DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062314

PROPOSAL: Two Multiple Dwelling

LOCATION: 48 Dolina Drive, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30/11/2026 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 30/11/2026 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 30/11/2026 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.

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

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: x2 new dwellings

Location: 48 Dolina Drive, Rokeby

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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:

Vanessa Tomlin

Current use of site: Vacant

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

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Planning Application checklist

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

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the City of Clarence.

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

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

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

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- Main utility service connection points and easements.
- Proposed subdivision lot boundaries.

☐ Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
- Private open space for each dwelling.
- External storage spaces.
- Car parking space location and layout.
- Major elevations of every building to be erected.
- Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
- Relationship of the elevations to natural ground level, showing any proposed cut or fill.
- Materials and colours to be used on rooves and external walls.

☐ Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
- Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
- Plantings proposed for screening from adjacent sites or public places.

☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.

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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
184319	1
EDITION	DATE OF ISSUE
3	26-May-2026

SEARCH DATE : 23-June-2026
SEARCH TIME : 09.48 am

DESCRIPTION OF LAND

City of CLARENCE
Lot 1 on Sealed Plan 184319
Derivation : Part of Lot 37617 (56.81ha) Gtd. to The Director-General of Housing & Construction
Prior CT 142549/1

SCHEDULE 1

N132520 TRANSFER to RNB TRADING (B1) PTY LTD Registered 15-June-2023 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP184319 EASEMENTS in Schedule of Easements
SP184319 COVENANTS in Schedule of Easements
SP184319 FENCING PROVISION in Schedule of Easements
SP142549 COVENANTS in Schedule of Easements
SP142549 FENCING COVENANT in Schedule of Easements
SP142549 WATER SUPPLY RESTRICTION
SP142549 SEWERAGE AND/OR DRAINAGE RESTRICTION

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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OWNER DAESUNG TAS PTY LTD

FOLIO REFERENCE C.T.142549–1 & C.T.156980–1

GRANTEE PART OF LOT 37617 (56.81ha) GTD TO THE DIRECTOR–GENERAL OF HOUSING & CONSTRUCTION, PART OF 410 ACRES GTD TO ROBERT WHITE & JOHN ROBERTSON

PLAN OF SURVEY

BY SURVEYOR TIMOTHY LEIGH GOWLLAND
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248–5898

CITY OF CLARENCE

SCALE 1:2500 LENGTHS IN METRES

REGISTERED NUMBER

SP184319

~~APPROVED~~
EFFECTIVE FROM 6 APR 2023

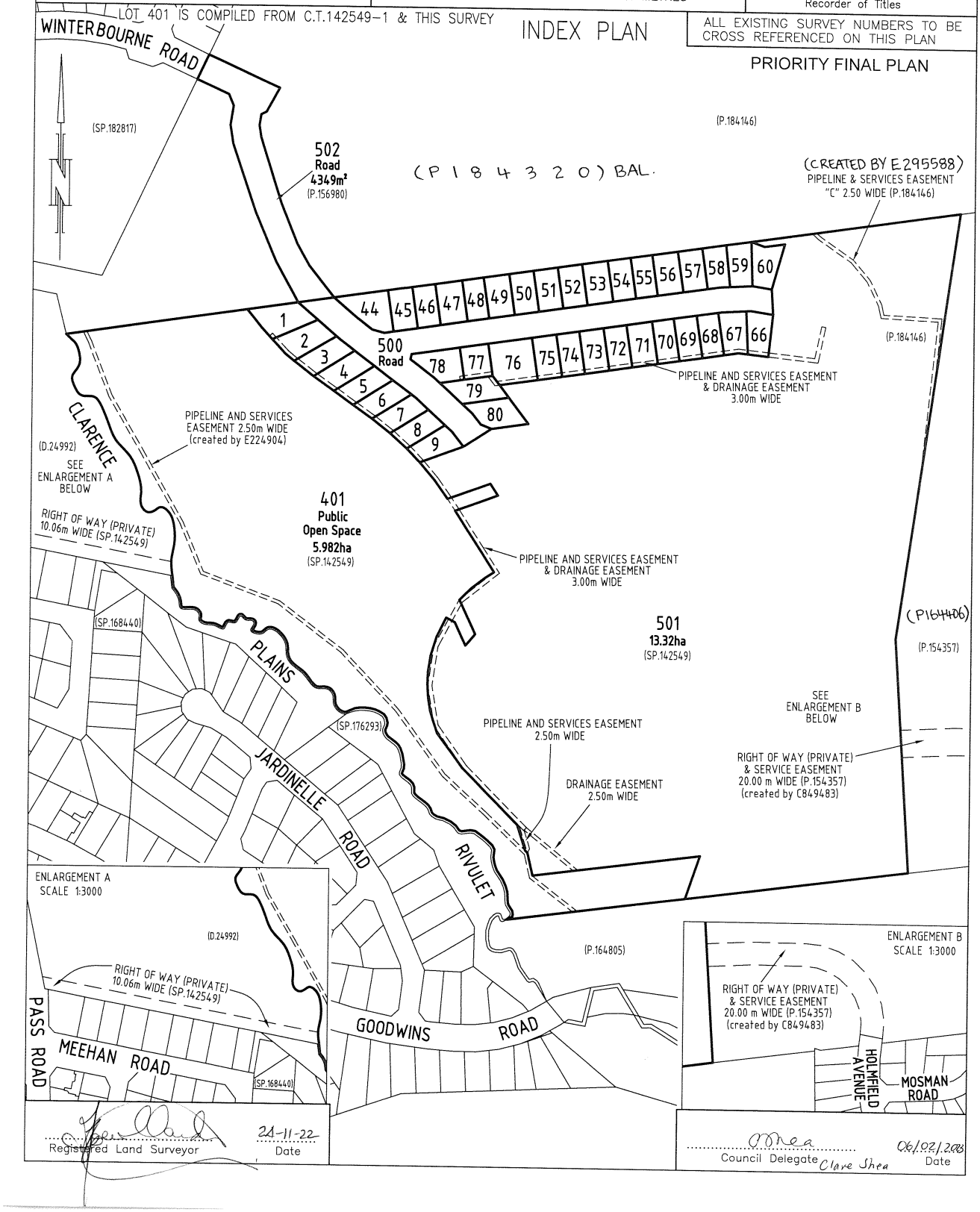
Recorder of Titles

LOT 401 IS COMPILED FROM C.T.142549–1 & THIS SURVEY

INDEX PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

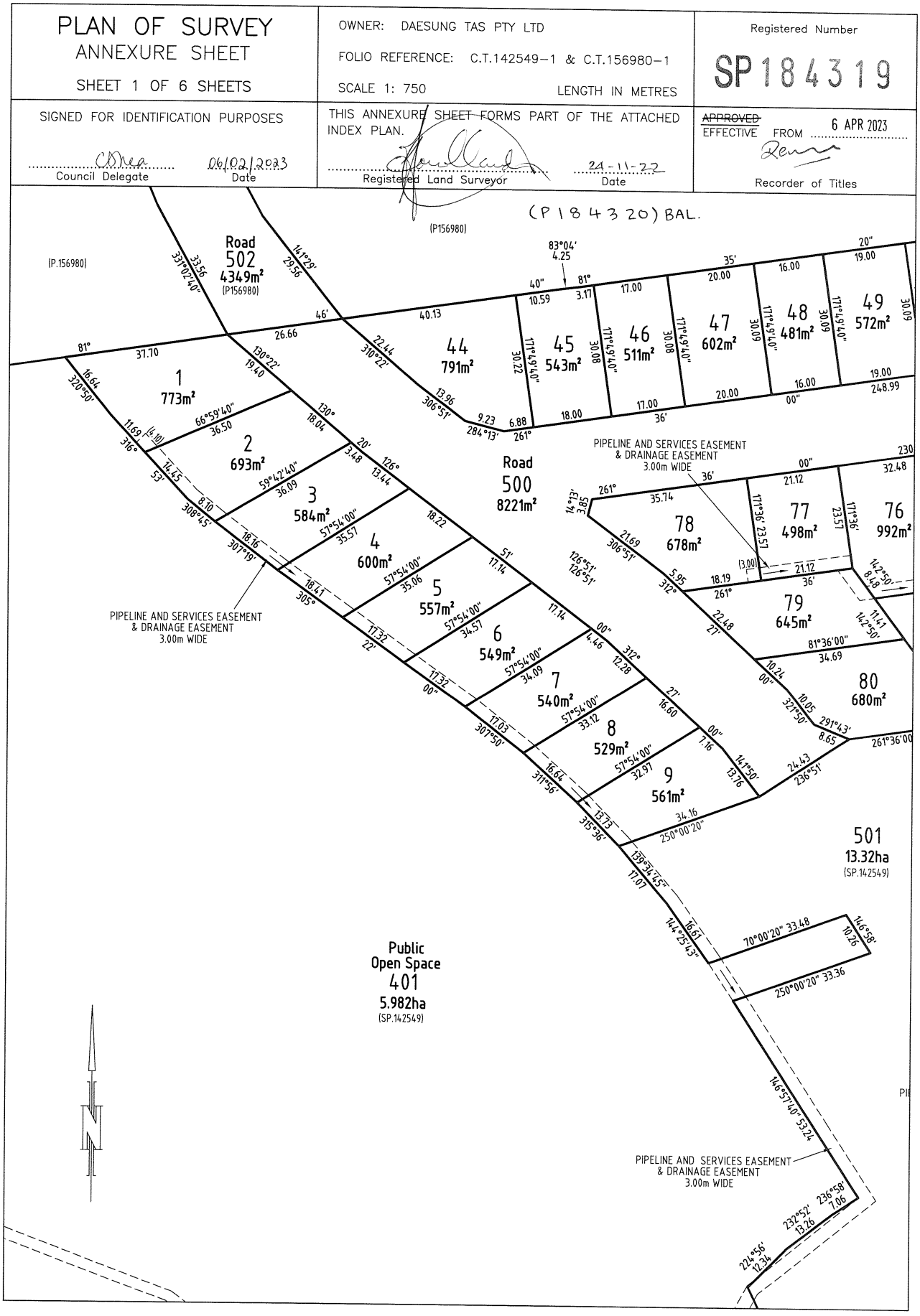
PRIORITY FINAL PLAN



Registered Land Surveyor — 24-11-22 Date

Council Delegate Clare Shea — 06/02/2023 Date

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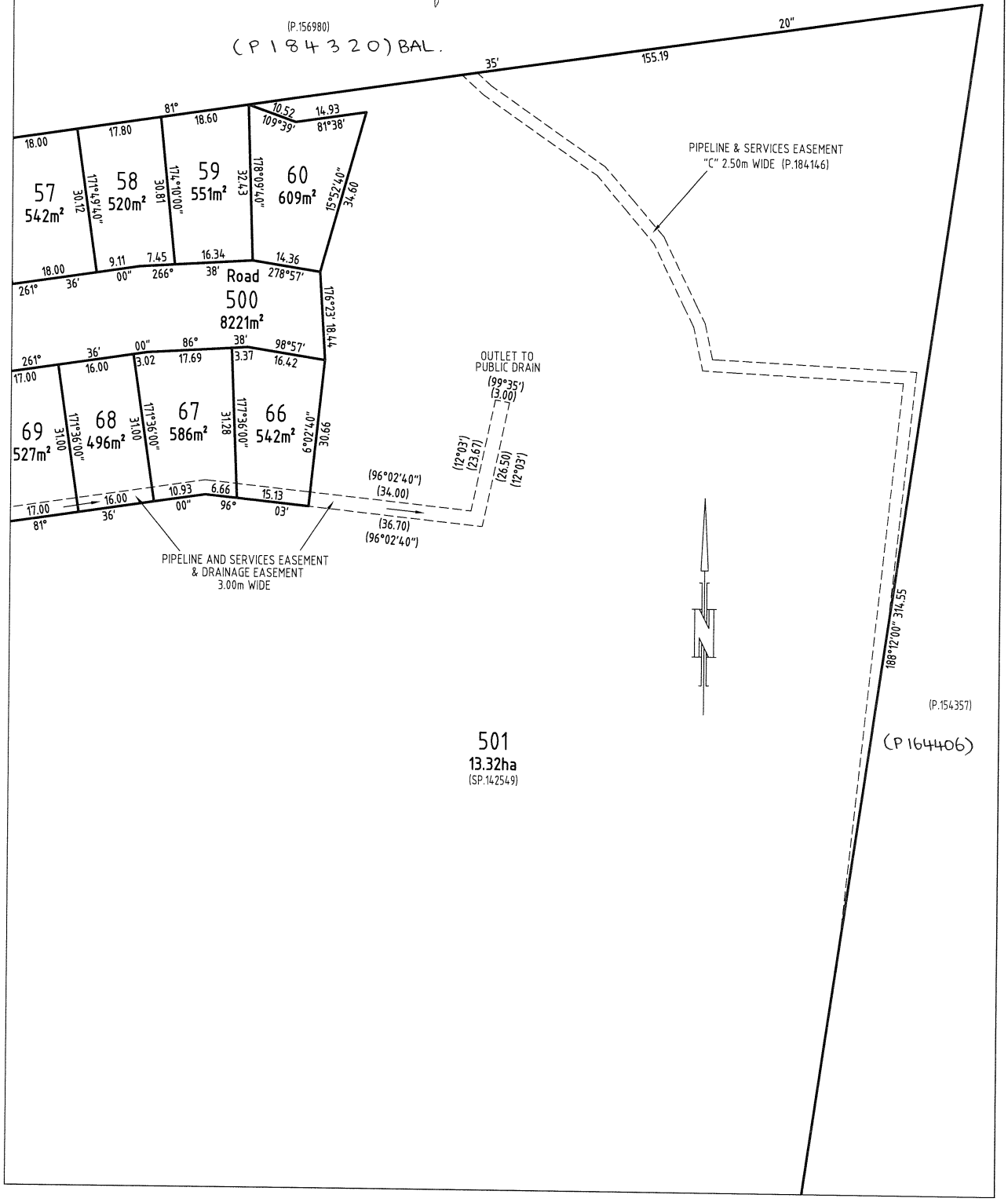
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www.thelist.tas.gov.au

PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 6 SHEETS	OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.142549–1 & C.T.156980–1 SCALE 1:750 LENGTH IN METRES	Registered Number SP 184319
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 06/02/2023 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 24-11-22 Date	~~APPROVED~~ EFFECTIVE FROM 6 APR 2023 Recorder of Titles



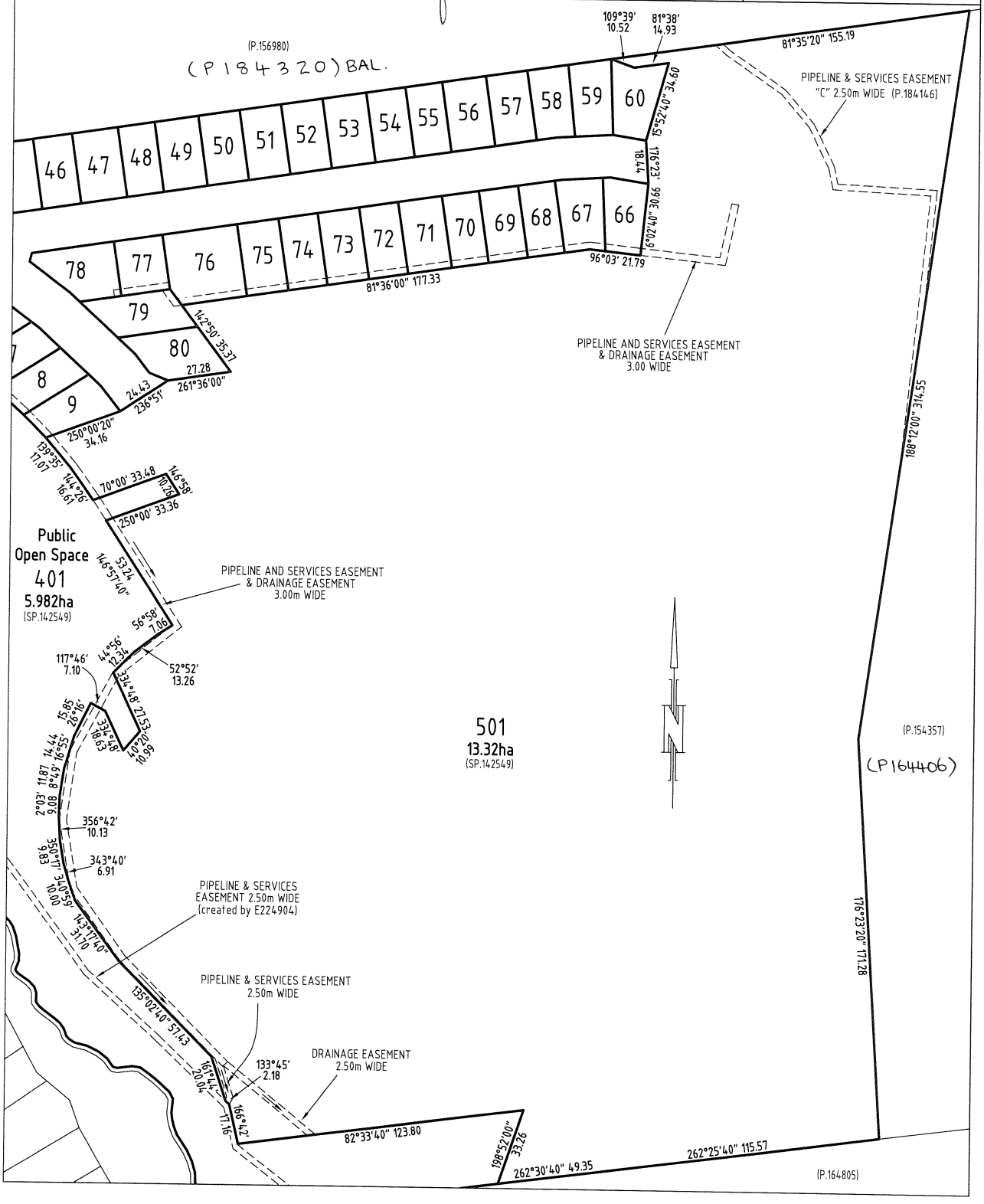
Department of Natural Resources and Environment Tasmania
Document Set ID: 8953875
Version: 1, Version Date: 25/06/2026
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PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 6 SHEETS	OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.142549–1 & C.T.156980–1 SCALE 1: 750 LENGTH IN METRES	Registered Number SP 184319
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 06/02/2023 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 24-11-22 Date	~~APPROVED~~ EFFECTIVE FROM 6 APR 2023 Recorder of Titles



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PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 6 SHEETS	OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.142549–1 & C.T.156980–1 SCALE 1:1500 LENGTH IN METRES	Registered Number SP 184319
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate ..... Date 06/02/2023	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor ..... Date 24-11-22	~~APPROVED~~ EFFECTIVE FROM 6 APR 2023 Recorder of Titles



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PLAN OF SURVEY
ANNEXURE SHEET

SHEET 5 OF 6 SHEETS

OWNER: DAESUNG TAS PTY LTD

FOLIO REFERENCE: C.T.142549–1 & C.T.156980–1

SCALE 1:1500 LENGTH IN METRES

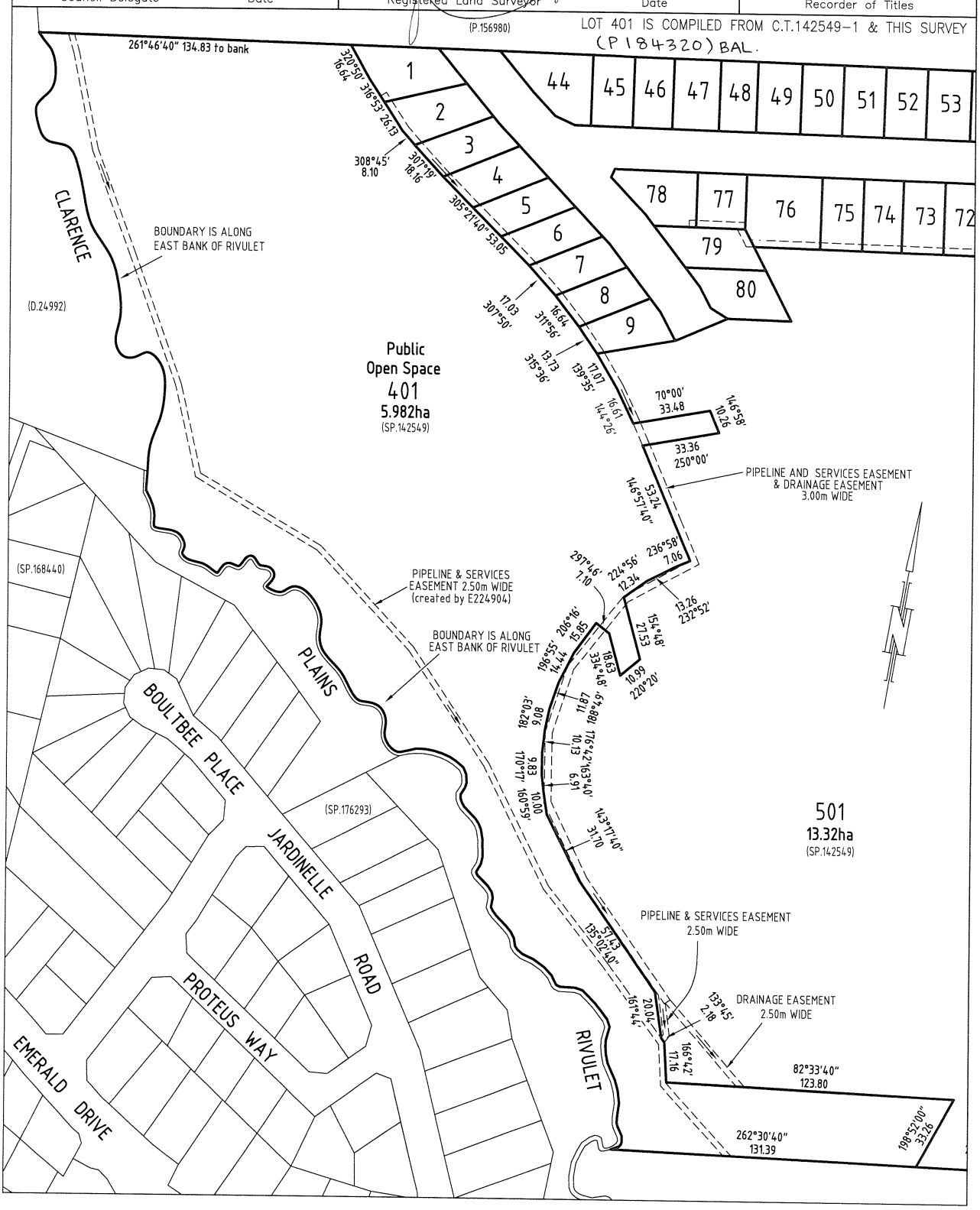
Registered Number
SP 184319

SIGNED FOR IDENTIFICATION PURPOSES
Council Delegate 06/02/2023 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN
Registered Land Surveyor 24-11-22 Date

~~APPROVED~~ EFFECTIVE FROM 6 APR 2023
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LOT 401 IS COMPILED FROM C.T.142549–1 & THIS SURVEY (P184320) BAL.



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PLAN OF SURVEY
ANNEXURE SHEET

SHEET 6 OF 6 SHEETS

OWNER: DAESUNG TAS PTY LTD

FOLIO REFERENCE: C.T.142549/1 & C.T.156980/1

SCALE 1: 750 LENGTH IN METRES

Registered Number

SP 184319

SIGNED FOR IDENTIFICATION PURPOSES

Council Delegate 06/02/2023 Date

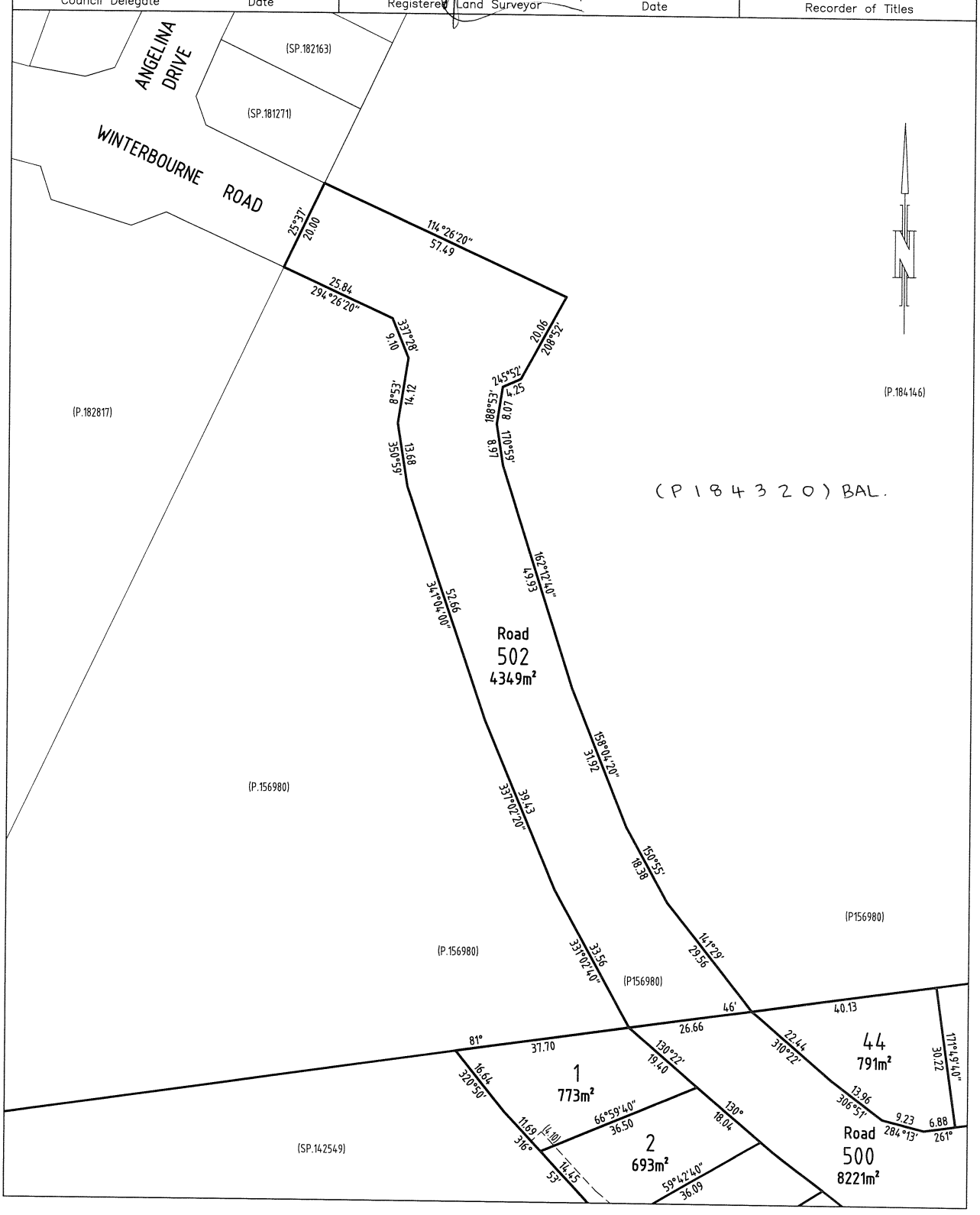
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Registered Land Surveyor 24-11-22 Date

~~APPROVED~~

EFFECTIVE FROM 6 APR 2023

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SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 184319

EASEMENTS AND PROFITS

Each lot on the plan is together with:
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

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

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

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

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

Attorney

(USE ANNEXURE PAGES FOR CONTINUATION)

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

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 184319
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Lot 501 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater created by and described in E295588 over the land marked **PIPELINE AND SERVICES EASEMENT "C" 2.50m WIDE (P.184146)** shown on the Plan ("the Easement Land").

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

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

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

COVENANTS

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

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

Attorney

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

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 184319
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4. Not to use any engine or machinery in any trade of business, nor erect or use or permit to be used on any part of any lot shown on the Plan nor to conduct or permit to be conducted any trade or business on or from any part of the same, including but not limited to mining, quarrying, or market gardening. The leasing of the property for private residential purposes is not deemed to be a breach of this covenant.
5. Not to keep any animals other than domestic pets on any lot shown on the Plan and not to make any application for a kennel licence in respect of any lot shown on the Plan nor to keep or establish or permit to be kept or established any licensed kennel upon any lot or any part of any lot shown on the Plan nor to keep at one time more than two adult canines on any lot shown on the Plan.
6. The Vendor may, at the Vendor's absolute discretion, waive the burden of any covenant contained in this Schedule of Easements in favour of any lot by notice in writing to the registered proprietor of that lot.

FENCING PROVISION

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

DEFINITIONS

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

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

Attorney

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"**Pipeline and Services Easement**" is defined as follows:-

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

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and

(b) leaving the Easement Land in a clean and tidy condition;

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

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

Attorney

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

Interpretation:

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

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);

(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;

(f) anything reasonably required to support, protect or cover any other Infrastructure;

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the Infrastructure.

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

Attorney

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 184319
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EXECUTED by **DAESUNGTAS PTY LTD (ACN 607 472 131)** as registered proprietor of the land comprised in Folio of the Register Volume 142549 Folio 1 and Folio of the Register Volume 156980 Folio 1 by their attorney David Alexander Shelley under Power of Attorney dated 11 February 2022 / No PA136148 who hereby declares that no notice of alteration or revocation of the said Power of Attorney has been received in the presence of:

.....
Attorney Signature

.....
Witness Signature

.....
Witness Full Name (print)

.....
Witness address and occupation

.....
Attorney

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

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Taylor and Beeson Building
www.taylorandbeeson.com.au
ABN 44 604 954 592

Nathan: 0419 874 230
E: admin@taylorandbeeson.com.au

AGENT FORM – TO BE COMPLETED BY THE OWNER/S.

To: Taylor and Beeson Building Pty Ltd
84 Mornington Road
MORNINGTON TAS 7018

To whom it may concern,

We, *RNB Trading (B1) Pty Ltd*, being the owners of the property situated at *48 Dolina Drive, Rokeby* hereby authorise Nathan Taylor of Taylor and Beeson Building Pty Ltd to act as our agent in relation to the following matters:

- Obtaining Planning, Building and Plumbing permit from Clarence City Council.
- Obtaining a Certificate of Likely Compliance;
- Liaising with/Authorising/Invoicing for TasWater.

This authorisation applies to all matters relating to the above-mentioned property.

Personal Information Removed

Date: 23/6/2026

Document Set ID: 5953875
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TB_35 - TAYLOR AND BEESON PTY.LTD.

48 DOLINA DRIVE, ROKEBY

Taylor and Beeson Building

www.taylorandbeeson.com.au





Site Information

Land Title Reference:	CT 184319/1
Wind Classification:	N3
Soil Classification:	M
Climate Zone:	7
Bushfire Attack Level:	19/29
Alpine Area:	N/A Less than 900m AHD
Corrosion Envrionment:	C3/ Medium
Other Hazards:	CLA-C16.0
Zoning:	GENERAL RESIDENTIAL

AREA SCHEDULE

Site Area	:	773 m²
Unit 1 - Ground Floor	:	**104.1 m²**
Unit 1- Porch/Deck	:	5.8 m²
Unit 2 - Ground Floor	:	**104.1 m²**
Unit 2- Porch/Deck	:	5.8 m²
U1+U2 -Floor Area (Excluding Porch/deck)	:	**208.2 m²**

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SIGNATURE:
DATE:

CONSULTANT COORDINATION & CERTIFICATION :
This architectural documentation is part of a complete set of drawings. All trades must refer to and coordinate works with all consultant documentation (Structural Engineer, Hydraulic Consultant, Energy Assessor, etc.). The respective consultants are responsible for certifying their specific scope of work. In the event of discrepancy, the most stringent requirement or the certified engineer's documentation shall take precedence

NOTE:
3D View colours/materials is indicative only and is subject to final selection.

GLAZING NOTE:
All windows are Double glazed
Low Reflection

Drawing No.	Description
00	COVERED SHEET
01	SITE PLAN
01A	SHADOW ANALYSIS
02	UNIT 1- FLOOR PLAN
03	UNIT 1- ROOF PLAN
04	UNIT 1- ELEVATIONS
05	UNIT 1- SECTION
06	UNIT 1- ELECTRICAL PLAN
07	UNIT 2- FLOOR PLAN
08	UNIT 2- ROOF PLAN
09	UNIT 2- ELEVATIONS
10	UNIT 2- SECTION
11	UNIT 2- ELECTRICAL PLAN
12	DRAINAGE PLAN
13	3D VIEWS
14	UNIT 1- STRUCTURE/FRAMING _GROUND FL
15	UNIT 1- BRACING _GROUND FL
16	UNIT 2- STRUCTURE/FRAMING _GROUND FL
17	UNIT 2- BRACING _GROUND FL
18	GENERAL NOTES
19	WET AREA SPECS
20	BCA COMPLIANCE
21	BAL NOTES

BAL : 19/29

D	Information added as RFI 18.09.2026	21.09.2026	RK
C	BA PLANS	17.09.2026	RK
B	Modified as Civil plans	01.09.2026	RK
A	DA PLANS	19.06.2026	RK
No	Amendment	Date	Drawn

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177 Pulpit Rock Road, New Norfolk
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Email: ranjot@perytondesign.com.au

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TITLE
COVERED SHEET

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Scale:	1 : 200
Date:	21.09.2026
Drawn by:	RK
Checked by:	.

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
48 DOLINA DRIVE, ROKEBY

Job No: TB_35

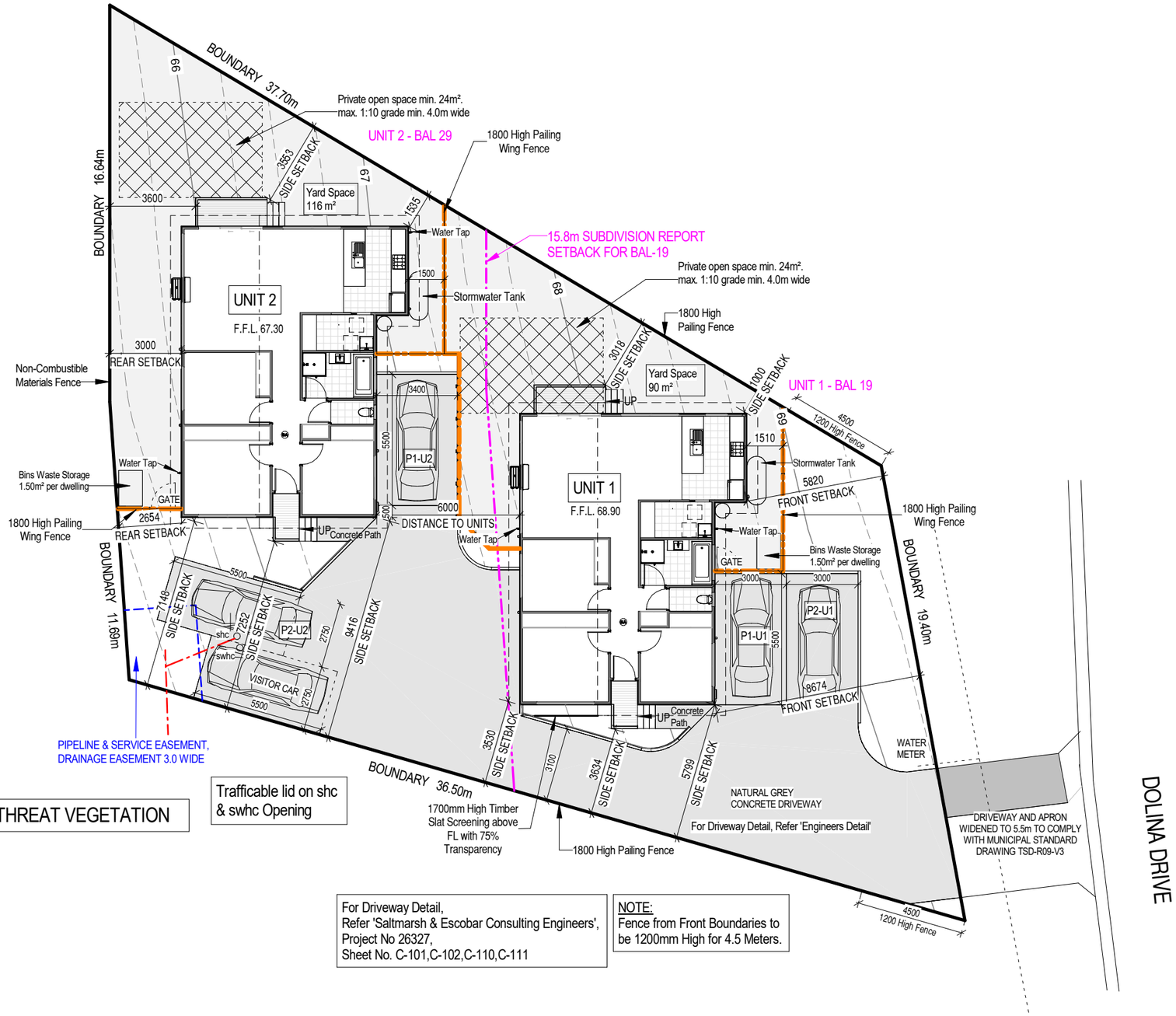
Sheet No: 00

Document Set ID: 6049843
Version: 1, Version Date: 22/09/2026

UNIT 1-Ground FL	68.900
UNIT 1-CL	71.300

UNIT 2-Ground FL	67.300
UNIT 2- CL	69.700

NOTE:
Minimum 19m separation to Scrub vegetation to be verified on site at set-out — ref. TFS correspondence 27/10/2023



LOW THREAT VEGETATION

Trafficable lid on shc & swhc Opening

For Driveway Detail,
Refer 'Saltmarsh & Escobar Consulting Engineers',
Project No 26327,
Sheet No. C-101,C-102,C-110,C-111

NOTE:
Fence from Front Boundaries to be 1200mm High for 4.5 Meters.

AREA SCHEDULE

Site Area	:	773 m²
Unit 1 - Ground Floor	:	**104.1 m²**
Unit 1- Porch/Deck	:	5.8 m²
Unit 2 - Ground Floor	:	**104.1 m²**
Unit 2- Porch/Deck	:	5.8 m²
U1+U2 -Floor Area (Excluding Porch/deck)	:	**208.2 m²**

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

GLAZING NOTE:
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BAL : 19/29

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TITLE
SITE PLAN

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Project Address
48 DOLINA DRIVE, ROKEBY

Job No: TB_35

Sheet No: 01

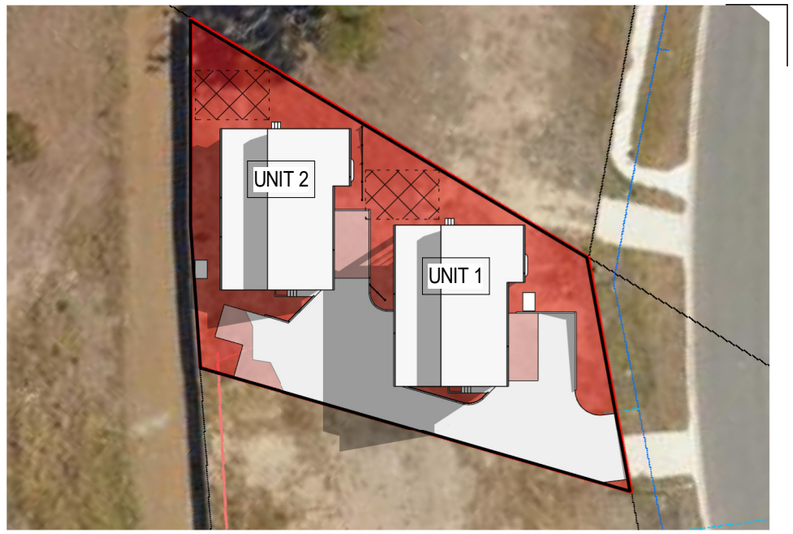
Document Set ID: 6049843
Version: 1, Version Date: 22/09/2026



SHADOW ANALYSIS_09am



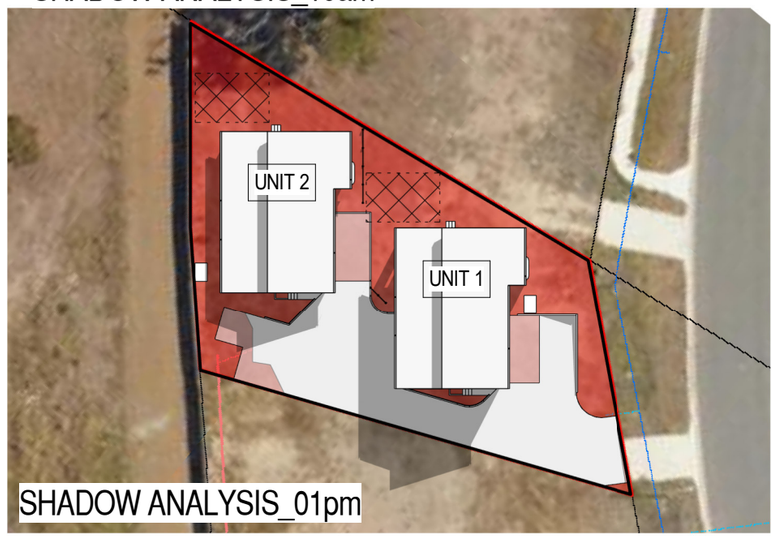
SHADOW ANALYSIS_10am



SHADOW ANALYSIS_11am



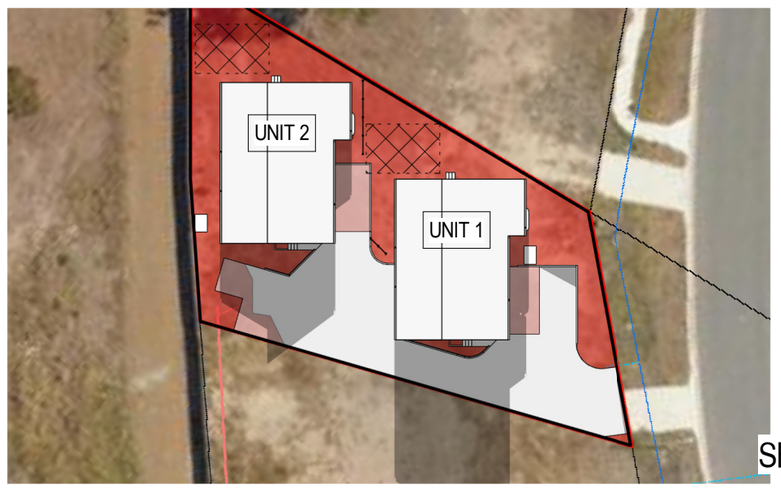
SHADOW ANALYSIS_12pm



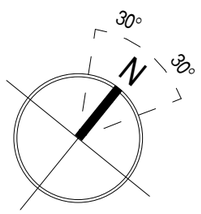
SHADOW ANALYSIS_01pm



SHADOW ANALYSIS_02pm



SHADOW ANALYSIS_03pm



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NOTE:
Shadow diagram based on 21 June (winter solstice) showing maximum overshadowing

BAL : 19/29

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TITLE
SHADOW ANALYSIS

Scale: 1 : 500
Date: 21.09.2026
Drawn by: RK
Checked by: .

Client / Project Name
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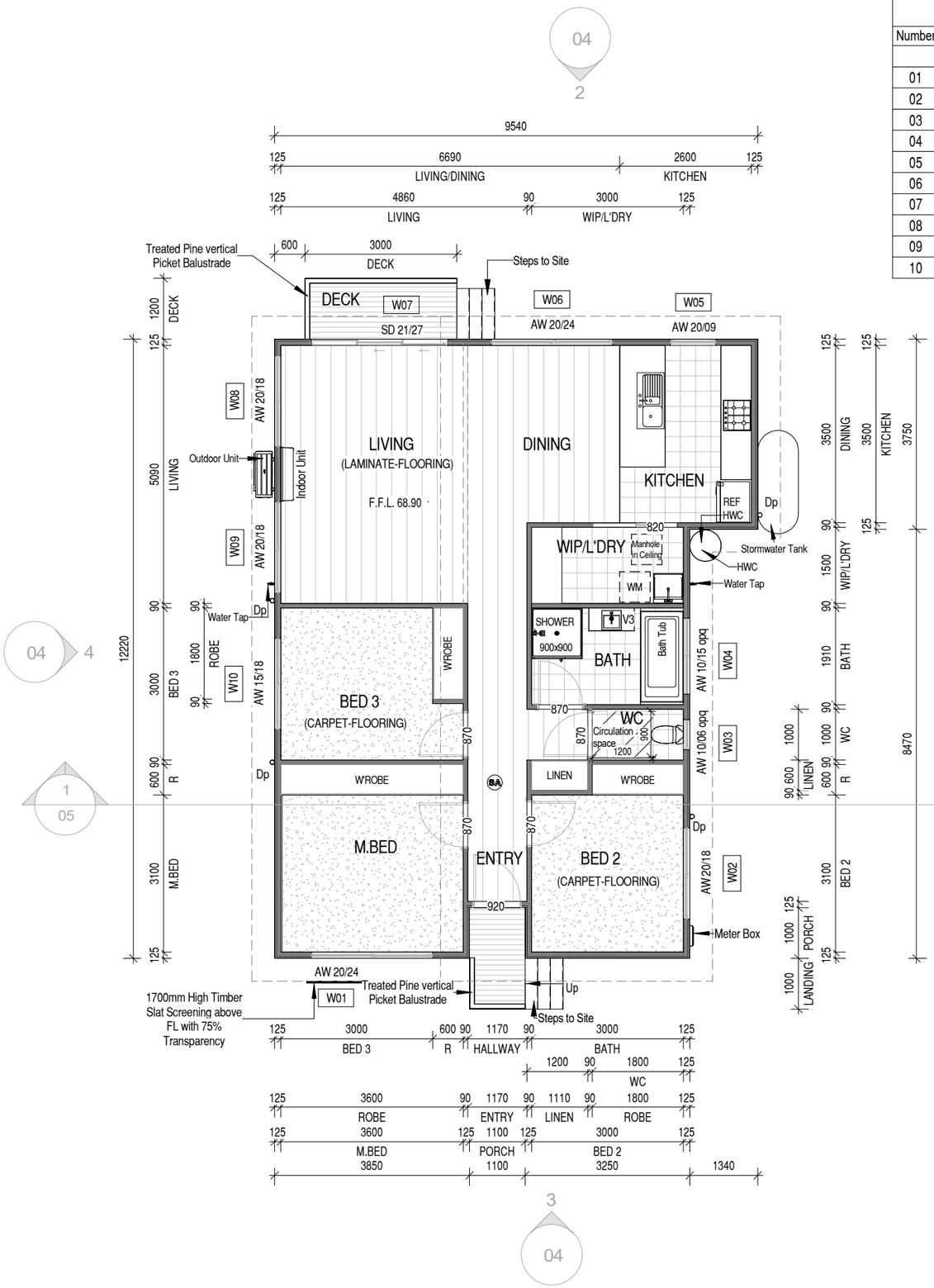
Project Address
48 DOLINA DRIVE, ROKEBY

Job No: TB_35
Sheet No: 01A

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Document Set ID: 6049843
Version: 1, Version Date: 22/09/2026

UNIT 1-Ground FL	68.900
UNIT 1-CL	71.300



UNIT -Window Schedule

Number	Type	ID	Size	Glass	Uw	SHGC	Height	Width	Head Height
01	AW	WAS-007-01A	20-24	Clear	4.31	0.59	2000	2400	2100
02	AW	WAS-007-01A	20-18	Clear	4.31	0.59	2000	1800	2100
03	AW	WAS-007-01A	10-06	Opaque	4.31	0.59	1000	600	2100
04	AW	WAS-007-01A	10-15	Opaque	4.31	0.59	1000	1500	2100
05	AW	WAS-007-01A	20-09	Clear	4.31	0.59	2000	900	2100
06	AW	WAS-007-01A	20-24	Clear	4.31	0.59	2000	2400	2100
07	SD	WAS-006-01A	21-27	Clear	3.81	0.69	2100	2700	2100
08	AW	WAS-007-01A	20-18	Clear	4.31	0.59	2000	1800	2100
09	AW	WAS-007-01A	20-18	Clear	4.31	0.59	2000	1800	2100
10	AW	WAS-007-01A	15-18	Clear	4.31	0.59	1500	1800	2100

LEGEND:

SW = Sliding Window; AW = Awning window; FW = Fixed Window; SD = Sliding Door, BF = Bi-Fold Door or Window; FD = French Door; TW = Transom Window

NOTE:

Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements.
(Refer to sheet 'BAL NOTES')

For roof/wall insulation and windows ID details, refer to the energy report.

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Site Area : 773 m²

Unit 1 - Ground Floor : 104.1 m²
Unit 1- Porch/Deck : 5.8 m²

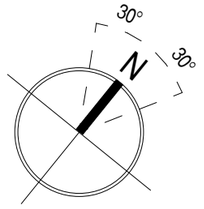
Unit 2 - Ground Floor : 104.1 m²
Unit 2- Porch/Deck : 5.8 m²

U1+U2 -Floor Area : 208.2 m²
(Excluding Porch/deck)

GLAZING NOTE:
All windows are Double glazed
Low Reflection

NOTE:
Dp DownPipe

BAL : 19/29



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TITLE
UNIT 1- FLOOR PLAN

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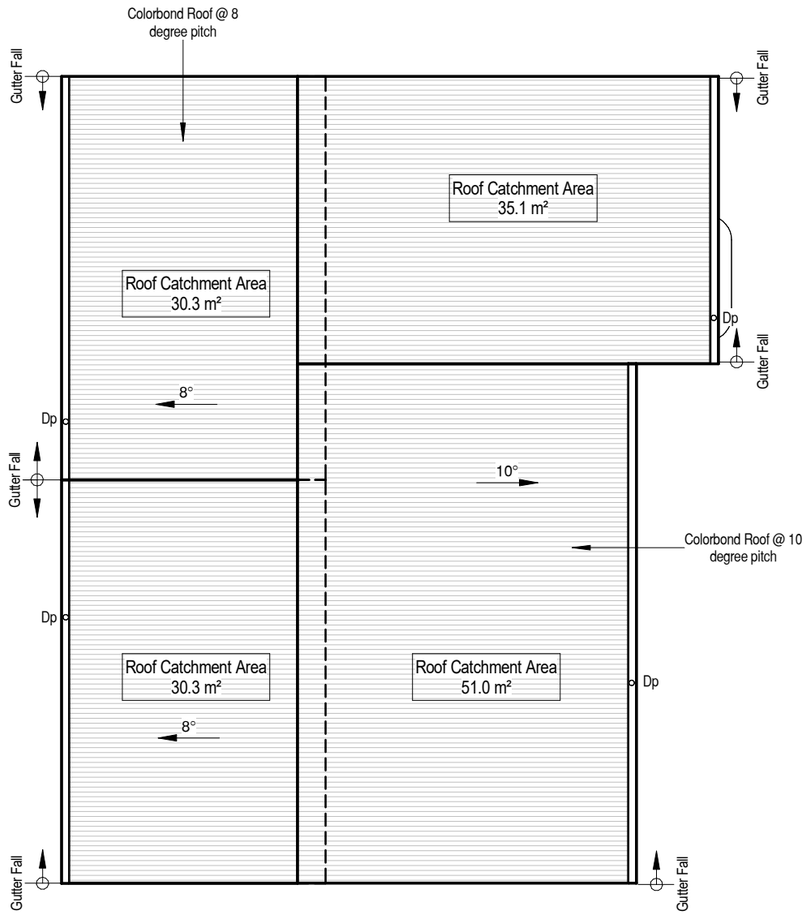
Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
48 DOLINA DRIVE, ROKEBY

Job No:
TB_35

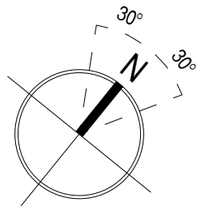
Sheet No:
02

Document Set ID: 6749843
Version: 1, Version Date: 22/09/2026



ROOF NOTES

All Roof sheeting to be Colorbond (or equivalent) installed to manufacturer specifications.
All flashings to wall junctions to be weatherproofed in accordance with NCC.
Supporting structure to be verified by structural engineer.



-ROOF CATCHMENT AREA CALCULATION		
Ah	135.6 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	146.7 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 7.4.3b)
DRI	85	Design Rainfall intensity Hobart
Acdp	70	Max.catchment area of roof per 90mm downpipe(determined from NCC Table 7.4.3d)
Downpipes required	3	Ac / Acdp
Downpipes provided	4	
NOTE: Roof catcment areas to comply with AS3500.3		

IMPORTANT NOTE:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are further than 1.2m away from valley, refer to NCC2022 7.3.5 (2).
All roof areas shown are indicative only and not to be used for any further purpose.

NOTE:
Dp DownPipe

BAL : 19/29

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TITLE
UNIT 1- ROOF PLAN

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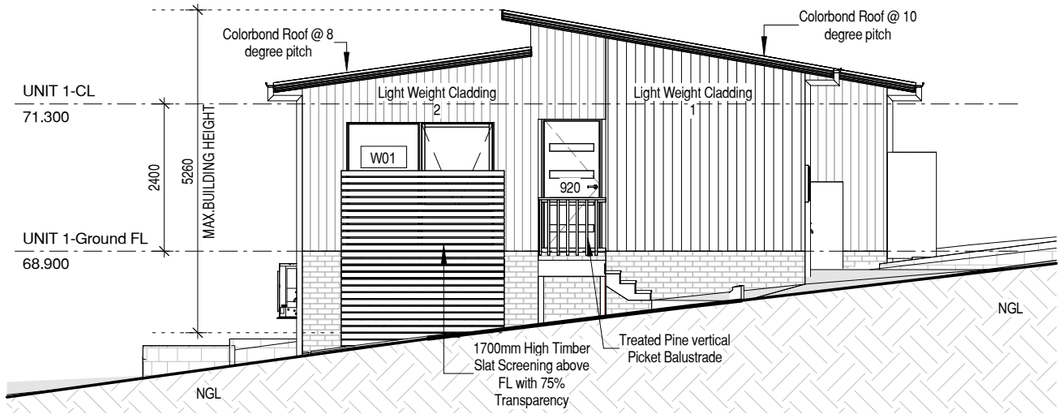
Client / Project Name
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Project Address
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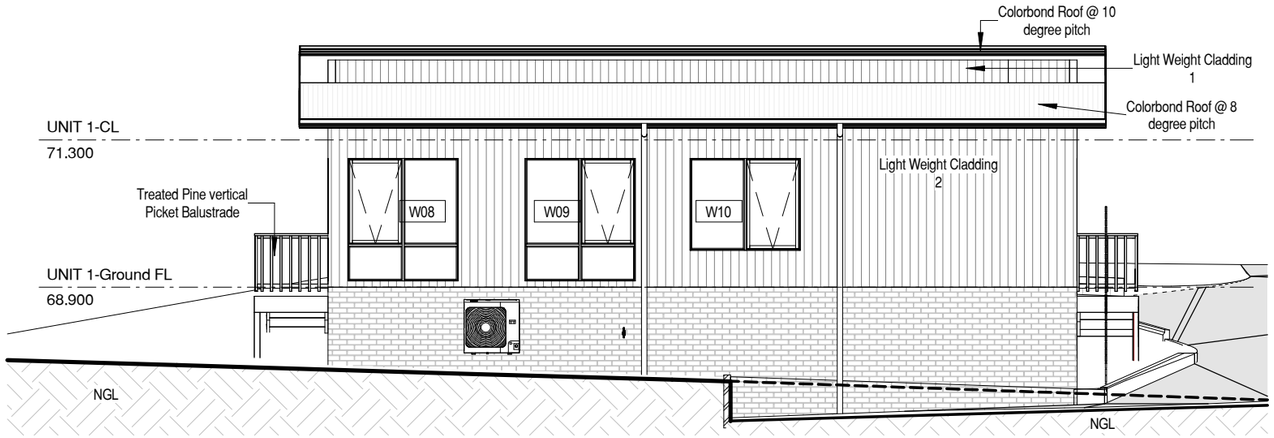
Job No:
TB_35

Sheet No:
03

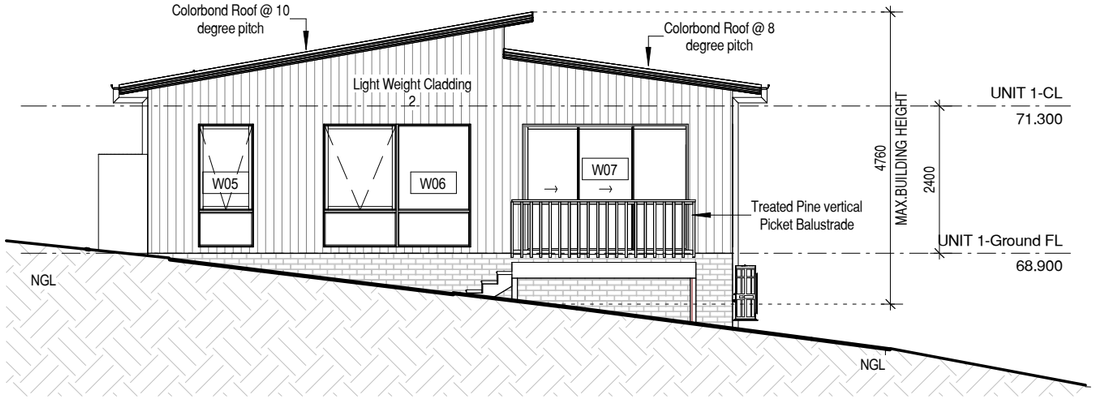
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Version: 1, Version Date: 22/09/2026



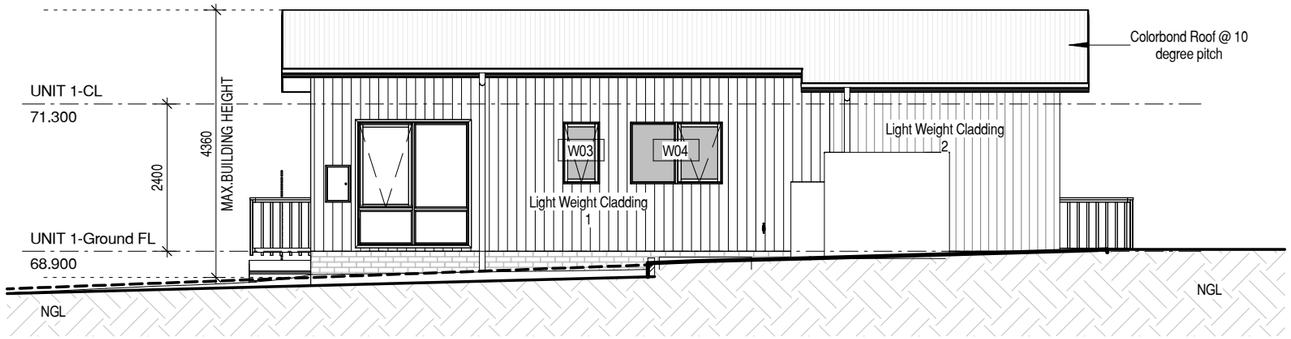
U1-SouthEast Elevation



U1-SouthWest Elevation



U1-NorthWest Elevation



U1-NorthEast Elevation

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GLAZING NOTE:
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Low Reflection

BAL : 19/29

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TITLE
UNIT 1- ELEVATIONS

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Client / Project Name
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Project Address
48 DOLINA DRIVE, ROKEBY

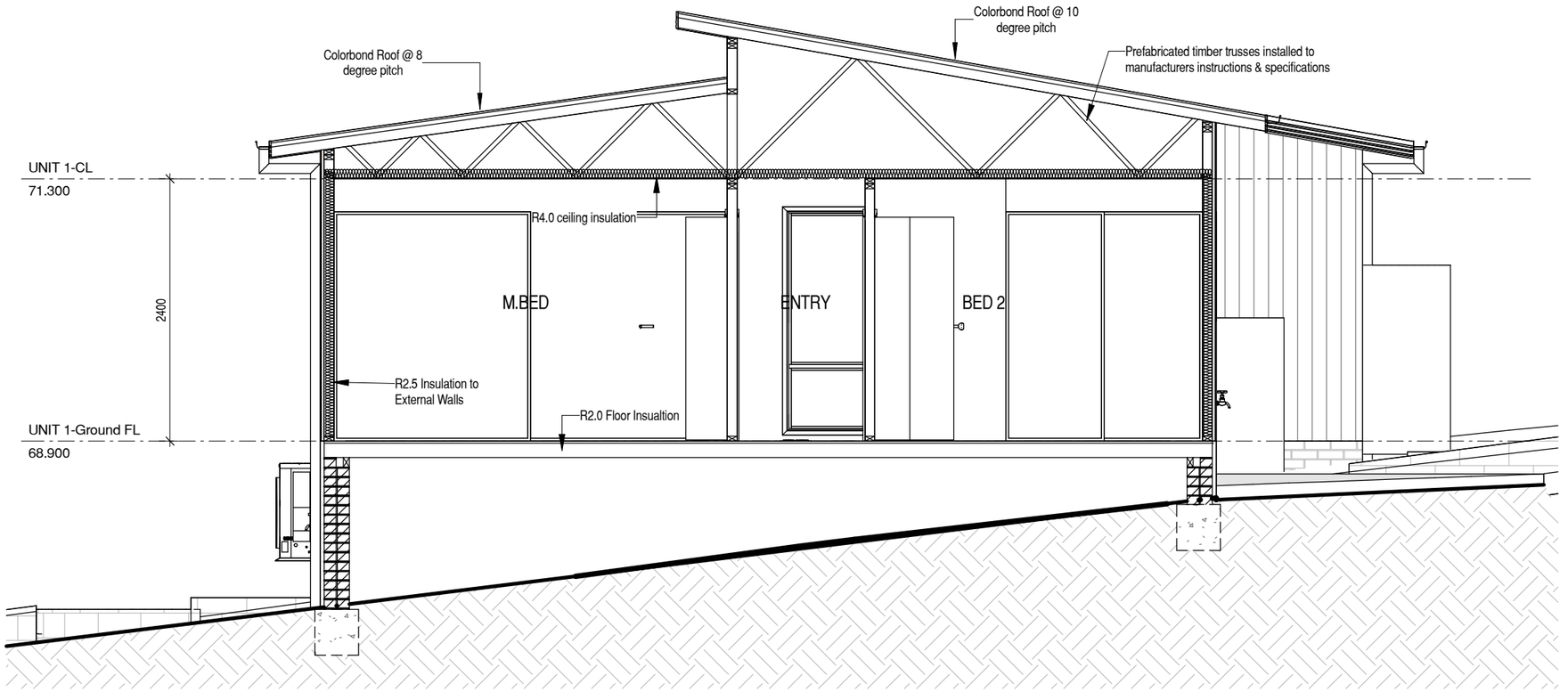
Job No:
TB_35

Sheet No:
04

Document Set ID: 6749343
Version: 1, Version Date: 22/09/2026

IMPORTANT NOTE:
All framing to be (MGP10) Pine.

Site Classification 'Class M'



For roof/wall insulation and windows ID details, refer to the energy report.

GLAZING NOTE:
All windows are Double glazed Low Reflection

Structural details designed by "Saltmarsh & Escobar Consulting Engineers"

BAL : 19/29

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B	Modified as Civil plans	01.09.2026	RK
A	DA PLANS	19.06.2026	RK
Rev	Description	Date	Drawn

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PERYTON DESIGN

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TITLE

UNIT 1- SECTION

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Date: 21.09.2026
Drawn by: RK
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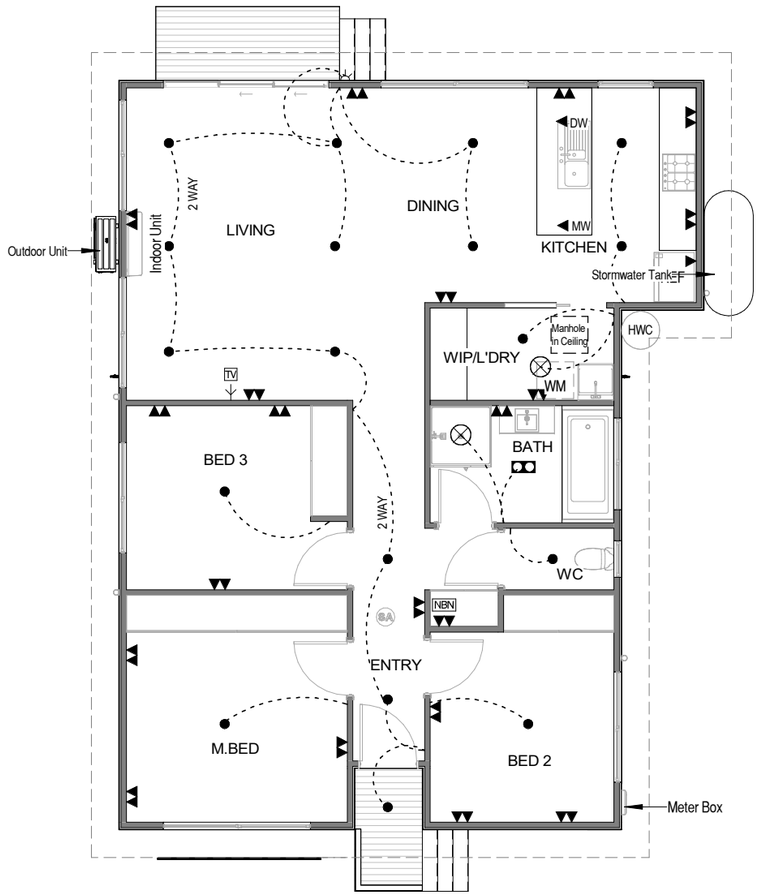
Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
48 DOLINA DRIVE, ROKEBY

Job No:
TB_35

Sheet No:
05

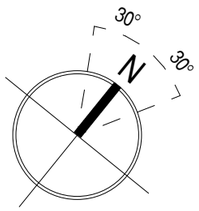
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UNIT-ELECTRICAL LEGEND

		No.s
▼	Single GPOs	3
▼▼	Double GPOs	20
NBN	Phone / NBN point	1
●	LED Downlight	18
⊗	Mechanical Exhaust Fan	2
SA	Smoke Alarm	1
⊂⊃	3 Tastics(2 heat lamps & 1 Light)	1

NOTES:
- Rangehood to be ducted to outside
- External NBN under meterbox [where applicable]
- Where Exhaust fans are provided with no other form of ventilation, fan must be activated simultaneously with light
- Smoke alarm to be connected to the mains power supply and possess a battery back-up and be interconnected; to provide a common alarm throughout the building, and be to AS 3786-2014, and installed to NCC Clause 3.7.5.5.



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GLAZING NOTE:
All windows are Double glazed Low Reflection

BAL : 19/29

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TITLE
UNIT 1- ELECTRICAL PLAN

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Date: 21.09.2026
Drawn by: RK
Checked by: .

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

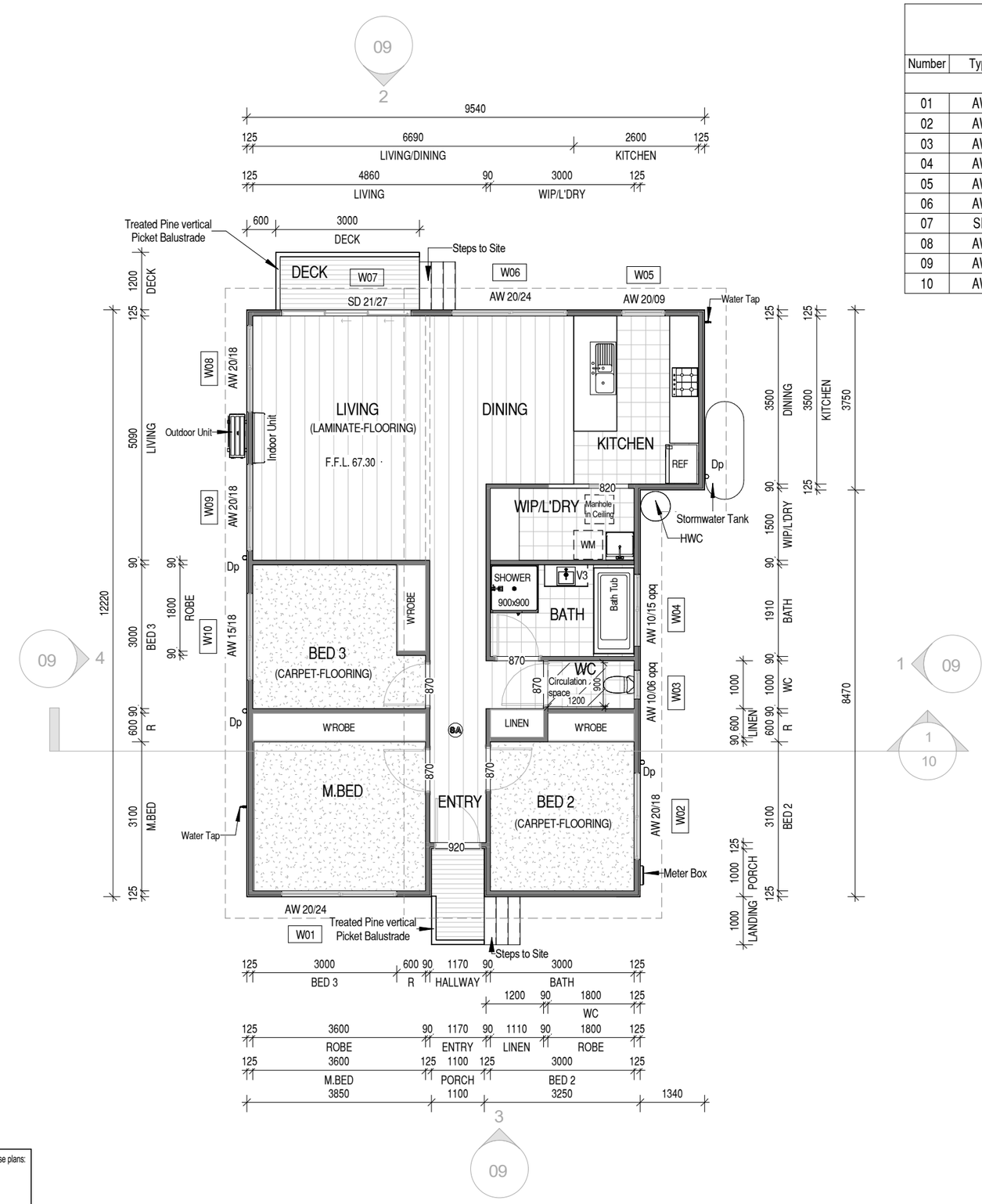
Project Address
48 DOLINA DRIVE, ROKEBY

Job No: TB_35
Sheet No: 06

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UNIT 2-Ground FL	67.300
UNIT 2- CL	69.700



UNIT -Window Schedule

Number	Type	ID	Size	Glass	Uw	SHGC	Height	Width	Head Height
01	AW	WAS-007-01A	20-24	Clear	4.31	0.59	2000	2400	2100
02	AW	WAS-007-01A	20-18	Clear	4.31	0.59	2000	1800	2100
03	AW	WAS-007-01A	10-06	Opaque	4.31	0.59	1000	600	2100
04	AW	WAS-007-01A	10-15	Opaque	4.31	0.59	1000	1500	2100
05	AW	WAS-007-01A	20-09	Clear	4.31	0.59	2000	900	2100
06	AW	WAS-007-01A	20-24	Clear	4.31	0.59	2000	2400	2100
07	SD	WAS-006-01A	21-27	Clear	3.81	0.69	2100	2700	2100
08	AW	WAS-007-01A	20-18	Clear	4.31	0.59	2000	1800	2100
09	AW	WAS-007-01A	20-18	Clear	4.31	0.59	2000	1800	2100
10	AW	WAS-007-01A	15-18	Clear	4.31	0.59	1500	1800	2100

LEGEND:

SW = Sliding Window; AW = Awning window; FW = Fixed Window; SD = Sliding Door, BF = Bi-Fold Door or Window; FD = French Door; TW = Transom Window

NOTE:

Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements.
(Refer to sheet 'BAL NOTES')

For roof/wall insulation and windows ID details, refer to the energy report.

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Site Area : 773 m²

Unit 1 - Ground Floor : 104.1 m²
Unit 1- Porch/Deck : 5.8 m²

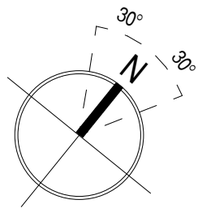
Unit 2 - Ground Floor : 104.1 m²
Unit 2- Porch/Deck : 5.8 m²

U1+U2 -Floor Area : 208.2 m²
(Excluding Porch/deck)

GLAZING NOTE:
All windows are Double glazed
Low Reflection

NOTE:
Dp DownPipe

BAL : 19/29



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TITLE
UNIT 2- FLOOR PLAN

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Drawn by: RK
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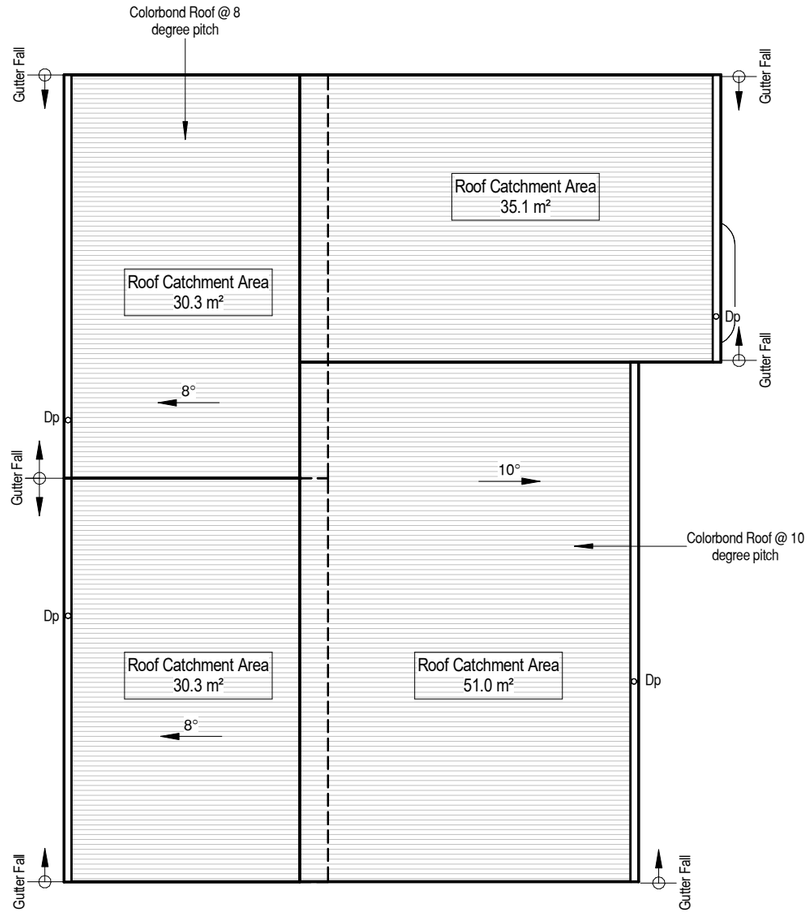
Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
48 DOLINA DRIVE, ROKEBY

Job No:
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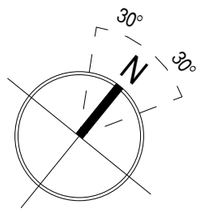
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07

Document Set ID: 6049843
Version: 1, Version Date: 22/09/2026



ROOF NOTES

All Roof sheeting to be Colorbond (or equivalent) installed to manufacturer specifications.
All flashings to wall junctions to be weatherproofed in accordance with NCC.
Supporting structure to be verified by structural engineer.



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-ROOF CATCHMENT AREA CALCULATION

Ah	135.6 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	146.7 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 7.4.3b)
DRI	85	Design Rainfall intensity Hobart
Acdp	70	Max.catchment area of roof per 90mm downpipe(determined from NCC Table 7.4.3d)
Downpipes required	3	Ac / Acdp
Downpipes provided	4	
NOTE: Roof catcment areas to comply with AS3500.3		

IMPORTANT NOTE:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are further than 1.2m away from valley, refer to NCC2022 7.3.5 (2).
All roof areas shown are indicative only and not to be used for any further purpose.

NOTE:
Dp DownPipe

BAL : 19/29

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TITLE

UNIT 2- ROOF PLAN

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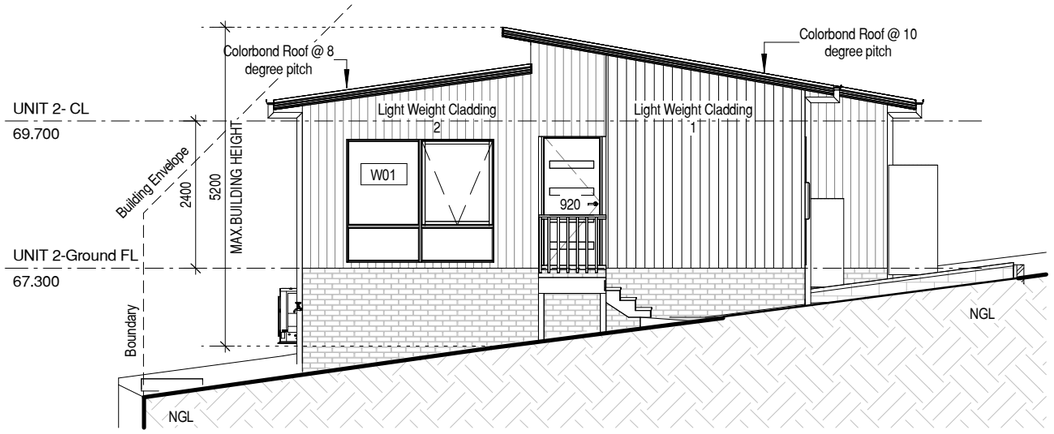
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48 DOLINA DRIVE, ROKEBY

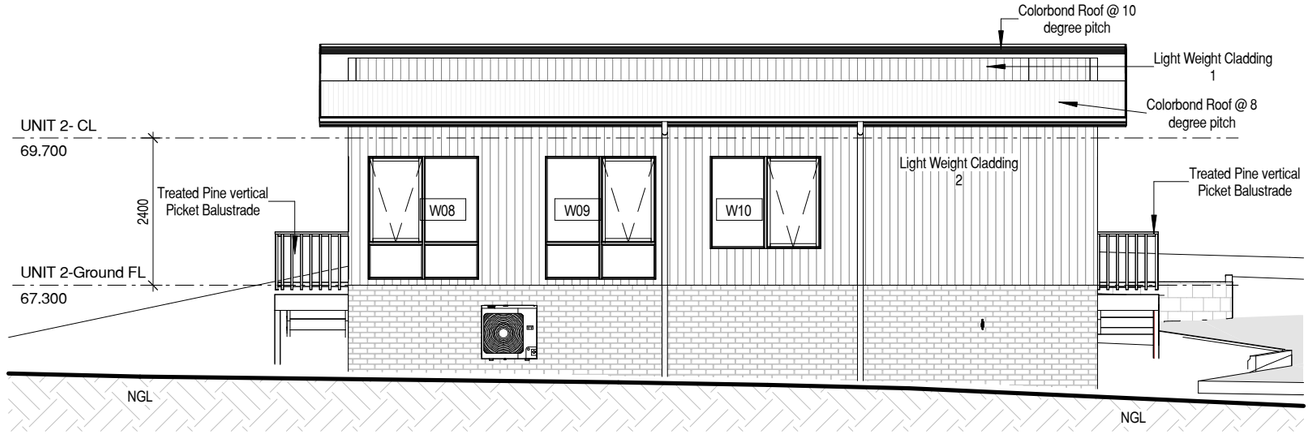
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Sheet No:
08

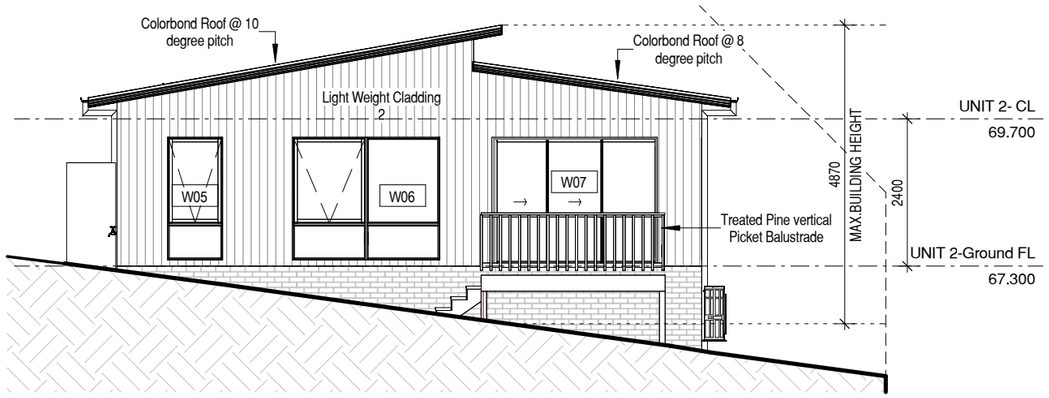
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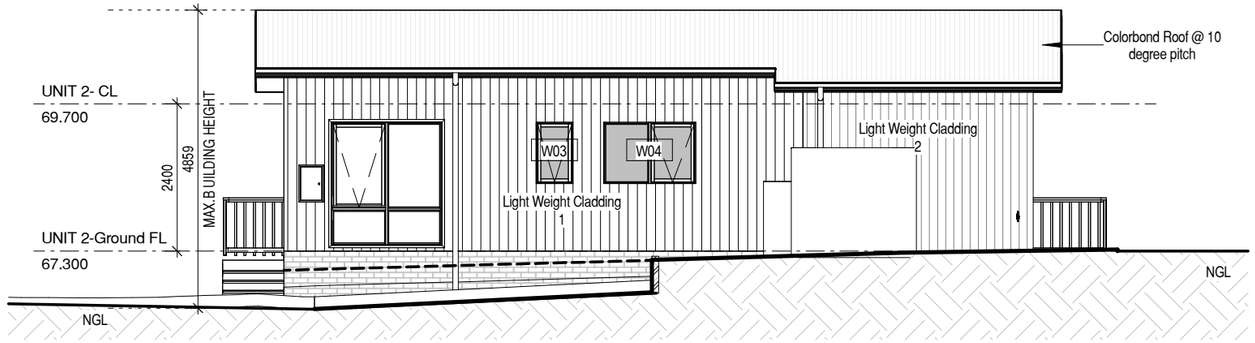
U2-SouthEast Elevation



U2-SouthWest Elevation



U2-NorthWest Elevation



U2-NorthEast Elevation

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Low Reflection

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TITLE
UNIT 2- ELEVATIONS

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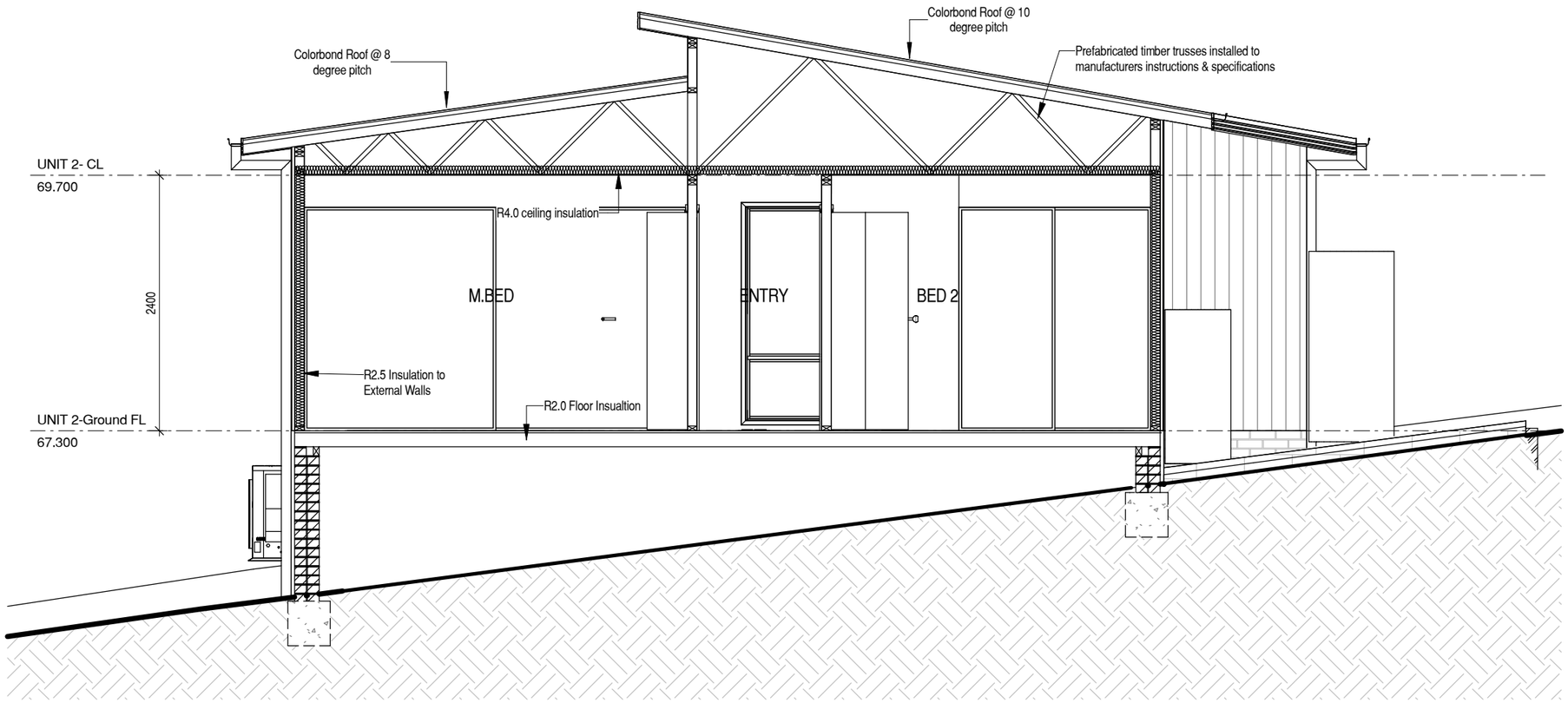
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Sheet No:
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Document Set ID: 6049843
Version: 1, Version Date: 22/09/2026

IMPORTANT NOTE:
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Site Classification 'Class M'



GLAZING NOTE:
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For roof/wall insulation and windows ID details, refer to the energy report.

Structural details designed by "Saltmarsh & Escobar Consulting Engineers"

BAL : 19/29

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TITLE

UNIT 2- SECTION

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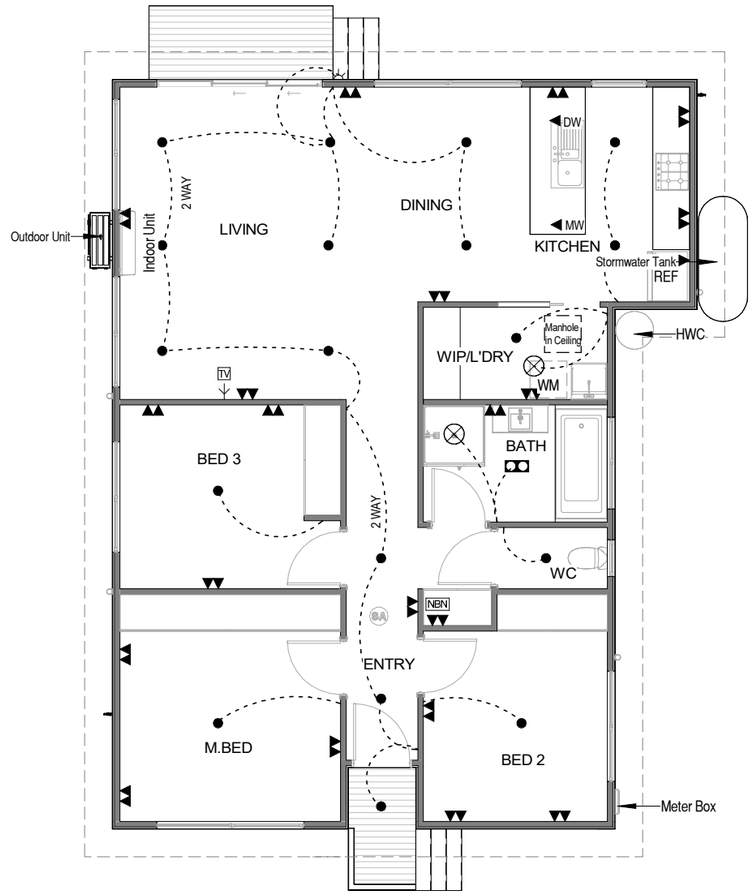
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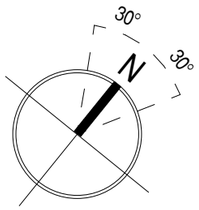
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UNIT-ELECTRICAL LEGEND

		No.s
▼	Single GPOs	3
▼▼	Double GPOs	20
NBN	Phone / NBN point	1
●	LED Downlight	18
⊗	Mechanical Exhaust Fan	2
SA	Smoke Alarm	1
⊙⊙	3 Tastics(2 heat lamps & 1 Light)	1

NOTES:
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- External NBN under meterbox [where applicable]
- Where Exhaust fans are provided with no other form of ventilation, fan must be activated simultaneously with light
- Smoke alarm to be connected to the mains power supply and possess a battery back-up and be interconnected; to provide a common alarm throughout the building, and be to AS 3786-2014, and installed to NCC Clause 3.7.5.5.



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I the owner/s accept these plans:

SIGNATURE:
DATE:

GLAZING NOTE:
All windows are Double glazed
Low Reflection

BAL : 19/29

D	Information added as RFI 18.09.2026	21.09.2026	RK
C	BA PLANS	17.09.2026	RK
B	Modified as Civil plans	01.09.2026	RK
A	DA PLANS	19.06.2026	RK
Revision	Description	Date	Drawn

Taylor and Beeson Building
www.taylorandbeeson.com.au

PERYTON DESIGN

PERYTON DESIGN Pty Ltd
177 Pulpit Rock Road, New Norfolk
Hobart TAS 7140

Mob. 0450 656 007
Email: ranjot@perytondesign.com.au

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TITLE
UNIT 2- ELECTRICAL PLAN

Scale: 1 : 100

Date: 21.09.2026
Drawn by: RK
Checked by: .

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

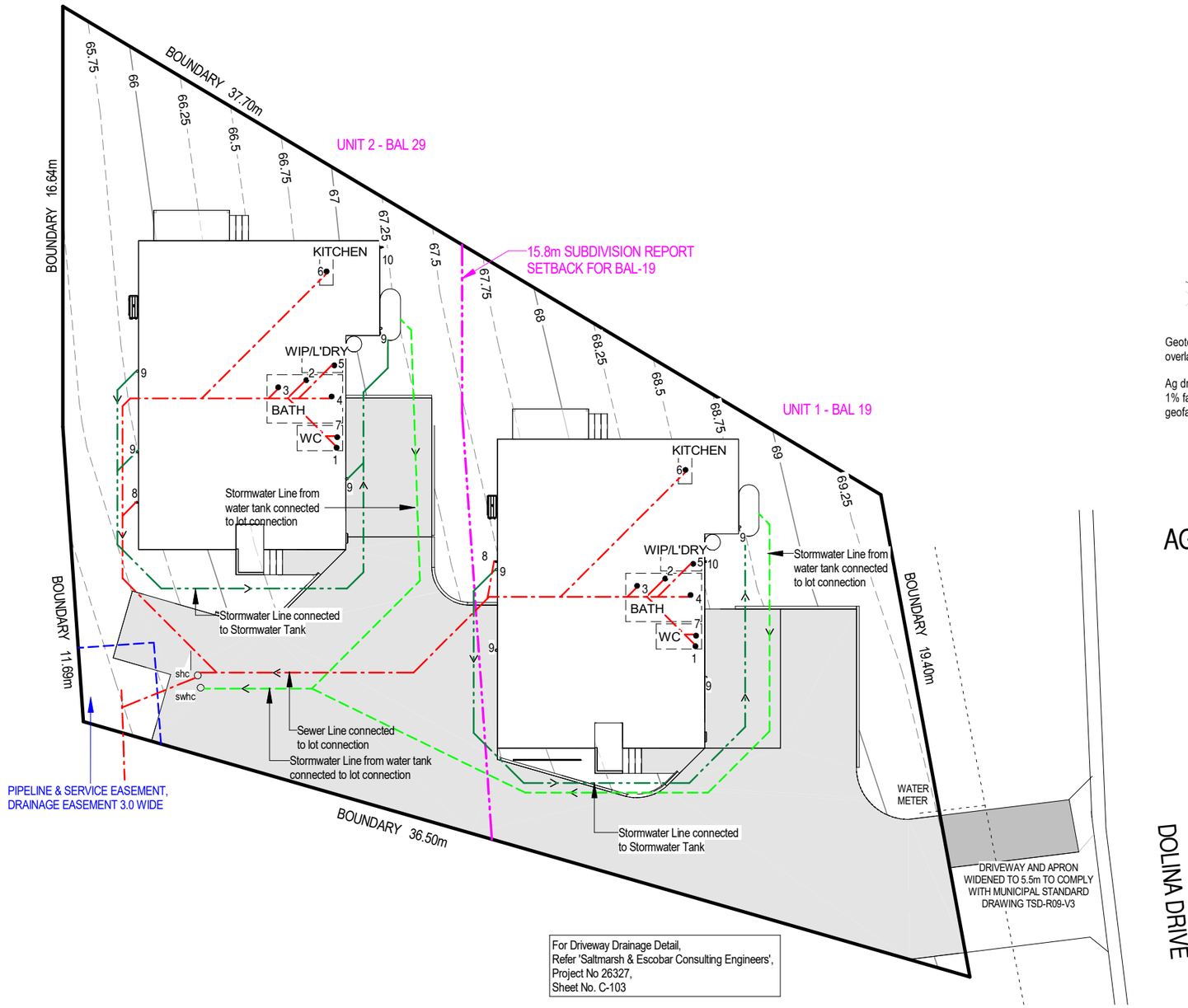
Project Address
48 DOLINA DRIVE, ROKEBY

Job No:
TB_35

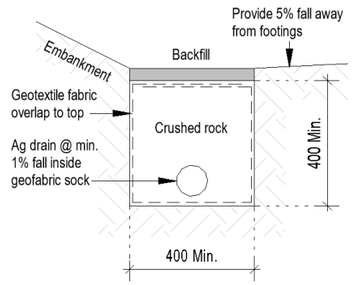
Sheet No:
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Document Set ID: 6749843
Version: 1, Version Date: 22/09/2026



For Driveway Drainage Detail,
Refer 'Saltmarsh & Escobar Consulting Engineers',
Project No 26327,
Sheet No. C-103



AG Drain (Typical)

LEGEND		
Abbr.	TYPE	Min. Ø Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

Sewer line 100Ø UPVC U.N.O.

Stormwater line 100Ø UPVC U.N.O.

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

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TITLE
DRAINAGE PLAN

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Scale: 1 : 200
Date: 21.09.2026
Drawn by: RK
Checked by: .

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
48 DOLINA DRIVE, ROKEBY

Job No:
TB_35

Sheet No:
12

Document Set ID: 6349943
Version: 1, Version Date: 22/09/2026







NOTE:
3D View colours/materials is indicative only and is subject to final selection.

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DATE:

GLAZING NOTE:
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Low Reflection

BAL : 19/29

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B	Modified as Civil plans	01.09.2026	RK
A	DA PLANS	19.06.2026	RK
[illegible]	Description	Date	Drawn

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TITLE
3D VIEWS

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Scale:

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Drawn by: RK
Checked by: .

Client / Project Name
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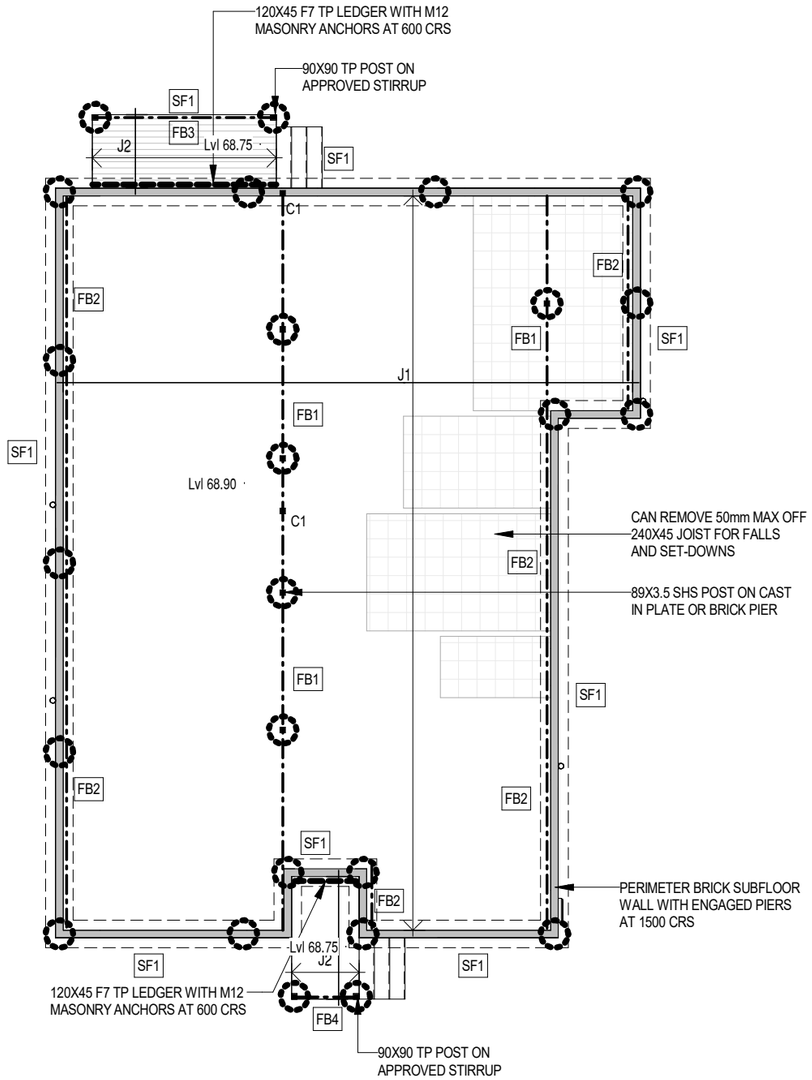
Project Address
48 DOLINA DRIVE, ROKEBY

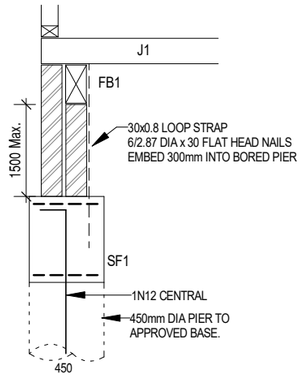
Job No:
TB_35

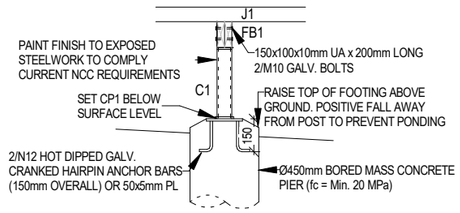
Sheet No:
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Document Set ID: 6749843
Version: 1, Version Date: 22/09/2026

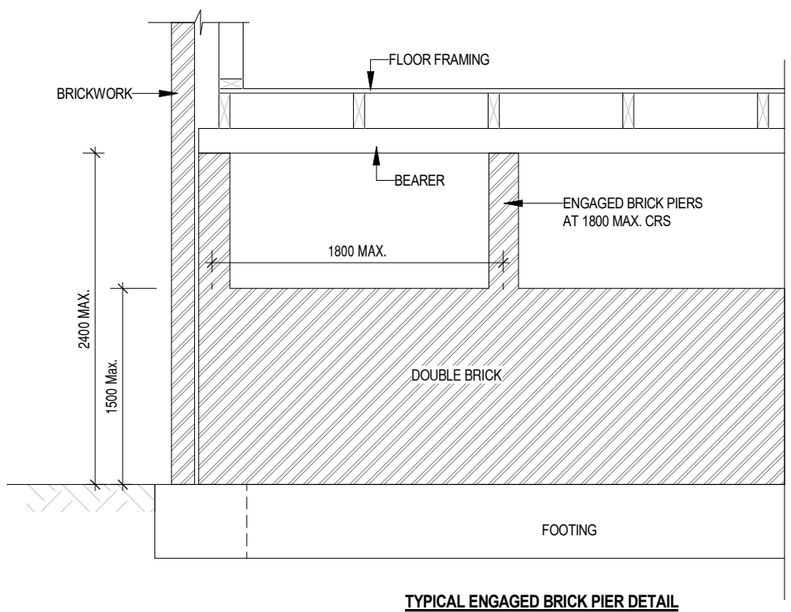
Site Classification 'Class M'







TYPICAL COLUMN TO PIER CONNECTION



TYPICAL ENGAGED BRICK PIER DETAIL

SF1	450w x 500d STRIP FOOTING 4-11TM(T & B), 50 COVER. PROVIDE 450DIA MASS CONC BORED PIERS AT ALL CORNERS & AT 2.50m. N12 CENTRAL (TYP). PIERS TO BE TAKEN DOWN TO APPROVED LEVEL
○	450DIA MASS CONC BORED PIERS TO REFUSAL.

J1 -	240 X 45 LVL 14 JOISTS AT 450 CRS - CONT.
J2 -	120 X 45 F7 TP JOIST AT 400 CRS
FB1 -	2/190X45 LVL BEARER - CONT.
FB2 -	2/140 X 45 LVL BEARER - CONT.
FB3 -	2/190 X 45 F7 TP BEARER
FB4 -	2/120 X 45 F7 TP BEARER

NOTE:
PROVIDE BRICK ARTICULATION JOINTS AT 4.0m CRS

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SIGNATURE:
DATE:

GLAZING NOTE:
All windows are Double glazed
Low Reflection

Structural details designed by "Saltmarsh & Escobar Consulting Engineers"

BAL : 19/29

D	Information added as RFI 18.09.2026	21.09.2026	RK
C	BA PLANS	17.09.2026	RK
Rev	Description	Date	Drawn

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TITLE
UNIT 1- STRUCTURE/FRAMING _GROUND FL

Scale: 1 : 100
Date: 21.09.2026
Drawn by: RK
Checked by: .

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
48 DOLINA DRIVE, ROKEBY

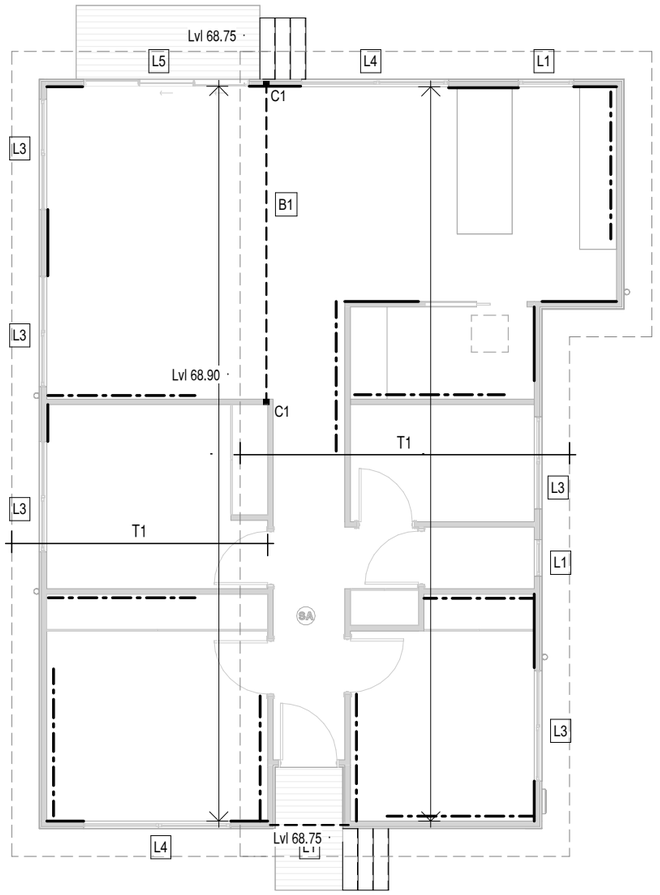
Job No: TB_35

Sheet No: 14

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Document Set ID: 6749843
Version: 1, Version Date: 22/09/2026

IMPORTANT NOTE:
All framing to be (MGP10) Pine.



DOUBLE DIAGONAL
STRAP BRACING 3kN/m

PLY BRACING
5.2kN/m

T1 - TIMBER TRUSSES BY OTHERS
C1 - 89X3.5 SHS
B1 - 230PFC

TIMBER LINTEL SCHEDULE

L1	90x45 LVL 14 SPAN <=1200
L2	120 X 45 LVL 14 >1200 SPAN <= 1500
L3	140 x45 LVL 14 >1500 SPAN <= 1800
L4	190 x 45 LVL 14 >1800 SPAN <= 2400
L5	240 x 45 LVL 14 >2400 SPAN <= 3000
L6	2/ 240 x 45 LVL 14 >3000 SPAN <= 3600

NOTES:
- MAX ROOF LOAD WIDTH IS 6.0m
- MAX ROOF LOAD 40kg/m2
- ALLOW FOR DOUBLE STUDS EACH SIDE OF LINTEL FOR SPANS GREATER THAN 1200mm.

GLAZING NOTE:
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Low Reflection

Structural details designed by "Saltmarsh & Escobar Consulting Engineers"

BAL : 19/29

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TITLE
UNIT 1- BRACING _GROUND FL

Scale: 1 : 100
Date: 21.09.2026
Drawn by: RK
Checked by: .

Client / Project Name
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Project Address
48 DOLINA DRIVE, ROKEBY

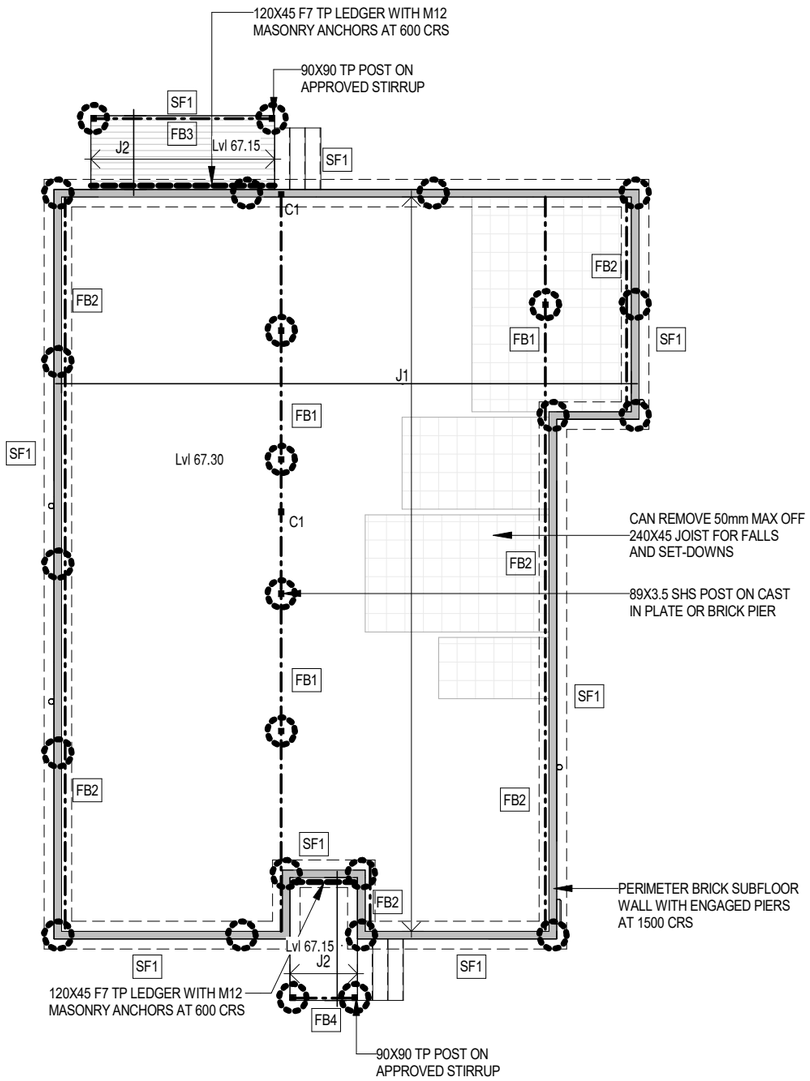
Job No: TB_35

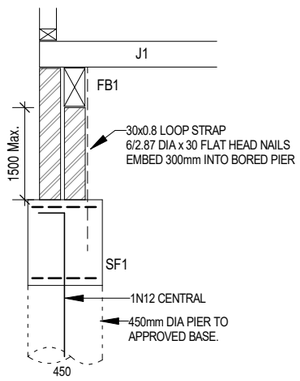
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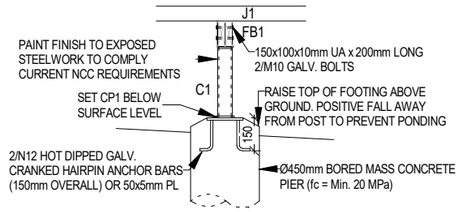
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Version: 1, Version Date: 22/09/2026

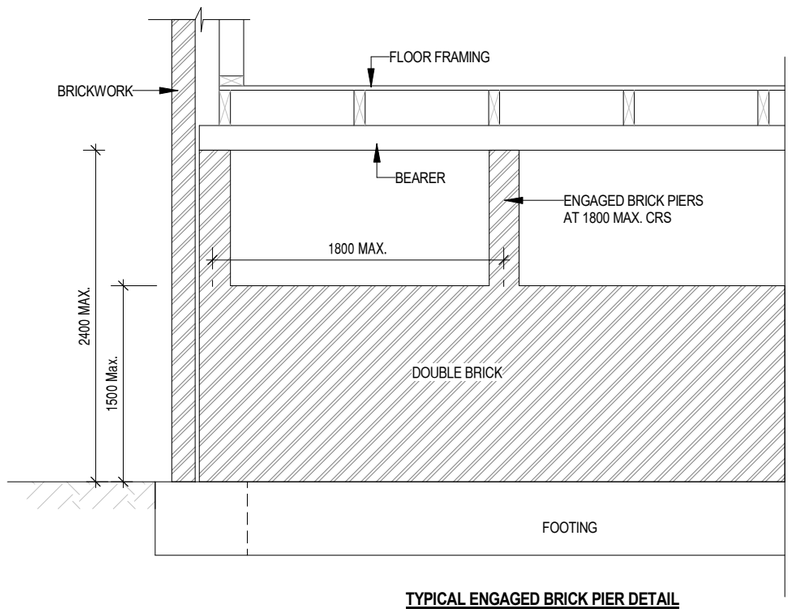
Site Classification 'Class M'







TYPICAL COLUMN TO PIER CONNECTION



TYPICAL ENGAGED BRICK PIER DETAIL

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JOINTS AT 4.0m CRS

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Low Reflection

Structural details designed by "Saltmarsh & Escobar Consulting Engineers"

BAL : 19/29

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TITLE
UNIT 2-
STRUCTURE/FRAMING
_GROUND FL

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Scale: 1 : 100
Date: 21.09.2026
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Client / Project Name
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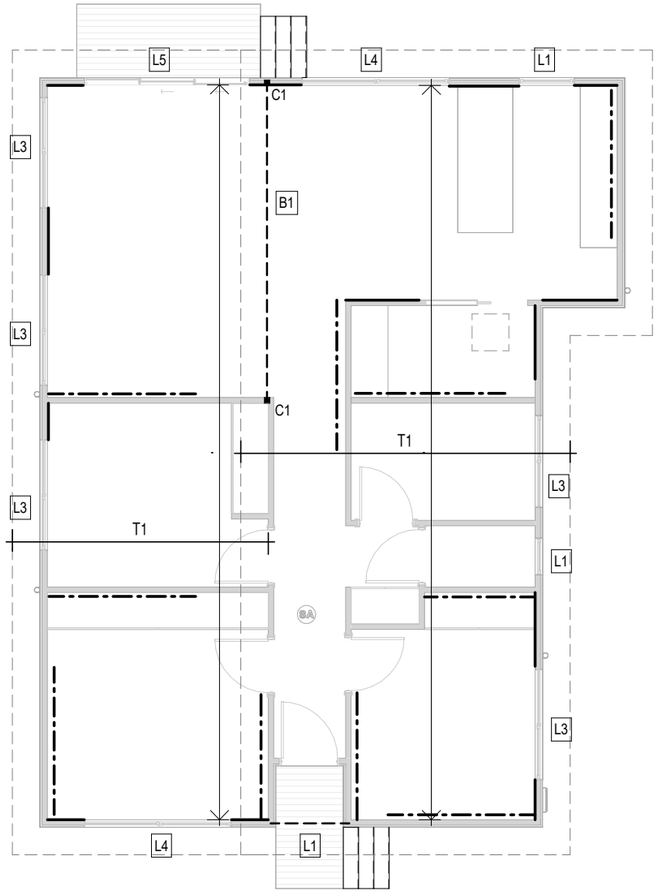
Project Address
48 DOLINA DRIVE, ROKEBY

Job No:
TB_35

Sheet No:
16

Document Set ID: 6049843
Version: 1, Version Date: 22/09/2026

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DOUBLE DIAGONAL
STRAP BRACING 3kN/m

PLY BRACING
5.2kN/m

T1 - TIMBER TRUSSES BY OTHERS
C1 - 89X3.5 SHS
B1 - 230PFC

TIMBER LINTEL SCHEDULE

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TITLE
UNIT 2- BRACING _GROUND FL

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Scale: 1 : 100
Date: 21.09.2026
Drawn by: RK
Checked by: .

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
48 DOLINA DRIVE, ROKEBY

Job No:
TB_35

Sheet No:
17

Document Set ID: 6749843
Version: 1, Version Date: 22/09/2026

GENERAL NOTES

CONSULTANT COORDINATION & CERTIFICATION

This architectural documentation is part of a complete set of drawings. All trades must refer to and coordinate works with all consultant documentation (Structural Engineer, Hydraulic Consultant, Energy Assessor, etc.). The respective consultants are responsible for certifying their specific scope of work. In the event of discrepancy, the most stringent requirement or the certified engineer's documentation shall take precedence.

COMPLIANCE & STANDARDS

All works are to be completed in accordance with the current National Construction Code (NCC) 2022 (Volumes One, Two, and Three – Plumbing Code of Australia) and all referenced relevant Australian Standards.
All products and materials must be installed strictly as per the relevant manufacturer's specifications and installation guidelines.

DOCUMENT CONTROL & RESPONSIBILITY
This document is uncontrolled in hard copy format. Do not scale from drawings.
The Builder is responsible for confirming all dimensions and existing site conditions are correct *prior* to the start of works or ordering materials. Any discrepancies must be reported to the site supervisor/principal consultant immediately.

CONTROL MEASURES & SITE SAFETY
(Note: These are WHS requirements and not part of the NCC itself)
All persons entering the site must be made aware of potential hazards and take relevant actions to ensure that their work area is maintained as safe to proceed.
If you are unable to proceed due to the existence of an unsafe work area, you must notify your site supervisor immediately so that action can be taken to remedy the situation.

FOUNDATION MAINTENANCE (OWNER RESPONSIBILITY)
It is the owner's responsibility for the ongoing maintenance of the building's foundations. The owner must be familiar with the requirements set out in the CSIRO 'Building Technology File 18-2011 (BTF 18)'. This document provides guidance on managing soil moisture and footing performance.

ARCHITECTURAL NOTES

ARCHITECTURAL PLANS DRAWING NOTE:
All plans shown in this document are architectural only. For structural specification/design, refer to engineer drawings. (Engineering plans are typically documented after Development Approval (DA) permit).

DOCUMENT HIERARCHY
This architectural documentation is part of a complete set of drawings. All trades must refer to and coordinate works with all consultant documentation (Structural, Hydraulic, Energy, etc.). In the event of discrepancy, the most stringent requirement or the certified engineers' documentation shall take precedence, and the Builder shall seek clarification from the Principal Consultant before proceeding.

SITE CLASSIFICATION & WIND RATING
This structure is designed for the site classification and wind classification (as specified in the project-specific engineering documentation). All construction must comply with these ratings as specified in the site-specific Geotechnical Soil Report and Structural Engineer's documentation.

BUILDER TO VERIFY EXISTING CONDITIONS
The Builder is responsible for verifying all existing dimensions and site conditions prior to the commencement of work or ordering materials. Any discrepancies between the documented plans and existing site conditions must be reported to the Building Designer immediately for instruction.

ARCHITECTURAL PLANS DRIVEWAY NOTES:
- Driveway grades to be in accordance with AS 2890.1 Parking facilities Part 1: Off-street car parking.
- If noted with "to be designed by Engineer at Building Approval (BA) Stage", the Engineer's design takes precedence over Architectural Driveway plans.

PLUMBING STACK NOTE:
Plumber to check plumbing stack location with framing plan prior to start of works.

DESIGN RETAINING WALL NOTES:
Extent of any retaining wall design should be assessed on site to determine if unprotected embankment could replace the retaining wall.

UNPROTECTED EMBANKMENT:
Any excavation adjacent to a boundary must comply with NCC 2022 Housing Provisions Clause 3.1.1 Earthworks. For specific slope ratios, refer to the site plan on the architectural documentation.

MATERIAL SELECTION SCHEDULE
All finishes, fixtures, and materials are to be installed as specified in the [Material/Color Selections Schedule provided in the plans]. No substitutions are permitted without prior written approval from the client and building designer.

KITCHEN NOTES:
Kitchen appliances/design/sizes/location are indicative only (objects shown as placeholders only). Refer to final selection documentation and manufacturer specifications for installation details.

BATHROOM NOTES:
Bathroom fixtures/design/sizes/location are indicative only (objects shown as placeholders only). Refer to final selection documentation and manufacturer specifications for installation details.

STAIR NOTES:
All internal/external stairs, including concrete or timber timber risers and treads, must comply with NCC 2022 Housing Provisions Clause 3.9.1.2 Stairway construction.

The owner(s) acknowledge that this set of plans represents the design intent, NCC 2022 compliance requirements, and minimum material specifications. Where specific aesthetic selections (e.g., paint colors, specific tile finishes, or non-specified fixtures/fittings) have not yet been documented, these will be finalized between the Owner and the Builder prior to construction. The Building Designer accepts no responsibility for selections made after the BA approval. All finalized selections by the Owner and Builder must still comply with the minimum performance requirements and specifications outlined in these approved plans and the NCC 2022. Any changes to the scope of work or material specifications presented in these signed plans require a formal, signed Variation Order.

I the owner/s accept these plans:

SIGNATURE:
DATE:

SITEWORK

GENERAL
All earthworks must comply with the NCC 2022 Housing Provisions Part 3.1 Site Preparation.
Any earthworks shown are subject to the engineer's advice and documentation, which takes precedence over architectural plans.
All unprotected embankments must be stabilised with vegetation or other approved erosion control measures to prevent erosion.
Unprotected embankments must not exceed 2.0 m in height.
Refer to NCC 2022 Housing Provisions Table 3.1.1.1 for suitable embankment and cut slope ratios based on soil type.

SITE WASTE MANAGEMENT
The Builder must implement an on-site waste management plan to minimise environmental impact, in compliance with local Council requirements and NCC 2022 Housing Provisions Part 3.1.1.5 Control of site water.

CONCRETE

GENERAL
All footing and slabs must be designed and constructed in accordance with AS 2870 Residential slabs and footings.
All concrete work must comply with AS 3600 Concrete structures.
All footings and slabs are to be constructed as per the project-specific engineer's specifications and structural drawings.

CUPOLEX FLOOR SYSTEM (Performance Solution)
General: Where applicable, the Cupolex floor system must be installed strictly to the manufacturer's specifications and certified engineer's plans. This proprietary system is used as a Performance Solution to meet NCC requirements.

CONVENTIONAL SLAB-ON-GROUND DRAINAGE
The external finished surface surrounding a concrete slab-on-ground must be constructed to divert surface water away from the building, in accordance with the ABCB Housing Provisions, Part 3.3 Drainage.
The specific requirements, illustrated in Figure 3.3.3a Site surface drainage, depend on the type of surface material and local rainfall intensity. Refer to the provisions for detailed guidance on vertical separation (minimum 50 mm, 100 mm, or 150 mm depending on conditions) and surface slope (minimum 25 mm or 50 mm over the first 1 m).

TERMITE MANAGEMENT
The building must be protected against termite attack using a durable management system (physical or chemical barrier) installed in accordance with AS 3660.1 Termite management – New building work and NCC 2022 Housing Provisions Part 3.4.2 Durability. The builder is responsible for providing the required certification of installation upon completion

TIMBER FRAMING

STANDARDS
Timber framing must comply with the NCC 2022 Deemed-to-Satisfy (DTS) provisions under Part 3.4 Framing of the ABCB Housing Provisions, and the following referenced documents, as appropriate for the building's wind classification:
Framing: AS 1684.2 Residential timber-framed construction – non-cyclonic areas or AS 1684.3 Cyclonic areas, as appropriate.
Design of timber structures: AS 1720.1 Timber structures – Design methods.
Nail plated roof trusses: AS 1720.5 Timber structures – Nail-plated timber roof trusses.

FRAMING SPECIFICATIONS
Wall framing: To be MPG10 radiata pine (or equivalent compliant timber).
Studwork: 90x35 @ max 450 mm centres (crs).
Noggings: 90x35 @ max 1200 mm crs.
Provide double top and bottom plates and double studs adjacent to all openings, as per AS 1684 details.

WALL FRAMING ADDITIONAL SUPPORT
Provide additional support in the form of noggings, trimmers, and studs for fixing of lining, cladding, hardware, accessories, fixtures, and fittings as required by the product manufacturer's instructions.
- Spacing of noggings: Maximum 1350 mm crs.

FLASHINGS
Provide flashings to all external openings sufficient to prevent the entry of moisture in accordance with the NCC Part 7.0 Roof and wall cladding of the ABCB Housing Provisions.
Form trays at the ends of all sill flashings to ensure correct water diversion.

ROOF FRAMING FIXING PLATES & BEAM FRAMING
Fixing plates: Provide 45 mm minimum thick timber fixing plates to transfer design loads where timber members bear on or into steel members. Bolt to the steel member at maximum 500 mm crs and maximum 100 mm from the end of the fixing plate.
Ridge straps: Butt ends of rafters together at the ridge and strap each pair together with 900 mm long steel strap passing over the ridge, triple nail to each rafter, or use alternative fixings specified in the relevant AS 1684 standard.

SOIL & WATER MANAGEMENT STRATEGIES

Downpipes shall be installed into Council stormwater as soon as the roof has been installed.
Ensure that Agricultural (AG) drains have been installed prior to footing excavation. Refer to Drainage Plan on the Architectural Drawing Plans.
Any excavated materials that are placed up-slope of an Ag drain shall be removed when the building works are complete and used as fill on site for any other low points.
Install a sediment fence on the downslope side of material as required by local Council erosion and sediment control guidelines.
All construction vehicles shall be parked on the street only, to prevent transferring debris onto the street.

STEEL FRAMING

GENERAL STANDARDS
Design, materials, and protection of steel framing must comply with the following:
Design, materials, and protection: To AS/NZS 4600 Cold-formed steel structures and NCC 2022 Housing Provisions Part 3.4.4 Steel Framing.
Residential and low-rise steel framing: To NASH-1 and NASH-2 Standards (National Association of Steel Housing Standards).

COLD-FORMED STEEL FRAMING MATERIALS
Cold-form sections from metallic-coated steel: To AS 1397 Continuous hot-dip metallic-coated steel sheet and strip.
Corrosion protection: To NCC 2022 Housing Provisions Clause 3.4.2.2 Protection.

INSTALLATION AND PROTECTION
Metal Separation: Install lagging or separation layers to prevent direct contact between incompatible metals (e.g., non-ferrous service pipes) and the steel framing to prevent galvanic corrosion.
Unseasoned or CCA Treated Timber: Do not fix timber in contact with steel framing without fully painting the contact surfaces of the timber and/or the steel to prevent chemical corrosion.
Earthing:
- Permanent earthing: Required as per AS/NZS 3000 (Wiring Rules).
- Temporary earthing: Provide temporary earthing during erection until the permanent earthing is installed.

Protection:
- Restore coatings which have been damaged by welding or other causes. Thoroughly clean affected areas back to base metal and coat with a zinc-rich organic primer.
- Grommets: Provide grommets to isolate piping and wiring from the sharp edges of cold-formed steel framing.

FLOORING TIMBER

GENERAL
Protection: If floor framing is for ground floor construction, make sure that it is protected from moisture.
Construction loads: If construction loading exceeds design loading, provide additional support so as to avoid overstressing of members.

PARTICLEBOARD FLOORING
Installation: To AS 1860.2

TIMBER DECKING
Installation: Lay in long lengths with the ends of each board firmly butted to the next and firmly in contact with the joists. Stagger joints and make over joists. Gap between edges of seasoned boards: 4mm. Minimum number of spans across support: 3.
Nailing: Make sure the boards are in contact with the joists at the time of nailing, particularly where boards are machine nailed. If nails are to be less than 10mm from ends of boards, pre-drill nail holes to 1mm undersize.
Top nailing: Double nail at each bearing with nails driven flush. Offset nails at intermediate fixings or skew nails 10° in opposite directions.
Sealing: Apply 1 coat of water repellent preservative and 1 coat of finish coat to top surface of joists and all surfaces of boards before fixing.

SUB FLOOR VENTILATION (where applicable)
- ABCB Housing Provisions (Part 3.4.1 Subfloor Ventilation): NCC 2022 Housing Provisions - Part 3.4.1

Subfloor ventilation: To NCC 3.4.1
The clearance must be sufficient to allow access and cross-ventilation. A minimum *unobstructed* height of ground to the *underside of the floor* of 400 mm is typically required where access is needed, or less under specific conditions. The 150 mm mentioned is a common minimum ground clearance to the structure itself. (Clause 3.4.1.2(c))
Sub floor area to be clear of organic materials & rubbish. (Clause 3.4.1.2(b)
Minimum subfloor vetilation 6000mm² per metre of sub floor perimeter is to be uniformly distributed around the perimeter of the building. Clause 3.4.1.3(a)
Vents to be located no greater than 600mm from an internal or external corner. Clause 3.4.1.3(c).
Additional ventilation provisions to be installed where obstructions such as concrete verandah's, decks, patios and paving are installed & obstruct ventilation. Clause 3.4.1.3(b).

MASONRY

GENERAL
All masonry must comply with the NCC 2022 Deemed-to-Satisfy (DTS) provisions under Part 3.3 Masonry of the ABCB Housing Provisions, AS 3700 Masonry structures, and AS 4773 Masonry in small buildings.Articulation Joints

ARTICULATION JOINTS
Where the slab and footings are designed in accordance with AS 2870 for articulated masonry, articulation joints must be provided in masonry walls in accordance with the following locations and the diagrams in NCC 2022 Housing Provisions Clause 5.6.8:
(a) In straight continuous walls: Provide joints at maximum specified centres, as determined by the engineer or AS 4773 for the specific site conditions.
(b) Where the height of the wall changes abruptly by more than 20% of its lesser height.
(c) Where openings more than 900x900 mm occur, at no more than 5000 mm centres.
(d) Where wall changes thickness (excluding engaged piers).
(e) At control or construction joints in footing or slabs.
(f) At a distance from all corners not greater than 4500 mm and not less than 470 mm for cavity walls or 230 mm for veneer walls.

CLADDING

GENERAL STANDARDS
Wall cladding must comply with the performance requirements of the NCC 2022.
Wall cladding: To NCC 2022 Housing Provisions Part 3.5 Cladding.

PROFILED SHEET METAL CLADDING
Standard: To AS 1562.1 Design and installation of sheet roof and wall cladding – Metal.

FLASHING MATERIAL
Standard: To AS/NZS 2904 Damp-proof courses and flashings.

INSTALLATION REQUIREMENTS
Substrates or Framing: Before fixing cladding, check the alignment of substrates or framing and adjust if necessary to ensure a weatherproof and correct installation.
Fixing Method: Nail to timber framing, screw to steel framing, using specified corrosion-resistant fasteners.
Accessories and Trim: Provide all necessary accessories and trim required to complete the installation as per manufacturer specifications and the NCC's weatherproofing requirements.
Fixing Eaves and Soffit Lining: Nailing at 150 mm centres to bearers at maximum 450 mm centres (or as per manufacturer instructions).

METAL SEPARATION AND PROTECTION
Requirement: Prevent direct contact between incompatible metals, and between green hardwood or chemically treated timber and aluminium or coated steel, by either of the following methods:
Applying an anti-corrosion, low moisture transmission coating to contact surfaces.
Inserting a separation layer (e.g., plastic DPC).
Swarf: Remove swarf (metal filings) and other debris as soon as it is deposited on cladding sheets to prevent rust staining and corrosion.
Accessories: Provide material with the same finish as cladding sheets to ensure uniform weathering and durability.

DOORS AND WINDOWS

GENERAL
All aspects of glazing, selection, and installation must comply with the NCC 2022 and relevant Australian Standards.
Glazing: To NCC 2022 Housing Provisions Part 3.6 Glazing.
Selection and installation: To AS 2047 Windows and external glazed doors in buildings.

GLAZING MATERIALS
Glass type and thickness: To AS 1288 Glass in buildings – Selection and installation.
Safety glass: To AS/NZS 2208 Safety glazing materials in buildings.
Quality requirements for cut-to-size and processed glass: To AS/NZS 4667.

ALUMINIUM FRAME FINISHES
Powder coating: To AS 3715 Metal finishing – Thermoset powder coatings for architectural applications of aluminium alloys.
Grade: Architectural coating.

FLASHINGS
Standard: To AS/NZS 2904 Damp-proof courses and flashings.

WINDOW LABELLING AND CERTIFICATION
Requirement: To AS 2047 Section 8. All windows and doors must bear the certification label confirming performance ratings for the site's wind classification.

WINDOWS AND GLAZED DOORS INSTALLATION
Install all frames as follows:
Plumb, level, straight and true within acceptable building tolerances.
Fixed or anchored to the building structure in conformance with the wind action loading requirements.
Isolated from any building loads, including loads caused by structural deflection or shortening.
Allow for thermal movement.

WEATHERPROOFING
Install all flashings, weather bars, drips, storm moulds, caulking, and pointing so that water is prevented from penetrating the building between frames and the building structure under prevailing service conditions and normal structural movement.

FIXING & TRIM
Packing: Pack behind all fixing points with durable full-width packing.
Trim: Provide mouldings, architraves, reveal linings, and other internal trim using materials and finishes matching the window frames. Install to make neat and clean junctions between frames and the adjoining building surfaces.

DOORS TO SANITARY COMPARTMENTS
Door opening: To NCC 2022 Housing Provisions Clause 3.8.3.3.
Doors must be openable outwards, slide, or be readily removable from outside the compartment *unless* there is a clear space of at least 1.2 m between the WC pan and the door swing.

WEATHERPROOFING IN MASONRY WALLS
Windows and other openings in external masonry walls must be weatherproofed and flashed to:
AS 3700 - 2018 Masonry structures, or
AS 4773.1-2015 and AS 4773.2-2015 Masonry in small buildings.

SITE INFORMATION NOTES

Title Reference: Certificate volume and folio
Wind Classification: To AS 4055-2012 Wind loads for housing
Site/Soil Classification: To AS 2870-2011 Residential slabs and footings
Refer to the specific Geotechnical Site Classification and Soil Classification Report for full details.
Climate Zone: As per the ABCB Climate Zone Map (Tasmania typically falls within Climate Zone 7 or 8)
BAL Level (Bushfire Attack Level): As determined by a Registered Bushfire Assessor / or The List Bushfire overlay
Alpine Area: NCC 2022 Volume Two Schedule 3 Definitions (c) defines an alpine area in Tasmania as more than 900 m above the Australian Height Datum.
Corrosion Environment: For steel subject to the influence of salt water, breaking surf, or heavy industrial areas, refer to the following clauses in the NCC 2022 Housing Provisions:
Table 3.3.5.4 Corrosion protection for wall ties.
Table 3.3.5.6 Corrosion protection - Lintels.
Clause 3.4.4.7 Protective coatings for steelwork.
For further detail on particular items not noted in this briefing, refer to the NCC 2022.
Other Hazards: High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors as identified in the site reports.

ROOFING

SHEET METAL ROOFING
Standard: To AS 1562.1 Design and installation of sheet roof and wall cladding – Metal.
Corrosion protection: Material selection must comply with NCC 2022 Housing Provisions Table 3.5.1.1(a).
Supply and install roofing and flashings strictly to the roof sheeting manufacturer's specification.

ROOF PLUMBING
Standard: To AS/NZS 3500.3 Plumbing and drainage – Stormwater drainage and NCC 2022 Housing Provisions Part 3.5.2.
Requirement: Provide the flashings, cappings, gutters, rainwater heads, outlets, and downpipes necessary to complete the roof system.

MATERIALS
Metal rainwater goods: To AS/NZS 2179.1 Specifications for metallic-coated steel sheet and strip.
PVC-U rainwater goods and accessories: To AS/NZS 3500.3.
Flashings and cappings standard: To AS/NZS 2904 Damp-proof courses and flashings.

PROTECTION
Keep the roofing and rainwater system free of debris and loose material during construction, and leave clean and unobstructed on completion. Repair any damage to the roofing and rainwater system immediately.

THERMAL MOVEMENT
Requirement: Provide for thermal movement in the roof installation and the structure, including movement in joints and fastenings, as specified by the manufacturer or engineer.

METAL SEPARATION
Requirement: Prevent direct contact between incompatible metals, and between green hardwood or chemically treated timber and aluminium or coated steel, by either of the following methods:
Applying an anti-corrosion, low moisture transmission coating to contact surfaces.
Inserting a separation layer.

ROOF SHEET INSTALLATION
Ridges and eaves: Project sheets 50 mm into gutters.
Close off ribs at bottom of sheets using mechanical means or with purpose-made fillers/end caps.
Turn pans of sheets up at tops (ridges) and down into gutters by mechanical means.
Provide pre-cut notched eaves flashing and bird proofing if required.
Close off ridges with purpose-made ridge fillers of closed cell polyethylene foam.
Swarf: Remove swarf and other debris as soon as it is deposited to prevent rust staining.
Accessories: Provide materials with the same finish as the cladding sheets.

JOINTING SHEET METAL RAINWATER GOODS
Sealing: Seal fasteners and mechanically fastened joints. Fill the holes of blind rivets with silicone sealant.

FLASHINGS AND CAPPINGS
Upstands: Flash projections above or through the roof with two-part flashings consisting of an apron flashing and an over flashing, with at least 100 mm vertical overlap. Provide for independent movement between the roof and the projection.
Wall abutments: Provide over/lashings where roofs abut walls, stepped to the roof slope in masonry and planked cladding. In masonry, build into the full width of the outer leaf. Turn up within cavity, sloping inward across the cavity and fixed to or built into the inner leaf at least 75 mm above.

GUTTERS
Minimum slope of eaves gutters: 1:200.
Minimum width overall of valley gutters: 400 mm.
Eaves gutter overflow measures: To NCC 2022 Housing Provisions Clause 3.5.2.4.

DOWNPIPES
General: Prefabricate downpipes to the required section and shape where possible. Connect heads to gutter outlets and connect feet to rainwater drains.
Downpipe support: Provide adequate supports and fixings for downpipes.

VENT PIPES
Staying to roof: If fixings for stays penetrate the roof covering, seal the penetrations and make watertight.
Terminations: Provide bird-proof vent cowls made of the same material and colour as the vent pipe.

DRAINAGE AND SERVICES PLAN STANDARD NOTES

GENERAL DRAINAGE
Ensure that inspection openings are installed at all major bends for stormwater and all low points of downpipes.
All plumbing & drainage shall be in accordance with local Council requirements and the Plumbing Code of Australia (PCA) – NCC Volume Three.
Provide surface drain to the back of any bulk excavation on site to drain the levelled pad prior to commencing footing excavation.

HEATED WATER SERVICES
The heated water system shall be designed and installed in accordance with NCC Volume Three – PCA, Part B2.
Thermal insulation for heated water piping must comply with the following:
A) Be protected against the effects of weather and sunlight; and
B) Be able to withstand the temperatures within the piping; and
C) Use thermal insulation in accordance with AS/NZS 4859.1 Thermal insulation materials for buildings.

GLAZING NOTE:
All windows are Double glazed
Low Reflection

BAL : 19/29

D	Information added as RFI 18.09.2026	21.09.2026	RK
C	BA PLANS	17.09.2026	RK
Rev	Description	Date	Drawn

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*GENERAL NOTES:
All works must be completed as per the current National Construction Code (NCC) 2022 and all referenced relevant Australian Standards. [1]
All products and materials must be installed strictly as per the relevant manufacturer's specifications.
This document is uncontrolled in hard copy format; **do not scale from drawings.**
The Builder must confirm all dimensions and existing site conditions are correct *prior* to the start of works. Any discrepancies must be reported immediately.
All trades must coordinate works with all consultant documentation (Structural, Energy, Hydraulic, etc.). In case of conflict, certified engineer's documentation takes precedence.
All persons entering the site must be aware of potential hazards and ensure their work area is safe. Unsafe work areas must be reported to the site supervisor immediately.
WHS Design for Safety: The design complies with the 'Work Health and Safety Act 2012' (TAS) principles of 'Design for Safety'. The builder must ensure all construction methodologies meet WHS requirements and manage identified risks on-site. Refer to the Structural Engineering Drawings for site-specific wind classification and soil class.

TITLE
GENERAL NOTES

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Scale: 1 : 1
Date: 21.09.2026
Drawn by: RK
Checked by: .

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
48 DOLINA DRIVE, ROKEBY

Job No:
TB_35

Sheet No:
18

Document Set ID: 6049943
Version: 1, Version Date: 22/09/2026

Wet Areas (to comply with BCA 3.8.1.2 or AS 3740)

WET AREAS
- Waterproofing: To AS 3740 Waterproofing of domestic wet areas and NCC 2022 Housing Provisions Part 10.2 Wet area waterproofing.
- Extent of Waterproofing: Waterproof or water-resistant surfaces must meet the requirements of NCC 2022 Housing Provisions Clause 10.2.1 to 10.2.

MEMBRANES
- Materials Standard: To AS/NZS 4858 Wet area membranes.
- Membrane Systems: Provide a proprietary membrane system certified as suitable for the intended external waterproofing application.

SEALANTS
- Requirement: Sealants must be waterproof, flexible, mould-resistant, and compatible with all host materials and the membrane system used.

SUBSTRATES (Preparation)
- General: All substrates must be clean and free of any deposit or finish which may impair adhesion of membranes.
- Walls/Plaster: If walls are plastered, remove loose sand.
- Framed Walls/Floors: Support members in full lengths without splicing in wet areas.
- Solid/Continuous Floors:
- Remove excessive projections.
- Fill voids and hollows greater than 10 mm with a cement:sand mix not stronger than the substrate nor weaker than the bedding.
- Fill depressions less than 10 mm with a latex modified cementitious product.
- Fill cracks in substrates wider than 1.5 mm with a filler compatible with the membrane system.
- External corners: Round or arris (chamfer) all external edges before membrane application.

FALLS
- Substrate: If the membrane is directly under the floor finish (concealed membrane system), ensure the fall in the substrate conforms to the documented fall for the finished surface level to the floor waste. The NCC 2022 requires that where a floor waste is installed (even if not mandatory), the floor must be graded to it (Clause 10.2.12).

WATER STOP ANGLES, BOND BREAKERS, AND JOINTS
- Water Stop Angles: Provide water stop angles at door thresholds and shower enclosures to support the waterproof membrane at junctions between waterproofed and non-waterproofed areas, as per AS 3740 requirements.
- Bond Breakers (General Requirement): After priming surfaces, provide bond breakers at all wall/floor junctions, hob/wall junctions, and control joints where the membrane is bonded to the substrate.
- Sealant Fillet Bond Breakers:
- Application: Form a triangular fillet or cove of sealant to internal corners within the period recommended by the membrane manufacturer.
- Widths: 8 mm minimum to vertical corners; 10-12 mm to horizontal corners.
- Backing Rod Bond Breakers: Retain in position with continuous length of tape pressed firmly in place against the surfaces on each side of the rod.

EXTENT OF WATERPROOFING APPLICATION
- Vertical Membrane Terminations (Upstands): Terminate membranes at least 150 mm above the finished tile level of the floor or 25 mm above the maximum retained water level, whichever is the greater.
- Upstand Anchoring & Protection: Secure sheet membranes along the top edge. Protect the exposed edges of the membrane. Waterproof the structure above the termination (e.g., using a tiler's angle and finish over laps) to prevent moisture entry behind the membrane.
- Door Jambs and Architraves: If the bottom of doorjambs and architraves do not finish above the floor tiling, waterproof their surfaces below tile level to provide a continuous seal between the perimeter flashing at the wall/floor junction and the water stop angle.
- Enclosed Showers with Hobs: Extend the floor membrane over the hob and at least 50 mm into the room beyond the hob.
- Unenclosed Showers: Extend the floor membrane at least 1500 mm horizontally into the room from the shower rose outlet on the wall, or across the entire room if dimension is less than 1.5m.

PENETRATIONS
- Drainage Connections (Floor Wastes): Turn membrane down a minimum of 50 mm into the floor waste drainage flanges and adhere to form a waterproof connection.
- Vertical Penetrations (Pipes, ducts, and vents): Provide sleeves fixed to the substrate for all penetrations through floor membranes and seal using proprietary bond breakers/flanges.
- Horizontal Penetrations (Through Walls/Hobs): Provide a flexible flange for all penetrations, bonded to the penetration and to the membrane.

CURING AND FINISHING
- Curing of Liquid Applied Systems: Allow membrane to fully cure before tiling, strictly to the manufacturer's instructions.
- Overlaying Finishes on Membranes: Protect waterproof membranes with compatible water-resistant surface materials that do not cause damage to the membrane. Provide sufficient control joints in bonded topping or bedding mortar to accommodate movement over the membrane.

WET AREAS (to comply with NCC 2022 Housing Provisions Part 10.2 and AS 3740)
NCC 2022 Housing Provisions Clause 10.2.1 Wet Areas
Building elements in wet areas within a building must:
(a) be waterproof or water resistant in accordance with NCC 2022 Housing Provisions Table 10.2.2; and
(b) comply with AS 3740 Waterproofing of domestic wet areas.

NCC 2022 Housing Provisions Table 10.2.2 Waterproofing and water resistance requirements for building elements in wet areas

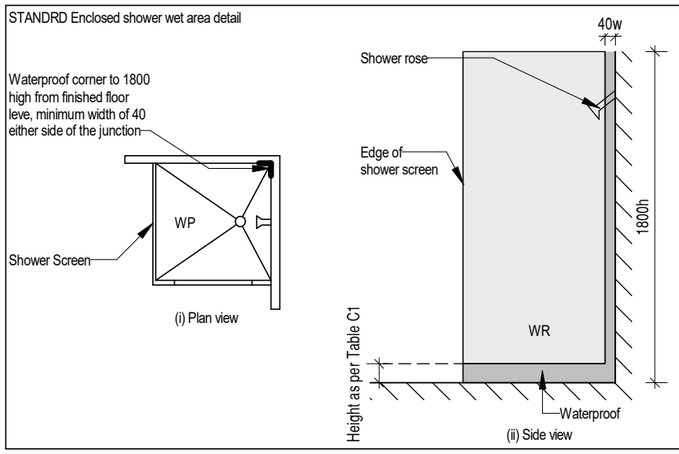
***Vessels* or area where the fixture is installed**	**Floors and horizontal surfaces**	**Walls**	**Wall junctions and joints**	**Wall / floor junctions**	**Penetrations**
Shower area (enclosed and unenclosed)					
With hob	*Waterproof* floor in *shower area* (including any hob or step-down)	The walls of the shower area must be waterproof not less than 1800 mm above the floor substrater	Wall junctions and joints within the shower area must be waterproof not less than 40 mm either side of the junction	Wall/floor junctions within the shower area must be waterproof	*Waterproof* penetrations in *shower area.*
With step-down					
Without hob or step-down					
Vessels or area where the fixture is installed					
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring	*Water resistant* floor of the room.	*N/A*	*N/A*	a) Waterproof wall / floor junctions b) where a flashing is used, the horizontal leg must be not less than 40 mm	*N/A*
For timber floors including particleboard, plywood and other timber based flooring materials	*Waterproof* floor of the room				
Areas adjacent to baths and spas					
For concrete and compressed fibre-cement sheet flooring	*Water resistant* floor of the room.	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel.*	*Water resistant* wall / floor junctions for the extent of the *vessel.*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
For timber floors including particleboard, plywood and other timber based flooring materials	*Waterproof* floor of the room.	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel.*	*Water resistant* wall / floor junctions for the extent of the *vessel.*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
Inserted baths and spas	(a) *Waterproof* shelf area, incorporating waterstop under the vessel lip. (b) No requirement under bath.	(a) *Waterproof* to not less than 150 mm above the lip of the bath or spa; and (b) No requirement under bath.	(a)*Waterproof* junctions within 150 mm above bath or spa; and (b)No requirement under bath.	*N/A*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.

NOTE: User of this Standard should refer to the current edition of the NCC for any changes to the tables.

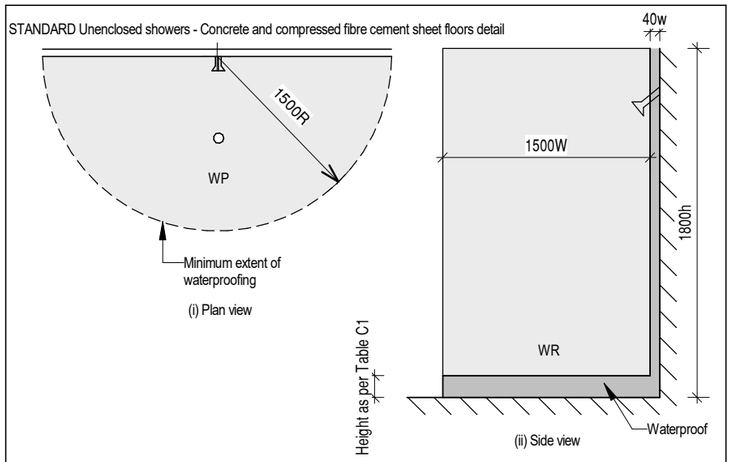
***Vessels* or area where the fixture is installed**	**Floors and horizontal surfaces**	**Walls**	**Wall junctions and joints**	**Wall / floor junctions**	**Penetrations**
Other areas					
Laundries and WCs	*Water resistant* floor of the room	*N/A*	*N/A*	Water resistant wall / floor junctions and where a flashing is used, the horizontal leg must not be less than 40 mm.	N/A
Walls adjoining other *vessels* (e.g. sink, basin or laundry tub	*N/A*	*Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall.	*Waterproof* wall junctions where a *vessel* is fixed to a wall.	N/A	*Waterproof* tap and spout penetrations where they occur in surfaces *required* to be *waterproof* or *water resistant.*
N/A means not applicable. Where a shower is above a bath or spa, use requirements for shower area.					

Extent of Waterproofing (Unenclosed Showers) Clause 10.2.6
Where the shower shown in the Figures is not enclosed, the wet area is to be taken as 1500 mm horizontally from the shower connection/outlet.

STANDRD Enclosed shower wet area detail



STANDARD Unenclosed showers - Concrete and compressed fibre cement sheet floors detail



For further wet area notes not shown on this document, refer to AS3740

AS3740 to take precedence of this document

GLAZING NOTE:
All windows are Double glazed Low Reflection

BAL : 19/29

The owner(s) acknowledge that this set of plans represents the design intent, NCC 2022 compliance requirements, and minimum material specifications. Where specific aesthetic selections (e.g., paint colors, specific tile finishes, or non-specified fixtures/fittings) have not yet been documented, these will be finalized between the Owner and the Builder prior to construction. The Building Designer accepts no responsibility for selections made after the BA approval. All finalized selections by the Owner and Builder must still comply with the minimum performance requirements and specifications outlined in these approved plans and the NCC 2022. Any changes to the scope of work or material specifications presented in these signed plans require a formal, signed Variation Order.

I the owner/s accept these plans:

SIGNATURE:
DATE:

D	Information added as RFI 18.09.2026	21.09.2026	RK
C	BA PLANS	17.09.2026	RK
Revision	Description	Date	Drawn

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TITLE
WET AREA SPECS

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Scale: 1 : 1
Date: 21.09.2026
Drawn by: RK
Checked by: .

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
48 DOLINA DRIVE, ROKEBY

Job No:
TB_35

Sheet No:
19

Document Set ID: 6749843
Version: 1, Version Date: 22/09/2026

INSULATION AND MEMBRANES

GENERAL
Building fabric thermal insulation must comply with the requirements of NCC 2022 Housing Provisions Part H6 Energy efficiency.
MATERIALS
Insulation materials must meet the requirements of the following Australian Standards:
All thermal insulation materials: To AS/NZS 4859.1 Thermal insulation materials for buildings – Material specifications.
Polystyrene (extruded rigid cellular RC/PS-E): To AS 1366.4.
Polystyrene (moulded rigid cellular RC/PS-M): To AS 1366.3.
Polyurethane (rigid cellular RC/PUR): To AS 1366.1.
BULK INSULATION INSTALLATION
Standard: To AS 3999 Bulk thermal insulation – Installation.
Requirement: Firmly butt together fibre batts or blankets, with no gaps except as required for safety clearances:
Access openings and vents: Do not obstruct.
Light fittings: Maintain clearances to AS/NZS 3000 Electrical installations (known as the Wiring Rules) Clause 4.5.
Electrical cables: Maintain clearances to AS 3999 Clause 2.6.
PLIABLE MEMBRANES (Sarking)
Standard: To AS/NZS 4200.2 Pliable building membranes (flexible sarking) – Installation and NCC H6P2.
FRAMED WALLS - BULK INSULATION
Product type: Fibre batts U.N.O. (Unless Noted Otherwise on plans).
Installation: Friction fit tightly between framing members.
WALL VAPOUR PERMEABLE (BREATHABLE) MEMBRANE
Application: Provide a vapour permeable membrane behind the external facing material as required by weatherproofing strategies in NCC Part 3.5.
Installation: Run the membrane horizontally on the outer face of external wall framing, over the flashing, from the bottom plate up. Pull taught over the framing and fix to framing members. Seal across the wall cavity at the top and around all penetrations.
Horizontal laps: At least 150 mm wide, lapped to ensure water is shed to the outer face of the membrane. Tape all joints, including junctions with door and window frames.
ROOF AND CEILING - BULK INSULATION
Product type: Fibre blankets or batts U.N.O.
Installation: Fit tightly between framing members (rafters/ceiling joists), ensuring full coverage to achieve the specified R-value.
THERMAL PERFORMANCE SPECIFICATION
Required R-Values: The minimum *total* R-values for the building fabric must meet or exceed those specified in the project's Energy Efficiency Report or relevant architectural schedule to comply with the NCC 2022's 7-star requirements for Tasmania (Climate Zone 7 or 8).
Verification: The builder is responsible for ensuring the *installed* insulation achieves these required total R-values. Keep product documentation on site for certification

INTERIOR LININGS

GENERAL
Before fixing linings, the builder must check and, if necessary, adjust the alignment of substrates or framing to ensure a professional and compliant finish.
Provide accessories and trim as required to complete the installation and meet the NCC's requirements for health, amenity, and waterproofing.
PLASTERBOARD & FIBRE CEMENT STANDARDS
Gypsum plasterboard: To AS/NZS 2589 Gypsum plasterboard – Test methods.
Fibre cement: To AS/NZS 2908.2 Cellulose-cement products – Flat sheets – Product specification and test methods.
INSTALLATION REQUIREMENTS
Supports: Install timber battens or proprietary cold-formed galvanized steel furring channels where:
Framing member spacing exceeds the manufacturer's recommended spacing.
Direct fixing of the lining is not possible due to framing arrangement or alignment.
The lining is the substrate for tiled finishes (if required to support fixtures or ensure a flat surface).
Flush joints: Provide recessed edge sheets and finish flush using perforated paper reinforcing tape and bedding compound.
Joints in tiled areas: Do not apply a topping coat after bedding perforated paper tape in bedding compound in areas that are to be tiled, to ensure proper adhesion of waterproofing membranes and tiles.
External corner joints: Make joints over metallic-coated steel corner beads.
Control joints: Provide purpose-made control joint beads at not more than 12m centres in plasterboard linings or 7.2m centres in fibre cement lining in walls and ceilings, and to coincide with structural control joints specified by the engineer.

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I the owner/s accept these plans:

SIGNATURE:
DATE:

WATERPROOFING

WET AREAS
Waterproofing: To AS 3740 Waterproofing of domestic wet areas and NCC 2022 Housing Provisions Part 10.2 Wet area waterproofing.
Extent of Waterproofing: Waterproof or water-resistant surfaces must meet the requirements of NCC 2022 Housing Provisions Clause 10.2.1 to 10.2.6
MEMBRANES
Materials Standard: To AS/NZS 4858 Wet area membranes.
Membrane Systems: Provide a proprietary membrane system certified as suitable for the intended external waterproofing application.
SEALANTS
Requirement: Sealants must be waterproof, flexible, mould-resistant, and compatible with all host materials and the membrane system used.
SUBSTRATES (Preparation)
General: All substrates must be clean and free of any deposit or finish which may impair adhesion of membranes.
Walls/Plaster: If walls are plastered, remove loose sand.
Framed Walls/Floors: Support members in full lengths without splicing in wet areas.
Solid/Continuous Floors:
Remove excessive projections.
Fill voids and hollows greater than 10 mm with a cement:sand mix not stronger than the substrate nor weaker than the bedding.
Fill depressions less than 10 mm with a latex modified cementitious product.
Fill cracks in substrates wider than 1.5 mm with a filler compatible with the membrane system.
External corners: Round or arris (chamfer) all external edges before membrane application.
FALLS
Substrate: If the membrane is directly under the floor finish (concealed membrane system), ensure the fall in the substrate conforms to the documented fall for the finished surface level to the floor waste. The NCC 2022 requires that where a floor waste is installed (even if not mandatory), the floor must be graded to it (Clause 10.2.12).
WATER STOP ANGLES, BOND BREAKERS, AND JOINTS
Water Stop Angles: Provide water stop angles at door thresholds and shower enclosures to support the waterproof membrane at junctions between waterproofed and non-waterproofed areas, as per AS 3740 requirements.
Bond Breakers (General Requirement): After priming surfaces, provide bond breakers at all wall/floor junctions, hob/wall junctions, and control joints where the membrane is bonded to the substrate.
Sealant Fillet Bond Breakers:
Application: Form a triangular fillet or cove of sealant to internal corners within the period recommended by the membrane manufacturer.
Widths: 8 mm minimum to vertical corners; 10-12 mm to horizontal corners.
Backing Rod Bond Breakers: Retain in position with continuous length of tape pressed firmly in place against the surfaces on each side of the rod.
EXTENT OF WATERPROOFING APPLICATION
Vertical Membrane Terminations (Upstands): Terminate membranes at least 150 mm above the finished tile level of the floor or 25 mm above the maximum retained water level, whichever is the greater.
Upstand Anchoring & Protection: Secure sheet membranes along the top edge. Protect the exposed edges of the membrane. Waterproof the structure above the termination (e.g., using a tiler's angle and finish over laps) to prevent moisture entry behind the membrane.
Door Jambs and Architraves: If the bottom of doorjambs and architraves do not finish above the floor tiling, waterproof their surfaces below tile level to provide a continuous seal between the perimeter flashing at the wall/floor junction and the water stop angle.
Enclosed Showers with Hobs: Extend the floor membrane over the hob and at least 50 mm into the room beyond the hob.
Unenclosed Showers: Extend the floor membrane at least 1500 mm horizontally into the room from the shower rose outlet on the wall, or across the entire room if dimension is less than 1.5m.
PENETRATIONS
Drainage Connections (Floor Wastes): Turn membrane down a minimum of 50 mm into the floor waste drainage flanges and adhere to form a waterproof connection.
Vertical Penetrations (Pipes, ducts, and vents): Provide sleeves fixed to the substrate for all penetrations through floor membranes and seal using proprietary bond breakers/flanges.
Horizontal Penetrations (Through Walls/Hobs): Provide a flexible flange for all penetrations, bonded to the penetration and to the membrane.
CURING AND FINISHING
Curing of Liquid Applied Systems: Allow membrane to fully cure before tiling, strictly to the manufacturer's instructions.
Overlaying Finishes on Membranes: Protect waterproof membranes with compatible water-resistant surface materials that do not cause damage to the membrane. Provide sufficient control joints in bonded topping or bedding mortar to accommodate movement over the membrane.

HYDRAULIC DESIGN

GENERAL
Hydraulic design and installation: To the NCC 2022 Volume Three – Plumbing Code of Australia (PCA).
- Plumbing and drainage: To the AS/NZS 3500 series of Standards.

CONNECTIONS TO NETWORK UTILITY OPERATOR MAINS
Excavate to locate and expose the connection points and connect to the network utility operator mains. On completion, backfill and compact the excavation and reinstate surfaces and elements which have been disturbed such as roads, pavements, kerbs, footpaths, and nature strips, in accordance with local Council requirements.
PIPING INSTALLATION
Requirement: Install piping in straight lines and to uniform grades. Arrange and support the piping so that it remains free from vibration and water hammer, while permitting thermal movement. Keep the number of joints to a minimum. Prevent direct contact between incompatible metals.
Embedded pipes: Do not embed pipes that require periodic inspection for maintenance purposes. Provide at least 25 mm clearance between adjacent pipelines (measured from the piping insulation where applicable).
Building penetrations: If piping or conduit penetrates building elements, provide metal or PVC-U sleeves formed from oversized pipe sections to allow for movement and access.
Cover plates: If exposed piping emerges from wall, floor, or ceiling finishes, provide cover plates of non-ferrous metal, finished to match the piping, or of stainless steel.
Pipe support materials: The same as the piping, or galvanized or non-ferrous metals, with bonded PVC-U or glass fibre woven tape sleeves where needed to separate dissimilar metals.
WASTE WATER
General: To AS/NZS 3500.2 Plumbing and drainage – Sanitary plumbing and drainage systems or AS/NZS 3500.5 Plumbing and drainage – Housing and domestic installations, as appropriate.

GLAZING

GENERAL
All glazing must comply with the NCC 2022, primarily referencing the ABCB Housing Provisions Part H6 Energy Efficiency and the following Australian Standards:
Materials and installation: To AS 1288 Glass in buildings – Selection and installation.
SAFETY GLAZING
Safety glass materials: To AS/NZS 2208 Safety glazing materials in buildings.
Bathroom glazing locations: To NCC 2022 Housing Provisions Clause 10.6.2
This clause specifies critical locations for safety glass in bathrooms and other high-risk areas.
GLAZED SHOWER SCREENS
General: Provide a shower screen assembly which sheds water to the inside of the shower area without retaining it on the frame surfaces. Seal the edge of the frame to adjoining surfaces with a resilient strip or mould-resistant sealant.
GLASS BALUSTRADES
Standard: To AS 1288 Section 7 (Design and installation of glass balustrades and barriers).

STAIRS

GENERAL
Materials, design, and construction: To NCC 2022 Housing Provisions Part 10.1 Access and egress.
Risers and going dimensions: To NCC 2022 Housing Provisions Clause 10.1.2 Stairway and ramp construction (previously NCC 3.9.1.2).
Stair Slip-resistance: To NCC 2022 Housing Provisions Clause 10.1.6 Slip resistance (previously NCC 3.9.1.4).
BARRIERS AND HANDRAILS
Materials, design, and construction: To NCC 2022 Housing Provisions Part 10.1 Access and egress and Part H1 Structure (previously NCC 3.9.2).
LAUNDRY AND GARAGE ACCESS STEPS
Steps serving the laundry and garage doorways shall:
Have a riser and going dimensions and a slope relationship to NCC 2022 Housing Provisions Table 10.1.2 (previously NCC Table 3.9.1.1).
Have constant riser and going dimensions throughout each flight.
Be of solid construction or not have an opening that would allow a 125 mm sphere to pass through between the treads.
EXTERNAL STAIR TREADS AND LANDINGS (Wet Surface Conditions)
External stair treads and landings must have a slip-resistant surface and be to the classifications specified in the NCC:
Have a slip-resistant surface of P4 or R11, or greater; or
Have a slip-resistant nosing or landing edge strip of P4 or R11;
Be to NCC 2022 Housing Provisions Table 10.1.6 (previously NCC Table 3.9.1.3).

ELECTRICAL AND MECHANICAL SERVICES

GENERAL ELECTRICAL
All electrical work, materials, and installations must comply with the requirements of the AS/NZS 3000 Electrical installations (known as the Wiring Rules).
SMOKE DETECTION
Provide smoke alarms to the requirements of NCC 2022 Housing Provisions Part H4 Fire safety (previously NCC 3.7.2).
Connect all smoke alarms to mains power supply.
MECHANICAL VENTILATION
Provide mechanical ventilation if required by NCC 2022 Housing Provisions Clause 10.7.3 (previously NCC 3.8.5.2), with all ducting routed to the outside atmosphere (not into the roof space).
SOLAR AND HOT WATER SYSTEMS
Solar Power System: Where applicable, provide a 5.8 kW solar power system (14 x 370 watt panels) with a 5kW solar inverter and appropriate mounting rails as specified in the plans.
Hot Water System: Provide and install stainless steel heat pump HWS system, model ES55W (or equivalent verified for performance and energy efficiency requirements).

ENERGY EFFICIENCY AND CONDENSATION CONTROL

ENERGY EFFICIENCY
Standard: To NCC 2022 Housing Provisions Part H6 Energy efficiency (previously NCC 3.12).
Note for Tasmania: Compliance typically requires achieving a 7-star Nationwide House Energy Rating Scheme (NatHERS) rating, which considers site-specific climate data for Hobart (Climate Zone 7 or 8).
CONDENSATION CONTROL
Standard: To NCC 2022 Housing Provisions Part 10.7 Ventilation (previously NCC 3.8.7).
For further condensation control measures, refer to the 'CBOS Condensation in Buildings - Tasmanian Designers' Guide - Version 2' published by the Tasmanian Government (CBOS).
WALL CONSTRUCTION (Vented Cavity)
All lightweight cladding must be battened out from studwork to create a ventilated cavity and/or installed strictly to the manufacturer's specifications to manage moisture penetration and vapour transmission.
ROOF/CEILING CONSTRUCTION
Provide adequate separation between ceiling insulation and roof sarking/membrane to maintain airflow in the roof space or raked ceilings. The builder must ensure no contact can be made between products to maintain a clear air path for ventilation.
EXHAUST SYSTEMS
Performance: An exhaust system installed in a kitchen, bathroom, sanitary compartment, or laundry must achieve the minimum flow rates specified in the NCC:
25 L/s for a bathroom or sanitary compartment.
40 L/s for a kitchen or laundry.
Discharge: Exhaust from a bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to the outdoor air as per NCC 2022 Housing Provisions Clause 10.7.3. Ducts must not terminate in the roof space or wall cavity.

COLD & HEATED WATER

GENERAL STANDARDS
Cold and heated water systems must comply with the requirements of the NCC 2022 Volume Three – Plumbing Code of Australia (PCA).
Standards: To AS/NZS 3500.1 Plumbing and drainage – Water services, AS/NZS 3500.4 Plumbing and drainage – Heated water services, or AS/NZS 3500.5 Plumbing and drainage – Housing and domestic installations, as appropriate.
MATERIALS & APPLIANCES
Copper pipe: To AS 4809 Copper tubes for plumbing and gasfitting applications.
Energy performance (General HWS): To AS/NZS 4692.2 Electric water heaters – Energy efficiency and minimum performance requirements.
Gas hot water heaters: To AS/NZS 5263.1.2 Gas installations – Water heaters and/or large hot water boilers.
Energy performance (Gas): To AS 4552.2 Gas water heaters – Energy efficiency and minimum performance requirements.
Solar water heaters/Heat pump water heaters: To AS/NZS 2712 Solar and heat pump water heaters – Design and construction.
INSTALLATION REQUIREMENTS
Flue damper: If a flue damper is available for the gas water heater supplied, provide and install one to improve energy efficiency.
Tariff: Install so that the heating system qualifies for the tariff concession or subsidy offered by TasNetworks or the relevant statutory authority.
Isolating valves: Provide isolation valves to all water heaters for ease of maintenance.
TAP POSITIONS
Requirement: In accordance with AS/NZS 3500.1 Water services, locate the hot water tap to the left of, or above, the cold water tap.
PIPING CONCEALMENT AND ACCESS
Concealment: If practicable, conceal piping and fittings requiring maintenance or servicing so that they are accessible within non-habitable enclosed spaces such as roof spaces, subfloor spaces, and ducts.
Subfloor Access: Keep pipelines in subfloor spaces at least 150 mm above ground and ensure adequate access can be provided for inspection and maintenance.
FITTING AND ACCESSORIES
Provide the accessories and fittings necessary for the proper functioning of the plumbing systems, including taps, valves, outlets, pressure and temperature control devices, strainers, gauges, and pumps as specified in the plans and relevant standards.
WATER HEATERS (General Requirements)
Electric water heaters (Energy performance): To AS/NZS 4692.1 Electric water heaters – Energy efficiency and minimum performance requirements (Part 1 is test methods, Part 2 is performance requirements).
Location: Locate water heaters where they can be maintained or replaced without damaging adjacent structures, fixtures, or finishes.
HEATED WATER TEMPERATURE
Standard: To AS/NZS 3500.4 Heated water services.
Maximum temperature at ablution outlets (showers/basins): 50°C (requires a tempering valve or thermostatic mixing valve).
Maximum recommended temperature at kitchen sinks and laundry tubs: 60°C.

STORMWATER

GENERAL
Standards: To AS/NZS 3500.3 Plumbing and drainage – Stormwater drainage or AS/NZS 3500.5 Plumbing and drainage – Housing and domestic installations, as appropriate, and local Council requirements.
CLEANING
During construction, use temporary covers to openings and keep the system free of debris. On completion, clean and flush the system thoroughly.
PIPE LAYING
Lay pipelines with the spigot ends (female socket) in the direction of flow.
INSPECTION OPENINGS
Provide inspection openings at all major bends for stormwater and at all low points of downpipes to allow for maintenance and cleaning.
DOWNPIPE CONNECTIONS
Turn up drain branch pipelines to finish 50 mm above finished ground or pavement level, connecting to the downpipe boots/pop via appropriate fittings.
SUBSOIL DRAINS (AG Drains)
Connection: Connect subsoil drains to the stormwater drainage system (not the sanitary drainage system).
Trench width: Minimum 450 mm.
Subsoil drains: Provide proprietary perforated plastic pipe as specified.
Filter fabric: Provide a polymeric filter fabric formed from a plastic yarn containing stabilisers or inhibitors to make the filaments resistant to deterioration due to ultraviolet light (geotextile fabric).
FILTER SOCK
Provide a polyester permeable sock capable of retaining particles of 0.25 mm size (or as specified by engineer/council).
Securely fit or join the sock at each joint along the pipe.
PITS AND GRATINGS
Cover levels: Locate the top of covers or gratings, including frames, as follows:
In paved areas: Flush with the paving surface to avoid trip hazards.
In landscaped areas: 25 mm above the finished surface level to prevent entry of mulch/debris.
Gratings: Set gratings taking surface water runoff to receive the runoff without ponding.

GLAZING NOTE:
All windows are Double glazed
Low Reflection

BAL : 19/29

D	Information added as RFI 18.09.2026	21.09.2026	RK
C	BA PLANS	17.09.2026	RK
Rev	Description	Date	Drawn

Document Set ID: 6049843
Version: 1, Version Date: 22/09/2026

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TITLE
BCA COMPLIANCE

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Scale: 1 : 1
Date: 21.09.2026
Drawn by: RK
Checked by: .

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
48 DOLINA DRIVE, ROKEBY

Job No: TB_35

Sheet No: 20

BUSHFIRE ATTACK LEVEL – BAL 19

GENERAL
Construction shall comply with BAL-19 in accordance with AS 3959-2018 Sections 3 and 6 and NCC 2022 Housing Provisions Part H3.

SUBFLOOR
Subfloor may be slab-on-ground or timber on piers. No specific construction requirements apply under AS 3959 for BAL-19.

EXTERNAL WALLS & JOINTS
Walls: timber framing with sarking and approved cladding (e.g. brick veneer or Weathertex).
Exposed timber shall be bushfire-resistant (Appendix E/F, density ≥750 kg/m³).
Joints shall be sealed to prevent gaps greater than 3 mm.

VENTS, WEEPHOLES & GAPS
Openings greater than 3 mm to be fitted with corrosion-resistant steel or bronze mesh with maximum 2 mm aperture. Aluminium mesh not permitted.

WINDOWS & DOORS
Frames: aluminium, bushfire-resistant timber or compliant PVC.
Glazing: minimum 5 mm toughened glass (Grade A).
Openable portions to be screened with 2 mm steel or bronze mesh.
External doors: solid timber ≥35 mm, non-combustible, or protected.
Garage doors: non-combustible or protected to 400 mm above ground with gaps ≤3 mm.

ROOF & PENETRATIONS
Roof: non-combustible cladding with sarking.
Gaps greater than 2–3 mm to be sealed using mesh or mineral wool.
Penetrations and vents to be screened with 2 mm steel or bronze mesh.
Overhead glazing to be Grade A safety glass.

EAVES, FASCIA & GABLES
Non-combustible linings or sealed construction with gaps ≤3 mm.

GUTTERS & DOWNPIPES
Box gutters to be non-combustible. Leaf guards recommended to be non-combustible.

VERANDAHS, DECKS & STRUCTURES
Timber construction permitted.
Decking may be spaced (nominal 3 mm).
Elements within 300 mm horizontally and 400 mm vertically of glazing shall be bushfire-resistant timber or non-combustible.

BALUSTRADES & HANDRAILS
Timber permitted. No specific BAL-19 requirements.

SERVICES
Above-ground water and gas services to be metal (copper/steel). Installation in accordance with AS/NZS 3500.

BUSHFIRE ATTACK LEVEL – BAL 29

GENERAL
Construction shall comply with BAL-29 in accordance with AS 3959-2018 Sections 3 and 7 and NCC 2022 Housing Provisions Part H3.

SUBFLOOR
Subfloor supports shall be non-combustible (e.g. concrete, masonry, steel) or bushfire-resistant timber. Enclosed subfloor spaces must be constructed of non-combustible materials.

EXTERNAL WALLS & JOINTS
External walls shall be constructed from non-combustible materials or bushfire-resisting timber systems. Lightweight systems must be tested and compliant with AS 3959.
Joints shall be sealed to prevent gaps greater than 3 mm.

VENTS, WEEPHOLES & GAPS
All openings greater than 3 mm shall be screened with corrosion-resistant steel or bronze mesh with maximum 2 mm aperture.
Aluminium mesh not permitted.

WINDOWS & DOORS
Frames: aluminium or bushfire-resistant timber (PVC generally not permitted unless tested).
Glazing: minimum 5 mm toughened glass (Grade A).
All openable portions of windows to be screened externally with 2 mm steel or bronze mesh or protected with compliant bushfire shutters.
External doors: non-combustible or solid timber ≥35 mm.
Garage doors: non-combustible with perimeter seals and gaps ≤3 mm.

ROOF & PENETRATIONS
Roof shall be non-combustible with sarking.
All gaps greater than 2 mm to be sealed with mesh or mineral wool.
Roof penetrations and vents to be fitted with 2 mm steel or bronze mesh.
Overhead glazing to be Grade A safety glass.

EAVES, FASCIA & GABLES
Eaves linings, fascia and gables shall be non-combustible and sealed to prevent gaps greater than 3 mm.

GUTTERS & DOWNPIPES
Box gutters shall be non-combustible. Leaf guards (if installed) shall be non-combustible.

VERANDAHS, DECKS & STRUCTURES
Decks, steps and landings shall be constructed from non-combustible materials or bushfire-resistant timber.
Decking boards may be spaced; however, where within 300 mm horizontally and 400 mm vertically of glazing, materials shall be non-combustible or bushfire-resistant.

BALUSTRADES & HANDRAILS
Constructed from non-combustible or bushfire-resistant materials.

SERVICES
All above-ground water and gas services shall be metal (copper or steel). Installation in accordance with AS/NZS 3500.

The owner(s) acknowledge that this set of plans represents the design intent, NCC 2022 compliance requirements, and minimum material specifications. Where specific aesthetic selections (e.g., paint colors, specific tile finishes, or non-specified fixtures/fittings) have not yet been documented, these will be finalized between the Owner and the Builder prior to construction. The Building Designer accepts no responsibility for selections made after the BA approval. All finalized selections by the Owner and Builder must still comply with the minimum performance requirements and specifications outlined in these approved plans and the NCC 2022. Any changes to the scope of work or material specifications presented in these signed plans require a formal, signed Variation Order.

I the owner/s accept these plans:

SIGNATURE:
DATE:

GLAZING NOTE:
All windows are Double glazed Low Reflection

BAL : 19/29

D	Information added as RFI 18.09.2026	21.09.2026	RK
C	BA PLANS	17.09.2026	RK
Rev	Description	Date	Drawn

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*GENERAL NOTES:
All works must be completed as per the current National Construction Code (NCC) 2022 and all referenced relevant Australian Standards. [1]
All products and materials must be installed strictly as per the relevant manufacturer's specifications.
This document is uncontrolled in hard copy format; **do not scale from drawings.**
The Builder must confirm all dimensions and existing site conditions are correct *prior* to the start of works. Any discrepancies must be reported immediately.
All trades must coordinate works with all consultant documentation (Structural, Energy, Hydraulic, etc.). In case of conflict, certified engineer's documentation takes precedence.
All persons entering the site must be aware of potential hazards and ensure their work area is safe. Unsafe work areas must be reported to the site supervisor immediately.
WHS Design for Safety: The design complies with the 'Work Health and Safety Act 2012' (TAS) principles of 'Design for Safety'. The builder must ensure all construction methodologies meet WHS requirements and manage identified risks on-site. Refer to the Structural Engineering Drawings for site-specific wind classification and soil class.

TITLE
BAL NOTES

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Scale: 1 : 100
Date: 21.09.2026
Drawn by: RK
Checked by: .

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
48 DOLINA DRIVE, ROKEBY

Job No:
TB_35

Sheet No:
21

Document Set ID: 6749843
Version: 1, Version Date: 22/09/2026