DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064173

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 31 Napier Street, Geilston Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 25/11/2026 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 25/11/2026 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 25/11/2026 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: Proposed Alteration and addition of Existing House

Location: 31 Napier Street, Geilstonbay TAS 7015

Personal Information Removed

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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:

NOPE

Current use of site: Residence

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

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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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OWNER: REDLANDS TRADING PTY. LTD.

FOLIO REFERENCE: C.T. 177684 - 200, C.T. 177684 -5

GRANTEE: PART OF 2560 ACRES GRANTED TO GEORGE GREGSON

PLAN OF SURVEY

BY SURVEYOR: N. D. LEARY of LEARY AND COX SURVEYORS Unit G04 40 Molle Street, HOBART TAS 7000 P 03 6118 2030 E admin@learyandcox.com

LOCATION: CITY OF CLARENCE

SCALE 1: 2000 LENGTHS IN METRES

REGISTERED NUMBER

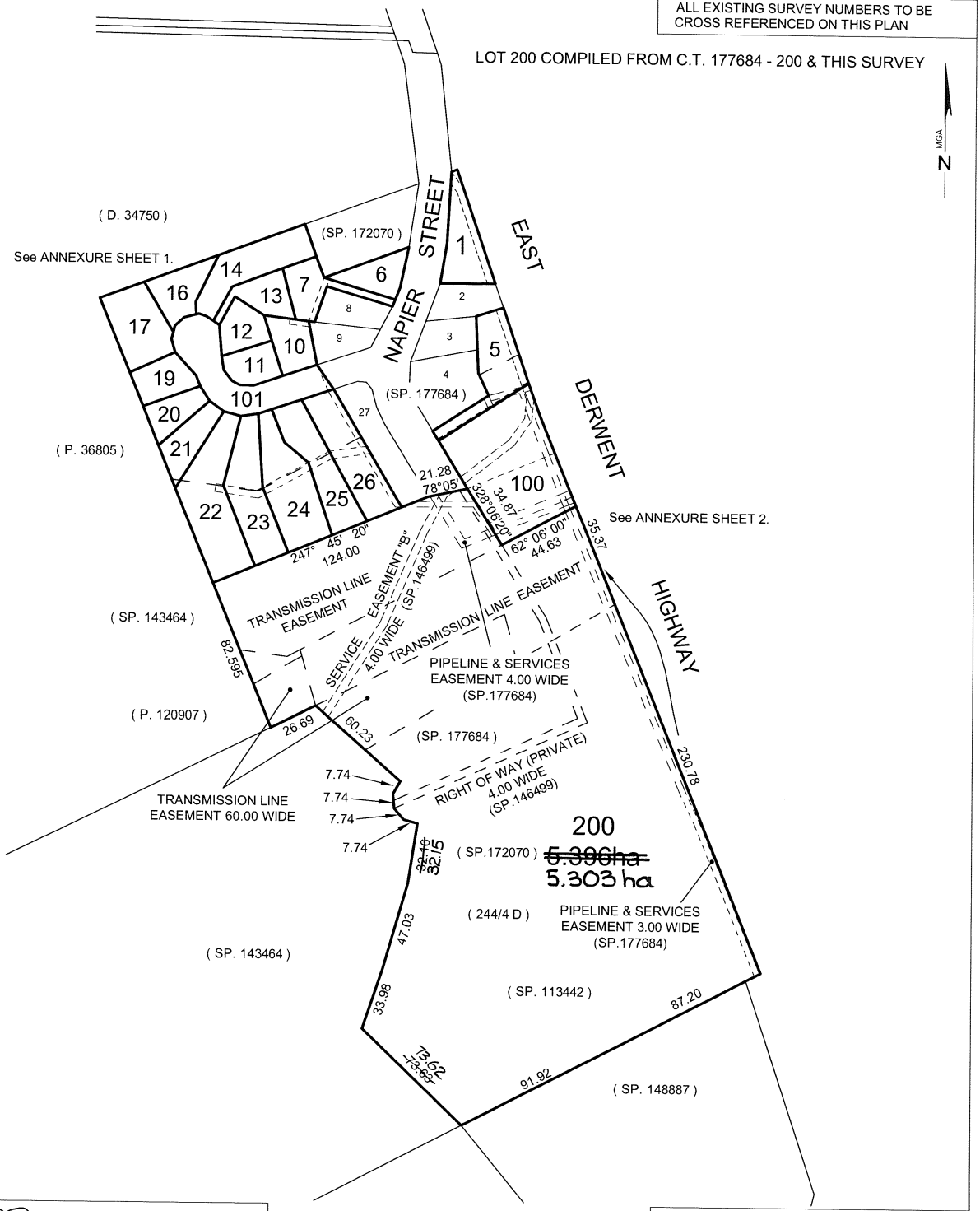
SP177848

APPROVED EFFECTIVE FROM 28 NOV 2019

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 200 COMPILED FROM C.T. 177684 - 200 & THIS SURVEY



Registered Land Surveyor 2/9/19 Date

Council Delegate 11.11.2019 Date

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

PLAN OF SURVEY
ANNEXURE SHEET

NEW SHEET 1 OF 2 SHEETS

OWNER: REDLANDS TRADING PTY. LTD.

FOLIO REFERENCE: C.T. 177684 - 200
C.T. 177684 - 5

SCALE 1: 800 LENGTH IN METRES

Registered Number

SP177848

SIGNED FOR IDENTIFICATION PURPOSES

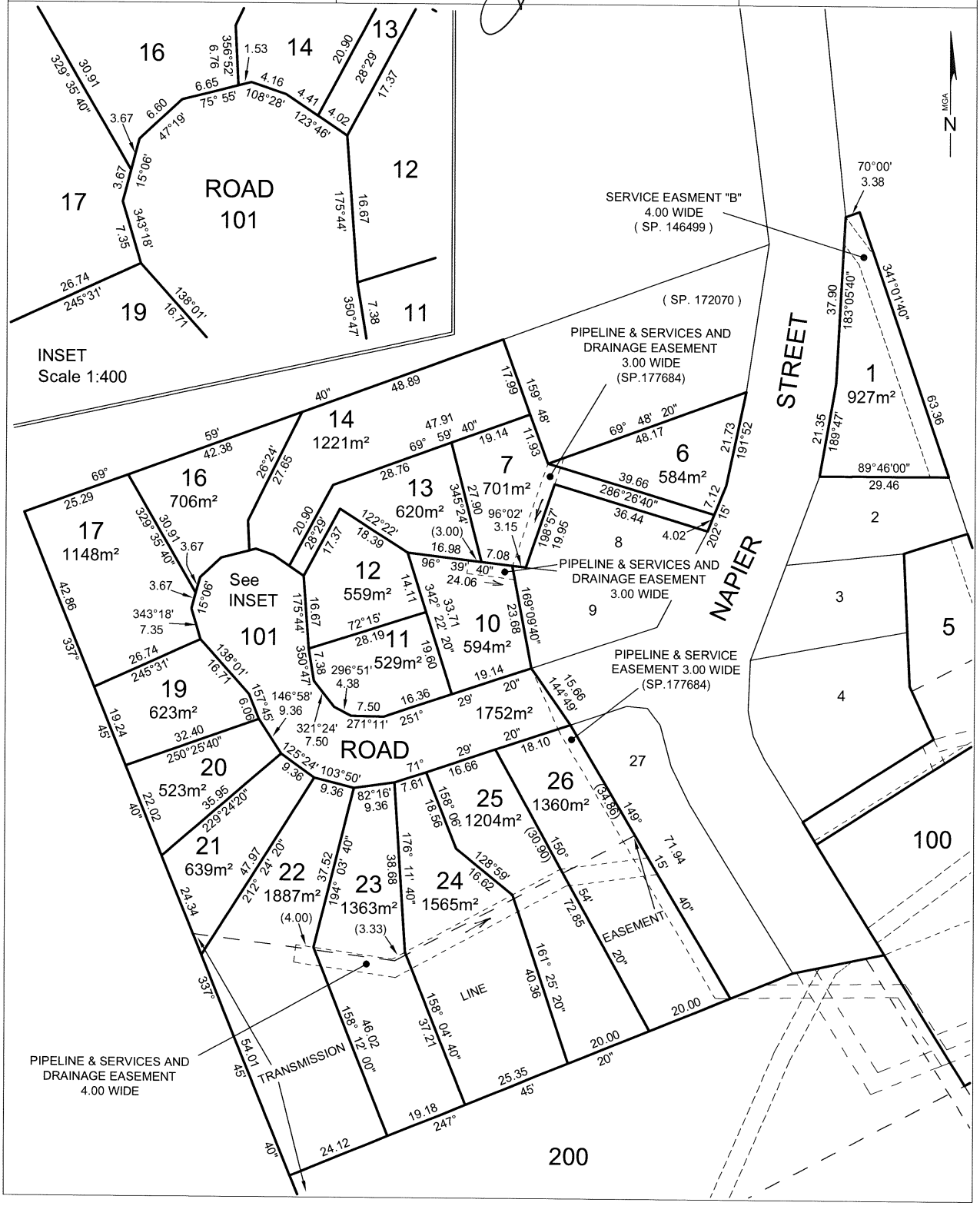
SEE PLAN - RELATED DOCUMENTS
Council Delegate Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Registered Land Surveyor 13/11/19 Date

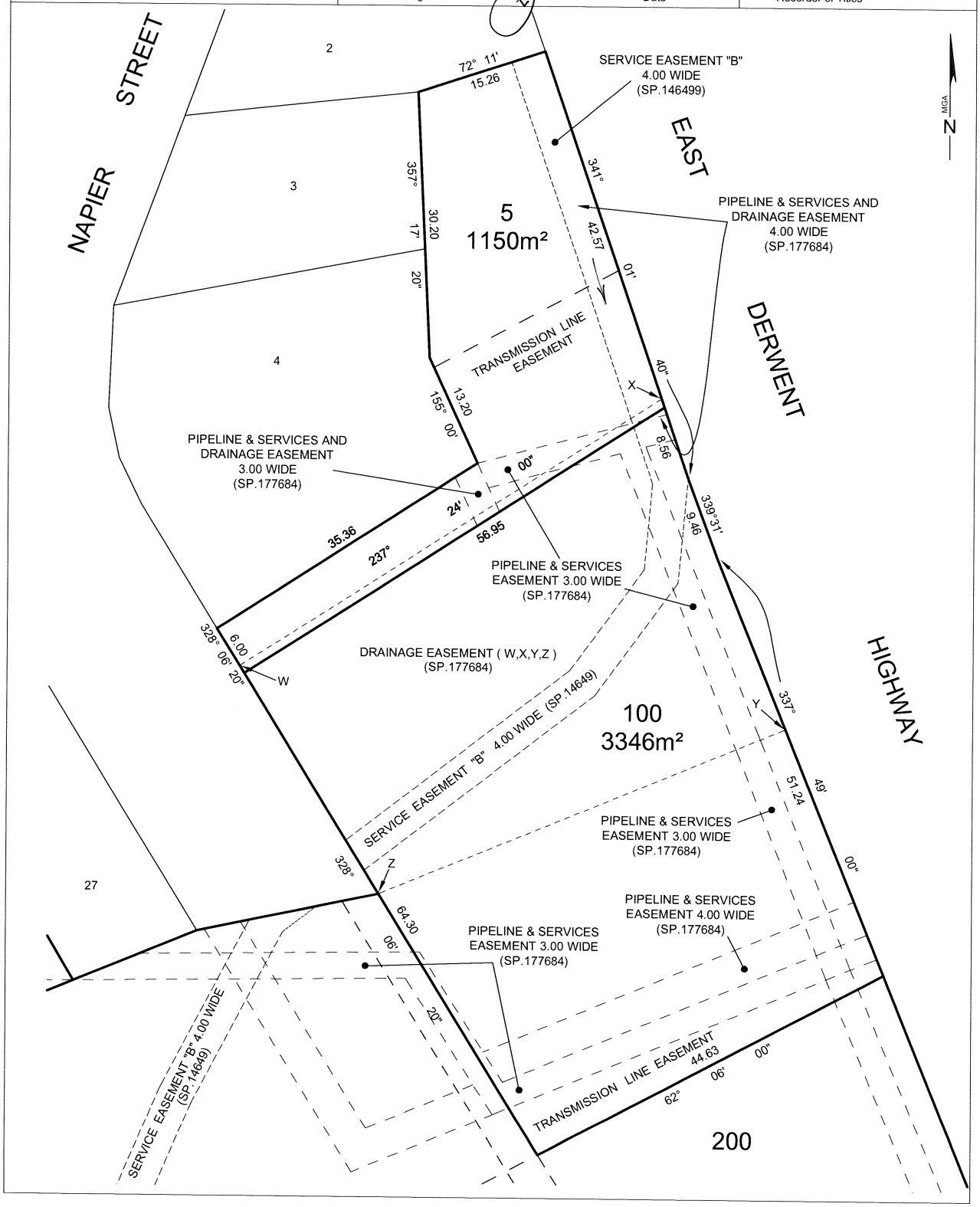
APPROVED
EFFECTIVE FROM 20 NOV 2019

Recorder of Titles



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www.thelist.tas.gov.au

PLAN OF SURVEY ANNEXURE SHEET NEW SHEET 2 OF 2 SHEETS	OWNER: REDLANDS TRADING PTY. LTD. FOLIO REFERENCE: C.T. 177684 - 200 C.T. 177684 - 5 SCALE 1: 400 LENGTH IN METRES	Registered Number SP177848
SIGNED FOR IDENTIFICATION PURPOSES SEE PLAN - RELATED DOCUMENTS Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 13/11/19 Date	APPROVED EFFECTIVE FROM 20 NOV 2019 Recorder of Titles



Department of Natural Resources and Environment Tasmania
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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
177848	5
EDITION	DATE OF ISSUE
3	07-May-2021

SEARCH DATE : 28-Oct-2026
SEARCH TIME : 07.24 pm

DESCRIPTION OF LAND

City of CLARENCE
Lot 5 on Sealed Plan 177848
Derivation : Part of 2560 Acres Gtd. to Thomas George Gregson
Prior CT 177684/5

SCHEDULE 1

M809592 TRANSFER to AMANPREET SINGH and KAMALJEET KAUR
Registered 17-Mar-2020 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP177848 EASEMENTS in Schedule of Easements
SP177848 COVENANTS in Schedule of Easements
SP177848 FENCING PROVISION in Schedule of Easements
SP146499, SP172070 & SP177684 COVENANTS in Schedule of Easements
SP143464, SP146499 & SP177684 FENCING PROVISION in Schedule of Easements
SP146499 WATER SUPPLY RESTRICTION
SP146499 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP143464 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.
A18221 FENCING CONDITION in Transfer
B780825 FENCING PROVISION in Transfer
D59169 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 15-June-2012 at noon
E65078 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 04-Nov-2016 at noon
E69603 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 04-Nov-2016 at noon
E188656 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered

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02-Sept-2019 at noon

E258357 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 07-May-2021 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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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 177848

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.

~~EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 177684 FOLIO 200~~

Lots 5, 21, 22, 23, 24, 25, 26, 100 and 200 on the Plan are subject to a Transmission Line Easement (as defined in Section 2 of the Hydro Electric Act 1944 and more fully set forth in Folios of the Register Volume 113442 Folio 15, Volume 120907 Folio 1 and Volume 143464 Folio 1) acquired by the Hydro Electric Commission over such parts of the Transmission Line Easement 60.00 Wide and Transmission Line Easements shown on the Plan as pass through Lots 5, 21, 22, 23, 24, 25, 26, 100 and 200 on the Plan.

Lots 1, 5, 100 and 200 on the Plan are subject to a Service Easement (as hereinafter defined) over the Service Easement "B" 4.00 wide shown on the Plan within such lots (appurtenant to the land in Certificate of Title Volume 146499 Folio 2).

Lot 200 on the Plan is subject to a Right of Carriageway (appurtenant to the land comprised in Certificate of Title Volume 146499 Folio 2) over the Right of Way (Private) 4.00 wide shown on the Plan within such lot.

Lots 5 and 100 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 4.00m WIDE shown passing through Lots 5 and 100 on the Plan ("the Easement Land").

Lots 100 and 200 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over the land marked PIPELINE & SERVICES EASEMENT 4.00 WIDE shown passing through Lots 100 and 200 on the Plan ("the Easement Land").

Lots 5 and 100 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 4.00m WIDE shown passing through Lots 5 and 100 on the Plan.

Lots 5 and 100 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over the DRAINAGE ~~RESERVE~~ EASEMENT marked WXYZ on Lots 5 and 100 on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REF: VOL. 177684 FOL. 200 SOLICITOR & REFERENCE: MURDOCH CLARKE (1603435)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 11 November 2019 SD-2010/84 REF NO. ..... Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REFERENCE: VOLUME: 177684 FOLIO 200	

EXISTING COVENANTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 177684 FOLIO 200

The owner of each Lot on the Plan covenants with the Vendors (Redlands Trading Pty Ltd) and with the owner for the time being of each Lot on the Plan to the intent that the burden of this Covenant may run with and bind with the Covenantors Lots and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every parts of the said Lots to observe the following stipulation:

1 Not to construct or permit to be constructed or permit or cause to be permitted or to allow access from any Lot to the East Derwent Highway.

~~**NEW EASEMENTS CREATED**~~

WG 5

Lots 6, 7 and 10 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 3.00m WIDE shown passing through those lots on the Plan.

Lots 22, 23, 24, 25 and 26 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 4.00m WIDE shown passing through those lots on the Plan.

Lot 5, 6, 7 and 10 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 3.00m WIDE shown passing through those lots on the Plan ("the Easement Land").

Lot 5, 26, 100, 101 and 200 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the land marked PIPELINE & SERVICES EASEMENT 3.00 WIDE shown passing through those lots on the Plan ("the Easement Land").

Lots 22, 23, 24, 25 and 26 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT 4.00m WIDE shown passing through those lots on the Plan ("the Easement Land").

FENCING PROVISION

In respect of each Lot shown on the Plan the Vendor, Redlands Trading Pty Ltd, shall not be required to fence.

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 177848
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DEFINITIONS

Service Easement means:

(a) a right of drainage;

(b) a right to pass sewage and waste products;

(c) a pipeline easement which is the right for the owner for the time being of such lot at all times to enter upon such easement with or without workers, surveyors and others to pay pipes, valves, and fittings and such ancillary items as may be necessary within such easement for the purpose of conveying water to such lot and to inspect, cleanse, repair, replace or renew such pipes, valves and fittings and ancillary items doing as little damage as possible to the land;

(d) a right for the said owner for the time being of such lot at all times to enter upon such easement with or without workers, agents and contractors of any provider of telecommunications and to install telecommunication cables leading to such lot together with such ancillary items as may be necessary (including poles, towers, cross-members, insulators, conductors and other apparatus either above or below the ground and to inspect cleanse, repair, replace or renew such cables and all ancillary items doing as little damage as possible to the land;

(e) a right for the said owner for the time being of such lots at all times to enter upon such easement with or without workers, agents and contractors of any company, business, authority or instrumentality which may supply gas to such lot to lay pipes, valves and fittings and such ancillary items as may be necessary within such easement for the purpose of conveying gas to such lot and to inspect, cleanse, repair, replace or renew such pipes, valves and fittings and all ancillary items doing as little damage as possible to the land; and

(f) a right for the said owner for the time being of such lot at all times to enter upon such easement with or without workers, agents and contractors of any provider of electrical power and to erect, construct, place inspect, alter, repair, renew, maintain and use in, upon, over, along and below the land of such easement for the purposes of conveying electrical power to such lot such cables, wires and such ancillary items as may be necessary (including poles, towers, cross-members, insulators, conductors and other apparatus) doing as little damage as possible to the land.

PIPELINE AND SERVICES EASEMENT is defined as follows:-

THE FULL RIGHT AND LIBERTY for the Transferee 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;

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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(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 Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and

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

PROVIDED ALWAYS THAT:

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained 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

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

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

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

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

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

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

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

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

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

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

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

Interpretation:

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

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

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) power poles and lines, electrical wires, electrical cables and other conducting media (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.

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 6 OF 6 PAGES	Registered Number SP 177848
SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REFERENCE: VOLUME: 177684 FOLIO 200	

Executed by **REDLANDS TRADING PTY LTD (ACN 122 571 028)**)
by authority of its Directors in accordance with)
Section 127 of the Corporations Act:)

.....
Timothy Henry Jenkins
Director

.....
Susan Jenkins
Secretary

Executed on behalf of)
BUTLER McINTYRE INVESTMENTS LIMITED)
as Mortgagee pursuant to)
Mortgage registered number E76460)

JASON SAUNDERS
DIRECTOR

Timothy Kember
Director

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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TASMANIAN LAND TITLES OFFICE

D59169

Notification of Agreement under the Land Use Planning and Approvals Act 1993
(Section 71)

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
146499	**1**		

REGISTERED PROPRIETOR:
STUART HOBSON and THEA LUCY ROCKLIFF

PLANNING AUTHORITY:
CLARENCE CITY COUNCIL

Dated this Thirteenth day of June 2012

We **Clarence City Council**

of **38 Bligh Street, Rosny Park**

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed
(on behalf of the Planning Authority)

Alex Van Der Hek
Corporate Secretary
Clarence City Council
38 Bligh Street
Rosny Park 7018

Land Titles Office Use Only

REGISTERED
15 JUN 2012
RECORDER OF TITLES

Stamp Duty

LUA Version 1

THE BACK OF THIS FORM MUST NOT BE USED

Document Set ID: 6088892
Version: 2, Version Date: 29/10/2026

AGREEMENT UNDER PART 5 OF THE LAND USE PLANNING AND APPROVALS ACT 1993

between

CLARENCE CITY COUNCIL a body corporate established by the Local Government Act 1993 (" Council"),

and

STUART HOBSON and THEA LUCY ROCKCLIFF of 463 East Derwent Highway, GEILSTON BAY, Tasmania ("the Owner").

BACKGROUND

A. The Owner has made an application to Council numbered WWB-2011/71 for approval of an on-site waste water management system at 463 East Derwent Highway, GEILSTON BAY Tasmania which is comprised in certificate of title volume 146499 folio 1 ("the Property").

B. Council has issued a permit, WWB-2011/71 ("Permit"), dated 21 October 2011, in respect of the Owner's on-site waste water management system application.

C. It is a condition of the Permit that the Owner is to enter into this agreement pursuant to section 71(1) of the Land Use Planning Approvals Act 1993 (Tasmania) ("the Act").

OPERATIVE PART

1. Interpretation

In this agreement:

a) the expression "Owner":
- can mean more than one persons;
- includes the successors and assigns of the Owner; and
- includes any person deriving title to the Property or any part of the Property from the Owner;

b) where the Owner comprises more than one person, those persons are jointly and each of them is severally liable under this agreement.

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2. **Owner's covenant/s**

The Owner covenants with Council to:

a) provide and maintain in good working order the following full water reduction fixtures on the Property:
   i. 6/3 litre dual flush toilet cisterns;
   ii. tap ware fitted with aerators;
   iii. shower-flow restrictors;
   iv. a front-load clothes washing machine that uses less than a total of 70 litres of water on the normal wash cycle or a volume specified by the designer of the onsite waste water management system; and
   v. flow/pressure control valves on all water-use outlet.

3. **Owner's acknowledgements**

The Owner acknowledges that:

a) this agreement is being entered into pursuant to Part 5 of the Act. It may be registered by Council at the Owner's cost on the title of the Property ;

b) the effect of registration pursuant to the preceding clause will be that the burden and benefit of any covenant contained in this agreement will run with the Property as if it were a covenant to which section 102 (2) of the Land Titles Act 1980 applies; and

c) this agreement is enforceable between the parties to it, and any person deriving title under any such party, as if the agreement were entered into by a fee simple owner of land for the benefit of adjacent land held by the Crown in fee simple that was capable of being benefited by the agreement and as if that adjacent land continued to be so held by the Crown.

4. **Commencing date and duration**

This agreement will:

- take effect on the date it is executed by the parties notwithstanding any delay or failure on the part of the Council in registering it against the title of the Property, and
- continue in full effect until terminated either on the happening of any event specified in this agreement, pursuant to a provision of the Act or by the mutual agreement of the parties.

Tasman / Property Office

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EXECUTED as an agreement under seal by the parties

on 8/6/ 2012

Signed by:
STUART HOBSON) Stuart Hobson

and

THEA LUCY ROCKCLIFF)

in the presence of)

Witness Signature:

Full Name: Malcolm Peter McWilliam

Occupation: Justice of the Peace - Tasmania

Address: c/- Clarence City Council
Rosny Park Tas 7018

The Common Seal of)
CLARENCE CITY)
COUNCIL)
was affixed by its duly)
authorised delegate:)

Alex van der Hek
Corporate Secretary

Rosny office

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Version: 2, Version Date: 29/10/2026

TASMANIAN LAND TITLES OFFICE

E65078

Notification of Agreement under the Land Use Planning and Approvals Act 1993

(Section 71)

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
146499	**1**	~~**146499**~~	~~**2**~~

REGISTERED PROPRIETOR:
THEA LUCY ROCKLIFF and STUART HOBSON of 463 East Derwent Highway, Geilston Bay
~~**JASMINE JEWEL HOPWOOD and GRANT JAMES HOPWOOD of 461 East Derwent Highway, Geilston Bay**~~

Amended 4/11/2016

PLANNING AUTHORITY:
CLARENCE CITY COUNCIL

RECORDER OF TITLES

Dated this 18TH day of October 2016.

We **Clarence City Council**

of **38 Bligh Street, Rosny Park**

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed
(on behalf of the Planning Authority)

Land Titles Office Use Only

REGISTERED
- 4 NOV 2016
RECORDER OF TITLES

Stamp Duty

LUA Version 1

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Document Set ID: 6088892
Version: 2, Version Date: 29/10/2026

AGREEMENT TO IMPLEMENT BUSHFIRE MANAGEMENT PLAN MEASURES

Land Use Planning and Approvals Act (Tas.)
Part 5 Section 71

Date of agreement: ....18th.....October.....2016

PARTIES:

1. **CLARENCE CITY COUNCIL** of 38 Bligh Street, Rosny Park, Tasmania ("Council")

2. **THEA LUCY ROCKLIFF AND STUART HOBSON** both of 463 East Derwent Highway, Geilston Bay, Tasmania ("the Owner")

3. **JASMINE JEWEL HOPWOOD AND GRANT JAMES HOPWOOD** both of 461 East Derwent Highway, Geilston Bay, Tasmania ("the Adjoining Owner")

RECITALS

1. The Council is the planning authority for the purposes of the Land Use Planning and Approvals Act 1993 and the Clarence Planning Scheme 2007.
2. The Owner is the registered proprietor of the property situated at and known as 463 East Derwent Highway, Geilston Bay being comprised in certificate of title volume 146499 folio 1 ("the Property").
3. The Adjoining Owner is the registered proprietor of the property situated at and known as 461 East Derwent Highway, Geilston Bay being the whole of the property comprised in certificate of title volume 146499 folio 2 ("the Adjoining Land").
4. On 17 May 2013 Council issued to the Owner a planning permit, reference no. SD 2010/84 ("the Permit") allowing the staged subdivision of the Property.
5. As required by law the Owner has obtained a bushfire hazard management plan ("BHMP") which is described in clause 1 of this agreement and which details how existing vegetation on and surrounding the Property including on the Adjoining Land must be dealt with and managed to reduce exposure of subdivided lots to future bushfire risk.

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JP 5227

Document Set ID: 6088898
Version: 2, Version Date: 28/10/2026

6. The parties have entered into this agreement to record the terms upon which the provisions of the BHMP are to be initially implemented and thereafter maintained for the benefit of future development on the Property.

OPERATIVE PART

1. INTERPRETATION

For the purposes of this agreement:

"Affected Part" means the part of the Adjoining Land which is shown hatched on the Plan and identified as "*Proposed HMA* (hazard management area) *on land external to the lot*"..

"BHMP" means the alternative bushfire management plan of Suzie Gifford of Gifford Bushfire Risk Management, subject of a letter dated 26 October 2015 to Council plus attachments thereto namely Attachment 1: Addendum to Bushfire Hazard Assessment Report dated 2 Feb 2015, Attachment 3:: Bushfire Hazard management Plan Option 2 – 16 October 2015 and Attachment 4: Bushfire Hazard management Plan Stages 1 through 7 – 16 October 2015.

"Permit" means the Permit as amended by any subsequent amendments including those dated 10 April 2014, 3 June 2014 and 18 December 2015.

"Plan" means the copy plan taken from the BHMP which appears as attachment 1 to this agreement.

Where any inconsistency arises between the provisions of this agreement and those of the BHMP, the latter shall prevail to the extent of the inconsistency.

2. COVENANTS RELATING TO BUSH FIRE PROTECTION MEASURES ON THE ADJOINING LAND

2.1 Covenants on the part of the Owner

The Owner agrees:

(a) to keep the Affected Area in a low fuel state as prescribed in the BHMP ,

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(b) prior to the sealing of the final pan of survey of the second stage of the subdivision of the Property, to construct a fire access trail over that part of the Adjoining Property as shown in the BHMP and marked on the Plan as a dotted line,

(c) to construct the fire access trail including passing bays to the standard prescribed by the BHMP to the satisfaction of Council's Group Manager Asset Management.

(d) Until the development of stage 3 of the subdivision, the fire access trail is to link with the track and right of carriageway used as access to Napier Street from the Adjoining Land and is to include a diversion in the direction of East Derwent Highway as shown on the Plan.

2.2 Covenants on the part of the Adjoining Owner

The Adjoining Owner:

(a) consents to the Owner, its agents and contractors, having such access as is reasonably necessary including with vehicles and machinery to the Affected Part in accordance with the provisions of this agreement, for the purpose of

(i) initially implementing Bushfire Risk Abatement Measures in accordance with this agreement,

(ii) thereafter maintaining the Affected Part in a low fuel state as prescribed by the BHMP, and

(iii) constructing and maintaining the fire trail as required by clause 2.1(b) of this agreement.

(b) agrees to not prevent, hinder or obstruct in any way the Owner or its agents and contractors in exercising the rights conferred under clause 2.2(a).

2.3 General covenants on the part of the Owner

The Owner agrees:

(a) to bear all legal costs reasonably incurred by the Adjoining Owner in seeking legal advice in respect of entering this agreement and its terms;

(b) to take all reasonable care in accessing the Adjoining Land including the Affected Part;

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(c) to only do so much as is reasonably necessary to clear and maintain the Affected Part to the extent required by this agreement

(d) to not break the surface of the Affected Part except where, with the consent of the Adjoining Owner, it is necessary to do so to remove tree stumps or construct the fire access trail ;

(e) so far as reasonably practicable, to make good any damage done to the surface of the Affected Part and the Adjoining Land in doing any works necessary for the implementation of this agreement;

(f) to remove at its cost all vegetation including felled trees from the Adjoining Land; and

(g) to not use herbicides in the course of carrying out the bushfire risk abatement measures on the Affected Part .

3. COVENANTS RELATING TO BUSH FIRE PROTECTION MEASURES ON THE BALANCE PROPERTY

3.1 Subdivision stages

The Owner agrees with Council: that throughout the staged subdivision of the Property it will comply with the requirements of the BHMP in respect of each stage of the subdivision and without limitation, will ensure that:

(a) subject to clause 3.3, prior to the sealing of the final plan of survey for a stage, the lots subject of it are put into a minimum fuel condition and any balance land surrounding the stage is made and maintained as a hazard management area for the prescribed distances,

(b) water supply requirements as prescribed by the BHMP are met in respect of each stage, and

(c) access requirements prescribed by the BHMP for emergency vehicles are maintained at all times.

3.2 Access to East Derwent Highway

Council and the Owner acknowledge that at the date of this agreement there exists a gravel access track which links the Property with the East Derwent Highway via land owned by the Crown which is comprised in certificate of title volume 113442 folio 11. The track is shown in the BHMP and passes through lot 5 on the proposed plan of subdivision.

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Until such time as development of the Property and the land immediately to its south are competed so as to link Napier Street and Dumbarton Drive , that track is to remain open and passable at all times for emergency access for fire vehicles and the public to and from the East Derwent Highway.

3,3 No hazard measures for stage 1

For the avoidance of doubt, the parties acknowledge that the BHMP does not require the provision of a hazard management area for the purposes of stage 1 of the subdivision.

4. MUTUAL COVENANTS

4.1 Legal rights and interests of Owner limited

This agreement confers on the Owner no legal rights in respect of or legal interest in the Affected Part except to the extent contemplated by and necessary for the operation of this agreement.

4.2 Enforcement

(a) Council may enforce the covenants detailed in clause 2.3 of this agreement at its sole discretion. The Owner and the Adjoining Owner agree that Council has no enforcement obligation in respect of this agreement. Enforcement of this agreement is to be at the suit of or by action by such of the Owner or the Adjoining Owner as may feel aggrieved by any conduct, act or omission on the part of the other.

(b) The Owner and Council agree that the Adjoining Owner has no responsibility or legal duty to the Owner or to Council to ensure that the Owner implements this agreement insofar as it affects the Affected Part.

5. RELEASES AND INDEMNITIES BY THE OWNER

To the fullest extent allowable at law the Owner releases and indemnifies the Adjoining Owner and Council jointly and severally from any claim, expense, liability, loss or injury including death arising from or connected with;

(a) anything done on the Affected Part or the Adjoining Land by the Owner, its agents or contractors, in exercising the rights conferred by this agreement except where and to the extent that any such claim, expense,

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SP 5227

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liability, loss or injury including death is caused or contributed to by any negligent act or omission on the part of the Adjoining Owner , or

(b) any failure on the Owner's part to implement the Bushfire Risk Abatement Measures and maintain the Affected Part in accordance with this agreement and the Owner's rights under this agreement.

6. ADJOINING OWNER'S RIGHTS CONFIRMED

Except to the extent necessary to give effect to the provisions of this agreement, the Adjoining Owner's interest as owner of the Adjoining Land including the Affected Part and its right to use, occupy and enjoy the Affected Part are in no way affected by the entering into of this agreement.

7. REGISTRATION

(a) Following the execution of this agreement Council will register it with the Recorder of Titles.

(b) The Owner shall bear all fees and costs associated with registration including any expense incurred by the Adjoining Owners in producing the certificate of title of the Adjoining Land for the purpose of registration. The Adjoining Owner must do all things necessary on its part for registration of this agreement.

(c) The Owner and Adjoining Owner acknowledge that the effect of registration of this agreement by Council will be that provisions of this agreement insofar as they bind the Owner and the Adjoining Owner will, at law, run with the Property and the Adjoining Land and bind all future owners of each without such future owners having to enter into an agreement in the same terms.

8. WHEN THIS AGREEMENT COMMENCES AND ENDS

(a) This agreement will take effect on the date it is executed by all the parties notwithstanding any delay or failure on the part of the Council in registering it.

(b) In addition to any other way provided by law, this agreement ends when the Affected Part is developed in any way which results in the permanent removal of natural vegetation from it. In that event, and on application by either the Owner or the Adjoining Owner, Council will notify the Recorder of Titles of the ending of

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the agreement subject to being satisfied that there is no longer an ongoing requirement of bushfire protection measures on the Adjoining Land.

(c) The parties acknowledge that the terms of this agreement may be renegotiated if, prior to the sealing of a final plan for stage 7 of the subdivision, the Owner procures the consent of Nyrstar to a hazard management buffer being created and maintained on the land comprised in certificate of title volume 143464 folio 2.

EXECUTED AS A DEED on the date appearing on page 1

The Common Seal of **CLARENCE CITY COUNCIL** was affixed by its duly authorised delegate:)
)
)
)

.....
Alex van der Hek
Corporate Secretary

Signed by
THEA LUCY ROCKLIFF)
)

.....

in the presence of

Witness Signature .....

Full Name: .....

Occupation: David Russell Wallace
Solicitor

Address 4 Watchorn Street, Hobart

Signed by
STUART HOBSON)
)

.....

in the presence of

Witness Signature .....

Full Name: .....

David Russell Wallace
Solicitor
4 Watchorn Street, Hobart

A843955

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Signed by
JASMINE JEWEL HOPWOOD)
)

in the presence of

Witness Signature .....
Full Name: INGRID BONNIE HILL

Signed by

GRANT JAMES HOPWOOD)
)

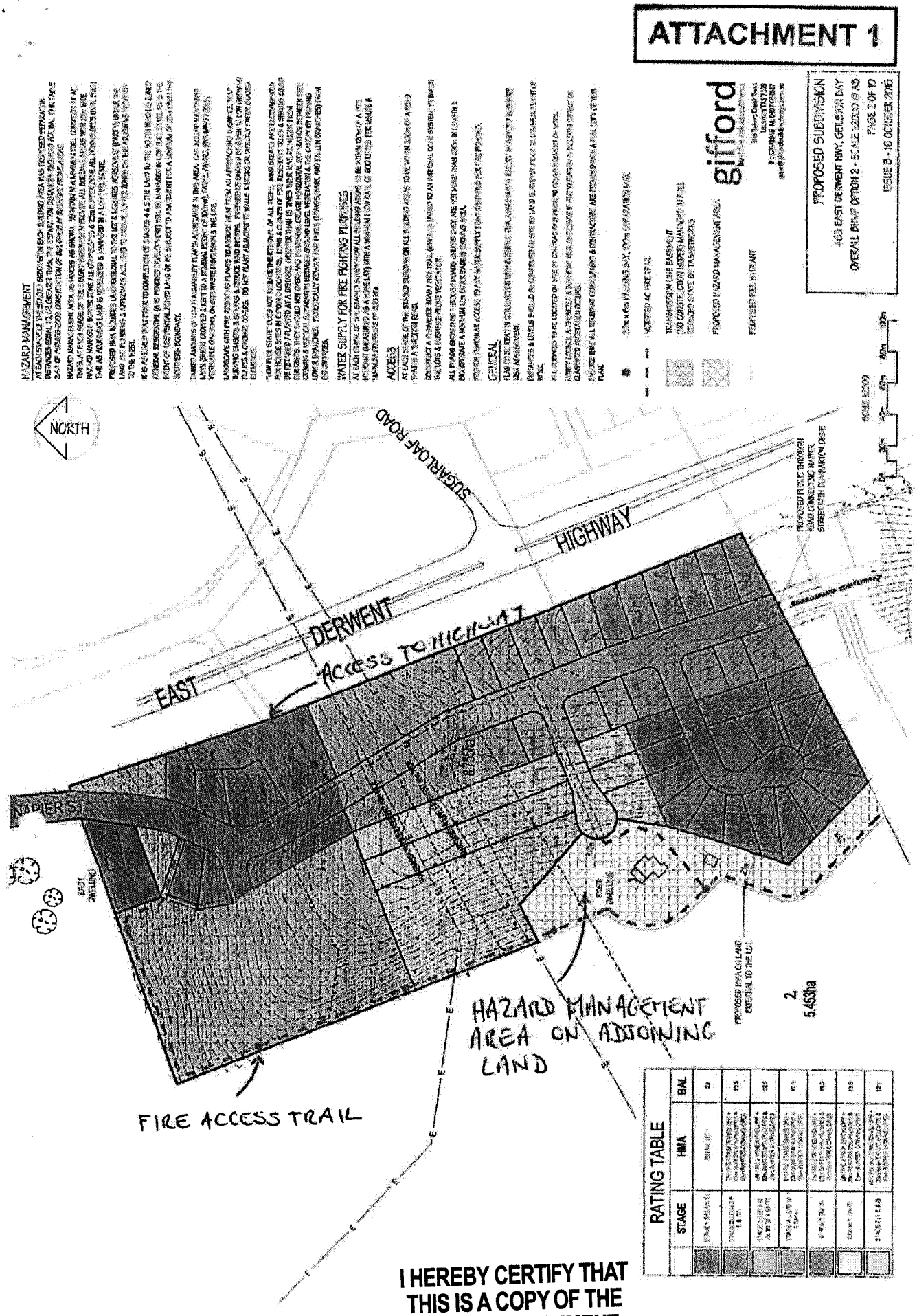
in the presence of

Witness Signature .....
Full Name: INGRID BONNIE HILL

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ATTACHMENT 1



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Tracy Smith
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Document Set ID: 6088890
Version: 1, Version Date: 29/10/2026

TASMANIAN LAND TITLES OFFICE

E69603

Notification of Agreement under the Land Use Planning and Approvals Act 1993

(Section 71)

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
146499	**1**		

REGISTERED PROPRIETOR:
STUART HOBSON and THEA LUCY ROCKLIFF of 461 East Derwent Highway, Geilston Bay

PLANNING AUTHORITY:
CLARENCE CITY COUNCIL

Dated this 26TH day of OCTOBER 2016.

We **Clarence City Council**

of **38 Bligh Street, Rosny Park**

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed
(on behalf of the Planning Authority)

Alex Van Der Hek
Corporate Secretary
Clarence City Council
38 Bligh Street
Rosny Park 7018

Land Titles Office Use Only

REGISTERED

-4 NOV 2016

Stamp Duty

LUA Version 1

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Version: 2, Version Date: 29/10/2026

Deed- Part 5 Agreement

Land Use Planning and Approvals Act 1993

Date: 25th October 2016

Parties:

CLARENCE CITY COUNCIL a body corporate incorporated under the provisions of the Local Government Authority Act 1993, of 38 Bligh Street, Rosny Park in Tasmania ("the Planning Authority")

and

STUART HOBSON and **THEA LUCY ROCKLIFF** of 461 East Derwent Highway, Geilston Bay in Tasmania ("the Owner")

and

TASMANIAN WATER AND SEWERAGE CORPORATION PTY LTD the registered office of which is situate at 169 Main Road Moonah TAS 7009 ("TasWater")

Recitals:

A The Owner is the registered proprietor of an estate in fee simple of the Land.

B The Planning Authority is the planning authority under the Act and for the purposes of the Planning Scheme.

C The Owner submitted the Planning Application to the Planning Authority and the Planning Authority granted the Planning Permit.

D Condition 23 of the Planning Permit provides:

> "The development must meet all required Conditions of Approval Specified by Southern Water (now TasWater) notice, dated 7 August 2012 and amended 30th May 2014 (SWDA 2010/00601-CCC)"

E Condition 2 of the Southern Water (now TasWater) notice, dated 7th August 2012 and amended 30th May 2014 (SWDA 2010/00601-CCC) provides:

> "Prior to Sealing the Plan of Subdivision by Council for Stage 1 (Balance Lot identified on the Proposed Subdivision) a Part 5 Agreement pursuant to section 71 of the Land Use Planning and Approvals Act 1993 with the Council and TasWater must be created on the Title for the Balance (ie Stages 2 - 7) to the effect the owner must pay TasWater to provide water and sewerage connections to the Stage 1 lot in conjunction with Stage 7"

F The Owner acknowledges that:

(a) the Land is subject to the Planning Scheme;

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(b) this Deed is being entered into pursuant to Part 5 of the Act and for the purpose of satisfying the condition in Condition 2 of the Southern Water (now TasWater) notice, dated 7 August 2012 and amended 30th May 2014 (SWDA 2010/00601-CCC) referred to in recital E;

(c) the Planning Authority will register this Deed pursuant to the provisions of the Land Titles Act 1980 and that the effect of registration will be that the burden and benefit of any covenant contained in this Deed will run with the Land as if it were a covenant to which Section 102(2) of the Land Titles Act 1980 applies; and

(d) this Deed must be registered on the title to the Land prior to the Planning Authority issuing a building or plumbing permit in relation to the Planning Application.

Operative Provisions:

1 INTERPRETATION

1.1 Definitions

In this Deed unless the contrary intention appears:

Act means Land Use Planning and Approvals Act 1993.

Development means the use and development of the Land for the purpose of subdivision as more fully specified in the Planning Application.

Land means the land known as 463 and 495 East Derwent Highway, Geilston Bay in Tasmania and being more particularly described in Certificate of Title Volume 146499 Folio 1.

Owner means the person or persons specified in this Deed and include the person or persons from time to time registered or entitled to be registered by the Recorder of Titles as proprietor or proprietors of an estate in fee simple in the Land or any part of the Land and include a mortgagee in possession.

Planning Application means the planning application lodged with the Planning Authority for the subdivision of the Land and allocated Application No. SD-2010/84.

Planning Permit means the consolidated planning permit dated 3rd June 2014 approving the Planning Application subject to certain conditions and restrictions as contained in the permit a copy of which is attached hereto and marked "A".

Planning Scheme means the City of Clarence Planning Scheme 2007.

Subject Lot(s) means the lots in Stages 2-7 on the Land as shown on the Plan of Survey prepared by J B Medbury Pty Ltd a copy of which is attached hereto and marked "B".

1.2 Rules for interpreting this Deed

In this Deed, unless the contrary intention appears:

(a) one gender includes the other;

(b) the singular number include the plural and vice versa;

(c) a reference to a person includes a corporation, unincorporated body or authority;

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(d) clause headings are inserted for convenience only and will be ignored in the interpretation of this Deed;

(e) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning

(f) the schedule and annexures to this Deed form part of this Deed; and

(g) a party includes its successors, assigns, executors and administrators.

2 CONFIRMATION OF RECITALS

Each of the parties to this Deed confirms the recitals that relate to that party.

3 COVENANTS BY OWNER

3.1 Covenants

In consideration of the Planning Authority granting the Planning Permit with the consent of TasWater, the Owner hereby jointly and severally covenants with the Planning Authority and TasWater in relation to each of the Subject Lots that prior to Sealing the Plan of Subdivision by the Planning Authority for Stage 1 (Balance Lot identified on the Proposed Subdivision) the owner must pay TasWater to provide water and sewerage connections to the Stage 1 lot in conjunction with Stage 7.

4 EFFECT OF THE DEED UPON REGISTRATION

4.1 Covenants to run with the Land

The parties agree and declare that the obligations imposed on the Owner under this Deed are intended to take effect as covenants:

(a) the burden of which will run with the Land as if they were covenants to which Section 102 (2) of the Land Titles Act 1980 applies; and

(b) which shall bind the Owner, its successors, transferees and permitted assigns, and the registered proprietor or proprietors for the time being of the Land.

4.2 Agreement Under Section 71 of Part 5 of the Act

The parties agree that without limiting or restricting the respective powers to enter into this Deed and, in so far as it can be so treated, this Deed is made pursuant to section 71 of the Act.

4.3 Commencement of Agreement

This Deed shall commence on the day that the Deed is signed by all parties.

5 REGISTRATION & COSTS

The Owner agrees that:

(a) an application, pursuant to section 78 of the Act shall be made by the Planning Authority to the Recorder of Titles for the registration of this Deed on the folio of the

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Document Set ID: 6088898
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Register constituting the title to the Land (and any other land to which this Deed relates); and

(b) the Owner must bear the costs and disbursements associated with the preparation, negotiation and registration of this Deed including any costs or disbursements incurred or to be incurred by the Planning Authority or TasWater.

6 NO FETTERING OF THE PLANNING AUTHORITY'S POWERS

The parties acknowledge and agree that this Deed does not fetter or restrict the power or discretion of the Planning Authority in any way, including to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision relating to the Land or relating to any use or development of the Land.

7 NOTICES

Any notice under this Deed may be served by delivering, either personally or by registered mail, to the parties.

Execution:

Executed as a Deed.

The Common Seal of)
CLARENCE CITY)
COUNCIL was affixed by)
its duly authorised delegate:

Alex van der Pek

Corporate Secretary

Executed by the Tasmanian Water and Sewerage Corporation Pty Ltd pursuant to S127 of Corporations Act 2001 (Cth).	
Signature:	Director's Full name: MILES HAMPTON
Signature:	~~Director~~ / Secretary Full name: AILSA SYPKES

I HEREBY CERTIFY THAT THIS IS A COPY OF THE ORIGINAL DOCUMENT

OP 5227

Document Set ID: 6088898
Version: 2, Version Date: 29/10/2026

SIGNED, SEALED and **DELIVERED** by)
STUART HOBSON)
In the presence of:)

Stuart Hobson

WITNESS: P. Fletcher-Jones

FULL NAME: PAULA FLETCHER-JONES

ADDRESS: 4 WATCHORN ST HOBART

OCCUPATION: LAW CLERK

SIGNED, SEALED and **DELIVERED** by)
THEA LUCY ROCKLIFF)
in the presence of:)

WITNESS: P. Fletcher-Jones

FULL NAME: PAULA FLETCHER-JONES

ADDRESS: 4 WATCHORN ST HOBART

OCCUPATION: LAW CLERK

The Mortgagee MORTGAGEE NAME as the registered proprietor of Mortgage MORTGAGE NO hereby Consents to this Deed as evidenced by its execution hereunder in the presence of:

I HEREBY CERTIFY THAT
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Tracy Bo 985227

Document Set ID: 6088892
Version: 2, Version Date: 29/10/2026

TASMANIAN LAND TITLES OFFICE

E188656

Notification of Agreement under the Land Use Planning and Approvals Act 1993

(Section 71)

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
172070	**1**		

REGISTERED PROPRIETOR:
REDLANDS TRADING PTY LTD

PLANNING AUTHORITY:
CLARENCE CITY COUNCIL

Dated this 23rd day of August 2019

We **CLARENCE CITY COUNCIL**

of **38 BLIGH STREET, ROSNY PARK IN TASMANIA**

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed
(on behalf of the Planning Authority)

A/ CORPORATE SECRETARY
CLARENCE CITY COUNCIL

Land Titles Office Use Only

REGISTERED
- 2 SEP 2019
RECORDER OF TITLES

Stamp Duty

LUA Version 1

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Document Set ID: 6088892
Version: 2, Version Date: 29/10/2026

AGREEMENT UNDER PART V OF THE LAND USE PLANNING AND APPROVALS ACT 1993

between

CLARENCE CITY COUNCIL a body corporate established by the Local Government Act 1993 ("Council") of 38 Bligh Street, Rosny Park in Tasmania

and

REDLANDS TRADING PTY LTD of PO BOX 616, Glenorchy in Tasmania ("the Owner")

BACKGROUND

A. On or about 17 May 2013 Council granted Planning Permit SD-2010/84 ("the Permit") for the 70 lot subdivision of 463 and 495 East Derwent Highway, Geilston Bay in Tasmania.

B. Council have agreed to various minor amendments to the Permit since it was issued in 2013.

C. The Owner is now the registered proprietor of the Property at 463 East Derwent Highway, Geilston Bay in Tasmania which is comprised in Certificate of Title Volume 172070 Folio 1 ("the Property"), being land to which the Permit applies.

D. It is a condition of the Permit that the Owner is to enter into this agreement with Council pursuant to section 71(1) of the Land Use Planning Approvals Act 1993 (Tasmania) ("the Act").

OPERATIVE PART

1. **Interpretation**

In this Agreement:

a) the expression "Owner":

- can mean more than one persons;
- includes the successors and assigns of the Owner; and
- includes any person deriving title to the Property or any part of the Property from the Owner;

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b) where the Owner comprises more than one person, those persons are jointly and each of them is severally liable under this agreement.

2. **Definitions**

For the purposes of this Agreement "Subject Lots" means Lots 1,2, and 5 on the endorsed plan subject of the Permit all of which have a rear boundary backing onto the East Derwent Highway.

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3. Owner's covenants

The Owner covenants with Council that:

(a) a solid, 2.1 metre high fence ("the Fence") is to be constructed along the rear boundary of the Subject Lots in accordance with the acoustic report prepared by Pearu Terts, Consulting Engineer dated 14 June 2011 (Council document ref. no. A841791) or any subsequent amendment of the same including the amendment dated 27 January 2017 as shown for illustration purposes on the plan annexed hereto and marked "A";

(b) the Fence must be made of a material having a surface density of 15kg/m^2 to 20kg/m^2 and is not to have gaps between the ground and the body of the Fence;

(c) the Fence must be treated in graffiti resistant finish to be approved by the Group Manager Asset Management;

(d) the Owner is responsible for maintaining the structural integrity of the Fence as constructed;

(e) if any materials of the Fence are replaced in the course of its maintenance, the materials will have the same or better acoustic qualities as those detailed in clause 3(a).

For the avoidance of doubt:

(i) a fence constructed of timber using shiplap construction with the slats screwed to reduce gaps will be sufficient compliance with covenants 3(a) and 3(b). ;

(ii) the obligations imposed by covenants 3(d) and (e) will pass to and bind successive owners of each of the Subject Lots.

4. Owner's acknowledgements

The Owner acknowledges that:

a) this agreement is being entered into pursuant to Part 5 of the Act. It may be registered by Council at the Owner's cost on the title of the Property ;

b) the effect of registration pursuant to the preceding clause will be that the burden and benefit of any covenant contained in this agreement will run with the Property as if it were a covenant to which section 102 (2) of the Land Titles Act 1980 applies; and

c) this agreement is enforceable between the parties to it, and any person deriving title under any such party, as if the agreement were entered into by a fee simple owner of land for the benefit of adjacent land held by the Crown in fee simple that was capable of being benefited by the agreement and as if that adjacent land continued to be so held by the Crown.

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5. Commencing date and duration

This agreement will:

- take effect on the date it is executed by the parties notwithstanding any delay or failure on the part of the Council in registering it against the title of the Property, and
- continue in full effect until terminated either on the happening of any event specified in this agreement, pursuant to a provision of the Act or by the mutual agreement of the parties.

EXECUTED as an agreement under seal by the parties

on....24th July.....2019

The Common Seal of **CLARENCE CITY COUNCIL** was affixed by its duly authorised delegate:

.....CShea.....

~~Alex van der Hek~~ Clare Amy Shea

A/Corporate Secretary

Executed by **REDLANDS TRADING PTY LTD (ACN 122 571 028)** by authority of its Directors in accordance with Section 127 of the Corporations Act:

.....

Timothy Henry Jenkins
Director

.....

Susan Jenkins
Secretary

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Document Set ID: 6088892
Version: 2, Version Date: 29/10/2026

Executed on behalf of)
Butler Mcintyre Investments Limited)
as Mortgagee pursuant to)
Mortgage registered number E76460)

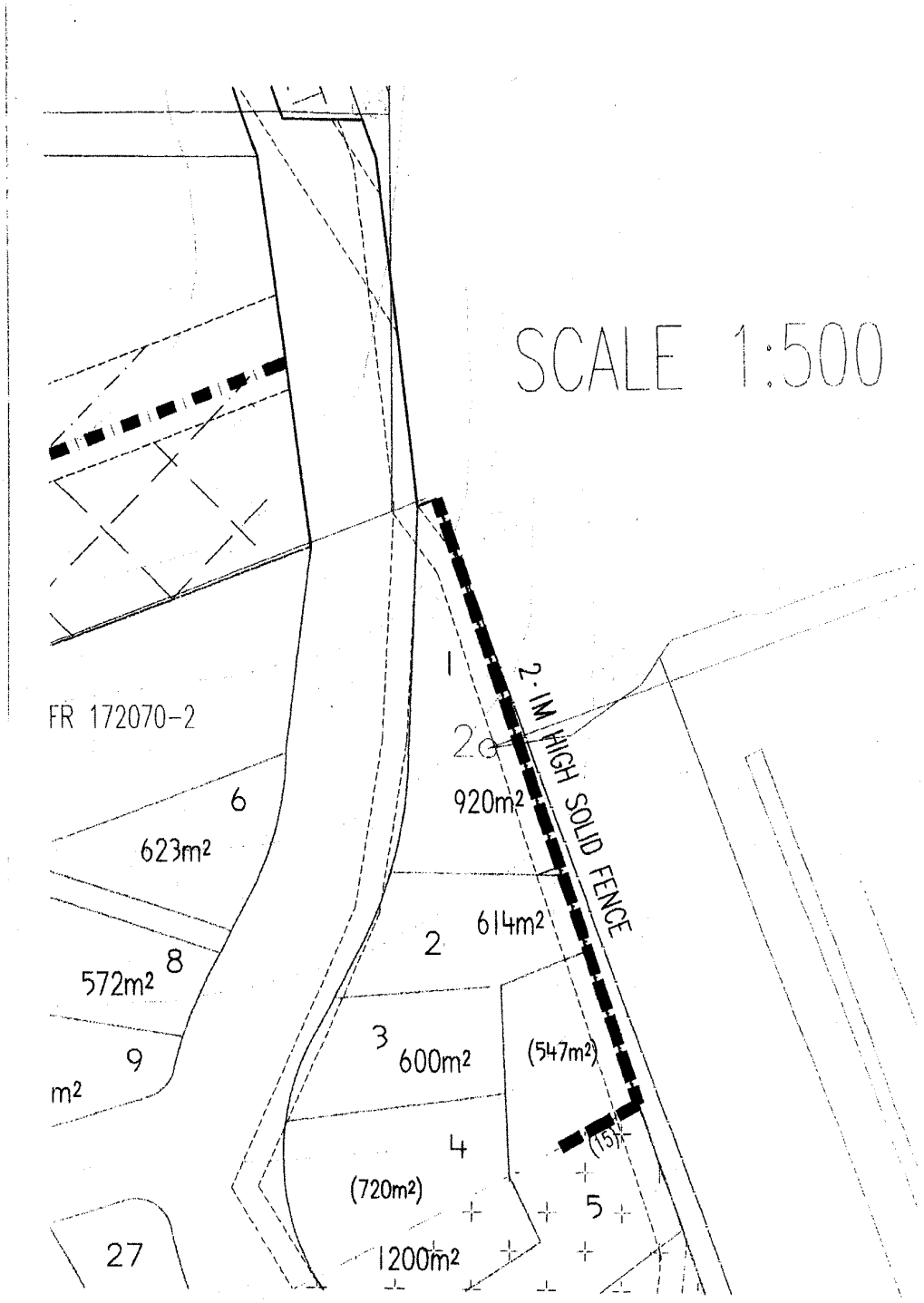
DIRECTOR - JASON SAU

Director - Phillip Kimber

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ORIGINAL DOCUMENT

Document Set ID: 6088892
Version: 2, Version Date: 29/10/2026

"A"

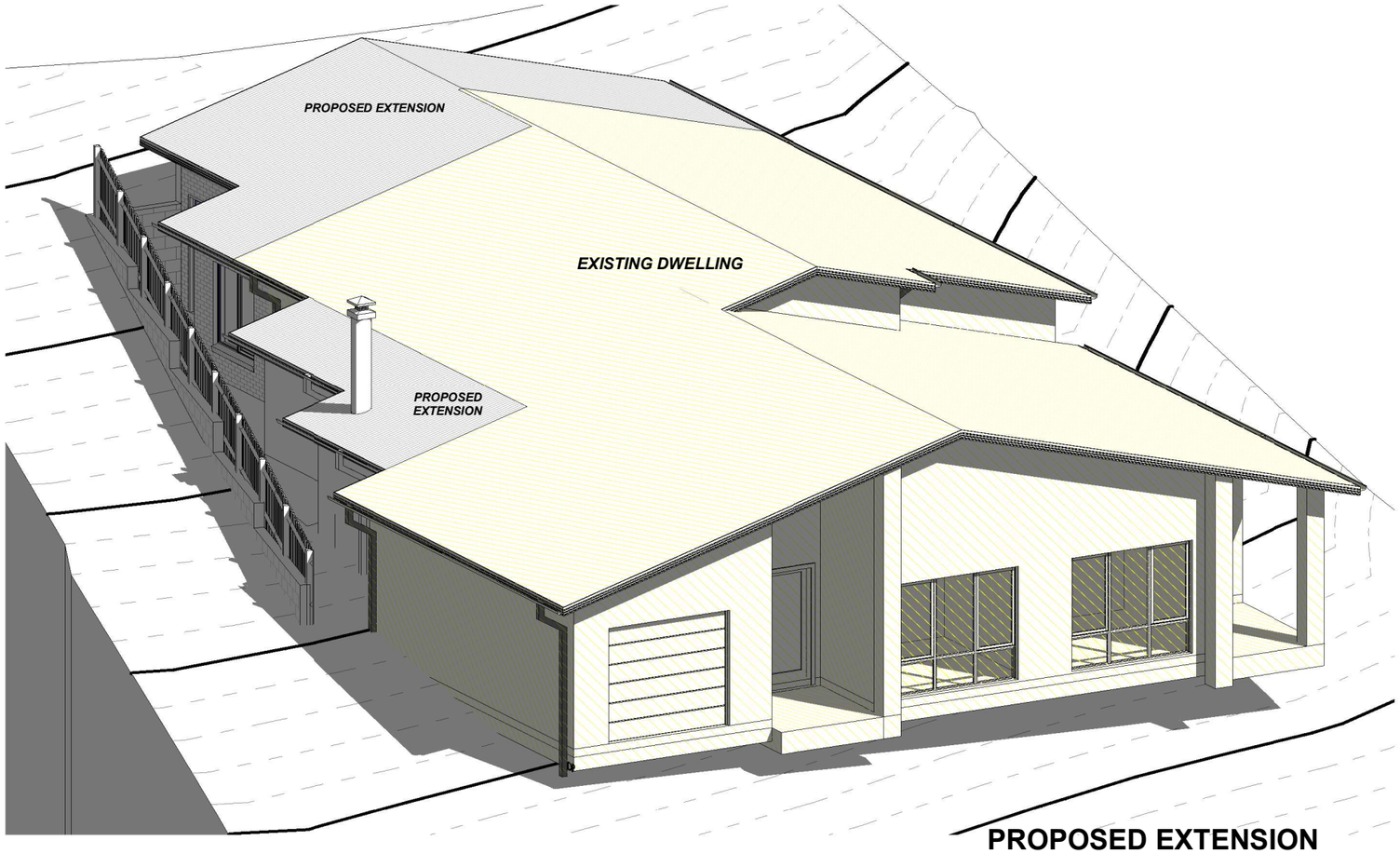


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Document Set ID: 6088892
Version: 2, Version Date: 29/10/2026

Urban Space Designers

Building Design and Drafting



PROPOSED EXTENSION

Sheet List		
Sheet No.	Sheet Name	Revision
A00	COVER SHEET	
A01	NOTES	
A02	SITE PLAN	
A03	SURVEY PLAN	
A04	FLOOR PLAN	
A05	ROOF PLAN	
A06	ELEVATIONS	
A07	ELEVATIONS	
A08	SECTION	
A09	SERVICE PLAN	
A10	HYDRAULIC PLAN	
A11	ELECTRICAL PLAN	
A12	SLAB PLAN	
A13	FLOOR FINISH PLAN	
A14	SECTIONAL DETAILS	
A15	TYPICAL DETAILS	
A16	TYPICAL DETAILS	
A17	SWMP	
A18	INTERNAL ELEVATIONS	
A19	SHADOW 9AM	
A20	SHADOW 12PM	
A21	SHADOW 3PM	
A22	NOTES	
A23	NOTES	

31 NAPIER STREET, GEILSTON BAY TAS

Urban Space Designers
Building Design and Drafting

Phone:
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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:
DR. AMANPREET SINGH

Project:
SINGLE STOREY DWELLING

Address:
31 NAPIER STREET, GEILSTON BAY TAS

Rev	Description	Date

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: 07/08/2026
Project: 31NSG/TAS/ARCH-2026
Sheet No.: A00
Rev:

Document Set ID: 6047815
Version: 1, Version Date: 29/09/2026

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.

Waterproofing to be constructed in accordance with AS4654.2

Urban Space Designers
Building Design and Drafting

Phone:
0402438170

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Website:
www.urbanspacedesigners.com.au

Accreditation:
TAS - 381246362
VIC - DP-AD 72846

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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:
DR. AMANPREET SINGH

Project:
SINGLE STOREY DWELLING

Address:
31 NAPIER STREET, GEILSTON BAY TAS

Rev	Description	Date

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Sheet: NOTES
Drawn: GK
Scale:
Size: A3
Date: 07/08/2026
Project: 31NSG/TAS/ARCH-2026
Sheet No.: A01
Rev:

Document Set ID: 6097813
Version: 1, Version Date: 29/09/2026

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

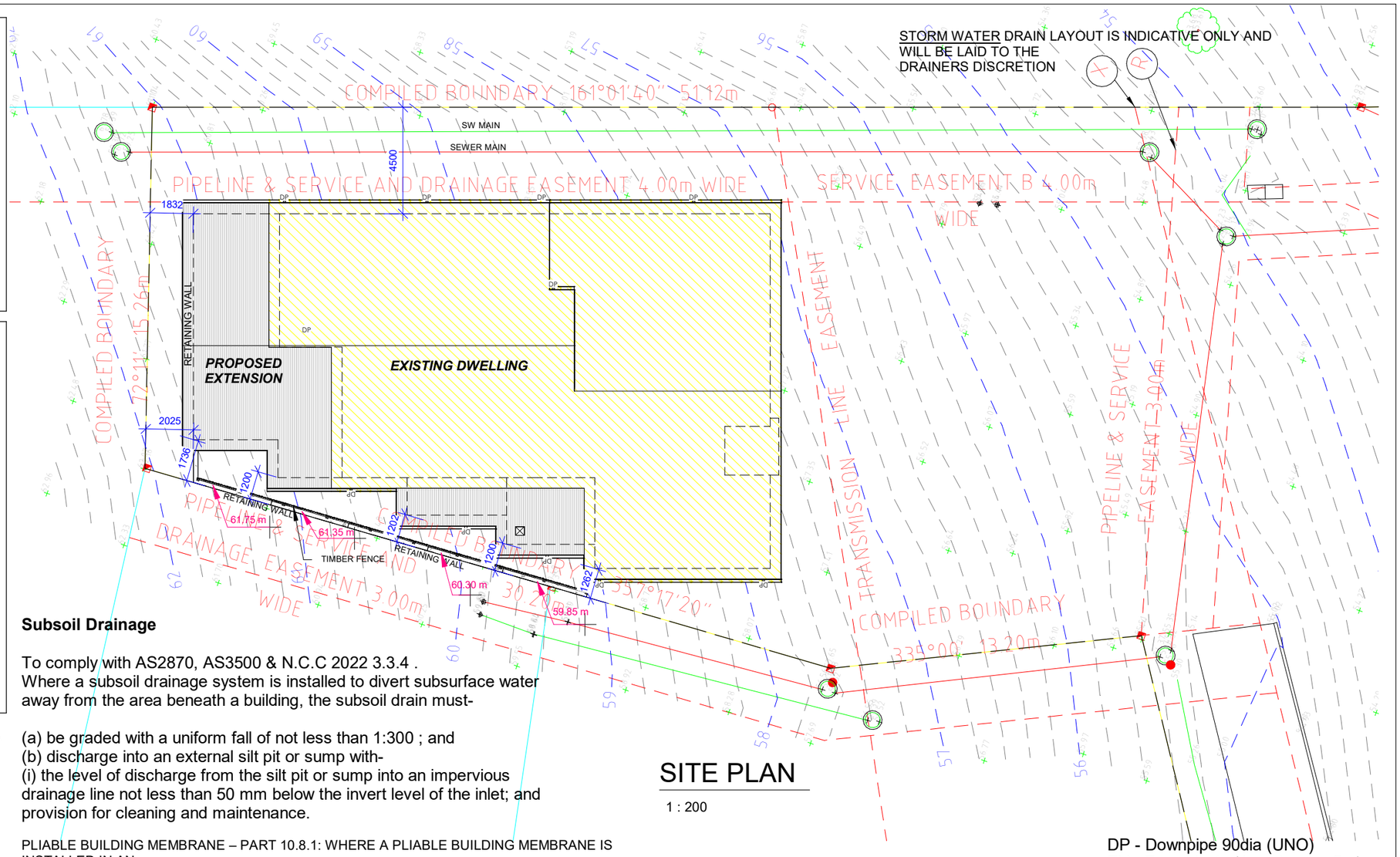
Surface Water Drainage
Ground to fall away from building in all Directions in compliance with AS2870 & N.C.C 2022 3.3.3 .

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.



SITE PLAN
1 : 200

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

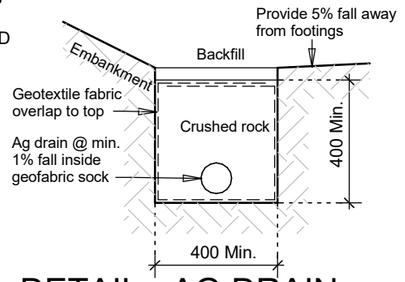
Subsoil Drainage

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.



DETAIL - AG DRAIN
1 : 20

AREA ANALYSIS		
Area	SQM	SQ
EXISTING DWELLING	112.8 m²	12.1
EXISTING DWELLING	122.4 m²	13.2
EXISTING PORCH	10.9 m²	1.2
PROPOSED EXTENSION	49.4 m²	5.3
PROPOSED EXTENSION	10.5 m²	1.1
PROPOSED EXTENSION	6.7 m²	0.7
Grand total	312.7 m²	33.7

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Client: DR. AMANPREET SINGH

Project: SINGLE STOREY DWELLING

Address: 31 NAPIER STREET, GEILSTON BAY TAS

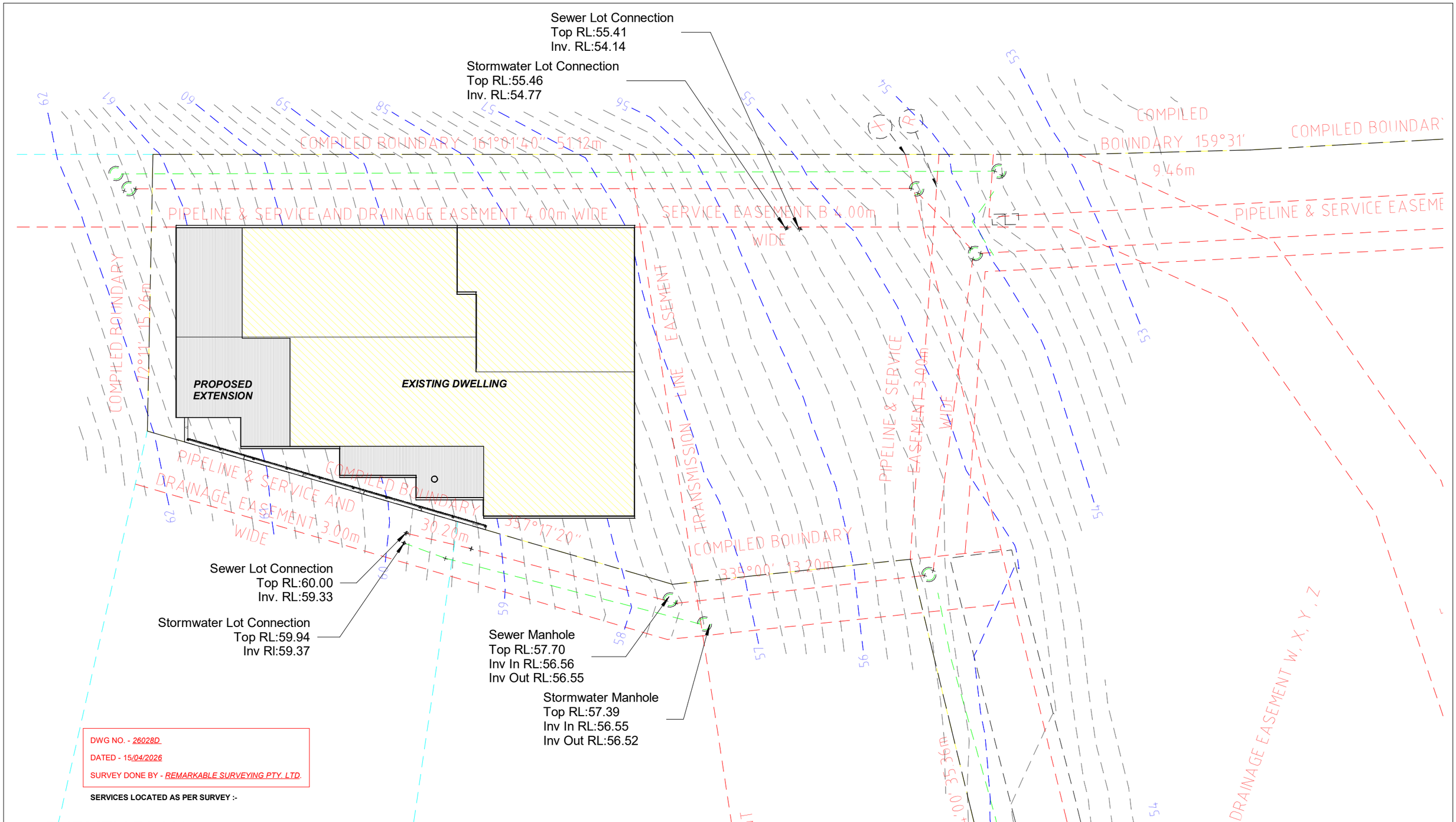
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Sheet: SITE PLAN
Drawn: GK
Scale: As indicated | Size: A3 | Date: 07/08/2026
Project: 31NSG/TAS/ARCH-2026 | Sheet No.: A02 | Rev:

Document Set ID: 6078315
Version: 1, Version Date: 29/09/2026



DWG NO. - *26028D*

DATED - 15*/04/2026*

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

SERVICES LOCATED AS PER SURVEY :-

SURVEY PLAN

1 : 200

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Sheet: SURVEY PLAN

Drawn: GK

Scale: 1 : 200 | Size: A3 | Date: 07/08/2026

Project: 31NSG/TAS/ARCH-2026 | Sheet No.: A03 | Rev:

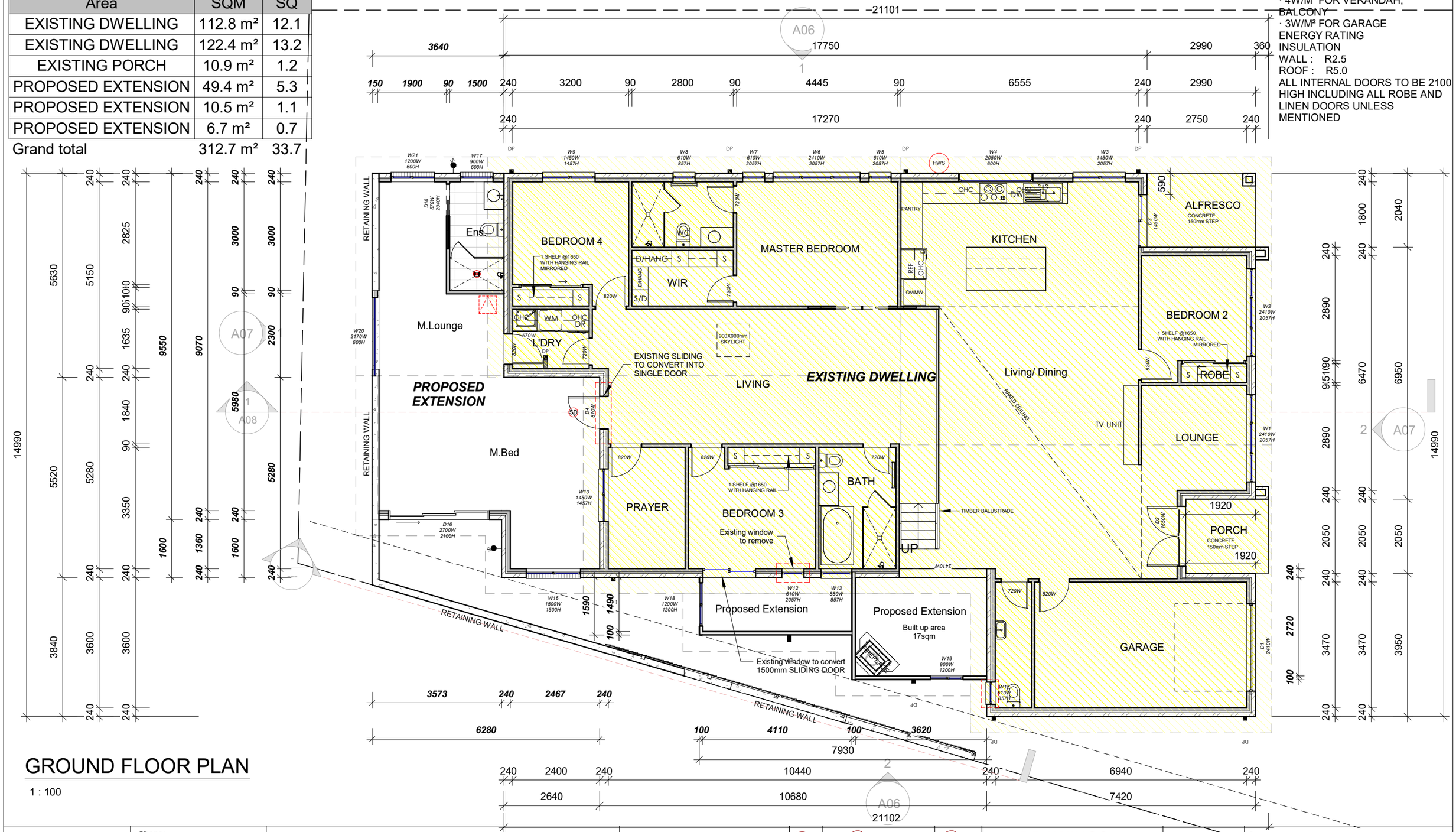
Document Set ID: 6098815
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PROPOSED EXTENSION	10.5 m²	1.1
PROPOSED EXTENSION	6.7 m²	0.7
Grand total	312.7 m²	33.7

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



GROUND FLOOR PLAN

1 : 100

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Sheet: FLOOR PLAN
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Size: A3
Date: 07/08/2026
Project: 31NSG/TAS/ARCH-2026
Sheet No.: A04
Rev:

Document Set ID: 6097895
Version: 1, Version Date: 29/09/2026

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

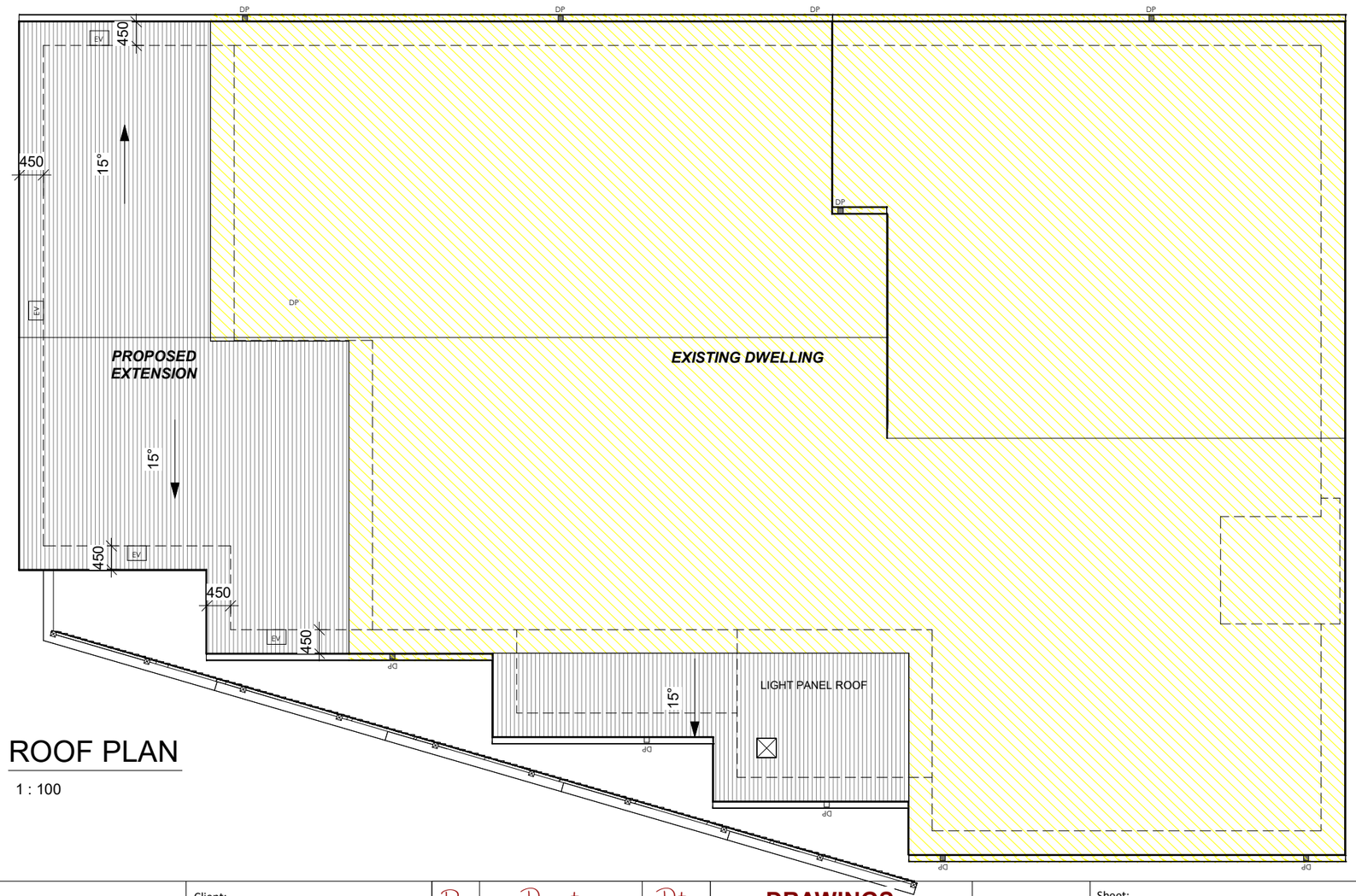
All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

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)

NOTES:
ROOF LAYOUT DESIGN SHOWN IS FOR GUIDE PURPOSES ONLY, SEE THE ROOF MANUFACTURES DRAWINGS FOR EXACT DESIGN.
CONCRETER / BUILDER TO MAKE SURE THAT MIN. 385 TO BE EXCAVATED BELOW FLOOR LEVEL IN RESIDENCE AND GARAGE FOR A WAFFLE SLAB.
CHECK ON SITE BEFORE COMMENCING BEFORE COMMENCING ON SITE PLEASE CHECK ALL DIMENSIONS

NO PART OF STRUCTURE TO ENCROACH PAST TITLE



ROOF PLAN
1 : 100

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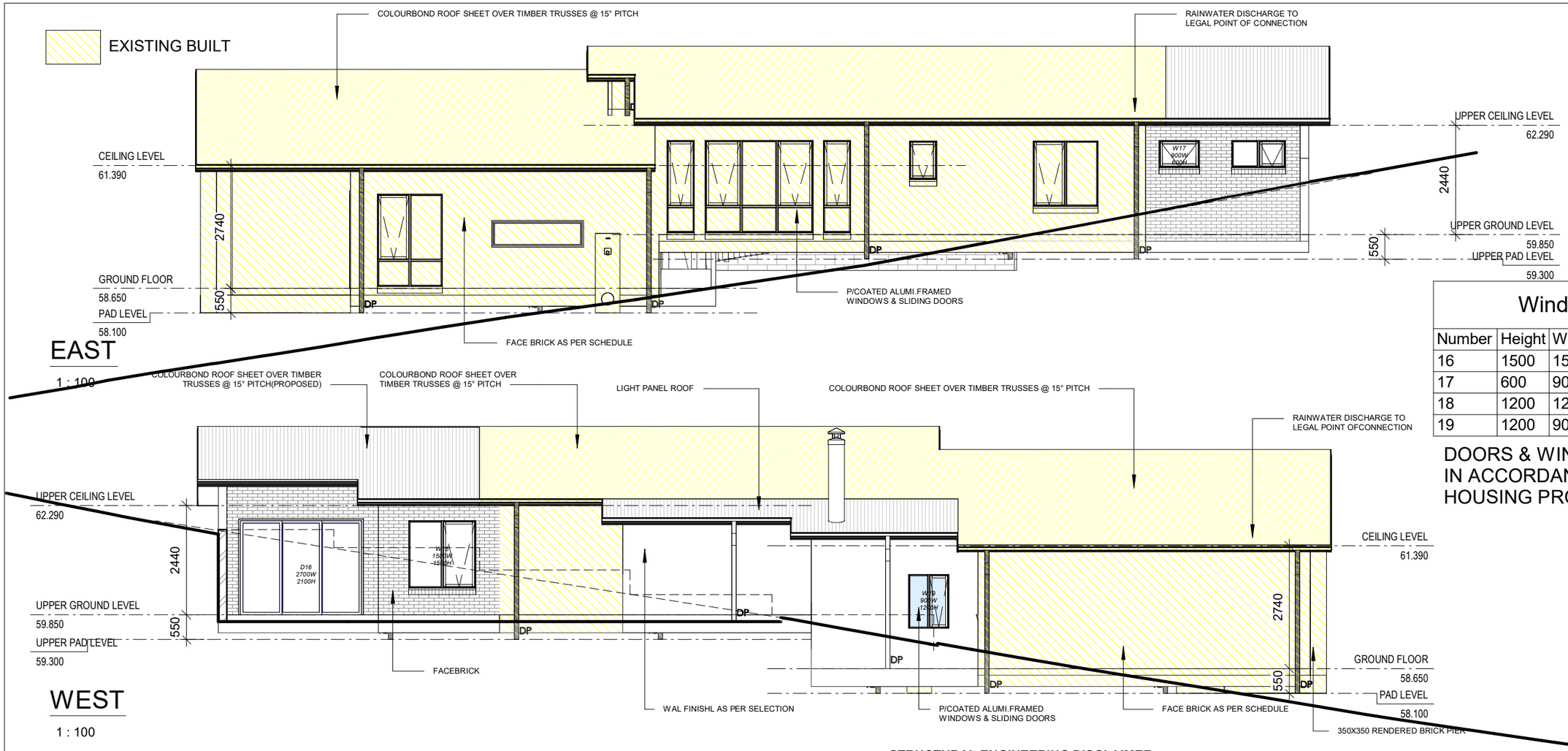
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Sheet: ROOF PLAN
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Size: A3
Date: 07/08/2026
Project: 31NSG/TAS/ARCH-2026
Sheet No.: A05
Rev:

Document Set ID: 6097895
Version: 1, Version Date: 29/09/2026



Window Schedule				
Number	Height	Width	Head Height	Sill Height
16	1500	1500	2100	600
17	600	900	2100	1500
18	1200	1200	2100	900
19	1200	900	2100	900

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.
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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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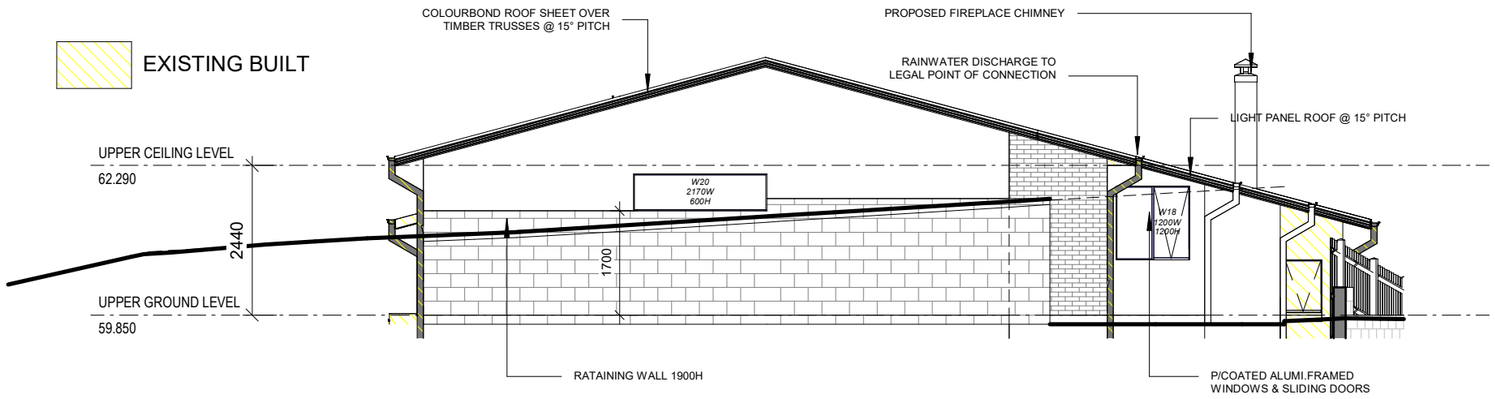
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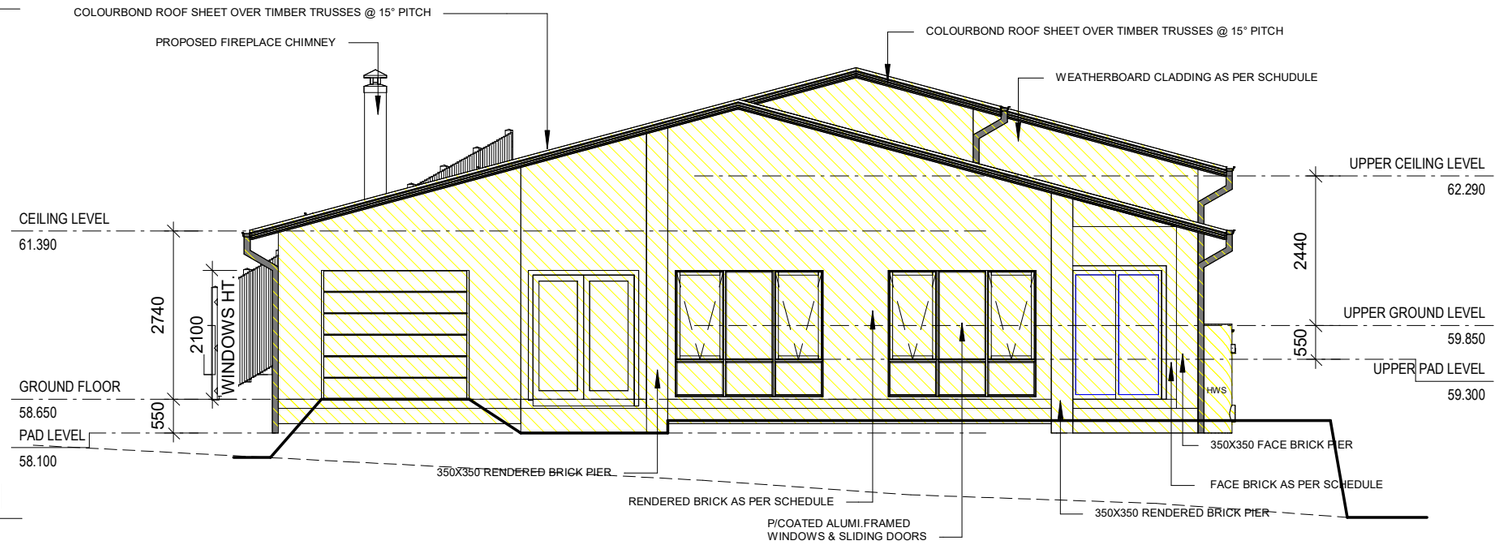
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Scale: 1 : 100 | Size: A3 | Date: 07/08/2026
Project: 31NSG/TAS/ARCH-2026
Sheet No.: A06
Rev:

Document Set ID: 6097895
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NORTH

1 : 100



SOUTH

1 : 100

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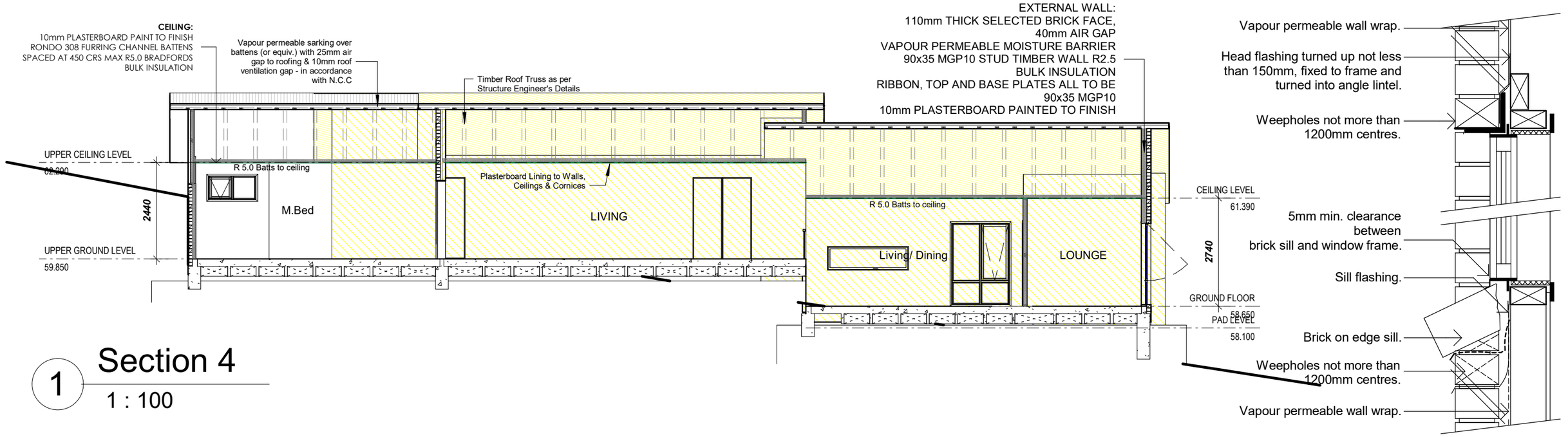
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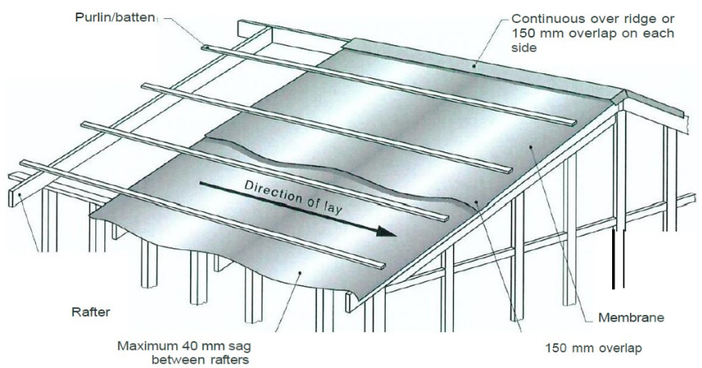
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Project: 31NSG/TAS/ARCH-2026
Sheet No.: A07
Rev:

Document Set ID: 6097895
Version: 1, Version Date: 29/09/2026



1 Section 4

1 : 100



(c) Under battens

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).
One vent be installed for every 90m2 of roof space.

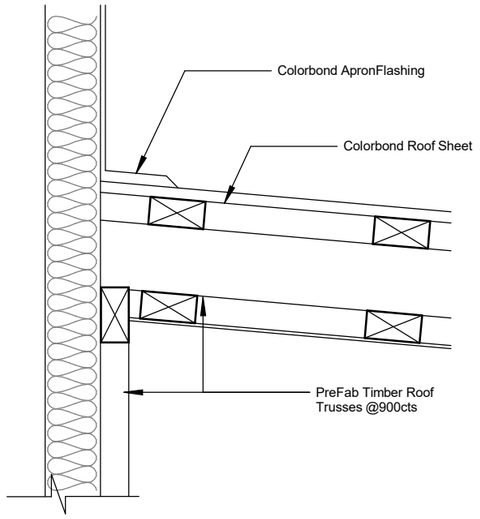
Notes:

Clearances between Cladding and Ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum of:
1. 100mm in low rainfall intensity areas or sandy, well - drained areas; or
2. 50mm above Impermeable areas that slope away from the Building; or
3. 150mm in any other case.

Wall Cladding must extend a minimum of 50mm below the Bearer or lowest horizontal part of the suspended floor framing.

Unless Noted otherwise 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 a 125mm sphere cannot pass through, and withhstand a force of 250N. Except for Bedrooms, where the requirement is for heights above 2m.



ROOF FLASHING DETAIL

1 : 10

Framing part H1D6 NCC
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC part H1D6.
Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details.
Structural steel members shall comply with the requirements of clauses in part 6.3. Refer to Engineer's details where provided.

Glazing part 8.3
NCC All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) all glazing shall comply with the requirements of AS 2047-AS 1288 and NCC clauses in part 8.3
Human impact safety requirements shall comply with NCC clauses 8.4 pane within 500mm from finished floor level & glazed full height

Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Energy efficiency bulk insulation between external studs to be insulated with min R2.5. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface).
External walls are to be clad with perforated reflective foil over the outside of the timber frame. Ceiling to be insulated with R5.0 and reflective foil.
Floor to be insulated with R2.0 batts. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. Building to be sealed in accordance with BCA 2019 Part 3.12
Construction of the external walls, floor and roof compliance of air leakage to comply with NCC part 3.14

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DR. AMANPREET SINGH

Project:
SINGLE STOREY DWELLING

Address:
31 NAPIER STREET, GEILSTON BAY TAS

Rev	Description	Date

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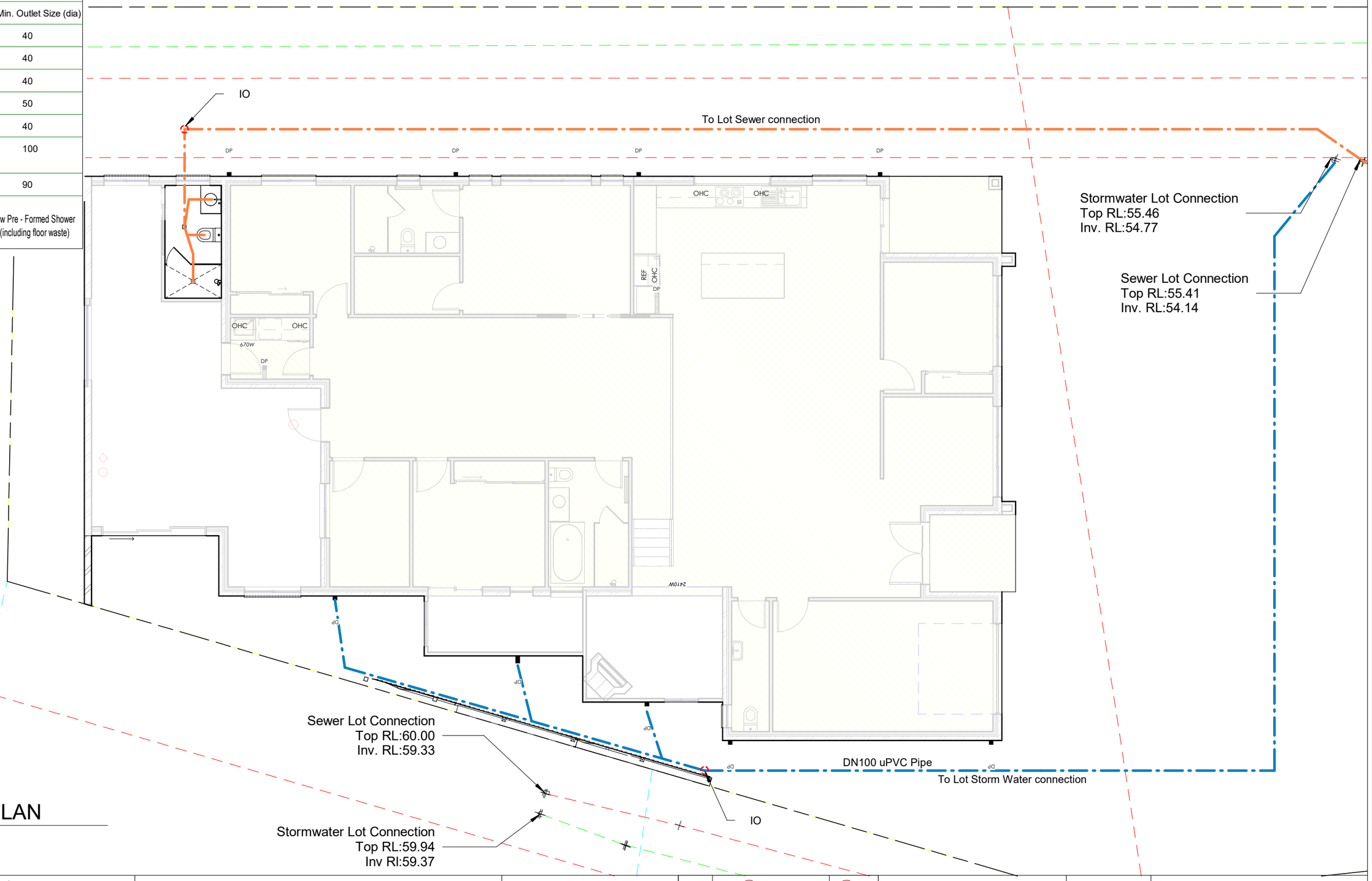
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Size: A3
Date: 07/08/2026
Project: 31NSG/TAS/ARCH-2026
Sheet No.: A08
Rev:

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Version: 1, Version Date: 29/09/2026

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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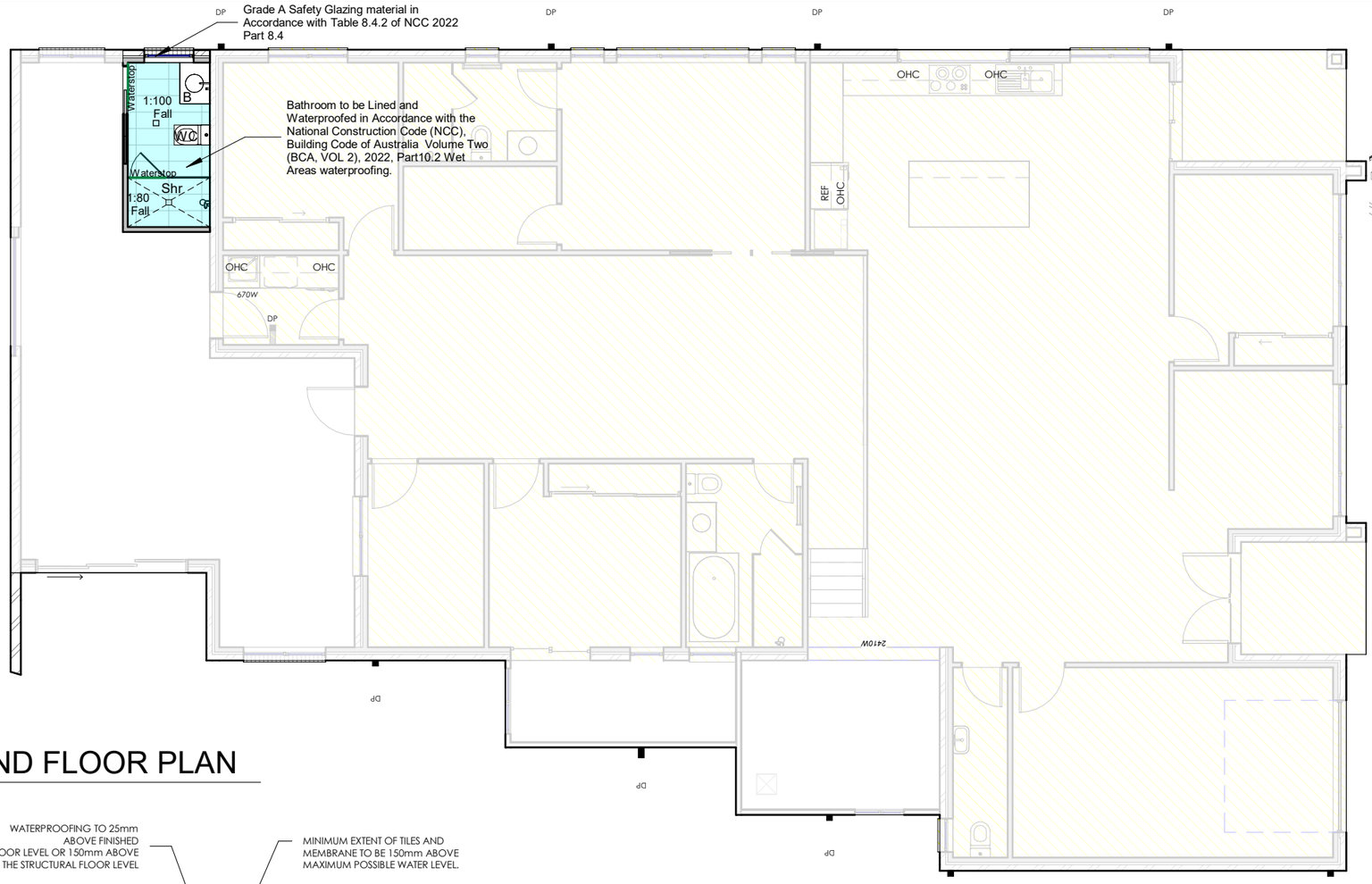
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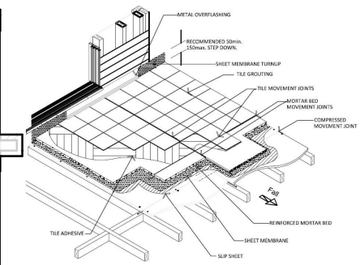
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Size: A3
Date: 07/08/2026
Project: 31NSG/TAS/ARCH-2026
Sheet No.: A09
Rev:

Document Set ID: 6098815
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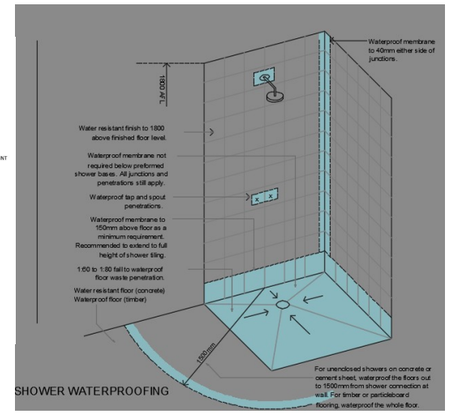
GROUND FLOOR PLAN

1 : 100

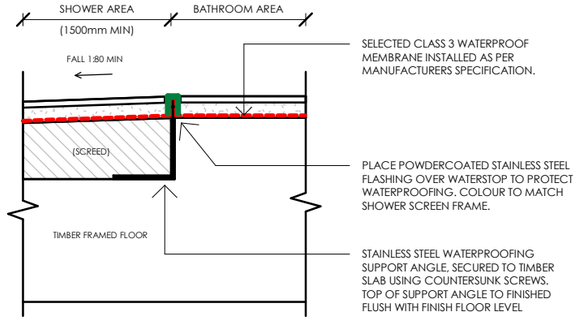


WATERPROOFING DETAIL

N.T.S.

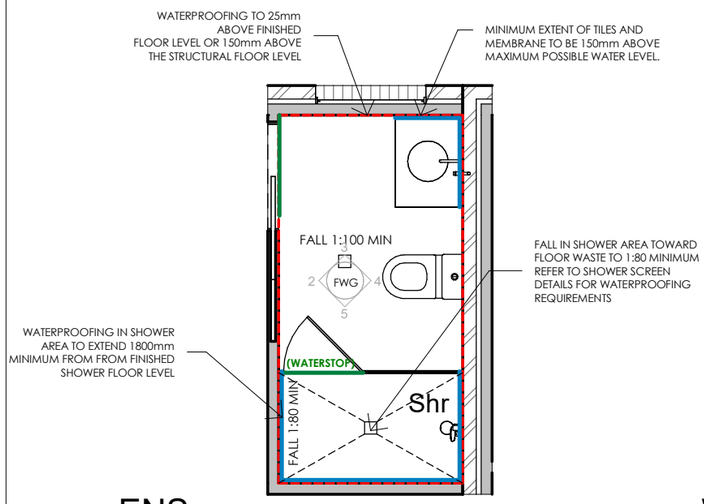


SHOWER WATERPROOFING



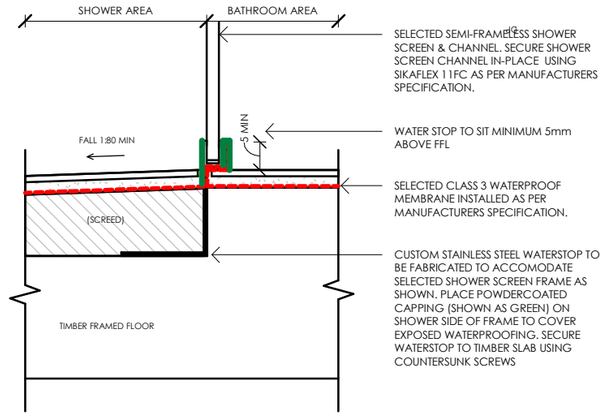
WALK-IN SHOWER ENTRY DETAIL

1 : 5



ENS

1 : 50



WALK-IN SHOWER SCREEN DETAIL

1 : 5

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)

Wet Areas (To comply with NCC Part 10.2 and AS 3740)

Vessels or area where Fixture is installed	Floors & Horizontal Surfaces	Walls	Walls Junctions & Joints	Wall/ Floor Junctions	Penetrations
Shower area (applies to Bathrooms and Ensuite)					
With preformed shower base	N/A	Water resistant walls in shower area to 1800mm minimum above FFL. Ceramic tiles.	Waterproof wall junctions within shower area. Membrane 'M01'.	Waterproof wall / floor junctions within shower area. Membrane 'M01'.	Waterproof floor penetrations within shower area with Membrane 'M01'.
With step down	Waterproof floor in shower area including step down (M01)	Waterproof (M01) all walls in shower area to 150mm above FFL. Water resistant to 1800mm AFL.	Waterproof wall junctions within shower area. Membrane 'M01'.	Waterproof wall / floor junctions within shower area. Membrane 'M01'.	Waterproof tap and spout penetrations with 'Waterbar' tap penetration flange and silicone.
Area outside shower area (applies to Bathrooms and Ensuite)					
Timber floor	Waterproof floor of the room. Membrane 'M02'.	N/A	N/A	Waterproof wall / floor junctions Membrane 'M02'.	
Concrete floor	Water resistant floor of the room. Ceramic floor tiles.	N/A	N/A	Waterproof wall / floor junctions Membrane 'M02'.	
Area adjacent to bath (applies to Bathroom)					
Timber floor	Water resistant floor of the room	a) 150mm min. high ceramic tile splashback to perimeter of bath b) Ceramic tile upstand from floor to underside lip of bath.	Water resistant to junctions within 150mm above bath (3 x walls).	Ceramic tile upstand to extent of bath.	Waterproof tap and spout penetrations in horizontal surfaces with 'Waterbar' tap penetration flange and silicone.
Other areas					
Laundry and WC	Waterproof floor of the room. Membrane 'M01'.	N/A	N/A	Waterproof wall / floor junctions Membrane 'M02'.	
Walls adjoining sink, basin or laundry tub	N/A	150mm min. high ceramic tiled splashback for extent of vessel, where the vessel is within 75mm of a wall.	Waterproof wall junction where vessel is fixed to a wall with silicone.	N/A	Waterproof tap and spout penetrations in horizontal surfaces with 'Waterbar' tap penetration flange and silicone.

KEY:
Membrane 'M01': Dunlop (or similar) shower waterproofing kit complete with reinforcing mat, primer, neutral cure silicone and membrane to manufacturer's recommendations.
Membrane 'M02': Dunlop (or similar) water based acrylic polyurethane membrane applied by either brush or roller in a consistent thickness to manufacturer's recommendations.

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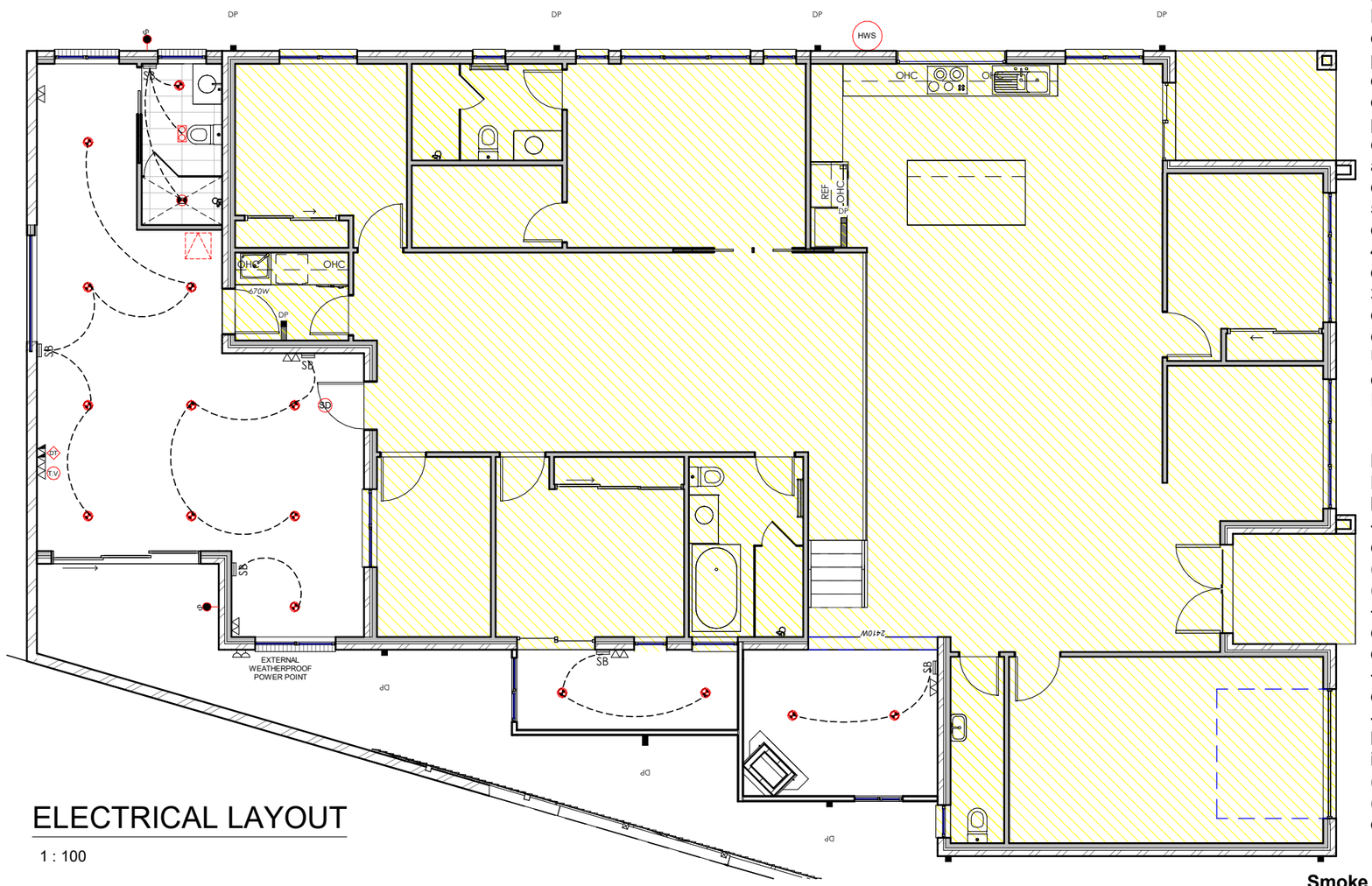
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Project: 31NSG/TAS/ARCH-2026
Sheet No.: A10
Rev:

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ELECTRICAL LAYOUT

1 : 100

Lighting Analysis_Indoor

	Type	Count	Wattage	Lighting Load
	Batton Holder (Int.)	1	11 W	11 W
	Downlight_Indoor	15	11 W	165 W
	IXL Heat & Light Tastic	1	550 W	550 W

Lighting Load	Permissible Lighting Load	Load Under Permissible Value
726 W	<varies>	No

Lighting Analysis_Outdoor

	Type	Count	Wattage	Lighting Load
	Flood Lights (Sensor)	3	22 W	66 W

Lighting Load	Permissible Lighting Load	Load Under Permissible Value
66 W	6738 VA	Yes

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.

Fixtures Schedule

	Type	Count
	Double Ext. GPO Point (300H)	1
	Double GPO Point (300H)	6
	Double GPO Point (1100H)	4
	Double GPO Point (1500H)	1
SB	SB	6
	Single GPO Point (300H)	1
	Single GPO Point (Ceiling)	1
DT	Data Point (300 H.)	1
SD	Smoke Detector	1
T.V.	T.V. Point (300 H.)	1
M/H	Ceiling Access Hatch	1
	Mechanical Ventilation	1
	Solar or Gas Booster HWS	1

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.

- 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 (OPTI)
- 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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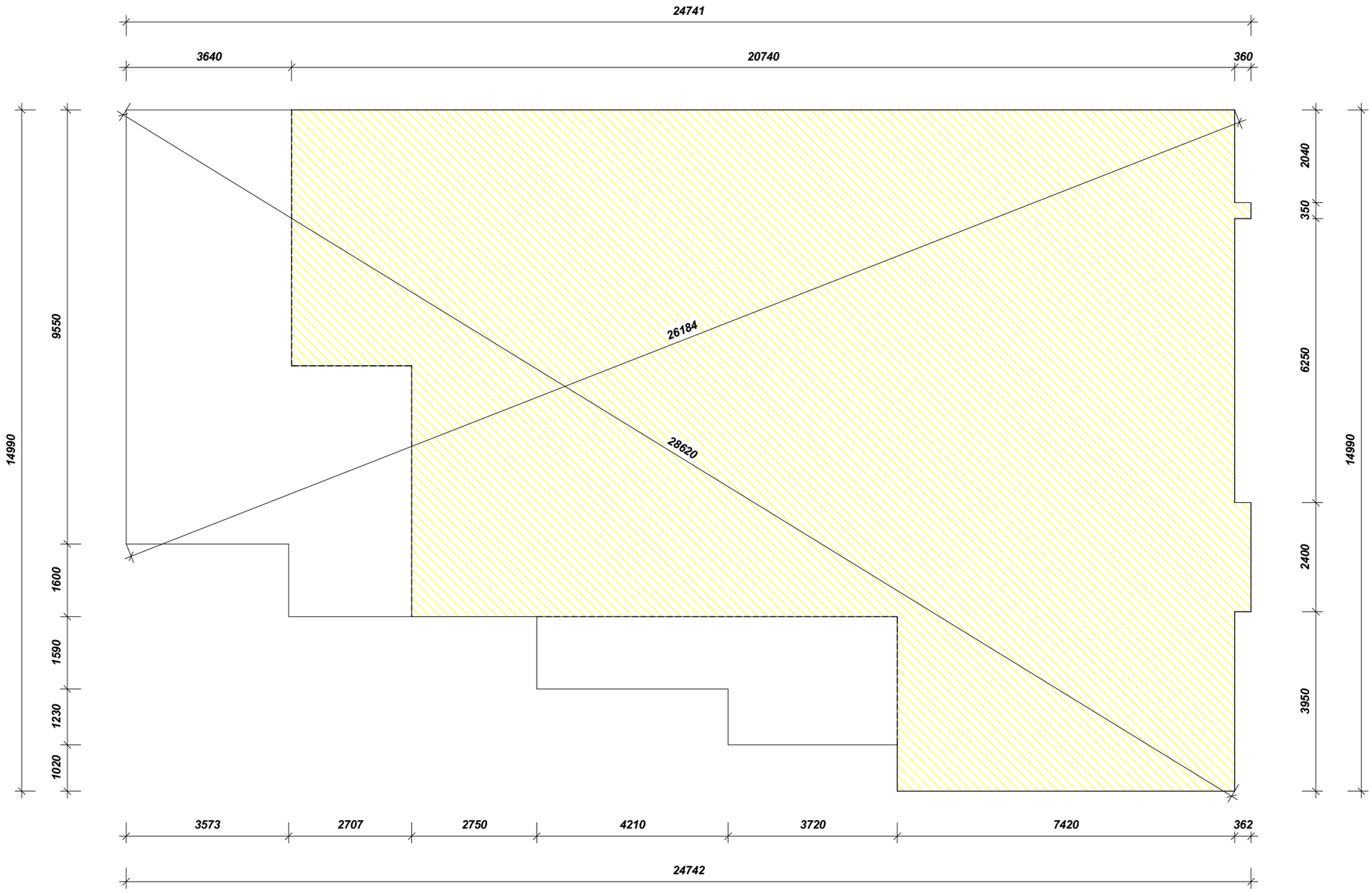
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Date: 07/08/2026
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Sheet No.: A11
Rev:

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SLAB PLAN

1 : 100

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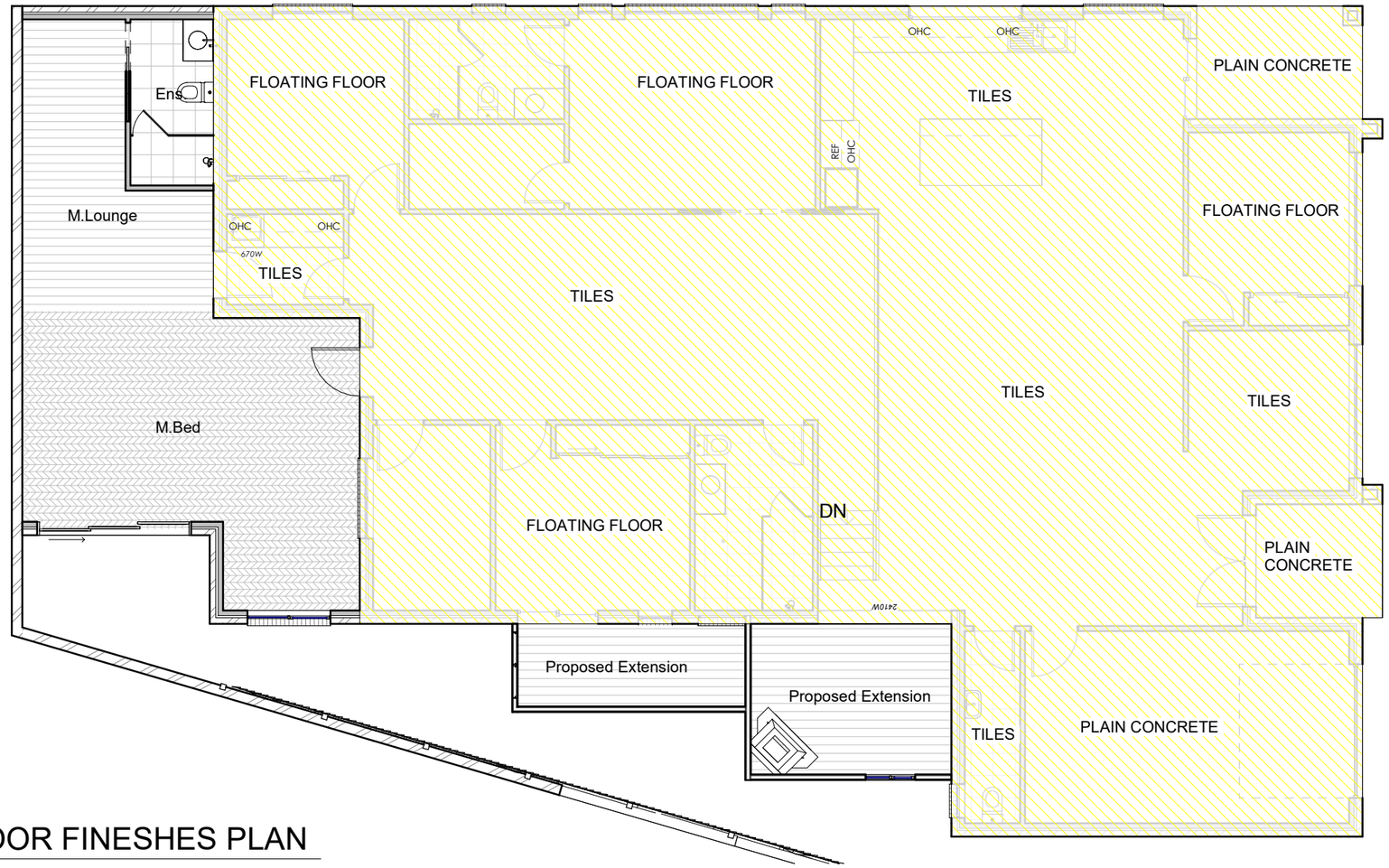
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Rev:

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CARPET

HYBRID FLOORING

TILE WET AREA

Floor Finishes Totals		
Level	Floor Finish	Area
GROUND FLOOR		218 m²
GROUND FLOOR	HYBRID FLOORING	10 m²
UPPER GROUND LEVEL	CARPET	27 m²
UPPER GROUND LEVEL	HYBRID FLOORING	19 m²
UPPER GROUND LEVEL	TILE WET AREA	5 m²

FLOOR FINESHES PLAN

1 : 100

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

Floor Finishes			
Level	Name	Floor Finish	Area
GROUND FLOOR	Proposed Extension	HYBRID FLOORING	10 m²
UPPER GROUND LEVEL	M.Bed	CARPET	27 m²
UPPER GROUND LEVEL	M.Lounge	HYBRID FLOORING	13 m²

Floor Finishes			
Level	Name	Floor Finish	Area
UPPER GROUND LEVEL	Proposed Extension	HYBRID FLOORING	6 m²

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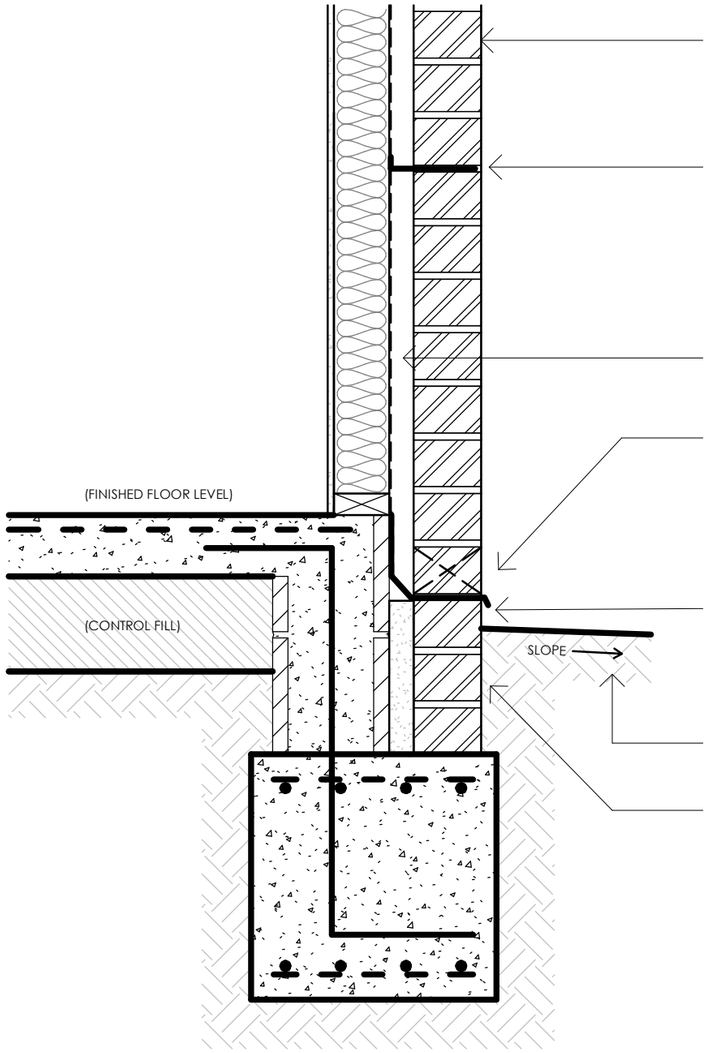
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Scale: 1 : 100 | Size: A3 | Date: 07/08/2026

Project: 31NSG/TAS/ARCH-2026 | Sheet No.: A13 | Rev:

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CONTROL / ARTICULATION JOINTS
10mm WIDE WITH COMPRESSIBLE BACKING FOAM AND MASTIC SEALANT TO AS 3700.
MASONRY FLEXIBLE ANCHORS AT HALF HEIGHT AND EVERY 600mm ABOVE.
BLOCKWORK TIES EITHER SIDE OF JOINT BACK TO FRAME AT EVERY COURSE.
AS INDICATED ON PLANS AND ELEVATIONS, OR AT NO MORE THAN 6m CENTRES.

WALL TIES
TO COMPLY WITH AS3700 & AS2699, TIES TO BE "MEDIUM" DUTY
SPACED AT 450mm HORIZONTAL CENTERS. BRICK TIE MATERIAL TO
BE BASED ON DEVELOPMENT DISTANCE FROM BREAKING SURF, AS FOLLOWS:

100m-1Km (SEVERE MARINE ENVIRONMENT) - R4 316 STAINLESS STEEL
1Km - 9Km (MARINE ENVIRONMENT) - R3 304 STAINLESS STEEL
> 10Km (MODERATE ENVIRONMENT) - R2 GALVANISED Z600

40mm CAVITY WIDTH. KEEP CAVITY CLEAN BY SUSPENDING A TIMBER
BATTEN AND RAISING AS WORK PROGRESSES, OR LEAVE OUT A BRICK
EVERY 1500mm ALONG CAVITY BOTTOM AND HOSE OUT MOTOR REGULARLY

WEEPHOLES
PROVIDE WEEPHOLES TO EXTERNAL LEAVES OF CAVITY WALLS
IN THE COURSE IMMEDIATELY ABOVE FLASHINGS, AND
CAVITY FILL, AND AT THE BOTTOMS OF UNFILLED CAVITIES.
FORM: OPEN PERPENDS WITH CORROSION RESISTANT WIRE MESH INSERTS,
MAXIMUM APERTURE OF 2mm.
MAXIMUM SPACING: 1200mm.

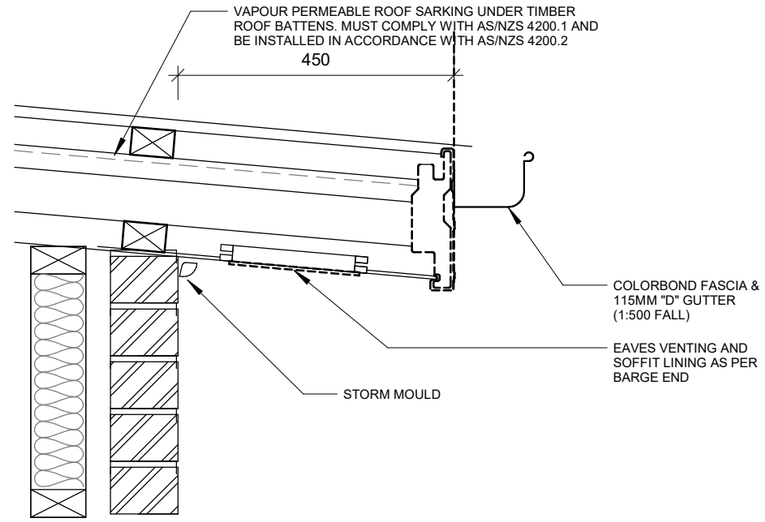
DAMP PROOF COURSE
EMBOSSED POLYTHENE COATED ALUMINIUM DPC.
LAID NOT LESS THAN 150mm ABOVE FINISHED GROUND LEVEL
OR NOT LESS THAN 75mm ABOVE FINISHED CONCRETE PATHS OR PAVING.
DPC SHOULD EXTEND TO BE VISIBLE AT THE OUTER FACE OF THE WALL.

FINISHED GROUND TO BE GRADED AWAY FROM BUILDING ON ALL SIDES.
AS PER BCA 3.1.2.2

WHERE MASONRY WALLS ARE LOCATED OVER FOOTINGS BELOW GROUND,
THE JUNCTION BETWEEN FOOTING AND MASONRY SHOULD BE PARGED WITH
MORTAR AND THE PARGING AND MASONRY UP TO JUST BELOW PAVING SURFACE
(OR GROUND LEVEL) GIVEN AT LEAST TWO COATS OF BITUMENOUS SEALANT
SUCH AS HYDROSEAL.

BRICK WALL FOOTING DETAIL

1 : 10



ROOF DETAIL

1 : 10

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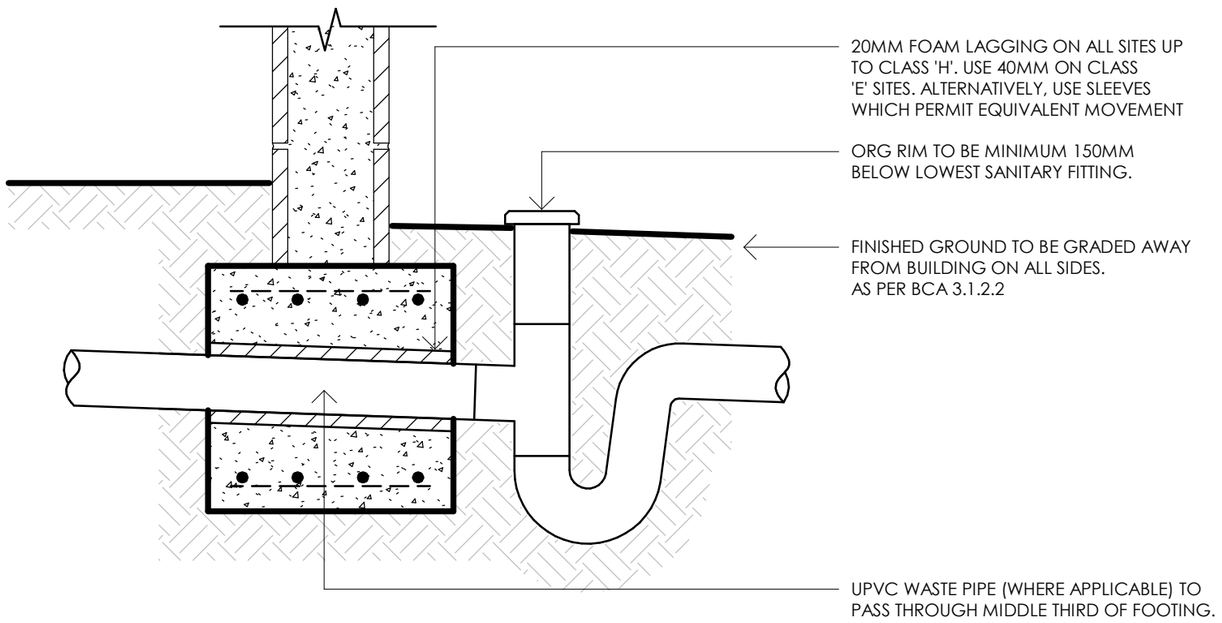
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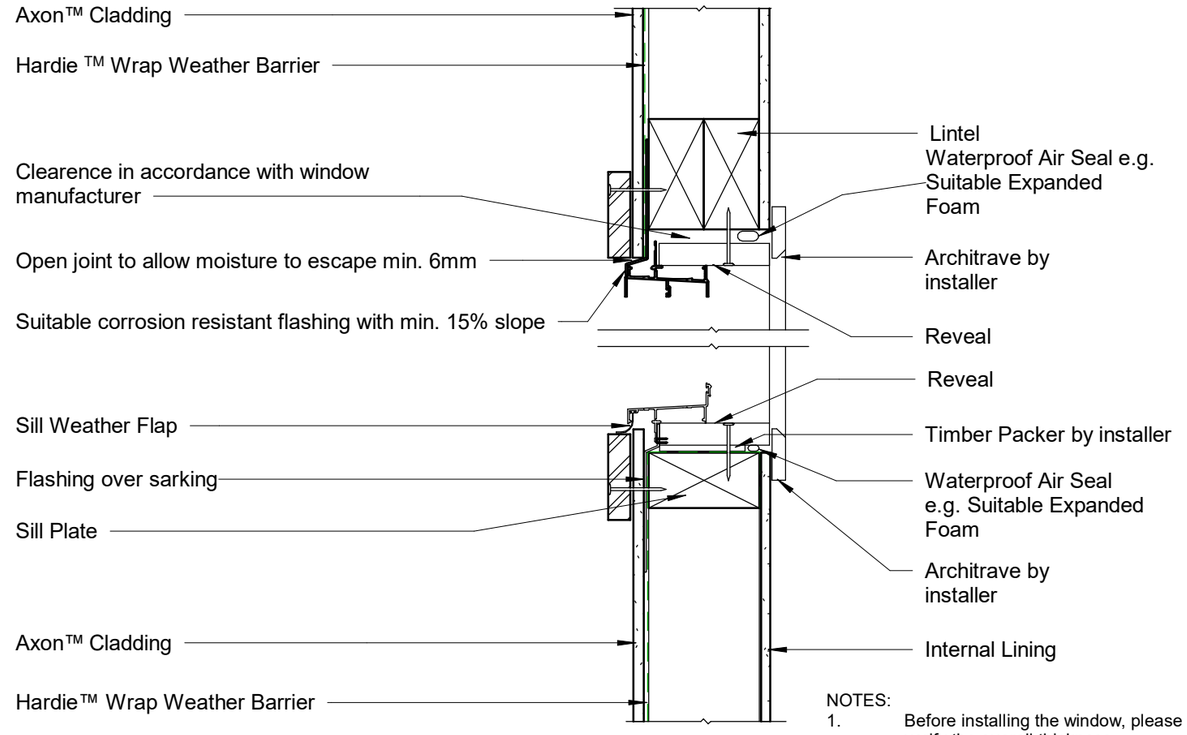
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DRAINAGE & FOOTING DETAIL

1 : 10

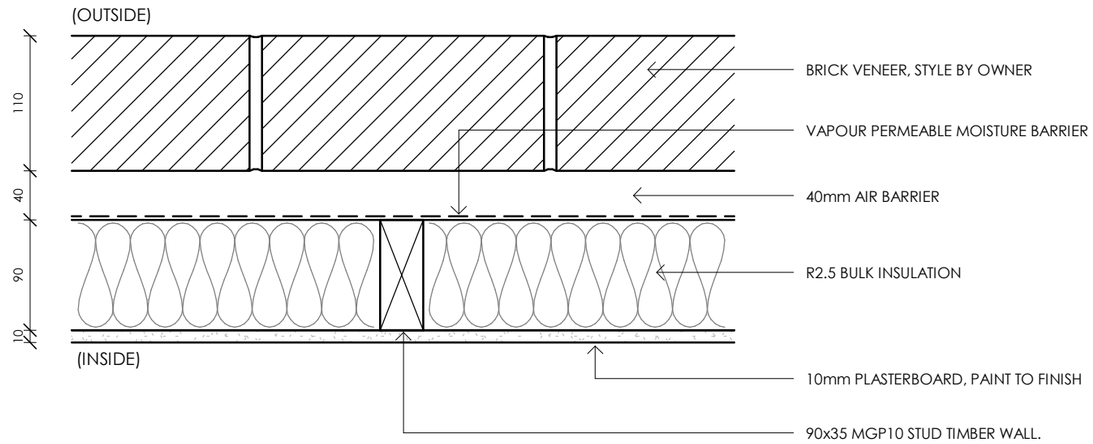


WINDOW SILL & LINTEL DETAIL

1 : 5

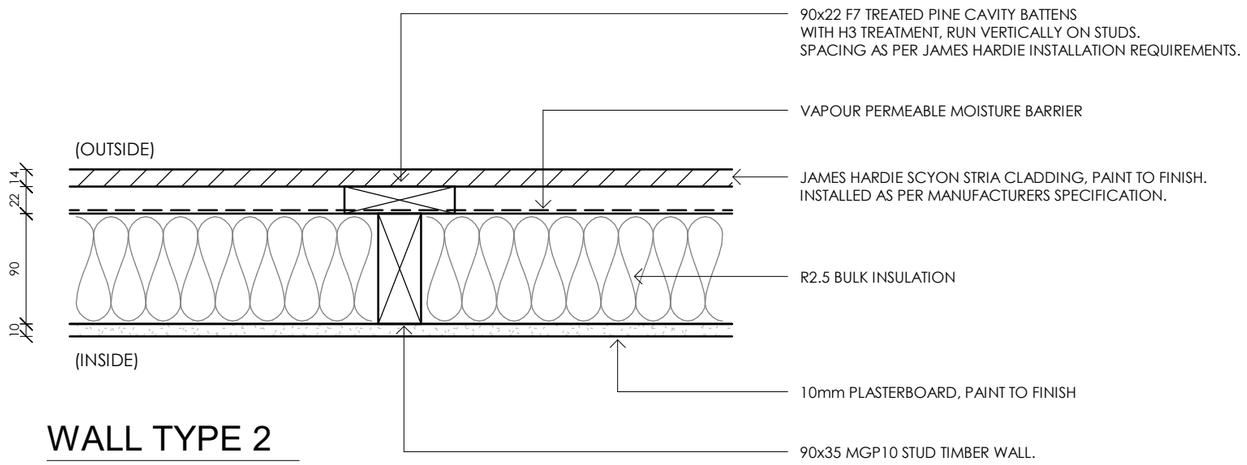
NOTES:
1. Before installing the window, please verify the overall thickness compared to the window reveal sizing to prevent gaps.

ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE SPECIFIED



WALL TYPE 1 - WT1

1 : 5



WALL TYPE 2

1 : 5

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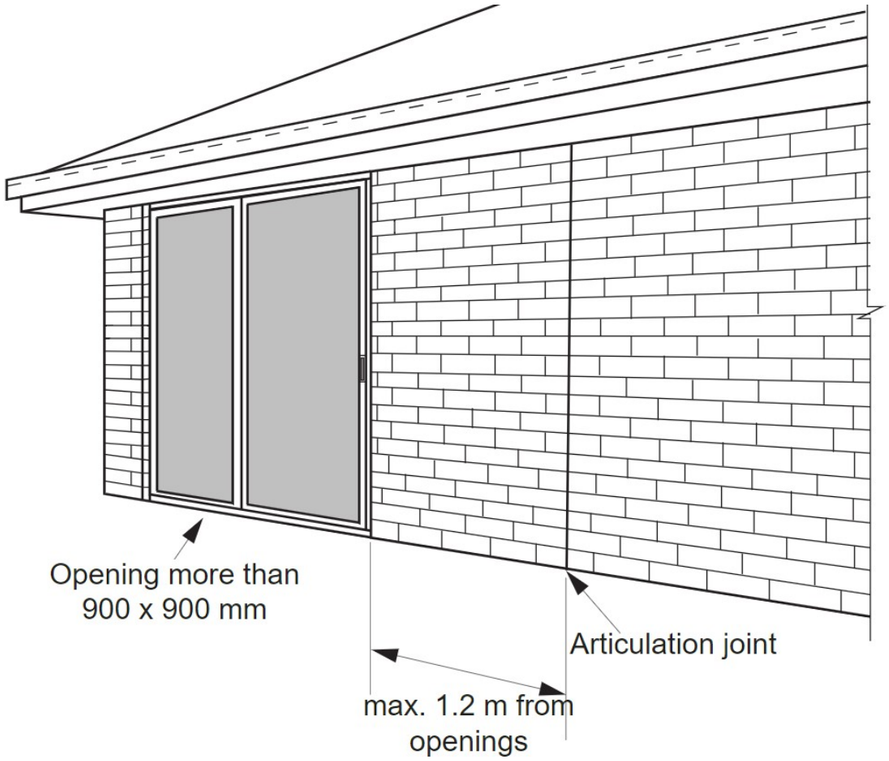
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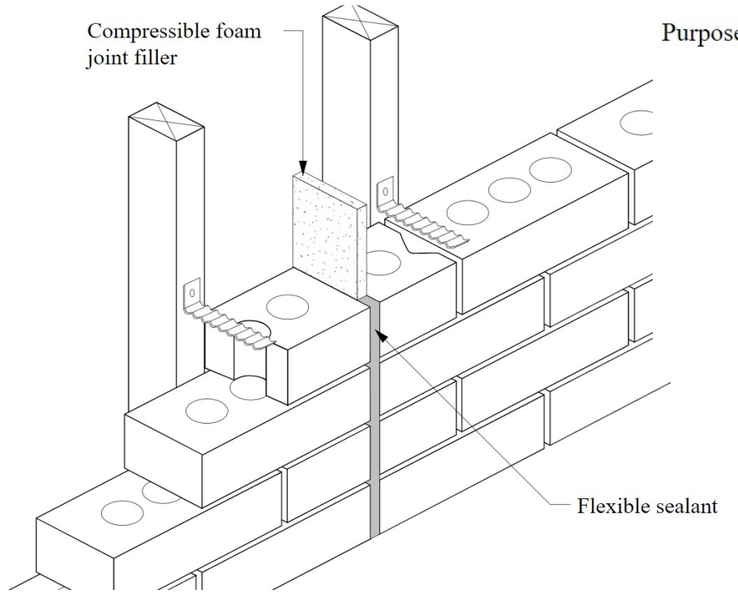


Figure 5.6.8e Articulation joint in unreinforced masonry veneer wall with compressed foam

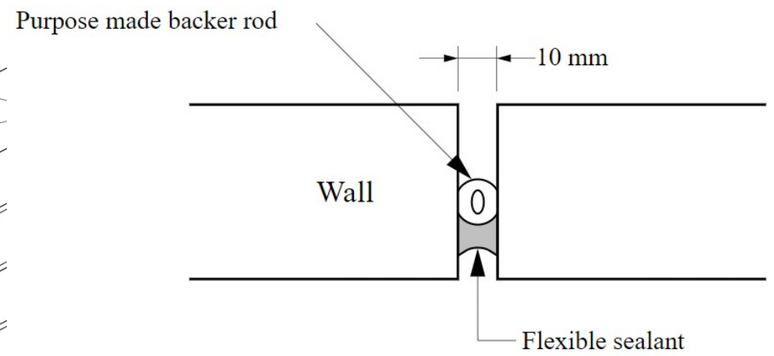


Figure 5.6.8c Articulation joint with backer rod and sealant—single skin masonry and masonry veneer walls

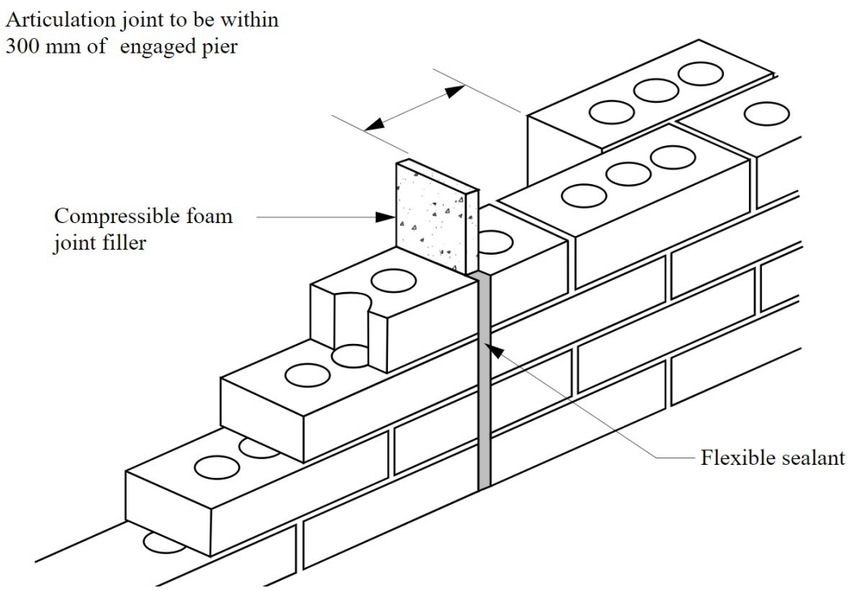


Figure 5.6.8d Articulation joint in unreinforced single leaf masonry wall with compressed foam

5.6.8 Vertical articulation joints

(1) Vertical articulation joints must be provided in masonry walls in accordance with (2), except in walls constructed on sites where the soil classification is A or S (see 4.2.2).

(2) Articulation joints between masonry elements must have a width of not less than 10 mm and be provided (see Figures 5.6.8a and 5.6.8b)—

(a) in straight, continuous walls with openings less than 900 mm x 900 mm or walls without openings — at not more than 6 m centres and within 4.5 m, but not closer than 470 mm of all corners; and

(b) in straight, continuous walls with openings more than 900 mm x 900 mm — at not more than 5 m centres and located so that they are not more than 1.2 m away from openings; and

(c) where the height of the wall changes by more than 20% — at the position of change in height; and

(d) where a wall changes in thickness; and

(e) at control or construction joints in footings or slabs; and

(f) at junctions of walls constructed of different masonry materials.

(3) Articulation joints must not be located adjacent to arched openings.

(4) Articulation joints must be filled with flexible sealant that is supported during installation by—

(a) compressible foam or polystyrene filler (see Figures 5.6.8d and 5.6.8e); or

(b) a purpose made backer rod (see Figures 5.6.8c, 5.6.8d, 5.6.8e and 5.6.8f)

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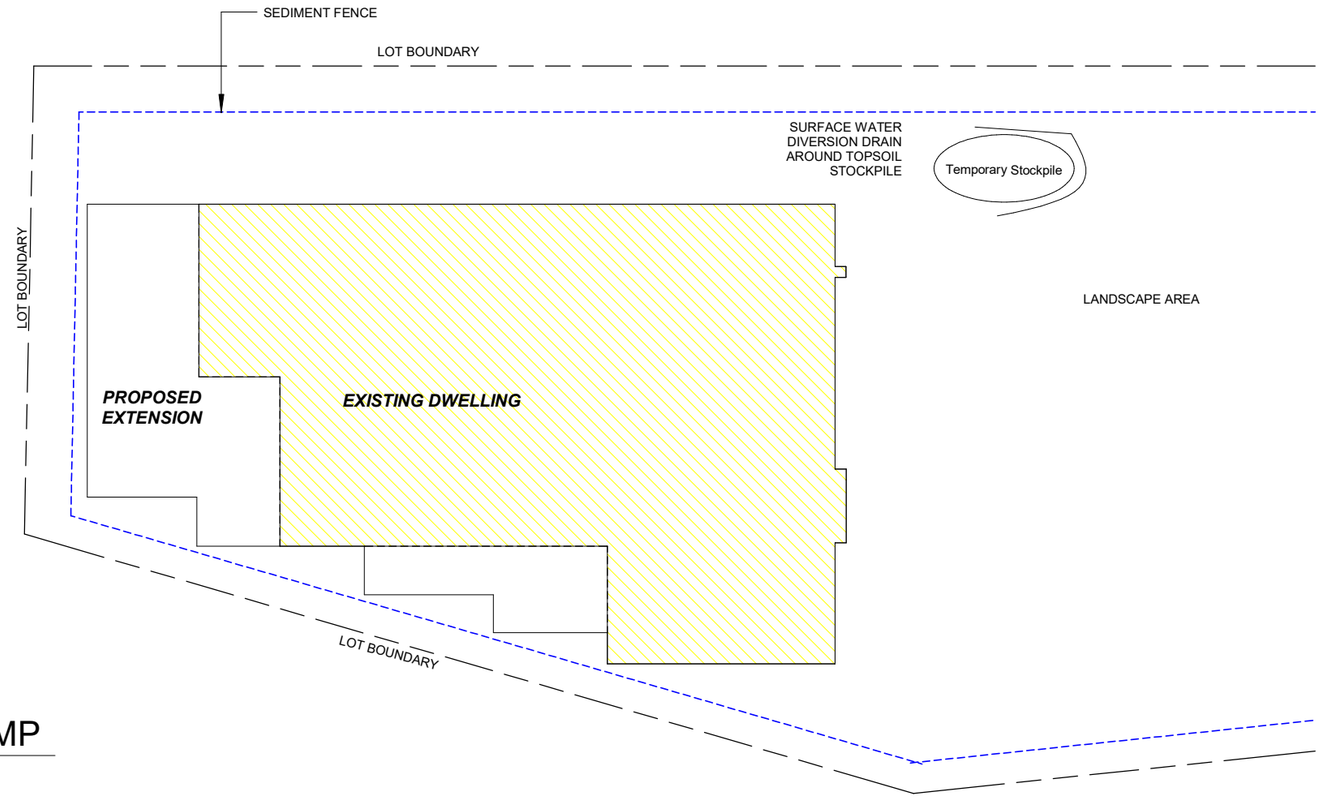
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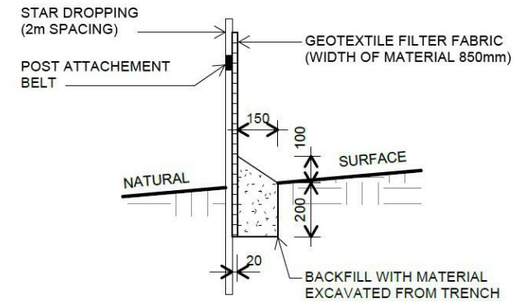
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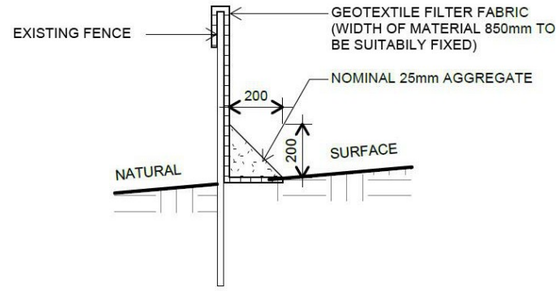
SWMP

1 : 200



SILT STOP TYPE 1

TEMPORARY FENCE



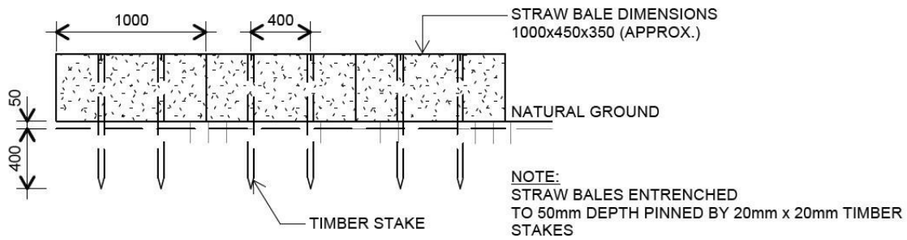
SILT STOP TYPE 2

EXISTING FENCE

NOTES:
SEDIMENT & EROSION CONTROL MEASURES SUFFICIENT TO PREVENT SEDIMENT FROM LEAVING THE SITE MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO SITE

NOTES:

1. ALL EROSION & SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY & MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURE TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE WATER CONNECTION AS SOON AS PRACTICALE AFTER THE ROOF IS LAID
6. DIVERSION DRAINS ARE TO BE CONNECTED TO LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM)
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS



STRAW BALE SEDIMENT TRAP SECTION DETAILS

NTS

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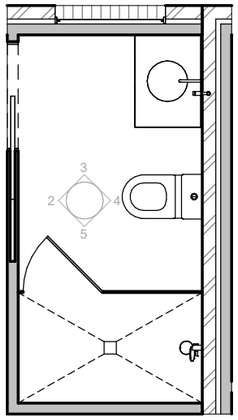
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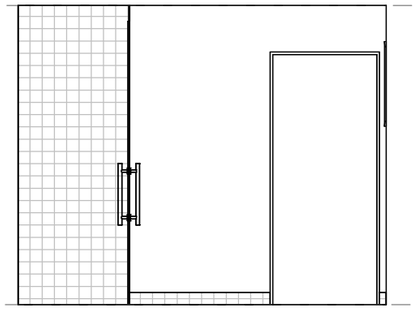
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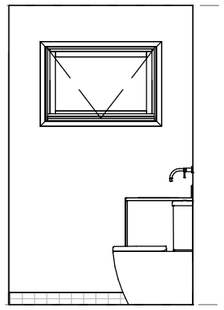
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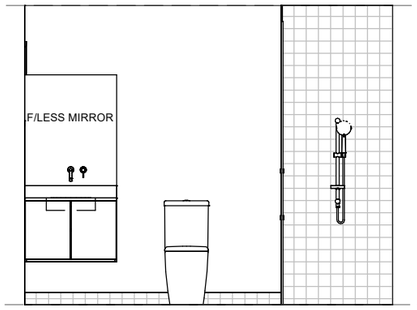
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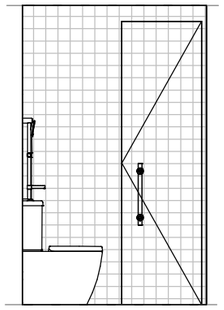
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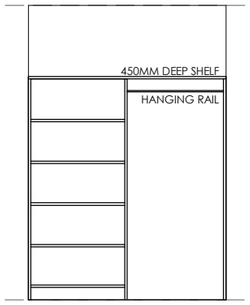
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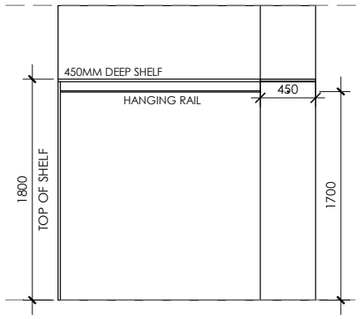
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1 : 50



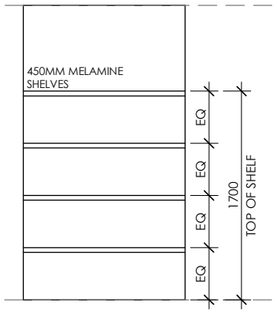
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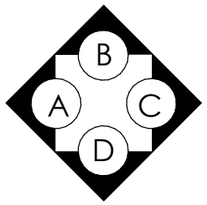
7 TYP. BIR B1 & B3
1 : 50



TYP. WIR INTERNALS
1 : 50



TYP. LINEN
1 : 50



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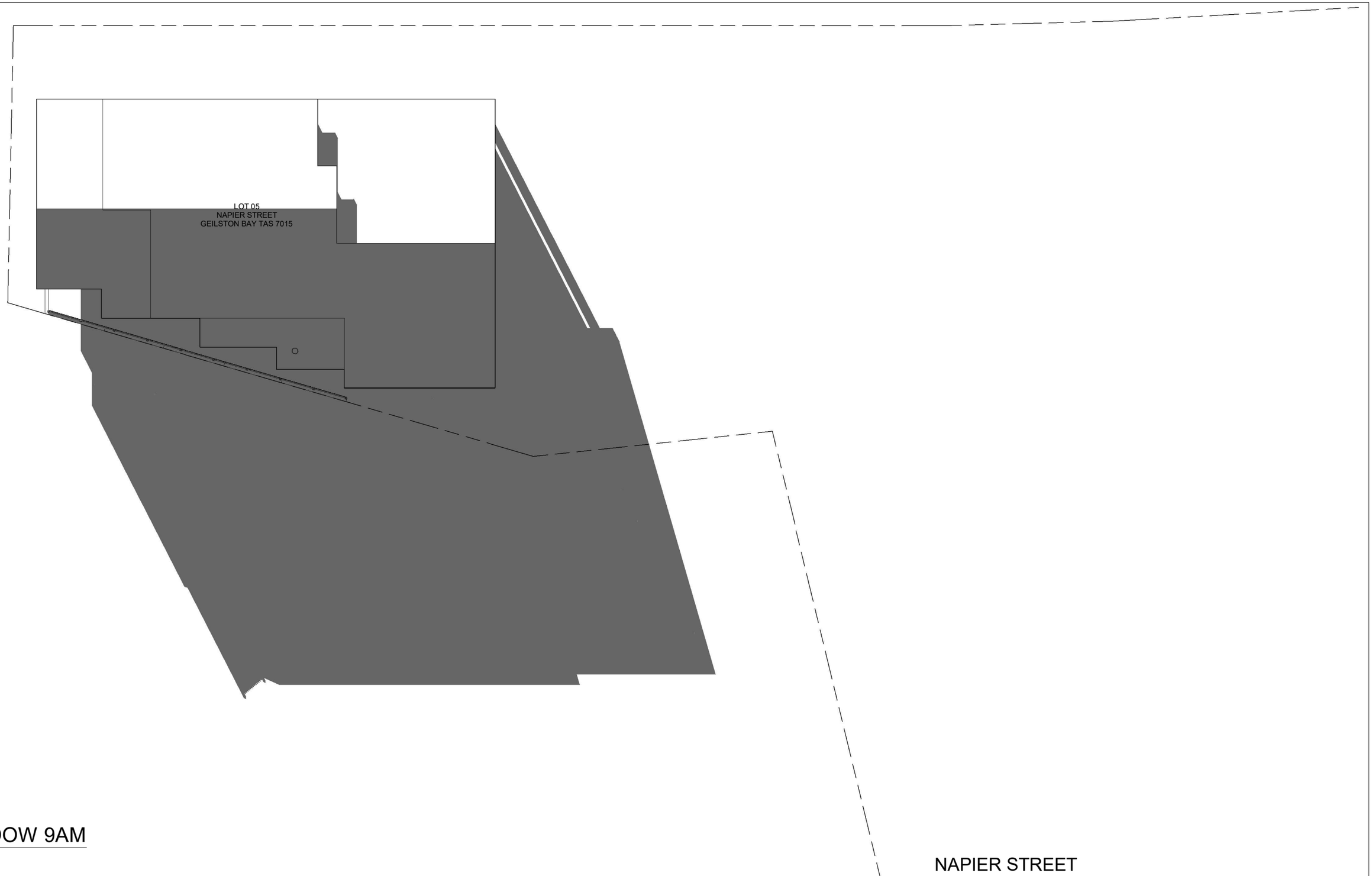
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SHADOW 9AM

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DR. AMANPREET SINGH

Project:
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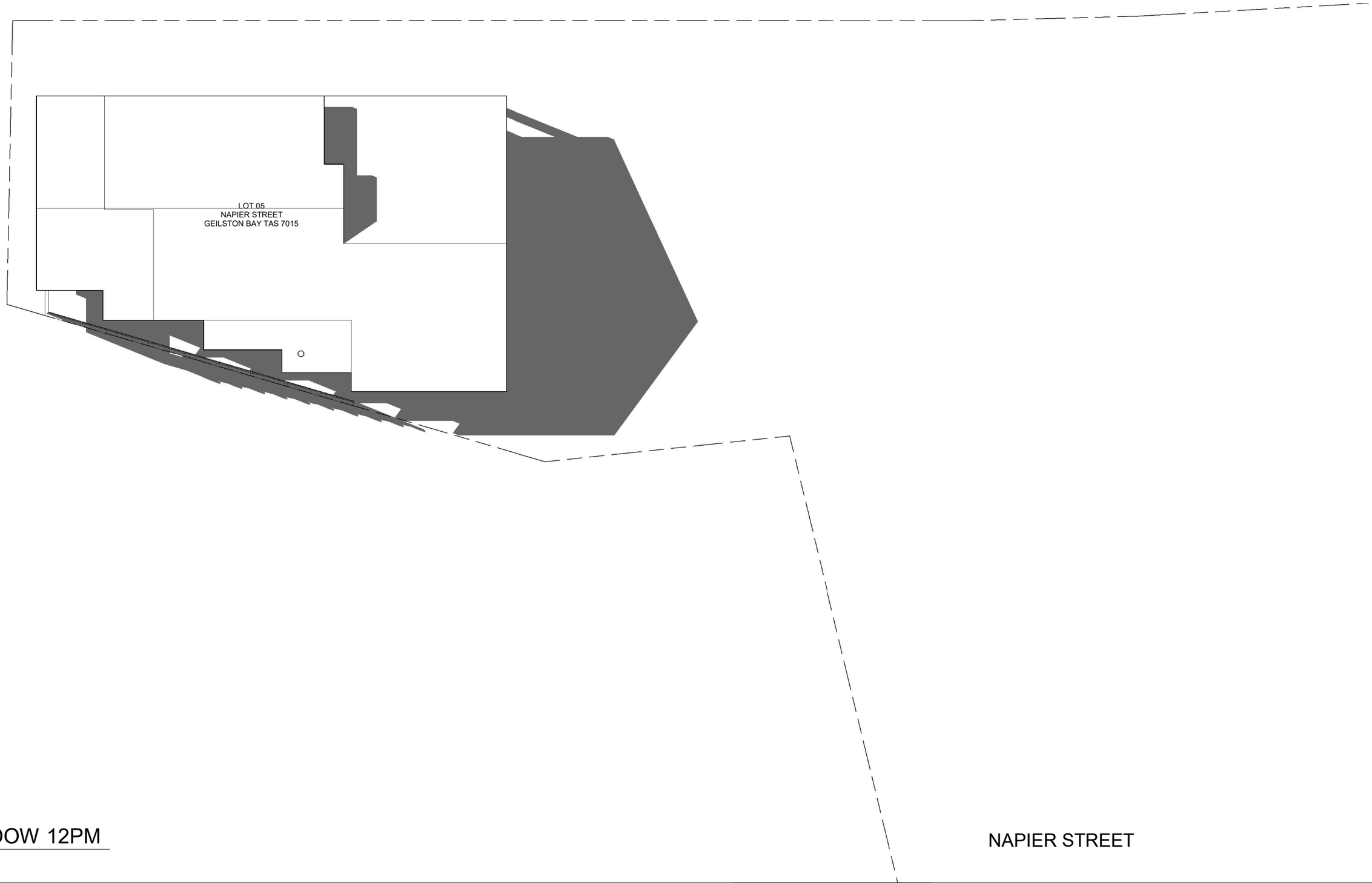
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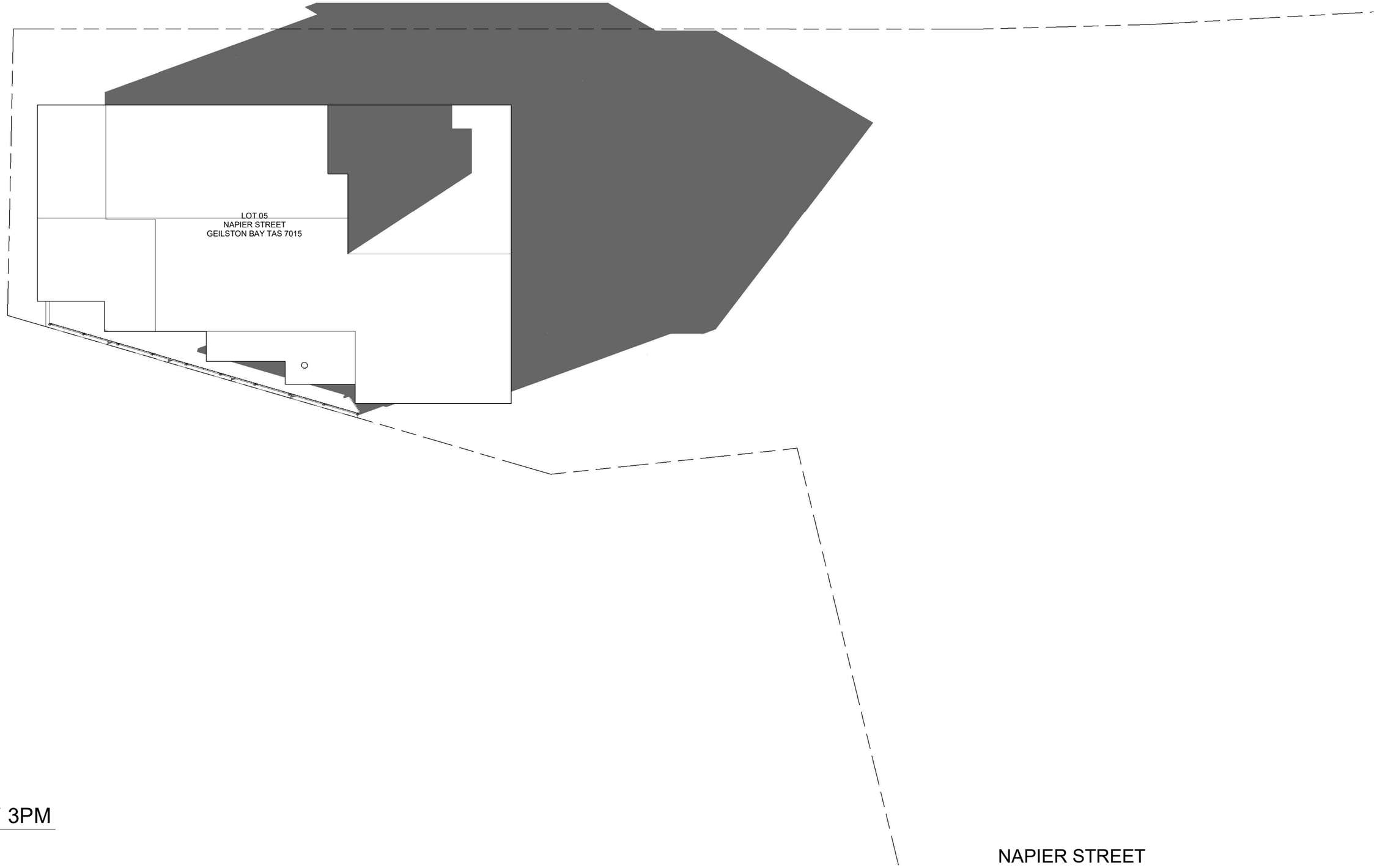
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SHADOW 3PM

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Surface Water Drainage

Ground to fall away from building in all Directions in compliance with AS2870 & N.C.C 2022 3.3.3 .
Surface water must be diverted away from a Class 1 building as follows:

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

Construction of Sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

Unless there is a clear space of at least 1 .2 m , measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the sanitary compartment and the doorway.

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 on suitable protective devices.

Paved Areas

All paths and patios to fall away from the Dwelling.

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 355mm
Slope (2 R + G): Max 550 - Min 700

For stairways serving non-habitable room used infrequently, refer to table 11.2.2 (b).
Landings to comply with Clause 11.2.5 and be a minimum of 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 .

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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.

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:

100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended Floor Framing

U.N.O in builders specifications or located in Saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.
As per NCC parts 11.3.7 and 11.3.8,

Openable windows greater than 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, 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 550mm - Min 700mm

Ventilation of Roof Spaces 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

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.

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