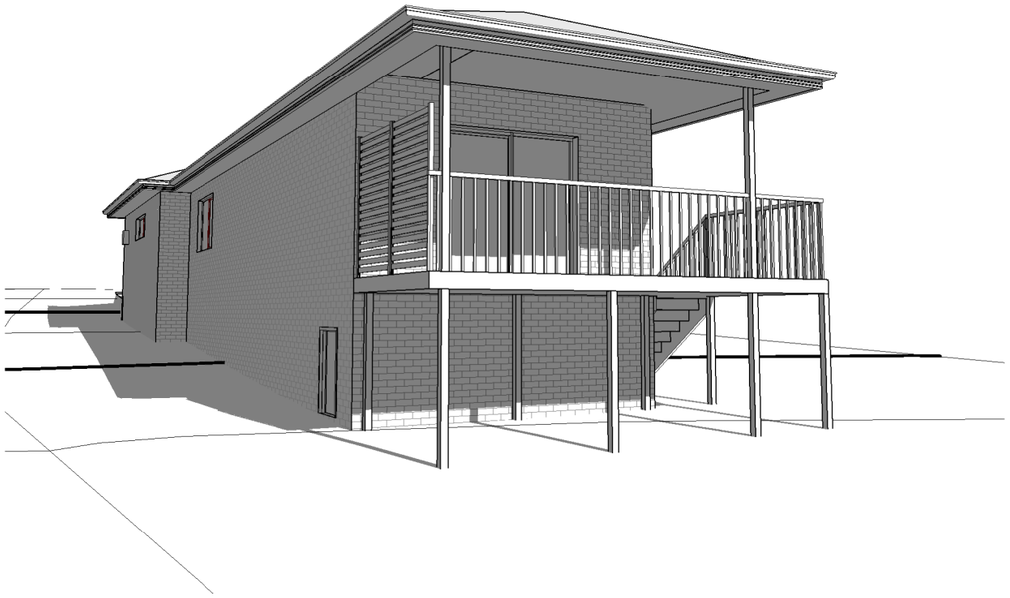

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PLANNING

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ROKEBY

Drawing:
PERSPECTIVES

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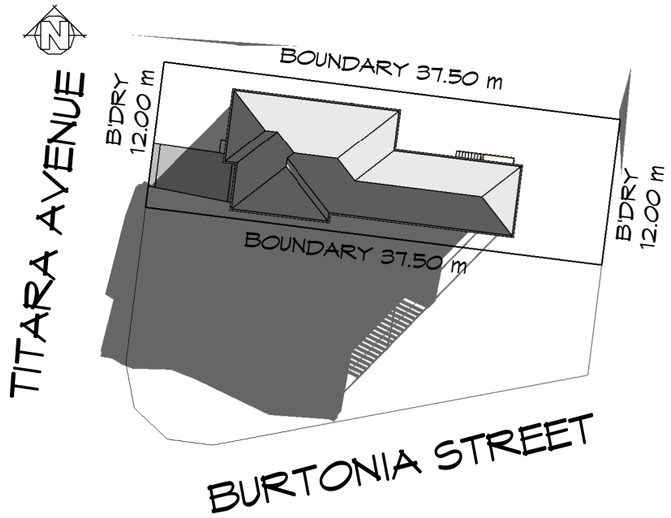
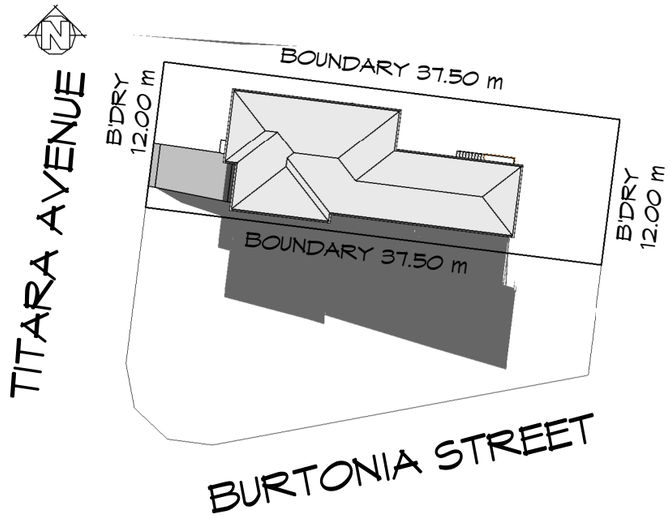



## SHADOW DIAGRAM - 9AM

1 : 500

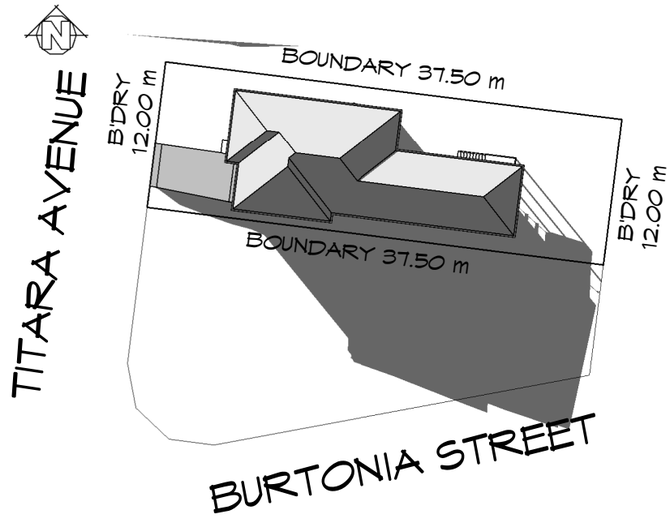
GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 9AM




## SHADOW DIAGRAM - 12PM

1 : 500

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




## SHADOW DIAGRAM - 3PM

1 : 500

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

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Built for you.

Prime Design
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H: Shop 9, 105-111 Main Road, Moonah,7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

| REV. | DATE | DESCRIPTION |
|---|---|---|

Client name: M. GURAGAIN & P. OJHA

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
25 TITARA AVENUE,
ROKEBY

Drawing: SHADOW DIAGRAMS

| Date: | Drafted by: | Approved by: |
|---|---|---|
| 17.07.2026 | Author | Approver |
| Project/Drawing no: | Scale: | Revision: |
| PD26228 - 12 | 1 : 500 | 03 |

Accredited building practitioner: Frank Geskus -No CC246A

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