DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063025

PROPOSAL: Dwelling

LOCATION: 179 Rockingham Drive, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 18/11/2026 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 18/11/2026 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 18/11/2026 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: To build single floor residence with 3 bed two bath of 110Sqm Are

Location: Lot 13, 93 Pass road, Rokeby TAS 7019

Personal Information Removed

exemptions may apply which may save you time on your proposal.

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

Current use of site: GENERAL RESIDENTIAL ZONE - 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 in electronic format only.

Personal Information Removed

Planning Application checklist

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

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

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

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

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

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

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

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

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

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

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
189872	13
EDITION	DATE OF ISSUE
1	01-Apr-2026

SEARCH DATE : 06-Aug-2026
SEARCH TIME : 04.31 pm

DESCRIPTION OF LAND

City of CLARENCE
Lot 13 on Sealed Plan 189872
Derivation : Part of Lot 37617 (56.81ha) Gtd. to The Director-General of Housing & Construction
Prior CT 164406/3

SCHEDULE 1

M926006 TRANSFER to ORIGINAL INSIGHT PTY LTD Registered 19-Dec-2021 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP189872 EASEMENTS in Schedule of Easements
SP189872 COVENANTS in Schedule of Easements
SP189872 FENCING COVENANT 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
N194698 MORTGAGE to Manda Capital Holdings Pty Ltd Registered 21-June-2024 at 12.01 pm
N280782 MORTGAGE to RCCC Civil Contracting Pty Ltd Registered 11-Oct-2025 at noon
E380291 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 01-Apr-2026 at noon
N104005 CAVEAT by Manda Capital Holdings Pty Ltd Registered 01-May-2026 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

OWNER:
ORIGINAL INSIGHT PTY LTD

FOLIO REFERENCE:
164406/3

GRANTEE:
Part of Lot 37617 (56.81ha) and Part of Lot 37843, (18.21ha) Gtd to The Director-General of Housing & Construction

NEW PLAN OF SURVEY

BY SURVEYOR: N. J. SWARDS of
LEARY,COX & CRIPPS SURVEYORS
Unit G04 40 Molle Street, HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

LOCATION: City of CLARENCE

SCALE 1: 2500 LENGTHS IN METRES

Registered Number

SP 189872

~~APPROVED~~
EFFECTIVE FROM - 1 APR 2026

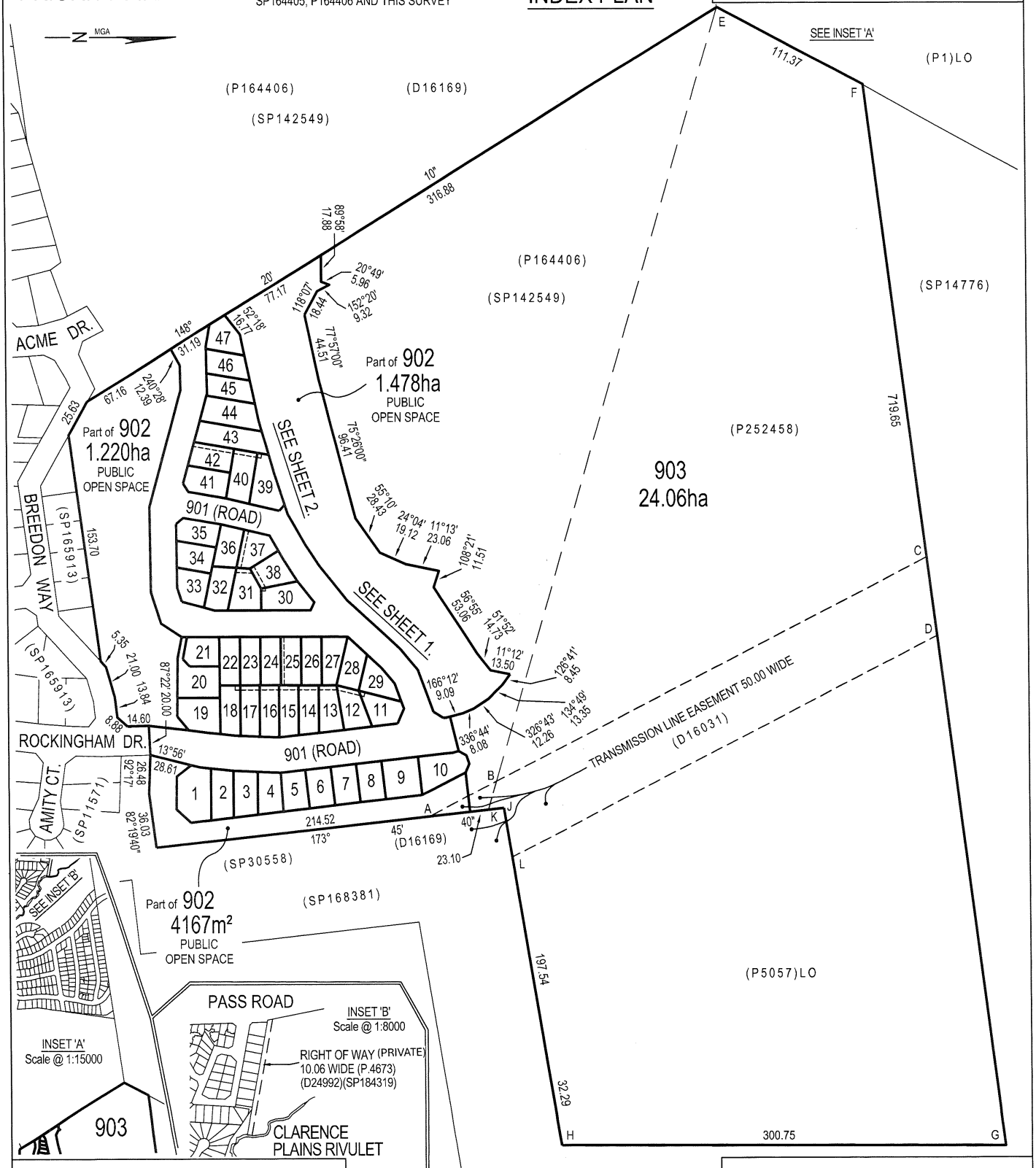
Recorder of Titles

PRIORITY FINAL PLAN

LOTS 902 & 903 HAVE BEEN COMPILED FROM SP164405, P164406 AND THIS SURVEY

INDEX PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor

20/3/26
Date

SEE PLAN RELATED DOCS

Council Delegate Date

NEW

PLAN OF SURVEY
ANNEXURE SHEET

SHEET 1 OF 2 SHEETS

OWNER:
ORIGINAL INSIGHT PTY LTD

FOLIO REFERENCE: 164406/3

SCALE 1:600 LENGTH IN METRES

Registered Number

SP 189872

SIGNED FOR IDENTIFICATION PURPOSES

SEE PLAN RELATED DOCS

Council Delegate ..... Date .....

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Registered Land Surveyor ..... Date 20/3/26

~~APPROVED~~
EFFECTIVE FROM - 1 APR 2026

Recorder of Titles .....



NEW

PLAN OF SURVEY
ANNEXURE SHEET

SHEET 2 OF 2 SHEETS

OWNER:
ORIGINAL INSIGHT PTY LTD

FOLIO REFERENCE: 164406/3

SCALE 1:600 LENGTH IN METRES

Registered Number

SP 189872

SIGNED FOR IDENTIFICATION PURPOSES

SEE PLAN RELATED DOCS

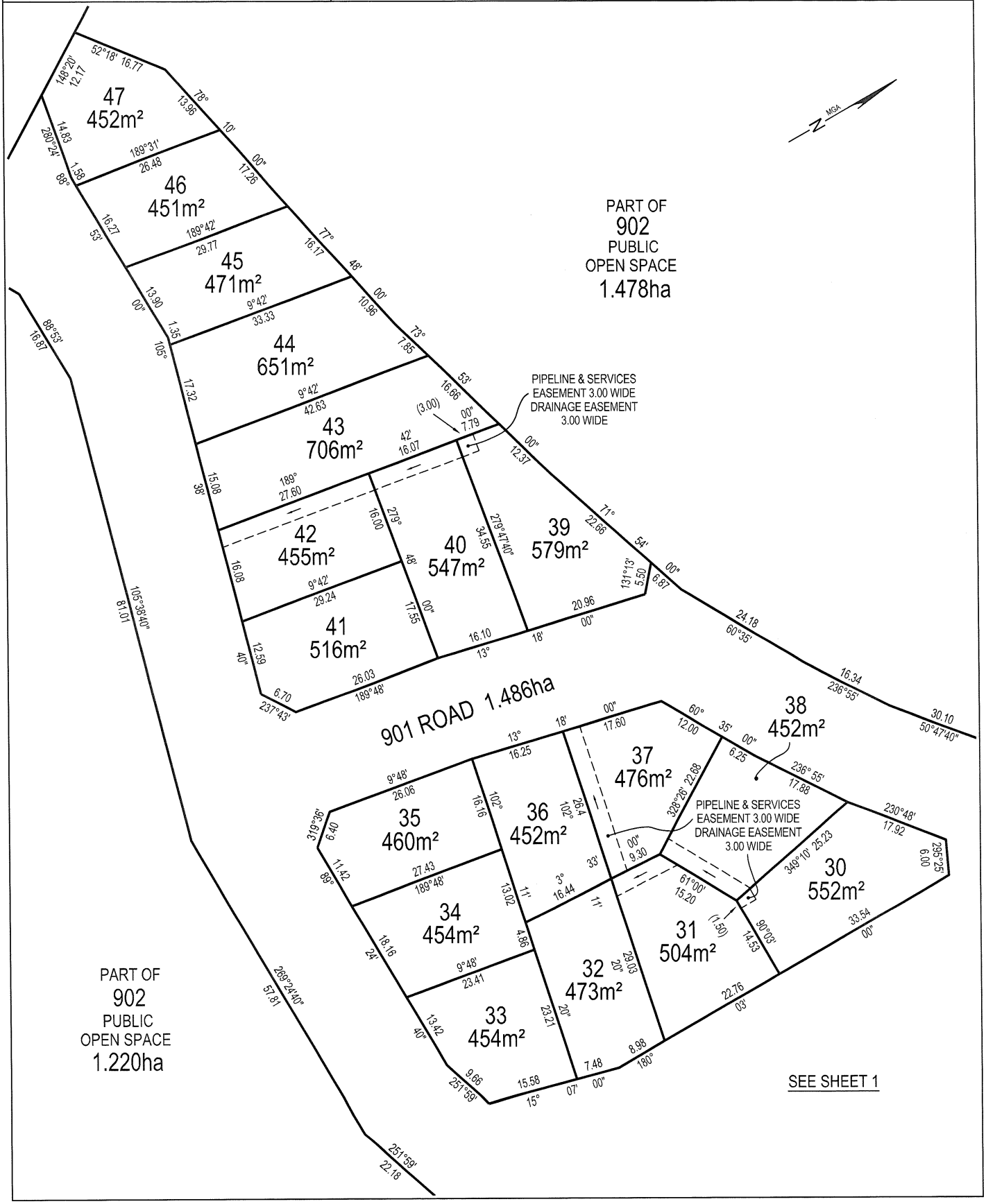
Council Delegate ..... Date .....

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Registered Land Surveyor ..... Date 20/3/26

~~APPROVED~~
EFFECTIVE FROM - 1 APR 2026

Recorder of Titles



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 189872

EASEMENTS AND PROFITS

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

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

NEW EASEMENTS

Lots 11 to 18 (inclusive), 25, 30, 31, 37, 38, 39, 40 and 42 on the Plan are each SUBJECT TO a Pipeline and Services Easement (as defined herein) in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over that part of the respective Lot marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE DRAINAGE EASEMENT 3.00 WIDE" on the Plan ("the Easement Land").

Lots 11 to 18 (inclusive), 25, 30, 31, 37, 38, 39, 40 and 42 on the Plan are each SUBJECT TO a right of drainage in gross in favour of Clarence City Council over that part of the respective Lot marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE DRAINAGE EASEMENT 3.00 WIDE" on the Plan.

EXISTING EASEMENTS

Each Lot on the Plan (but excluding that part of Lot 903 marked "EFGHJK") is TOGETHER WITH a right of way over the area marked "RIGHT OF WAY 10.06 WIDE" on the Plan more fully defined in SP142549.
(PRIVATE)

Lots 902 & 903 are
~~Lot 902~~ on the Plan ~~is~~ SUBJECT TO a Transmission Line Easement (in favour of the Hydro Electric Commission) over that part of the Lot marked "TRANSMISSION LINE EASEMENT 50.00 WIDE" on the Plan and as created by and more fully set forth in SP142549.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REF: Volume 164406 Folio 3 SOLICITOR & REFERENCE: Butler, McIntyre & Butler: 250343	PLAN SEALED BY: Clarence City Council DATE: 3 MARCH 2026 PDPLANPMTD- REF NO. 2021/024236 Stage 1-3 Council Delegate PETER WARNBROW - ACTING HoG
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 7 PAGES	Registered Number SP 189872
SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REFERENCE: Volume 164406 Folio 3	

EXISTING COVENANTS

Each Lot on the Plan is burdened by the restrictive covenants created by and more fully set forth in SP142549.

FENCING COVENANT

The owner of each Lot on the Plan covenants with Original Insight Pty Ltd (ACN 168 660 786) ("the Vendor") that the Vendor shall not be required to fence.

DEFINITIONS

"Pipeline and Services Easement" means:-

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

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

(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 and repair the Infrastructure;

(4) remove and replace the Infrastructure;

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

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

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

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

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

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

(8) 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 Lots.

PROVIDED ALWAYS THAT:

(1) The registered proprietors of the Lots in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:

(a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

(b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;

(c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;

(d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

(e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

(f) permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lots.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

(a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

(b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

A

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

(a) reinstate the ground level of the Easement Land; or

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace any thing that supported, protected or covered the Infrastructure.

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

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

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);

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

(f) any thing reasonably required to support, protect or cover any of the 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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP 189872
SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REFERENCE: Volume 164406 Folio 3	

Executed by **Original Insight Pty Ltd (ACN 168 660 786)**, the Registered Proprietor of the land contained in Certificate of Title Volume 164406 Folio 3 in accordance with section 127 of the Corporations Act 2001 (Cth) by being signed by:)

Seyon Won
Sole Director and Company Secretary

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES	Registered Number SP 189872
SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REFERENCE: Volume 164406 Folio 3	

Executed by **Manda Capital Holdings Pty Ltd (ACN 168 795 088)**, the Registered Mortgagee of the land contained in Certificate of Title Volume 164406 Folio 3 under Mortgage N194698 in accordance with section 127 of the Corporations Act 2001 (Cth) by being signed by:

M. Czarny
Signature – Director

Michael Czarny
Print Full Name – Director

Signature – Director/~~Company Secretary*~~

RODNEY SAW
Print Full Name – Director/~~Company Secretary*~~

*Delete whichever is inapplicable

SW 30/03/26

SW 30/03/26

* BRADLEY JOHN WALSH
SOLICITOR FOR THE VENDOR

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 189872
SUBDIVIDER: Original Insight Pty Ltd (ACN 168 660 786) FOLIO REFERENCE: Volume 164406 Folio 3	

Executed by **RCCC Civil Contracting Pty Ltd (ACN 097 095 611)**, the Registered Mortgagee of the land contained in Certificate of Title Volume 164406 Folio 3 under Mortgage N280782 in accordance with section 127 of the Corporations Act 2001 (Cth) by being signed by:

)
)
)
)
)
)
)
)

Signature – Director

DAMIAN PETER PEARCE

Print Full Name – Director

Signature – Director/~~Company Secretary*~~

PETER DOUGLAS CAMPBELL

Print Full Name – Director/~~Company Secretary~~*

*Delete whichever is inapplicable

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.

Urban Space Designers

Building Design and Drafting

Sheet List1		
Sheet No.	Sheet Name	Revision
A00	COVER SHEET	2
A01	NOTES	2
A02	SITE PLAN	2
A03	SURVEY PLAN	2
A04	FLOOR PLAN	2
A05	ROOF PLAN	2
A06	ELEVATIONS	2
A08	SERVICE PLAN	2
A10	LANDSCAPE PLAN	2
A11	ELECTRICAL PLAN	2
A12	FLOOR FINISHES PLAN	2
A19	SHADOW 9AM	2
A20	SHADOW 12PM	2
A21	SHADOW 3PM	2

PROPOSED DWELLING

AT

LOT 13, 93 PASS ROAD ROKEBY
TAS - 7019



PRIME BUILDERS
Residential & Commercial Builders

Urban Space Designers
Building Design and Drafting

Phone:
0402438170

Email:
info@urbanspacedesigners.com.au
Website:
www.urbanspacedesigners.com.au

Accreditation:
TAS - 381246362
VIC - DP-AD 72846

The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies to **Urban Space Designers** for direction prior to the commencement of work. Drawings to be read in conjunction with all other contract documents. Use figured dimensions only. **Do not scale from drawings.**
USD cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
IF IN DOUBT ASK.
The completion of the issued details checked and authorized section below is confirmation of the status of the drawing.
The drawing shall not be used for the construction unless endorsed "for construction" and authorized for issue.
Read these drawings in conjunctions with drawings prepared by **USD**. Refer any discrepancies with the architect before proceeding with any building works.
The drawing is prepared as built and strict instructions to builders to have a physical measurement before referring this drawing and inform USD if there are any gaps in dimensions.

Client:
PRIME BUILDERS
Residential & Commercial Builders

Project:
SINGLE STOREY DWELLING
Address:
LOT 13, 93 PASS ROAD,
ROKEBY, TAS - 7019

Rev	Description	Date
1	Drawings revised as per RFI dt. 01/09/2026	29/09/2026
2	Drawings revised as per RFI dt. 30/09/2026	27/10/2026

DRAWINGS

CHECK all dimensions and measurements on site prior to fabrication and or construction.
Dimensions are in millimeters "frame to frame" and do not allow for interior linings.
ALL work in Accordance with The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices.
Drawings to be read in conjunction with specifications and schedules.

Sheet: COVER SHEET
Drawn: GK
Scale:
Size: A3
Date: 18/06/2026
Project: 13-93PR/TAS/ARCH-2026
Sheet No.: A00
Rev: 2

GENERAL NOTES
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING ACT 1993, BUILDING REGULATIONS 2018, NCC 2022 AND RELEVANT STANDARDS THE BUILDER AND SUBCONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS OR PREFABRICATION. ARCHITECTURAL DRAWING SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATIONS OR STRUCTURAL DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. BUILDER TO ADHERE TO ALL BUILDING PERMIT CONDITIONS AND PLANNING PERMIT CONDITIONS. PLEASE CONSULT ARCHITECT IF THERE ARE ANY DISCREPANCIES. ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT S.A.A CODES, NCC 2022 AND LOCAL COUNCIL BY- LAWS.

DO NOT SCALE DRAWINGS
PROVIDE IMPERVIOUS FLOOR & WALL FINISHES TO ALL WET AREAS INACCORDANCE WITH NCC PART 10.2
CONNECT STORMWATER AND SULLAGE DRAINS INTO LEGAL POINTS OF DISCHARGE ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES REGULATIONS AND AS3500.3-2015
PROVIDE 90MM DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL EXCAVATIONS BANKS AND RETAINING WALLS. CONNECT TO STORMWATER VIA SILT PIT. SMOKE ALARMS TO COMPLY WITH AS3786-2014.
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 PART 9.5. SMOKE ALARMS MUST BE INTERCONNECTED DIRECTLY TO MAINS POWERS. REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED.
PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH NCC PART 10.6 AS REQUIRED. ALL EXHAUST FANS ARE TO DISCHARGE TO THE EXTERIOR OF THE BUILDING.

PART 4 FOOTINGS & SLABS
REINFORCED CONCRETE STRIP FOOTINGS & PAD FOOTINGS TO ENGINEERS DESIGN. FOOTING CONSTRUCTION TO COMPLY WITH NCC PART 4.2 & AS2870-2011

PART 6 & 7 WALL FRAMING
TIMBER WALL FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010
"RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES.
PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS. ALL STRUCTURAL STEEL IS TO COMPLY WITH AS4100-1998 (R2016) WALL TIE DOWNS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 7 OF THE NCC 2022. THE TYPES OF WALL TIES DOWNS MAY BE INCLUSIVE OF METAL STRAPS BOLTS, SCREWS, COACH SCREWS AND FRAMING ANCHORS.
ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL (PART 6.3 OF THE NCC 2022).

PART 5 MASONRY
ALL MASONARY WORK IS TO COMPLY WITH AS4773-SET:2015 AND NCC PART 5.2
PART 4 & 5 CONCRETE STRUCTURES
ALL CONCRETE STRUCTURES ARE TO COMPLY WITH AS 3600-2009 AND NCC PART 4 & 5
INSULATION
REFER TO ENERGY REPORT FOR INSULATION REQUIREMENTS IN WALLS AND CEILINGS.
PROVIDE SOUND-DAMPENING AND SARKING TO METAL ROOFS: 50 MM THICK FIBERGLASS BLANKETS. SISILATION FLAMMABILITY INDEX NO GREATER THAN 5. SUPPLY AND INSTALL.

PART 8 WINDOWS/GLAZING
ALL WINDOWS SHALL CONFORM TO AS2047-2014 AND ALL GLAZING TO AS1288 -2006 & NCC PART 8.3
GLAZING WITHIN 2000MM OF THE F.F.L IN BATHROOMS OR ENSUITES IS TO BE GRADE A SAFETY GLASS
ALL SIZES SHOWN ARE NOMINAL AND SHOULD BE COMPARED TO MANUFACTURERS STANDARD SCHEDULE BEFORE CONSTRUCTION COMMENCES. NON-STANDARD WINDOWS TO HAVE SIZES CHECKED ON SITE PRIOR TO MANUFACTURING. REFER TO ELEVATIONS FOR SASH ARRANGEMENT. ALL WINDOW SIZES & CLEARANCES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING.
GRADE A SAFETY GLASS IS REQUIRED TO ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS, SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURES, AND ASSOCIATED WINDOWS, WHERE THE LOWEST SIGHT LINE IS LESS THAN 2.0 M ABOVE THE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE PLEASE NOTE THAT WINDOWS CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING AND GREATER THEN 500MM IN WIDTH, 1M IN HEIGHT AND WITHIN 700MM OF THE FINISHED FLOO ARE TO BE PROVIDED WITH A MID-HEIGHT MOTIF WITHIN ITS PANEL IN ACCORDANCE WITH PART 8.4 OF THE NCC 2022.

TIMBER FRAMING
TIMBER WALL FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010
"RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES. PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS. WALL BRACING LAYOUT IN CONJUNCTION WITH THE WALL TIE DOWN DETAILS (TOP PLATES TO STUDS) ARE TO COMPLY WITH AS1684-2010. WALL TIE DOWNS (TOP PLATES TO STUDS) ARE TO BE INSTALLED AT MINIMUM 1800 CTRS (EVERY 4TH STUD). THE TYPES OF WALL TIES DOWNS MAY BE INCLUSIVE OF METAL STRAPS, BOLTS, SCREWS, COACH SCREWS AND FRAMING ANCHORS. WALL BRACING NO GREATER THEN 9M APART.

TRUSS/POSISTRUTT
PROVIDE AN ELECTRONIC COPY OF THE ROOF TRUSS/POSISTRUTT MANUFACTURER'S DESIGN AND LAYOUT OF THE BEAMS ARE TO BE SUBMITTED PRIOR TO THE FRAME INSPECTION BEING CARRIED OUT. NOTE: THE FRAME INSPECTION WILL NOT BE CARRIED OUT UNTIL SUCH TIME THAT COPY OF FULL TRUSS COMPUTATIONS AND LAYOUT PLANS ARE PROVIDED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR. NOTE DISCS WILL NOT BE ACCEPTED

DRAINAGE
ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPES LINES AND NO EXISTING SERVICE SHALL BE DISCONNECTED OR DISTURBED WITHOUT APPROVAL FROM ENGINEER.
STORM-WATER DRAINS SHALL BE 100MM DIAMETER AT A GRADE OF 1:100 UNLESS NOTED OTHERWISE.
ALL PIPE JUNCTIONS SHALL BE WITH A 45 DEGREE JOINT.
ALL U-PVC PIPES SHALL CONFORM TO AS1260-2009 "PVC-U PIPES AND FITTINGS FOR DRAIN, WASTE AND VENT APPLICATION"
THE SITE SHOULD BE DRAINED SO THAT THE WATER CANNOT POND AGAINST OR NEAR THE BUILDING. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHOULD BE GRADED TO FALL 50MM OVER THE FIRST METER. WHERE THIS IS IMPRACTICABLE (I.E. SEVERAL SLOPING SITES) USE AGGIE DRAINS ADJACENT TO THE FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

FLOORING
REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DESIGN. CONSTRUCTION OF CONCRETE SLAB TO COMPLY WITH NCC PART 4.2 & AS2870

SUB-FLOOR
SUB-FLOOR VENTILATION IS TO BE INSTALLED AT A MINIMUM OF EVERY 6000MM² PER METER RUN OF WALL IN COMPLIANCE WITH PART 6.2 OF THE NCC 2022. THE SUB-FLOOR ACCESS DOOR IS TO BE LOCATED IN A READILY ACCESSIBLE POSITION.

ROOFING
TIMBER ROOF FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES TIMBER ROOF TRUSSES AT 900MM CTS TO MANUFACTURERS SPECIFICATIONS PROVIDE GALV. IRON CROSS BRACING OVER ROOF TRUSSES EXPOSED COLORBOND GUTTERS AND FASCIAS, INSTALLED PER NCC 2022 PART 7. ALL ROOF STORMWATER DRAINAGE SHALL COMPLY WITH AS3500.3-2015 ENSURE ALL SARKING BENEATH ROOFS IS PROVIDED IN ACCORDANCE WITH PART 3.5 OF THE NCC, AND HAS A FLAMMABILITY INDEX OF NOT MORE THAN 5

STEEL PROTECTION
ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL, PLEASE CONFIRM THIS ON PLAN. (PART6.3 OF THE NCC 2022).

STAIRS
STAIRS, STEPS & LANDINGS TO COMPLY WITH NCC. PART 11.2.
RISERS - 115MM MIN, 190MM MAX.
GOINGS - 240MM MIN 355MM MAX
HANDRAIL TO BE 865MM ABOVE NOSING OF TREAD
1000MM HIGH BALUSTRADING & 865 ABOVE STAIR NOSING
125MM MAXIMUM BETWEEN BALUSTERS
PROVIDE 2000MM MIN HEAD ROOM CLEARANCE FROM TREAD NOSING.
MAX 3 RISERS OR 570MM WITHOUT A LANDING TO DOOR OPENING.
SLOPE RELATIONSHIP 2R + G 550MIN - 700MAXTHE MAXIMUM GAP BETWEEN RISERS
IN OPEN STAIRS IS 125MM WHERE THE STAIR IS IN EXCESS OF 1000MM ABOVE THE ADJACENT FLOOR LEVEL.
ALL TREADS ARE TO HAVE A NON-SLIP FINISH OR A NON-SLIP STRIP IS TO BE PROVIDED TO THE NOSING.

HANDRAILS
A HANDRAIL IS TO BE PROVIDED ALONG AT LEAST ONE SIDE OF THE INTERNAL STAIRS. THE TOP SURFACE OF THE HANDRAIL IS TO BE NOT LESS THAN 865MM VERTICALLY ABOVE THE NOSINGS OF THE STAIR TREADS AND HAVE NO OBSTRUCTION ON OR ABOVE.

CONCRETE:
ALL CONCRETE MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE AS3600-2009 CONCRETE STRUCTURES CODE.
ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS3600- 2009. ALL REINFORCEMENT TO BE LAID AND LAPPED TO MANUFACTURERS SPECIFICATIONS ON APPROVED BAR CHAIRS.
CONCRETE STRENGTH 25MPA (MIN) AT 28 DAYS.
ALL WORKS TO BE IN ACCORDANCE WITH AS2870-2011 - "RESIDENTIAL SLABS AND FOOTING CONSTRUCTION" OWNERS MUST RECOGNIZE THEIR RESPONSIBILITIES NOTED IN AS 2870-2011 AND MORE DETAIL IN C.S.I.R.O PUBLICATION "GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND PERFORMANCE."
ALL EXCAVATIONS SHOULD BE CAREFULLY INSPECTED BY A COMPETENT PERSON AND THIS OFFICE CONTACTED IMMEDIATELY IF CONDITIONS OTHER THAN THOSE DESCRIBED IN THE SOIL REPORT ARE ENCOUNTERED.
CONCRETE SLAB REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DESIGN. CONSTRUCTION OF CONCRETE SLAB TO COMPLY WITH NCC PART 4.2 & AS2870

SURFACE DRAINAGE
THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING. TERMITE TREATMENT
SITE TO BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS3660.1 TO LOCAL AUTHORITIES SATISFACTION AS3660.1 TERMITE MANAGEMENT REQUIRES A MINIMUM OF 400MM CLEARANCE FROM GROUND LEVEL TO THE UNDERSIDE OF THE BEARER (THIS CAN BE REDUCED TO 200MM ON A SLOPING SITE)

MECHANICAL VENTS
ANY CONTAMINATED AIR FROM A SANITARY COMPARTMENT OR BATHROOM MUST
A. EXHAUST DIRECTLY TO OUTSIDE THE BUILDING BY WAY OF DUCTS; OR
B. EXHAUST INTO THE ROOF SPACE PROVIDED-
(I) IT IS ADEQUATELY VENTILATED THAT COMPLIES WIT PART 10.8.3 OF THE NCC 2022
(II) THE ROOF IS CLAD IN ROOFING TILES WITHOUT SARKING OR SIMILAR MATERIALS WHICH WOULD PREVENT VENTING THROUGH GAPS BETWEEN TILES EXHAUST FAN DISCHARGE RATES TO BE
A. SANTITARY COMPARTMENTS AND BATHROOMS - 25l/s
B. KITCHEN AND LAUNDRY - 40l/s

DOWNPIPES
100X50 OR 90MM DIAMETER DOWNPIPES ARE REQUIRED TO BE PROVIDED AT 12 METER MAXIMUM SPACING.
MINIMUM BOX GUTTER DIMENSIONS SHALL BE 200MM WIDE X 100MM DEEP.
ALL DOWNPIPES ARE TO BE CONNECTED TO THE APPROVED POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.

WASTE PIPE LAGGING
PROVIDE SOUND ABSORBING INSULATION AROUND ALL WASTE PIPES FROM FIRST FLOOR WET AREAS (BATHROOMS/ENSUITES/LAUNDRY) TOILET DOORS ARE TO BE FITTED WITH REMOVABLE HINGES, OR ARE TO SWING OUT, OR BE SLIDING WHERE THE HINGE IS WITHIN 1200MM OF THE PAN.

WEEPHOLES
OPEN PERPENDICULAR JOINTS 'WEEPHOLES' MUST BE PROVIDED ABOVE ALL OPENINGS OVER 1200MM WIDE AND 1200MM CTRS IMMEDIATELY ABOVE THE DPC.

WET AREAS
TO COMPLY WITH AS3740-2010

PLIABLE BUILDING MEMBRANE
PLIABLE BUILDING MEMBRANE TO BE PROVIDED IN ACCORANCE WITH PART 10.8.1 OF THE BCA AND TO BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE.
ALL PLIABLE BUILDING MEMBRANES SHALL COMPLY WITH AS4200.1 AND INSTALLED IN ACCORDANCE WITH AS4200.2

BUSHFIRE ATTACK LEVEL
CLASSIFICATION TO BE DETERMINED BY REGISTERED BUILDING SURVEYOR IF REQUIRED.

FLASHING
ALL FLASHING TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2904-1995 AND COMPLY WITH THE BCA

ARTICULATION JOINTS
ARTICULATION JOINTS ARE TO COMPLY WITH PART 5.6.8 OF THE NCC 2022 (MINIMUM EVERY 5M CENTRES).

LOGS FOR PILES OR PIERS
UPON COMPLETION, PROVIDE A COMPLETE COPY OF THE RECORDS FOR THE PILE/PIER DRIVING OPERATIONS

LIGHTING
MAINS ELECTRICITY SUPPLY, TELSTRA AND OTHERS TO BE LOCATED IN ACCORDANCE WITH THE RESPONSIBLE AUTHORITIES REQUIREMENTS. ALL ELECTRICAL SWITCHES AND POINTS SHALL BE INSTALLED IN ACCORDANCE WITH AS3000-2018, NCC AND ELECTRICAL AUTHORITIES REQUIREMENTS. PROVIDE SAFETY SWITCHES (RCD) TO ALL LIGHTING AND POWER POINT CIRCUITS.

NOTE:

USE LOW REFLECTANCE GLASS ON EXTERNAL SURFACES TO COMPLY WITH CLAUSE CLA-S4.7.1 BIRD STRIKE OF THE CLARENCE LPS

Waterproofing to be constructed in accordance with AS4654.2

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Client:
PRIME BUILDERS
Residential & Commercial Builders

Project:
SINGLE STOREY DWELLING
Address:
LOT 13, 93 PASS ROAD, ROKEBY, TAS - 7019

Rev	Description	Date
1	Drawings revised as per RFI dt. 01/09/2026	29/09/2026
2	Drawings revised as per RFI dt. 30/09/2026	27/10/2026

DRAWINGS

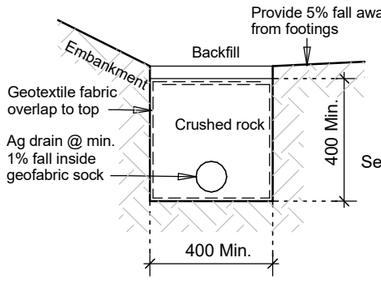
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Sheet: NOTES
Drawn: GK
Scale:
Size: A3
Date: 18/06/2026
Project: 13-93PR/TAS/ARCH-2026
Sheet No.: A01
Rev: 2

N O T E S:
SOIL CLASSIFICATION
SOIL CLASSIFICATION TO BE CONFIRMED ON SITE.
SCRAPE SITE TO REMOVE SURFACE VEGETATION
AND PROVIDE LEVEL BUILDING PLATFORM.
SITE CLEARING
IT IS THE RESPONSIBILITY OF THE CLIENT TO UNDERTAKE REMOVAL OF ANY
SITE SPOIL/STOCK PILES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
DETAILS OF ASSETS IN EASEMENTS NOT AVAILABLE AT THE TIME OF DRAFTING.
VERIFY ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION..
CONDENSATION MANAGEMENT PART 10.8 IS ACHIEVED.
THIS IS ONLY REQUIRED, IF ALL EXHAUST FANS (WC/KITCHEN
ETC.) DISCHARGE TO WITHIN ROOF SPACE. IF IT COMPLIES WITH
PART 10.8.2 (2) THEN NO NEED FOR 'WHIRLY BIRDS.

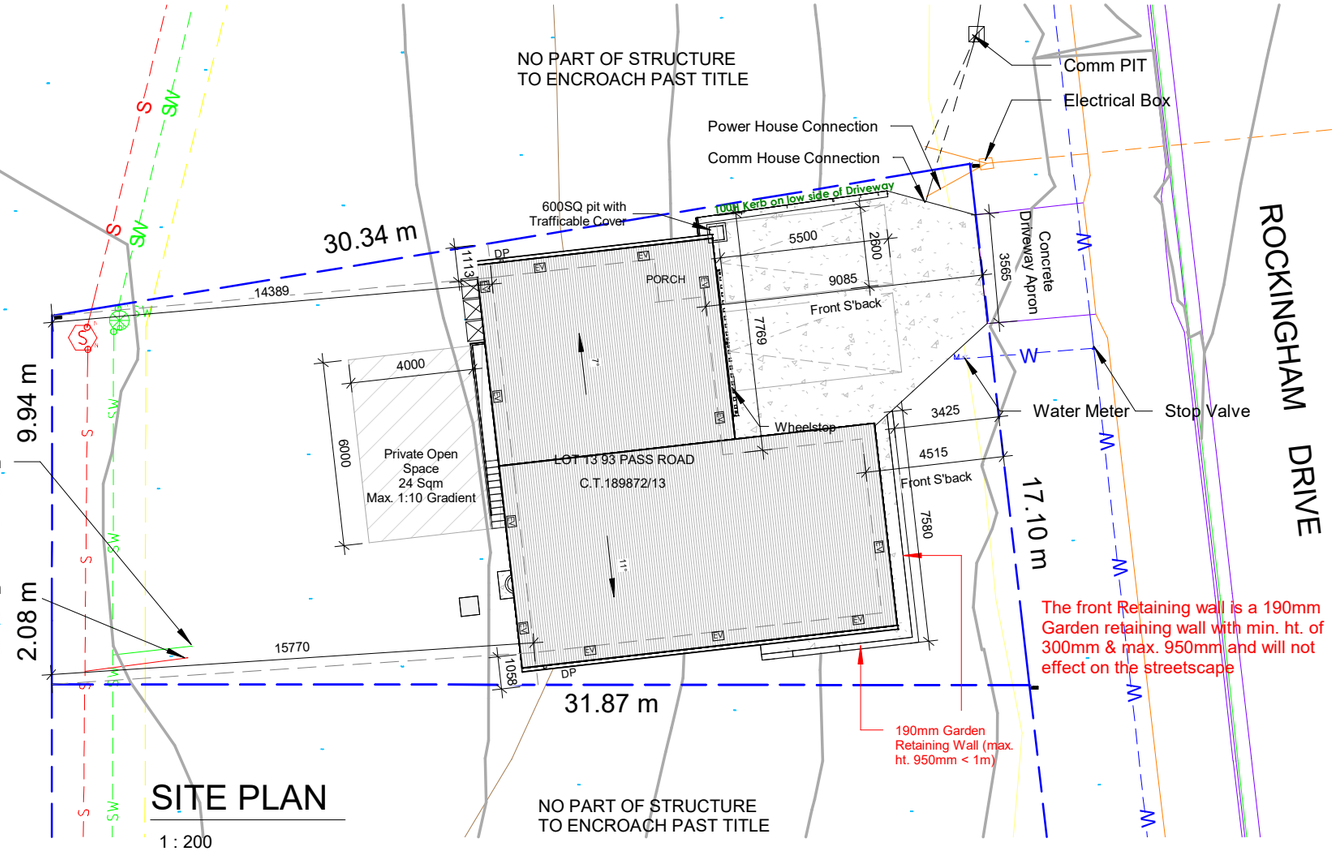
SITE PLAN NOTES
STORM WATER AND SEWER TO BE CONNECTED TO
LEGAL POINT OF DISCHARGE IN ACCORDANCE
WITH LOCAL AUTHORITIES REQUIREMENTS
DOWNPIPES (DP) TO APPROX. LOCATION MAX 12M
CNTRS CONNECTED TO S/WATER SYS. IN
ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.
ALL S/WATER DRAINS THAT PASS
UNDER CONC. SLABS AND TRAFFICABLE AREAS TO
BE LAID IN HEAVY DUTY SEWER PIPE.

BUILDER TO PROVIDE AGI DRAIN TO BASE OF
BATTERS / RETAINING WALLS & WHERE EVER DEEMED
NECESSARY. PROVIDE SILT PITS TO BASE OF BATTER,
CONNECTED TO S/WATER SYSTEM.
PROVIDE CUT - OFF (AGI) DRAIN AS REQUIRED TO
BASE OF ANY EXCAVATION AND CONNECT INTO
STORM WATER VIA SILT PITS
PROPERTY LAYOUT IS BASED UPON INFORMATION
PROVIDED BY BUILDER OR OWNER AND THEREFORE
ALL DIMENSIONS, OFFSETS AND DETAILS MUST BE
VERIFIED ONSITE PRIOR TO COMMENCING ANY
SETOUTS AND OR BUILDING WORKS.
LEVELS MUST BE VERIFIED ON SITE TO DETERMINE
DEPTH OF EXCAVATIONS AND AFFECTED WALL
HEIGHTS



DETAIL - AG DRAIN

1 : 20



SITE PLAN

1 : 200

Surface Water Drainage

Ground to fall away from building in all Directions in compliance with AS2870 & N.C.C 2022 3.3.3 .

Surface water must be diverted away from a Class 1 building as follows:
(a) Slab-on -ground - Finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than

(i) 25 mm over the first 1m from the building
(A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or
(B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or

(ii) 50 mm over the first 1m from the building in any other case.
(b) Slab-o n -ground - finished slab heights: the height of the slab-on -ground above external finished surfaces must not be less than:
(i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well drained areas; or
(ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with(a); or

(iii) 150 mm in any other case.
(c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

To comply with AS2870, AS3500 & N.C.C 2022 3.3.4 .
Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

(a) be graded with a uniform fall of not less than 1:300 ; and
(b) discharge into an external silt pit or sump with-
(i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

PLIABLE BUILDING MEMBRANE – PART 10.8.1: WHERE A PLIABLE BUILDING MEMBRANE IS INSTALLED IN AN EXTERNAL WALL, COMPLY WITH AS/NZS 4200.1; AND BE INSTALLED IN ACCORDANCE WITH AS 4200.2; AND BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6, 7 AND 8; AND BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF A BUILDING

FLASHINGS TO WALL OPENINGS ARE ACCORDANCE WITH PART 7.5.6
ALL MASONRY VENEER WALLS TO COMPLY WITH PART 5.2
DESIGN OF ANTI-PONDING DEVICE/BOARD IN ACCORDANCE WITH 7.3.5
FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS – PART 10.8.2: AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF—
O 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
O 40 L/S FOR A KITCHEN OR LAUNDRY.

DP - Downpipe 90dia (UNO)
EV - Eave Vents (1 vent every 5m)

NOTE:

USE LOW REFLECTANCE GLASS ON EXTERNAL SURFACES TO COMPLY WITH CLAUSE CLA-S4.7.1 BIRD STRIKE OF THE CLARENCE LPS

AREA ANALYSIS

Area	SQM	SQ
LIVING	108.0 m²	11.6
ENTRY/PORCH	2.1 m²	0.2
Grand total	110.1 m²	11.9

Total Area	SQM	SQ	Lot Area	Coverage	Permeable area	Permeability	Garden Area	Min. Garden Area % for this Lot	Current Percentage of Garden Area
GROUND FLOOR	110.1 m²	11.9	451 m²	24.4%	265.6 m²	59.0%	266 m²	25%	59%

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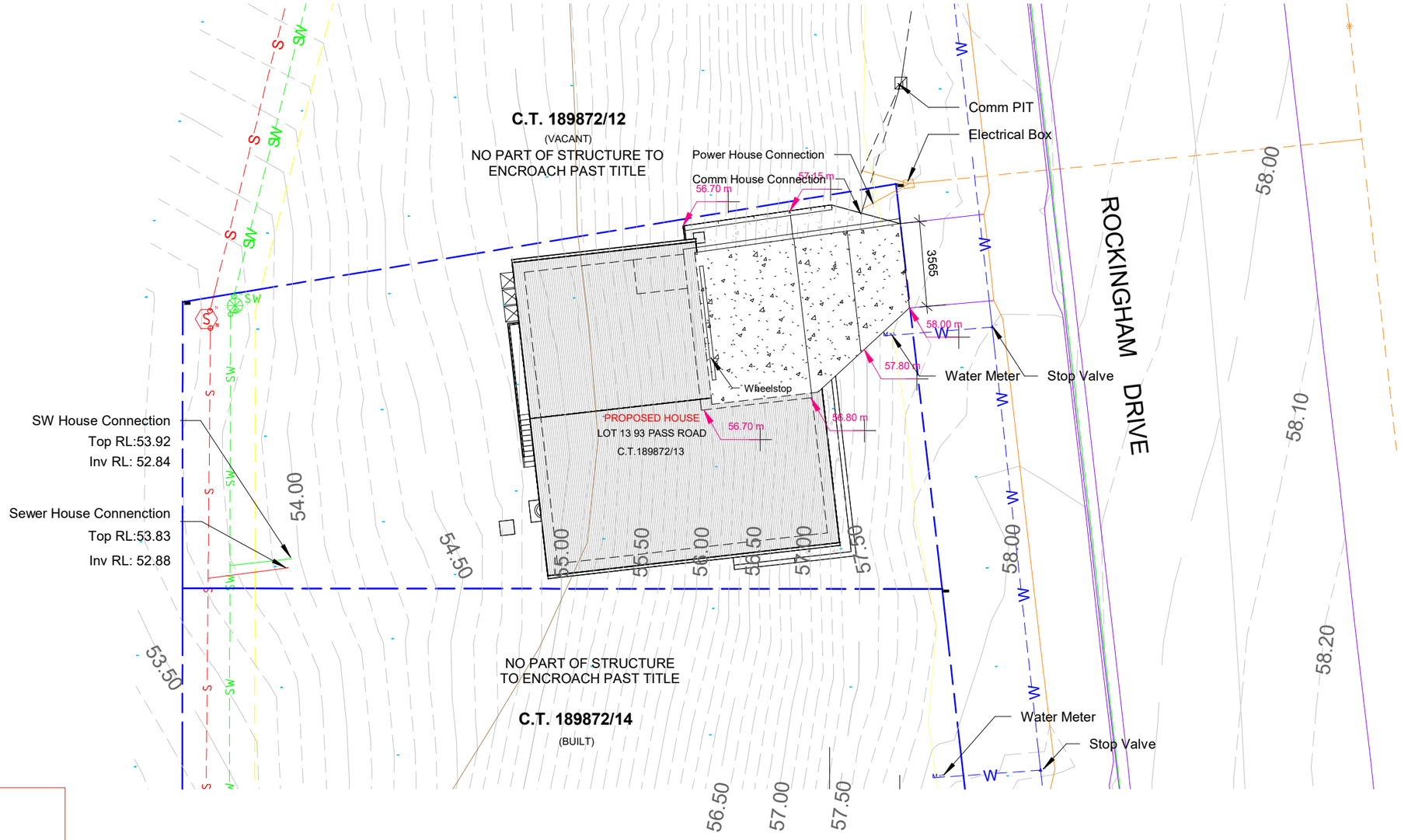
Project:
SINGLE STOREY DWELLING
Address:
LOT 13, 93 PASS ROAD,
ROKEBY, TAS - 7019

Rev	Description	Date
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Sheet: SITE PLAN
Drawn: GK
Scale: As indicated
Size: A3
Date: 18/06/2026
Project: 13-93PR/TAS/ARCH-2026
Sheet No.: A02
Rev: 2



SERVICES LOCATED AS PER SURVEY :-

DWG NO. - *26042D*

DATED - *21/05/2026*

SURVEY DONE BY - *REMARKABLE SURVEYING PTY. LTD.*

SURVEY PLAN

1 : 200

Urban Space Designers
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Client: PRIME BUILDERS Residential & Commercial Builders

Project: SINGLE STOREY DWELLING

Address: LOT 13, 93 PASS ROAD, ROKEBY, TAS - 7019

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Sheet: SURVEY PLAN

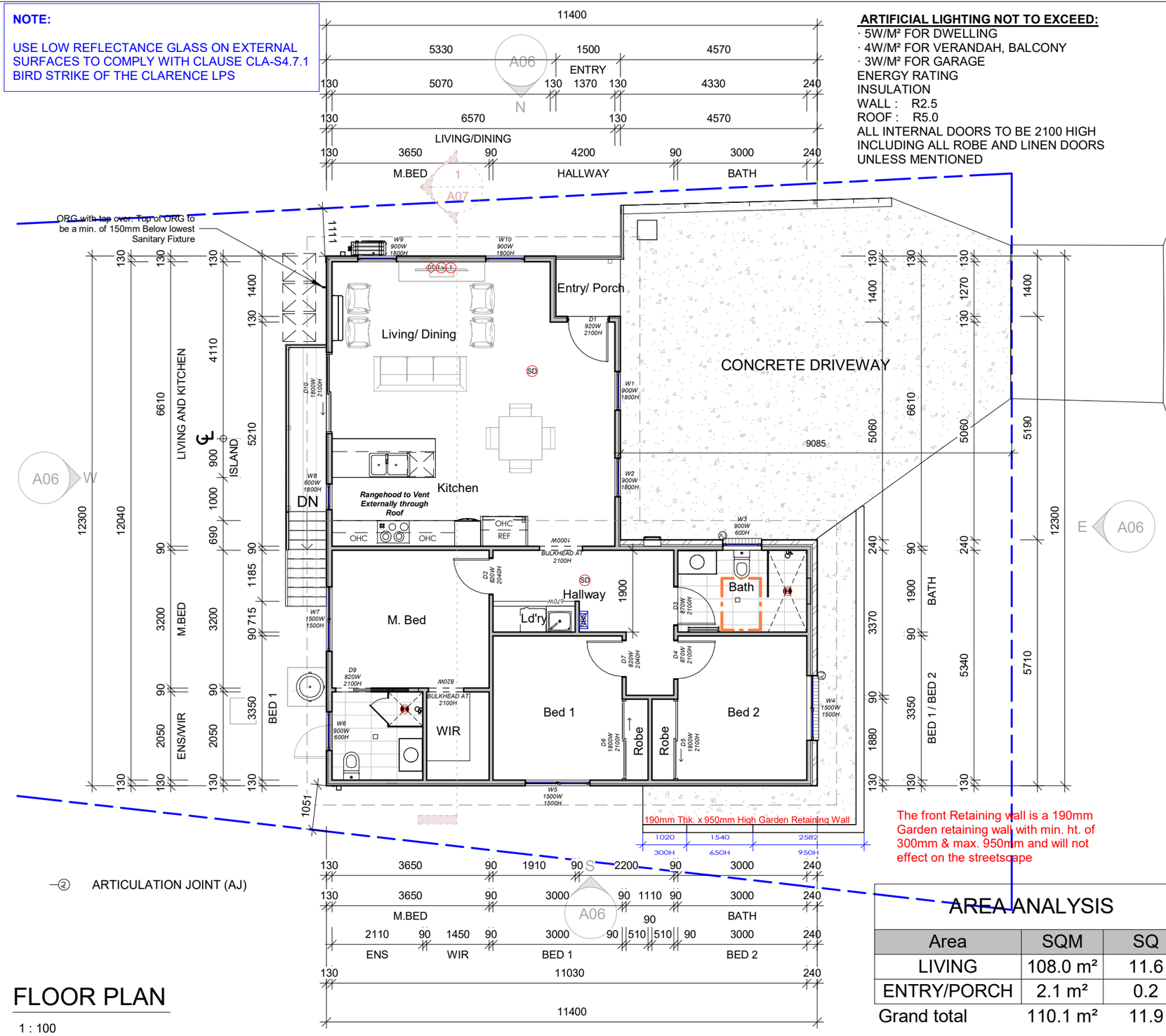
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Scale: 1 : 200 | Size: A3 | Date: 18/06/2026

Project: 13-93PR/TAS/ARCH-2026 | Sheet No.: A03 | Rev: 2

NOTE:

USE LOW REFLECTANCE GLASS ON EXTERNAL SURFACES TO COMPLY WITH CLAUSE CLA-S4.7.1 BIRD STRIKE OF THE CLARENCE LPS



The front Retaining wall is a 190mm Garden retaining wall with min. ht. of 300mm & max. 950mm and will not effect on the streetscape

② ARTICULATION JOINT (AJ)

FLOOR PLAN

1 : 100

ARTIFICIAL LIGHTING NOT TO EXCEED:
· 5W/M² FOR DWELLING
· 4W/M² FOR VERANDAH, BALCONY
· 3W/M² FOR GARAGE
ENERGY RATING
INSULATION
WALL : R2.5
ROOF : R5.0
ALL INTERNAL DOORS TO BE 2100 HIGH INCLUDING ALL ROBE AND LINEN DOORS UNLESS MENTIONED

AREA ANALYSIS

Area	SQM	SQ
LIVING	108.0 m²	11.6
ENTRY/PORCH	2.1 m²	0.2
Grand total	110.1 m²	11.9

Heights of rooms & other spaces 10.3.1 of NCC 2022
Heights of rooms and other spaces must not be less than;
(a) in a habitable room excluding a kitchen - 2.4 m ; and
(b) in a kitchen - 2.1 m ; and
(c) in a corridor, passageway or the like - 2.1 m ; and
(d) in a bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m ; and
(e) in a room or space with a sloping ceiling or projections below the ceiling line within - See NCC directly for these items
(f) in a stairway, ramp, landing, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, landing or the like.
If required onsite , the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact USD before undertaking works.

Construction of Sanitary Compartments 10.4.2 of NCC 2022
compartments 10.4.2 of NCC 2022
The door to a fully enclosed sanitary compartment must -
· open outwards; or
· slide; or
· be readily removable from the outside of the compartment.
unless there is a clear space of at least 1 .2 m , measured in accordance with Figure 1 0 .4 .2 of NCC 2022 Vol II, between the closet pan within the sanitary compartment and the doorway.

Note: Safe Movement & Egress
Openable windows greater than 4 m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125 mm sphere cannot pass through. Except for Bedrooms , where the requirement is for heights above 2m . Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information.
Note: Paved Areas
All paths and patios to fall away from the building.

Note: Stair Construction
All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2 :
Riser: Min 115 mm - Max 190mm
Going: Min 240 mm - Max 355m m
Slope (2R + G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 1 1 .2 .2 (b).
Landings to comply with Clause 1 1 .2 .5 and be a minimum of 750 mm deep measured 500 mm from the inside edge of the landing.
Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4 .

- INSULATION: R5.0 TO CEILINGS AND R2.5 TO EXTERNAL WALLS.
- REFER ENGINEERING DRAWING FOR SLAB/ FOOTING/ ROOF/ STRUCTURAL DETAILS
- WINDOWS / DOORS: BUILDING GENERALLY WILL BE SEALED TO PREVENT AIR LEAKAGE.
- A/C SERVICES, DUCTING & FIXTURE LOCATIONS TO BE DETERMINED ON SITE
- EXHAUST RANGEHOOD EXTERNALLY -CONFIRM ON SITE
- FLOOR WASTES TO KITCHEN, L'DRY & PDR TO BE CONFIRMED ON SITE

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Client:
PRIME BUILDERS
Residential & Commercial Builders

Project: SINGLE STOREY DWELLING
Address: LOT 13, 93 PASS ROAD, ROKEBY, TAS - 7019

Rev	Description	Date
1	Drawings revised as per RFI dt. 01/09/2026	29/09/2026
2	Drawings revised as per RFI dt. 30/09/2026	27/10/2026

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Sheet: FLOOR PLAN
Drawn: GK
Scale: 1 : 100 | Size: A3 | Date: 18/06/2026
Project: 13-93PR/TAS/ARCH-2026 | Sheet No.: A04 | Rev: 2

Gutter and Down Pipes - NCC 2022 Part 7.4

- Colorbond metal fascias and gutters.
- Eaves gutters installed with a fall of 1:500 (normally).
- Box gutters fall of 1:100.
- Spacing between downpipes maximum 12m.
- Downpipes to be located 1.2m from a valley or provisions made for overflow.
- Gutters and downpipes to be selected in accordance with NCC Vol 2 Part 7.4.3 and table 7.4.3b and 7.4.3c.

Zincalume color (B.M.T) 0.500 protected steel sheet to Australian Standard AS139\ Fascia clips/brackets shall be attached to fascia /barge at a max 1.2m centres using recommended fasteners.

Ventilation of Roof Spaces NCC 2022 Part 10.8.3
A roof must have a roof space that-
(a) is located-
(i) immediately above the primary insulation layer;or
(ii) immediately above sarking with a vapour permeance of not less than 1.14 µÊg/N.s, which is immediately above the primary insulation layer; or
(iii) immediately above ceiling insulation; and
(b) has a height of not less than 20 mm; and
(c) is either-
(i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
(ii) located immediately underneath the roof tiles or an unsarked tiled roof.

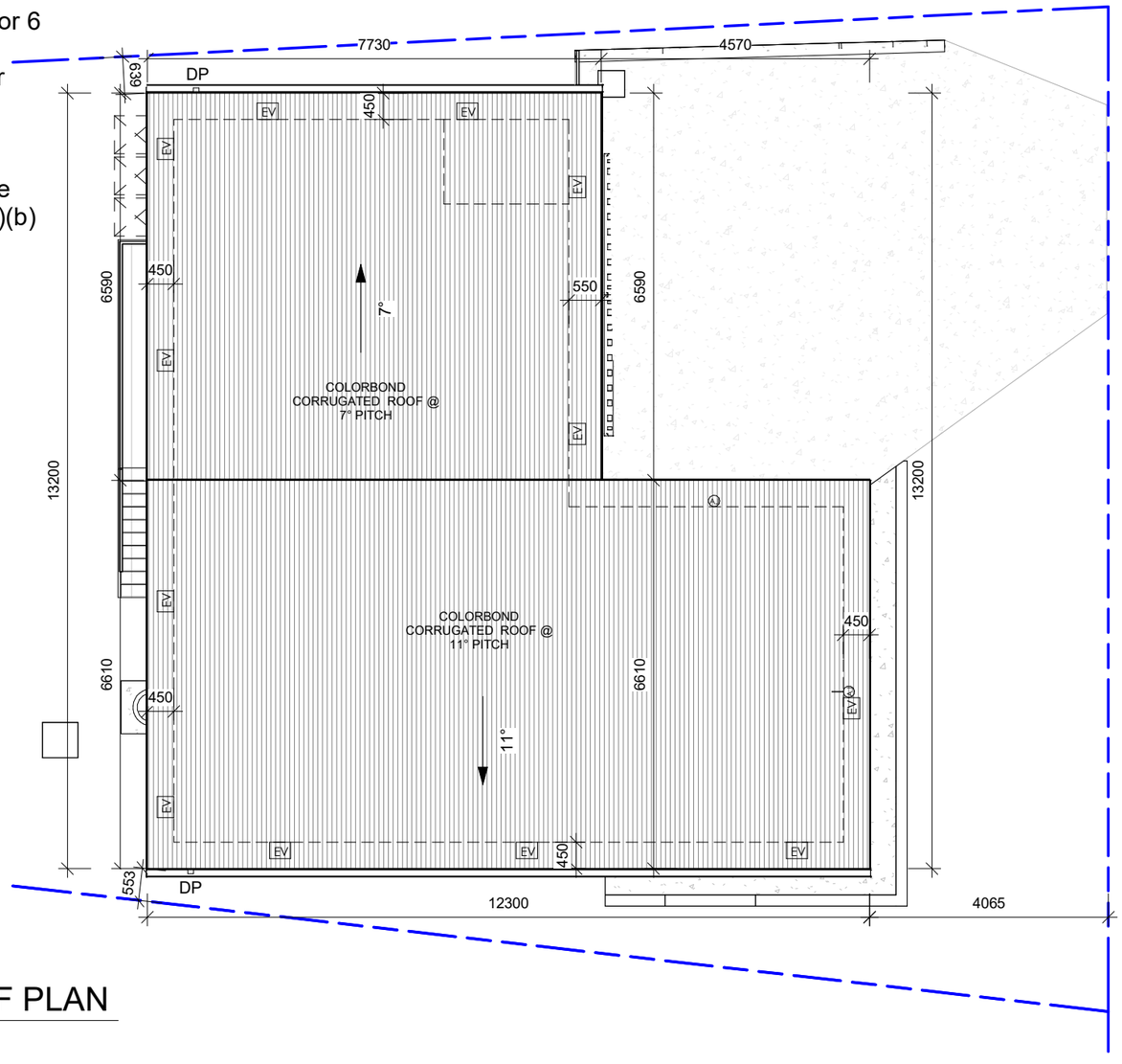
Stormwater Notes

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

Roof Cladding
R5.0 Insulation batts to roof space above ceiling lining. Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings
To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-
(a) comply with AS/NZS 2908.2 or ISO 8336; and
(b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
(i) 2.8 ×~ 30 mm fibre-cement nails; or
(ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
(iii) No. 8 self embedding head screws (for 6 mm sheets only).
Refer to table 7.5.5 for trimmer and fastener spacings.
F8D3 External wall construction
2 (b) for climate zone 6,7,& 8, 1.14 µg/N.s
Class 4 vapour control membranes meet the vapour permeance requirements of F8D3(2)(b)

NO PART OF STRUCTURE
TO ENCROACH PAST TITLE



ROOF PLAN

1 : 100

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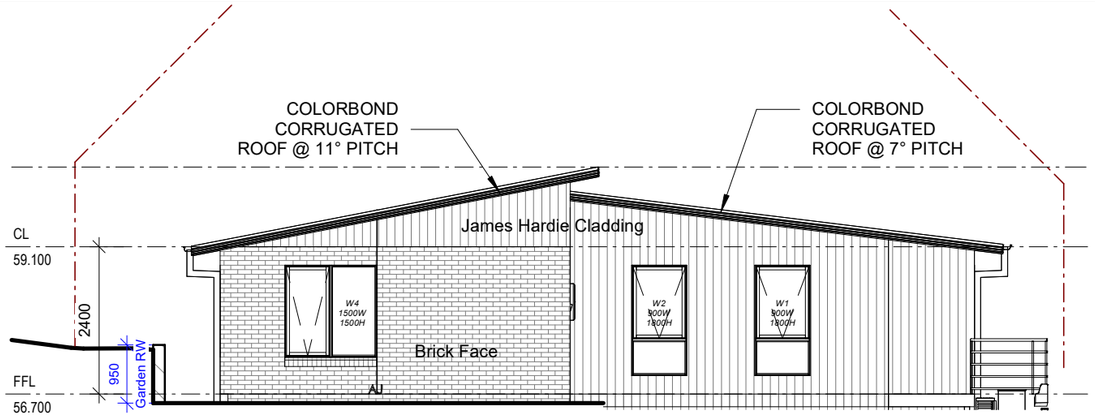
Project: SINGLE STOREY DWELLING
Address: LOT 13, 93 PASS ROAD, ROKEBY, TAS - 7019

Rev	Description	Date
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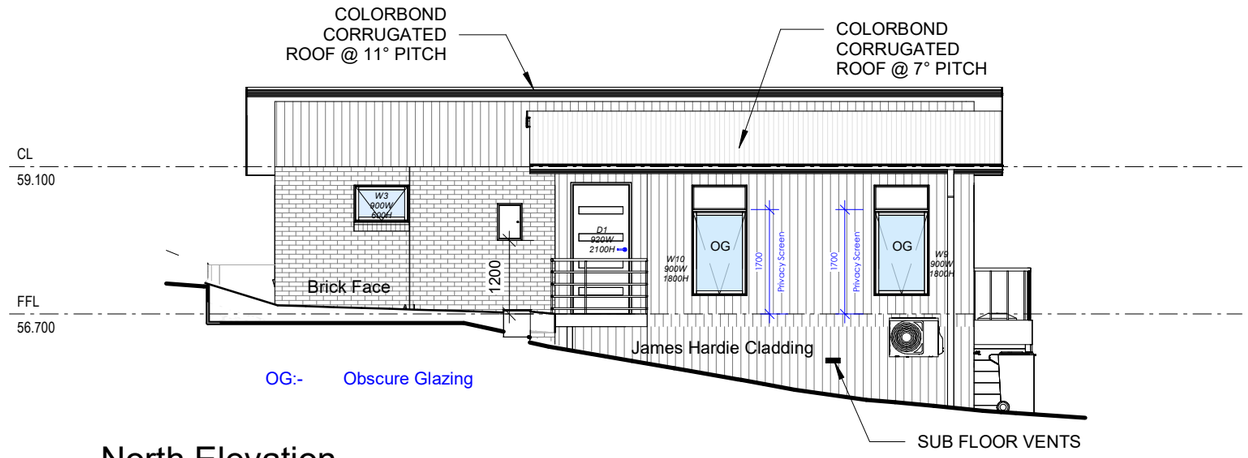
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Sheet: ROOF PLAN
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Size: A3
Date: 18/06/2026
Project: 13-93PR/TAS/ARCH-2026
Sheet No.: A05
Rev: 2



East Elevation

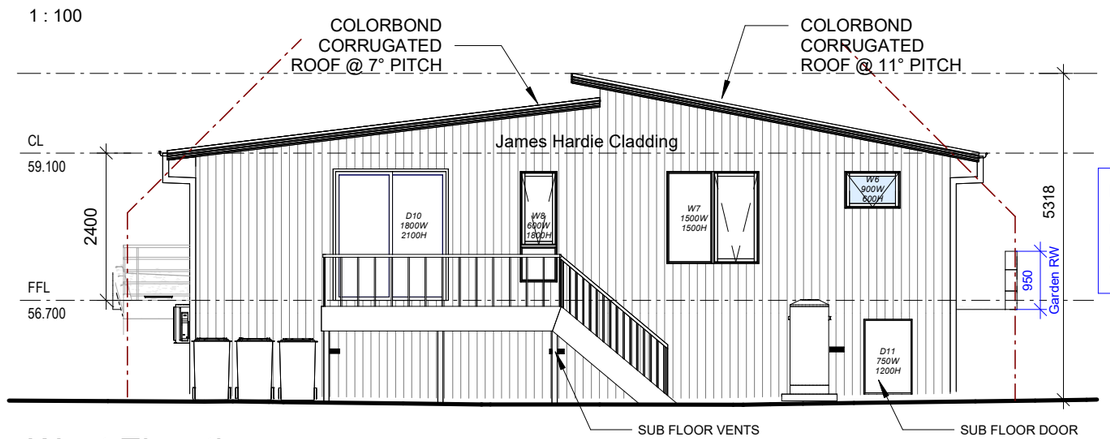
1 : 100



OG:- Obscure Glazing

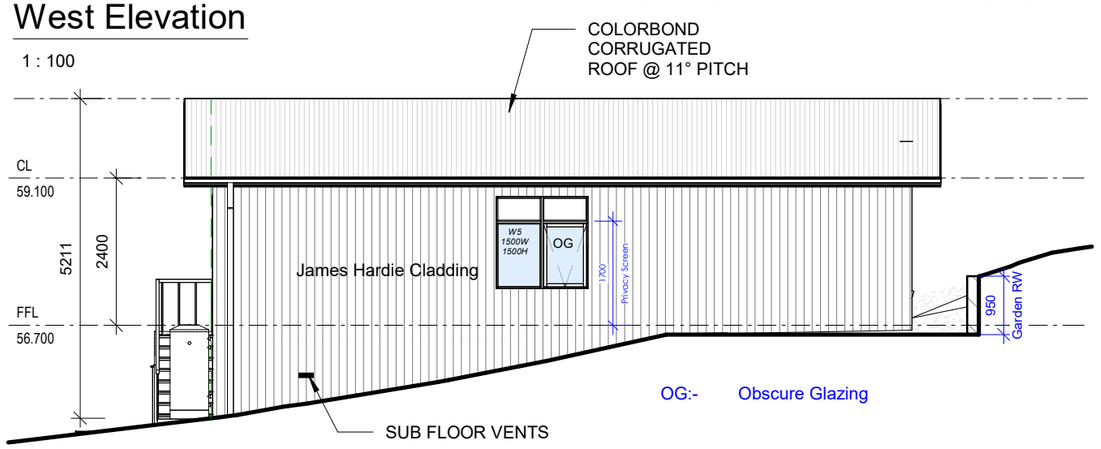
North Elevation

1 : 100



West Elevation

1 : 100



OG:- Obscure Glazing

South Elevation

1 : 100

NOTE:

USE LOW REFLECTANCE GLASS ON EXTERNAL SURFACES TO COMPLY WITH CLAUSE CLA-S4.7.1 BIRD STRIKE OF THE CLARENCE LPS

Window Schedule

Number	Height	Width	Head Height	Sill Height
1	1800	900	2100	300
2	1800	900	2100	300
3	600	900	2100	1500
4	1500	1500	2100	600
5	1500	1500	2100	600
6	600	900	2100	1500
7	1500	1500	2100	600
8	1800	600	2100	300
9	1800	900	2100	300
10	1800	900	2100	300

DOORS & WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

NOTE:
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or
50mm above impermeable areas that slope away from the building;
or 150mm in any other case.
Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.
U.N.O in builder's specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.
As per NCC parts 11.3.7 and 11.3.8, Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so that a 125mm sphere cannot pass through, and withstand a force of 250N.
Except for bedrooms, where the requirement is for heights above 2m.
All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
· Riser: Min 115mm - Max 190mm
· Going: Min 240mm - Max 355mm
· Slope (2R+G): Max 550 - Min 700

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ALL ROOF PENETRATIONS AND FLASHINGS AS PER THE NCC 2022 PART 7.2.7
WET AREA COMPLIANCE WITH AS3740.
THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING.

WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS IF NOT CLEAR PLEASE CONFIRM DIMENSIONS BEFORE COMMENCE WORK ON SITE

AJ : DENOTES CONTROL JOINT TO FULL HEIGHT OF BRICKWORK @5M MAX. CENTRES. ALL JOINTS TO CONFIRM TO NOTE CN9 OF THE BRICKWORK AND CONCRETE ASSOCIATION.

INFORMATION CONTAINED IN THE SOIL REPORT REGARDING CONTROL JOINTS TAKES RECEDENCE.

WEEPHOLES -
PROVIDE WEEPHOLES AT 960MM MAXIMUM CENTRES WITH CONTINUOUS FLASHING WHERE THE BRICKWORK EXTENDS OVER THE OPENINGS

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Residential & Commercial Builders

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Address:
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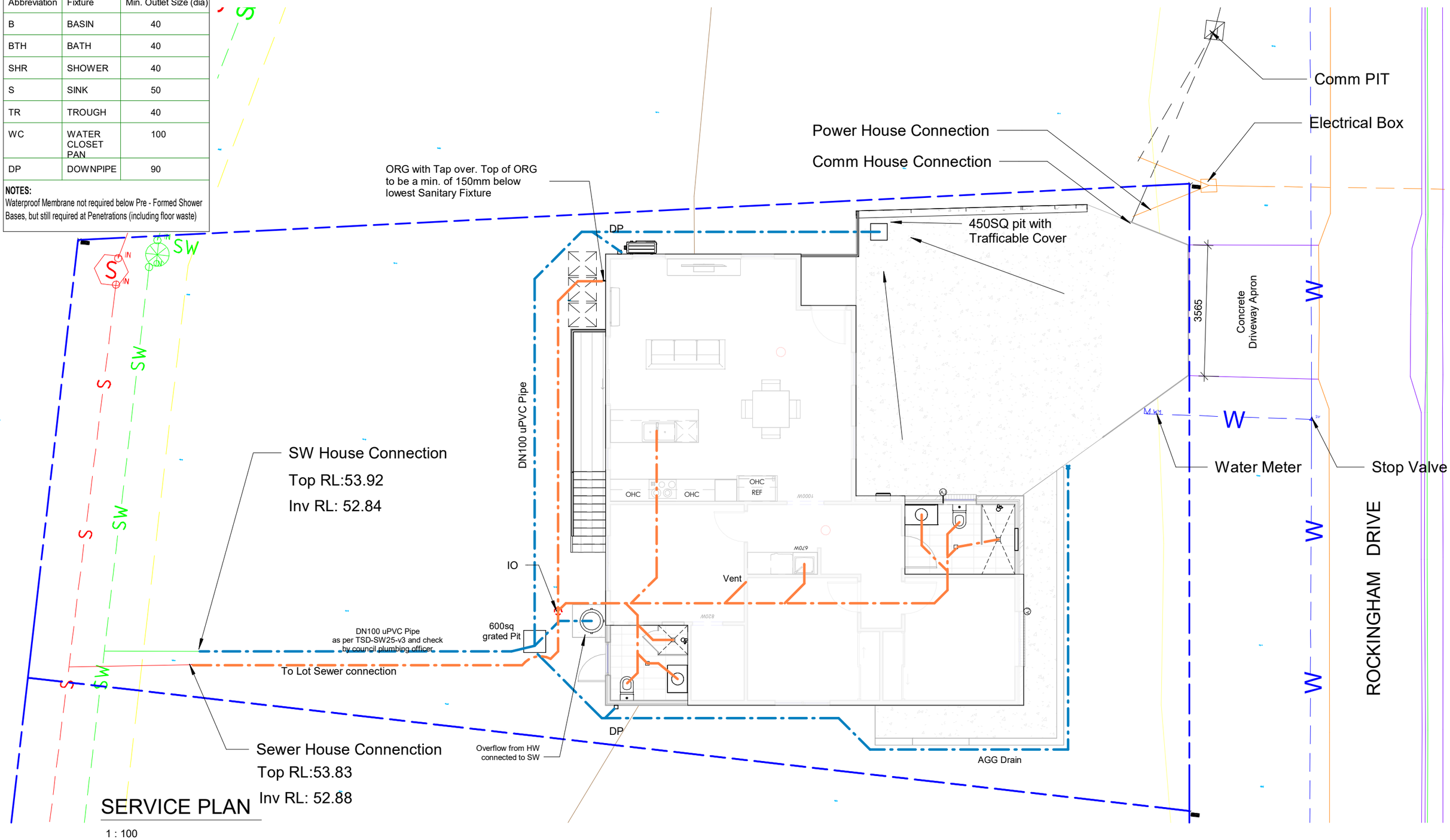
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Sheet: ELEVATIONS
Drawn: GK
Scale: 1 : 100
Size: A3
Date: 18/06/2026
Project: 13-93PR/TAS/ARCH-2026
Sheet No.: A06
Rev: 2

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size (dia)
B	BASIN	40
BTH	BATH	40
SHR	SHOWER	40
S	SINK	50
TR	TROUGH	40
WC	WATER CLOSET PAN	100
DP	DOWNPIPE	90

NOTES:
Waterproof Membrane not required below Pre - Formed Shower Bases, but still required at Penetrations (including floor waste)



SERVICE PLAN

1 : 100

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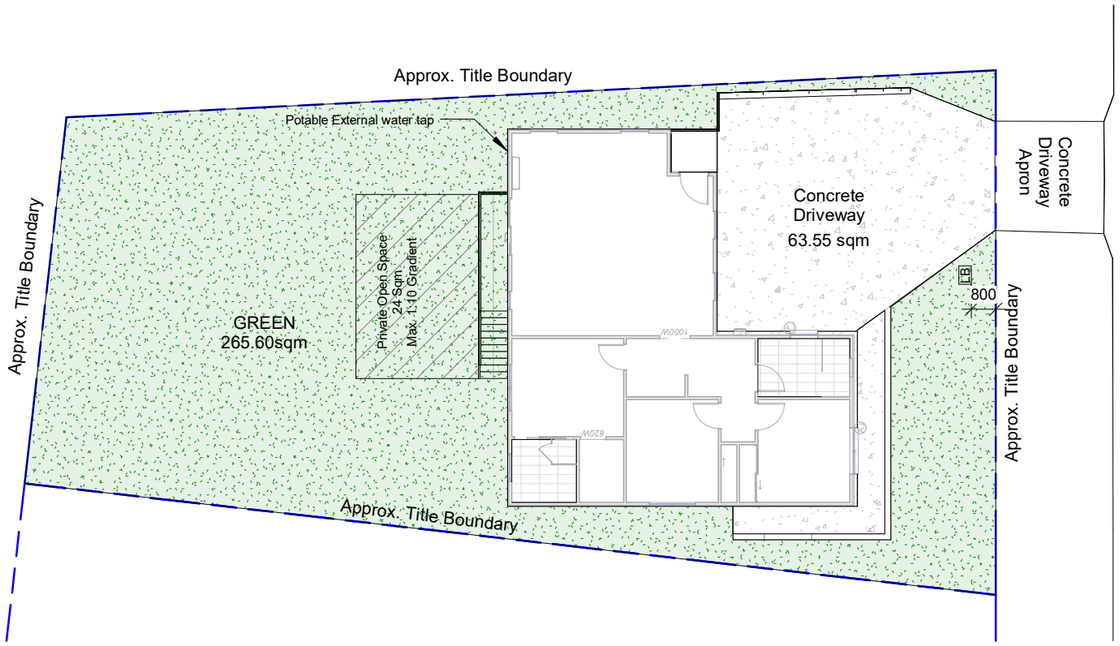
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Scale: 1 : 100
Size: A3
Date: 18/06/2026
Project: 13-93PR/TAS/ARCH-2026
Sheet No.: A08
Rev: 2





Letter Box (Indicative)

LANDSCAPE PLAN

1 : 200

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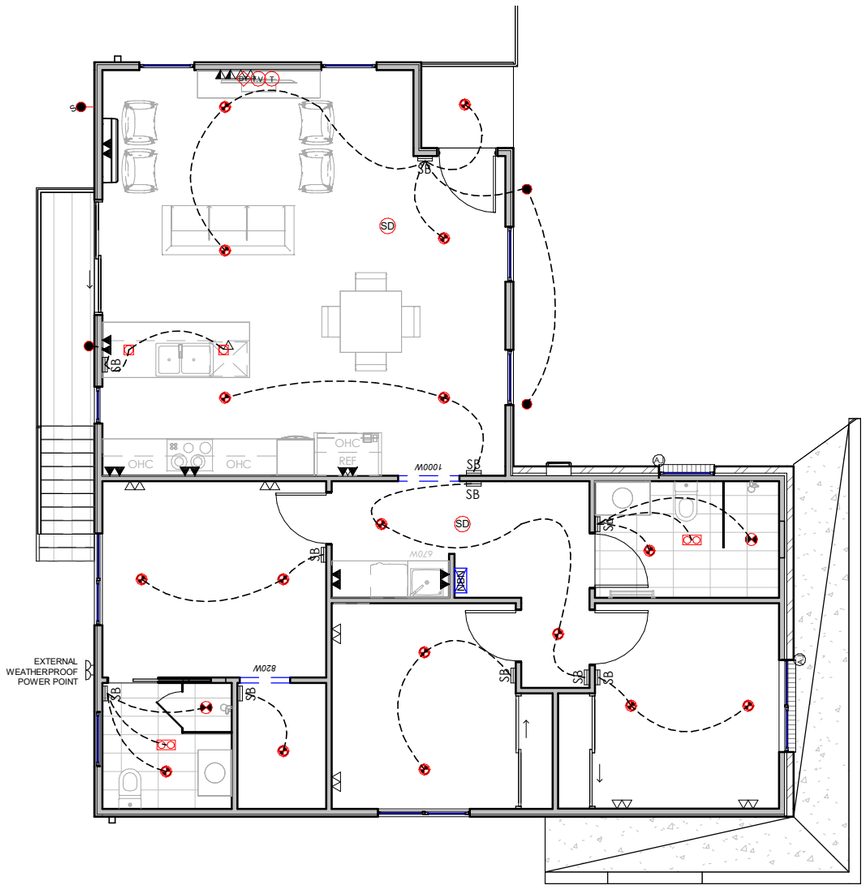
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Size: A3
Date: 18/06/2026
Project: 13-93PR/TAS/ARCH-2026
Sheet No.: A10
Rev: 2



ELECTRICAL LAYOUT

1 : 100

Lighting Analysis_Indoor

	Type	Count	Wattage	Lighting Load
	Downlight_Indoor	17	11 W	187 W
	Hanging Pendant	2	20 W	40 W
	IXL Heat & Light Tastic	2	550 W	1100 W

Lighting Analysis_Outdoor

	Type	Count	Wattage	Lighting Load
	Batton Holder (Ext,)	3	11 W	33 W
	Flood Lights (Sensor)	1	22 W	22 W

Exhaust Fans
Exhaust fans to comply with NCC 2022 Vol 2 Part 1 0 .8 .2 and have;
-An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
(a)25 L/s for a bathroom or sanitary compartment; and
(b)40 L/s for a kitchen or laundry.
-Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
-Where a venventing clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
-An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated inaccordance with 1 0 .6 .2 (a) must-
(a)be interlocked with the room's light switch; and
(b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Smoke Alarms Part 9 .5 of NCC 2022
Smoke alarms must-
(a)be located in-
(i)a Class 1a building in accordance with 9 .5 .2 and 9 .5 .4 ; and
(ii)a Class 1b building in accordance with 9 .5 .3 and 9 .5 .4 ; and
(b)comply with AS 3 7 8 6 , except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.
In a Class 1a building, smoke alarms must be located in-
(a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
(b) each other storey not containing bedrooms.

Fixtures Schedule

	Type	Count
	Double Ext. GPO Point (300H)	1
	Double GPO Point (300H)	7
	Double GPO Point (1100H)	7
	Double GPO Point (1500H)	1
	SB	11
	Single GPO Point (300H)	2

DT	Data Point (300 H.)	1
	NBN Internal Utility Box	1
SD	Smoke Detector	2
	T.V. Point (300 H.)	1
	Telephone Point	1
	Mechanical Ventilation	2

Lighting
Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W /m 2 in class 1a dwellings
4W /m 2 to veranda, balcony or the like
3W /m 2 in a class 10 a dwelling associated with the class 1a dwelling
Unless Noted Otherwise - All downlights are to be Insulation Contact (IC) rated.

BATTEN HOLDER (INT.) (18W)
BATTEN HOLDER (EXT.) (18W)
L.E.D D'LIGHT (90mm)(10W)
HANGING PENDANT (32W)
SINGLE PARA FLOODLIGHT WITH SENSOR SWITCH (20W)
SINGLE PARA FLOODLIGHT MANUAL SWITCH (20W)
HARDWIRED SMOKE DETECTOR (SD)
MECHANICAL VENTILATION
CEILING ACCESS HATCH (M/H)
OPTICOMM CONNECTION BOX (OPT)
OPTICOMM INTERNAL UTILITY BOX (OPT)
EVAPORATIVE COOLING PT. (EVP)
REFRIGERATED HEAT/COOLING PT. (REF)
DUCTED HEATING PT.
IXL HEAT & LIGHT TASTIC (12W)
IXL 3-IN-1 TASTIC (12W)
600 SINGLE FLURO (18 WATT)
600 DOUBLE FLURO (36 WATT)
INSTANTANEOUS HOT WATER SYSTEM (HWS)
SELECTED SOLAR/GAS BOOSTED HOT WATER SYSTEM (HWS)
SELECTED METER BOX (MB)
SELECTED GAS METER (GAS)
NBN CONNECTION BOX (NBN)
SELECTED WALL MOUNTED LIGHT FITTING (INTERNAL)(9.5W) (WM)
SELECTED WALL MOUNTED LIGHT FITTING (EXTERNAL)(2W) (EW)
CHANDELIER POINT (20W) (C)
CHANELIER POINT PRE-WIRED FOR FUTURE FITTING SUPPLIED BY CLIENT (C)
CEILING SWEEP FAN W/LIGHT POINT
CEILING SWEEP FAN POINT: PRE-WIRED FOR FUTURE CEILING SWEEP FAN
T.V POINT (300 H.) (T.V)
TELEPHONE POINT (T)
DATA POINT (300H.) (DT)
DIMMER SWITCH (DM)
SINGLE GPO POINT (300H.)
DOUBLE GPO POINT (300H.)
DOUBLE GPO POINT WITH DUAL USB CHARGED(300H.) (USB)
SINGLE GPO POINT (1100H.)
DOUBLE GPO POINT (1100H.)
DOUBLE GPO POINT WITH DUAL USB CHARGED(1100H.) (USB)
SINGLE GPO POINT (1500H.)
DOUBLE GPO POINT (1500H.)
SINGLE GPO POINT (CEILING)
SINGLE EXT. GPO POINT (300H.)
DOUBLE EXT. GPO POINT (300H.)
SINGLE GPO POINT (2000H.)
2- WAY SWITCH FITTING (2WS)
3- WAY SWITCH FITTING (3WS)
ALARM PANEL
SIREN BOX AND STROBE
INTERNAL SIREN
INTERNAL P.I.R SENSOR
ALARM BOX (A)
INTERCOM SCREEN MONITOR
EXTERNAL CAMREA
DUCTED VACUUM UNIT
DUCTED VACUUM INLET VALVE (V)

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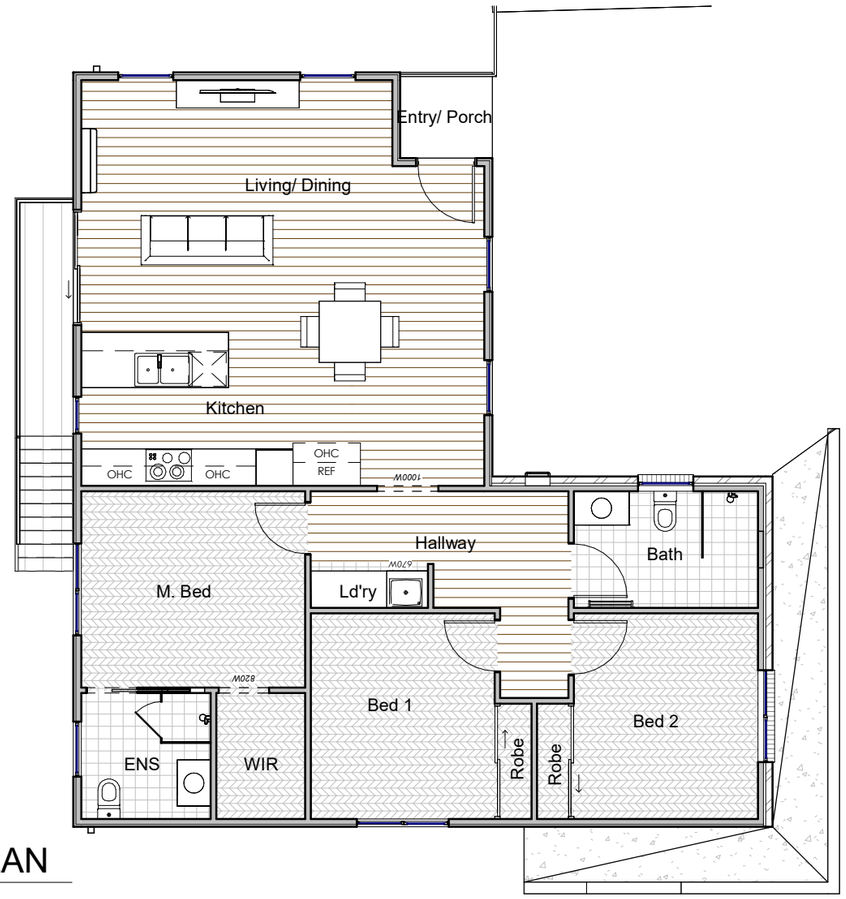
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Sheet: ELECTRICAL PLAN
Drawn: GK
Scale: As indicated
Size: A3
Date: 18/06/2026
Project: 13-93PR/TAS/ARCH-2026
Sheet No.: A11
Rev: 2



CARPET

LAMINATE

TILE WET AREA

NOTE: HATCHED PATTERNS ARE INDICATIVE OF TILED AREA AND ARE TO BE USED AS A GUIDE ONLY

FLOOR FINISH PLAN

1 : 100

Floor Finishes

Level	Name	Floor Finish	Area
FFL	M. Bed	CARPET	12 m²
FFL	WIR	CARPET	3 m²
FFL	Bed 1	CARPET	10 m²
FFL	Robe	CARPET	1 m²
FFL	Robe	CARPET	1 m²
FFL	Bed 2	CARPET	10 m²
FFL	Living/ Dining	LAMINATE	30 m²

Floor Finishes

Level	Name	Floor Finish	Area
FFL	Kitchen	LAMINATE	12 m²
FFL	Hallway	LAMINATE	8 m²
FFL	Bath	TILE WET AREA	6 m²
FFL	Ld'ry	TILE WET AREA	1 m²
FFL - D14	ENS	TILE WET AREA	4 m²

Floor Finishes Totals

Level	Floor Finish	Area
FFL	CARPET	37 m²
FFL	LAMINATE	49 m²
FFL	TILE WET AREA	7 m²
FFL - D14	TILE WET AREA	4 m²

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Client: PRIME BUILDERS
Residential & Commercial Builders

Project: SINGLE STOREY DWELLING

Address: LOT 13, 93 PASS ROAD, ROKEBY, TAS - 7019

Rev	Description	Date
1	Drawings revised as per RFI dt. 01/09/2026	29/09/2026
2	Drawings revised as per RFI dt. 30/09/2026	27/10/2026

DRAWINGS

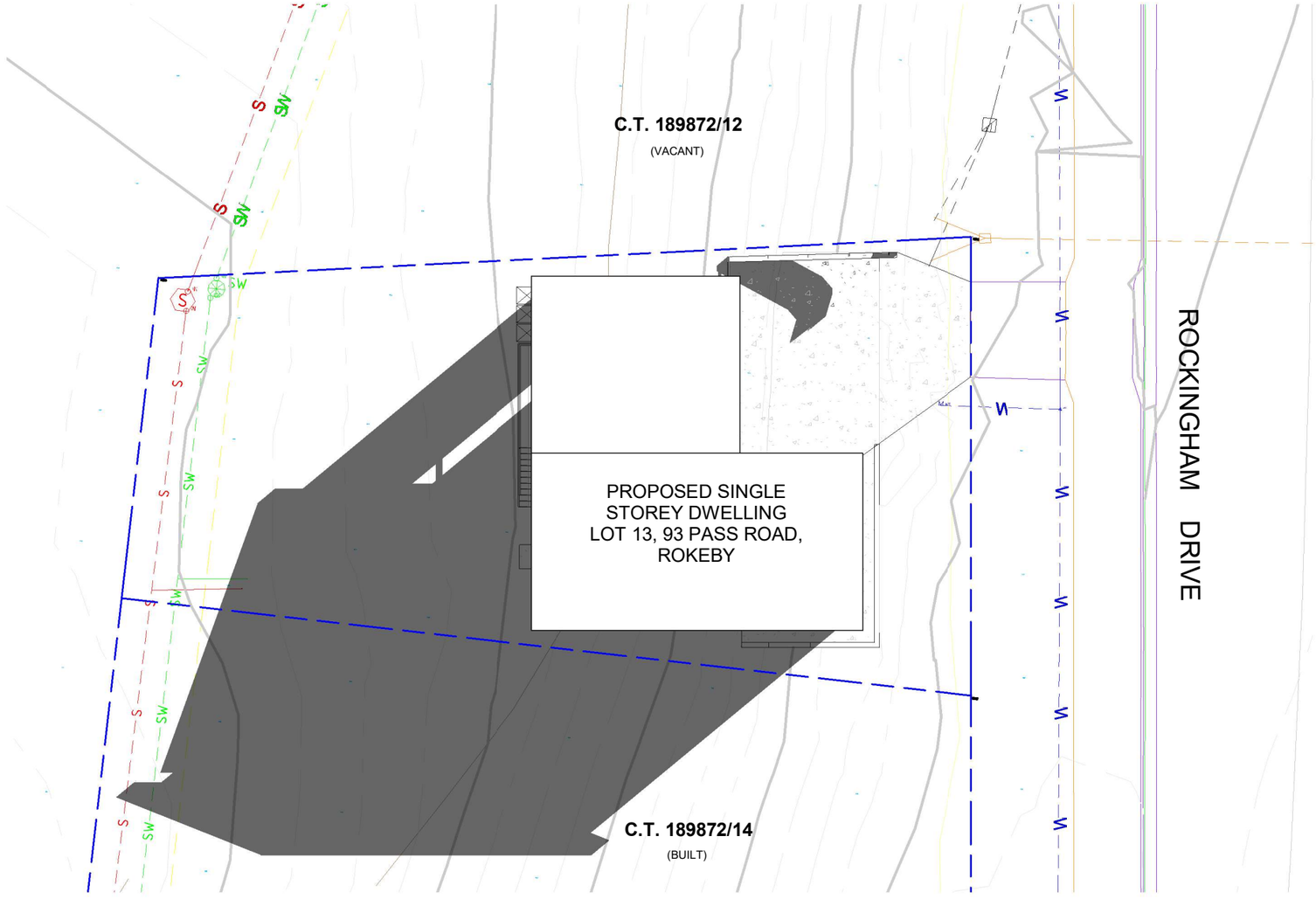
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Sheet: FLOOR FINISHES PLAN

Drawn: GK

Scale: 1 : 100 | Size: A3 | Date: 18/06/2026

Project: 13-93PR/TAS/ARCH-2026 | Sheet No.: A12 | Rev: 2



SHADOW 9AM

1 : 200

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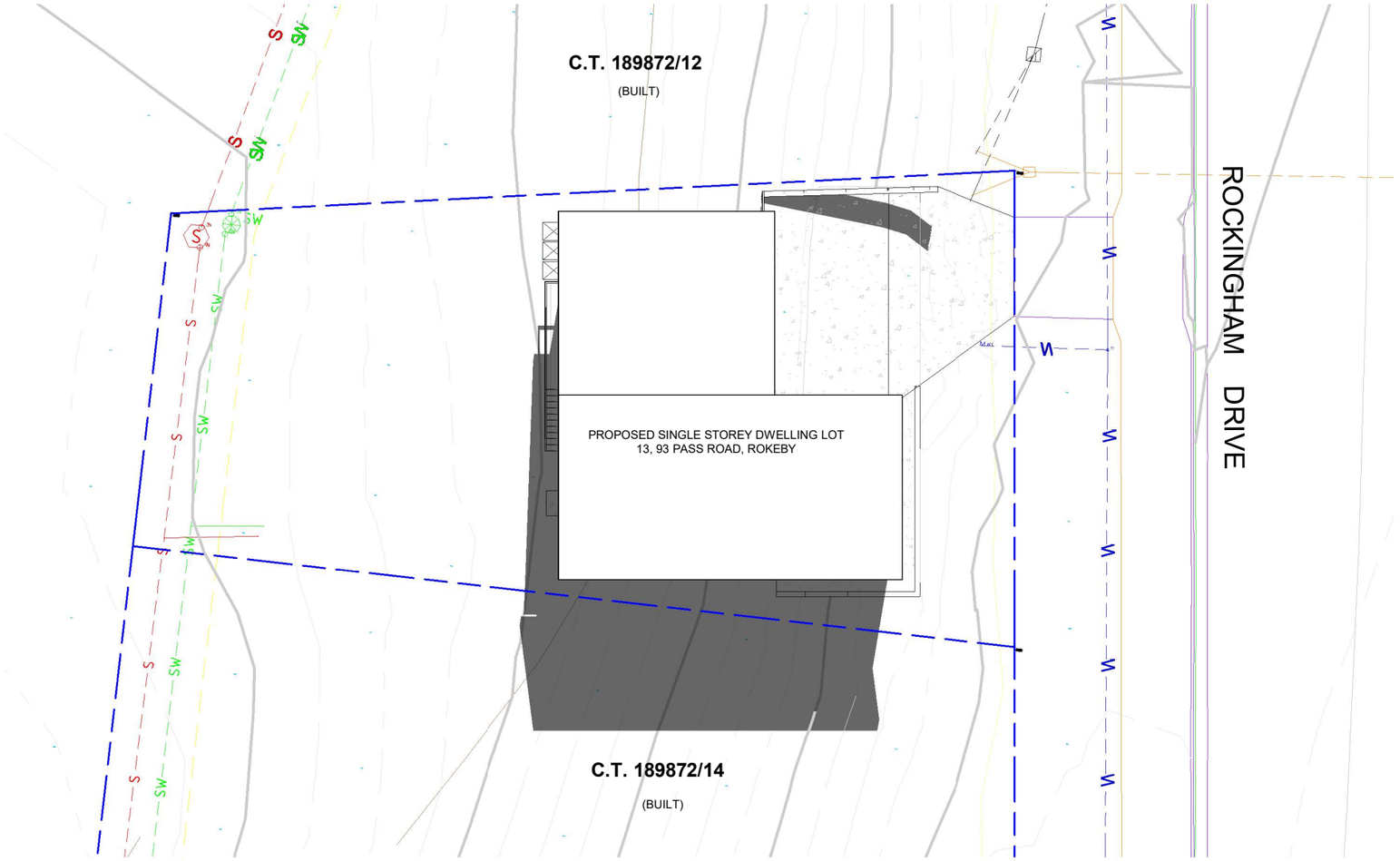
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Sheet: SHADOW 9AM
Drawn: GK
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Size: A3
Date: 18/06/2026
Project: 13-93PR/TAS/ARCH-2026
Sheet No.: A19
Rev: 2



SHADOW 12PM

1 : 200

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Project: SINGLE STOREY DWELLING

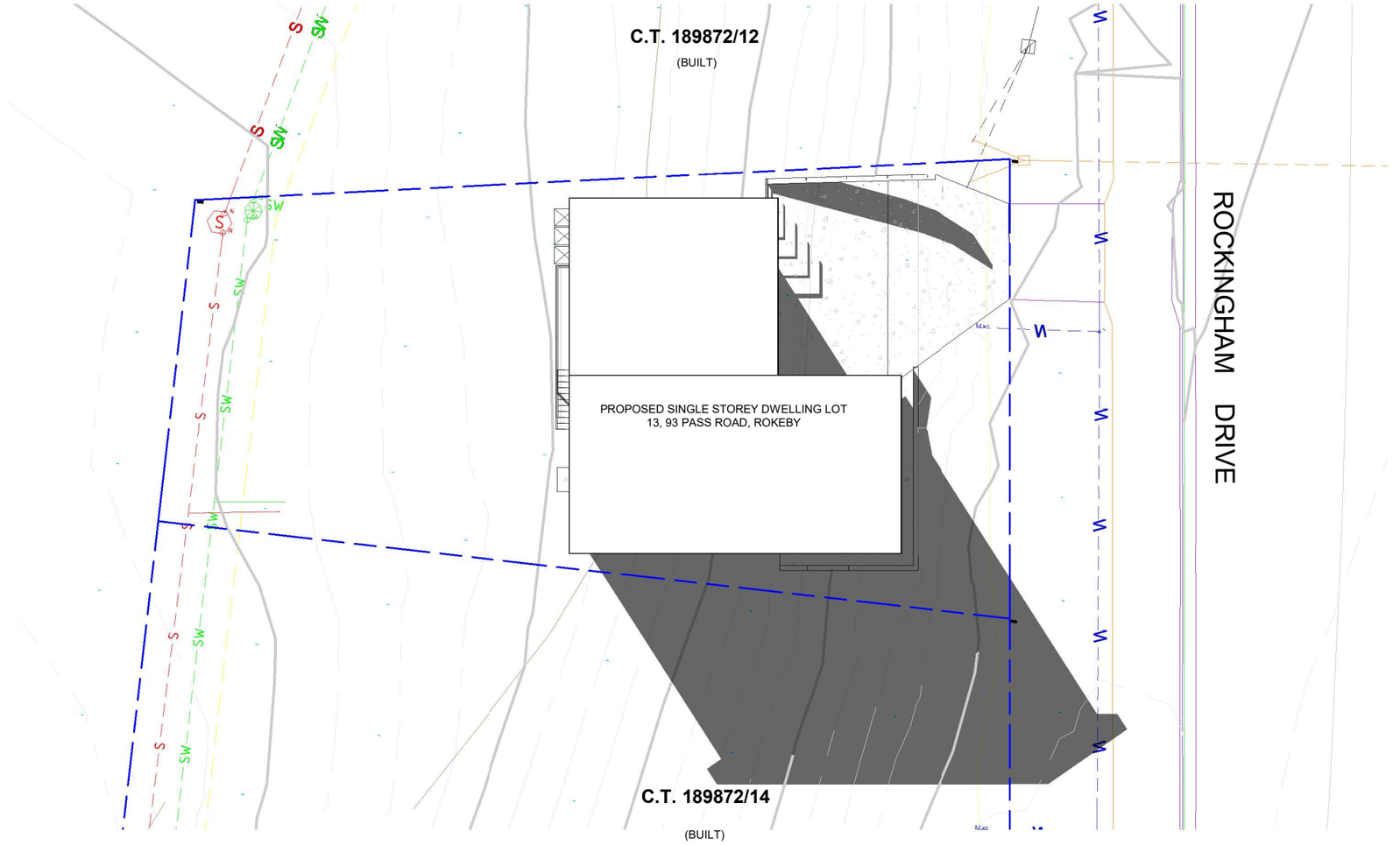
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Sheet: SHADOW 12PM
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Project: 13-93PR/TAS/ARCH-2026 | Sheet No.: A20 | Rev: 2



SHADOW 3PM

1 : 200

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Sheet: SHADOW 3PM
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Project: 13-93PR/TAS/ARCH-2026
Sheet No.: A21
Rev: 2