



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062668

PROPOSAL: Dwelling

LOCATION: 24 Pymont Road, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 26/08/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 26/08/2026. 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 26/08/2026.

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.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **Construction of a single dwelling**

Location: **Lot 27 Tasman Rise ROKEBY**

Personal Information Removed



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 City of Clarence, please provide planner's name:

N/A

Current use of site: **Vacant Land**

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

Declaration

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

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



SEARCH OF TORRENS TITLE

VOLUME 189872	FOLIO 27
EDITION 1	DATE OF ISSUE 01-Apr-2026

SEARCH DATE : 09-July-2026

SEARCH TIME : 08.49 am

DESCRIPTION OF LAND

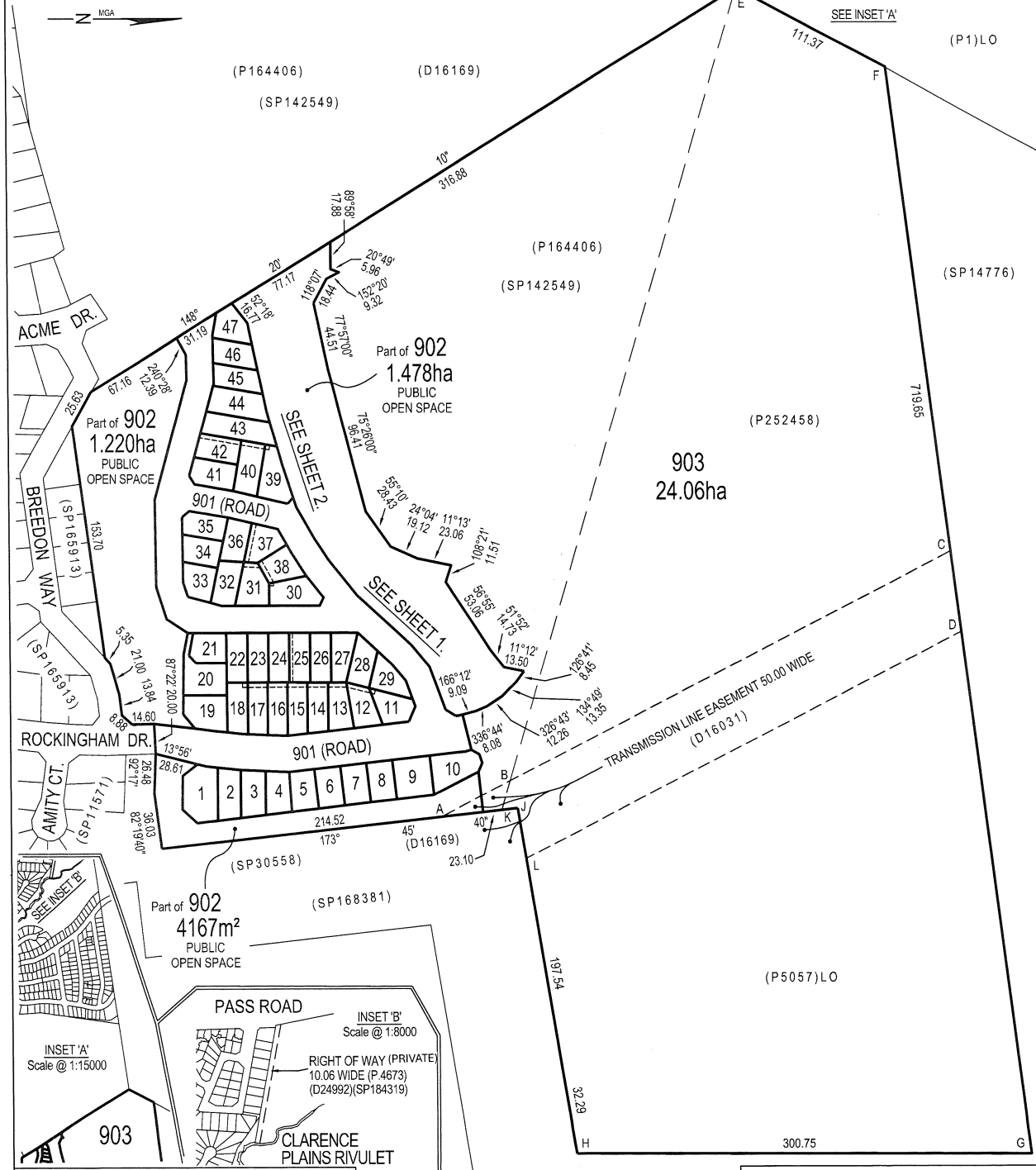
City of CLARENCE

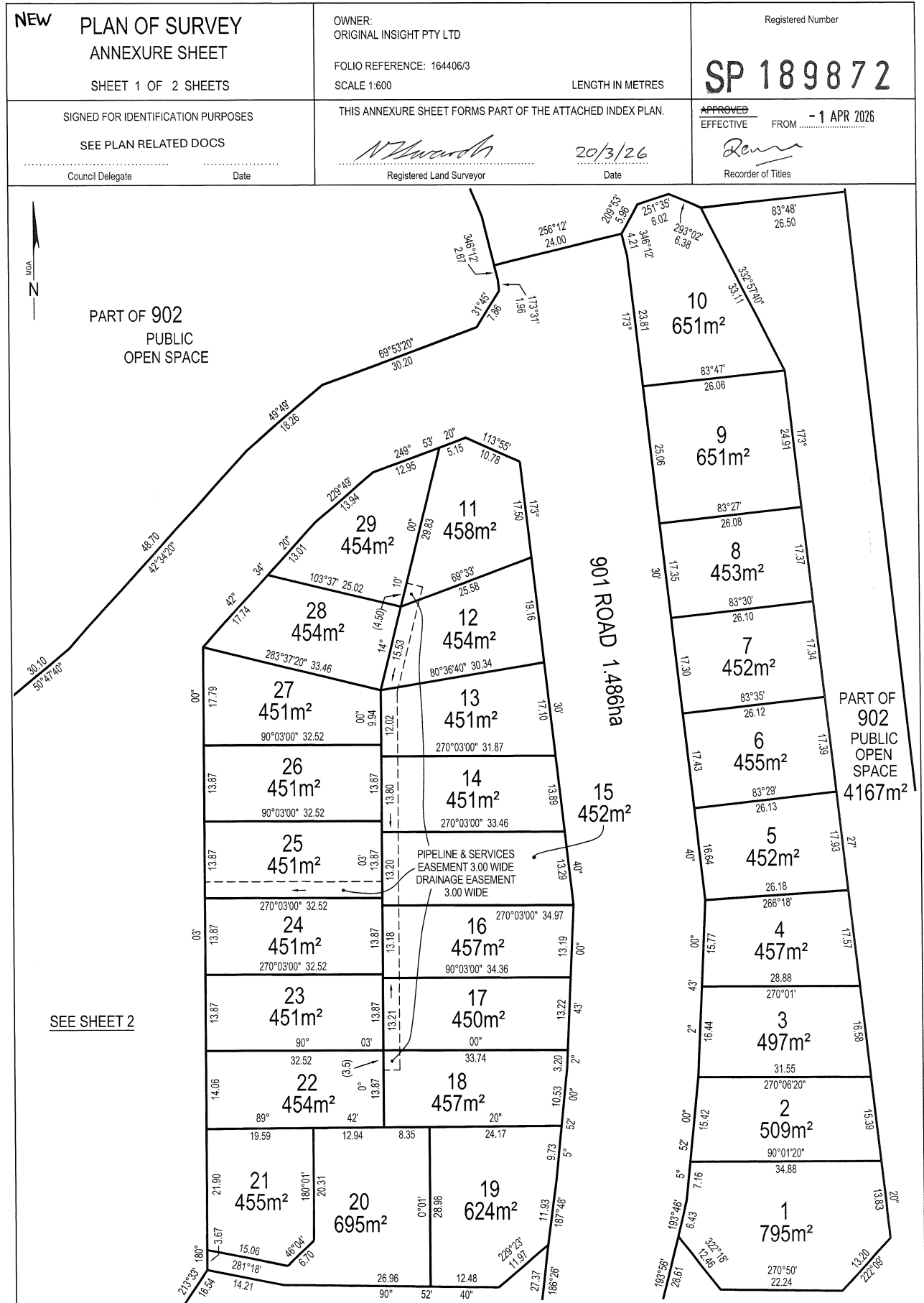
Lot 27 on Sealed Plan [189872](#)Derivation : Part of Lot 37617 (56.81ha) Gtd. to The
Director-General of Housing & ConstructionPrior CT [164406/3](#)SCHEDULE 1[M926006](#) TRANSFER to ORIGINAL INSIGHT PTY LTD Registered
19-Dec-2021 at 12.01 pmSCHEDULE 2

Reservations and conditions in the Crown Grant if any

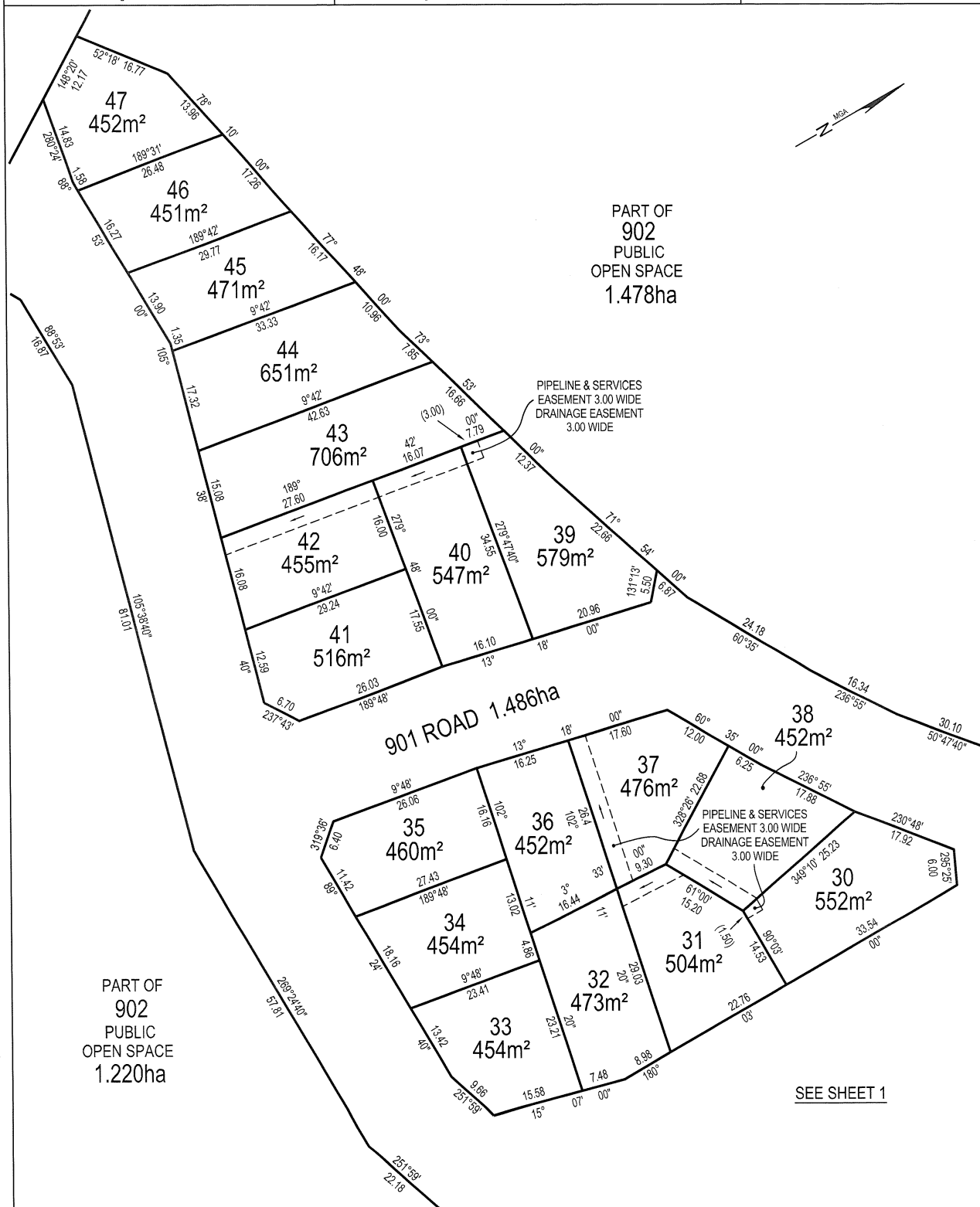
[SP189872](#) EASEMENTS in Schedule of Easements[SP189872](#) COVENANTS in Schedule of Easements[SP189872](#) FENCING COVENANT in Schedule of Easements[SP142549](#) COVENANTS in Schedule of Easements[SP142549](#) FENCING COVENANT in Schedule of Easements[SP142549](#) WATER SUPPLY RESTRICTION[SP142549](#) SEWERAGE AND/OR DRAINAGE RESTRICTION[N194698](#) MORTGAGE to Manda Capital Holdings Pty Ltd
Registered 21-June-2024 at 12.01 pm[N280782](#) MORTGAGE to RCCC Civil Contracting Pty Ltd
Registered 11-Oct-2025 at noon[E380291](#) AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
01-Apr-2026 at noon[N104005](#) CAVEAT by Manda Capital Holdings Pty Ltd Registered
01-May-2026 at noonUNREGISTERED DEALINGS AND NOTATIONS[N259646](#) PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE Manda Capital Holdings Pty Ltd to ORIGINAL
INSIGHT PTY LTD (ACN 168 660 786)
D/MORTGAGE RCCC Civil Contracting Pty Ltd to ORIGINAL
INSIGHT PTY LTD (ACN 168 660 786)

W/CAVEAT Manda Capital Holdings Pty Ltd
TRANSFER ORIGINAL INSIGHT PTY LTD (ACN 168 660 786)
to SANDIP NEUPANE and ASMITA PANDEY
MORTGAGE SANDIP NEUPANE and ASMITA PANDEY to Firstmac
Limited Lodged by GOODMAN CONVEYANCING on
15-June-2026 BP: N259646

OWNER: ORIGINAL INSIGHT PTY LTD FOLIO REFERENCE: 164406/3 GRANTEE: Part of Lot 37617 (56.81ha) and Part of Lot 37843, (18.21ha) Gtd to The Director-General of Housing & Construction	NEW PLAN OF SURVEY BY SURVEYOR: N. J. SWARDS of LEARY COX & CRIPPS SURVEYORS Unit G04 40 Mole Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com LOCATION: City of CLARENCE SCALE 1: 2500 LENGTHS IN METRES	Registered Number SP 189872 APPROVED EFFECTIVE FROM - 1 APR 2026  Recorder of Titles
PRIORITY FINAL PLAN LOTS 902 & 903 HAVE BEEN COMPILED FROM SP164405, P164406 AND THIS SURVEY <u>INDEX PLAN</u> ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
		
<i>N. J. Swards</i> Registered Land Surveyor 20/3/26 Date	SEE PLAN RELATED DOCS Council Delegate _____ Date _____	



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



SEE SHEET 1

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

PAGE 1 OF 7 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

NEW EASEMENTS

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

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

EXISTING EASEMENTS

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

Lots 902 & 903 are

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

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REF: Volume 164406 Folio 3 SOLICITOR & REFERENCE: Butler, McIntyre & Butler: 250343	PLAN SEALED BY: Clarence City Council DATE: 3 MAR 2026 PPPLAN/PMTD - REF NO. 2021/ 1-23 024236 Council Delegate Peter HARMER - ACTS HOG
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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

EXISTING COVENANTS

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

FENCING COVENANT

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

DEFINITIONS

"Pipeline and Services Easement" means:-

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

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

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

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

- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lots.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lots in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
- (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lots.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

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

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

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

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

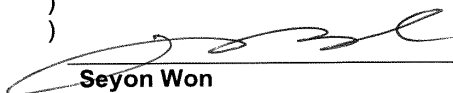


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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP 189872
SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REFERENCE: Volume 164406 Folio 3	

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

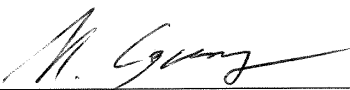
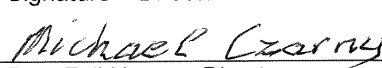

Seyon Won
Sole Director and Company Secretary

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

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

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


 Signature – Director

 Print Full Name – Director

 Signature – Director/Company Secretary*
 Print Full Name – Director/Company Secretary*
 *Delete whichever is inapplicable

30/03/26
 30/03/26

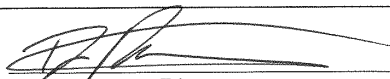
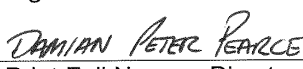
* STANLEY JOHN WALSH
 SOLICITOR FOR THE VENDOR

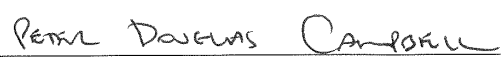
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 189872
SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REFERENCE: Volume 164406 Folio 3	

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


 Signature – Director

 Print Full Name – Director

 Signature – Director/~~Company Secretary~~*

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

*Delete whichever is inapplicable

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

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TASMANIAN LAND TITLES OFFICE

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

Section 78



E380291

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

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

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

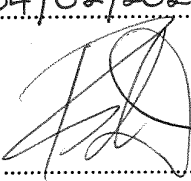
I Peter Warmbrunn,

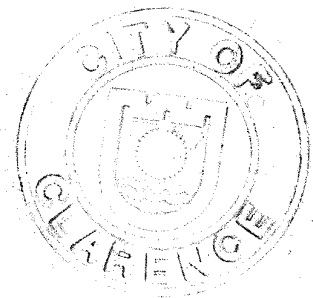
of **CLARENCE CITY COUNCIL** of 38 Bligh Street, Rosny Park Tasmania 7018

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

The abovenamed Planning Authority holds the original executed Agreement.

Date: 04/02/2026

Signed: 
(on behalf of the Planning Authority)



Land Titles Office Use Only

LUA
Version 2 (TOLD)

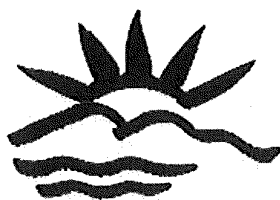
REGISTERED IN TASMANIA

- 1 APR 2026

RECORDER OF TITLES

THE BACK OF THIS FORM MUST NOT BE USED

Created 15-Sep-2025 03:42PM



City of Clarence

PART 5 AGREEMENT

CLARENCE CITY COUNCIL
("COUNCIL")

AND

ORIGINAL INSIGHT PTY LTD ("OWNER")

AND

ON GIBLIN PTY LTD ("ADJOINING OWNER")

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

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

 05/02/2026
Emily Whitfield
Legal Support Officer

AGREEMENT

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

BETWEEN

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

and

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

and

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

RECITALS

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

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

 05/02/2026

Original Insight Pty Ltd – 93 Pass Road
Part 5 Agreement

OPERATIVE PART

The parties agree as follows:

1. Definitions

In this Agreement, unless the context otherwise requires:

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

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

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

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

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

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

2. Interpretation

In this Agreement:

(a) the expression "Owner" and "Adjoining Owner":

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

Original Insight Pty Ltd – 93 Pass Road
Part 5 Agreement

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

EW 05/02/2026

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

3. Covenants on the Part of the Owner

3.1 The Owner hereby covenants with Council to:

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

3.2 The Owner agrees:

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

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

4.1. The Adjoining Owner hereby covenants with Council:

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

5. Enforcement

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

6. Releases and Indemnities by the Owner

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

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

7. Legal Rights and Interests of Owner Limited

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

8. Dispute

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

9. Severance

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

10. Notices

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

Original Insight Pty Ltd – 93 Pass Road
Part 5 Agreement

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

LW 05/02/2026

- (c) if sent by email, when the recipient becomes capable of receiving the email during ordinary business hours (unless the sender receives an automated message that the email has been delayed or delivery has failed).

10.3 A notice or other communication given or made under this Agreement is sufficient if:

- (a) in the case of the Council, it is under the hand of the Chief Executive Officer or a duly authorised officer of the Council or the Council's solicitors;
- (b) in the case of the Owner, it is under the hand of the Owner or their solicitor.

10.4 A printed or copied signature is sufficient for the purposes of sending any demand, written consent or other communication by email.

11. Acknowledgment

The Owner and Adjoining Owner acknowledge that:

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

12. Costs

The Owner and Council agree that:

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

Original Insight Pty Ltd – 93 Pass Road
Part 5 Agreement

**I HEREBY CERTIFY THAT
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EW 03/02/2026

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

13. Council Powers

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

14. Commencing Date and Duration

This Agreement will:

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

Original Insight Pty Ltd – 93 Pass Road
Part 5 Agreement

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

 05/02/2026

EXECUTED by the parties as a deed

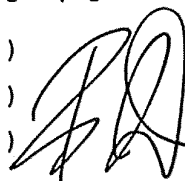
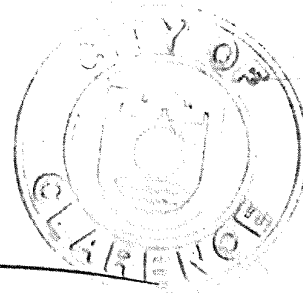
Executed on the date appearing on page 2 of this Agreement

The Common Seal of)

CLARENCE CITY COUNCIL)

was affixed by its duly)

authorised delegate:)

~~Clare Amy Shea~~ Peter Warmbrunn

7

Acting

Head of Governance

Executed by ORIGINAL)

INSIGHT PTY LTD (ABN 69)

168 660 786) in accordance)

with section 127 of the)

Corporations Act 2007 (Cth):)

SEYON WON

SOLE DIRECTOR/SECRETARY

Executed by ON GIBLIN PTY)

LTD (ACN 602 471 518) in)

accordance with section 127)

of the Corporations Act 2007)

(Cth):)

DIRECTOR SIGNATURE: _____

DIRECTOR NAME: RONALD AULSEN BROOKS

DIRECTOR SIGNATURE: _____

DIRECTOR NAME: PAUL ROBERT BROOKS

Original Insight Pty Ltd – 93 Pass Road
Part 5 Agreement

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

20 05/02/2026

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 09-July-2026

SEARCH TIME : 08:49 am

CT: 189872/27

N259646 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE Manda Capital Holdings Pty Ltd to ORIGINAL
INSIGHT PTY LTD (ACN 168 660 786)
D/MORTGAGE RCCC Civil Contracting Pty Ltd to ORIGINAL
INSIGHT PTY LTD (ACN 168 660 786)
W/CAVEAT Manda Capital Holdings Pty Ltd
TRANSFER ORIGINAL INSIGHT PTY LTD (ACN 168 660 786)
to SANDIP NEUPANE and ASMITA PANDEY
MORTGAGE SANDIP NEUPANE and ASMITA PANDEY to Firstmac
Limited Lodged by GOODMAN CONVEYANCING on
15-June-2026 BP: N259646



CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

PROJECT ADDRESS: LOT 27 TASMAN RISE, ROKEBY

TITLE REFERENCE: VOLUME: FOLIO:

CLIENTS: SANDIP NEUPANE

DESIGNER: Inge Brown, CC 6652

- DRAWINGS:**
- 01 COVER PAGE
 - 02 PROPOSED SITE PLAN
 - 03 PROPOSED FLOOR PLAN
 - 04 PROPOSED ROOF PLAN
 - 05 PROPOSED ELEVATIONS
 - 06 PROPOSED ELEVATIONS
 - 07 SECTION A-A
 - 08 TYPICAL SECTION DETAILS
 - 09 WINDOW SCHEDULE

FLOOR AREAS:

FLOOR AREA:	100.6 m ²
PORCH:	1.4 m ²
GARAGE:	26.6 m ²
TOTAL AREA:	128.6 m ²
DECK:	13.0 m ²

SOIL CLASSIFICATION: --

WIND CLASSIFICATION: --

CLIMATE ZONE: 7

BUSHFIRE ATTACK LEVEL: N/A - NOT WITHIN OVERLAY

ALPINE AREA: N/A

CORROSION ENVIRONMENT: N/A

DOCUMENTATION INDEX

The documentation listed below should be read in conjunction with these drawings and form the basis of construction documentation for the project

Document	Revision	By
Working drawings planning issue (these drawings)	B	Creative Homes Hobart
Survey plan SP262226-01	A	Survey Plus
Soil assessment		Doyle Soil Consulting

GLAZING - ALL EXTERNAL GLAZING TO BE LOW-REFLECTIVE TO COUNCIL COMPLIANCE AS TO MINIMISE BIRD STRIKE - Max. 0-10% REFLECTIVITY

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.

3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.

4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.

5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.

6. HORIZONTAL DATUM IS MGA (GDA94).

7. VERTICAL DATUM IS AHD.

8. CONTOUR INTERVAL IS 0.1 METRE, INDEX IS 0.5 METRE.

9. SURVEY BY RTK GPS.

10. BOUNDARIES ARE COMPILED ONLY FROM PRELIMINARY SURVEY PLAN BY LEARY COX AND CRIPPS SURVEYORS AND ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

11. 3D DATA TURNED OFF IN LAYER CONTROL.
- 3D TIN
 - MAJOR CONTOUR 3D
 - MINOR CONTOUR 3D

GLAZING - ALL EXTERNAL GLASS SURFACES TO BE LOW REFLECTIVE TO COUNCIL COMPLIANCE AS TO MINIMISE BIRD STRIKE - REFLECTIVITY % BETWEEN 0 - 10%

- DP 90mm DOWNPIPE

NOTE: ALL PROPOSED STORMWATER TO BE DISCHARGED TO EXISTING INFRASTRUCTURE

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED ON THE SITE IN ACCORDANCE WITH COUNCIL REQUIREMENTS

PROPOSED SITE PLAN

PRELIMINARY

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02



CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

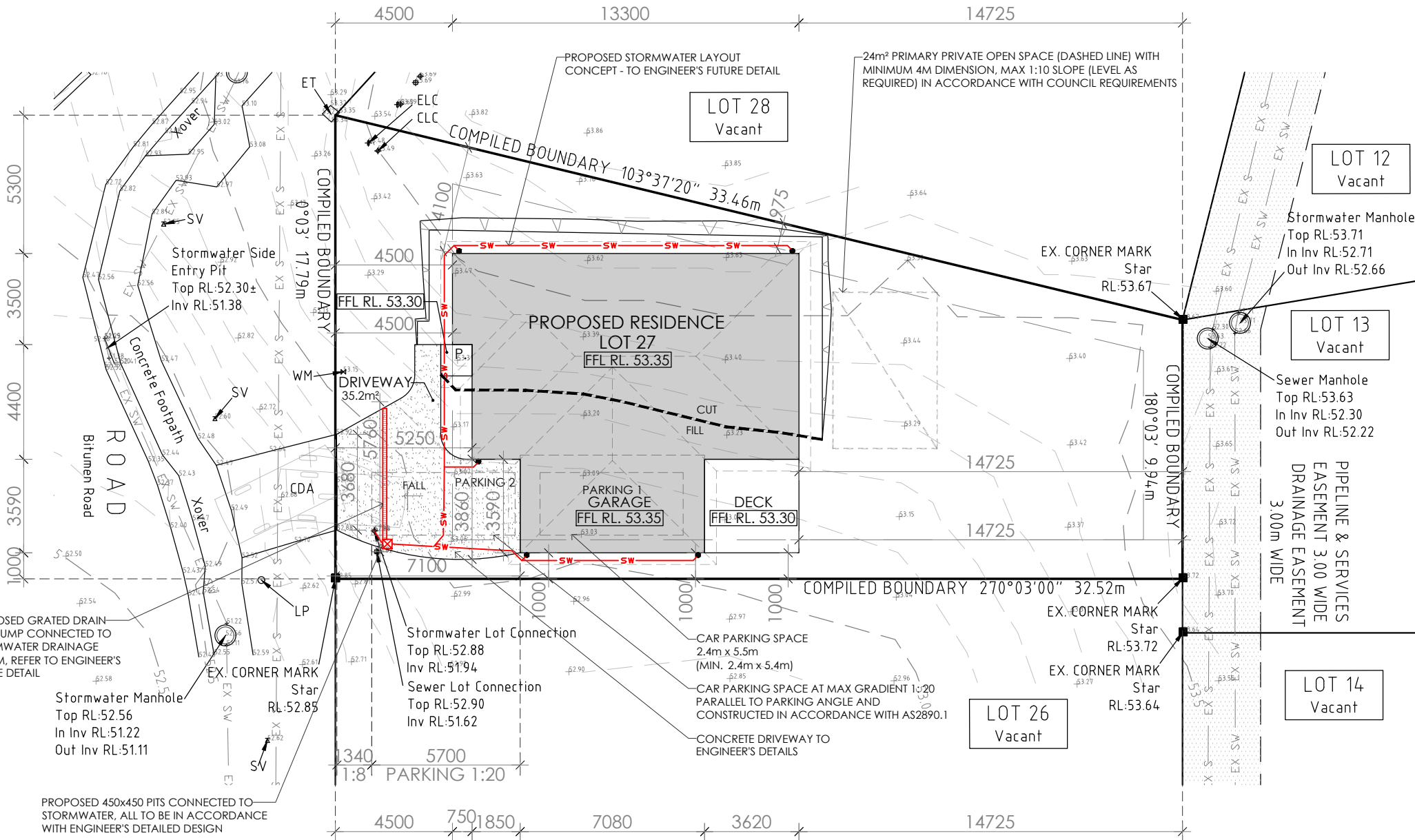
REV:	DESCRIPTION:	BY:	DATE:
SK	ISSUED FOR CLIENT REVIEW	QT	10/3/26
A	ISSUED FOR CLIENT REVIEW	AN	24/3/26
B	COUNCIL RFI	NN	31/7/26



CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: Lot 27 Tasman Rise Rokeby		CLIENT: Sandip Neupane	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	2 of 9
DRAWN: A. Nguyen	DATE: March 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	---
SCALE: 1:200	REV: B		



NOTES

SITE PREPARATION

THE SITE IS TO BE DISTURBED AS MINIMALLY AS POSSIBLE TO THE EXTENT REQUIRED TO CARRY OUT THE BUILDING WORKS.
EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH NCC PART 3.2.
UN-RETAINED EMBANKMENT GRADIENTS SHALL BE IN ACCORDANCE WITH NCC TABLE 3.2.1.
DRAINAGE SHALL BE IN ACCORDANCE WITH NCC PART 3.3.2.
THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING & UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

ATTENTION OF OWNER

THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS AND ASSOCIATED DRAINAGE FOR ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

SOIL AND WATER MANAGEMENT NOTES:

DRAINAGE LINES ARE TO BE INSTALLED PRIOR TO THE PLACEMENT OF ROOF AND GUTTERING. ONCE DWELLING IS ROOFED, CONNECT IMMEDIATELY. APPLY TEMPORARY COVERING TO DISTURBED AREAS THAT WILL REMAIN EXPOSED FOR 14 DAYS OR MORE DURING CONSTRUCTION (EG. WATERPROOF BLANKET, VEGETATION OR MULCH)

PROTECT ANY NEARBY OR ON-SITE DRAINAGE PITS FROM SEDIMENT BY INSTALLING SEDIMENT TRAPS AROUND THEM.

LIMIT ENTRY/EXIT TO ONE POINT AND STABILISE. INSTALL FACILITIES TO REMOVE DIRT/ MUD FROM VEHICLE WHEELS BEFORE THEY LEAVE THE SITE.

SITE TO BE VEGETATED AND PLANTED ACCORDING TO THE HOBART REGIONAL SOIL AND WATER MANAGEMENT CODE OF PRACTICE.

BUILDER AND SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. GIVE 24 HOURS MINIMUM NOTICE WHERE AMENDMENTS ARE REQUIRED TO DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH DOCUMENTATION LISTED ON THE COVER PAGE. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE. BUILDING SPECIFICATION AND ENGINEERS DRAWINGS SHALL OVERRIDE ARCHITECTURAL DRAWINGS.

-THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING SHEETS, CONSULTANTS DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (AS APPLICABLE).

-THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING & UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

- LOCATION OF ALL EXISTING ONSITE SERVICES TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION

IMPORTANT!

SITE INFORMATION AS DRAWN IS APPROXIMATE ONLY. FINAL SITE INFORMATION IS SUBJECT TO A DETAILED CONTOUR SURVEY BY LICENSED SURVEYOR.

SOIL CLASSIFICATION: --

WIND CLASSIFICATION: --

SITE COVERAGE

SITE AREA	451.0 m ²
PROPOSED BUILDING FOOTPRINT	128.6 m ²
PROPOSED SITE COVERAGE	28.52 %

AREAS:	
FLOOR AREA:	100.6 m ²
PORCH:	1.4 m ²
GARAGE:	26.6 m ²
TOTAL AREA:	128.6 m ²
DECK:	13.0 m ²

LEGEND:	
DP	DOWNPIPE LOCATION
SHR	SHOWER
WIS	WALK IN SHOWER
BTH	BATH
VB	VANITY BASIN
WC	TOILET
OHC	OVERHEAD CUPBOARDS
REF	REFRIGERATOR
P	PANTRY
RH	RANGE HOOD
UBO	UNDER BENCH OVEN
CT	COOK TOP
S	SINK
DW	DISH WASHER
T	TROUGH
WM	WASHING MACHINE
MH	MANHOLE
CSD	CAVITY SLIDING DOOR
AAW	ALUM. AWNING WINDOW
AFW	ALUM. FIXED WINDOW
ASD	ALUM. SLIDING DOOR
B/O	BEAM OVER
BAL	BALUSTRADE

BAL SELECTED BALUSTRADE TO BUILDER'S STANDARD DETAIL INSTALLED IN ACCORDANCE WITH NCC

- MASONRY ARTICULATION
● JOINT - LOCATION TO ENGINEER'S DETAILS
● CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.
● DP 90mm DOWNPIPE

NOTE: LIFT OFF HINGES TO WC TO BE INSTALLED AS REQUIRED IN ACCORDANCE WITH NCC.

GLAZING - ALL EXTERNAL GLASS SURFACES TO BE LOW REFLECTIVE TO COUNCIL COMPLIANCE AS TO MINIMISE BIRD STRIKE - REFLECTIVITY % BETWEEN 0 - 10%

PROPOSED FLOOR PLAN

FLOOR AREA: 128.6m²

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03



CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
SK	ISSUED FOR CLIENT REVIEW	QT	10/3/26
A	ISSUED FOR CLIENT REVIEW	AN	24/3/26
B	COUNCIL RFI	NN	31/7/26

PRELIMINARY



CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: Lot 27 Tasman Rise Rokeby		CLIENT: Sandip Neupane	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	3 of 9
DRAWN:A. Nguyen	DATE: March 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	---
SCALE: 1:100	REV: B		

Framing NCC H1D6
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important notice for attention of Owners: the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with BCA 2019 Part 3.12

General:
All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings with selected cornice. (see below for wet areas)

Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures.

For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12. For typical installation requirements for substrate preparation, penetrations, flashings/junctions, membranes, screeds/hobs, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

Framing NCC H1D6
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Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

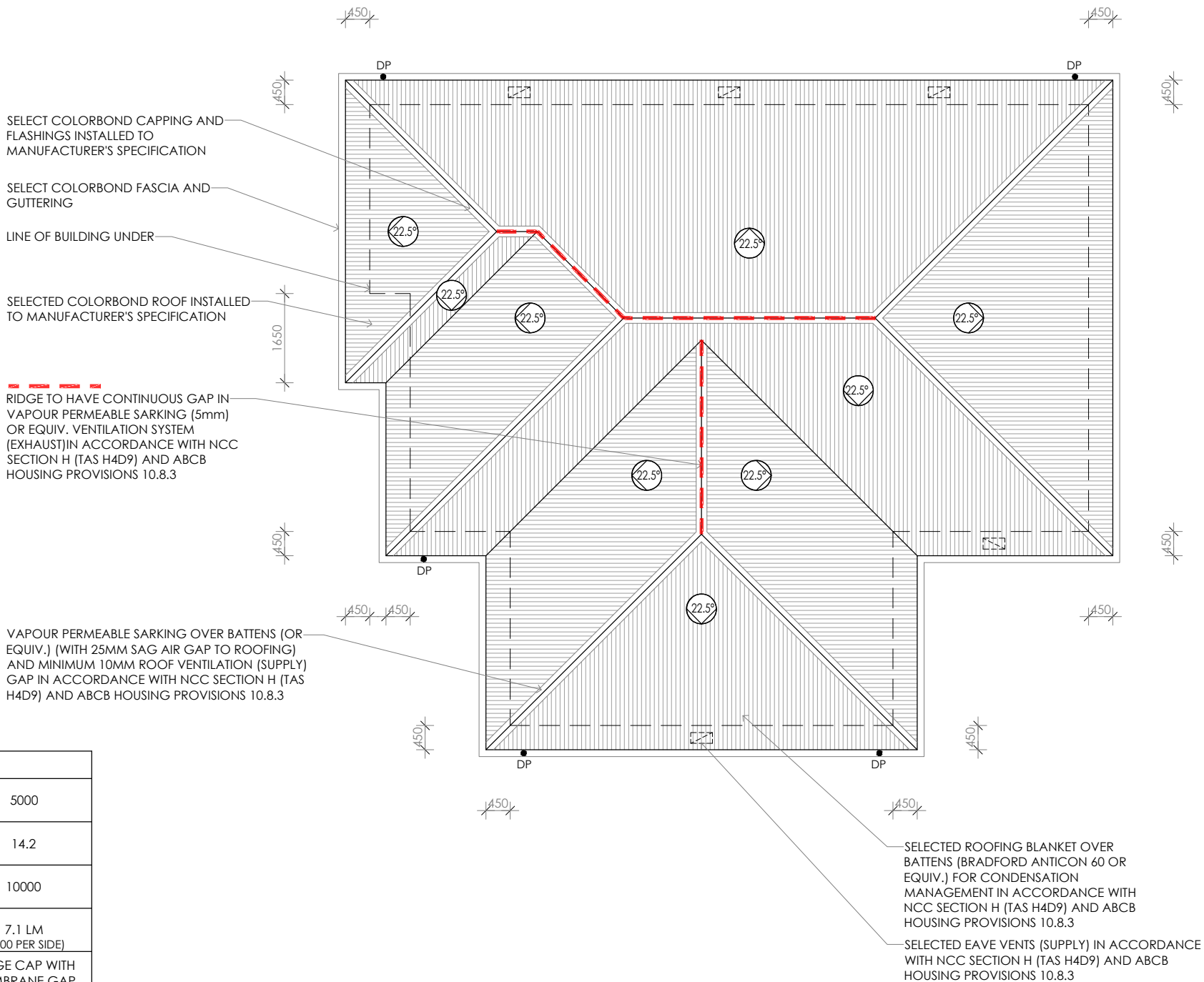
Important notice for attention of Owners:
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Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7. Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with BCA 2019 Part 3.12

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PROPOSED ROOF PLAN

PRELIMINARY

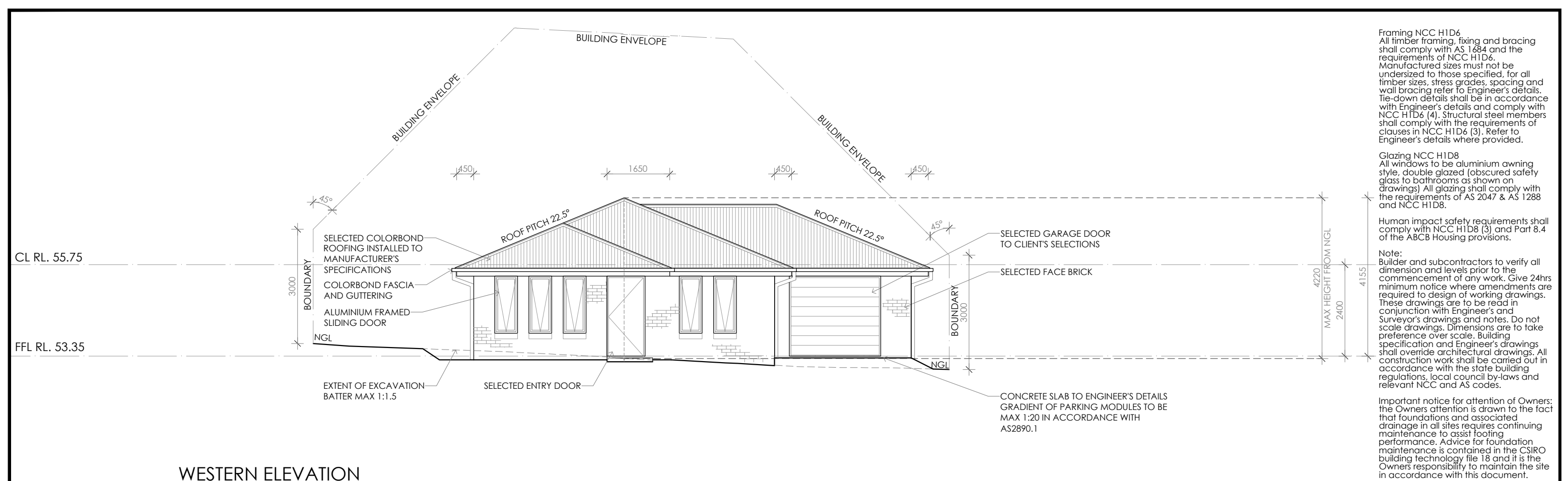
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04		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	BY:	DATE:
			SK	ISSUED FOR CLIENT REVIEW	QT	10/3/26
			A	ISSUED FOR CLIENT REVIEW	AN	24/3/26
			B	COUNCIL RFI	NN	31/7/26

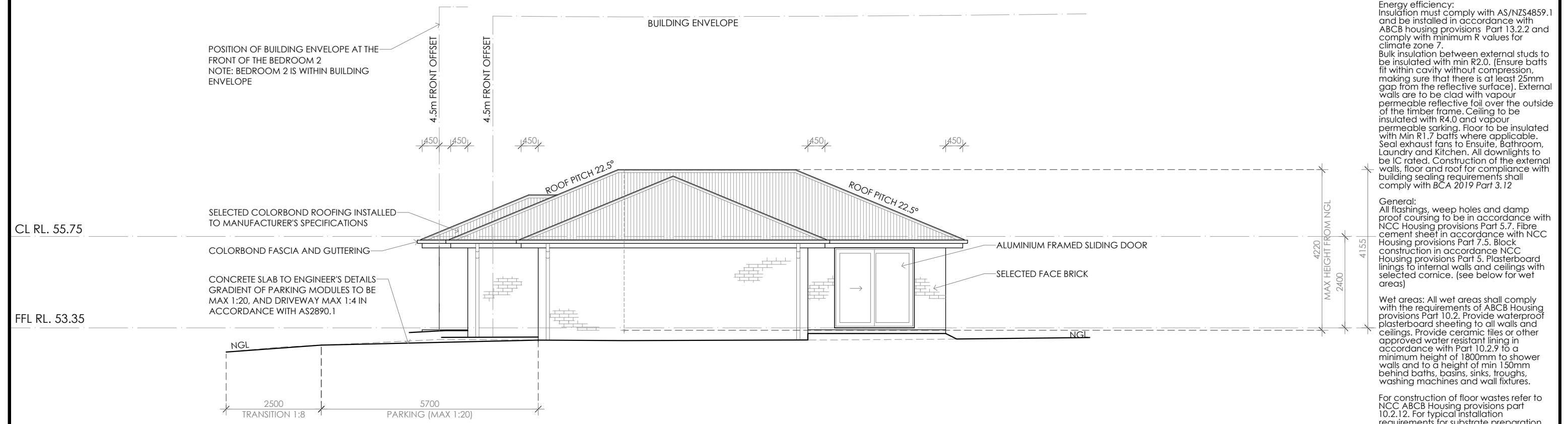
CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: Lot 27 Tasman Rise Rokeby		CLIENT: Sandip Neupane	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 4 of 9	
DRAWN: A. Nguyen	DATE: March 2026	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: ---	
SCALE: 1:100	REV: B		



WESTERN ELEVATION



SOUTHERN ELEVATION

Framing NCC H1D6
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Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

Note:
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Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7. Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with BCA 2019 Part 3.12

General:
All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings with selected cornice. (see below for wet areas)

Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures.

For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12. For typical installation requirements for substrate preparation, penetrations, flashings/ junctions, membranes, screeds, hobs, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

GLAZING - ALL EXTERNAL GLASS SURFACES TO BE LOW REFLECTIVE TO COUNCIL COMPLIANCE AS TO MINIMISE BIRD STRIKE - REFLECTIVITY % BETWEEN 0 - 10%

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PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
SK	ISSUED FOR CLIENT REVIEW	QT	10/3/26
A	ISSUED FOR CLIENT REVIEW	AN	24/3/26
B	COUNCIL RFI	NN	31/7/26

PRELIMINARY

CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: Lot 27 Tasman Rise Rokeby		CLIENT: Sandip Neupane
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 5 of 9
DRAWN: A. Nguyen	DATE: March 2026	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO:
SCALE: 1:100	REV: B	---

Framing NCC H1D6
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in

conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important notice for attention of Owners: the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

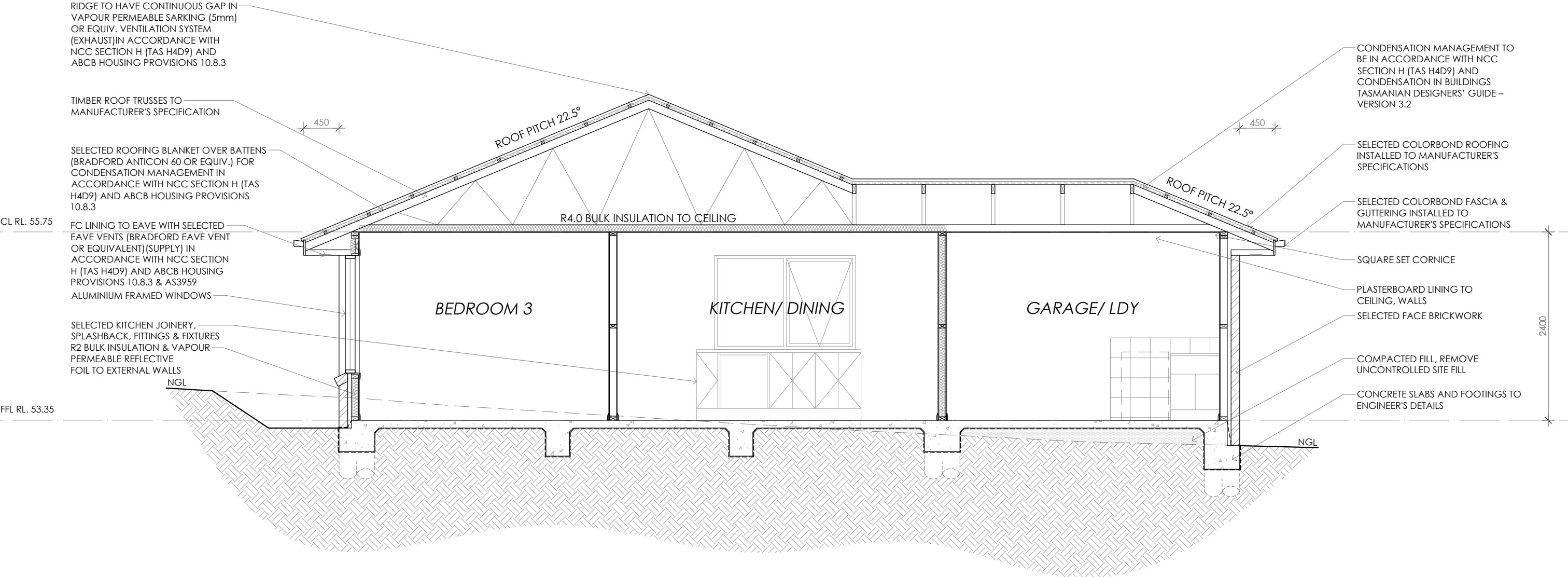
Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and

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SECTION A-A

PRELIMINARY

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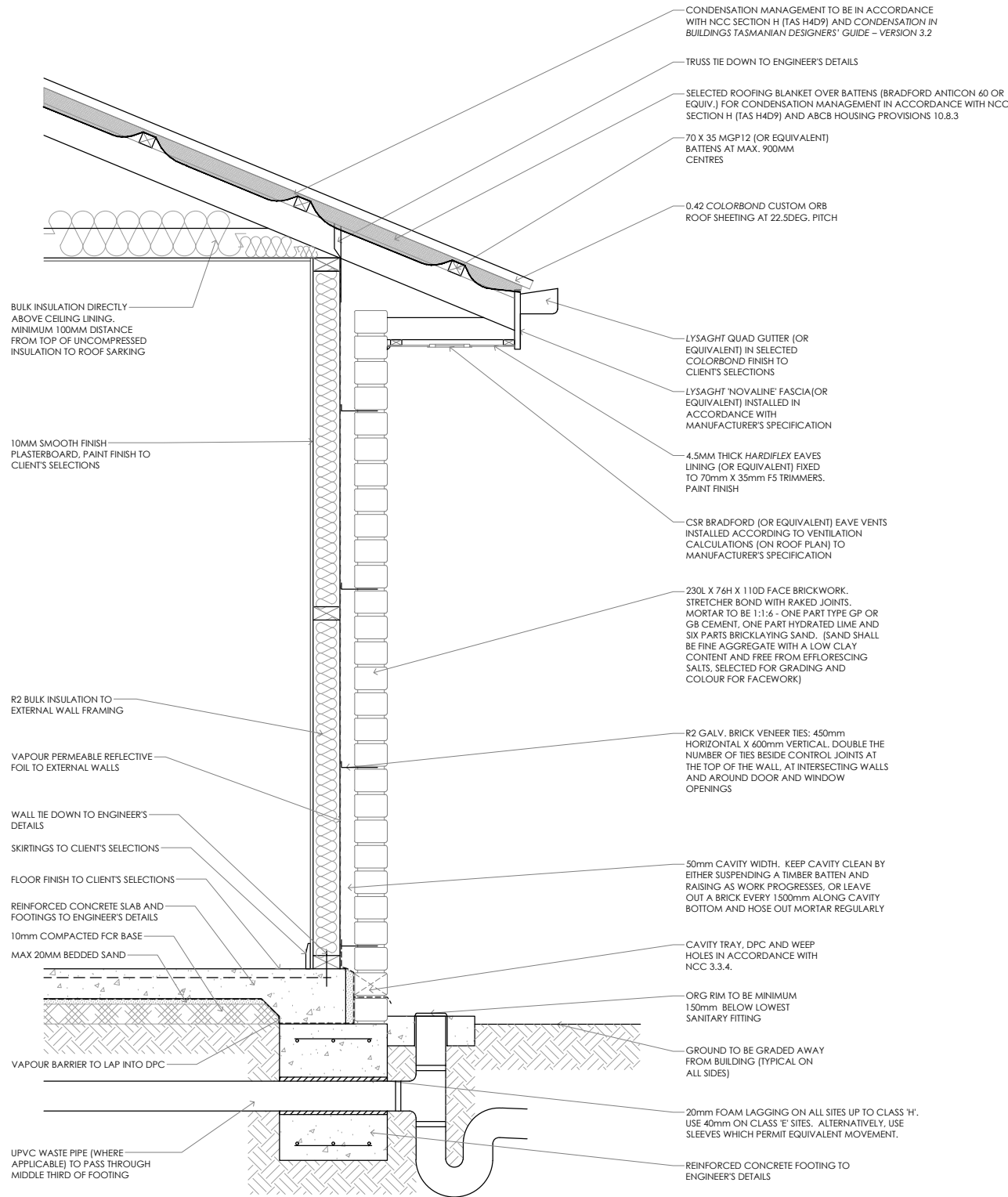
REV:	DESCRIPTION:	BY:	DATE:
SK	ISSUED FOR CLIENT REVIEW	QT	10/3/26
A	ISSUED FOR CLIENT REVIEW	AN	24/3/26
B	COUNCIL RFI	NN	31/7/26



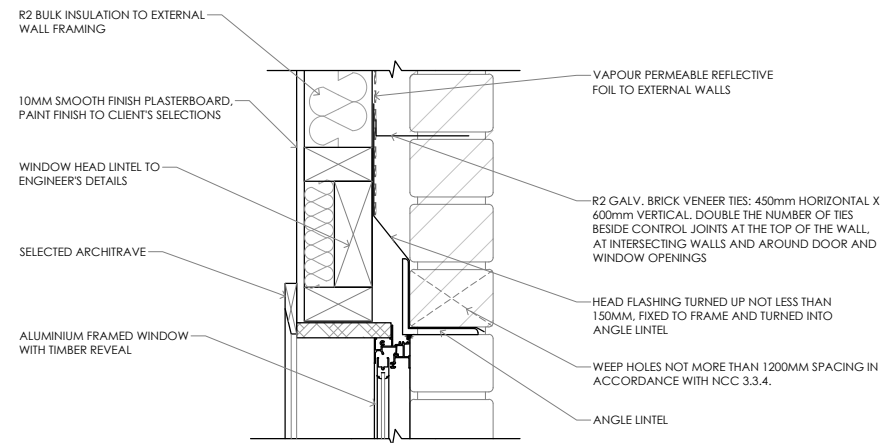
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: Lot 27 Tasman Rise Rokeby		CLIENT: Sandip Neupane
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 7 of 9
DRAWN: A. Nguyen	DATE: March 2026	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:50	REV: B	

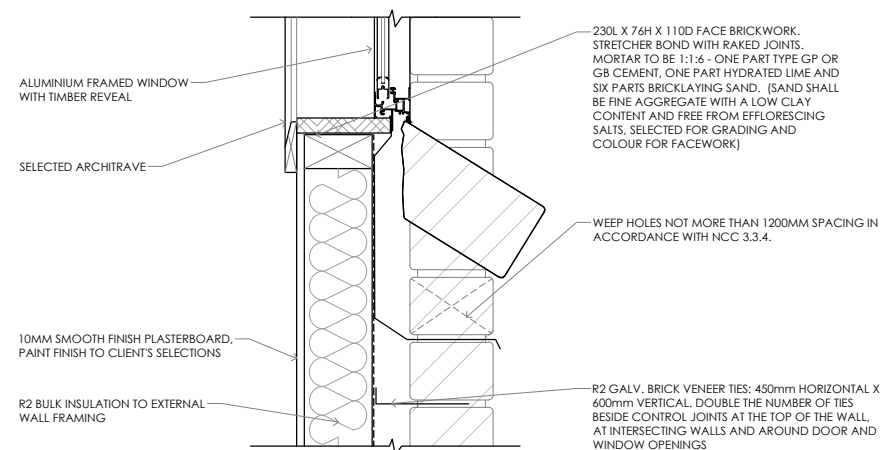
TRUSS MANUFACTURER TO NOTE:
ALL TRUSSES TO BE DESIGNED TO BE SUPPORTED BY ALL EXTERNAL WALLS FOR BOTH DEAD AND WIND LOADS.



FLOOR, WALL & ROOF DETAIL SCALE 1:20



WINDOW HEAD DETAIL SCALE 1:10



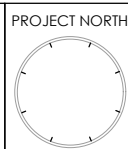
WINDOW SILL DETAIL SCALE 1:10

TYPICAL SECTION DETAILS

PRELIMINARY

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SK	ISSUED FOR CLIENT REVIEW	QT	10/3/26
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CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: Lot 27 Tasman Rise Rokeby		CLIENT: Sandip Neupane	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	8 of 9
DRAWN: A. Nguyen	DATE: March 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	---
SCALE: AS SHOWN	REV: B		



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WINDOW SCHEDULE

NOTE: ALL WINDOWS TO BE GLAZED WITH LOW REFLECTANCE GLAZING TO MINIMISE BIRD STRIKE IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

fg FIXED GLAZING

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PRELIMINARY

09	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	BY:	DATE:
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CREATIVE HOMES
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JOB ADDRESS: Lot 27 Tasman Rise Rokeby		CLIENT: Sandip Neupane	
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DRAWN: A. Nguyen	DATE: March 2026	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: ---	
SCALE: 1:50	REV: B		