



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062698

PROPOSAL: Three Multiple Dwellings

LOCATION: 110 Dolina Drive, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 07/10/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 07/10/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 07/10/2026 00:00:00.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **Proposed 3 Dwellings**

Location: **110 Dolina Drive, Rokeby**

Personal Information Removed



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:

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



Planning Application checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☐ 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 City of Clarence.

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

Additional Documents

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



- Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- ☐ Where it is proposed to erect buildings, detailed 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 City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 188393	FOLIO 159
EDITION 2	DATE OF ISSUE 05-Nov-2025

SEARCH DATE : 08-July-2026

SEARCH TIME : 05.03 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 159 on Sealed Plan [188393](#)

Derivation : Part of Lot 37617, 56.81ha Gtd. to The Director-General of Housing & Construction

Prior CT [186365/507](#)

SCHEDULE 1

[M535627](#) TRANSFER to DAESUNGTAS PTY LTD Registered
03-Nov-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP188393](#) EASEMENTS in Schedule of Easements
[SP188393](#) COVENANTS in Schedule of Easements
[SP188393](#) FENCING PROVISION in Schedule of Easements
[SP142549](#) & [SP184319](#) COVENANTS in Schedule of Easements
[SP184319](#) FENCING PROVISION in Schedule of Easements
[SP142549](#) FENCING COVENANT in Schedule of Easements
[SP142549](#) WATER SUPPLY RESTRICTION
[SP142549](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

UNREGISTERED DEALINGS AND NOTATIONS

N209724 PRIORITY NOTICE reserving priority for 90 days
 TRANSFER DAESUNGTAS PTY LTD to JEFFREY WALTER BELBIN
 as Trustee for BELMER TRUST and TRISTAN MERRETT as
 Trustee for

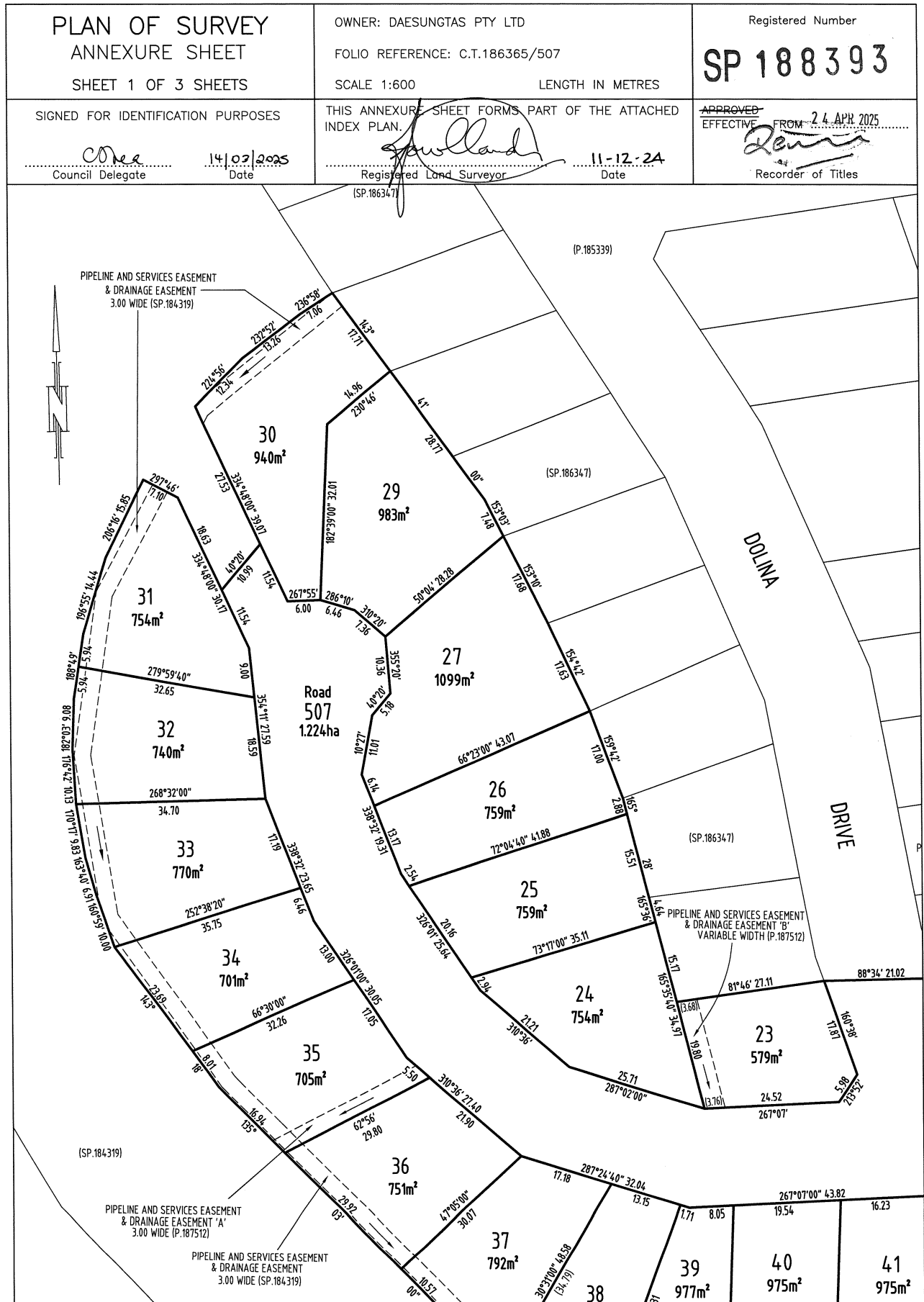
BELMER TRUST Lodged by ABETZ CURTIS on
 04-May-2026 BP: N209724

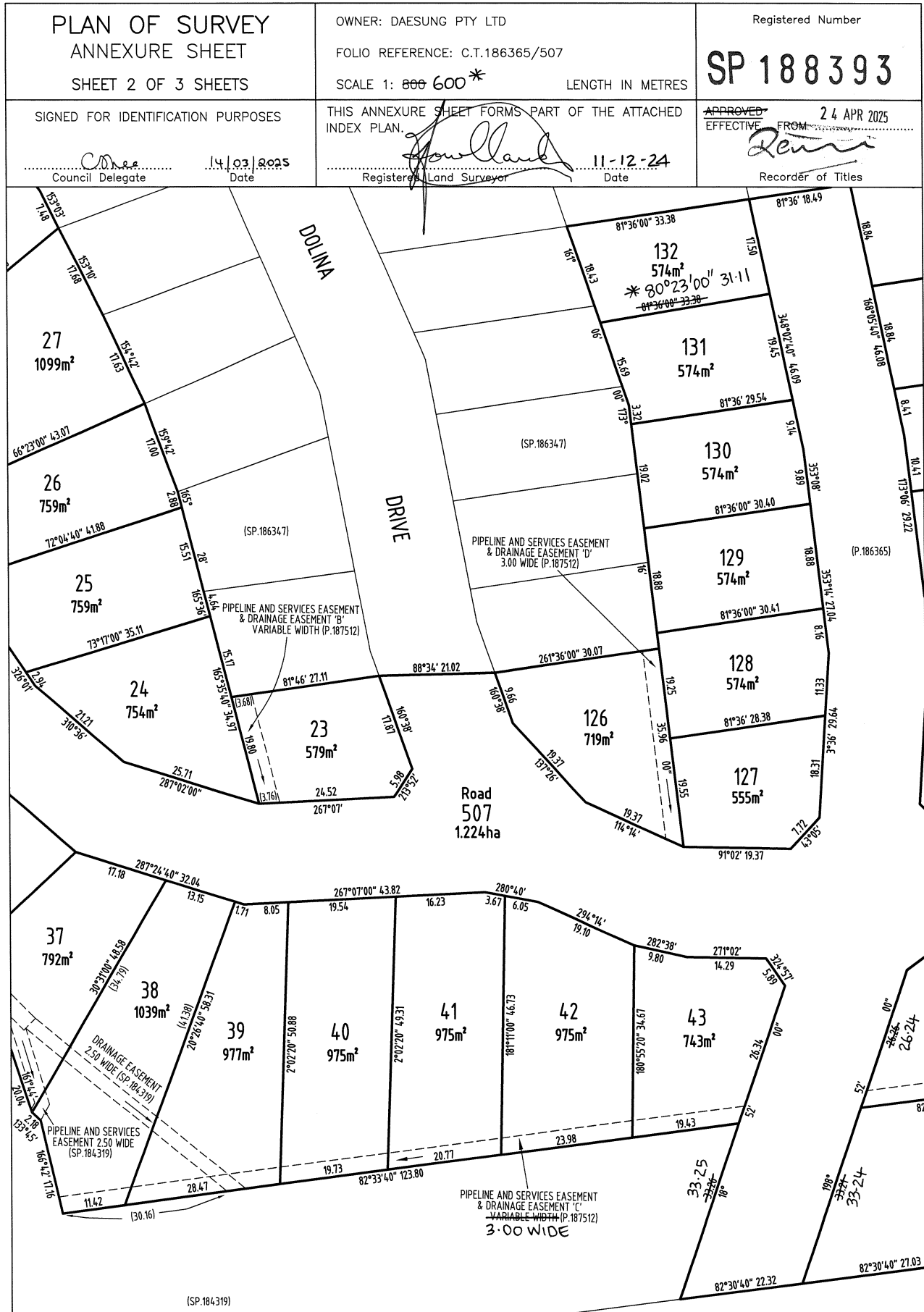
N209673 TRANSFER to JEFFREY WALTER BELBIN and TRISTAN MERRETT
 Lodged by ABETZ CURTIS on 02-June-2026 BP: N209673

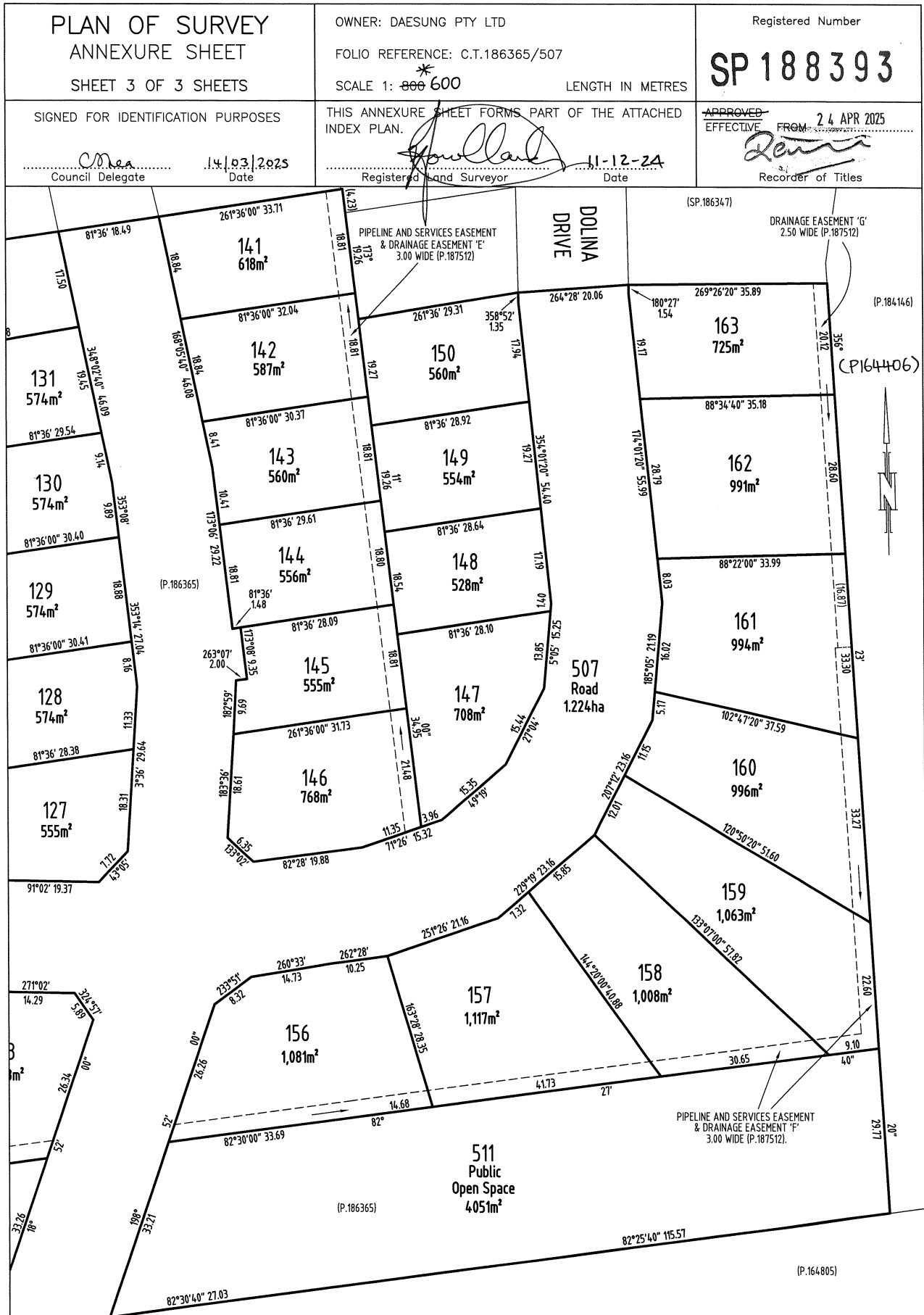
OWNER DAESUNG TAS PTY LTD FOLIO REFERENCE: CT.186365/507 GRANTEE PART OF LOT 37617 (56.81ha) GTD TO THE DIRECTOR-GENERAL OF HOUSING & CONSTRUCTION	PLAN OF SURVEY BY SURVEYOR TIMOTHY LEIGH GOWLLAND ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 CITY OF CLARENCE SCALE 1:2000 LENGTHS IN METRES	REGISTERED NUMBER SP188393 APPROVED 24 APR 2025 EFFECTIVE FROM <i>[Signature]</i> Recorder of Titles
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ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN







SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188393

PAGE 1 OF 8 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

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

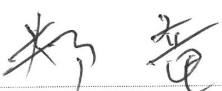
EASEMENTS

Lots 30 to 37 (inclusive) on the Plan ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE (SP.184319)** shown on the Plan ("the Easement Land").

Lots 30 to 37 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE (SP.184319)** on the Plan.

Lot 35 on the Plan ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 'A' 3.00 WIDE (P.187512)** shown on the Plan ("the Easement Land").

Lot 35 on the Plan is subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 'A' 3.00 WIDE (P.187512)** on the Plan.

 Director	 Director/Secretary
(USE ANNEXURE PAGES FOR CONTINUATION)	
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REF: 186365/507 SOLICITOR & REFERENCE: Page Seager (DAS 221111)	PLAN SEALED BY: Clarence City Council DATE: <u>14th March 2025</u> REF NO. SD-2016/31  Clare Shea Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 186365/507	

Lot 23 on the Plan ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 'B' VARIABLE WIDTH (P.187512)** shown on the Plan ("the Easement Land").

Lot 23 on the Plan is subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 'B' VARIABLE WIDTH (P.187512)** on the Plan.

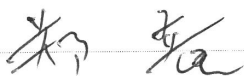
Lots 38 to 43 (inclusive) on the Plan ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 'C' ~~VARIABLE WIDTH~~ 3.00 WIDE (P.187512)** shown on the Plan ("the Easement Land").

Lots 38 to 43 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 'C' ~~VARIABLE WIDTH~~ 3.00 WIDE (P.187512)** on the Plan.

Lot 126 on the Plan ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 'D' 3.00 WIDE (P.187512)** shown on the Plan ("the Easement Land").

Lot 126 on the Plan is subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 'D' 3.00 WIDE (P.187512)** on the Plan.

Director



Director/Secretary



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

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 186365/507	

Lots 141 to 146 (inclusive) on the Plan ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 'E' 3.00 WIDE (P.187512)** shown on the Plan ("the Easement Land").

Lots 141 to 146 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 'E' 3.00 WIDE (P.187512)** on the Plan.

Lots 156 to 161 (inclusive) on the Plan ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 'F' 3.00 WIDE (P.187512)** shown on the Plan ("the Easement Land").

Lots 156 to 161 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 'F' 3.00 WIDE (P.187512)** on the Plan.

Lots 161 to 163 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **DRAINAGE EASEMENT 'G' 2.50 WIDE (P.187512)** on the Plan.

Lots 37 and 38 on the Plan ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT 2.50 WIDE (SP.184319)** shown on the Plan ("the Easement Land").

Lots 37, 38 and 39 on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **DRAINAGE EASEMENT 2.50 WIDE (SP.184319)** on the Plan.

Director



Director/Secretary



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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNG TAS PTY LTD FOLIO REFERENCE: 186365/507	

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

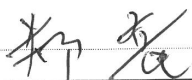
Each lot on the Plan is together with a right of carriageway and service easement created by and fully described in C849483 over the land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.00 WIDE (P.154357) (created by C849483)** on the Plan.

COVENANTS

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

1. Not to subdivide that Lot at any time without the prior consent in writing of the Corporation.
2. Not to erect on that Lot more than a single residence, which may include an ancillary apartment together with usual outbuildings as may be permitted by the Corporation, without the consent of the Corporation.
3. Not to use the land for any purpose except as a residence or ~~the~~ for the purpose of house occupation without the prior consent of the Corporation in writing.
4. Not to use any engine or machinery in any trade of business, nor erect or use or permit to be used on any part of any lot shown on the Plan nor to conduct or permit to be conducted any trade or business on or from any part of the same, including but not limited to mining, quarrying, or market gardening. The leasing of the property for private residential purposes is not deemed to be a breach of this covenant.
5. Not to keep any animals other than domestic pets on any lot shown on the Plan and not to make any application for a kennel licence in respect of any lot shown on the Plan nor to keep or establish or

Director



Director/Secretary



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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 186365/507	

permit to be kept or established any licensed kennel upon any lot or any part of any lot shown on the Plan nor to keep at one time more than two adult canines on any lot shown on the Plan.

6. The Vendor may, at the Vendor's absolute discretion, waive the burden of any covenant contained in this Schedule of Easements in favour of any lot by notice in writing to the registered proprietor of that lot.

FENCING PROVISION

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

DEFINITIONS

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

“Drainage Easement” means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

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

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

Director



Director/Secretary



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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 186365/507	

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

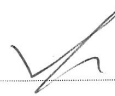
SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the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

Interpretation:

Director



Director/Secretary



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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNG TAS PTY LTD FOLIO REFERENCE: 186365/507	

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

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

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

Director



Director/Secretary



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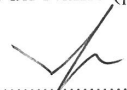
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 8 PAGES	Registered Number SP 188393
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 186365/507	

EXECUTED by DAESUNGTAS PTY LTD (ACN 607 472 131) as registered proprietor of the land comprised in Folio of the Register Volume 186365/507 Folio 507 in accordance with section 127 of the *Corporations Act 2001* (Cth) by:)


.....
Director Signature

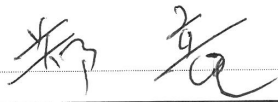
YONG JUNG
.....
Director Full Name (print)


.....
*Director/*Secretary Signature

DONG keun yoon *BS
.....
*Director/Secretary Full Name (print)

(*please strike out inapplicable)

*Bailee Saward
Representative for Transferor
Page Seager

Director  Director/Secretary 

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

UNREGISTERED AND RECENTLY REGISTERED DEALINGS REPORT

SEARCH DATE : 08-July-2026

SEARCH TIME : 05:04 pm

CT: 188393/159

<u>Lodge Date</u>	<u>Type</u>	<u>DealingNo</u>	<u>Reg Date</u>
04-May-2026	PRIORITY	N209724	
02-June-2026	TRANSFER	N209673	

Search covers any dealings registered in the last 90 days and any dealings yet to be registered.

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP, 18 43 19
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PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

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

EASEMENTS

Lots 1 to 9 (inclusive), 66 to 79 (inclusive), 401 and 501 ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT[^] (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** shown on the Plan ("the Easement Land"). —

Lots 1 to 9 (inclusive), 66 to 79 (inclusive), 401 and 501 on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** on the Plan. —

Lot 501 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT[^] (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT 2.50m WIDE** shown on the Plan ("the Easement Land"). —

Lot 501 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **DRAINAGE EASEMENT 2.50m WIDE** on the Plan. —


Attorney

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DAESUNG TAS PTY LTD FOLIO REF: 142549/1 & 156980/1 SOLICITOR & REFERENCE: Page Seager (DAS 221111)	PLAN SEALED BY: Clarence City Council DATE: 6 th February 2023 REF NO. SD-2016/31 Clare Shea Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP.184319
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 142549/1 & 156980/1	

Lot 501 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater created by and described in E295588 over the land marked **PIPELINE AND SERVICES EASEMENT "C" 2.50m WIDE (P.184146)** shown on the Plan ("the Easement Land"). —

* a Pipeline and Services Easement in favour of Tasmanian Water and Sewerage Corporation Pty Ltd Lot 401 on the Plan is subject to ^{the easement} ~~the easement~~ created by and fully described in E224904 over the land marked **PIPELINE AND SERVICES EASEMENT 2.50m WIDE (created by E224904)** on the Plan. —

Each lot on the Plan, excepting Lot 502, is together with a right of way created by and fully described in the Schedule of Easements to SP 142549 over the land marked **RIGHT OF WAY (PRIVATE) 10.06m WIDE (SP.142549)** on the Plan. —

Each lot on the Plan, excepting Lot 502, is together with a right of carriageway and service easement created by and fully described in C849483 over the land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.00m WIDE (P.154357) (created by C849483)** on the Plan. —

COVENANTS

The owner of each Lot on the Plan, excepting Lot 502, covenants with the Vendor (Daesungtas Pty Ltd) and the Owner or Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:

1. Not to subdivide that Lot at any time without the prior consent in writing of the Corporation.
2. Not to erect on that Lot more than a single residence, which may include an ancillary apartment together with usual outbuildings as may be permitted by the Corporation, without the consent of the Corporation.
3. Not to use the land for any purpose except as a residence or the for the purpose of house occupation without the prior consent of the Corporation in writing.



Attorney

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP. 184319
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 142549/1 & 156980/1	

4. Not to use any engine or machinery in any trade of business, nor erect or use or permit to be used on any part of any lot shown on the Plan nor to conduct or permit to be conducted any trade or business on or from any part of the same, including but not limited to mining, quarrying, or market gardening. The leasing of the property for private residential purposes is not deemed to be a breach of this covenant.
5. Not to keep any animals other than domestic pets on any lot shown on the Plan and not to make any application for a kennel licence in respect of any lot shown on the Plan nor to keep or establish or permit to be kept or established any licensed kennel upon any lot or any part of any lot shown on the Plan nor to keep at one time more than two adult canines on any lot shown on the Plan.
6. The Vendor may, at the Vendor's absolute discretion, waive the burden of any covenant contained in this Schedule of Easements in favour of any lot by notice in writing to the registered proprietor of that lot.

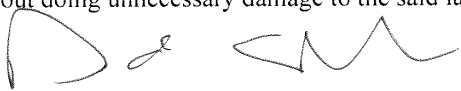
FENCING PROVISION

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

DEFINITIONS

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

“Drainage Easement” means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.


Attorney

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 184319
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 142549/1 & 156980/1	

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

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

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

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

Attorney

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 184319
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 142549/1 & 156980/1	

with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

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

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

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



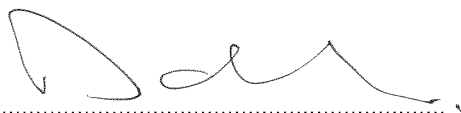
Attorney

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 184319
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 142549/1 & 156980/1	

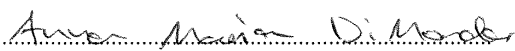
EXECUTED by DAESUNGTAS PTY LTD (ACN 607 472 131) as registered proprietor of the land comprised in Folio of the Register Volume 142549 Folio 1 and Folio of the Register Volume 156980 Folio 1 by their attorney David Alexander Shelley under Power of Attorney dated 11 February 2022 / No PA136148 who hereby declares that no notice of alteration or revocation of the said Power of Attorney has been received in the presence of:



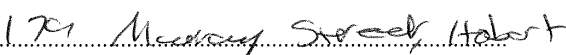
Attorney Signature



Witness Signature



Witness Full Name (print)



Witness address and occupation

Attorney

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SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP142549
--	---

PAGE 1 OF 4 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.

Rights of carriageway hereon deleted by me pursuant to Request to Amend No. E296066 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

EASEMENTS

Ren 13 SEP 2022
Recorder of Titles Date

Lot 1 and Lot 2 are together with a right of way over the Right of Way (Private) 10.06 metres wide shown on the plan.

Lot 3 (but excluding that part of Lot 3 marked "EFGHJK") is together with a right of way over the Right of Way (Private) 10.06 metres wide shown on the plan.

~~Lot 2 is together with a right of carriageway over that portion of the Right of Way (Private) 6.00 metres wide showing passing through Lot 1.~~

~~Lot 3 is together with a right of carriageway over that portion of the Right of Way (Private) 6.00 metres wide shown passing through Lot 1 and Lot 2.~~

~~Lot 1 is subject to a right of carriageway over that portion of the Right of Way (Private) 6.00 metres wide shown passing through Lot 1, appurtenant to Lot 2 and Lot 3.~~

~~Lot 2 is subject to a right of carriageway over that portion of the Right of Way (Private) 6.00 metres wide shown passing through Lot 2, appurtenant to Lot 3.~~

Lot 3 is subject to a Transmission Line Easement for the Hydro Electric Commission over that portion of the Transmission Line Easement 50.00 metres wide shown on Lot 3 outside that part of Lot 3 marked "EFGHJK", as shown on the plan.

Lot 3 is subject to a Transmission Line Easement for the Hydro Electric Commission in the terms created by and more fully set out in A751455 over that portion of the Transmission Line Easement 50.00 metres wide shown within that part of Lot 3 marked "EFGHJK", as shown on the plan.

Signed by the Vendor

Robert Duncan Drewe
Robert Duncan Drewe

Ann Candida Baker
Ann Candida Baker

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Ann Candida Baker and Robert Duncan Drewe FOLIO REF: 252324/1 and 252458/1 SOLICITOR & REFERENCE: Peter Worrall Lawyers (Matthew Pawson)	PLAN SEALED BY: Clarence City Council DATE: 4 DECEMBER 2003 10-2003/100 REF NO. CORPORATE SECRETARY CLARENCE CITY COUNCIL
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 142549
SUBDIVIDER: Ann Candida Baker and Robert Duncan Drewe FOLIO REFERENCE: 252324/1 and 252458/1	

COVENANTS

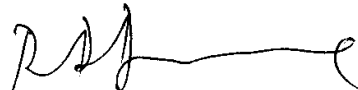
The Owner of each Lot covenants with ROBERT DUNCAN DREWE and ANN CANDIDA BAKER and the Owner or Owners for the time being of every other Lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:

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

FENCING COVENANT

In respect of each Lot shown on the plan, the Vendor ROBERT DUNCAN DREWE and ANN CANDIDA BAKER shall not be required to fence.

Signed by the Vendor


Robert Duncan Drewe


Ann Candida Baker

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP142549
SUBDIVIDER: Ann Candida Baker and Robert Duncan Drewe FOLIO REFERENCE: 252324/1 and 252458/1	

INTERPRETATION

"right of way over the Right of Way (Private) 10.06 metres wide" means the right and liberty for Reginald Chipman the owner of the said land within described his successors in title his and their executors administrators and assigns his and their servants and workmen and all other by his or their permission full right and liberty at all times by day or by night and for all purposes with or without horses carts carriages waggons and other vehicles laden or unladen to go pass and repass and to drive cattle sheep and other animals along over and upon all that strip of land marked A.B.C.D. on Diagram No. 24992 and shown as Right of Way (Private) 10.06 wide on the plan.

"right of carriageway over the Right of Way (Private) 6.00 metres wide" is defined in the Schedule 8 of the *Conveyancing Law and Property Act 1884*.

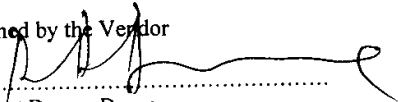
"Transmission Line Easement" means the full and free right and liberty for the Hydro Electric Commission and its successors and its and their servants agents and workmen at all times hereafter:

- (a) to clear the lands marked "Transmission Line Easement 50.00 wide on Diagram No. 16169 (the said lands being portion of the said land within described and being hereinafter called "the servient land") and to erect place inspect alter and repair renew maintain and use in upon and over and along and remove from the servient land towers poles wires cables apparatus appliances and other ancillary works (all of which are hereinafter collectively referred to as "the said lines") for the transmission and distribution of electrical energy and for purposes incidental thereto;
- (b) to cause or permit energy to flow or be transmitted through and along the said lines;
- (c) to cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines; and
- (d) to enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of every kind.

"Corporation" means the Warden Councillors and Electors of the City of Clarence.

SEE OVER FOR EXECUTION

Signed by the Vendor


 Robert Duncan Drewe

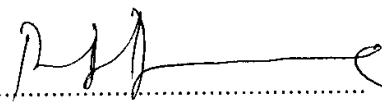
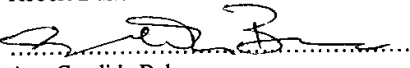

 Ann Candida Baker

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 142549
SUBDIVIDER: Ann Candida Baker and Robert Duncan Drewe FOLIO REFERENCE: 252324/1 and 252458/1	

EXECUTION

Signed by the Vendor)
 ROBERT DUNCAN DREWE and)
 ANN CANDIDA BAKER)
 in the presence of)


 Robert Duncan Drewe

 Ann Candida Baker

Witness Signature.....

Witness Name..... *Beverley Allison*

Witness Address..... *73 HIGGINS RD. PRETTY BEACH 2287*

Witness Occupation..... *PERFORMER / TEACHER*

Signed for an on behalf of)
 NATIONAL AUSTRALIA BANK)
 as mortgagee of Folios of the Register)
 Volume 252324 Folio 1 and)
 Volume 252458 Folio 1)
 by its authorised officer(s))
 in the presence of)

Witness Signature.....
 Witness Name.....
 Witness Address.....
 Witness Occupation.....

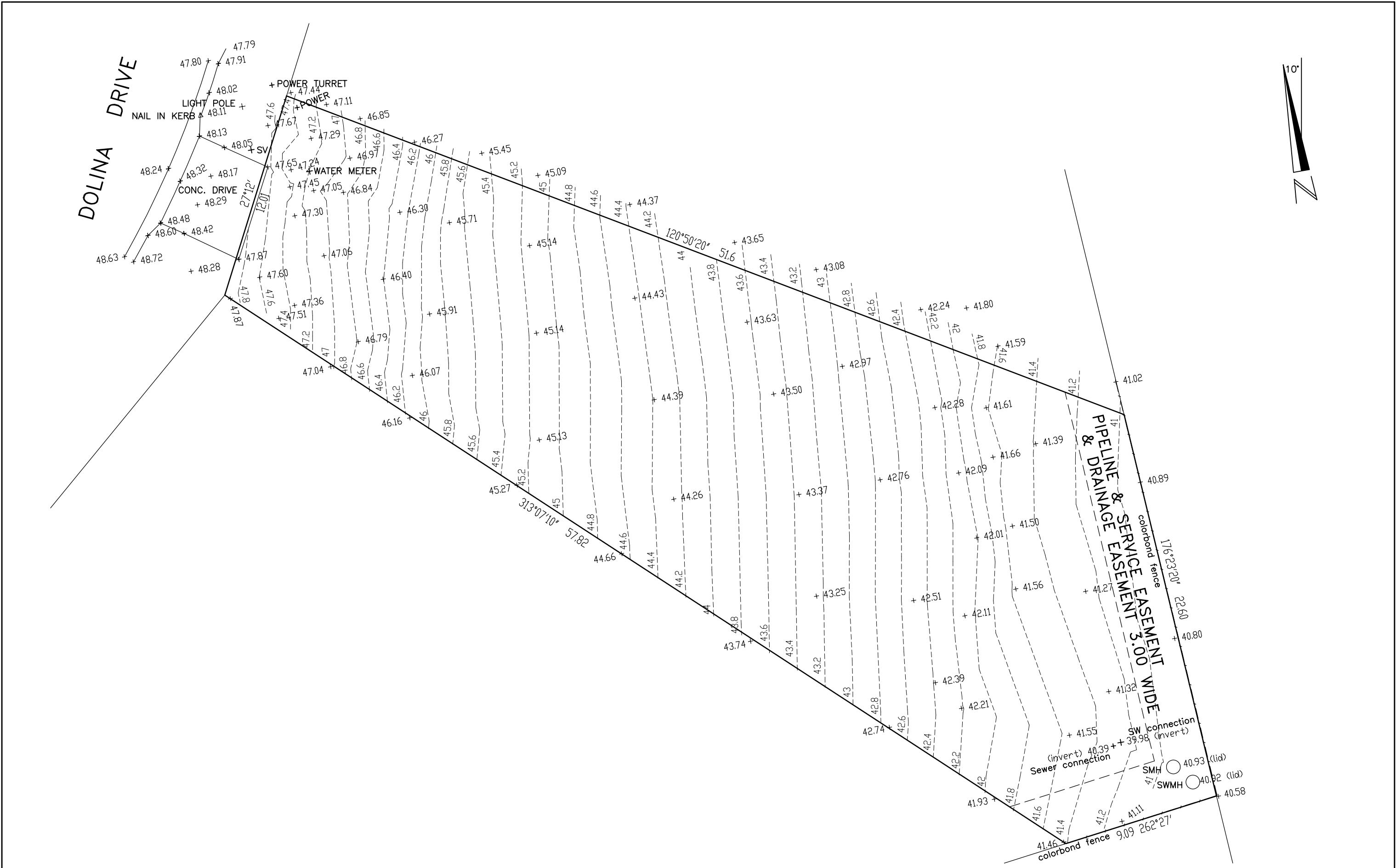
Executed by NATIONAL AUSTRALIA BANK LIMITED)
 by its Attorney Andrew Michael Downie under Power of)
 Attorney No. 67/0241 and amended by 71/5033 (who)
 states that he holds the office in the NATIONAL AUSTRALIA)
 BANK LIMITED indicated under his signature and who declares)
 he has received no notice of revocation of the said Power) in the)
 presence of:)

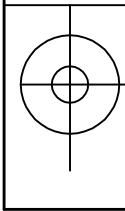

 Mobile Manager Manager

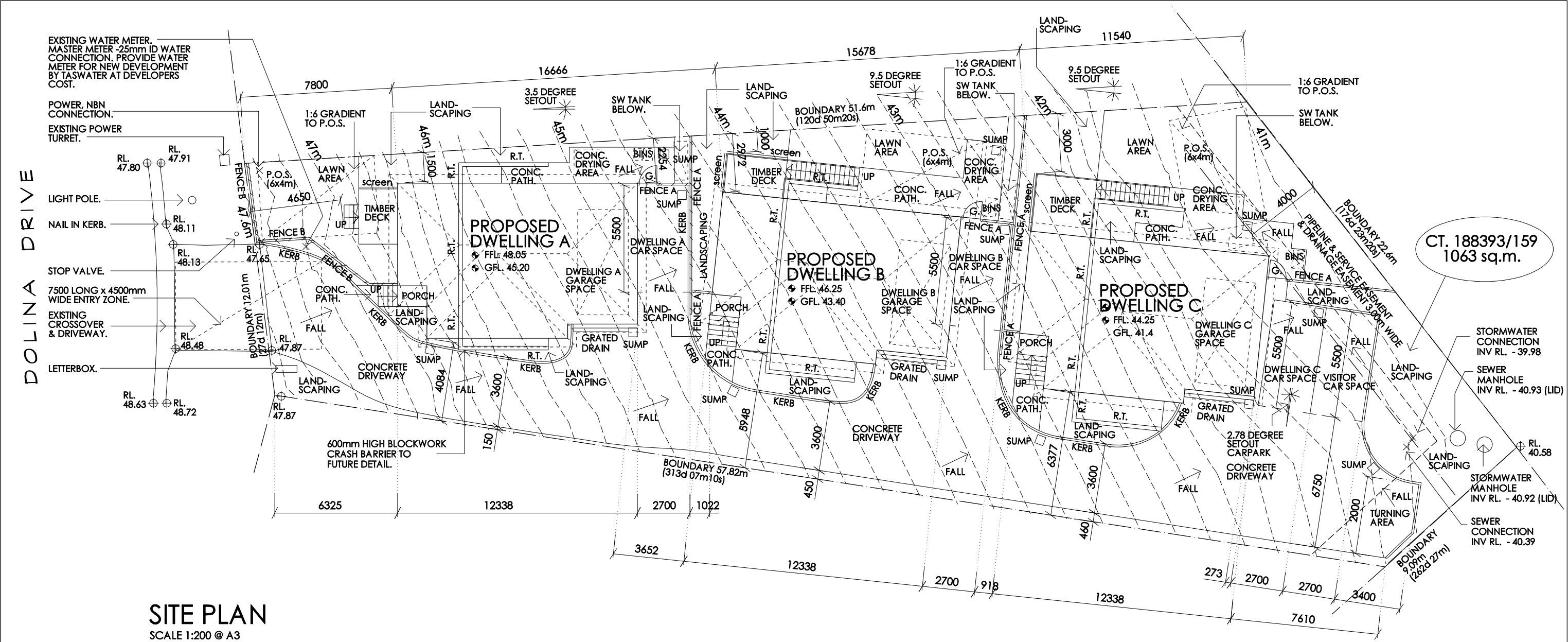


Jenny Doran, Bank Officer
 76 Liverpool Street, Hobart

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 JOHN BAMFORD & ASSOCIATES LAND & ENGINEERING SURVEYORS 1 Aberdeen Street GLEBE 7000 Telephone 0408 128 682 email: john.bamford@a1.com.au	SCALE: 1:200(A3)	Drawn: jmb Checked: jmb	DETAIL PLAN – CT 188393/159 110 DOLINA DRIVE, ROKEBY	DRAWING NO. 7740 detail SHEET 1 of 1
	DATE: 25/3/26	Contour Int. 0.20		
	DATUM: Azimuth: MGA	Level: AHD		



SITE PLAN
SCALE 1:200 @ A3

SITE PLAN LEGEND	
	EXISTING LEVELS
	NEW LEVELS
FENCE A	1800 HIGH TIMBER PALING FENCE
FENCE B	1500 HIGH SQUARE TOP PICKET FENCE 30% TRANSPARENCY
G.	GATE
R.T.	RETAINING WALL
SUMP	450x450 STORMWATER PITS.
	BINS

NOTE:
- CONFIRM ALL LEVELS ON SITE BEFORE COMMENCEMENT.
- REFER TO SITE DRAINAGE PLAN DRWG SK02 FOR DWELLING SEWER & STORMWATER DRAINAGE.
- REFER TO LANDSCAPE PLAN DRWG SK03
- SIGNAGE TO ALL DWELLINGS & PARKING AREAS ALL CLEARLY MARKED - NUMBERS & LINE MARKINGS.

	LAND AREA EACH DWELLING	FLOOR AREA EACH DWELLING	NORTH FACING PRIVATE OPEN SPACE	PRIVATE OPEN SPACE TOTAL
DWELLING A	178 sq.m.	147.5 sq.m.	33 sq.m. -	68 sq.m.(TOTAL)
DWELLING B	187 sq.m.	147.5 sq.m.	40 sq.m. -	77 sq.m.(TOTAL)
DWELLING C	225 sq.m.	147.5 sq.m.	87 sq.m. -	110 sq.m.(TOTAL)
TOTAL	590 sq.m.	442.5 sq.m.		
TOTAL REMAINDER BODY CORPORATE AREA - 473 sq.m. INCLUDING COMMON AREA - DRIVEWAY, VISITOR PARKING, ENTRY, LANDSCAPING AREAS.				

DEVELOPMENT SPECIFICS

CALCULATIONS BELOW UNDER THE CLARENCE CITY COUNCIL TAS PLANNING SCHEME
ZONE: GENERAL RESIDENTIAL
PLOT RATIO:
SITE AREA - 1063 sq.m. CT - 188393/159
3 DWELLINGS ARE SHOWN TO THIS DEVELOPMENT (3 MAXIMUM DWELLINGS UNDER A GENERAL RESIDENTIAL ZONED DEVELOPMENT @ 325 sq.m. P/DWELLING)
SITE COVERAGE - 50% MAX. BUILDING AREA REQUIREMENT
UNDER THE SITE AREA OF 1063 sq.m. THE ROOFED FLOOR AREA (INCLUDING DECKS OVER 1 METRE) IS - 300 sq.m.
THEREFORE THE CALCULATION IS: - 28.2 % (UNDER THE 50% REQUIREMENT)

25% MIN. LANDSCAPED AREA REQUIREMENT
UNDER THE SITE AREA OF 1063 sq.m. THE LANDSCAPED AREA NOT INCLUDING ROADS, DWELLINGS, PATHS ETC IS - 279 sq.m.
THEREFORE THE CALCULATION IS: - 26.2 % (OVER THE 25% REQUIREMENT)
CARPARKING
7 CAR SPACES ARE PROVIDED - 2 EACH PER NEW DWELLING + 1 VISITOR SPACE
7 CAR SPACES TOTAL SHOWN
(2 CAR SPACES REQUIRED. 3 x 0.25 EACH UNIT = 6.75 THEREFORE 7 REQUIRED)
PRIVATE OPEN SPACES
GRADIENT MIN. 1:6
MIN. 4 METRE WIDTH
REFER TABLE FOR AREAS OF NORTH FACING COURTYARDS.

REVISION A: - 07/09/2026
- DWELLING C MOVED SLIGHTLY TO BE 4m FROM REAR BOUNDARY
- SMALL PLINTH TO FRONT OF DWELLING A DELETED.
- SCREEN ADDED TO DWELLING A DECK.
- CORRECT FLOOR LEVELS SHOWN TO DWELLING A TO MATCH ALL OTHER SITE PLANS/ELEVATIONS - TYPING ERROR.

creative practical design solutions

TAS. BUILDING DESIGN Pty Ltd

residential commercial

m. 0408 882283
a. p.o.box 2018 howrah 7018
e. tas.buildingdesign@bigpond.com

cc 652

Project and Address:
Proposed 3 No. Dwellings at 110 Dolina Drive, Rokeby.
Client:
Mr. J. Belbin & Mr. T. Merrett

Drawing Title:
Site Plan
© COPYRIGHT
This document is the property of Kevin Roberts (designer). Any reproduction without permission of design and drawings is strictly prohibited.

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 07/09/2026	Drawn: KJR
Approval: preliminary	Scale: 1:200 @ A3
Project No.: 26.01	Rev. A
Drawing No.: SK01	

NORTH

DOLINA DRIVE

EXISTING WATER METER.
MASTER METER -25mm ID WATER
CONNECTION. PROVIDE WATER
METER FOR NEW DEVELOPMENT
BY TASWATER AT DEVELOPERS
COST.

POWER, NBN
CONNECTION.
EXISTING POWER
TURRET.

LIGHT POLE.

NAIL IN KERB.

STOP VALVE.

EXISTING
CROSSOVER
& DRIVEWAY.

SW DETENTION
TANK BELOW.
SLOW RELEASE +
OVERFLOW

SW DETENTION
TANK BELOW.
SLOW RELEASE +
OVERFLOW

SW DETENTION
TANK BELOW.
SLOW RELEASE +
OVERFLOW

PROPOSED
DWELLING A

FFL: 48.05
GFL: 45.20

PROPOSED
DWELLING B

FFL: 46.25
GFL: 43.40

PROPOSED
DWELLING C

FFL: 44.25
GFL: 41.4

SITE DRAINAGE PLAN

SCALE 1:200 @ A3

SITE DRAINAGE PLAN LEGEND

S100 SEWER LINE

SW100/SW150 STORMWATER LINE

25 ID WATER LINE

EXISTING LEVELS

NEW LEVELS

450x450 STORMWATER PITS. (SS) 5 No.
ALLOW STORMSTACKS TO DRIVEWAY.
(CLASS B)

SUMP

NOTE:

- CONFIRM SEWER AND STORMWATER
CONNECTION POINTS WITH LOCAL
COUNCIL & TASWATER PRIOR
TO COMMENCEMENT OF WORKS.

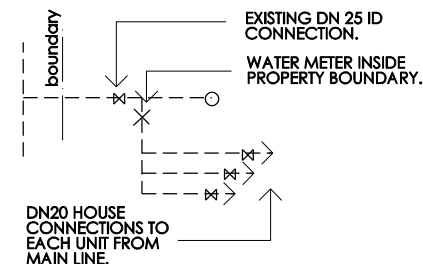
NOTE:

- 300mm MIN. COVER IN NON TRAFFICABLE
AREAS
- 50mm MIN. COVER UNDER REINFORCED
CONCRETE
- PROVIDE 2000 LTR SLIMLINE TANKS TO
EACH DWELLING (2 No.)
CHARGED SYSTEM - ALL DOWNPIPES
CONNECTED TO TANKS. REFER ATTACHED
ENGINEERS DRAWINGS.

GENERAL NOTES

- ALL ABOVE GROUND EXTERNAL PIPES TO BE TYPE 'B' COPPER. ALL BELOW GROUND LEVEL
EXTERNAL PIPES TO BE PN16 HDPE OR APPROVED SIMILAR. ALL UNDER SLAB PIPES TO BE
TYPE 'B' COPPER LAGGED TO PREVENT CONTACT WITH SOILS OR CONCRETE. ALL INTERNAL
COLD/HOT/TEMPERED WATER PIPES TO BE TYPE 'B' COPPER OR APPROVED SIMILAR. ALL
INTERNAL FIRE SERVICE PIPES ABOVE GROUND/FLOOR LEVEL TO BE GALVANISED STEEL FS
PIPE.
- MINIMUM COVER TO BE 750mm UNDER TRAFFICABLE AREAS.
- PIPEWORK SHALL BE LAID IN POSITIONS SHOWN.
- ALL TRENCHES UNDER TRAFFICABLE AREAS TO BE FULL DEPTH BACK FILLED WITH APPROVED
COMPACTED FCR.
- ELECTROMAGNETIC TRACKER TAPE TO BE PLACED OVER ALL WATER MAINS.
- ALL WATER WORKS ARE TO BE IN ACCORDANCE WITH A.S. 3500, THE TASMANIAN PLUMBING
CODE, WATER SERVICES ASSOCIATION OF AUSTRALIA, THE LOCAL COUNCIL AND 'TASWATER'
REQUIREMENTS.
- INDIVIDUAL UNIT CONNECTION VALVES TO BE ID. 20. ALL LOT CONENCTIONS TO BE IN
ACCORDANCE WITH 'TASWATER' STANDARD DRAWING TW-SD-W-20 WITH METER WITH
INTEGRAL DUAL CHECK VALVE, GATE VALVE AND PVC BOX AS SPECIFIED BY TASWATER.
- SEWER PIPE - 100 DIA. UPVC MIN. GRADE 1:60.
- STORMWATER PIPE - 90 DIA./150 DIA. UPVC MIN. GRADE 1:100
(CONFIRM ALL OTHER GRADES WITH AS 3500)
- GENERALLY ALL SURFACE DRAINAGE FALLS ARE TO BE 1-2% CROSSFALL.
- ALLOW 2 No. EXTERNAL TAPS TO EACH DWELLING.
- WATER SUPPLY GENERALLY 20 DIA. WITH 15 DIA. BRANCHES TO SINGLE
FIXTURES NOT EXCEEDING 3 METRES.
- TEMPERING VALVE FITTED TO LIMIT HOT WATER TO MAX 50 DEGREES C
TO ABLUTION AREAS.

EXISTING WATER METER
-25mm ID WATER



METER BOX
CONNECTION DIAGRAM

REVISION A: - 07/09/2026
- DWELLING C MOVED SLIGHTLY TO BE 4m FROM REAR BOUNDARY
- SITE PLAN INFO UPDATED
- SEWER MAIN SETBACK NOMINATED TO DWELLING C

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TAS. BUILDING DESIGN Pty Ltd

residential
commercial

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cc 652

Project and Address:

Proposed 3 No. Dwellings
at 110 Dolina Drive,
Rokeby.

Client:

Mr. J. Belbin & Mr. T. Merrett

Drawing Title:

Site Drainage Plan

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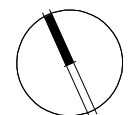
Please note: - Verify all dimensions on site. Figured
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Plot Date: 07/09/2026

Drawn: KJR

Approval: preliminary

Scale: 1:200 @ A3



NORTH

Project No.:

26.01

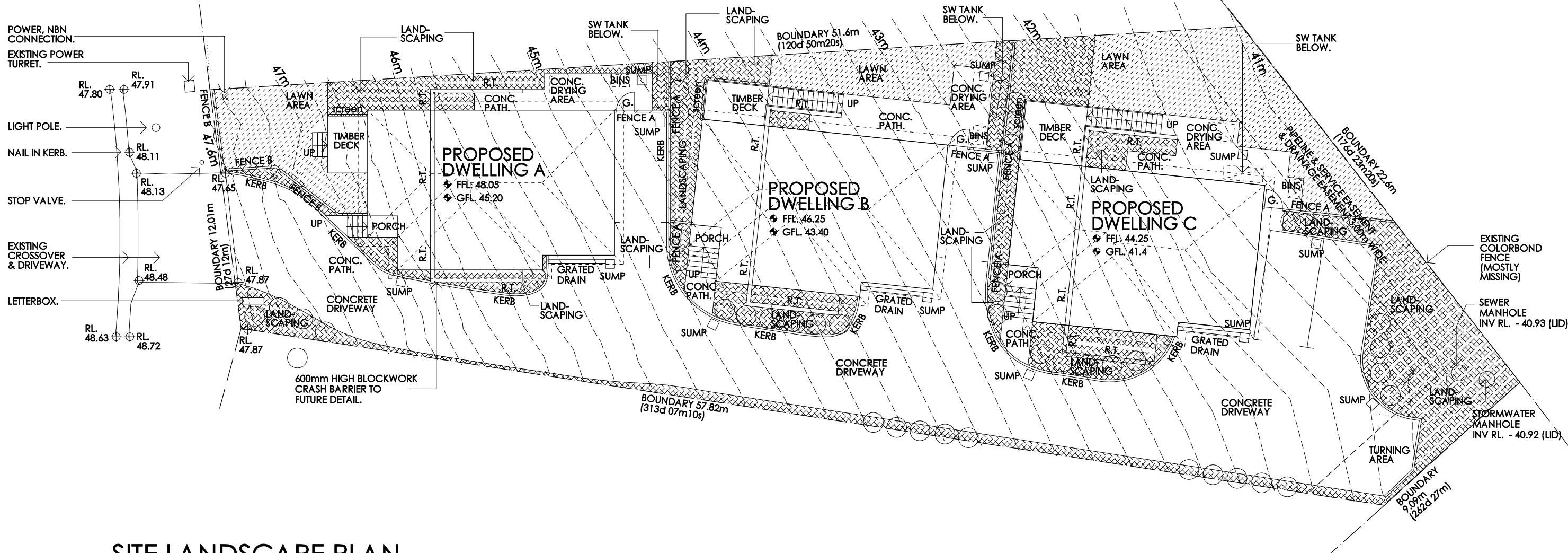
Drawing No.:

SK02

Rev.

A

DOLINA DRIVE

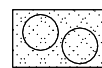


SITE LANDSCAPE PLAN

SCALE 1:200 @ A3

LANDSCAPE LEGEND

FENCE A	1800 HIGH TIMBER PALING FENCE
FENCE B	1800 HIGH SQUARE TOP PICKET FENCE 30% TRANSPARENCY
G.	GATE
SUMP	450x450 STORMWATER PITS 5 No. STORM SACKS TO DRIVEWAY.
BINS	BINS



ROCKERY GARDEN/LANDSCAPING -
MULCHED GARDEN BED WITH
LOW SHRUBS (LS), HEDGING (H)
& GROUNDCOVERS (G) INCLUDING
- ADENANDRA UNOFLORAS (LS) 1m x 1m
- ANISODONTEA CAPENSIS (LS) 1m x 1m
- BRAHYSCOME MULTIFIDA (GC) 30cm x 60cm
- CALLISTEMON SPECIES (H) 3m x 1.5m
- CISTUS SPECIES (LS) 1m x 1m
- CONVIVULUS CNEORUM (GC) 30cm x 1m
- DIANELLA VARIETIES (GRASS SPECIES) 1m x 20cm
- LAVENDER - DWARF VARIETIES (LS) 1m x 1m
- PITTOSPORUM VARIETIES (H) 3m x 1m
- ROSEMARY GROUNDCOVER (G) 20cm x 75cm
- WESTRINGIA JERVIS GEM (LS) 1m x 1m



LAWN AREA

NOTE:
QUANTITIES OF SHRUBS TO BE CO-ORDINATED
ON SITE WITH COUNCIL/BUILDER/LANDSCAPER.

REVISION A: - 07/09/2026
- DWELLING C MOVED SLIGHTLY TO BE 4m FROM REAR BOUNDARY
- SITE PLAN INFO UPDATED

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Project and Address:
**Proposed 3 No. Dwellings
at 110 Dolina Drive,
Rokeby.**

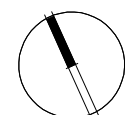
Client:
Mr. J. Belbin & Mr. T. Merrett

Drawing Title:
Site Landscape Plan

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Plot Date: 07/09/2026 Drawn: KJR
Approval: preliminary Scale: 1:200 @ A3



NORTH

Project No.:
26.01
Drawing No.: SK03 Rev. A

DOLINA DRIVE

NAIL IN KERB.

7500 LONG x 4500mm
WIDE ENTRY ZONE.

EXISTING
CROSSOVER
& DRIVEWAY.

SITE ACCESS PLAN

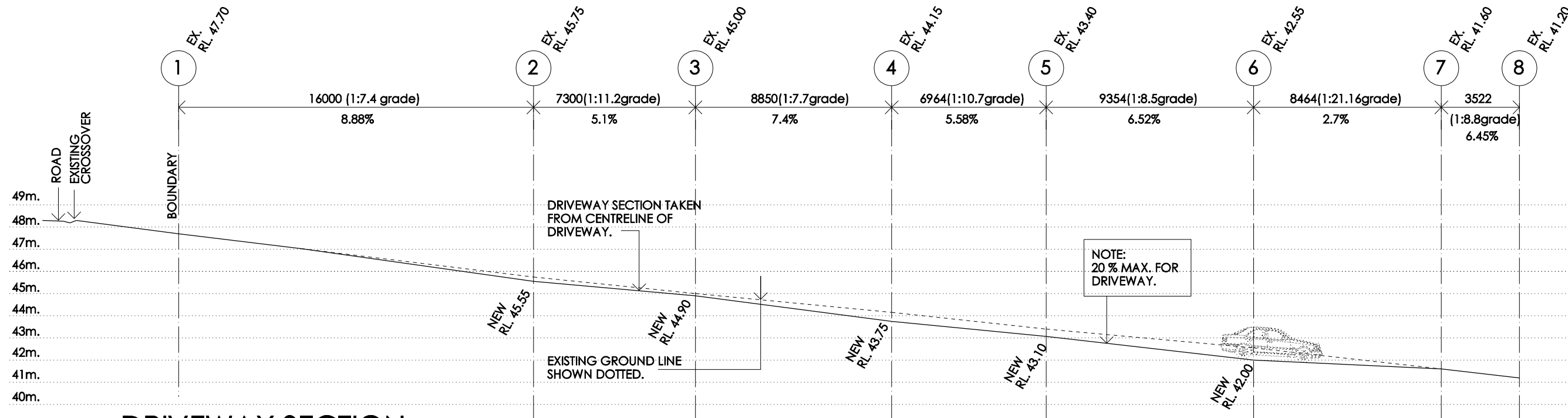
SCALE 1:200 @ A3

SITE PLAN LEGEND

- ⊕ EXISTING LEVELS
- NEW LEVELS

NOTE:
- DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE
WITH LGAT STANDARD DRAWING
TSD-R09-V3 & AS 2890.1
- AS 2890.1 2004 GRADES
MINIMUM DRIVEWAY GRADE 1:100 (1.00%)
MAXIMUM GRADE IN MANOEUVRING AREAS 1:10 (10%)
MAX. LONGITUDINAL GRADE IN PARKING SPACES 1:20 (5%)
MAX. CROSS FALL IN PARKING SPACES 1:16 (6.25%)
MIN. PARKING BAY DIMENSIONS 2.4m x 5.4m.

NOTE:
PROVIDE SAWCUT CONTROL JOINTS
@ 3 METRE MAX. CRS.
PROVIDE EXPANSION JOINTS
@ 15 METRE MAX. CRS.



DRIVEWAY SECTION

SCALE 1:200

NOTE: - DRIVEWAY TO COMPLY WITH AS. 2890.1

REVISION A: - 07/09/2026
- DWELLING C MOVED SLIGHTLY TO BE 4m FROM REAR BOUNDARY
- SITE PLAN INFO UPDATED

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Rokeby.**

Client:

Mr. J. Belbin & Mr. T. Merrett

Drawing Title:

**Site Access Plan
Driveway Section**

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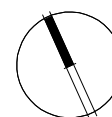
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Plot Date: 07/09/2026

Drawn: KJR

Approval: preliminary

Scale: 1:200 @ A3



NORTH

Project No.:

26.01

Drawing No.:

SK04

Rev.

A

SITE ACCESS PLAN

A

DOLINA DRIVE

EXISTING WATER METER.
MASTER METER -25mm ID WATER
CONNECTION. PROVIDE WATER
METER FOR NEW DEVELOPMENT
BY TASWATER AT DEVELOPERS
COST.

POWER, NBN
CONNECTION.
EXISTING POWER
TURRET.

LIGHT POLE.

STOP VALVE.

EXISTING
CROSSOVER
& DRIVEWAY.

SILT FENCE TO
BOUNDARY.

SILT FENCE TO
BOUNDARY.

SILT FENCE TO
BOUNDARY.

PROPOSED
DWELLING A

FFL: 48.05
GFL: 45.20

PROPOSED
DWELLING B

FFL: 46.25
GFL: 43.40

PROPOSED
DWELLING C

FFL: 44.25
GFL: 41.4

SAND
STOCKPILE
AREA

TOPSOIL
STOCKPILE
AREA

ENSURE STOCKPILES
ARE COVERED AT
ALL TIMES.

SILT FENCE TO
BOUNDARY.

STORMWATER
CONNECTION
INV RL. - 39.98

SEWER
MANHOLE
INV RL. - 40.93 (LID)

STORMWATER
MANHOLE
INV RL. - 40.92 (LID)

SEWER
CONNECTION
INV RL. - 40.39

ACCESS SHOWN
HATCHED. GRAVEL
BASE.

SILT FENCE TO
BOUNDARY.

BOUNDARY 57.82m
(313d 07m10s)

ACCESS SHOWN
HATCHED. GRAVEL
BASE.

SILT FENCE TO
BOUNDARY.

SOIL AND WATER MANAGEMENT PLAN

SCALE 1:200 @ A3

SOIL AND WATER MANAGEMENT PLAN

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING GUIDELINE PUBLICATIONS:
GUIDELINES FOR SOIL AND WATER MANAGEMENT - JUNE 1999.
THE SOIL AND WATER MANAGEMENT CODE OF PRACTICES FOR HOBART REGIONAL COUNCILS.
2. REMOVE ANY EXISTING RUBBISH, GORSE, BLACKBERRIES ETC. FROM SITE.
3. SLIT FENCE 2000 TO BE INSTALLED TO LOWER BOUNDARIES OF THE DEVELOPMENT WHERE SHOWN. SILT FENCE TO BE SECURED WITH STAR DROPPERS AT MAX. 2m CENTRES, WITH FENCING TO BE PINNED TO THE GROUND IN BETWEEN.
4. PROVIDE TEMPORARY SILT RETENTION TRAPS AT ALL OUTFALLS, WHICH ARE TO BE REINSTATED AT COMPLETION OF WORKS.
5. PROVIDE HAY BALES, SECURED IN PLACE, AT ALL OUTFALLS, INCLUDING SILT RETENTION TRAPS.
6. DISTURBANCE OF EXISTING SOILS AND VEGETATION TO BE MINIMISED.
7. MATERIALS ARE ONLY TO BE STOCKPILED ON SITE AT DESIGNATED AREAS.
8. INSTALL SILT FENCE TO LOWER SIDE OF MATERIALS STOCKPILED ON SITE.
9. NO SOIL OR MUD IS TO BE TRACKED ONTO COUNCIL ROADS BY VEHICLES LEAVING THE SITE. MAINTAIN GRAVEL TURNING AREAS AS REQUIRED TO FACILITATE MANOEUVRING.
10. ALL DISTRIBUTED AREAS ARE TO BE LOAMED AND GRASSED.

EROSION AND SEDIMENT CONTROL

1. ALL CONSTRUCTION MATERIAL TO BE STOCKPILED WITHIN THE SITE BOUNDARIES.
2. ALL VEHICLES TO BE LOADED AND UNLOADED WITHIN PROPERTY BOUNDARY.
3. ALL ROADS AND FOOTPATHS SHALL BE KEPT CLEAR OF ALL BUILDING MATERIALS, RUBBISH AND DEBRIS.

LEGEND



STOCKPILE AREA



HARDCORE ACCESS



SILT FENCE/ BARRIER

GENERAL NOTE:

- AREAS DISTURBED TO BE MINIMAL AS POSSIBLE.
- REFER TO SITE DRAINAGE PLAN FOR LOCATION OF INTERNAL SEWER & STORMWATER PIPES.
- ALL SITE WORKS TO COMPLY WITH COUNCIL REQUIREMENTS.

REVISION A: - 07/09/2026
- DWELLING C MOVED SLIGHTLY TO BE 4m FROM REAR BOUNDARY
- SITE PLAN INFO UPDATED

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cc 652

Project and Address:

Proposed 3 No. Dwellings
at 110 Dolina Drive,
Rokeby.

Client:

Mr. J. Belbin & Mr. T. Merrett

Drawing Title:

Soil & Water
Management Plan

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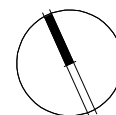
Please note: - Verify all dimensions on site. Figured
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Plot Date: 07/09/2026

Drawn: KJR

Approval: preliminary

Scale: 1:200 @ A3



NORTH

Project No.:

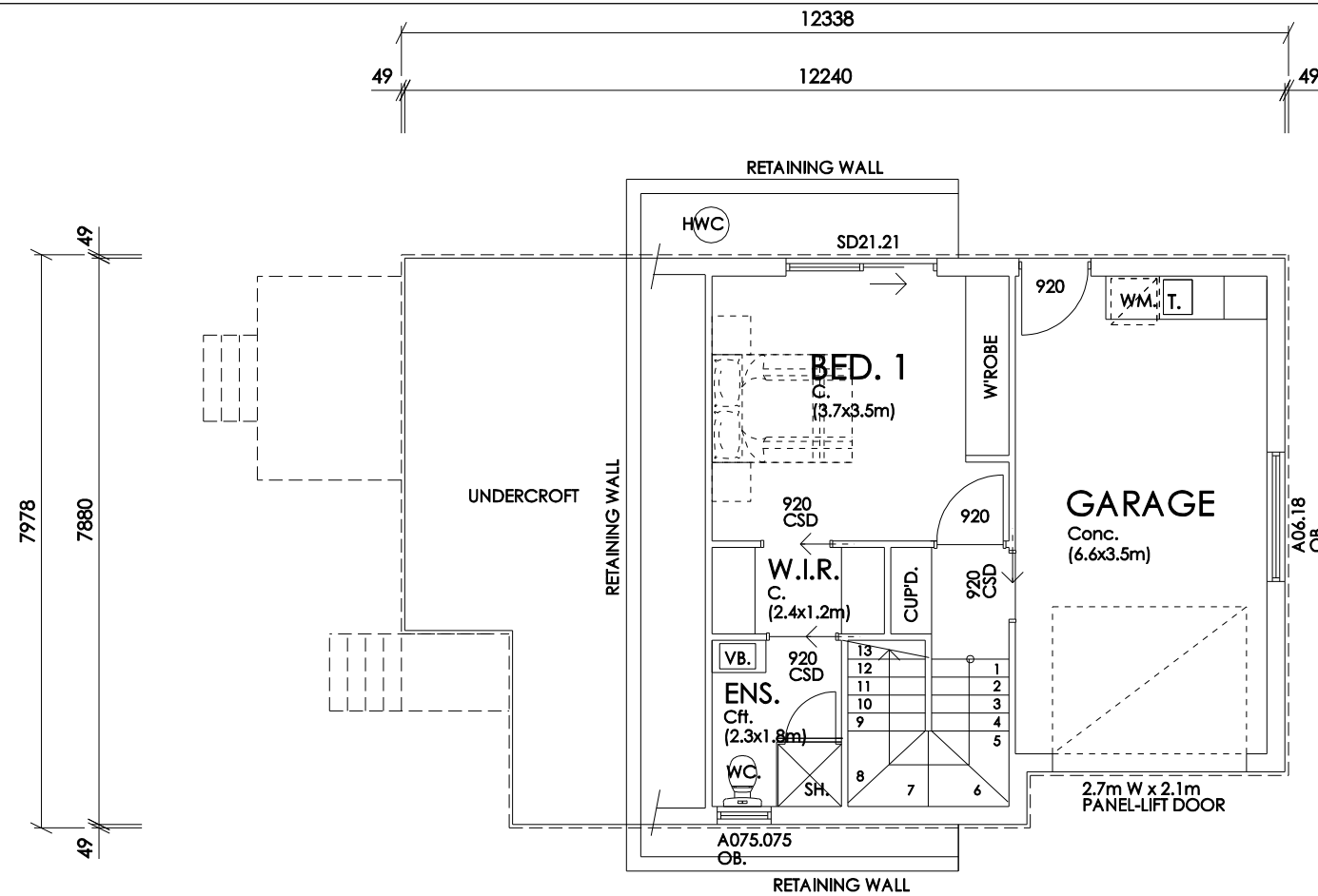
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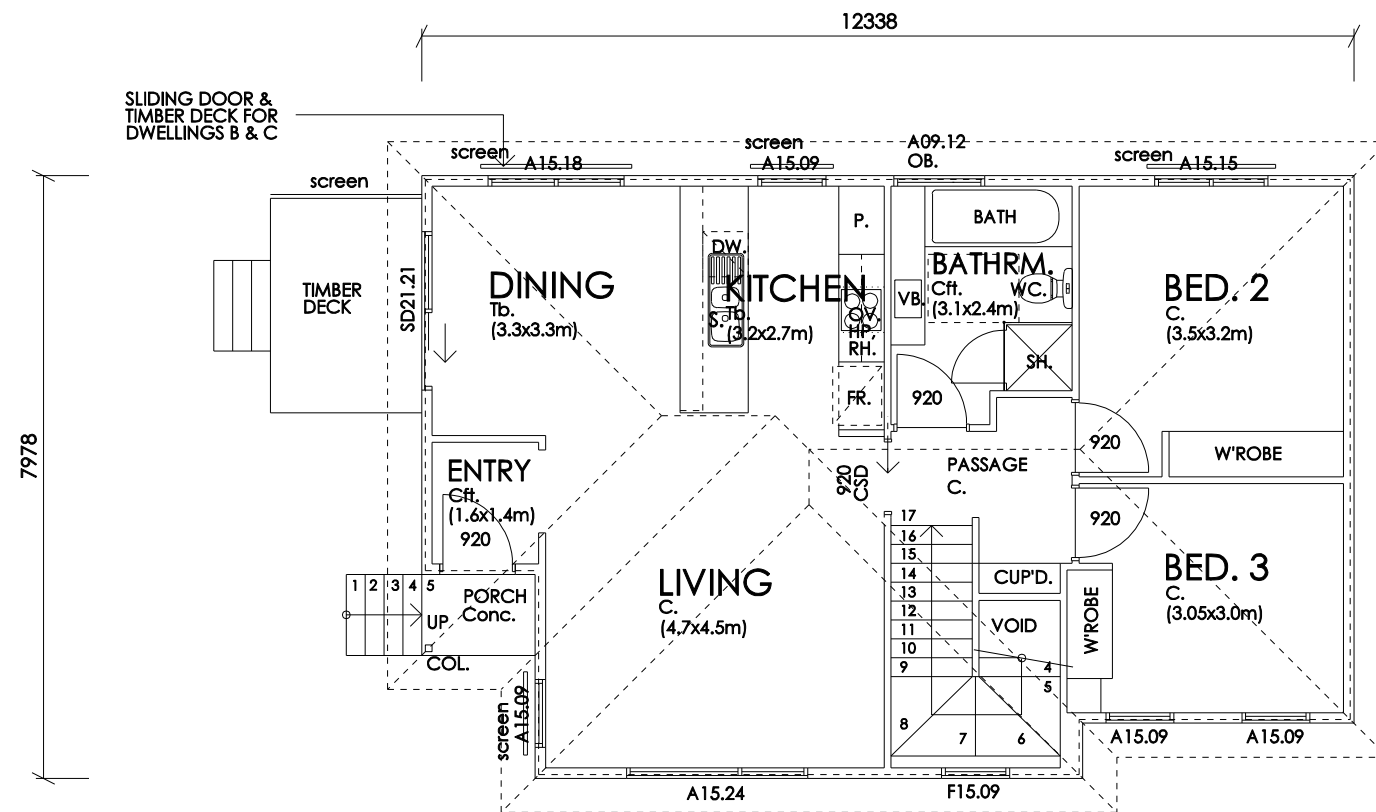
SK06

Rev.

A



GROUND FLOOR PLAN - DWELLING A
SCALE 1:100



FIRST FLOOR PLAN - DWELLING A
SCALE 1:100

FLOOR PLAN LEGEND

- BRICK VENEER WALLS
- 134mm EXTERNAL STUD WALLS WITH 35mm BATTEN & 9mm F.C. CLADDING. (TIMBER CLADDING T.B.C.)
- 90mm STUD WALLS.
- C. CARPET
- Tb. TIMBER OVERLAY FLOOR.
- Cft. CERAMIC FLOOR TILES
- Conc. CONCRETE FLOOR
- C.J. CONTROL JOINT

GROUND FLOOR AREA: - 86.5 sq.m.
FIRST FLOOR AREA: - 61 sq.m.
TOTAL FLOOR AREA: - 147.5 sq.m., 15.9 sq.m.
DECK AREA: - 5.5 sq.m.

REVISION A: - 07/09/2026
- SCREEN ADDED TO DWELLING A DECK.
- SCREENS ADDED TO FIRST FLOOR NORTH SIDE WINDOWS.
- SCREEN ADDED TO FIRST FOOR LIVING ROOM FACING DRIVEWAY.

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Project and Address:
**Proposed 3 No. Dwellings
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Rokeby.**

Client:
Mr. J. Belbin & Mr. T. Merrett

Drawing Title:
**Floor Plans
- Dwelling A**

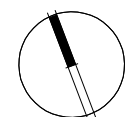
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Plot Date: 07/09/2026

Drawn: KJR

Approval: preliminary

Scale: 1:100 @ A3



NORTH

Project No.:
26.01

Drawing No.:
SK07

Rev.
A



12338

screen

TIMBER DECK
(3.1x2.0m)

UP

SD21.21

A15.09

A09.12
OB.

A15.15

DINING
Tb.
(3.3x3.3m)

KITCHEN
DW.
5.ft.
(3.2x2.7m)

P.

BATH

BATHRM.
Cft.
(3.1x2.4m)

WC.

SH.

920

920

920

W'ROBE

BED. 2
C.
(3.5x3.2m)

ENTRY
Cft.
(1.6x1.4m)
920

PORCH
Conc.

UP

1
2
3
4

screen

A15.09

LIVING
C.
(4.7x4.5m)

PASSAGE
C.

920

920

920

W'ROBE

BED. 3
C.
(3.05x3.0m)

CUP'D.

VOID

8
7
6

9
10
11
12
13
14
15
16
17

A15.24

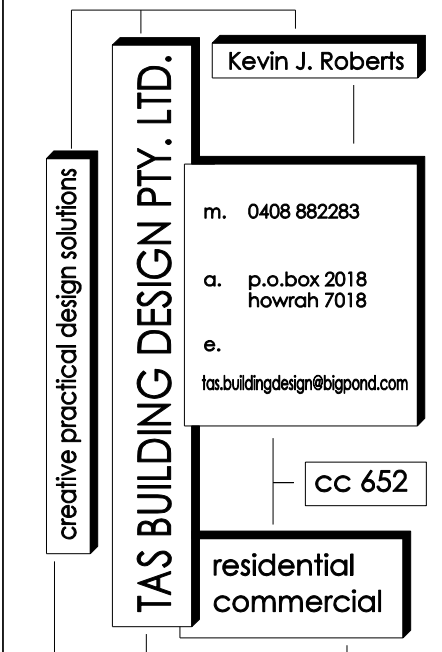
F15.09

A15.09

A15.09

SCALE 1:100

REVISION A: - 07/09/2026
- SCREENS ADDED TO FIRST FLOOR LIVING
& DINING ROOM FACING CAR SPACE.



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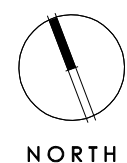
Project and Address:
Proposed 3 No. Dwellings
at 110 Dolina Drive,
Rokeby.

Client:
Mr. J. Belbin & Mr. T. Merrett

Drawing Title:
**Floor Plans
- Dwelling B**

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 07/09/2026	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A3

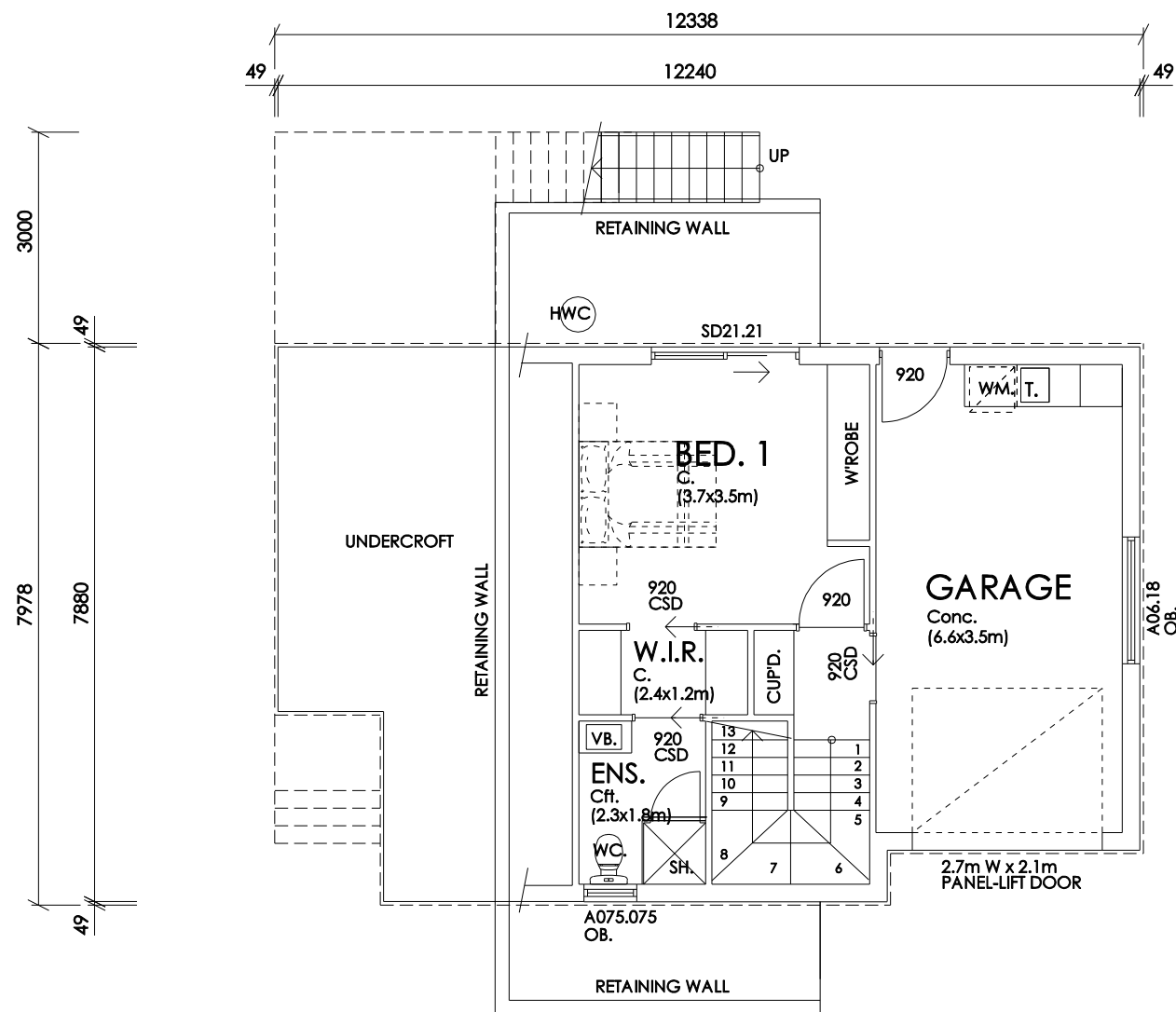


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26.01	
Drawing No.:	Rev.
SK08	A

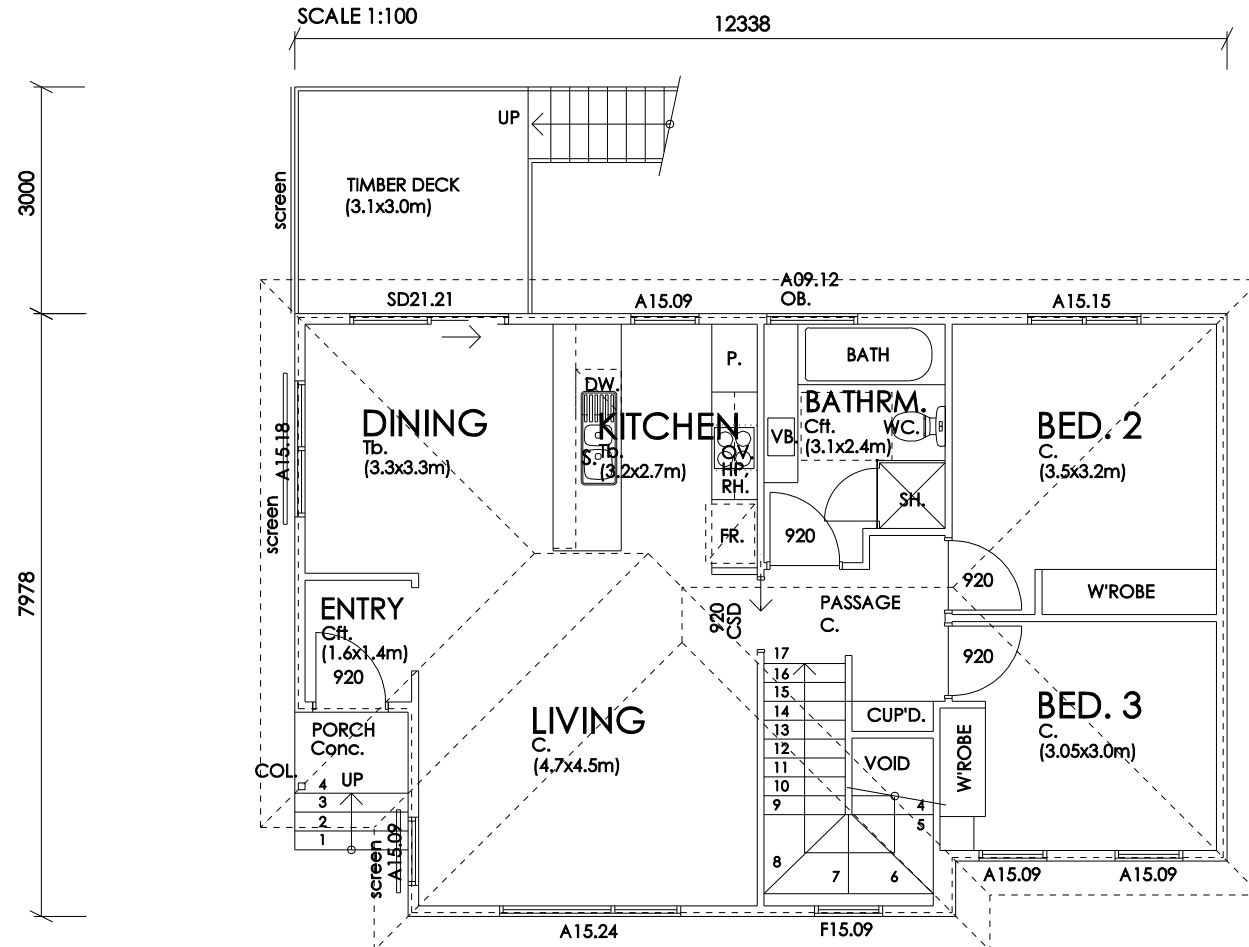
FLOOR PLAN LEGEND

	BRICK VENEER WALLS
	134mm EXTERNAL STUD WALLS WITH 35mm BATTEN & 9mm F.C. CLADDING. (TIMBER CLADDING T.B.C.)
	90mm STUD WALLS.
C.	CARPET
Tb.	TIMBER OVERLAY FLOOR.
Cft.	CERAMIC FLOOR TILES
Conc.	CONCRETE FLOOR
C.J.	CONTROL JOINT

GROUND FLOOR AREA: - 86.5 sq.m.
FIRST FLOOR AREA: - 61 sq.m.
TOTAL FLOOR AREA: - 147.5 sq.m., 15.9 sq.
DECK AREA: - 6 sq.m.



GROUND FLOOR PLAN - DWELLING C
SCALE 1:100 12338



FIRST FLOOR PLAN - DWELLING C

FLOOR PLAN LEGEND

	BRICK VENEER WALLS
	134mm EXTERNAL STUD WALLS WITH 35mm BATTEN & 9mm F.C. CLADDING. (TIMBER CLADDING T.B.C.)
	90mm STUD WALLS.
C.	CARPET
Tb.	TIMBER OVERLAY FLOOR.
Cft.	CERAMIC FLOOR TILES
Conc.	CONCRETE FLOOR
C.J.	CONTROL JOINT

GROUND FLOOR AREA: - 86.5 sq.m.
FIRST FLOOR AREA: - 61 sq.m.
TOTAL FLOOR AREA: - 147.5 sq.m., 15.9 sq.
DECK AREA: - 9 sq.m.

REVISION A: - 07/09/2026
- SCREEN REMOVED FROM NORTH SIDE BEING
3 METRES FROM BOUNDARY.
- SCREENS ADDED TO FIRST FLOOR LIVING & DINING
ROOM FACING CAR SPACE.

```
graph TD; A[creative practical design solutions] --- B[TAS BUILDING DESIGN PTY. LTD.]; B --- C[Kevin J. Roberts]; B --- D["m. 0408 882283  
a. p.o.box 2018 howrah 7018  
e. tas.buildingdesign@bigpond.com"]; D --- E[cc 652]; D --- F[residential commercial];
```

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Project and Address:
Proposed 3 No. Dwellings
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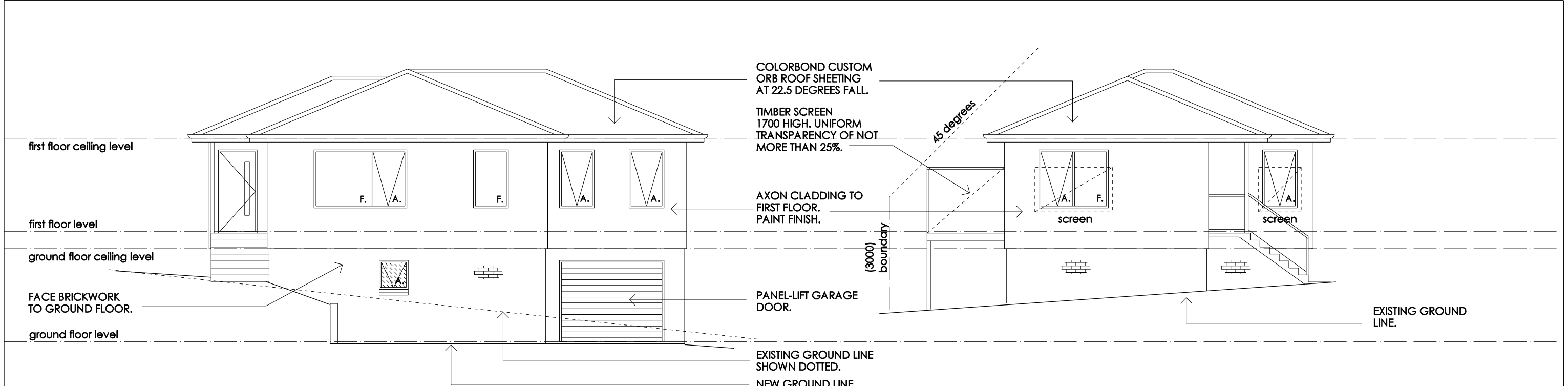
Client:
Mr. J. Belbin & Mr. T. Merrett

Drawing Title:
**Floor Plans
- Dwelling C**

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

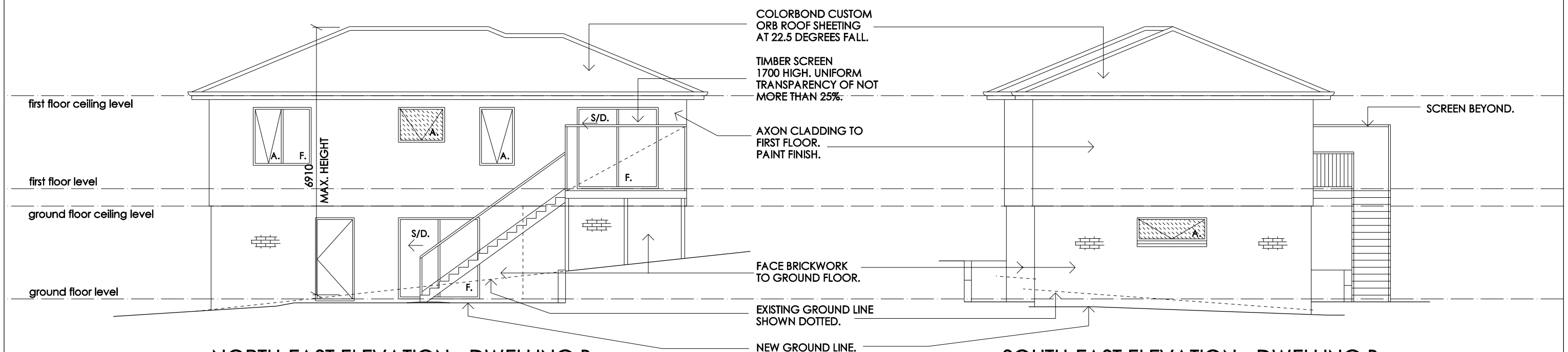
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Approval: preliminary	Scale: 1:100 @ A3

 NORTH	Project No.: 26.01
	Drawing No.: Rev. SK09 A



SOUTH-WEST ELEVATION - DWELLING B
SCALE 1:100

NORTH-WEST ELEVATION - DWELLING B
SCALE 1:100



NORTH-EAST ELEVATION - DWELLING B
SCALE 1:100

SOUTH-EAST ELEVATION - DWELLING B
SCALE 1:100

REVISION A: - 07/09/2026
- SCREENING ADDED TO DWELLING B DECK.
- SCREENS ADDED TO WINDOWS TO NORTH-WEST ELEVATION

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Project and Address:
**Proposed 3 No. Dwellings
at 110 Dolina Drive,
Rokeby.**

Client:
Mr. J. Belbin & Mr. T. Merrett

Drawing Title:
**Elevations
- Dwelling B**

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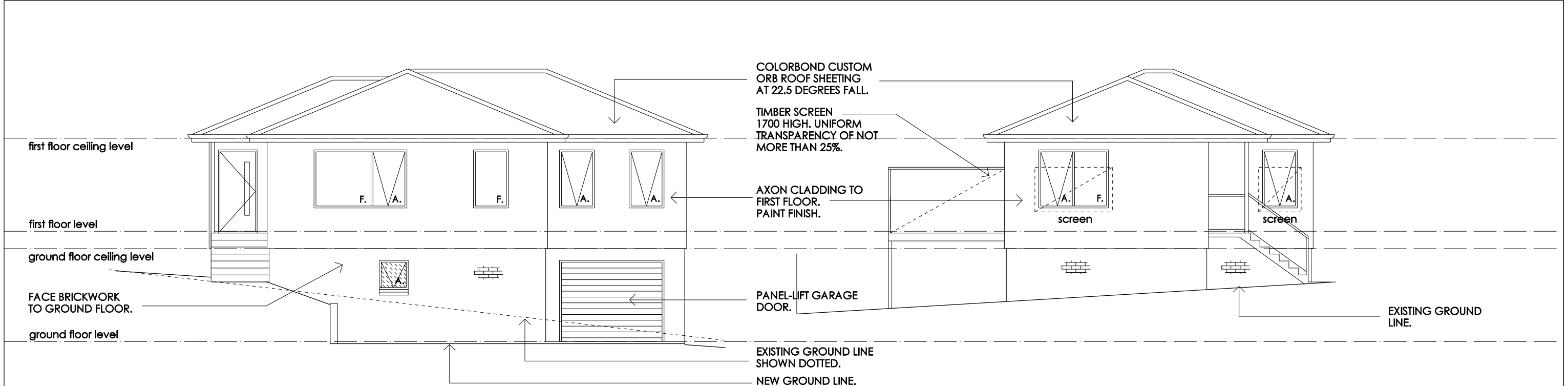
Please note: - Verify all dimensions on site. Figured
dimensions take precedence over scale readings.

Plot Date: 07/09/2026 Drawn: KJR

Approval: preliminary Scale: 1:100 @ A3

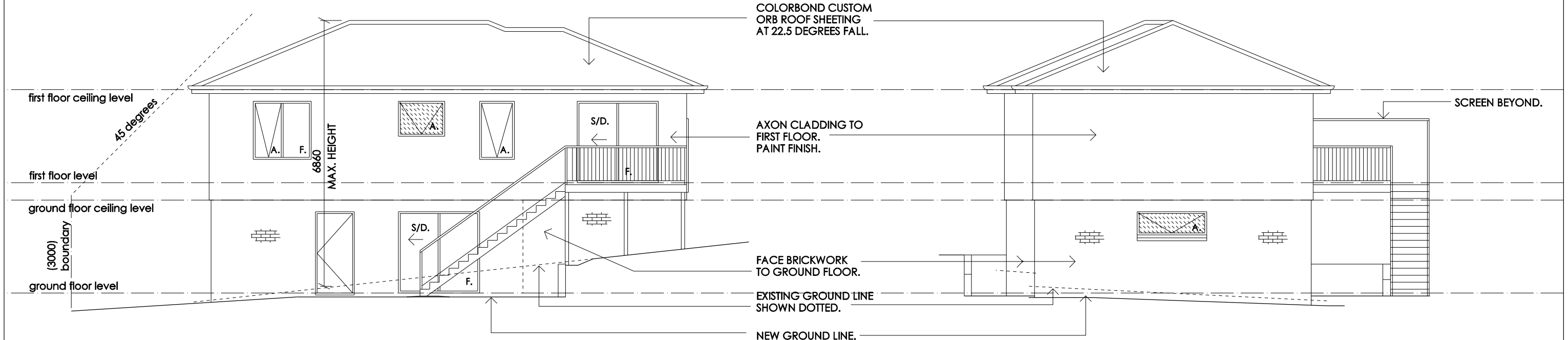
Project No.:
26.01

Drawing No.: SK11 Rev. A



SOUTH-WEST ELEVATION - DWELLING C
SCALE 1:100

NORTH-WEST ELEVATION - DWELLING C
SCALE 1:100



NORTH-EAST ELEVATION - DWELLING C
SCALE 1:100

SOUTH-EAST ELEVATION - DWELLING C
SCALE 1:100

REVISION A: - 07/09/2026 - SCREEN ADDED TO DWELLING C DECK. SCREENS ADDED TO WINDOWS TO NORTH-WEST ELEVATION.	creative practical design solutions TAS. BUILDING DESIGN Pty Ltd m. 0408 882283 residential commercial a. p.o.box 2018 howrah 7018 e. tas.buildingdesign@bigpond.com cc 652	Project and Address: Proposed 3 No. Dwellings at 110 Dolina Drive, Rokeby.	Drawing Title: Elevations - Dwelling C	Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.			
				Plot Date: 07/09/2026 Drawn: KJR			
				Approval: preliminary	Scale: 1:100 @ A3		
				Client: Mr. J. Belbin & Mr. T. Merrett	© COPYRIGHT This document is the property of Kevin Roberts (designer). Any reproduction without permission of design and drawings is strictly prohibited.	Project No.: 26.01	
						Drawing No.: SK12	Rev. A