



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062697

PROPOSAL: Dwelling

LOCATION: 1A York Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 31/08/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 31/08/2026. 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 31/08/2026.

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.

Clarence City Council

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

New Single Dwelling

Location:

Address..... 1a York St, Bellerive 7018

Suburb/Town Postcode

Current
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for
application fees to
be in the name of:
(if different from
applicant)

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

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

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

PDPLIMPLN-2026/061445

Current Use of Site: Existing dwelling to be demolished (application already submitted)

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. 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.

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

2. **ADDITIONAL DOCUMENTATION**

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

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

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



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

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

SEARCH OF TORRENS TITLE

VOLUME 183247	FOLIO 2
EDITION 2	DATE OF ISSUE 02-Aug-2022

SEARCH DATE : 20-Feb-2026

SEARCH TIME : 09.09 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan [183247](#)

Derivation : Part of 4A-2R-8P Gtd. to Henry Allender.

Prior CT [237108/1](#)SCHEDULE 1

[M766192](#) TRANSFER to LINDA LEE WATSON and GARY PETER WATSON
Registered 05-Aug-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[183247](#) EASEMENTS in Schedule of EasementsSP[183247](#) FENCING PROVISION in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: LINDA LEE WATSON GARY PETER WATSON FOLIO REFERENCE: CT.237108-1 GRANTEE: PART OF 4A-2R-8P GRANTED TO HENRY ALLENDER	PLAN OF SURVEY BY SURVEYOR TIMOTHY LEIGH GOWLLAND ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966 CITY OF CLARENCE SCALE 1:250 LENGTHS IN METRES	REGISTERED NUMBER SP183247 APPROVED EFFECTIVE FROM - 2 JUN 2022 <i>Den</i> Recorder of Titles
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LOT 1 IS COMPILED FROM CT.237108-1 & THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN

CAMBRIDGE ROAD

YORK STREET

RIGHT-OF-WAY (PRIVATE) 3.05 M WIDE

Lot 1: 453m² (P.237108)

Lot 2: 220m² (P.237108)

Timothy Leigh Gowlland
Registered Land Surveyor

19-5-22
Date

Clare Sheehan
Council Delegate

27 May 2022
Date

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP183247
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PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

EASEMENTS

(PRIVATE)

Lot 1 and 2 on the Plan are together with a Right of Carriageway over the RIGHT OF WAY 3.05m wide shown on Plan Number 237108.
the

Right of Carriageway has the meaning given to a right of drainage within the long form definitions in Schedule 8 of the *Conveyancing and Law of Property Act 1884*.

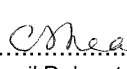
FENCING PROVISION

In respect of each lot on the Plan the Vendor, LINDA LEE WATSON AND GARY PETER WATSON, shall not be required to fence.


NAME Linda Lee Watson

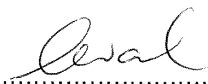

NAME Gary Peter Watson

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: LINDA LEE WATSON AND GARY PETER WATSON FOLIO REF: Volume 237108 Folio 1 SOLICITOR & REFERENCE: McMullen Lawyers per Robyn Jack	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 27 May 2022 PDPLANPMTD- REF NO. 2021/ 024188  Council Delegate Clare Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP183247
SUBDIVIDER: LINDA LEE WATSON AND GARY PETER WATSON FOLIO REFERENCE: Volume 237108 Folio 1	

SIGNED by LINDA LEE WATSON
in the presence of:


.....

Witness


.....

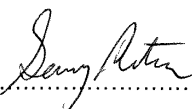
Full Name

..... **Karen Annette Brock**

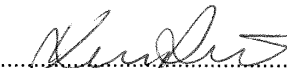
Address

..... Personal Assistant
..... **2 Bayfield St Rosny Park TAS 7018**

SIGNED by GARY PETER WATSON
in the presence of:


.....

Witness


.....

Full Name

..... **Karen Annette Brock**

Address

..... Personal Assistant
..... **2 Bayfield St Rosny Park TAS 7018**

SIGNED by the Mortgagee the Commonwealth Bank of
Australia (under Mortgage Number E186475)

SIGNED SEALED AND DELIVERED
for and on behalf of COMMONWEALTH BANK
OF AUSTRALIA by its Attorney
under Registration Power of Attorney No. 726177
who certifies that he/she is


Shireen Musallam

SENIOR CONVEYANCING OFFICER

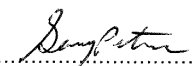
of the COMMONWEALTH BANK OF AUSTRALIA
and declares that he/she has received no notice
of revocation of the said Power of Attorney and
in the presence of:

..... **Clayton Mancell**

Bank Officer, Sydney


**Level 2, 5-7 Central Avenue
South Eveleigh, NSW, 2015**


.....
NAME **Linda Lee Watson**


.....
NAME **GARY PETER WATSON**

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

P I N N Δ C L E

PINNACLE



Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

1a York St, Bellerive - 7018

Owner(s) or Clients	L.W. & G.W.	Title Reference	183247/2
Building Classification	1a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	220m ²
Total Floor Area (Combined)	109.26m ²	Design Wind Speed	N2
Alpine Area	N/A	Soil Classification	P
Other Hazards (e.g., High wind, earthquake, flooding, landslide, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)	Safeguarding Airport Code	Climate Zone	7
		Corrosion Environment	Low
		Bushfire Attack Level (BAL)	LOW

Changes List			
Issue	Description of change	Date	Designer
Ch - 01	Council RFI	02.04.26	JRN
Ch - 02	Council RFI	07.08.26	JRN

ID	Sheet Name	Issue
A.01	Demolition Plan	DA - 05
A.02	Proposed - Site Plan	DA - 05
A.03	Floor Plan - Lower	DA - 05
A.04	Floor Plan - Upper	DA - 05
A.05	Floor Plan - Clerestory	DA - 05
A.06	Elevations	DA - 05
A.07	Elevations	DA - 05
A.08	Roof Plan	DA - 05
A.09	Building Envelope	DA - 05
A.10	Shadows on June 21st	DA - 05
A.11	Amenity Diagrams	DA - 05

Demolition Notes

Generally

1. Compliance:
Demolition work must adhere to Australian Standard AS 2601-2001: The Demolition of Structures.
All works to adhere to Regulations 45, 46, and 47 of the Building Act 2016.

2. Permit Hours:
All demolition activities should be carried out within the permitted permit hours only.

3. Site Management:
The builder is responsible for implementing adequate measures to prevent the tracking of mud and debris onto public roads.
Sediment control measures should be in place to prevent sediment entry into council infrastructure (refer to Site Water Management Plan, SWMP).
The demolition site must be kept clean and tidy at all times.

Prior to Demolition

1. Service Location:
Conduct a Dial Before You Dig (DBYD) to obtain a new DBYD and locate all existing services in the demolition area.
Contact relevant authorities to assist in locating and identifying owned assets.

2. Utilities:
Electrical Supply: Terminate electrical supply as required by the relevant authorities.

Plumbing: Cap plumbing services to the satisfaction of the relevant authorities.

Telephone: Cap and terminate all telephone services as required.

Gas: Cap and terminate gas supply as required (if applicable).

3. Hazardous Materials:
A safety management plan must be in place, covering aspects like personal protective equipment (PPE), emergency procedures, and safety data sheets for any hazardous materials on-site.

Asbestos: Identify asbestos through a professional inspection and ensure it is removed in accordance with all removal guidelines (if required).

Important Note
During demolition works, hose down the site as needed to prevent dust travel and ensure a safe environment for workers and nearby residents.

Measures should be taken to protect the public from demolition hazards. This includes securing the site with barriers, providing clear signage, and ensuring that debris does not pose a risk to nearby areas or people.

References:
Tasmanian Legislation Online: Provides details on the Building Act 2016, including demolition requirements (Tasmanian Legislation).

Consumer, Building and Occupational Services (CBOS): Offers information on building standards and demolition regulations in Tasmania (CBOS).

Australian Standard AS 2601-2001: The Demolition of Structures.



PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Demolition Plan	Scale: 1:100 @ A3 Pg. No: A.01	Proposal: New Dwelling Client: L.W. & G.W. Address: 1a York St, Bellerive - 7018	Date: 17.02.26 Drawn by: JRN Job No: 76-2025 Engineer: TBA Building Surveyor: TBA	<table><tr><th>Issue</th><th>Date</th><th>Designer</th></tr><tr><td colspan="3" rowspan="3">NOTE: Refer to cover page for further details on changes.</td></tr></table>	Issue	Date	Designer	NOTE: Refer to cover page for further details on changes.				These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2026. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour printed plans.	
	Issue	Date	Designer												
	NOTE: Refer to cover page for further details on changes.														

Legend

-  - Electrical Connection
-  - Electrical Turret
-  - Sewer Connection
-  - Stormwater Connection
-  - Telstra Connection
-  - Telstra Pit
-  - Water Meter
-  - Water Stop Valve
-  - Fire Hydrant
-  - Solar Bollard Light
-  - Spotlight with sensor

Surface Water Drainage

Ground to fall away from building in all directions
in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
 - (i) 25mm over the first 1m from the building
 - (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claying); or
 - (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4) (c) of the ABCB Standard for Livable Housing Design; or
 - (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than
 - (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
 - (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or
 - (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022
3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with-
 - (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and
 - (ii) provision for cleaning and maintenance.

Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.



<u>Site Coverage</u>	
Site Area	220.31
Proposed Dwelling	119.21
	<u>54.11%</u>

<

Document Set ID: 6015768
Version: 1, Version Date: 13/08/2026

A

P

Access Panel

AJ

Articulation Joint

SA

Smoke Alarm

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces

10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;

(a)in a *habitable room* excluding a kitchen - 2.4 m; and

(b)in a kitchen - 2.1 m; and

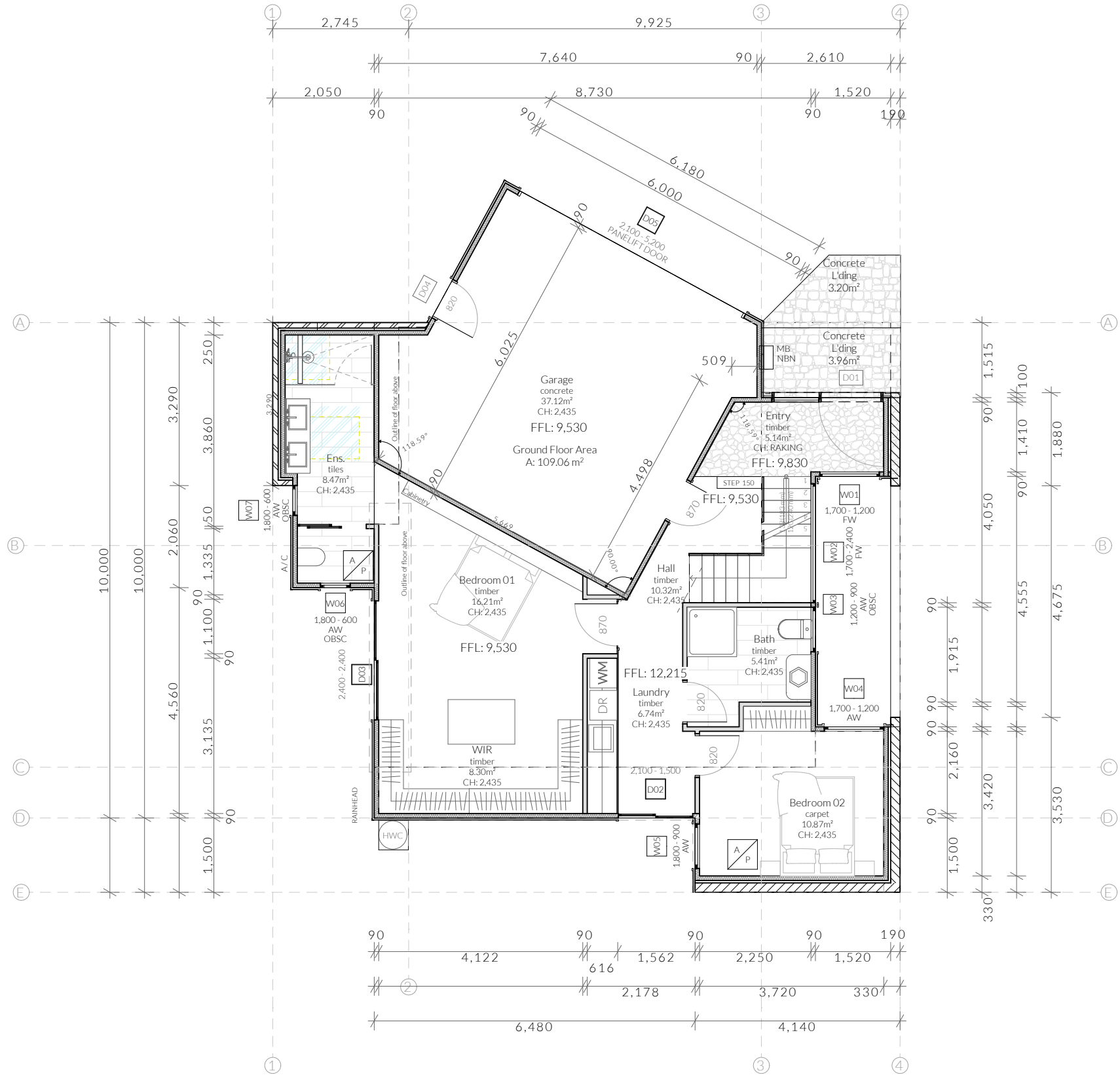
(c)in a corridor, passageway or the like - 2.1 m; and

(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and

(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items

(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.



Building Area

Ground Floor Area	109.06
Deck	10.31
First Floor Area	82.51
	201.88 m²

A

P

Access Panel

AJ

Articulation Joint

SA

Smoke Alarm

Construction of sanitary compartments 10.4.2 of NCC 2022

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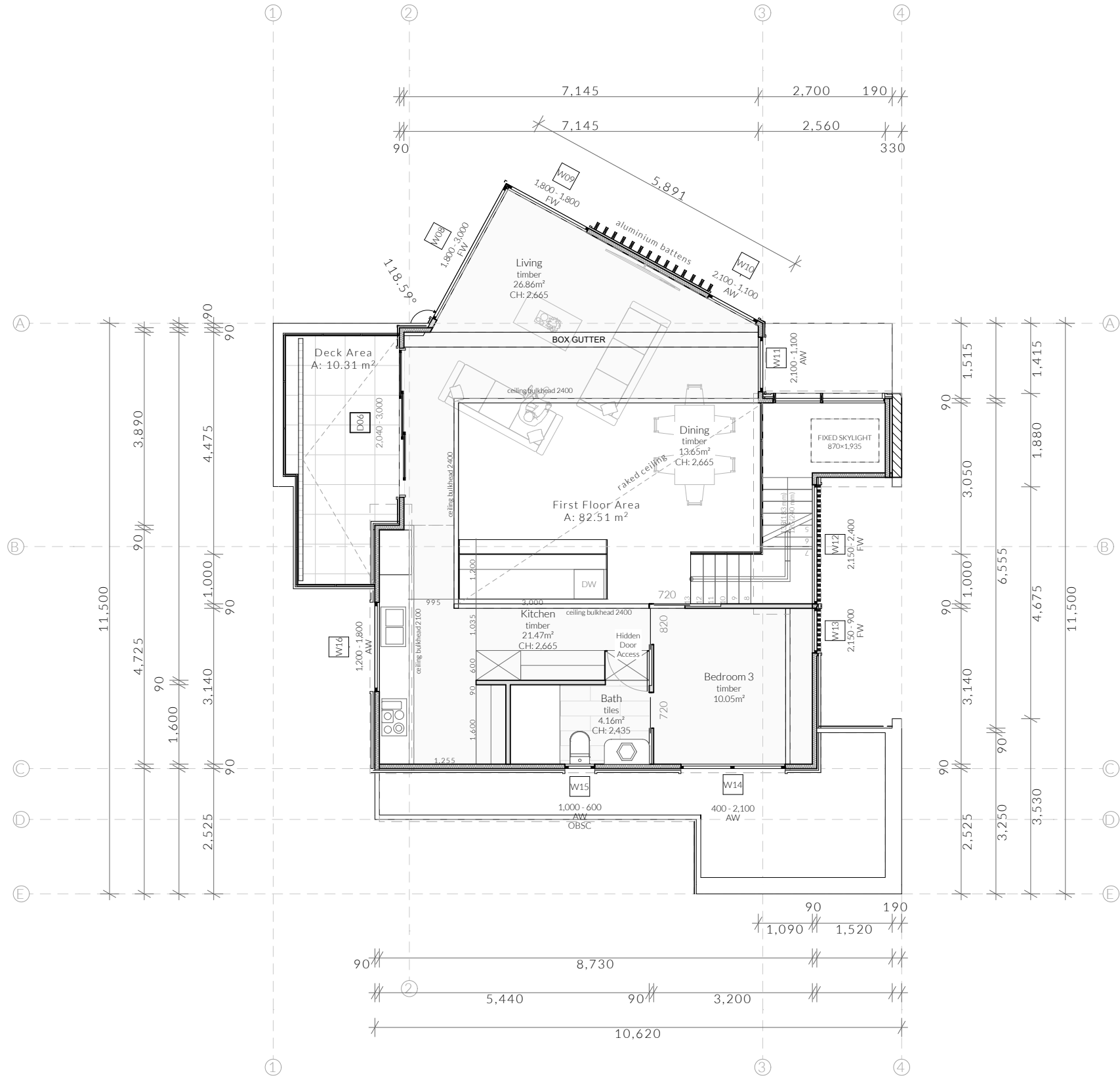
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Building Area

Ground Floor Area	109.06
Deck	10.31
First Floor Area	82.51
	201.88 m²

NOT FOR CONSTRUCTION

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Floor Plan - Upper Revision: DA - 05 Approved by: JRD	Scale: 1:100 @ A3 Pg. No: A.04	Proposal: New Dwelling Client: L.W. & G.W. Address: 1a York St, Bellerive - 7018	Date: 17.02.26 Drawn by: JRN Job No: 76-2025 Engineer: TBA Building Surveyor: TBA	<table><tr><th>Issue</th><th>Date</th><th>Designer</th></tr><tr><td colspan="3">NOTE: Refer to cover page for further details on changes.</td></tr></table>	Issue	Date	Designer	NOTE: Refer to cover page for further details on changes.			N These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2026. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour printed plans. bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
					Issue	Date	Designer						
					NOTE: Refer to cover page for further details on changes.								



Ⓢ Smoke Alarm

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- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

All paths and patios to fall away from dwelling.

All stairs to be constructed in accordance with NCC
Vol II 2022 Part 11.2.2:

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700

For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

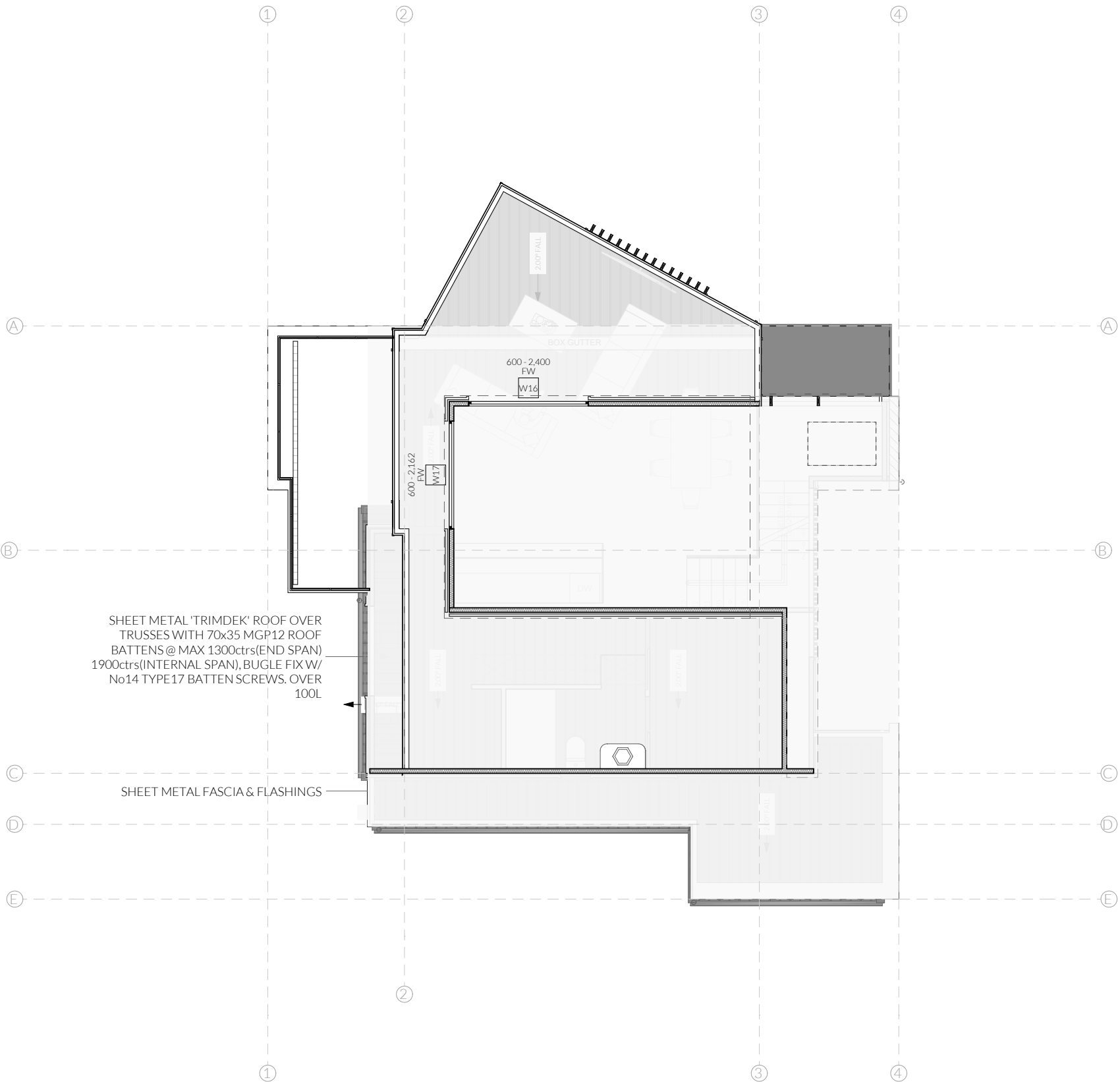
Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;

- (a) in a *habitable room* excluding a kitchen - 2.4 m; and
- (b) in a kitchen - 2.1 m; and
- (c) in a corridor, passageway or the like - 2.1 m; and
- (d) in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
- (e) in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
- (f) in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.



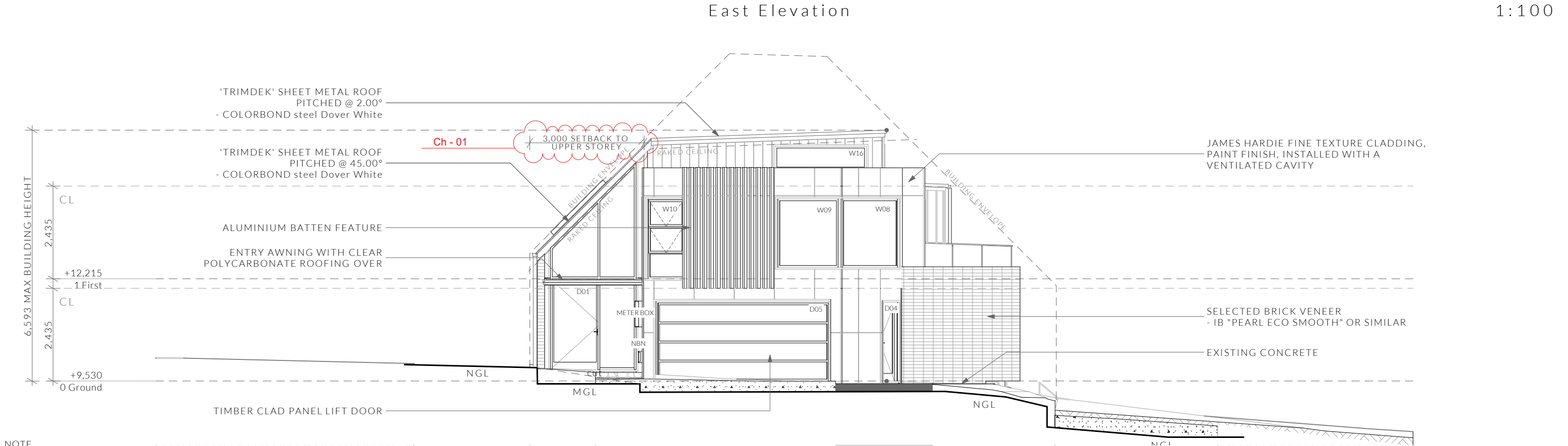
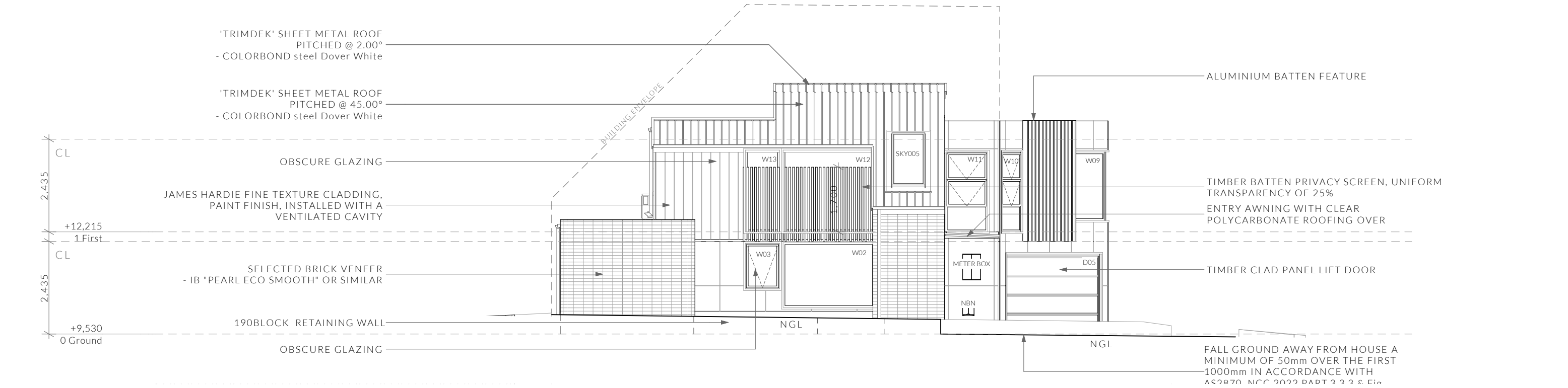
NOT FOR CONSTRUCTION

Building Area

Ground Floor Area	109.06
Deck	10.31
First Floor Area	82.51
	201.88 m²

<

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Version: 1, Version Date: 13/08/2026



NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

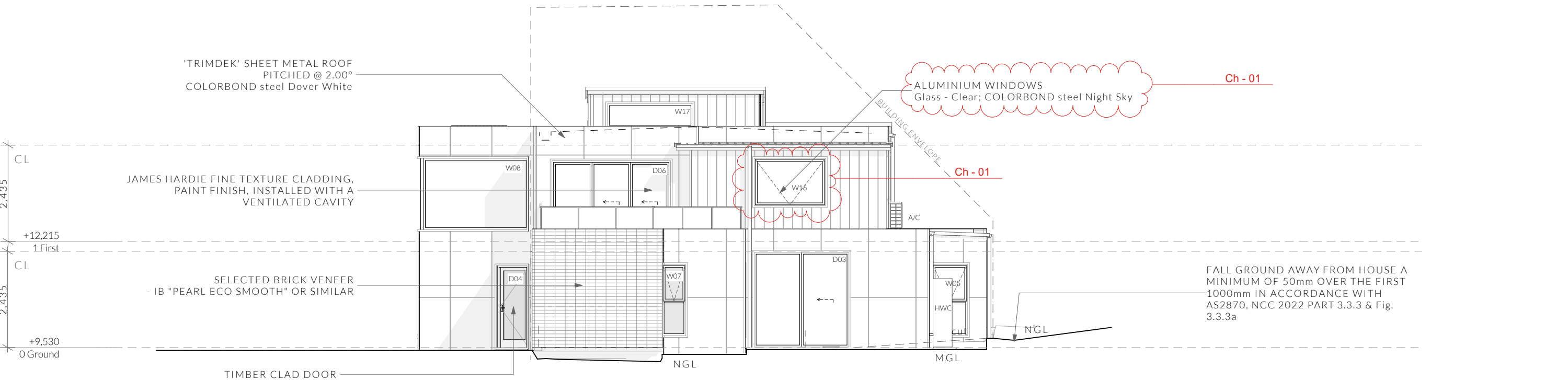
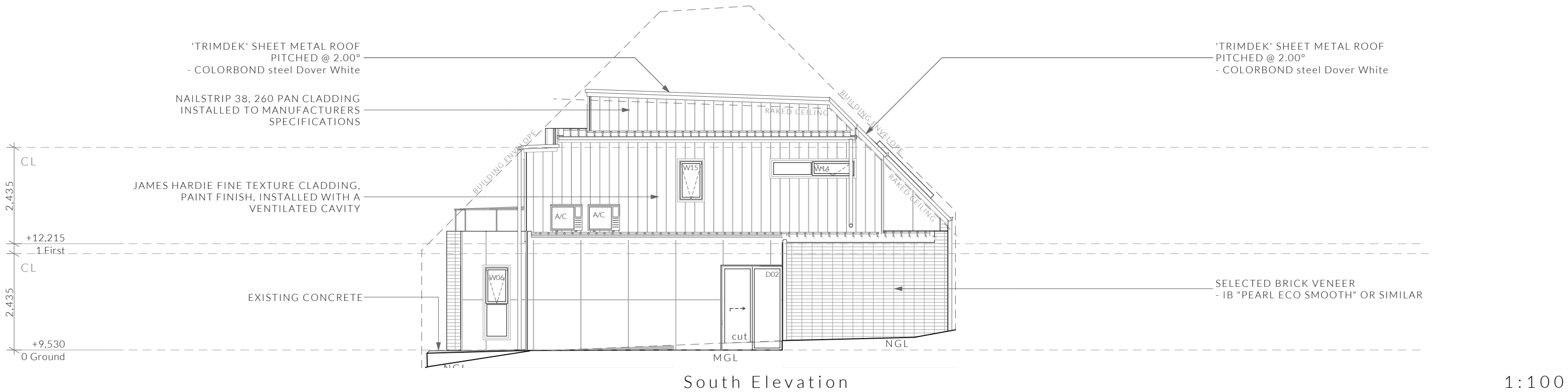
Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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	Issue	Date	Designer														
	Ch - 01	02.04.26	JRN														
	NOTE: Refer to cover page for further details on changes.																



NOTE
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Ventilation of roof spaces NCC 2022

Part 10.8.3

A roof must have a roof space that-

- (a)is located-
 - (i)immediately above the primary insulation layer; or
 - (ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
 - (iii)immediately above ceiling insulation; and
- (b)has a height of not less than 20 mm; and
- (c)is either-
 - (i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
 - (ii)located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

- (a)comply with AS/NZS 2908.2 or ISO 8336; and
- (b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
 - (i) 2.8 × 30 mm fibre-cement nails; or
 - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
 - (iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.



ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
<10°	25,000 mm2/m provided at each of two opposing ends
>10° AND <15°	25,000 mm2/m provided at the eaves and 5,000 mm2/m at high level
>15° AND <75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling
(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof. (2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.	

Parapet cappings

Where a wall cladding is used to form a parapet wall, the cladding must be attached to a supporting frame and have a capping installed that complies with the following:

- (a)Cappings must-
 - (i)be purpose made, machine-folded sheet metal or equivalent sections of a material compatible with all up and downstream metal roof covering materials in accordance with 7.2.2(2); and
 - (ii)extend not less than 50 mm down the sides of the parapet; and
 - (iii)be separated from the supporting framing by a vapour permeable sarking installed in accordance with (f); and
 - (iv)be fixed with either self drilling screws or rivets with rubber washers at intervals of not more than 500 mm that do not penetrate the top of cappings, except at joints and corners.
- (b)The top of the capping must slope a minimum of 5 degrees.
- (c)Joints in cappings must-
 - (i)over lap by not less than 50 mm in the direction of flow; and
 - (ii)be securely fastened at intervals of not more than 40 mm; and
 - (iii)have sealant installed between laps.
- (d)Fixing for cappings must be compatible with the capping material in accordance with 7.2.2.
- (e)Lead cappings must not be used with prepainted steel or zinc/aluminium steel or on any roof if the roof is part of a drinking water catchment area.
- (f)Sarking must comply with AS 4200.1 and be installed behind all wall cladding where parapets are installed, with-
 - (i)each adjoining sheet or roll being-
 - (A)overlapped not less than 150 mm; or
 - (B)taped together; and
 - sarking fixed to supporting members at not more than 300 mm centres.

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Roof Plan

Revision: DA - 05
Approved by: JRD

Scale: 1:100 @ A3
Pg. No: A.08

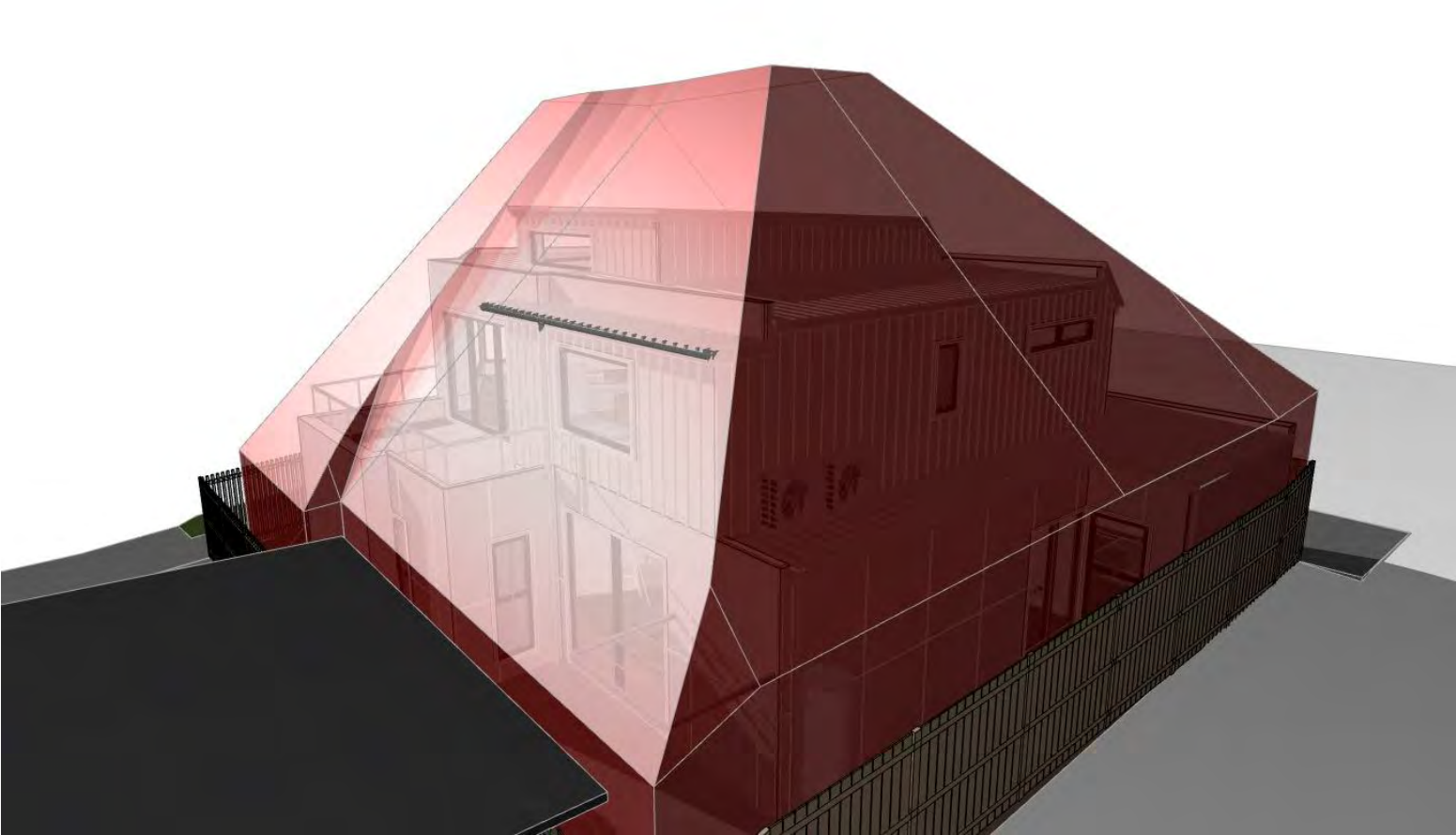
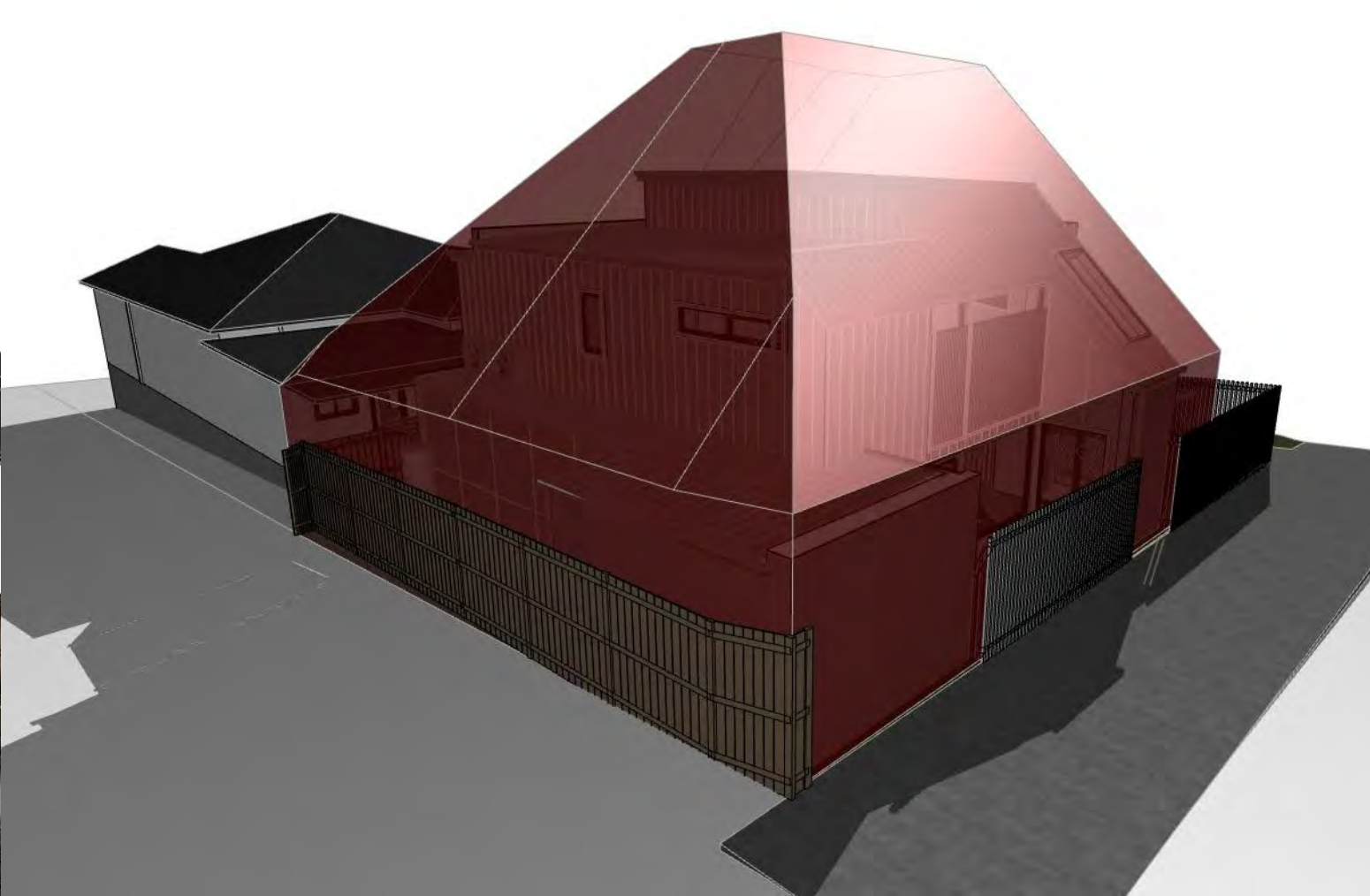
Proposal: New Dwelling
Client: L.W. & G.W.
Address: 1a York St, Bellerive - 7018

Date: 17.02.26
Drawn by: JRN
Job No: 76-2025
Engineer: TBA
Building Surveyor: TBA

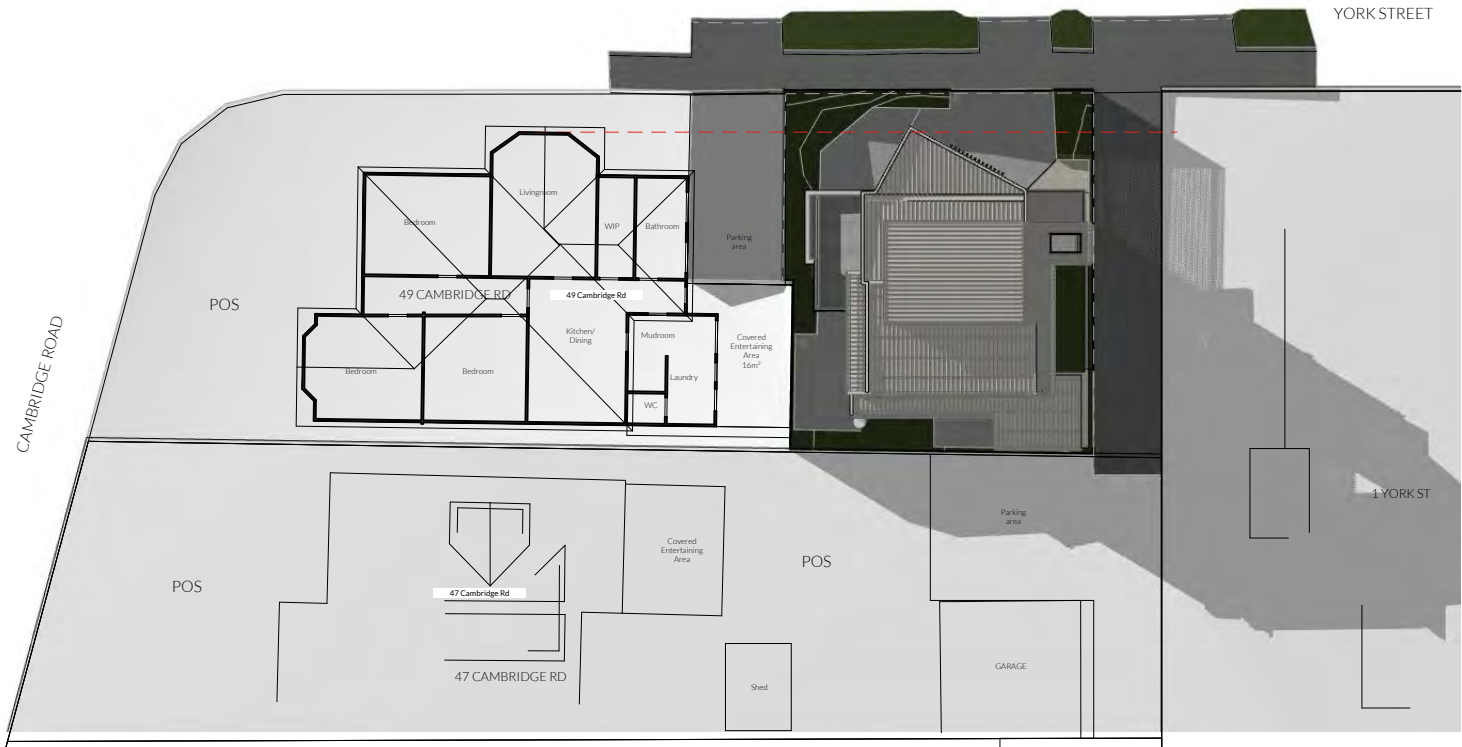
Issue Date Designer

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			Client: L.W. & G.W.	Drawn by: JRN					
			Address: 1a York St, Bellerive - 7018	Job No: 76-2025					
				Engineer: TBA					
				Building Surveyor: TBA					
						NOTE: Refer to cover page for further details on changes.			



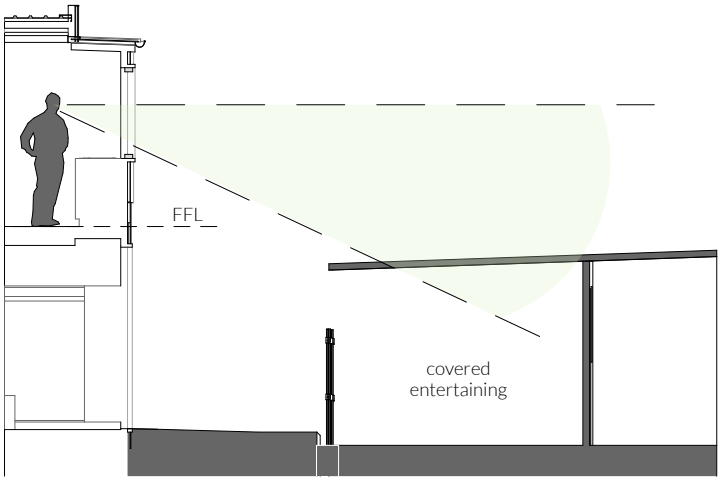
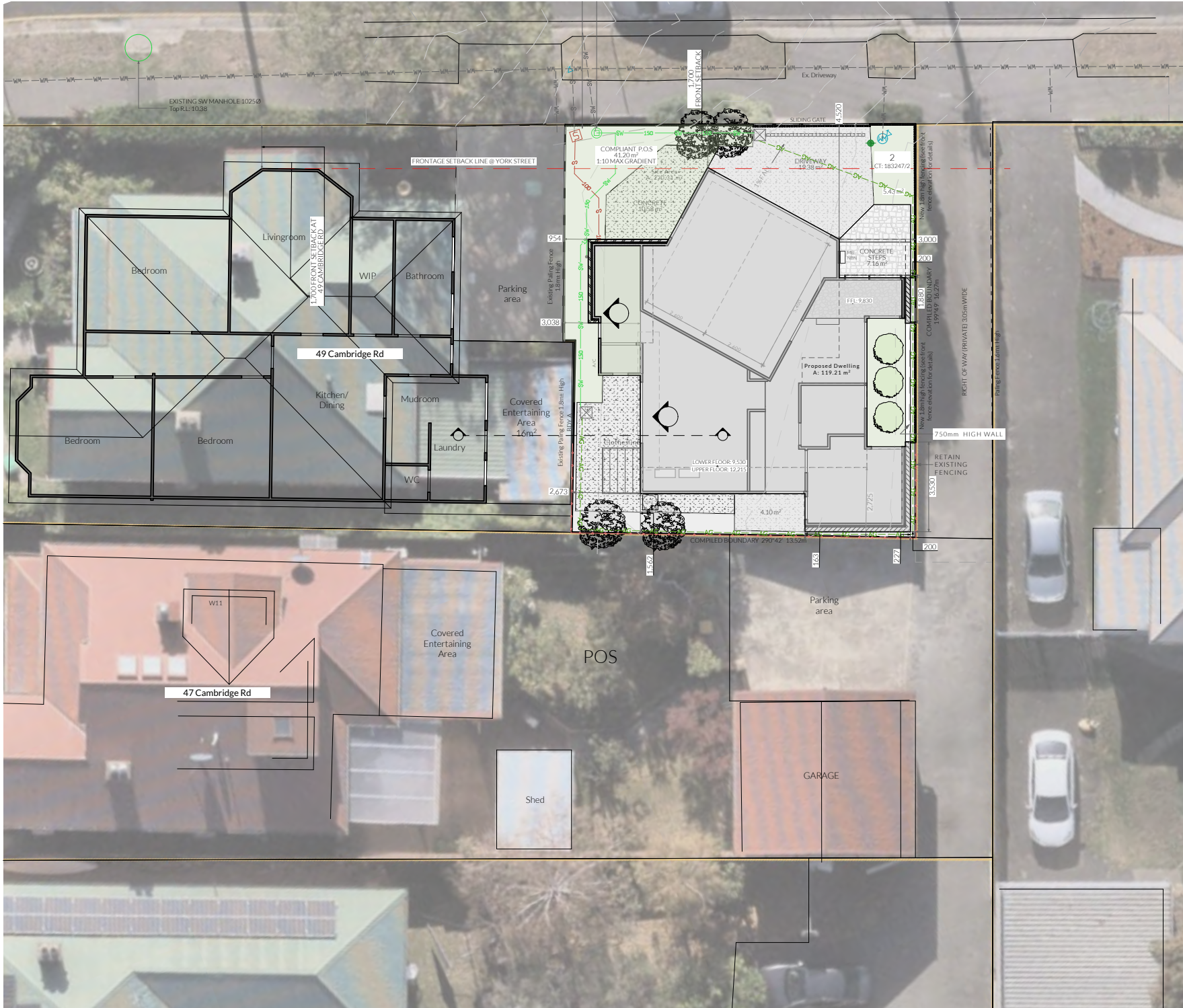
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		Revision: DA - 05	Pg. No: A.10	Client: L.W. & G.W.	Drawn by: JRN	Job No: 76-2025										
	Approved by: JRD		Address: 1a York St, Bellerive - 7018	Engineer: TBA	Building Surveyor: TBA											

Important Note

Adjoining property has been modelled from field survey data and existing floor plans and should be used for diagrammatic purposes only.

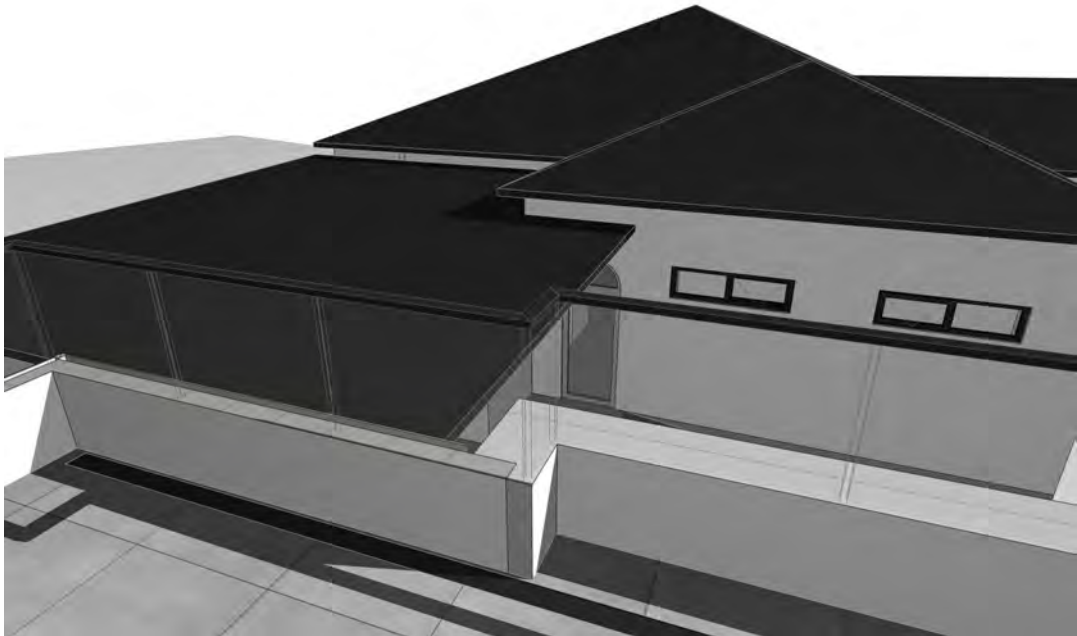
Refer to Cover Letter for further information on compliance with TPS requirements.



Section @ Kitchen



View from Kitchen towards 49 Cambridge



View from Deck towards 49 Cambridge