



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063219

PROPOSAL: Dwelling

LOCATION: 32 Toronto Drive, Seven Mile Beach

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 05/10/2026 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 05/10/2026 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 05/10/2026 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.

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 Dwelling

Location:

Address 32 Toronto Drive

Suburb/Town Seven Mile Beach

Postcode 7170

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

Current Use of Site:

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 188834	FOLIO 1
EDITION 1	DATE OF ISSUE 09-Jul-2025

SEARCH DATE : 28-Aug-2025

SEARCH TIME : 09.58 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan [188834](#)

Derivation : Part of 97 Acres Gtd. to William Garlick

Prior CT [188364/250](#)

SCHEDULE 1

TORONTO PASTORAL COY. PTY. LTD.

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP188834](#) EASEMENTS in Schedule of Easements

[SP188834](#) COVENANTS in Schedule of Easements

[SP188834](#) FENCING PROVISION in Schedule of Easements

[SP188834](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

[SP188834](#) SEPTIC TANK NOTIFICATION

[SP172346](#), [SP181390](#) & [SP182879](#) FENCING PROVISION in Schedule of Easements

[SP172346](#), [SP181390](#) & [SP182879](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

[SP172346](#), [SP181390](#) & [SP182879](#) SEPTIC TANK NOTIFICATION

[C403611](#) AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 03-Sep-2002 at noon

[E38838](#) AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 21-Apr-2016 at noon

[E61128](#) AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 29-Sep-2016 at noon

[E236437](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 12-Nov-2020 at noon

[E247637](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 16-Mar-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER TORONTO PASTORAL COY. PTY. LTD. FOLIO REFERENCE C.T.188364/250 GRANTEE PART OF 97 ACRES GRANTED TO WILLIAM GARLICK, PART OF 1000 ACRES LOCATED TO JOHN JEWELL	PLAN OF SURVEY BY SURVEYOR SAMUEL FRANKLIN HARVEY ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0402-476-360 CITY OF CLARENCE SCALE 1: 2,000 LENGTHS IN METRES	REGISTERED NUMBER SP188834 APPROVED EFFECTIVE FROM 09 JUL 2025 <i>Renner</i> Recorder of Titles
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

<i>Samuel Franklin Harvey</i> Registered Land Surveyor 09/05/2025 Date	<i>C. Shee</i> Council Delegate 27.06.2025 Date
--	---

SCHEDULE OF EASEMENTS	Registered Number SP 188834
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

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.

Drainage easement

Lot 1 on the plan is SUBJECT TO a right of drainage over that part of Lot 1 shown on the plan as "DRAINAGE EASEMENT 6.00 WIDE" appurtenant to Lot 100 on Sealed Plan 165950 (~~subject to conditions more fully set forth in Sealed Plan 165950 (if any)~~)

Lot 2 on the plan is SUBJECT TO a right of drainage over that part of Lot 2 shown on the plan as "DRAINAGE EASEMENT 6.00 WIDE" appurtenant to Lot 100 on Sealed Plan 165950 (~~subject to conditions more fully set forth in Sealed Plan 165950 (if any)~~)

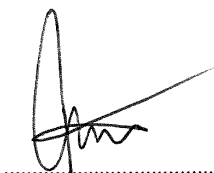
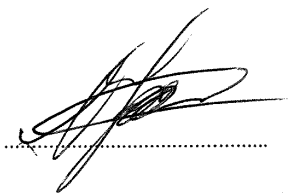
Drainage easement in gross

Lot 1 on the plan is SUBJECT TO a right of drainage in gross over that part of Lot 1 shown on the plan as "DRAINAGE EASEMENT VARIABLE WIDTH" in favour of the Council

Lot 28 on the plan is SUBJECT TO a right of drainage in gross over that part of Lot 28 shown on the plan as "DRAINAGE EASEMENT 5.00 WIDE" in favour of the Council

Lot 29 on the plan is SUBJECT TO a right of drainage in gross over that part of Lot 29 shown on the plan as "DRAINAGE EASEMENT 5.00 WIDE" in favour of the Council

Lot 30 on the plan is SUBJECT TO a right of drainage in gross over that part of Lot 30 shown on the plan as "DRAINAGE EASEMENT 5.00 WIDE" in favour of the Council

3471-5014-8147, v. 4

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Toronto Pastoral Coy Pty Ltd FOLIO REF: CT 188364/250 SOLICITOR & REFERENCE: Dobson Mitchell Allport James Ramsay	PLAN SEALED BY: Clarence City Council DATE: 27th June 2025 SD - 2003/8 REF NO.
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 SP 188834
SUBDIVIDER: Toronto Pastoral Coy Pty Ltd FOLIO REFERENCE: CT 188364/250	

Restrictive covenants

The owners of each Lot on the plan each covenant with the Vendor, the Council ~~(in respect of restrictive covenants 12 to 16)~~ and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot, and every part of it, and that the benefit of it may 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, without the consent of Council, erect or permit to be erected or permit to remain on a Lot any advertising signs of any type whatsoever PROVIDED THAT a sign indicating that a Lot is for sale will be permitted for a limited period;
2. NOT TO use galvanised iron or other reflective material in the construction of the roof of any dwelling or other structure on a Lot; and
3. NOT TO store or allow to remain on a Lot any construction plant and equipment, transport equipment or salvage or building materials except where immediately required for use in the construction of a dwelling and associated infrastructure on a Lot.

Fencing provision

In respect of each lot shown on the plan the Vendor will not be required to fence

Definitions

Council means the Clarence City Council or its legal successors from time to time

Vendor means Toronto Pastoral Coy Pty Ltd ACN 009 480 086 or its legal successors from time to time

Executed by Toronto Pastoral Coy Pty Ltd in
accordance with section 127(1) of the Corporations
Act 2001)

Full name: CRAIG BRADLEY ROGERSON
Position held: DIRECTOR

Full name: ANDREW JOHN FARRELL
Position held: Director

3471-5014-8147, v. 4

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.

8

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.

32 Toronto Drive, Seven Mile Beach, 7170

Owner(s) or Clients	Ella Rossiter & Michael Milburn	Title Reference	188834/1
Building Classification	1a	Zoning	Rural Living
Designer	Jason Nickerson CC6073Y	Land Size	10160m ²
Total Floor Area (Combined)	272.33m ² Deck 65.46m ²	Design Wind Speed	TBA
Alpine Area	N/A	Soil Classification	TBA
Other Hazards	Airport obstacle limitation area, Flood-prone areas, Bushfire-prone areas	Climate Zone	7
		Corrosion Environment	Medium
		Bushfire Attack Level (BAL)	TBA

Changes List			
Issue	Description of change	Date	Designer

ID	Sheet Name	Issue
A.01	Location Plan	DA - 01
A.02	Site Plan	DA - 01
A.03	Floor Plan	DA - 01
A.04	Elevations	DA - 01
A.05	Elevations	DA - 01
A.06	Roof Plan	DA - 01
A.07	Electrical Plan - Light/Reflected Ceiling	DA - 01
A.08	Electrical Plan - Power	DA - 01
A.09	Door & Window Schedule	DA - 01

Legend

-  - Electrical Connection
-  - Electrical Turret
-  - Telstra Connection
-  - Telstra Pit
-  - Water Meter
-  - Water Stop Valve
-  - Fire Hydrant

Flood Prone Area

As per ListMap (July 2026)



PINNACLE

PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
Licence: CC6073Y

Location Plan

Revision:
Approved by:

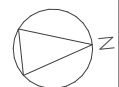
DA - 01
JD

Scale:
1:1000 @ A3
Pg. No:
A.01

Proposal: New Dwelling
Client: Ella Rossiter & Michael Milburn
Address: 32 Toronto Drive, Seven Mile Beach,
7170

Date: 31/07/2026
 Drawn by: JD
 Job No: 073-2025
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date	Designer
NOTE: Refer to cover page for further details on changes.		



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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 claypaving); 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 mustbe 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 provision for cleaning and maintenance.

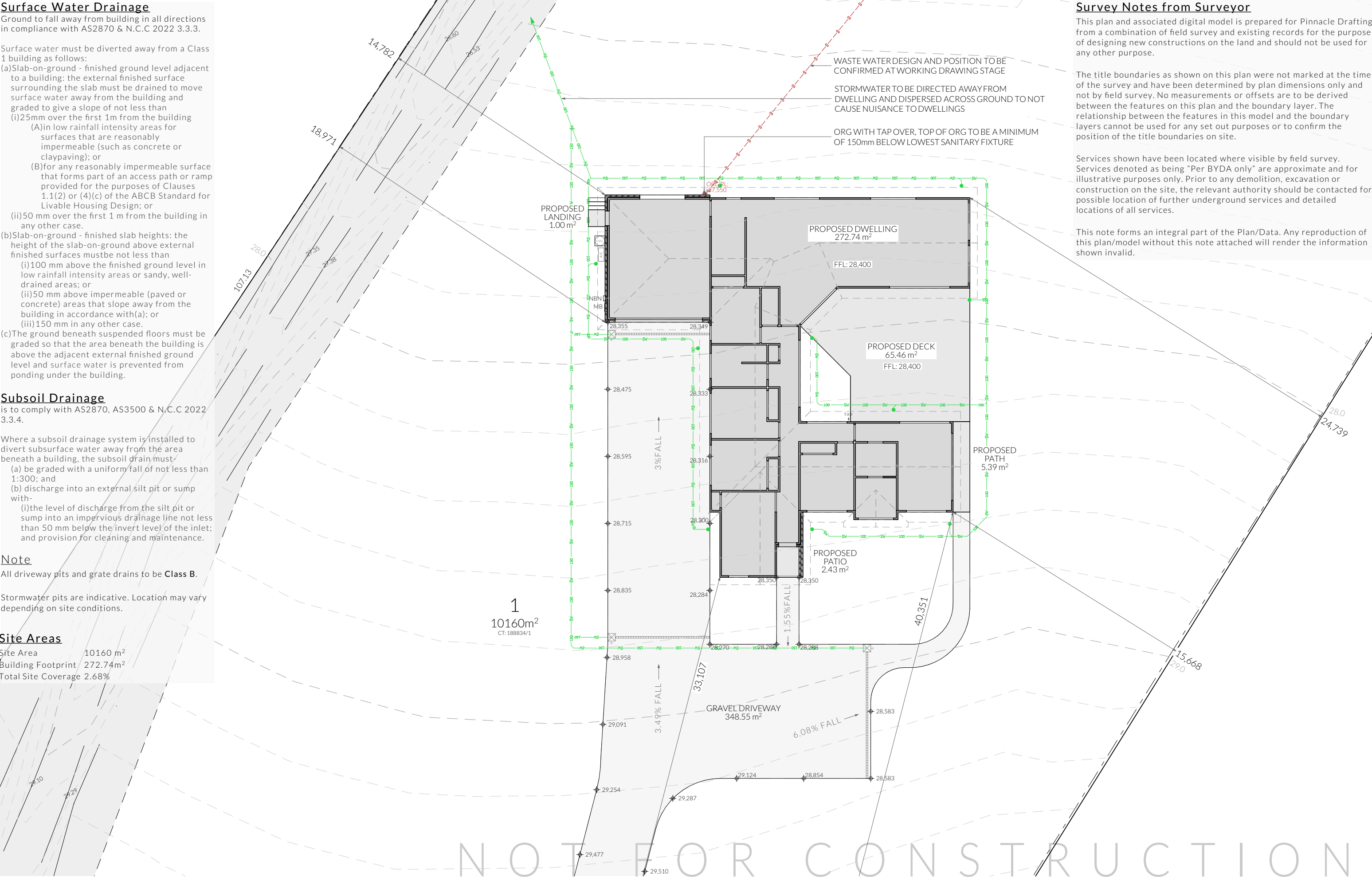
Note

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

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

Site Areas

Site Area 10160 m²
Building Footprint 272.74m²
Total Site Coverage 2.68%



Survey Notes from Surveyor

This plan and associated digital model is prepared for Pinnacle Drafting from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Services denoted as being "Per BYDA only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Site Plan Revision: DA - 01 Approved by: JD	Scale: 1:200 @ A3 Pg. No: A.02	Proposal: New Dwelling	Date: 31/07/2026	Issue	Date	Designer	 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.	
	Client: Ella Rossiter & Michael Milburn			Drawn by: JD						
	Address: 32 Toronto Drive, Seven Mile Beach, 7170			Job No: 073-2025						
				Engineer: TBA						
				Building Surveyor: TBA						
NOTE: Refer to cover page for further details on changes.										

- A

P

Access Panel
- A

J

Articulation Joint
- S

A

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.

Floor Areas

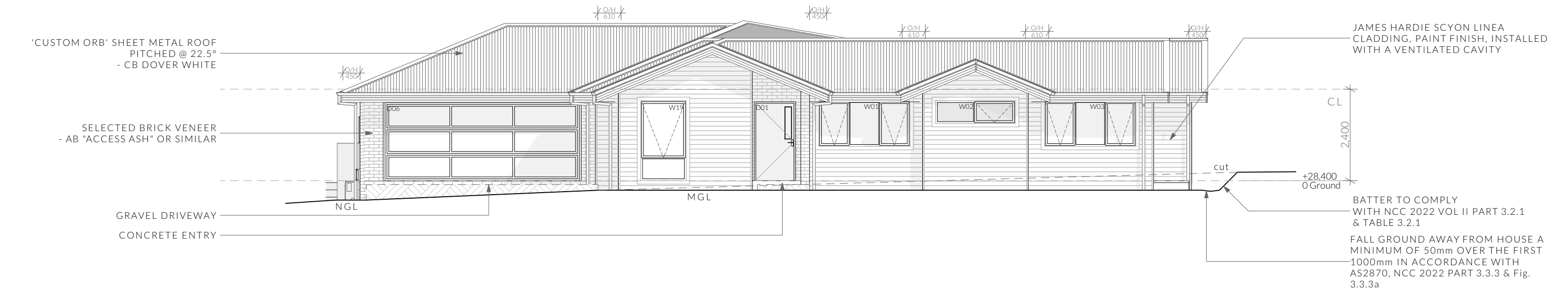
Total Floor Area	272.33m ²
Timber Deck	65.46m ²
Timber Landing	1.00m ²
Concrete Patio	2.43m ²
Concrete Path	5.39m ²



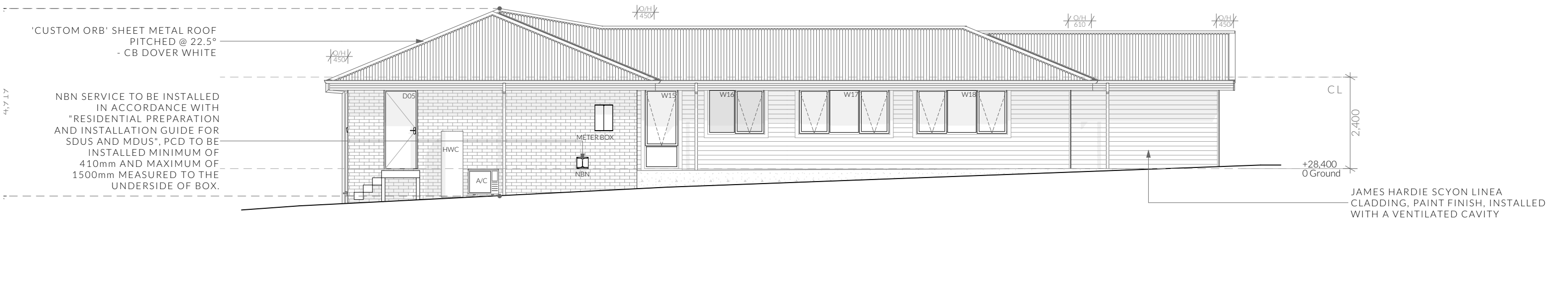
NOT FOR CONSTRUCTION



PINNACLE



East Elevation



South Elevation

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

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Elevations	Scale: 1:100 @ A3 Pg. No: A.05	Proposal: New Dwelling Client: Ella Rossiter & Michael Milburn Address: 32 Toronto Drive, Seven Mile Beach, 7170	Date: 31/07/2026 Drawn by: JD Job No: 073-2025 Engineer: TBA Building Surveyor: TBA	<table><tr><th>Issue</th><th>Date</th><th>Designer</th></tr><tr><td></td><td></td><td></td></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.			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.	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
	Issue	Date	Designer														
	NOTE: Refer to cover page for further details on changes.																

Part 10.8.3

- (a) is located
 - (i) immediately above the primary insulation layer; or
 - (ii) immediately above sarking with a vapour permeance of not less than $1.14 \mu\text{g/N.s.}$, 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.

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

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.

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 x 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).

[illegible]

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
>15° AND <75°	7,000 mm ² /m provided at the eaves and 5,000 mm ² /m at high level, plus an additional 18,000 mm ² /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.	

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PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernart Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y		Roof Plan Revision: DA - 01 Approved by: JD		Scale: 1:100 @ A3 Pg. No: A.06	Proposal: New Dwelling Client: Ella Rossiter & Michael Milburn Address: 32 Toronto Drive, Seven Mile Beach, 7170	Date: 31/07/2026 Drawn by: JD Job No: 073-2025 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.			 This drawing is 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.	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
	Issue	Date	Designer													
	NOTE: Refer to cover page for further details on changes.															

ELECTRICAL LEGEND - Lower Floor			
Symbol	Description	Allowance	Quantity
	DATA- CAT 6 (RJ45) - 1 GANG		3
	DATA- TV CONNECTION		2
	FAN - 3 IN 1 (4 LAMP)	10W (LIGHT)	2
	FAN - CEILING - EX-HAUST		3
	GPO - (1) SINGLE		2
	GPO - (2) DOUBLE		32
	GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH)		1
	GPO - (2) DOUBLE (WITH USB CHARGER)		2
	GPO - WEATHER PROOF DOUBLE		4
	LIGHT - CEILING - DOWNLIGHT RECESSED	10W	31
	LIGHT - CEILING - LED BATTEN	20W	2
	LIGHT - CEILING - PENDANT - LED STRIP 2000L	20W (LM)	1
	LIGHT - WALL MOUNTED - TYPE 1	10W	6
	SWITCH - LIGHT 1 GANG		14
	SWITCH - LIGHT 2 GANG		5
	SWITCH - LIGHT 4 GANG		1
	SWITCH - WITH TIMER		1

Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-

- (a) be located in-
 - (i) a Class 1a building in accordance with 9.5.2 and 9.5.4; and
 - (ii) a Class 1b building in accordance with 9.5.3 and 9.5.4; and

- (b) comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
- (c) be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-

- (a) any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
- (b) each other storey not containing bedrooms.

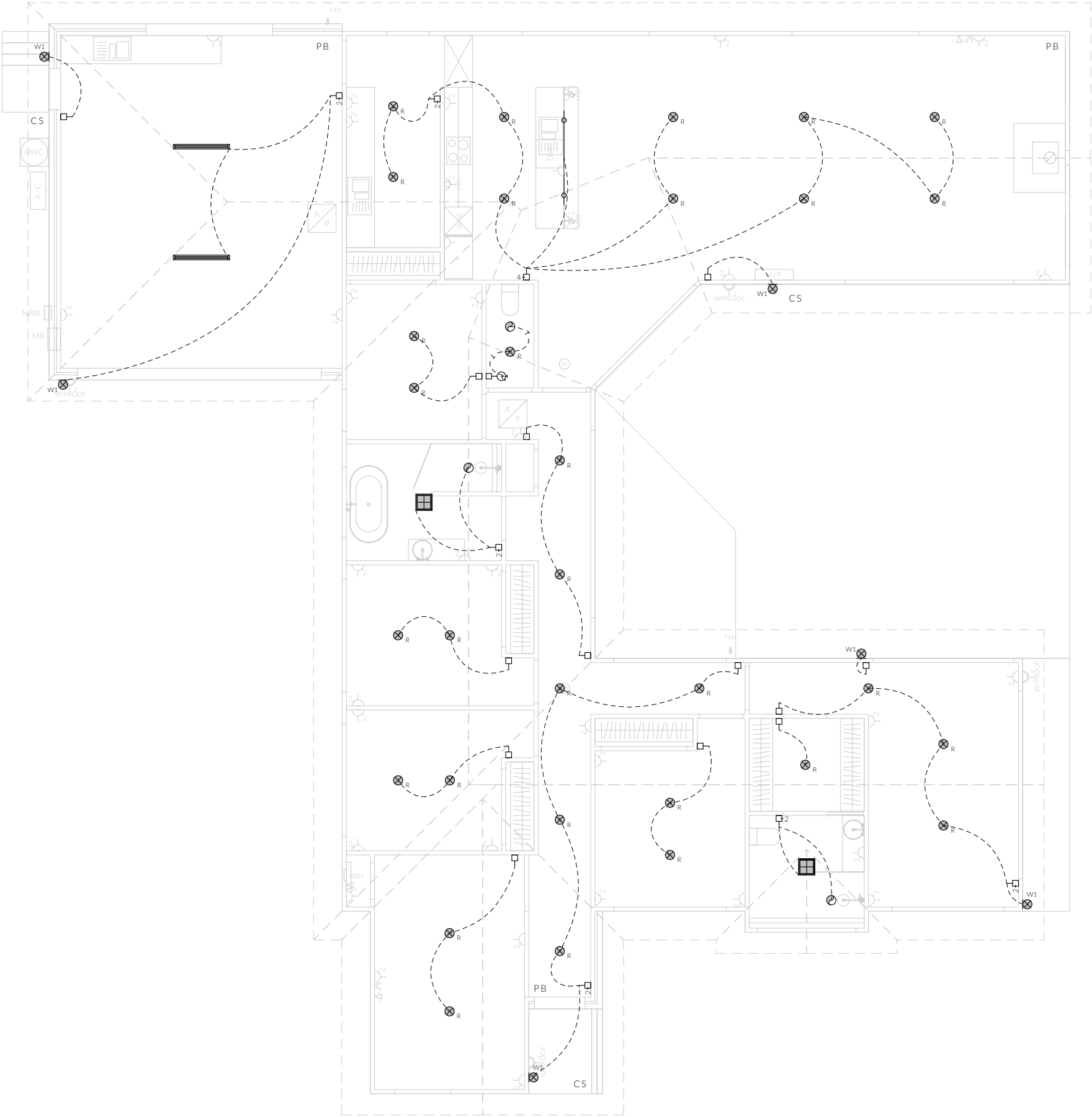
Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:

- (a) Where a smoke alarm is located on the ceiling it must be-
 - (i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
 - (ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
- (b) Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

Note: Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;

- An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
 - (a) 25 L/s for a bathroom or sanitary compartment; and
 - (b) 40 L/s for a kitchen or laundry.
- Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
- Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
- An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
 - (a) be interlocked with the room's light switch; and
 - (b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.



Electrical Plan - Light/Reflected Ceiling

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:

- 5W/m² in class 1a dwellings
- 4W/m² to veranda, balcony or the like
- 3W/m² in a class 10a dwelling associated with the class 1a dwelling

U.N.O - All downlights are to be Insulation Contact (IC) rated.

Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space.

Notes

U.N.O ceilings are to be plasterboard.

--> Dimmable Circuit

---> Timer Circuit(as fan note)

PB - Plasterboard

CS - Cement Sheet Eaves

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Electrical Plan - Light/
Reflected Ceiling

Revision: DA - 01
Approved by: JD

Scale: @ A3
Pg. No: A.07

Proposal: New Dwelling
Client: Ella Rossiter & Michael Milburn
Address: 32 Toronto Drive, Seven Mile Beach,
7170

Date: 31/07/2026
Drawn by: JD
Job No: 073-2025
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer
NOTE: Refer to cover page for further details on changes.		



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Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;

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--o----o Dimmable Circuit

--r----r Timer Circuit(as fan note)

PB - Plasterboard

CS - Cement Sheet Eaves

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Revision: DA
Approved by: JD

Scale: @ A3
Pg. No: A.08

Proposal: New Dwelling
Client: Ella Rossiter & Michael Milburn
Address: 32 Toronto Drive, Seven Mile Beach,
7170

Date: 31/07/2026
 Drawn by: JD
 Job No: 073-2025
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date	Designer
NOTE: Refer to cover page for further details on changes.		

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ID	D01	D02	D03	D04	D05	D06	W01	W02	
External View									
Sill Height	0	0	0	0	0	0	900	1,500	
Notes								OBSURE	
ID	W03	W04	W05	W06	W07	W08	W09	W10	
External View									
Sill Height	900	0	900	0	0	SITE MEASURE	0	SITE MEASURE	
Notes									
ID	W11	W12	W13	W14	W15	W16	W17	W18	W19
External View									
Sill Height	600	600	0	1,100	0	900	900	900	0
Notes						OBSURE	Glazing - 52mm Double Glazed (clear)		

Glazing

All glazing must comply with Section 8 of NCC Vol II 2022.

- Windows must be installed in accordance with the following:
- (a) Structural building loads must not be transferred to the window assembly.
 - (b) A minimum 10 mm gap must be provided between the top of the window assembly and any loadbearing framing or masonry wall element.
 - (c) The requirements of (b) may be increased where necessary to allow for frame settlement over wide openings.
 - (d) Packing, if provided between each window assembly and the frame, must be:
 - (i) located along each side and bottom; and
 - (ii) fixed to ensure the sides and bottom of the window assembly remain straight; and
 - (iii) clear of any flashing material.

If a door, side panel or panel is capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible with an opaque band not less than 20 mm in height located so that-

- (a) the upper edge is not less than 700 mm above the floor; and
- (b) the lower edge is not more than 1.2 m above the floor.

Refer to Part 8.4.7 for exemptions.

Important note

All windows to be in compliance with **BAL TBA** requirements. Refer to Bushfire Protection Plan.

Glazing - 52mm Double Glazed (clear)

All windows & doors to be glazed with the minimum following values:

Window Type	U-Value	SHGC
Awning	4.1	0.57
Fixed	3.2	0.67

Values based on products from Clark Windows. Where Argon Gas is specified the U-Value is reduced by 0.1 across all products.

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Door & Window Schedule Revision: DA - 01 Approved by: JD	Scale: @ A3 Pg. No: A.09	Proposal: New Dwelling Client: Ella Rossiter & Michael Milburn Address: 32 Toronto Drive, Seven Mile Beach, 7170	Date: 31/07/2026 Drawn by: JD Job No: 073-2025 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.			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.  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
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