



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063860

PROPOSAL: Dwelling

LOCATION: 8 Actaeon Street, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 12/10/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 12/10/2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 12/10/2026.

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

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

Application for Development / Use or Subdivision

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

Proposal: **Construction of a single dwelling**

Location: **8 Actaeon Street ROKEBY**

Personal Information Removed



Is the property on the Tasmanian Heritage Register? Yes ☐ No ☒

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

If you had pre-application discussions with City of Clarence, please provide planner's name:

N/A

Current use of site: **Vacant Land**

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

Declaration

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

Acknowledgement

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

Personal Information Removed

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

SEARCH OF TORRENS TITLE

VOLUME 183235	FOLIO 151
EDITION 2	DATE OF ISSUE 08-Nov-2022

SEARCH DATE : 01-Sept-2026

SEARCH TIME : 12.31 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 151 on Sealed Plan [183235](#)

Derivation : Part of Lot 38079, 23.74ha Gtd. to The Director-General of Housing and Construction

Prior CT [182966/1](#)

SCHEDULE 1

[M985131](#) TRANSFER to SAMUEL DYLAN GU'C and GEORGIA ANNE MORRISON Registered 08-Nov-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP183235](#) COVENANTS in Schedule of Easements

[SP183235](#) FENCING PROVISION in Schedule of Easements

[SP170412](#), [SP175718](#), [SP178636](#) & [SP182135](#) COVENANTS in Schedule of Easements

[SP170412](#), [SP175718](#), [SP178636](#) & [SP182135](#) FENCING PROVISION in Schedule of Easements

[SP160867](#) FENCING COVENANT in Schedule of Easements

[E323287](#) MORTGAGE to Commonwealth Bank of Australia Registered 08-Nov-2022 at 12.01 pm

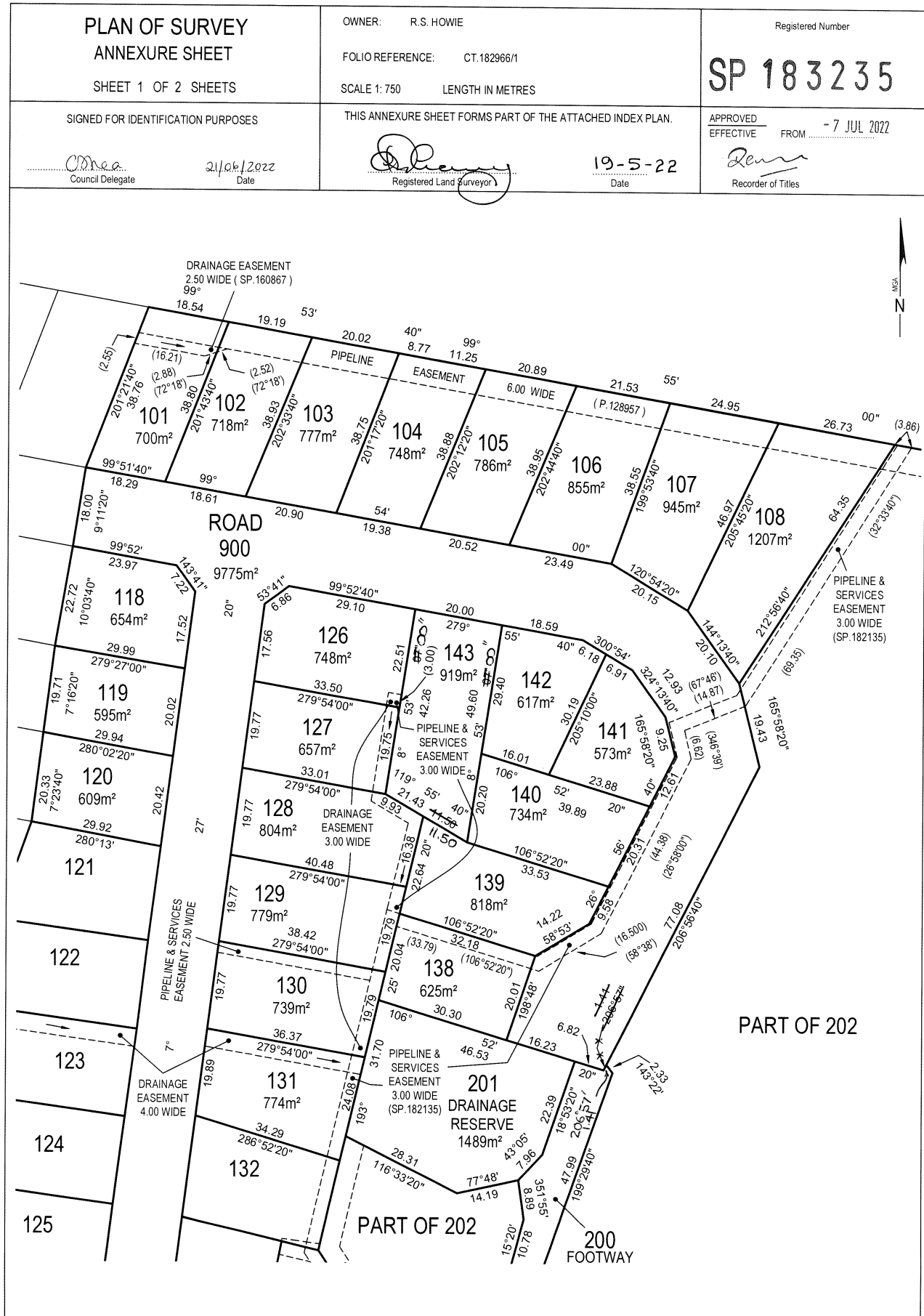
UNREGISTERED DEALINGS AND NOTATIONS

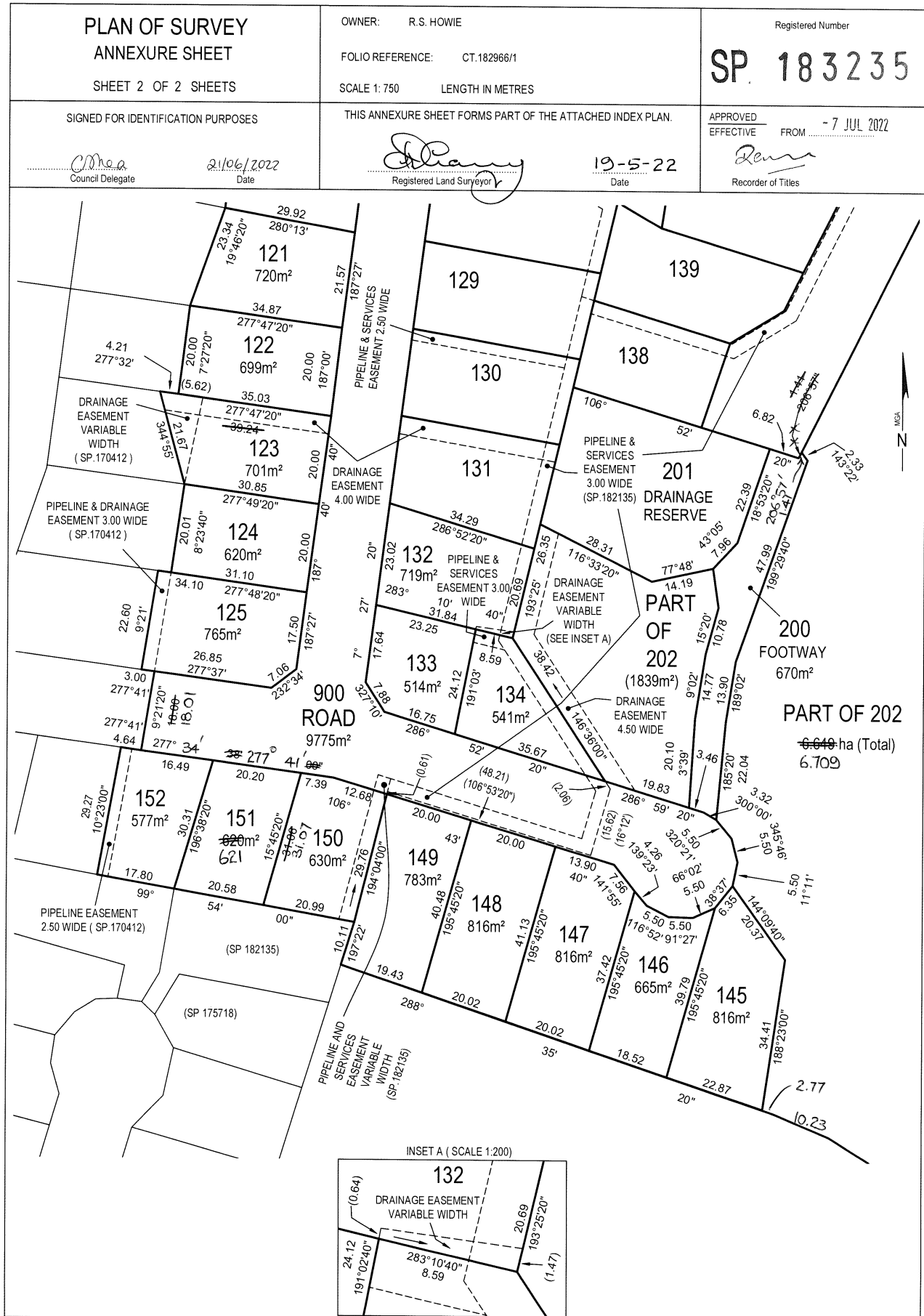
N256669 DISCHARGE OF MORTGAGE [E323287](#) Lodged by DYE & DURHAM (NAB) on 18-Aug-2026 BP: N256669

N264375 SAMUEL DYLAN GU'C and GEORGIA ANNE GU'C Lodged by DYE & DURHAM (NAB) on 18-Aug-2026 BP: N256669

N286759 MORTGAGE to National Australia Bank Limited NATIONAL AUSTRALIA BANK LIMITED Lodged by DYE & DURHAM (NAB) on 18-Aug-2026 BP: N256669

OWNER: R.S. HOWIE FOLIO REFERENCE: CT.182966/1 GRANTEE: PART OF LOT 38079 (23.74ha) GRANTED TO THE DIRECTOR-GENERAL OF HOUSING AND CONSTRUCTION	PLAN OF SURVEY BY SURVEYOR: N. D. LEARY of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@cccsurvey.com LOCATION: CITY OF CLARENCE SCALE 1:3000 LENGTHS IN METRES	REGISTERED NUMBER SP183235 APPROVED EFFECTIVE FROM - 7 JUL 2022 <i>Ren</i> Recorder of Titles
INDEX SHEET PRIORITY FINAL PLAN ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
LOT 202 has been compiled from SP.182966 and this survey		
202 TOTAL AREA - 6.049 ^{6.709} ha		
<i>N. D. Leary</i> 19-5-22 Registered Land Surveyor Date		<i>Clare Shea</i> 21/06/2022 Council Delegate Date





SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 183235
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PAGE 1 OF 7 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.

1. EASEMENTS

1.1 Lots 101 and 102

Lots 101 and 102 on the Plan are subject to a Right of Drainage in favour of Clarence City Council and TasWater over the land marked 'DRAINAGE EASEMENT 2.50 WIDE (SP.160867)' shown on the Plan.

1.2 Lots 101, 102, 103, 104, 105, 106, 107, 108 and 202

- (a) Lots 101, 102, 103, 104, 105, 106, 107, 108 and 202 are subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE EASEMENT 6.00 WIDE (P.128957)' shown on the Plan ("the Easement Land").
- (b) Lots 101, 102, 103, 104, 105, 106, 107, 108 and 202 are subject to a Pipeline Easement in favour of Clarence City Council and TasWater over the land marked 'PIPELINE EASEMENT 6.00 WIDE (P.128957)' on the Plan and as created by and more fully set forth in Sealed Plan 178636.
- (c) Lots 101, 102, 103, 104, 105, 106, 107, 108 and 202 are subject to a Pipeline Right in favour of Clarence City Council over the land marked 'PIPELINE EASEMENT 6.00 WIDE (P.128957)' shown on the Plan as more fully set forth in C88284.

Signed by **R S Howie:**



(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Robert Stuart Howie FOLIO REF: 182966/1 SOLICITOR & REFERENCE: Curtis Browne - 190508	PLAN SEALED BY: Clarence City Council DATE: 21st June 2022 SD-2008/48 REF NO. Stage 4, 5 & 6 Council Delegate Clare Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 7 PAGES	Registered Number SP. 183235
SUBDIVIDER: Robert Stuart Howie FOLIO REFERENCE: 182966/1	

1.3 Lot 123

Lot 123 on the Plan is subject to a Right of Drainage in favour of Clarence City Council over those areas of land marked 'DRAINAGE EASEMENT 4.00 WIDE' and 'DRAINAGE EASEMENT VARIABLE WIDTH (SP.170412)' shown on the Plan.

1.4 Lot 125

- (a) Lot 125 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & DRAINAGE EASEMENT 3.00 WIDE (SP.170412)' shown on the Plan ("the Easement Land").
- (b) Lot 125 on the Plan is subject to a Right of Drainage in favour of Clarence City Council over the land marked 'PIPELINE & DRAINAGE EASEMENT 3.00 WIDE (SP.170412)' shown on the Plan.

1.5 Lots 126, 127, 128 & 129

- (a) Lots 126, 127, 128 & 129 are subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT 3.00 WIDE' shown on the Plan ("the Easement Land").
- (b) Lots 126, 127, 128 & 129 are subject to a Right of Drainage in favour of Clarence City Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE" shown on the Plan.

1.6 Lots 129, 130, 131, 132, 134, 138, 202 and 900

Lots 129, 130, 131, 132, 134, 138, 202 and 900 are subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT 3.00 WIDE (SP.182135)' shown on the Plan ("the Easement Land").

1.7 Lot 130

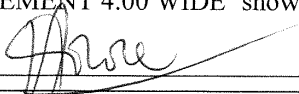
- a) Lot 130 is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT 2.50 WIDE' shown on the Plan ("the Easement Land").

1.8 Lot 131

- b) Lot 130 is subject to a Right of Drainage in favour of Clarence City Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE" shown on the Plan

Lot 131 is subject to a Right of Drainage in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT 4.00 WIDE' shown on the Plan.

Signed by **R S Howie**:



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.

18/5/22
 Curtis Rankin-Bourne
 Solicitor for the Vendor

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 7 PAGES	Registered Number SP. 183235
SUBDIVIDER: Robert Stuart Howie FOLIO REFERENCE: 182966/1	

1.9 Lot 132

Lot 132 is subject to a Right of Drainage in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT VARIABLE WIDTH' shown on the Plan.

1.10 Lot 134

Lot 134 is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT 3.00 WIDE' shown on the Plan ("the Easement Land").

1.11 Lots 150 and 900

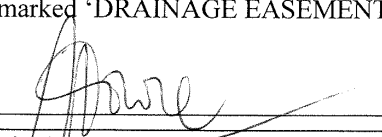
- (a) Lots 150 and 900 on the Plan are subject to a Right of Drainage in favour of Clarence City Council over the area marked 'DRAINAGE EASEMENT VARIABLE WIDTH (SP.182135)' shown on the Plan.
- (b) Lots 150 and 900 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH (SP.182135)' shown on the Plan ("the Easement Land").

1.12 Lot 152

Lot 152 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE EASEMENT 2.50 WIDE (SP.170412)' shown on the Plan ("the Easement Land").

1.13 Lot 202

- (a) Lot 202 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT "A", "B" & "C" 2.50 WIDE (SP.175718)', 'PIPELINE & SERVICES EASEMENT "C" 3.00 WIDE (SP.175718)' and 'PIPELINE & SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH (SP.175718)' shown on the Plan ("the Easement Land").
- (b) Lot 202 on the Plan is subject to an Electricity Infrastructure Easement in favour of Hydro-Electric Corporation over the land marked 'ELECTRICITY INFRASTRUCTURE EASEMENT 6.00 WIDE' on the Plan, more particularly set forth in C100545.
- (c) Lot 202 on the Plan is subject to a Right of Drainage in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT 4.50 WIDE' shown on the Plan.

Signed by **R S Howie**: 

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02.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 7 PAGES	Registered Number SP. 183235
SUBDIVIDER: Robert Stuart Howie FOLIO REFERENCE: 182966/1	

- (d) Lot 202 on the Plan is subject to a Pipeline Easement (as defined herein) in favour of Clarence City Council over the 'PIPELINE & SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH (SP.175718)' shown on the Plan.

2. COVENANTS

- 2.1 Each lot on the Plan is subject to restrictive covenants as more fully set out in SP170412 in relation to which the Vendor (**Robert Stuart Howie**) retains the right to modify, vary, waive or extinguish each or any of the covenants set out therein.

2.2 Additional covenants

The owner of each and every lot on the Plan (other than Lots 201 and 202) covenant with the Vendor (Robert Stuart Howie) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run and bind the covenantor's lot and every part thereof and that the benefit shall be annexed to and devolve with each and every other lot shown on the plan to observe the following stipulations: -

- Not to erect or place or permit to be erected or placed upon the lot a dwelling having a total floor area of less than 130m2 exclusive of any vehicle accommodation, external landings, patios and outbuildings.

Provided that the Vendor (Robert Stuart Howie) shall have the right to modify, vary, waive or extinguish each and every covenant set forth above.

3. FENCING PROVISION

In respect of each lot on the Plan the Vendor **Robert Stuart Howie** shall not be required to fence.

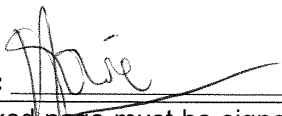
4. INTERPRETATION

"Pipeline and Services Easement" means:

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

- 4.1 enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- 4.2 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;

Signed by **R S Howie**:



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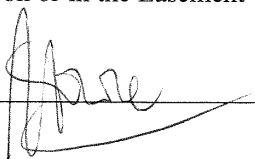
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP. 18 3235
SUBDIVIDER: Robert Stuart Howie FOLIO REFERENCE: 182966/1	

- 4.3 install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- 4.4 remove and replace the Infrastructure;
- 4.5 run and pass sewage, water and electricity through and along the Infrastructure;
- 4.6 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; and
- 4.7 if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- 4.8 use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

Signed by **R S Howie**:



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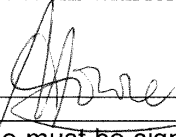
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES	Registered Number SP. 183235
SUBDIVIDER: Robert Stuart Howie FOLIO REFERENCE: 182966/1	

- (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
- (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace anything that supported, protected or covered the Infrastructure.

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) power poles and lines, electrical wires, electrical cables and other conducting media
- (e) (excluding telemetry and monitoring devices);
- (f) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;

Signed by **R S Howie**: 

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 183235
SUBDIVIDER: Robert Stuart Howie FOLIO REFERENCE: 182966/1	

- (g) anything reasonably required to support, protect or cover any of the Infrastructure;
- (h) 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
- (i) where the context permits, any part of the Infrastructure.

“TasWater” means Tasmanian Water and Sewerage Corporation Pty Limited ABN 47162 220 653, trading TasWater, established under the provisions of the water and Sewerage Corporations Act 2008 (Tas).

“Pipeline Easement” means the full and free right of every person (Dominant Owner) who is entitled to an estate or interest in possession indicated as the dominant tenement or any part of it, with which that right will be capable of enjoyment in common with the owner of the servient tenement to lay, use and maintain forever water mains and pipes of such size and number as shall from time to time be required in the strip of land shown on the plan and marked “pipeline Easement” (Servient Land) and for the Dominant Owner and their employees, agents and contractors from time to time and at all times to enter into and upon the Servient Land or any part of it bringing upon the Servient Land such material, machinery and other things as it considered fit and proper to inspect the condition of the mains and pipes and to repair, alter, amend and cleanse PROVIDED HOWEVER that any damage occasioned in doing so will be made good.

5. EXECUTION

Signed by **Robert Stuart Howie**

Witness Signature.....

Witness Name (in full) **Curtis Franklin Browne**.....

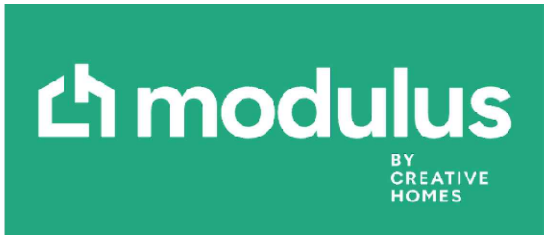
Legal Practitioner

Witness Address..... **Simmons Wolfhagen**.....

Level 4, 99 Bathurst Street

Witness Occupation..... **Hobart TAS 7000**.....

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CREATIVE HOMES | HOBART | LAUNCESTON | CREATIVEHOMESTAS.COM.AU

PROJECT ADDRESS: LOT 151, 8 ACTAEON STREET, ROKEBY

TITLE REFERENCE: VOLUME: FOLIO: 8

CLIENTS: SAMUEL & GEORGIA GU'C

DESIGNER: Inge Brown, CC 6652

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

FLOOR AREAS:

GROUND FLOOR:	32.5 m²
PORCH:	1.3 m²
GARAGE:	34.2 m²
ALFRESCO:	11.4 m²
UPPER FLOOR:	126.1 m²
TOTAL AREA:	205.5 m²
DECK:	1.0 m²

SOIL CLASSIFICATION: --

WIND CLASSIFICATION: --

CLIMATE ZONE: 7

BUSHFIRE ATTACK LEVEL: TBC

ALPINE AREA: N/A

CORROSION ENVIRONMENT: N/A

DOCUMENTATION INDEX

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

Document	Revision	By
Working drawings planning issue (these drawings)	A	Creative Homes Hobart
Survey plan SP22237-01	A	Survey Plus
Soil assessment		Doyle Soil Consulting

Document Set ID: 6052682
Version: 1, Version Date: 23/09/2026

AREAS:	
GROUND FLOOR:	32.5 m ²
PORCH:	1.3 m ²
GARAGE:	34.2 m ²
ALFRESCO:	11.4 m ²
UPPER FLOOR:	126.1 m ²
TOTAL AREA:	205.5 m ²
DECK:	1.0 m ²

LEGEND:	
DP	DOWNPIPE LOCATION
SHR	SHOWER
BTH	BATH
VB	VANITY BASIN
WC	TOILET
WB	WALL HUNG BASIN
REF	REFRIGERATOR
P	PANTRY
RH	RANGE HOOD
UBO	UNDER BENCH OVEN
CT	COOK TOP
S	SINK
DW	DISH WASHER
T	TROUGH
WM	WASHING MACHINE
MH	MANHOLE
CSD	CAVITY SLIDING DOOR
AAW	ALUM. AWNING WINDOW
AFW	ALUM. FIXED WINDOW
ASD	ALUM. SLIDING DOOR
B/O	BEAM OVER
BAL	BALUSTRADE
DR.	DRESSING ROOM
BAL	SELECTED BALUSTRADE TO BUILDER'S STANDARD DETAIL INSTALLED IN ACCORDANCE WITH NCC
	MASONRY ARTICULATION JOINT - LOCATION TO ENGINEER'S DETAILS
	CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.
DP	90mm DOWNPIPE

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

SUB FLOOR VENTILATION	
Zone C	6000
Subfloor wall length	23800
Area of ventilation	142799705
Vent size 230x76	17480
Number of vents	9

PROPOSED GROUND FLOOR PLAN

FLOOR AREA: 32.5m²

PRELIMINARY

© COPYRIGHT IN WHOLE OR IN PART

03	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.	REV:	DESCRIPTION:	BY:	DATE:
		DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	SK	ISSUED FOR CLIENT REVIEW	NN	22/6/26
			SK1	CLIENT NAME UPDATE	QT	25/6/26
			A	ISSUED FOR CLIENT REVIEW	NN	26/8/26

  CREATIVE HOMES HOBART LAUNCESTON CREATIVEHOMESTAS.COM.AU		JOB ADDRESS: 8 Actaeon Street Rokeby		CLIENT: Samuel & Georgia Gu'c	
		DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	3 of 11
		DRAWN:N. Nguyen	DATE: June 2026	DESIGN TYPE:	Custom
		CHECKED:	DATE:	DRAWING NO:	---
		SCALE: 1:100	REV: A		

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

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AREAS:	
GROUND FLOOR:	32.5 m ²
PORCH:	1.3 m ²
GARAGE:	34.2 m ²
ALFRESCO:	11.4 m ²
UPPER FLOOR:	126.1 m ²
TOTAL AREA:	205.5 m ²
DECK:	1.0 m ²

LEGEND:	
DP	DOWNPIPE LOCATION
SHR	SHOWER
BTH	BATH
VB	VANITY BASIN
WC	TOILET
WB	WALL HUNG BASIN
REF	REFRIGERATOR
P	PANTRY
RH	RANGE HOOD
UBO	UNDER BENCH OVEN
CT	COOK TOP
S	SINK
DW	DISH WASHER
T	TROUGH
WM	WASHING MACHINE
MH	MANHOLE
CSD	CAVITY SLIDING DOOR
AAW	ALUM. AWNING WINDOW
AFW	ALUM. FIXED WINDOW
ASD	ALUM. SLIDING DOOR
B/O	BEAM OVER
BAL	BALUSTRADE
DR.	DRESSING ROOM
BAL	SELECTED BALUSTRADE TO BUILDER'S STANDARD DETAIL INSTALLED IN ACCORDANCE WITH NCC
	MASONRY ARTICULATION JOINT - LOCATION TO ENGINEER'S DETAILS
	CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.
DP	90mm DOWNPIPE

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

SUB FLOOR VENTILATION	
Zone C	6000
Subfloor wall length	23800
Area of ventilation	142799705
Vent size 230x76	17480
Number of vents	9

PROPOSED FIRST FLOOR PLAN

FLOOR AREA: 126.1m²

PRELIMINARY

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			A	ISSUED FOR CLIENT REVIEW	NN	26/8/26

creative HOMES modulus BY CREATIVE HOMES CREATIVE HOMES HOBART LAUNCESTON CREATIVEHOMESTAS.COM.AU		JOB ADDRESS: 8 Actaeon Street Rokeby		CLIENT: Samuel & Georgia Gu'c	
		DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	4 of 11
		DRAWN:N. Nguyen	DATE: June 2026	DESIGN TYPE:	Custom
		CHECKED:	DATE:	DRAWING NO:	---
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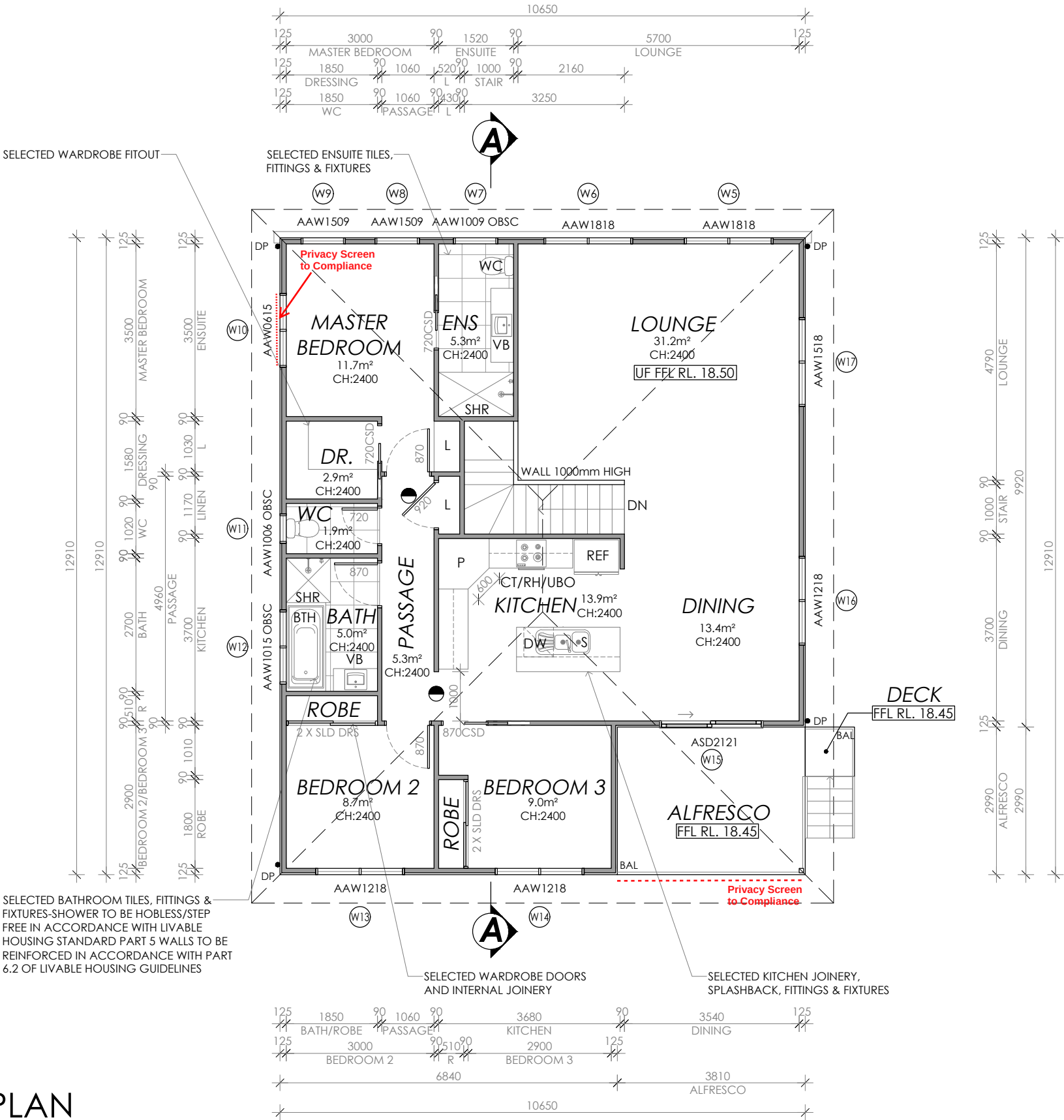
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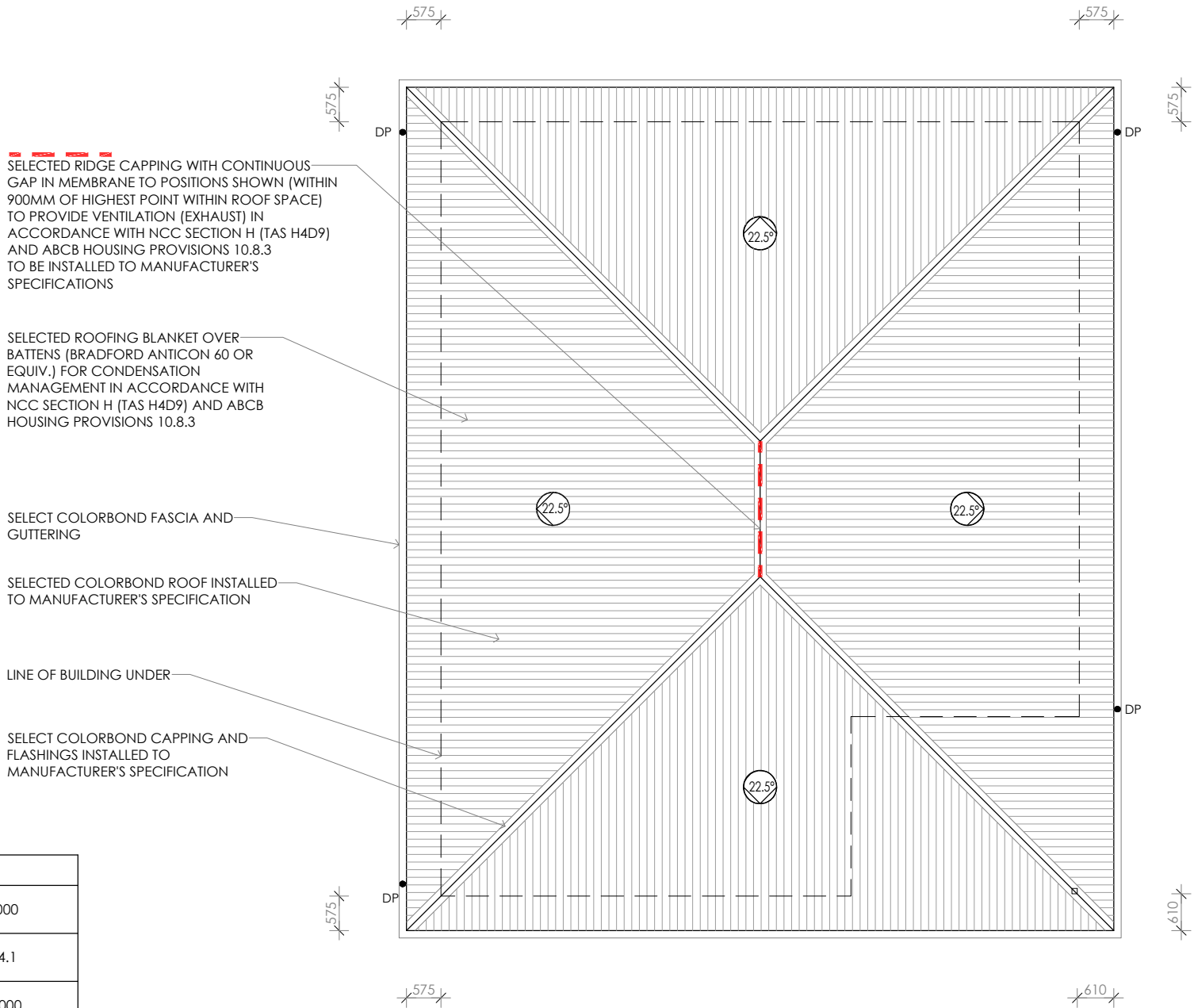
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● DP 90mm DOWNPIPE

ROOF VENTILATION		
NCC requirement for roof pitch	7000	5000
Longest dimension of roof	14.1	14.1
Free open area of vent	21000	10000
Number of vents	4.7	7.0 LM (5000 PER SIDE)
Vent type	Standard (200 x 400 eave vent)	RIDGE CAP WITH MEMBRANE GAP

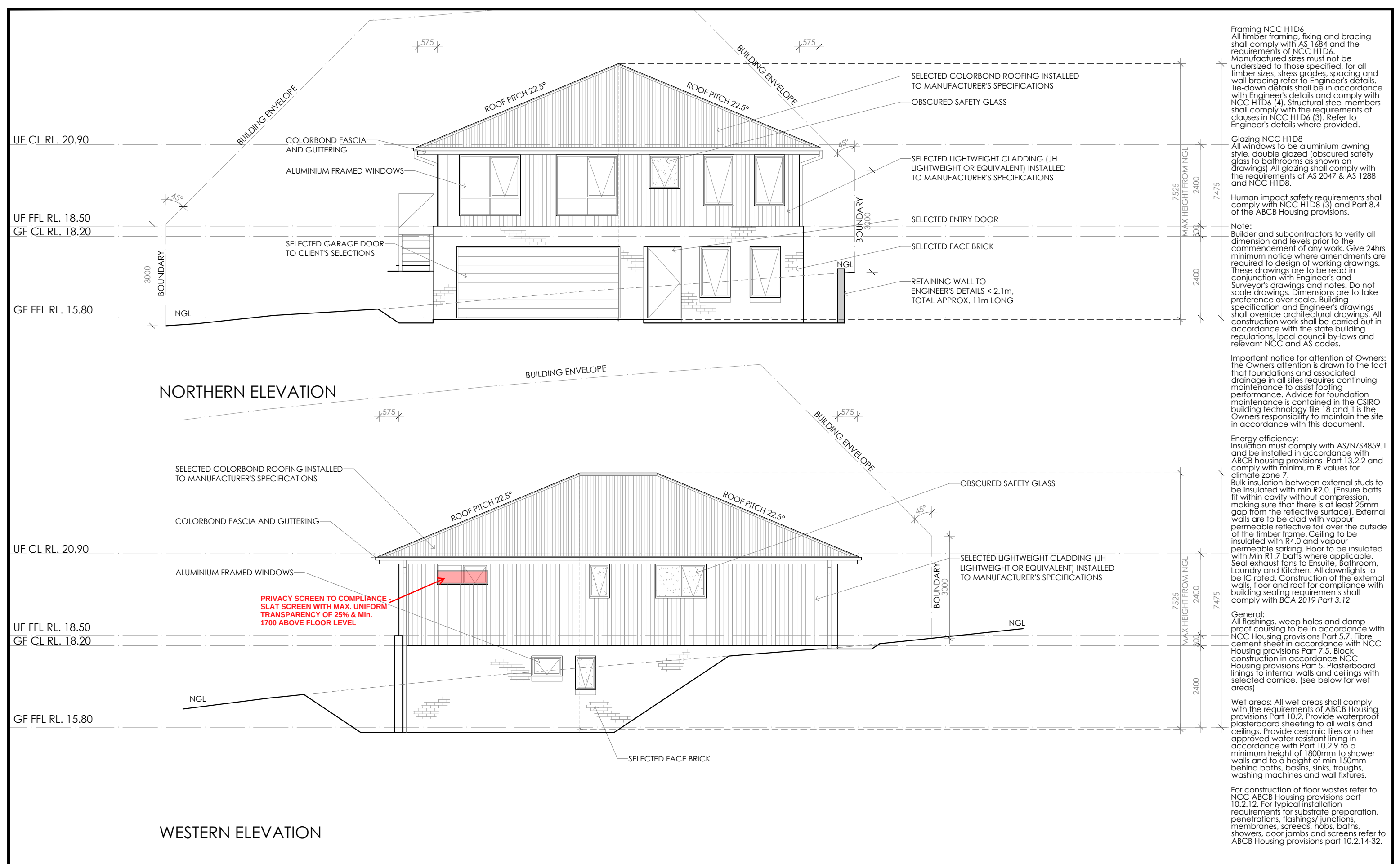
PROPOSED ROOF PLAN

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	DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 5 of 11
	DRAWN:N. Nguyen	DATE: June 2026	DESIGN TYPE: Custom
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Rokeby

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CHECKED:

SCALE: 1:100

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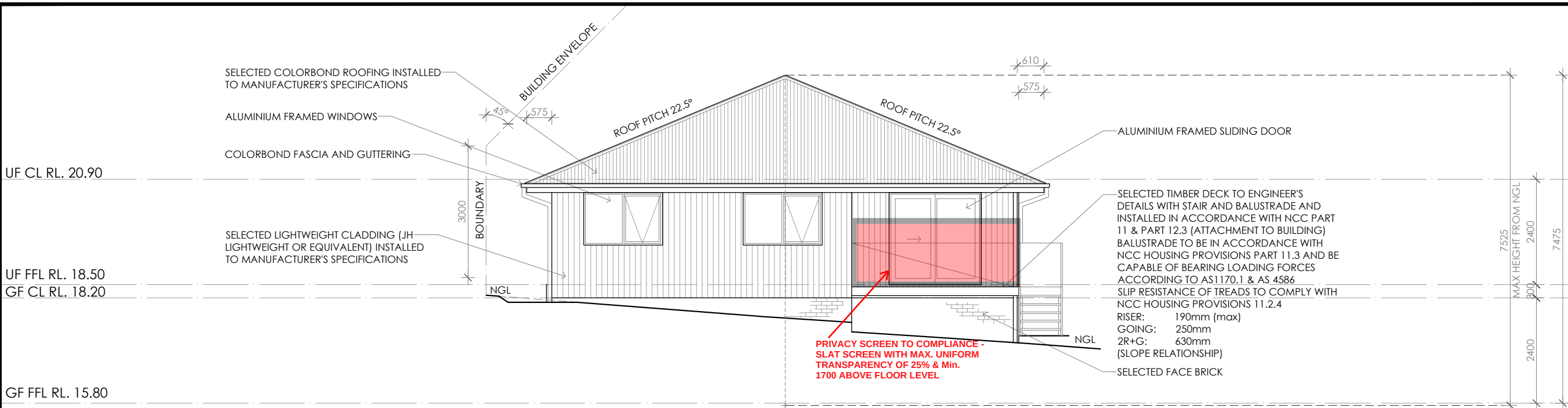
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Samuel & Georgia Gu'c

SHEET: 6 of 11

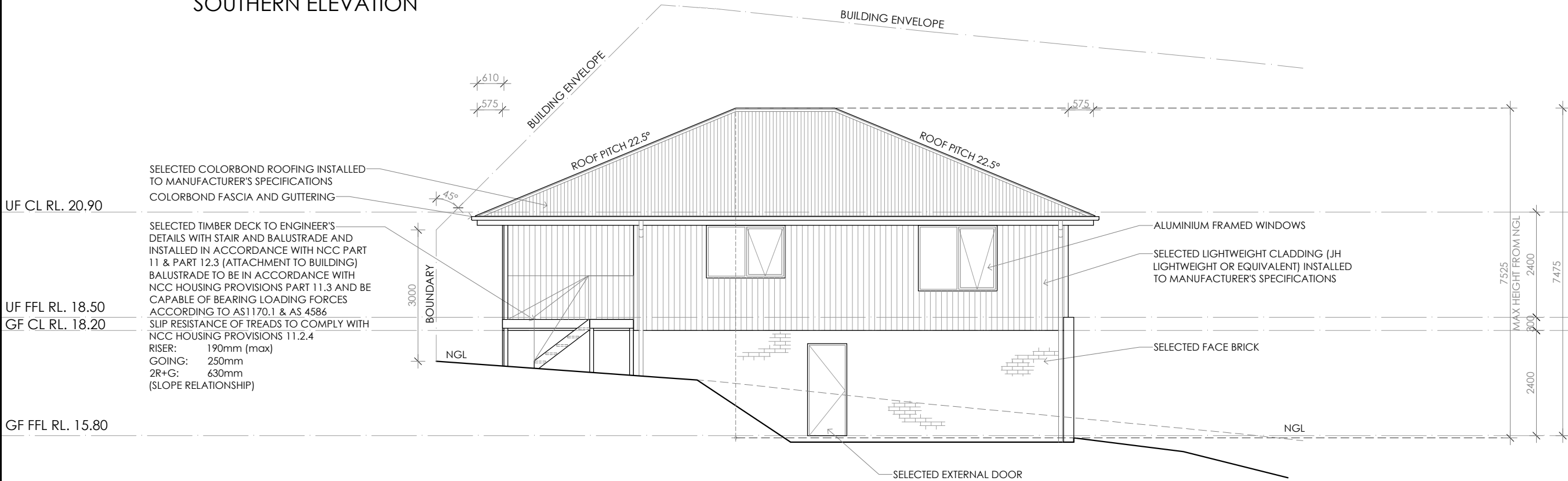
DESIGN TYPE: Custom

DRAWING NO: ---

Document Set ID: 0032682
Version: 1, Version Date: 23/09/2026



SOUTHERN ELEVATION



EASTERN ELEVATION

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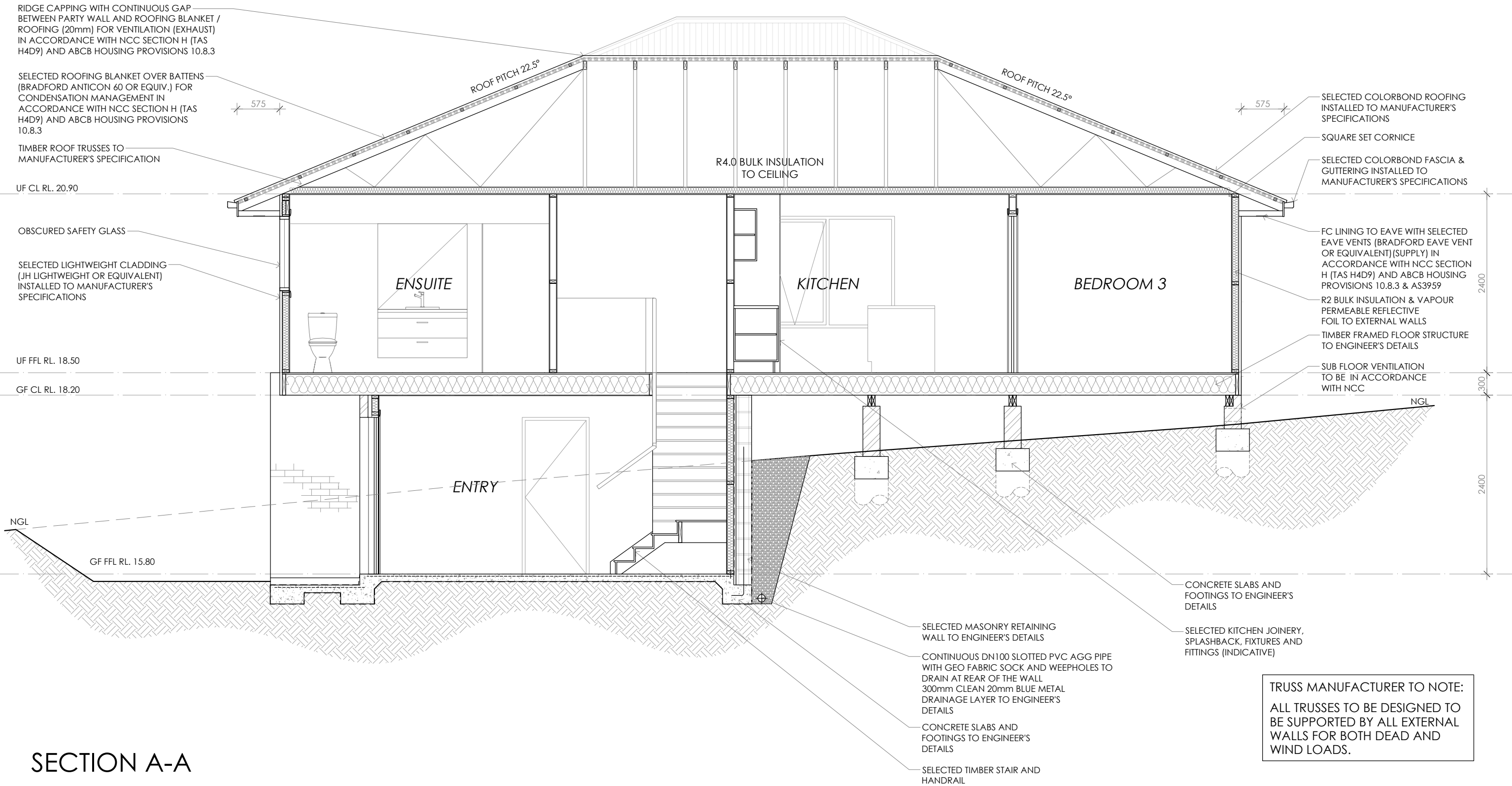
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SECTION A-A

PRELIMINARY

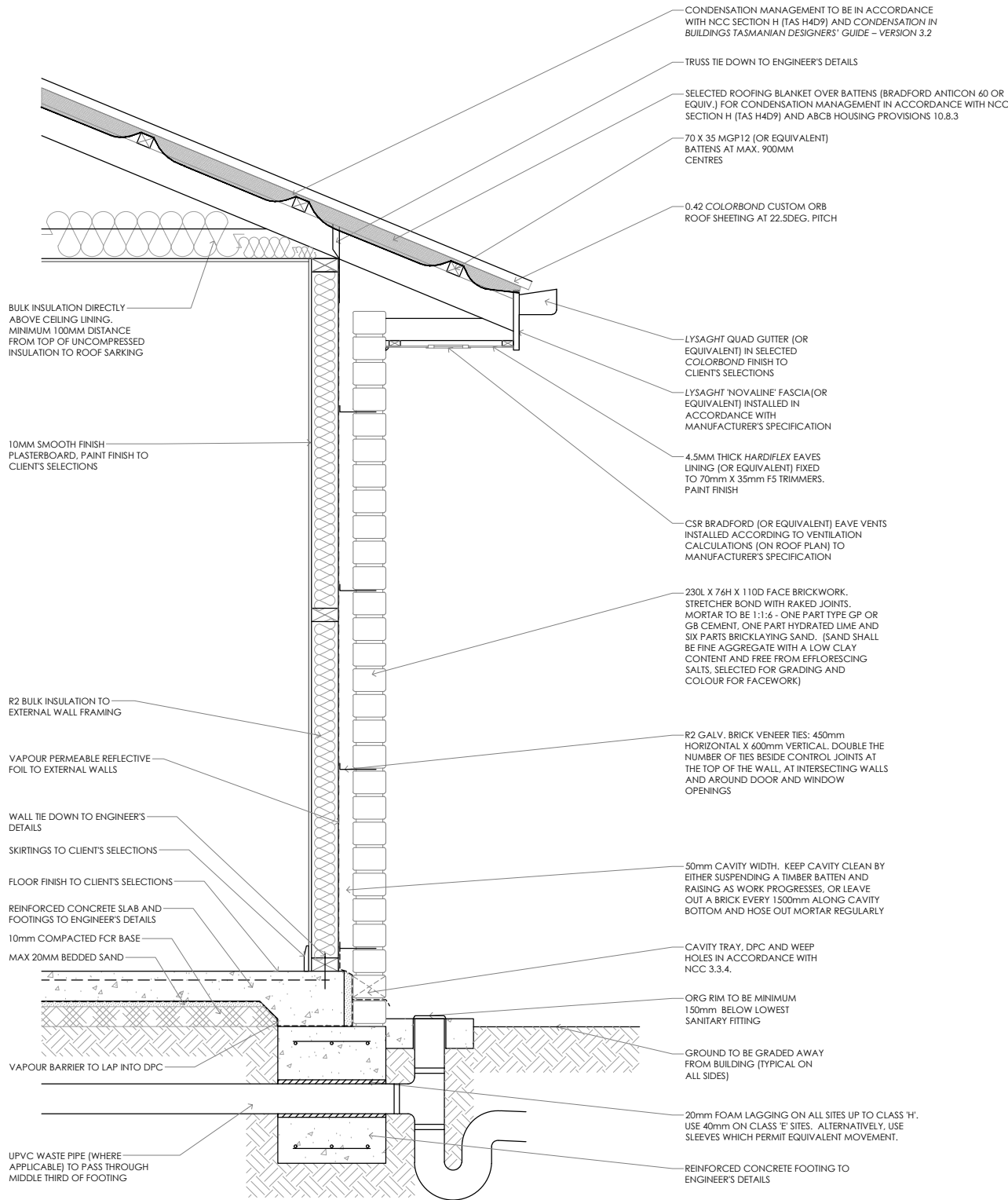
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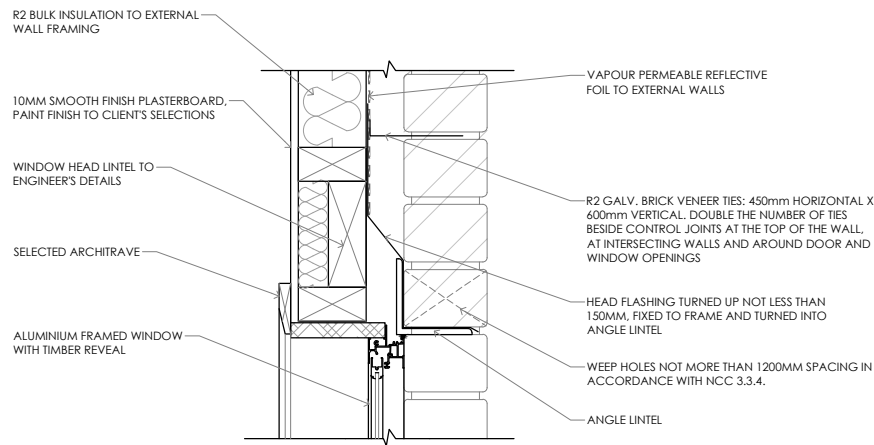


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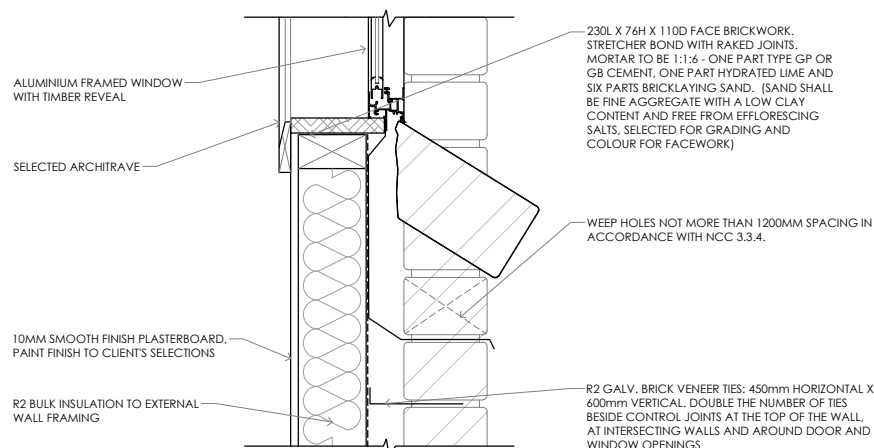
JOB ADDRESS: 8 Actaeon Street Rokeby		CLIENT: Samuel & Georgia Gu'c	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	8 of 11
DRAWN: N. Nguyen	DATE: June 2026	DESIGN TYPE:	Custom
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FLOOR, WALL & ROOF DETAIL SCALE 1:20



WINDOW HEAD DETAIL SCALE 1:10



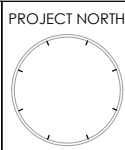
WINDOW SILL DETAIL SCALE 1:10

TYPICAL SECTION DETAILS

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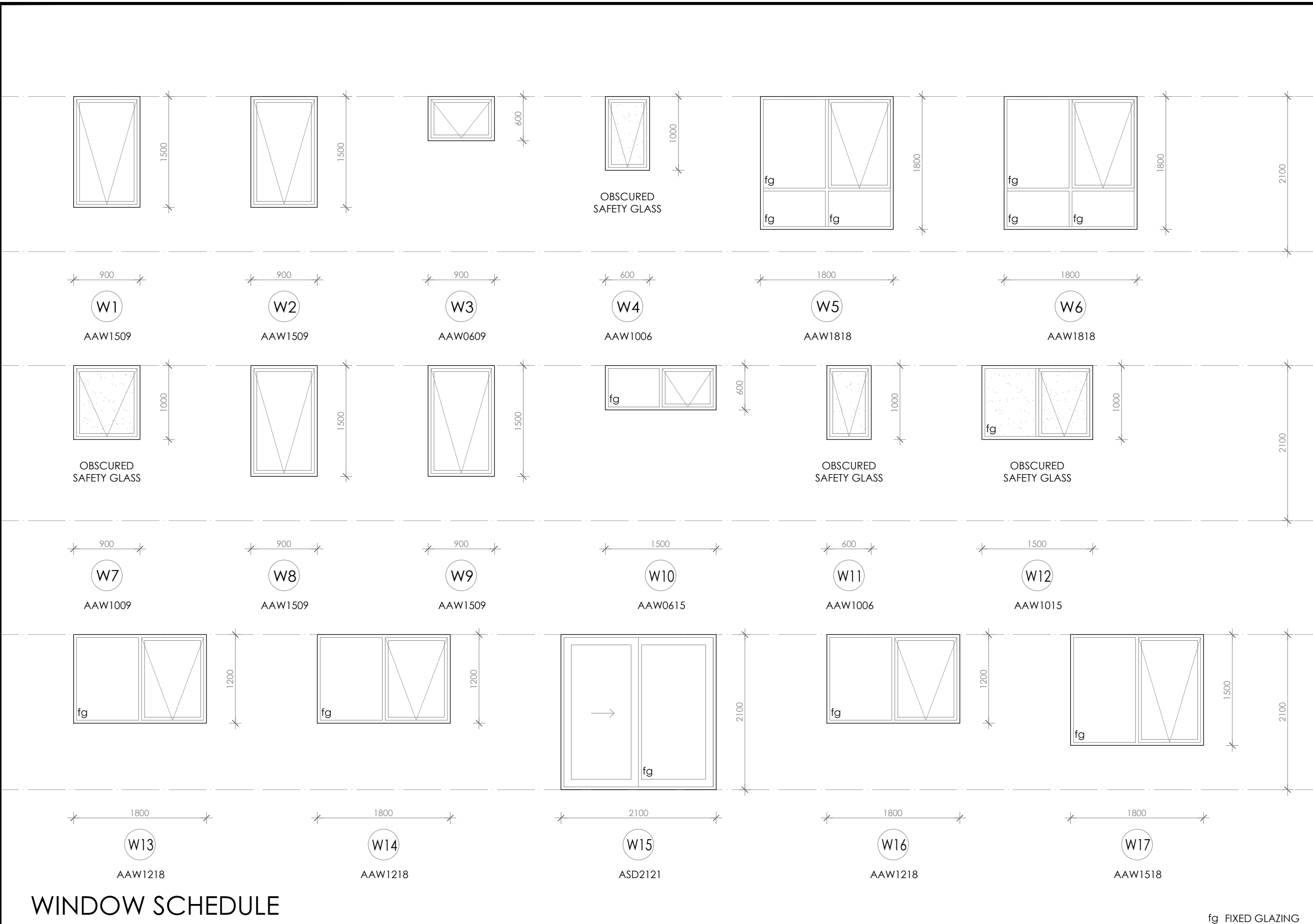
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Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.

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

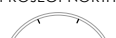
General:
All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings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

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

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

WINDOW SCHEDULE

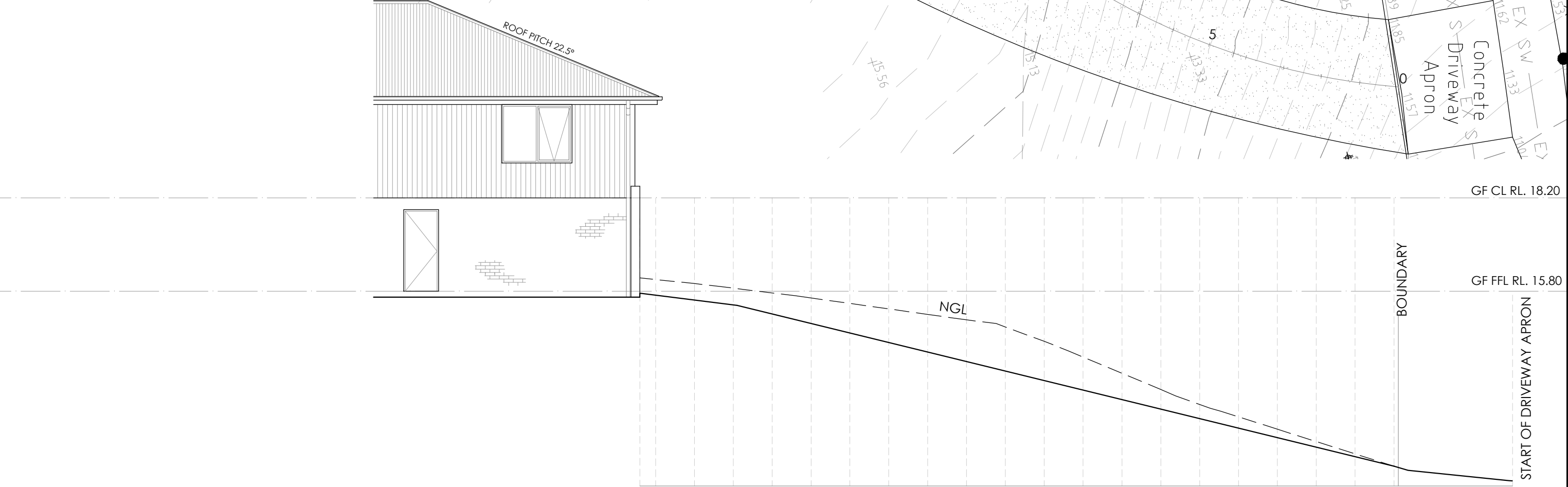
fg FIXED GLAZING

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10		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:		BY:	DATE:		
			SK	ISSUED FOR CLIENT REVIEW		NN	22/6/26		
			SK1	CLIENT NAME UPDATE		QT	25/6/26		
			A	ISSUED FOR CLIENT REVIEW		NN	26/8/26		

PRELIMINARY

 		JOB ADDRESS: 8 Actaeon Street Rokeby		CLIENT: Samuel & Georgia Gu'c	
DESIGNER: I. Brown		ACCRED. NO.: CC6652		SHEET: 10 of 11	
DRAWN: N. Nguyen		DATE: June 2026		DESIGN TYPE: Custom	
CHECKED:		DATE:		DRAWING NO:	
SCALE: 1:50		REV: A		---	
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PROPOSED DRIVEWAY PLAN



PROPOSED DRIVEWAY LONG SECTION

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SCALE: 1:100	REV: A		