



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062531

PROPOSAL: Dwelling

LOCATION: 63 Mannata Street, Lauderdale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 09/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 09/11/2026. 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 09/11/2026.

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.

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: **Construct Class 1a Single Story Dwelling**

Location: **63 Mannata St Lauderdale TAS**

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:

Current use of site: Vacant Land

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

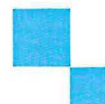
Declaration

- 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



CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
189165		2
EDITION	DATE OF ISSUE	
2	18-Jun-2026	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

City of CLARENCE
Lot 2 on Sealed Plan 189165
Derivation : Part of 700 Acres Located to E.S.P. Bedford
Prior CT 171959/6

SCHEDULE 1

N297569 TRANSFER to REBECCA ANNE PICKETT and MARTIN ALISTAIR PICKETT Registered 18-Jun-2026 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP189165 EASEMENTS in Schedule of Easements
SP189165 COVENANTS in Schedule of Easements
SP189165 FENCING PROVISION in Schedule of Easements
SP189165 SEWERAGE AND/OR DRAINAGE RESTRICTION
SPD 131 FENCING COVENANT in Schedule of Easements

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 189165
--	---

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

NEW EASEMENTS CREATED

Lot 1 on the plan is subject to a right of drainage appurtenant to Lot 3 on the plan over the strip of land shown passing through Lot 1 marked DRAINAGE EASEMENT 3.50 WIDE.

Lot 3 on the plan is together with a right of drainage over the strip of land passing through Lot 1 on the plan marked DRAINAGE EASEMENT 3.50 WIDE.

Lot 3 on the plan is subject to an Embankment Easement (as hereinafter defined) appurtenant to Lots 1 and 2 on the plan over the strip of land marked EMBANKMENT EASEMENT VARIABLE WIDTH shown on Lot 3 on the plan.

Lots 1 and 2 on the plan are together with an Embankment Easement (as hereinafter defined) over the strip of land marked EMBANKMENT EASEMENT VARIABLE WIDTH shown on Lot 3 on the plan.

NEW COVENANTS CREATED

The owners of lot 1 on the plan covenant with the vendors (Graeme Bervan Pickett and Louise Mary Pickett) and the owners for the time being of every other lot shown on the plan to the intent that the burden of the covenants may run with and bind the covenanted lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other lot shown on the plan to observe the following stipulations:

- 1 Not to carry on or permit to be carried on any part of such lot any trade, manufacture or business of any kind providing that the letting of residential accommodation on the lot shall not be deemed to be a trade or business within the meaning of this covenant;
- 2 Not to place, position or erect or permit be placed, positioned or erected on such lot any transportable or re-locatable dwelling;

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: GRAEME BERVAN PICKETT AND LOUISE MARY PICKETT FOLIO REF: Volume 171959 Folio 6 SOLICITOR & REFERENCE: Murdoch Clarke (LNG 2500950)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: <u>1st August 2025</u> <u>PDPLANPMTD-</u> <u>C Shea</u> REF NO. <u>2022/032282</u> Council Delegate <u>Clare Sher</u>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 189165
SUBDIVIDER: GRAEME BERVAN PICKETT and LOUISE MARY PICKETT FOLIO REFERENCE: Volume 171959 Folio 6	

- 3 Not to place, position or erect or permit be placed, positioned or erected on such lot any building or structure which is higher at any point than 8.1 metres Australian Height Datum;
- 4 The vendors (Graeme Bervan Pickett and Louise Mary Pickett) shall have the right to modify, vary, waive or extinguish the covenants (or any of them) above set forth in relation to any lot shown on the plan.

The owners of lot 2 on the plan covenant with the vendors (Graeme Bervan Pickett and Louise Mary Pickett) and the owners for the time being of every other lot shown on the plan to the intent that the burden of the covenants may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other lot shown on the plan to observe the following stipulations:

- 1 Not to carry on or permit to be carried on any part of such lot any trade, manufacture or business of any kind providing that the letting of residential accommodation on the lot shall not be deemed to be a trade or business within the meaning of this covenant;
- 5 Not to place, position or erect or permit be placed, positioned or erected on such lot any transportable or re-locatable dwelling;
- 6 Not to place, position or erect or permit be placed, positioned or erected on such lot any building or structure which is higher at any point than 8.2 metres Australian Height Datum;
- 7 The vendors (Graeme Bervan Pickett and Louise Mary Pickett) shall have the right to modify, vary, waive or extinguish the covenants (or any of them) above set forth in relation to any lot shown on the plan.

FENCING COVENANT PROVISION

In respect to each lot on the plan

- ^ The vendors (Graeme Bervan Pickett and Louise Mary Pickett) shall not be required to fence.

INTERPRETATION

Embankment Easement means THE FULL AND FREE RIGHT for any person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment, and every other person authorised by such person to maintain or renew the embankment which provides stability to the land which is adjacent to the said lands with THE FULL AND FREE RIGHT for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof which with the right shall be capable of enjoyment, and every other person authorised by such person to enter on the servient land with or without workmen materials and vehicles for the purposes of maintaining or renewing the embankment exercising such right causing as little damage and inconvenience as reasonably practicable in so

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.



ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 3 OF 3 PAGES

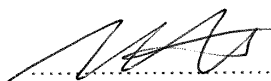
Registered Number

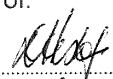
SP 189165

SUBDIVIDER: GRAEME BERVAN PICKETT and LOUISE MARY PICKETT
FOLIO REFERENCE: Volume 171959 Folio 6

doing and making good immediately any damage caused to the servient land but not precluding the servient tenements, subject to approval of the local authority, from constructing or erecting any structure on the land as required to provide access to any part of, or to maintain stability of the servient lots.

Signed by the said
GRAEME BERVAN PICKETT
in the presence of:

)
)
) 

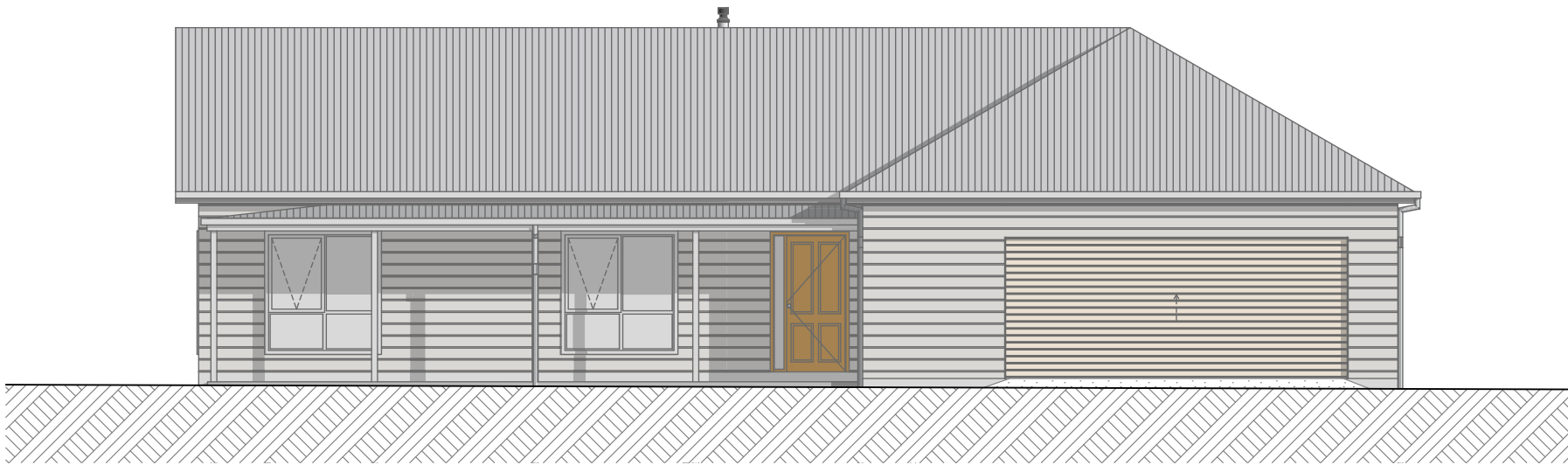
WITNESS SIGN: FULL NAME: DAVID MCEWEN HISLOPADDRESS: 8 WATEREDGE COURT LINDERDALE TAS.

Signed by the said
LOUISE MARY PICKETT
in the presence of:

)
)
) 

WITNESS SIGN: FULL NAME: DAVID MCEWEN HISLOPADDRESS: 8 WATEREDGE COURT LINDERDALE TAS.

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PROPOSED DWELLING

at Lot 2, SP189165/2

63 MANNATA ST

LAUDERDALE TAS 7021

for Martin & Rebecca Pickett

SITE INFORMATION

Local Government Authority	Clarence Council
Lot No.	2
Title No.	SP189165
Zoning	Gen. Res.
Property ID	3465313
Wind Class. Region	'A'
Climate Zone	7
Wind Classification	TBA <i>Ref report by other</i>
Soil Classification	TBA
Site Classification by	TBA
Energy Rating	☆ <i>Ref report by other</i>
Corrosive Environment	Medium
Bushfire Attack Level	N/A <i>Ref report by other</i>
Alpine Area Requirements	N/A
Planning Overlays	· Airport obstacle limitation area · Medium coastal inundation hazard band · Flood-prone areas

DRAWING INDEX

Layout Name	No.
Cover Sheet	A.01
Location Plan	A.02
Site Plan	A.03
Floor Plan	A.04
Elevations	A.05
Glazing & Ceiling Plan	A.06
Slab Setout & Insulation Plan	A.07
Plumbing Plan	A.08
Roof Plan	A.09
Section A-A	A.10
Waterproofing	A.11

PROJECT INFORMATION

Site Area	567 m2
Area Dwelling Living	184.98 m2
Area Garage	48.93 m2
Area Verandahs Front	19.60 m2
<i>Dwelling Total Area</i>	<i>252.51 m2</i>
Total Area (Building Footprint.)	252.51 m2
Site Coverage (Building / Site)	44.53%

ATTACHMENTS

Energy Assessment -
Engineering Documents -
Site Classification Report -

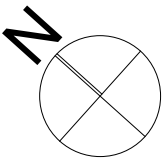


DOUGLAS DESIGN & DRAFTING PTY LTD
PH 0437 00 33 02
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Tas Acc No. CC7092
Vic Acc No. DP-AD 100030
ABN 56 614 751 521

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Construction Issue Cover Sheet

			CERTIFICATION BY	DESIGNED AND SUPPLIED BY PAAL Homes Pty Ltd P.O Box 290 Penrith NSW 2751 Ph: (02) 4735 4377 Copyright PAAL Homes 2025	SCALE PRINTED ON		PROPOSED NEW RESIDENCE FOR: Martin & Rebecca Pickett at Lot 2, SP189165/2 63 MANNATA ST LAUDERDALE TAS 7021
C	BUILDING ISSUE <i>CLARIFY S/W DRAINAGE</i>	15/10/2026	RUSSELL WHITE B. Eng (Civil and Construction) MIE Aust CPEng NER RBP RPEQ BPB PO Box 4055, Balwyn East VIC 3103	Documentation by Douglas Design & Drafting DP-AD 100030	DRAWN	D.D.	
B	BUILDING ISSUE	20/03/2026			DATE	15/10/2026	
A	PRELIMINARY ISSUE	10/02/2026			ISSUE C	DRAWING No: A.01 of 11	JOB No: M6439
REV:	DESCRIPTION	DATE					



Construction Issue

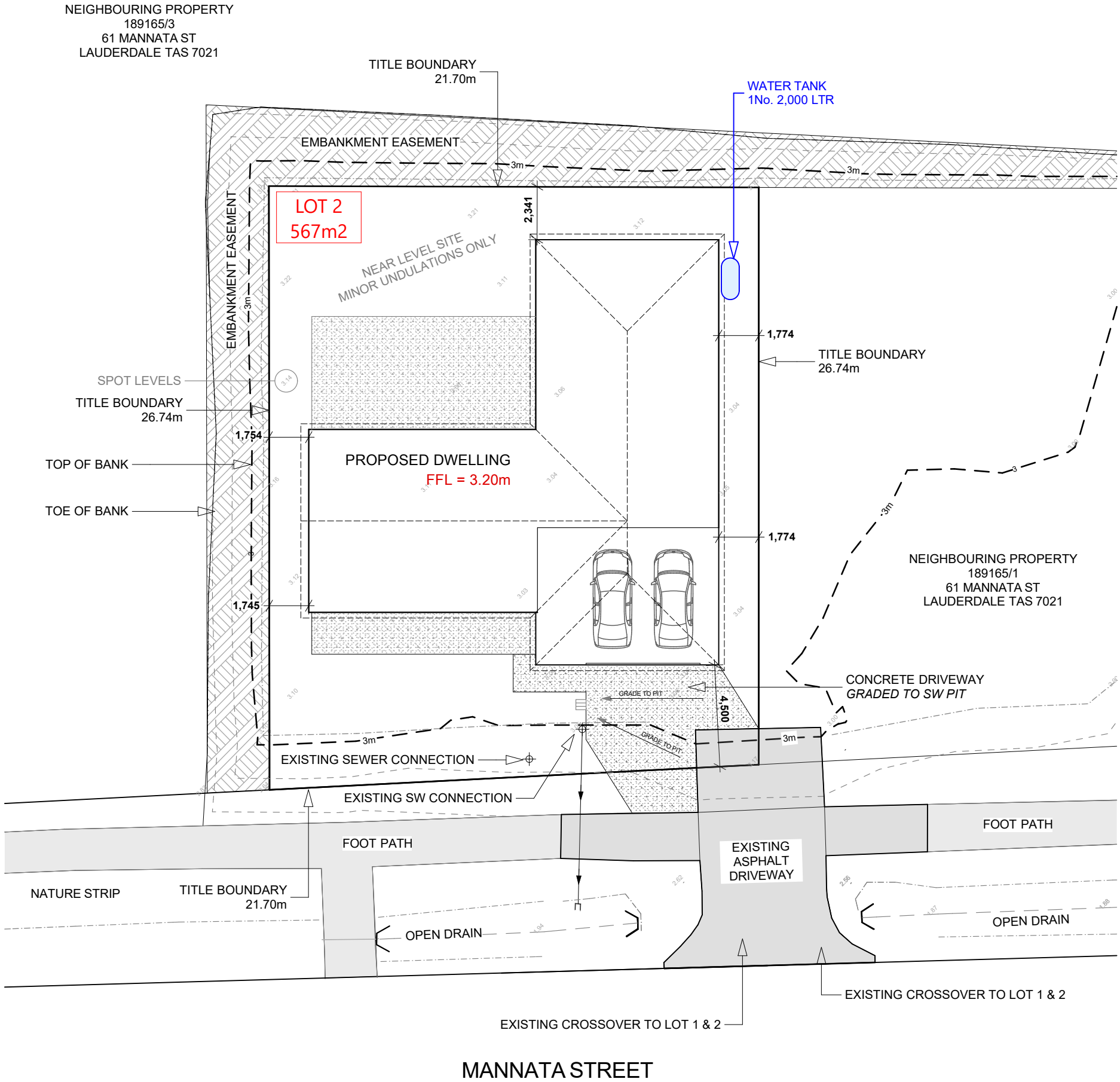
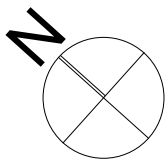
Location Plan

NTS

REV	DESCRIPTION	DATE	CERTIFICATION BY	DESIGNED AND SUPPLIED BY	SCALE	NTS	PROPOSED NEW RESIDENCE FOR:
C	BUILDING ISSUE CLARIFY S/W DRAINAGE	15/10/2026	RUSSELL WHITE B. Eng (Civil and Construction) MIE Aust CPEng NER RBP RPEQ BPB PO Box 4055, Balwyn East VIC 3103	PAAL Homes Pty Ltd P.O. Box 290 Penrith NSW 2751 Ph: (02) 4735 4377 Copyright PAAL Homes 2025	PRINTED ON	D.D.	Martin & Rebecca Pickett
B	BUILDING ISSUE	20/03/2026			DRAWN	15/10/2026	at
A	PRELIMINARY ISSUE	10/02/2026			DATE		Lot 2, SP189165/2
					ISSUE	DRAWING No:	63 MANNATA ST
					C	A.02 of 11	LAUDERDALE TAS 7021
						JOB No:	
						M6439	

REFER TO TITLE PLAN
LOT 2, SP189165
FOR BOUNDARY DIMENSIONS

REF: SUBDIVISION AS CONSTRUCTED PLAN
BY PDA Surveyors
JOB No.49055AC 10/06/2025



NOTES

- All site dimensions are to outside cladding.
- Downpipes are to be connected to the SW system as soon as the roof is installed.
- Areas requiring sub soil drainage to be installed and connected prior to building footing excavations.
- Every effort must be made to prevent sediment washing from site. Install sediment fencing where stockpiling fill or exposing susceptible excavations. Vehicle movement from site must be minimised to prevent soil / debris from entering the roadway.
- Surface water drainage to comply with NCC 2022 Part 3.3.3.
- Builder to ensure all required protection works are in place to protect adjoining property from potential damage.
- Earthworks to comply with NCC 2022 Part 3.2 'Earthworks', care should be taken when exposing unprotected embankments and when in close proximity to adjoining property. These and general earthworks are to be in compliance with the NCC and any Local Council requirements and Regulations.

Construction Issue

Site Plan

1:200

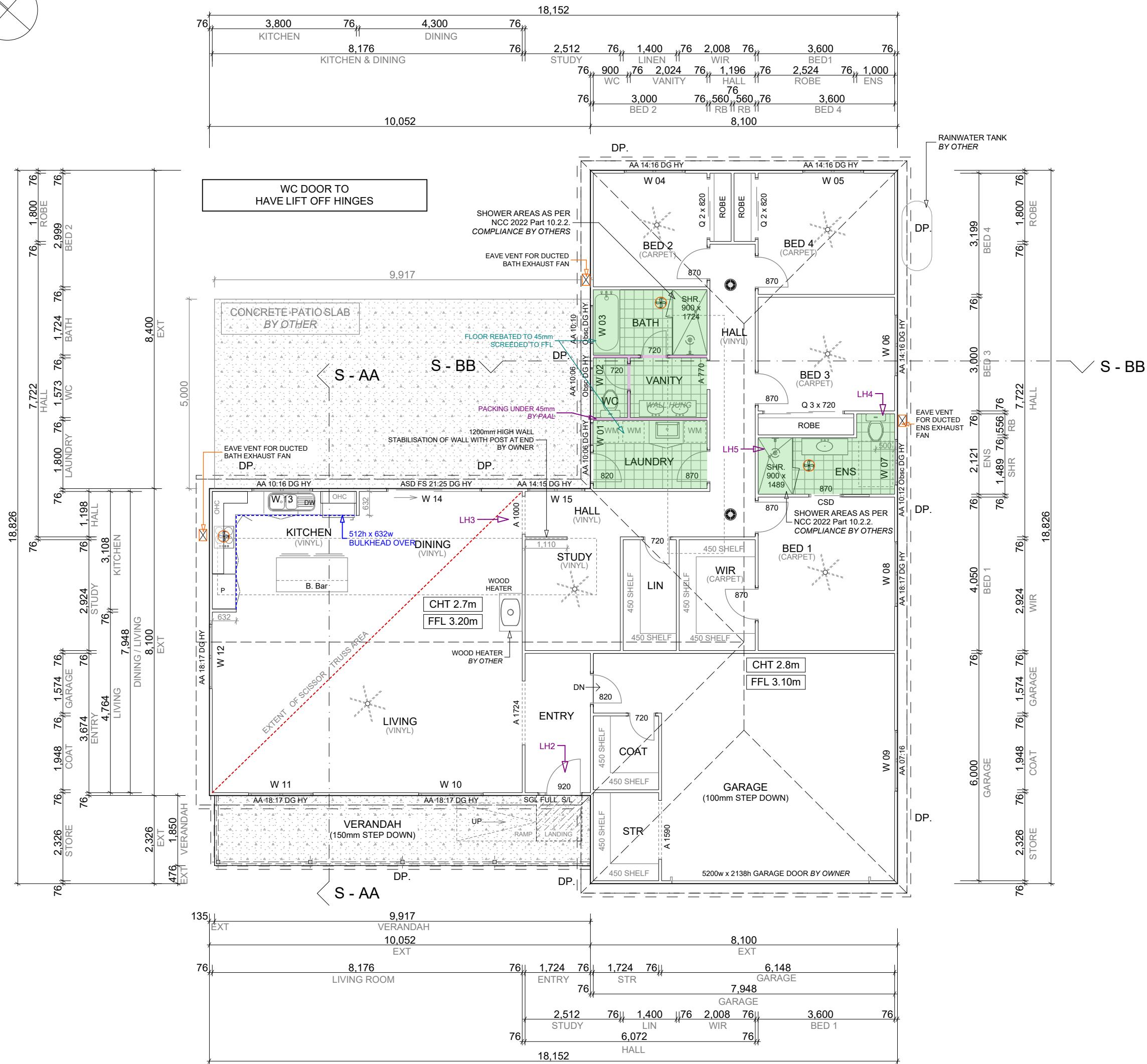
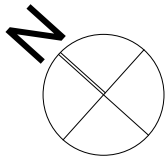
			CERTIFICATION BY	DESIGNED AND SUPPLIED BY PAAL Homes Pty Ltd P.O. Box 290 Penrith NSW 2751 Ph: (02) 4735 4377 Copyright PAAL Homes 2025	SCALE 1:200	PROPOSED NEW RESIDENCE FOR: Martin & Rebecca Pickett at Lot 2, SP189165/2 63 MANNATA ST LAUDERDALE TAS 7021
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REV:		DESCRIPTION	DATE	Documentation by Douglas Design & Drafting DP-AD 100030 Job No.260203	ISSUE C	DRAWING No: A.03 of 11
						JOB No: M6439

C 2022 VOL 2 Section H
t H8 Livable housing design

ABCB LIVABLE HOUSING DESIGN STANDARD
* Compliant Elements

LH1	DWELLING ACCESS	NA
LH2	DWELLING ENTRANCE	
LH3	INTERNAL DOORS & CORRIDOR	
LH4	SANITARY COMPARTMENT	
LH5	SHOWER HOBLESS & STEP FREE	
LH6	BATH & WC WALL REINFORCEMENT	

DESIGN WIND SPEED	· N3
BAL CLASSIFICATION	· N/A
GROUND SNOW LOAD	· N/A
NCC CLIMATE ZONE	· 7



ALL EXHAUST FANS FITTED WITH A B
DRAFT DAMPER. (BY OWNER)

TERMITE MANAGEMENT SYSTEM TO BE
INSTALLED IN ACCORDANCE WITH AS3660.1

WATERPROOFING TO ALL WET AREAS TO BE IN
ACCORDANCE WITH NCC 2022 PART 10.2
NOTE: WATER STOP TO UNENCLOSED
SHOWER IN ACCORDANCE WITH AS3740
NOTE: TERMINATION OF MEMBRANE A MIN.
OF 1500mm FROM SHOWER ROSE.

THE DOMESTIC SOLID-FUEL BURNING APPLIANCE IS TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2918 INCLUDING CLEARANCES.

A MASONRY HEAT SHIELD LOCATED BEHIND THE APPLIANCE MUST ALSO EXTEND 600mm ABOVE THE APPLIANCE, AS PER 12.4.5 OF NCC 2022 *Part 12.4*.

THE HEATING APPLIANCE MUST BE INSTALLED ON A HEARTH COMPLYING WITH 12.4.5 (c) AND MUST EXTEND 400mm FROM THE APPLIANCE.

THE FLUE MUST:

- (i) HAVE BEEN TESTED AND PASSED THE TESTS REQUIRED BY AS/ NZS 2918 AND;
- (ii) BE INSTALLED IN ACCORDANCE WITH FIGURES 12.4.5 (a), (b) and (c) OF NCC 2022 *Part 12.4* AND;
- (iii) TERMINATE IN ACCORDANCE WITH FIGURE 12.4.3

HEARTH AND HEAT SHIELD TO BE PROVIDED BY OTHERS.

97mm nom.EXTERNAL WALLS (PRIMELINE NEWPORT CLAD)
76mm Frame
+12mm Cavity - Hardie™ Break Thermal Strip
+9mm Newport Cladding

 76mm STUD WALLS *DIMENSIONED TO FRAME*

BATH.	BATHROOM
LDRY.	LAUNDRY
ENS.	ENSUITE
KITCH.	KITCHEN
WC.	WATER CLOSET
ROBE.	WARDROBE
WIR.	WALK IN ROBE
BRM.	BROOM CLOSET
LINEN.	LINEN CUPBOARD
PTRY.	PANTRY CUPBOARD

HB.	HAND BASIN
S.	SINK
T.	TUB
VB.	VANITY BASIN
RF.	REFRIGERATOR
DW.	DISHWASHER
WM.	WASHING MACHINE
RF.	REFRIGERATOR
AJ.	ARTICULATION JOINT
MB.	METER BOX
DP.	DOWNPIPE

FFL. FINISHED FLOOR LEVEL
FGL. FINISHED GROUND LEVEL
NGL. NATURAL GROUND LEVEL
FCL. FINISHED CEILING LEVEL

 EXHAUST FAN
DUCTED TO OUTSIDE AIR.

 SMOKE ALARM
HARD WIRED

 HEAT PUMP (EXT.)

HEAT PLUMB (INT.)

LBAC

Smoke Alarm to be AS 3786 compliant, hard wired to mains power & interconnect where more than one unit is required to be fitted. Position and installation to be compliant with;
NCC 2022, Part 9.5 Smoke alarms and evacuation lighting

All exhaust fans specified to be ducted to outside air and fitted with a back draft damper.

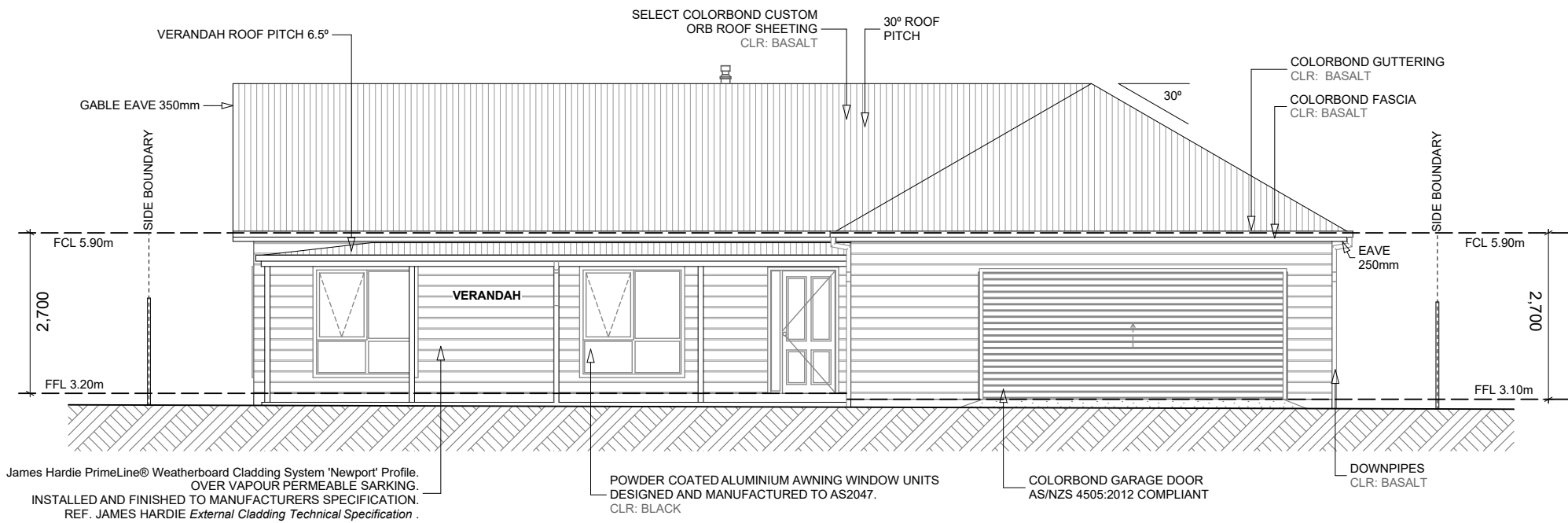
- Installation and commission of any gas appliance to be performed by a qualified person
- In accordance with manufacturers instructions
- In compliance with all local codes and regulatory authorities
- In compliance with AS/NZS 3500.4, AS 5601 or AS5601.1 as applicable

ALL GLAZING TO COMPLY
WITH AS1288

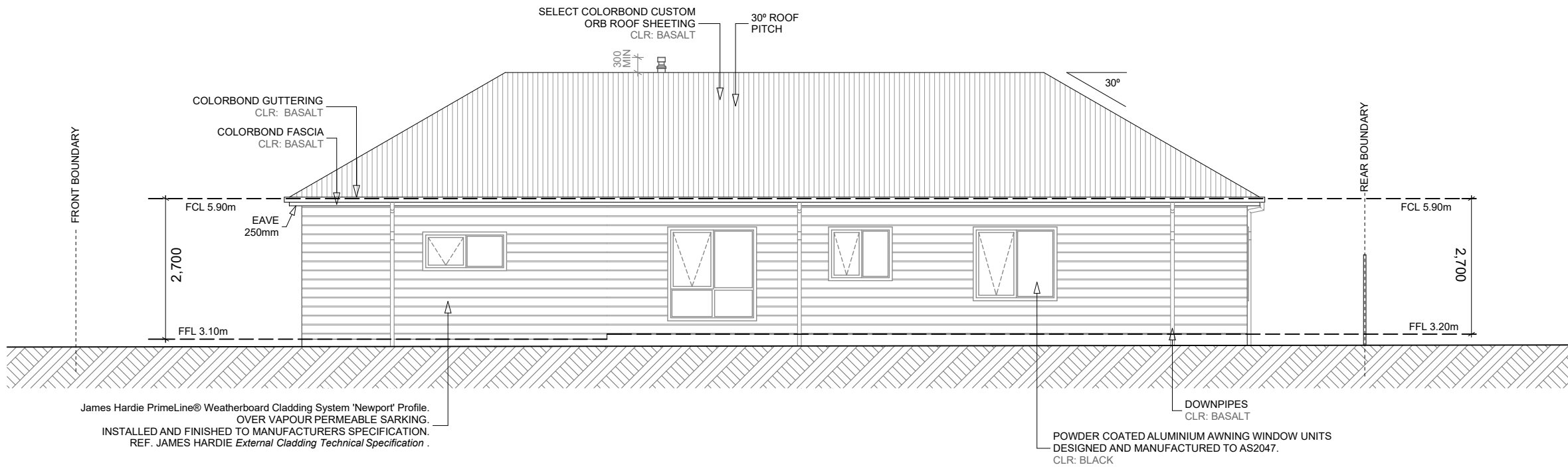
ALUMINIUM FRAMED SLIDING DOOR ASD 21 : 34 HC (eg. 21 = 2.1m approx.)
 ALUMINIUM FRAMED SLIDING WINDOW AA 18 : 12 DG (eg. 18 = 1.8m approx.)
 ALUMINIUM FRAMED SLIDING WINDOW AS 12 : 06 HC Obsc (eg. 12 = 1.2m approx.)
 WINDOW LEGEND

SHOWER ENCLOSURES SHOWN ARE INDICATIVE
AND TO BE DETERMINED ON SITE BY OWNER

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C	BUILDING ISSUE	CLARIFY S/W DRAINAGE	15/10/2026	RUSSELL WHITE S. Eng (Civil and Construction) MIE Aust CPEng NER RBP RPEQ BPB PO Box 4055, Balwyn East VIC 3103	PRINTED ON	Martin & Rebecca Pickett	
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REV.			DATE		ISSUE	JOB No:	63 MANNATA ST
Current Set ID: 6070105		DESCRIPTION			C	DRAWING No: A.04 of 11	M6439 LAUDERDALE TAS 7021



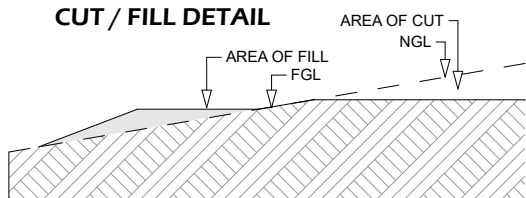
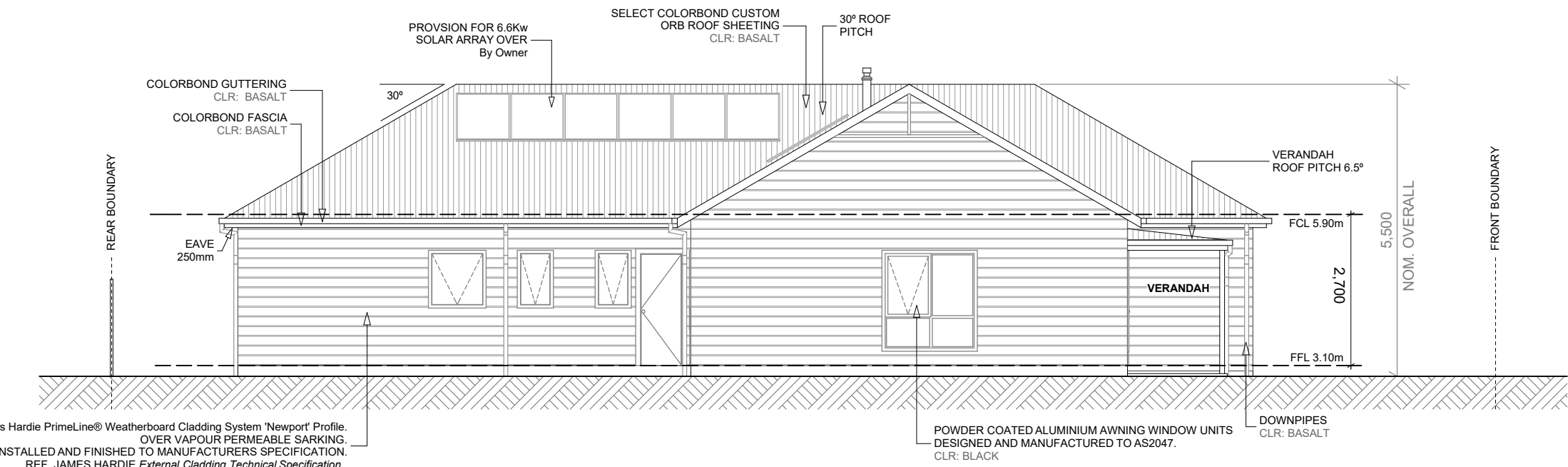
NORTH-EAST ELEVATION



DESIGN WIND SPEED	N3
BAL CLASSIFICATION	N/A
GROUND SNOW LOAD	N/A
NCC CLIMATE ZONE	7

SURFACE WATER MUST BE DIVERTED AWAY FROM CLASS 1 BUILDING. MINIMUM FALL OF 50mm TO THE FIRST 1.0m FROM THE BUILDING

EMBANKMENTS OF PROPOSED CUT / FILL TO BE BATTER AT MAX 45 DEGREES. INCLUDE CUT OFF DRAIN TO BASE OF CUT CONNECTED TO LPOD VIA SILT PIT.



FINISHES LEGEND

ROOF AND CAPPING COLOUR	BASALT
FASCIA COLOUR	BASALT
GUTTER COLOUR	BASALT
DOWNPIPE COLOUR	BASALT

Construction Issue Elevations

1:100

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REV:		DESCRIPTION	DATE		ISSUE C	DRAWING No: A.05 of 11 JOB No: M6439

LEGEND

● DL

10W RECESSED LED DOWNLIGHT FITTING

● B

24W SURFACE MOUNTED BATTEN LIGHT FITTING

● B*75

75W SURFACE MOUNTED BATTEN LIGHT FITTING

3 in 1

4 LAMP COMBINATION LIGHT FAN & HEAT LAMP UNIT

3 in 1

2 LAMP COMBINATION LIGHT FAN & HEAT LAMP UNIT

FL

36W SURFACE MOUNTED FLUORESCENT LIGHT FITTING

EXT B

24W SURFACE MOUNTED BATTEN LIGHT FITTING

EXT C

24W WALL MOUNTED COACH LIGHT FITTING

DIM

LIGHT SWITCH INC DIMMER

LIGHT SWITCH

2W

LIGHT SWITCH - TWO WAY

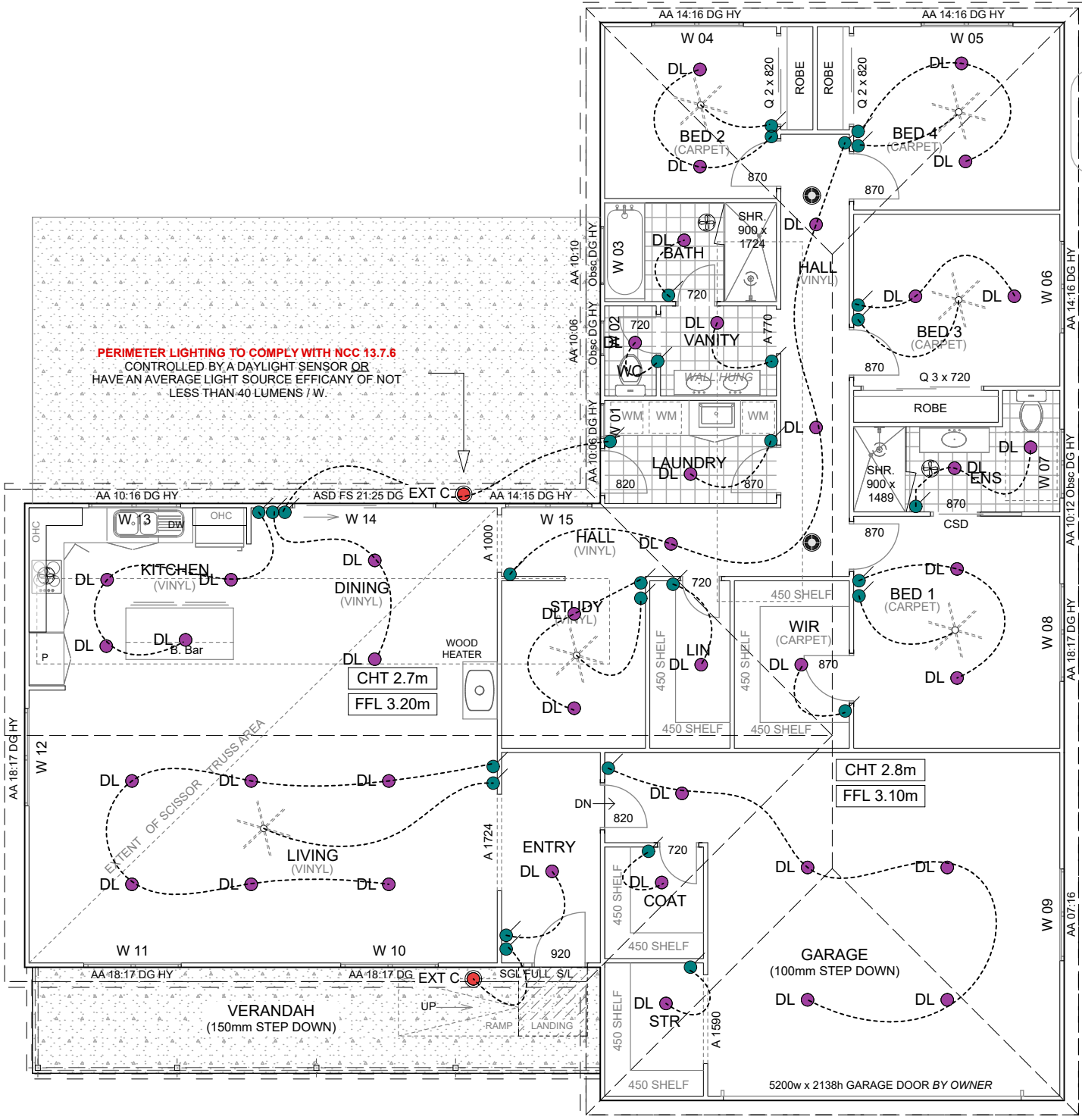
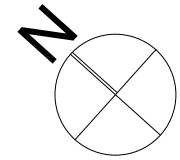
EXTERNAL MOTION SENSOR INC. DAYLIGHT SENSOR

SMK

HARD WIRED SMOKE ALARM WITH BATTERY BACKUP

ARTIFICIAL LIGHTING COMPLIANCE TO N.C.C PART 13.7.6

CLASS 1 AREA LIVING	FLOOR AREA	184.98 m2		
	ALLOWANCE	5W per M2		
	ALLOWABLE WATTS	924.90w		
	ACTUAL WATTS	340 w		
	COMPLIANCE	PASS		
ALFRESCO & VERANDAHs	FLOOR AREA	18.60 m2		
	ALLOWANCE	4W per M2		
	ALLOWABLE WATTS	74.40 w		
	ACTUAL WATTS	24 w		
	COMPLIANCE	PASS		
CLASS 10 AREA GARAGE Inc storage	FLOOR AREA	48.93 m2		
	ALLOWANCE	3W per M2		
	ALLOWABLE WATTS	146.79 w		
	ACTUAL WATTS	70 w		
	COMPLIANCE	PASS		
LIGHTING SCHEDULE	RECESSED DOWNLIGHT	 DL	10W	41
	STANDARD BATTEN	 B	24W	0
	STANDARD BATTEN	 B	75W	0
	COMBO LIGHT	 3 in 1	15W	0
	COMBO LIGHT (smI)	 3 in 1	15W	0



All exhaust fans fitted with a back draft damper. (by owner)

LIGHTING ARRANGEMENT SHOWN HERE IS INDICATIVE ONLY AND MAY VARY TO SUIT THE ENERGY REPORT VALUES AS WELL AS OWNER PREFERENCE.

LEGEND

Wind Classification

TBA

Bushfire Attack Level

N/A

Selected powder coated, aluminium, Australian Standard compliant window systems with hardwood reveals.
Reveal of windows to be adjusted according to wall system in use.

NOTES

All external glazing and window units including sliding glazed doors to be AS 2047 & AS 1288 compliant.
The design wind rating & energy rating documents for the project must be referenced with the NCC minimum requirements.
All glazing for shower screens, external doors and windows, glazed barriers, internal glazing units are to designed and manufactured in accordance with

- NCC 2022 Part 8 Glazing
- AS1288 Glass in Buildings, Selection and Installation.
- AS 2047 Windows in Buildings - Selection and Installation.

WINDOW DETAILS

ALL GLAZING TO COMPLY WITH AS1288

Win#	Material	Type	Height	Width
1	Alum	Awning	1030	610
2	Alum	Awning	1030	610
3	Alum	Awning	1030	960
4	Alum	Awning	1370	1600
5	Alum	Awning	1370	1600
6	Alum	Awning	1370	1600
7	Alum	Awning	1030	1180
8	Alum	Awning	1800	1680
9	Alum	Awning	690	1600
10	Alum	Awning	1800	1680
11	Alum	Awning	1800	1680
12	Alum	Awning	1800	1680
13	Alum	Awning	1030	1600
14	Alum	Sldg Door	2119	2490
15	Alum	Awning	1370	1480

REFLECTED CEILING PLAN

GLAZING SCHEDULE

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C	BUILDING ISSUE	CLARIFY S/W DRAINAGE	15/10/2026	RUSSELL WHITE B. Eng (Civil and Construction) MIE Aust CPEng NER RBP RPEQ BPB PO Box 4055, Balwyn East VIC 3103	PRINTED ON	
B	BUILDING ISSUE		20/03/2026		DRAWN	D.D.
A	PRELIMINARY ISSUE		10/02/2026		DATE	15/10/2026
REV:	DESCRIPTION		DATE	Documentation by Douglas Design & Drafting DP-AD 100030 Job No.260203	ISSUE C	JOB No: M6439

LEGEND	
	Structural Timber Floor Frame, refer to Engineers Documents for details.
Site Wind Classification	TBA
Design Wind Classification	N3
Soil Classification (ref report.)	TBA

NOTES

Floor Layout to be read in conjunction with Engineers documentation.

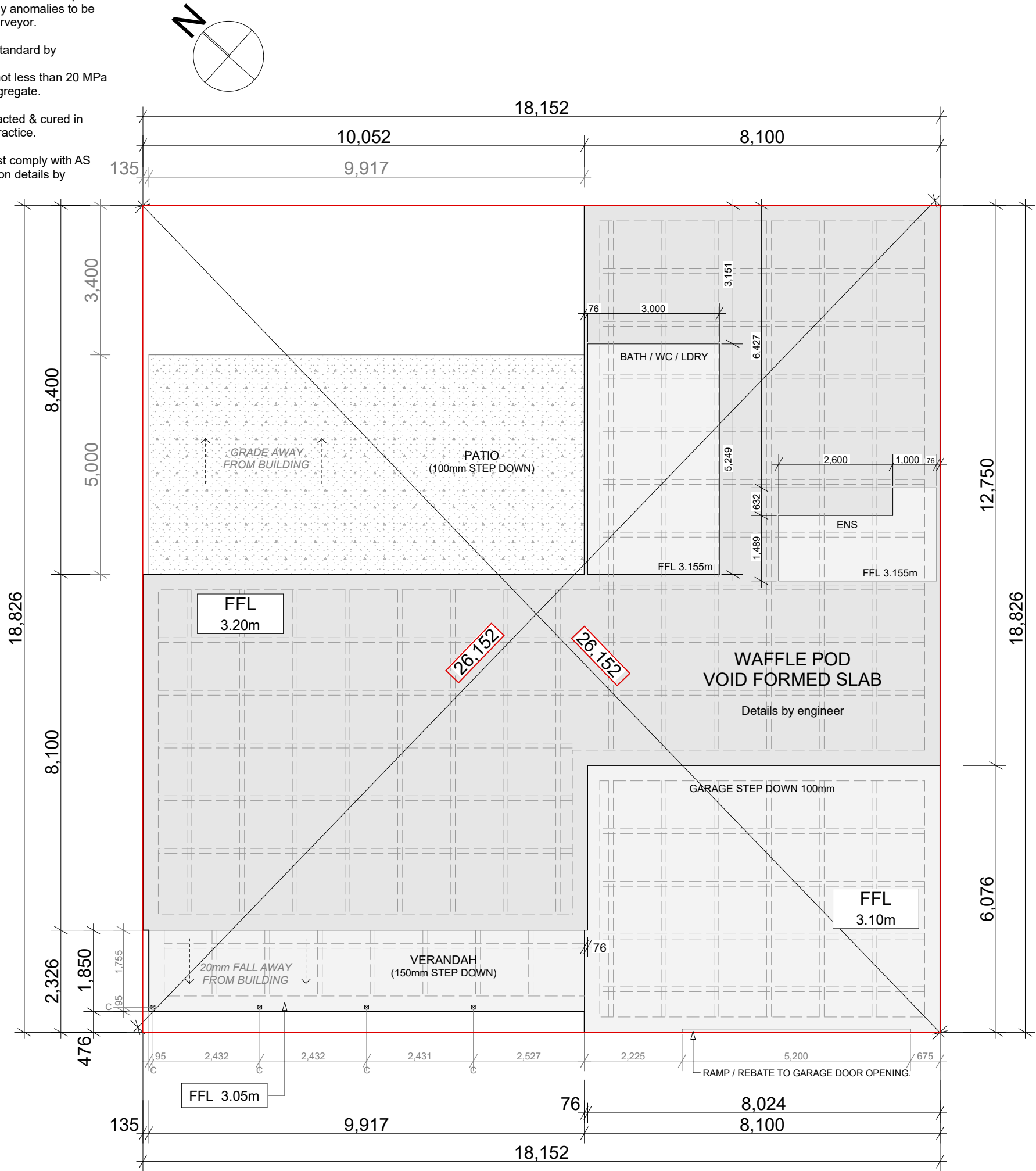
Site Set out to be checked / confirmed on site prior to commencing *including* levels. Any anomalies to be raised with designer / building surveyor.

Concrete must meet NCC min. standard by compliance with AS 3600 &

- Have a strength at 28 days of not less than 20 MPa
- Have a 20mm max.nominal aggregate.
- Have a nominal 100mm slump.

Concrete must be placed, compacted & cured in accordance with good building practice.

Steel reinforcement material must comply with AS 2870. Specification and installation details by Engineer.



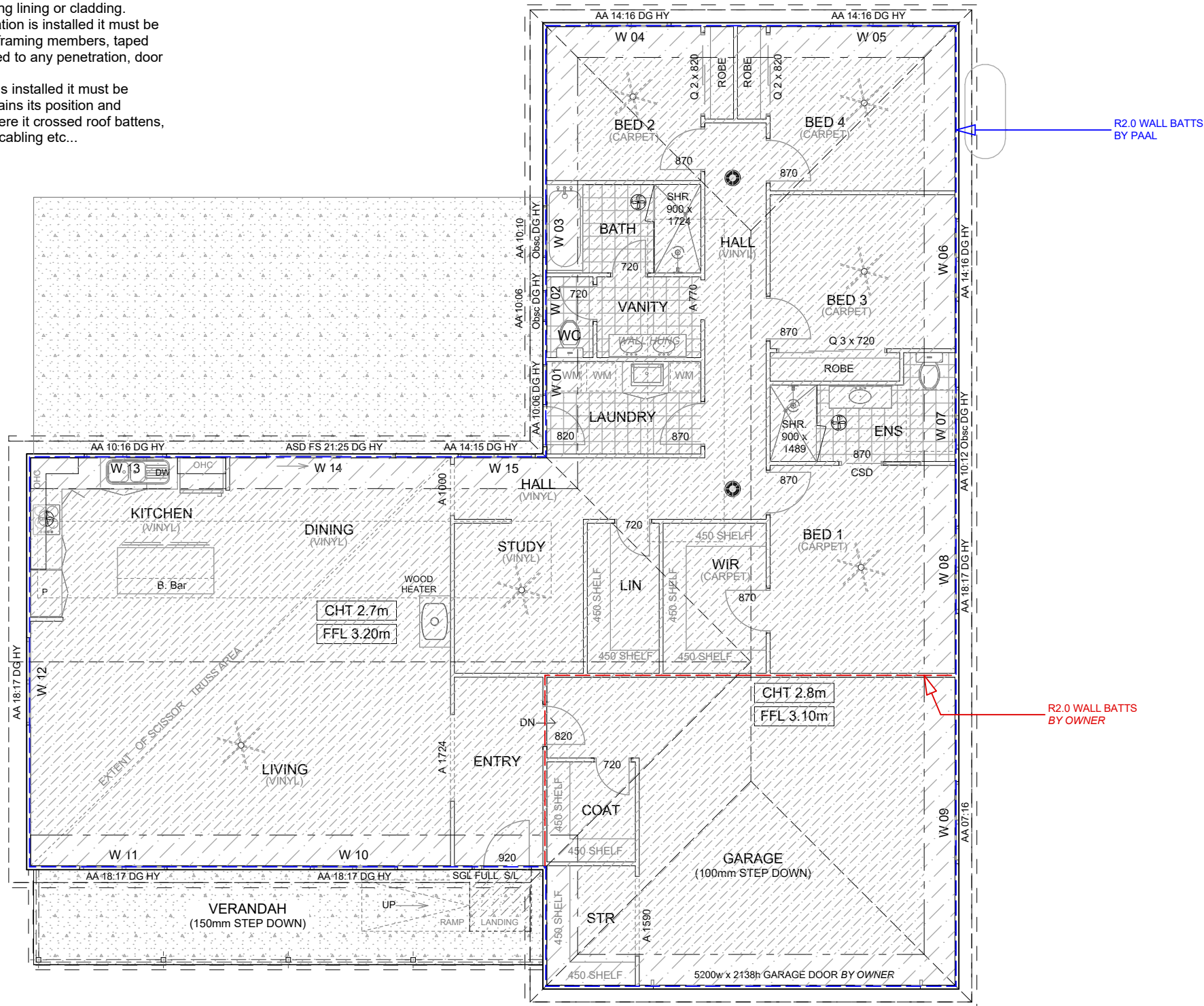
IMPORTANT

CONCRETER TO ENSURE ANY SET DOWNS IN THE FLOOR SLAB MATCH THE LEVELS SHOWN ON THE PAAL CONCRETE SLAB SETOUT PLAN. PAAL WALL FRAMES ARE MANUFACTURED TO SUIT THESE LEVELS. PAAL NEEDS TO BE INFORMED OF ANY CHANGES FROM THE LEVELS NOMINATED. FAILURE TO DO SO WILL RESULT IN DELAYS AND COMPLICATIONS IN CONSTRUCTION

LEGEND	
Climate Zone	7
	R2.0 Wall Batts to areas indicated.
	R2.0 Wall Batts to areas indicated.
	R6.0 Ceiling Batts to areas indicated.
	R3.5 Ceiling Batts to roof space perimeter (600mm.) Ref. Building Standards and Occupational Licensing "Condensation Control in Roofs" fact sheet.

Specified insulation must comply with AS/NZS 4859.1 and installed complying with;

- Insulation must abut of overlaps adjoining insulation except where it adjoins support members such as columns, studs, noggin etc.. where is must butt against the member.
- Insulation must form a continuous barrier with ceilings, walls, bulkheads floors etc.. where specified to be installed
- Insulation must not affect the safe or effective operation of a domestic service or fitting.
- Where reflective insulation is installed it must be installed with the necessary air space to achieve the required R-value between the reflective side of the insulation and building lining or cladding.
- Where reflective insulation is installed it must be fixed and supported by framing members, taped together and closely fitted to any penetration, door or window.
- Where bulk insulation is installed it must be installed so that it maintains its position and thickness other than where it crossed roof battens, water pipes & electrical cabling etc...



All exhaust fans fitted with a back draft damper. (by owner)

THERMAL REQUIREMENTS	
EXT. WALL COLOUR	• N/A
ROOF COLOUR	• BASALT
EXT. WALL INSULATION	• R2.0 BATTS + KINGSPAN AIR-CELL PERMISHIELD
INT. WALL INSULATION	• R2.0 BATTS TO AREAS INDICATED ON PLAN
CEILING INSULATION	• R6.0 BATTS
ROOF INSULATION	• N/A
FLOOR INSULATION	• N/A
EXTERNAL DOORS	• WEATHER STRIPPED
WINDOWS	• WEATHER STRIPPED
GLAZING	• DOUBLE GLAZED HYBRID

Construction Issue Slab Setout & Insulation Plan 1:100

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REV:			DATE		ISSUE	C
Document Set ID: 6079105					DRAWING No: A.07 of 11	JOB No: M6439
Version: 1, Version Date: 21/10/2026						

Soil Classification (ref report.)TBA

HB. HAND BASIN

S. SINK

T. TUB

VB. VANITY BASIN

RF. REFRIGERATOR

DW. DISHWASHER

WM. WASHING MACHINE

RF. REFRIGERATOR

AJ. ARTICULATION JOINT

MB. METER BOX

DP. DOWNPIPE

FFL. FINISHED FLOOR LEVEL

FGL. FINISHED GROUND LEVEL

NGL. NATURAL GROUND LEVEL

FCL. FINISHED CEILING LEVEL

90mm Class 6 UPVC Storm water drain to a min. 1 in 100 grade.

100mm Class 6 UPVC Sewer drain at min 1 in 60 grade.

DP 100 X 75mm Colorbond Downpipe connected to SW system.

Installation and commission of any gas appliance to be

• Performed by a qualified person

• In accordance with manufacturers instructions

• In compliance with all local codes and regulatory authorities

• In compliance with AS/NZS 3500.4, AS 5601 or AS5601.1 as applicable

All plumbing works to comply with the associated Australian Standards and Local Government Authority requirements.

AS/NZS 3500 Plumbing & Drainage

AS/NZS 3500.3:2015 Storm water Drainage

AS/NZS 3500.4:2003/2015 Heated Water Services

AS/NZS 3500.5:2012 Housing Installations

Modifications to the plumbing layout may be made by a licenced plumber providing all modifications are compliant to relative standards.

Where a drain is in proximity to a building footing, ensure this does not encroach within the footing line of influence. Alternative footing system may be sought should this occur.

Line of influence

ORG 150mm below lowest fixture.

ORG 75mm above FGL

WATERSTOP MIN. POSITIONS

WATER STOP TO BATH EDGE (ASSUMED DROP IN.)

WATER STOP

WATER STOP

WATER STOP

BATH & LDRY

WATER STOP

WATER STOP

ENS

WATER STOP

Construction Issue

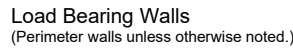
Plumbing Plan

1:100

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C	BUILDING ISSUE	CLARIFY SW DRAINAGE	15/10/2026	RUSSELL WHITE B. Eng (Civil and Construction) MIE Aust CPEng NER RBP RPEQ BPB PO Box 4055, Balwyn East VIC 3103	PRINTED ON	
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REV:		DESCRIPTION	DATE		ISSUE C	DRAWING No: A.08 of 11
						JOB No: M6439

Document Set ID: 6079105
Version: 1, Version Date: 21/10/2026

Wind Classification	TBA
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Energy Classification calculated included colour range

	Solar Absorbance	Light	≤0.40
	Solar Absorbance	Medium	0.40 to ≤0.60
	Solar Absorbance	Dark	> 0.60

Ref. Attached Energy Assessment

ROOF CLADDING installed in compliance with NCC Part 7.2 'Sheet roofing' & AS 1562.1.
Colorbond, custom orb profile, roof sheeting.
Roof batten & framing specified and installed to engineer or roof frame / truss supplier details.
Sisilate roof with vapour permeable membrane.
Roof frame loads to engineer nominated load bearing structures only.

GUTTERING & DOWNPIPES installed in compliance with
NCC Part 7.4 'Gutters and downpipes' &
AS/NZS 3500.3.
Plumbing and drainage Part 3: Storm water Drainage

BY OWNER



Longest Horizontal Dimension of Roof	18.80m
Longest Horizontal Dimension of Roof (Cathedral)	10.00m

Vent area eave	131,600mm	Min vent No. 4
Vent area high level	94,000mm	Nom. as No. 3 Ventilators

Longest Horizontal Dimension of Roof (Cathedral)		10.00m
Vent area eave	150,000mm	Min vent No. 5
Vent area high level	50,000mm	Nom. as No. 2 Ventilators

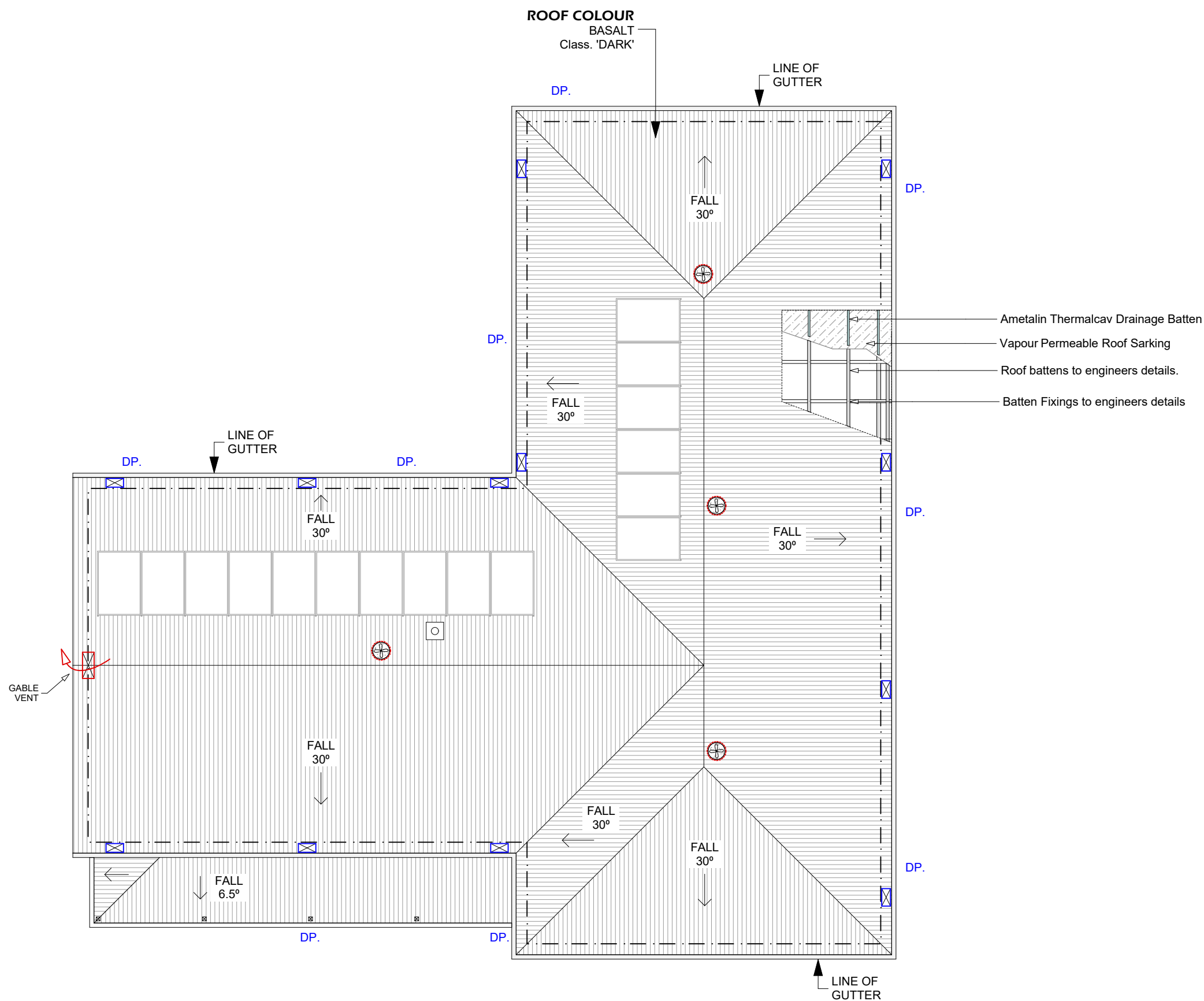
<10°
25,000 mm2/m provided at each of two opposing ends

≥10° & <15°
25,000 mm2/m provided at the eaves and
5,000 mm2/m at high

≥15° & <75°
7,000 mm2/m provided at the eaves and
5,000 mm2/m at high level, plus an additional
8,000 mm2/m at the eaves if the roof has a cathedral ceiling

Calculated to;	
Builder Edge Eave Vent (EV4020)	400 x 200 mm
Open Area	35,000mm
Gable Vent	300 x 300 mm
Open Area	90,000mm

Bradford Windmaster Natural Roof Ventilator Product Technical Statement.
1No. 300mm dia unit per 7.1m of roof space. (**Windmaster BAL**)

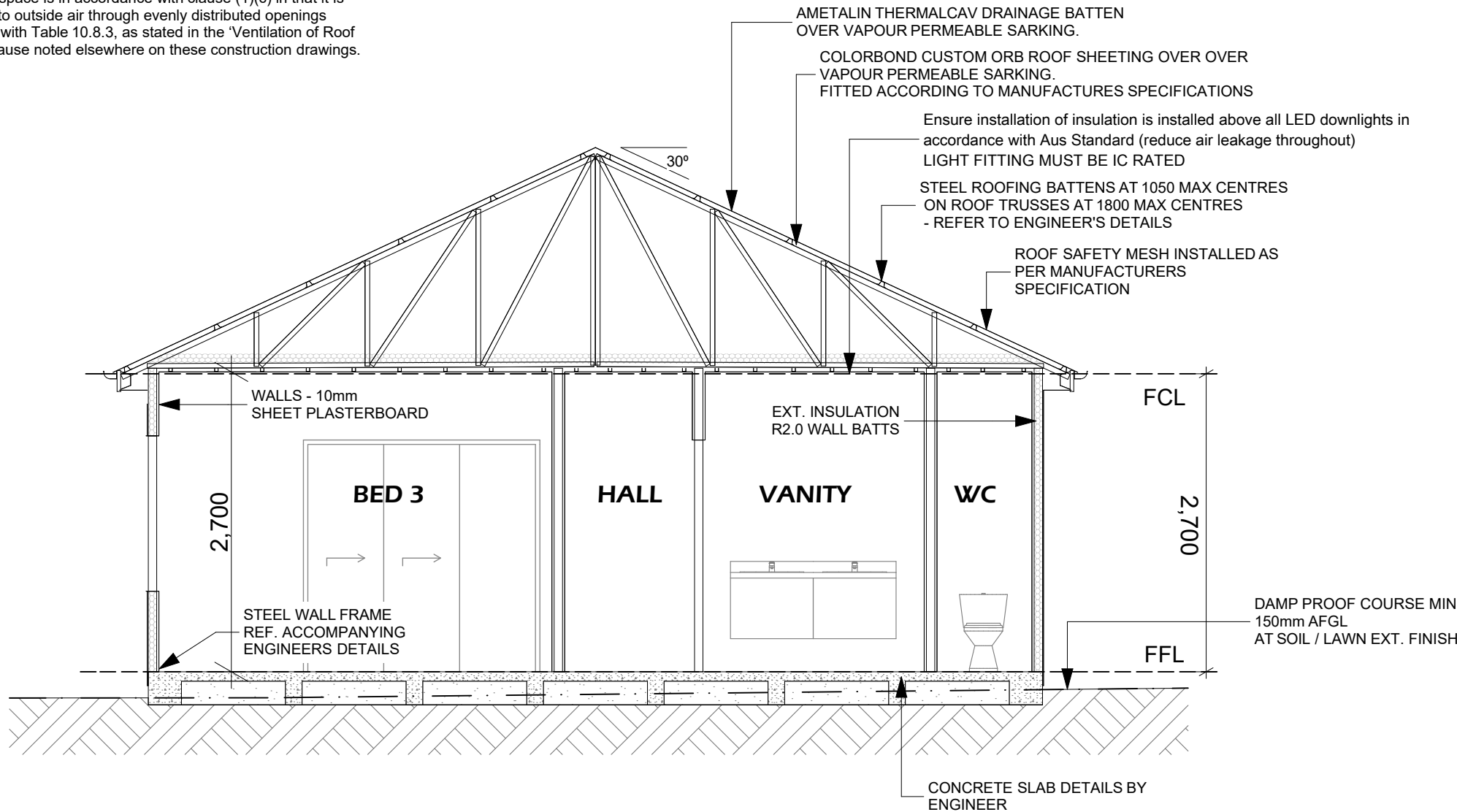


LOCATION OF EAVE VENTS SHOWN ARE APPROXIMATE / INDICATIVE AND FINAL LOCATION TO BE DETERMINED ON SITE

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A	PRELIMINARY ISSUE	10/02/2026			DATE	Lot 2, SP189165/2
REV.					DRAWING No:	63 MANNATA ST
Current Set ID: 6070105	DESCRIPTION	DATE		Documentation by Douglas Design & Drafting DP-AD 100030 Job No.260203	ISSUE C A.09 of 11 JOB No: M6439	LAUDERDALE TAS 7021

Roof Sarking compliance with Part 10.8.3 of NCC 2022 for 'Roof Spaces' contained within residences located in Climate Zones 6, 7 & 8

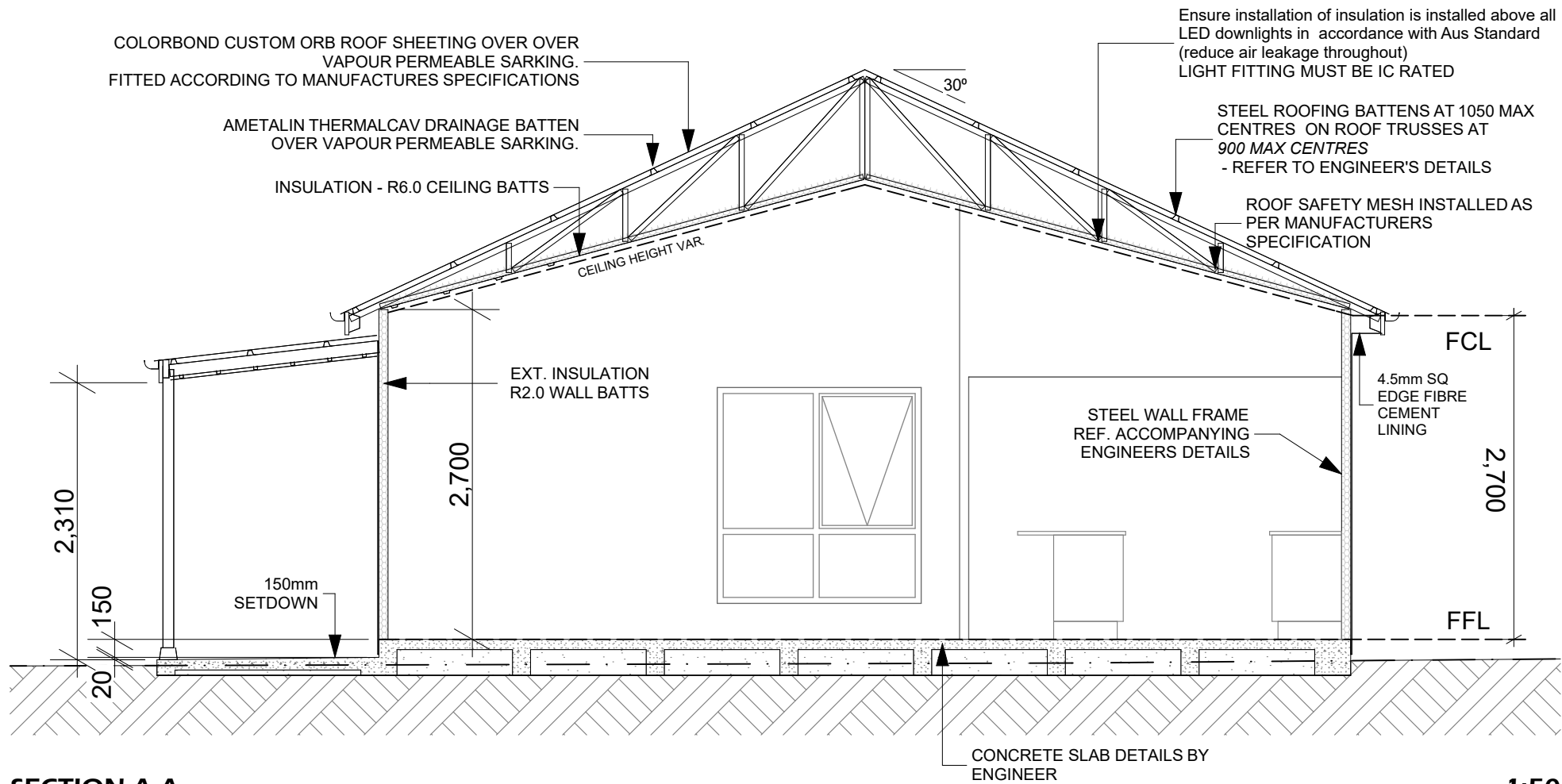
- The roof space is in accordance with clause (1)(a)(i) in that a roof space is provided above the primary insulation layer.
- The roof space is in accordance with clause (1)(b) in that it maintains a height of not less than 20mm, and
- The roof space is in accordance with clause (1)(c) in that it is ventilated to outside air through evenly distributed openings complying with Table 10.8.3, as stated in the 'Ventilation of Roof Spaces' clause noted elsewhere on these construction drawings.



Note: Frame, Truss & Bracing Details will be supplied on delivery of the frames & trusses.

SECTION A-A

1:50



SECTION A-A

1:50

CONDENSATION MANAGEMENT - ALL VENTILATION INCLUDING EXHAUST FANS BY OTHER

NCC 2022 10.8.1 EXTERNAL WALL CONSTRUCTION

WHERE FITTED, A PLIABLE MEMBRANE MUST:
• COMPLY WITH AS4200.1
• BE INSTALLED IN ACCORDANCE WITH AS4200.2
• BE INSTALLED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER.

A PLIABLE BUILDING MEMBRANE MUST HAVE A VAPOUR PERMEANCE OF NOT LESS THAN -
• 0.143 µg/n.s IN CLIMATE ZONE 4 & 5
• 1.140 µg/n.s IN CLIMATE ZONE 6, 7 & 8

NCC 2022 10.8.2 EXHAUST SYSTEMS

WHERE FITTED, EXHAUST FANS MUST MEET THE MINIMUM PERFORMANCE REQUIREMENTS OF:

- BATHROOM & WC 25L/s
- KITCHEN & LAUNDRY 40L/s
- EXHAUST FROM A KITCHEN, KITCHEN RANGE HOOD, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO THE OUTSIDE AIR.
- ANY CLOTHES DRYER REQUIRING VENTILATION MUST BE VENTILATED TO THE OUTSIDE AIR.
- IN A NON-VENTED WC OR BATHROOM THE EXHAUST MUST BE INTERLOCKED WITH THE LIGHT SWITCH AND INCLUDE A RUN-ON TIMER OF 10 mins.

NCC 2022 10.8.3 VENTILATION OF ROOF SPACES

IN CLIMATE ZONE 6, 7 & 8 ONLY
ROOF SPACE MUST BE VENTILATED TO THE OUTSIDE AIR BY EVENLY SPACED VENTS IN ACCORDANCE WITH PART 10.8.3 FOR A ROOF PITCH OF >15° AND <75°
- 7000 mm2/M PROVIDED AT THE EAVES
- 5000 mm2/M PROVIDED AT RIDGE (within 900mm vertically of the ridge)

VENTILATION OPENINGS ARE SPECIFIED AS A MINIMUM FREE OPEN AREA PER METRE OF THE LONGEST HORIZONTAL DIMENSION OF THE ROOF.
A MINIMUM 20mm AIR GAP MUST BE MAINTAINED BETWEEN THE CEILING INSULATION AND THE UNDERSIDE OF THE ROOF SARKING AT THE POINT WHERE THE ROOF PASSES OVER THE EXTERNAL WALL.

NOTE - BUSHFIRE PRONE AREAS

IN ACCORDANCE WITH AS 3959 ADDITIONAL COUNTER MEASURES (SUCH AS EMBER GUARD MESH) WILL BE REQUIRED WHERE THE STRUCTURE IS IN A BUSHFIRE PRONE AREA.

THERMAL REQUIREMENTS

EXT. WALL COLOUR	• N/A
ROOF COLOUR	• BASALT
EXT. WALL INSULATION	• R2.0 BATTS
INT. WALL INSULATION	• R2.0 BATTS
CEILING INSULATION	• R6.0 BATTS
ROOF INSULATION	• N/A
FLOOR INSULATION	• N/A
EXTERNAL DOORS	• WEATHER STRIPPED
WINDOWS	• WEATHER STRIPPED
GLAZING	• DOUBLE GLAZED HYBRID

NOTES

DESIGN WIND SPEED	• N3
BAL CLASSIFICATION	• N/A
GROUND SNOW LOAD	• N/A
NCC CLIMATE ZONE	• 7

WHITE ANT PROTECTION SUBJECT TO COUNCIL REQUIREMENTS

NOTES

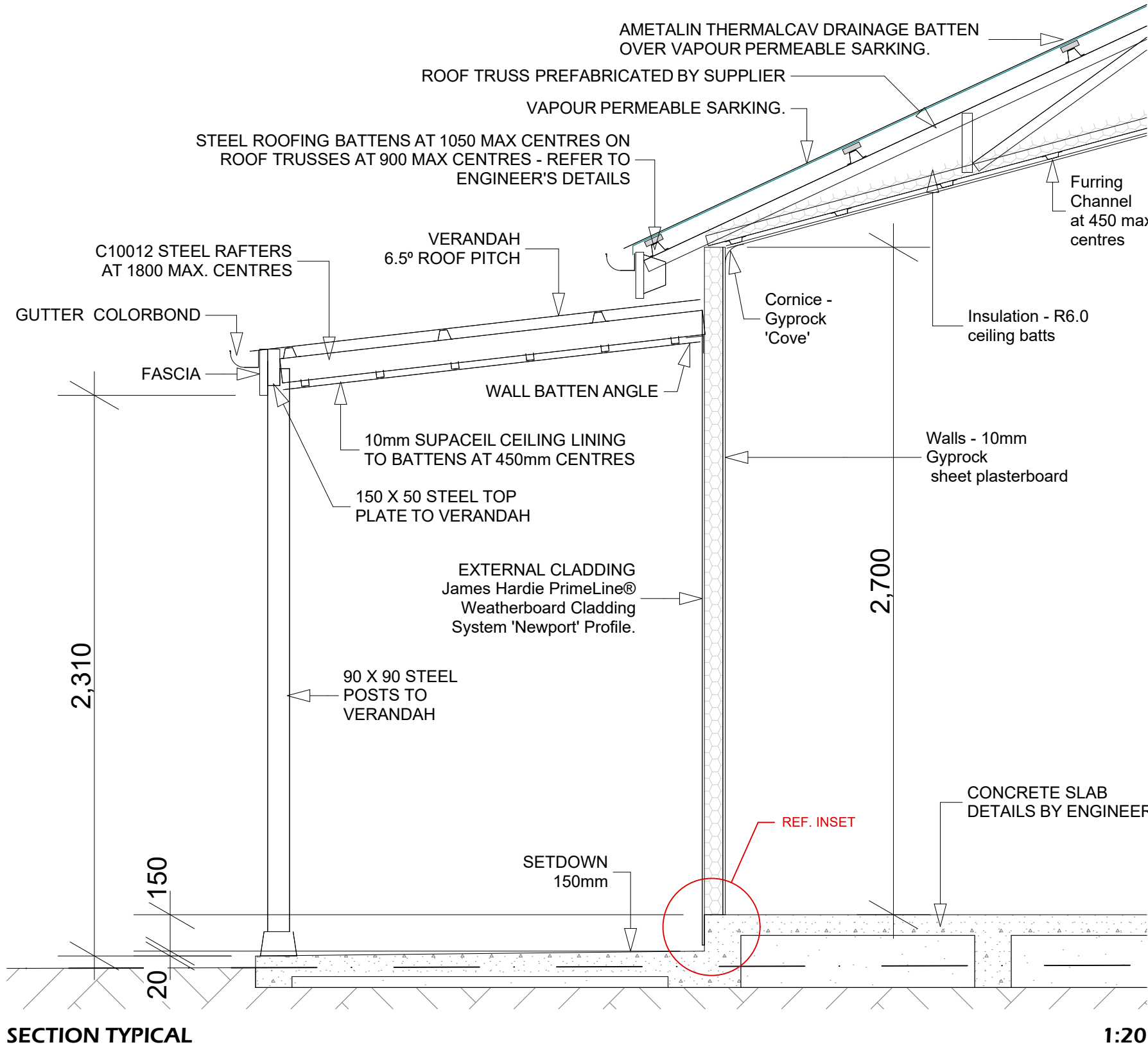
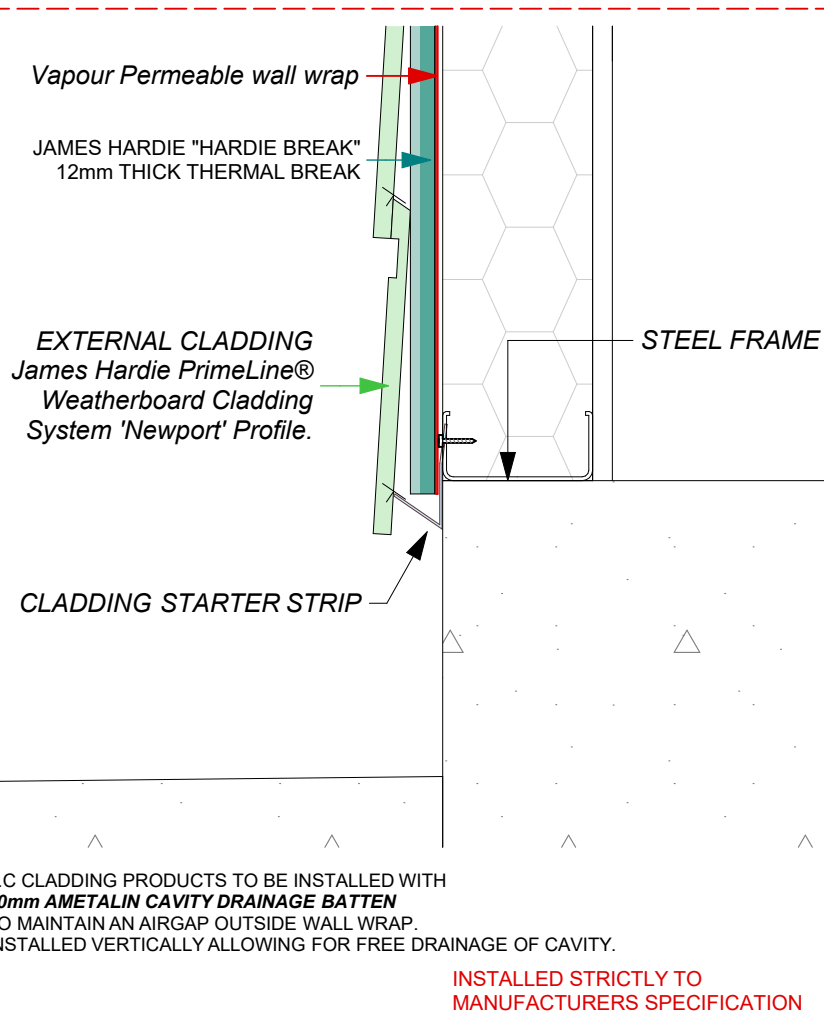
Roof - Supplier engineered and manufactured truss roof system.
Supplier to provide installation and handling document to builder.
Supplier to provide certification documents to builder for submission to Building Surveyor.

Floor Slab Set out to be read in conjunction with Engineers documentation.

Site Set out to be checked / confirmed on site prior to commencing *including* levels. Any anomalies to be raised with designer / building surveyor.

Concrete must meet NCC min. standard by compliance with AS 3600 &
• Have a strength at 28 days of not less than 20 MPa
• Have a 20mm max.nominal aggregate.
• Have a nominal 100mm slump.
Concrete must be placed, compacted & cured in accordance with good building practice.

Steel reinforcement material must comply with AS 2870. Specification and installation details by Engineer.



SECTION TYPICAL

1:20

Construction Issue

Section A-A

1:50, 1:20

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Document Set ID: 6079105		DESCRIPTION				DRAWING No: A.10 of 11	JOB No: M6439
Version: 1, Version Date: 21/10/2026							

