DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064671

PROPOSAL: Dwelling

LOCATION: 34 Dontay Drive, Rokeby

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

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

Application for Development / Use or Subdivision

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

Proposal: Construction of a single dwelling

Location: Lot 11 Dontay Drive ROKEBY

Personal Information Removed

Document Set ID: 6071163
Version: 1, Version Date: 12/10/2026

City of Clarence

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

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

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

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

Current use of site: Vacant Land

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

Declaration

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

Acknowledgement

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

Personal Information Removed

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

Document Set ID: 6071163
Version: 1, Version Date: 12/10/2026

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
300435	11
EDITION	DATE OF ISSUE
1	06-Aug-2026

SEARCH DATE : 12-Oct-2026
SEARCH TIME : 08.49 am

DESCRIPTION OF LAND

City of CLARENCE
Lot 11 on Sealed Plan 300435
Derivation : Part of 730 Acres Gtd. to F. Butler & Anor
Prior CT 185621/100

SCHEDULE 1

M830023 TRANSFER to PHAROS CUSTODIANS PTY LTD Registered 24-July-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP300435 EASEMENTS in Schedule of Easements
SP300435 COVENANTS in Schedule of Easements
SP300435 FENCING COVENANT in Schedule of Easements
SP185621 COVENANTS in Schedule of Easements
SP185621 FENCING COVENANT in Schedule of Easements
SP131197 FENCING PROVISION in Schedule of Easements
E331971 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 14-Nov-2023 at 12.01 pm
E371973 AMENDMENT of the above Agreement No. E331971 pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 16-May-2024 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N325216 PRIORITY NOTICE reserving priority for 90 days
TRANSFER PHAROS CUSTODIANS PTY LTD to ANDREW CHARLES ERICHSEN
MORTGAGE ANDREW CHARLES ERICHSEN to NATIONAL AUSTRALIA BANK LIMITED Lodged by DOBSON MITCHELL ALLPORT on 22-Sept-2026 BP: N325216
N316229 TRANSFER to ANDREW CHARLES ERICHSEN Lodged by DYE & DURHAM (NAB) on 01-Oct-2026 BP: N316229
N318658 MORTGAGE to National Australia Bank Limited Lodged by DYE & DURHAM (NAB) on 01-Oct-2026 BP: N316229

Department of Natural Resources and Environment Tasmania
Version: 1, Version Date: 12/10/2026
Document Set ID: 4071169
www.thelist.tas.gov.au

OWNER PHAROS CUSTODIANS PTY LTD

FOLIO REFERENCE F.R.185621/100

GRANTEE PART OF 730 ACRES GTD TO F. BUTLER & ANOR

PLAN OF SURVEY

BY SURVEYOR ANDREW STEPHEN BIRCH
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248–5898 MOB. 0419–594–966

CITY OF CLARENCE

SCALE 1: 1500 LENGTHS IN METRES

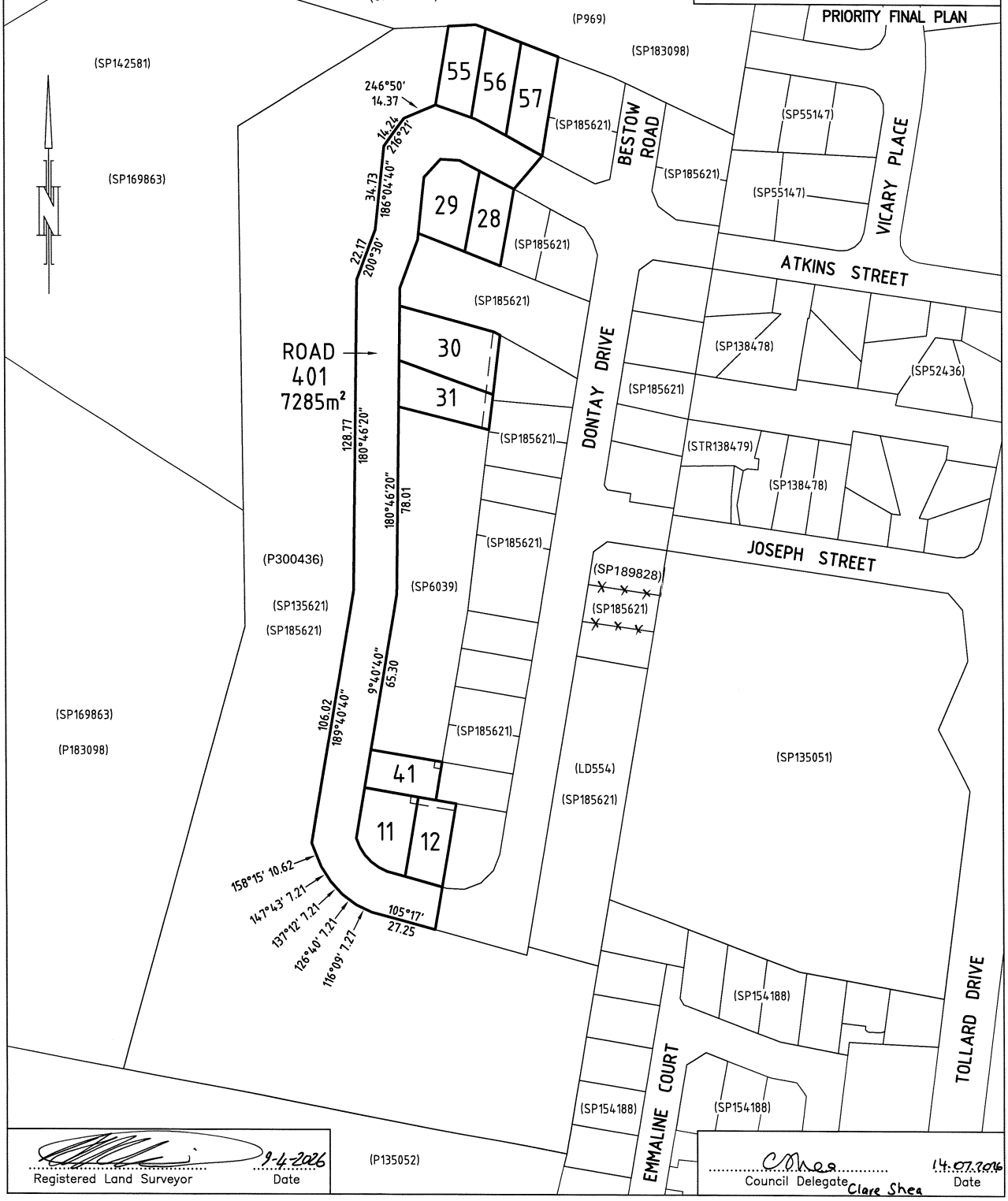
REGISTERED NUMBER
SP300435

APPROVED
EFFECTIVE FROM 6 AUG 2026

Recorder of Titles

INDEX PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor 9-4-2026 Date

Council Delegate Clare Shea 14.07.2026 Date

Department of Natural Resources and Environment Tasmania
Document Set ID: 4071169
Version: 1, Version Date: 12/10/2026
www.thelist.tas.gov.au

PLAN OF SURVEY
ANNEXURE SHEET

SHEET 1 OF 2 SHEETS

OWNER: PHAROS CUSTODIANS PTY LTD

FOLIO REFERENCE: F.R.185621/100

SCALE 1: 500 LENGTH IN METRES

Registered Number

SP 300435

SIGNED FOR IDENTIFICATION PURPOSES

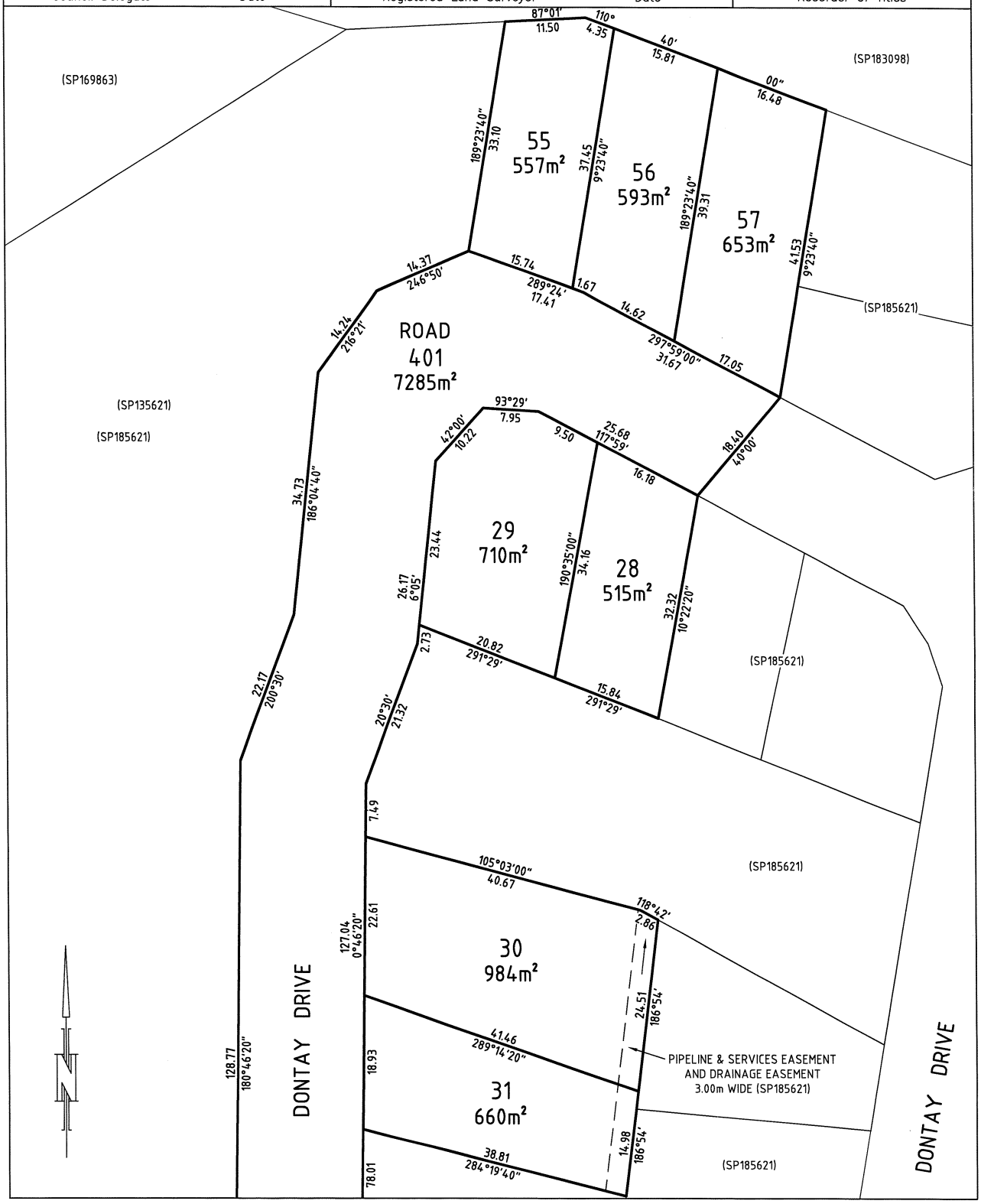
Council Delegate 14.07.2026 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Registered Land Surveyor 9-4-2026 Date

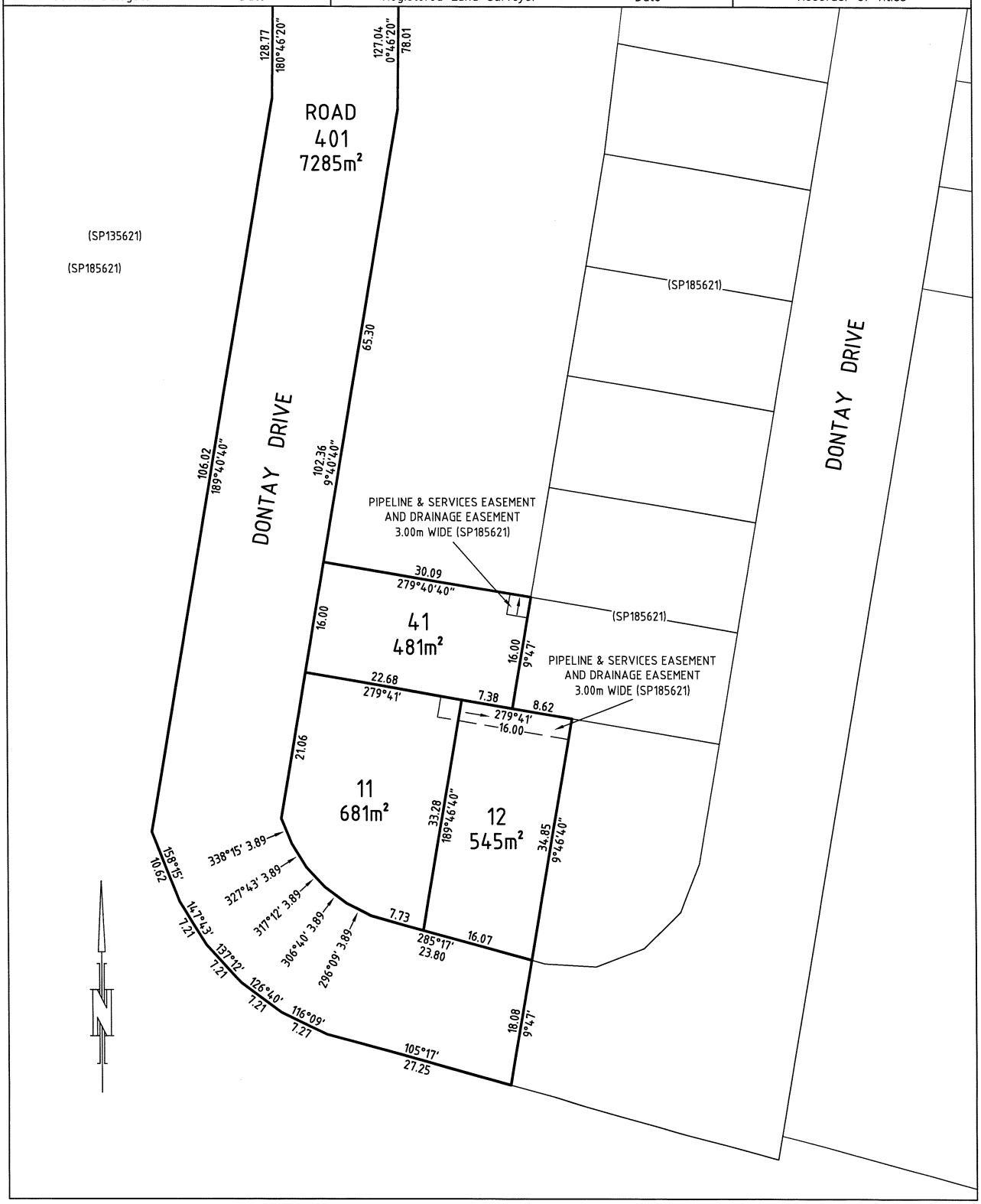
APPROVED EFFECTIVE FROM 6 AUG 2026

Recorder of Titles



Department of Natural Resources and Environment Tasmania
Document Set ID: 4071169
Version: 1, Version Date: 12/10/2026
www.thelist.tas.gov.au

PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS	OWNER: PHAROS CUSTODIANS PTY LTD FOLIO REFERENCE: F.R.185621/100 SCALE 1: 500 LENGTH IN METRES	Registered Number SP 300435
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 14.07.2026 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 9-4-2026 Date	APPROVED EFFECTIVE FROM 6 AUG 2026 Recorder of Titles



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP131197

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.

No easements covenants or profits a prendre are intended to be created to benefit or burden any of the lots shown on the plan.

FENCING PROVISION

In respect of each lot shown on the plan the Vendor (Trustees of the Presbyterian Church of Tasmania) shall note be required to fence.

THE COMMON SEAL of THE TRUSTEES OF THE PROPERTY OF THE PRESBYTERIAN CHURCH OF TASMANIA was hereunto affixed pursuant to a resolution of the Trustees and in the presence of:

THE TRUSTEES OF THE PROPERTY OF THE PRESBYTERIAN CHURCH OF TAS. THE COMMON SEAL OF

DIRECTOR TRUSTEE

DIRECTOR/SECRETARY TRUSTEE

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER:	PLAN SEALED BY:
FOLIO REF:	DATE:
SOLICITOR & REFERENCE:	97003 REF NO.
	CORPORATE SECRETARY Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

Department of Natural Resources and Environment Tasmania
Document Set ID: 4071169
Version: 1, Version Date: 12/10/2026
www.thelist.tas.gov.au

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP131197
SUBDIVIDER: FOLIO REFERENCE:	

THE COMMON SEAL of MALWOOD PTY LTD (ACN 009 577 931) was hereto affixed in the presence of:

.....
DIRECTOR

.....
DIRECTOR/~~SECRETARY~~

THE COMMON SEAL of MURDOS NOMINEES PTY LTD (ACN 009 584 543) was hereto affixed in the presence of:

MURDOS NOMINEES PTY. LTD. A.C.N. 009 584 543 The Common Seal Of

.....
DIRECTOR

.....
DIRECTOR/~~SECRETARY~~

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

Department of Natural Resources and Environment Tasmania
Document Set ID: 4071169
Version: 1, Version Date: 12/10/2026
www.thelist.tas.gov.au

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SF 185621

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.

Lots 1-9 (inclusive), 13 and 19, 100 ~~and 201~~ are each subject to a Right of Drainage in gross in favour of the Clarence City Council over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide". (as defined herein)

Lots 1-9 (inclusive), 13 and 19, 100 ~~and 201~~ (the Lots) are each subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide on the Plan (the "Easement Land").

(as defined herein)

Lot 201 (the Lot) is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement ~~and Drainage Easement 3.75m wide~~ on the Plan (the "Easement Land").

3.75m wide and "Pipeline + Services Easement 3.00m wide"

Restrictive Covenants

The Owner of each Lots covenants to the Vendor, Pharos Custodians Pty Ltd and the Owner of each other Lot to the intent that the burden of these covenants may run with and bind the Covenantor's Lot and every part thereof and that the benefit shall be annexed with and devolve with each and every part of every Lot shown on the Plan to observe the following stipulations that: -

(1) they will not construct or allow to be constructed any relocatable dwelling on any such Lot;

(2) they will not permit any caravans to be located on such Lot (save and except is a residence has already been erected on the said Lot);

(3) they will not construct any dwelling on the Lot which exterior exceeds more than 25% colourbond (roof excluded);

(4) The Vendor reserves the right in relation to any of the Restrictive Covenants herein to make any Lots on the Plan free and exempt from one or more of the covenants or conditions or waive or alter any covenant as to any Lot on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REF: 131197/2 SOLICITOR & REFERENCE: WCJ 069222	PLAN SEALED BY: Clarence City Council DATE: 20th October 2023 REF NO. ..... Council Delegate Clare Shea

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

pharocpl_069222_006.dot

WILLIAM JUSTO SOLICITOR FOR SUBDIVIDER 14-11-23.

WILLIAM JUSTO SOLICITOR FOR SUBDIVIDER 29-11-23

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 185621
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 131197/2	

Fencing Covenant

The Owners of each Lot on the Plan covenant with the ~~Subdivider~~ Vendor, Pharos Custodians Pty Ltd, that the ~~Subdivider~~ Vendor shall not be required to fence.

Definitions:

Pipeline and Services Easement is defined as follows:-

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

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

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

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

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

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

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

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

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

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

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

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.

E.P.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 185621
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 131197/2	

consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

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

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

(b) telemetry and monitoring devices;

(c) inspection and access pits;

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

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

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

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

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

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

EXECUTED by Pharos Custodians Pty Ltd (ACN 131 759 807) in accordance with section 127 of the *Corporations Act 2001*:

Signature: .....

Name: Antonios Papastamatis
PLEASE PRINT

Director

Signature: Eugenia Papastamatis

Name: Eugenia Papastamatis
PLEASE PRINT

~~**Director**~~/**Secretary** *

* Delete as appropriate

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.

Department of Natural Resources and Environment Tasmania
Version: 1, Version Date: 12/10/2026
www.thelist.tas.gov.au

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 300435

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.

Lots 11, 12, 30, 31 and 41 on the Plan is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" (SP185621) shown on the Plan and more fully set forth in SP185621.

Lots 11, 12, 30, 31 and 41 on the Plan is subject to a Right of Drainage in gross in favour of the Clarence City Council over the land marked "Pipeline and Services Easement and drainage easement 3.00m wide (SP185621) and more fully set forth in SP185621.

~~Lots 11, 12, 30, 31 and 41 on the Plan are each subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" (SP185621).~~

WILLIAM JOYCE
SOLICITOR FOR
~~SUBDIVIDER~~
169 LIVERPOOL ST
HOBART TAS 7000
30-07-26

Fencing Covenant

The Owners of each Lot on the Plan covenant with the Vendor, Pharos Custodians Pty Ltd, that the Vendors shall not be required to fence.

Restrictive Covenants
Each Lot on the Plan is subject to Restricted Covenants more fully set forth in SP185621.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REF: 185621/100 SOLICITOR & REFERENCE: WCJ 54399	PLAN SEALED BY: Clarence City Council DATE: 14th July 2026 PDPLANPMTD-2021/ ..... C/Onea REF NO. 019000 stage 2 Council Delegate Claire Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

Department of Natural Resources and Environment Tasmania
Document Set ID: 4071169
Version: 1, Version Date: 12/10/2026
www.thelist.tas.gov.au

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 300435
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 185621/100	

Signed for and on behalf of
PHAROS CUSTODIANS PTY LTD
(ACN 131 759 807) as Directors in
Accordance with Section 127 of the
Corporations Act:

Director: ..... ANTONIOS PAPASTAMATIS

Director: ..... EUGENIA PAPASTAMATIS

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.

TASMANIAN LAND TITLES OFFICE

E371973

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

(Section 78)

DESCRIPTION OF LAND		
Folio of the Register		AGREEMENT NUMBER
Volume	Folio	
185621	**400**	**E331971**
185621	**1**	**E331971**
185621	**2**	**E331971**
185621	**3**	**E331971**
185621	**4**	**E331971 SEE ANNEXURE PAGE**

REGISTERED PROPRIETOR:
PHAROS CUSTODIANS PTY LTD (ACN 131 759 807) of 102 Droughty Point Road, Rokeby in Tasmania

---

PLANNING AUTHORITY
CLARENCE CITY COUNCIL of 38 Bligh Street, Rosny in Tasmania

Dated this 26th day of March 2024

We **Clarence City Council**

of **38 Bligh Street, Rosny in Tasmania**

the abovenamed Planning Authority, certify that the above particulars are correct and pursuant to Section 78(2) of the Land Use Planning and Approvals Act 1993 do hereby notify the Recorder of Titles that the above registered agreement has been amended and an executed copy of the amendment is attached, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original certified executed Agreement.

Signed
(on behalf of the Planning Authority)

Clare Shea
Head of Governance
Clarence City Council
38 Bligh Street
Rosny Park 7018

Land Titles Office Use Only

REGISTERED IN TASMANIA
16 MAY 2024
RECORDER OF TITLES

Stamp Duty

LAM Version 1

THE BACK OF THIS FORM MUST NOT BE USED

Document Set ID: 6071163
Version: 1, Version Date: 12/10/2026

PIN OR STAPLE HERE
DO NOT GUM THIS
FORM TO THE INSTRUMENT

ANNEXURE PAGE

Vol. 185621 Folio 400

DESCRIPTION OF LAND		
Folio of the Register		AGREEMENT NUMBER
Volume	Folio	
185621	**5**	**E331971**
185621	**6**	**E331971**
185621	**7**	**E331971**
185621	**8**	**E331971**
185621	**9**	**E331971**
185621	**13**	**E331971**
185621	**14**	**E331971**
185621	**15**	**E331971**
185621	**16**	**E331971**
185621	**17**	**E331971**
185621	**18**	**E331971**
185621	**19**	**E331971**
185621	**20**	**E331971**
185621	**21**	**E331971**
185621	**22**	**E331971**
185621	**23**	**E331971**
185621	**24**	**E331971**
185621	**25**	**E331971**
185621	**26**	**E331971**
185621	**27**	**E331971**
185621	**58**	**E331971**
185621	**59**	**E331971**
185621	**100**	**E331971**
185621	**200**	**E331971**
185621	**201**	**E331971**

Clare Shea
Head of Governance
Clarence City Council
38 Bligh Street
Rosny Park 7018

NOTE:- Every annexed page shall 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.

Version 1

THE BACK OF THIS PAGE MUST NOT BE USED

Document Set ID: 6071163
Version: 1, Version Date: 12/10/2026

The Part 5 Agreement referred to is amended by deleting Clause 2.1 and replacing it with the following Clause"

2.1 The Owner covenants with Council to:

(a) to develop the lots in accordance with the bushfire protection measures outlined in the Bushfire Report and Bushfire Hazard Management Plan, which provides building areas and hazard management areas for a dwelling constructed to BAL 19. If a dwelling is to be constructed to an alternative BAL rating, a revised bushfire report and bushfire hazard management plan is required to be prepared by an accredited bushfire practitioner and must be provided to the satisfaction of the Head of City Planning at Council to demonstrate that all hazard management areas can be contained within the Land; and

(b) following the measures carried out in accordance with clause 2.1(a), thereafter maintain at all times the HMA in the modified condition required by the Bushfire Report.

Reason for the amendment:

To avoid unnecessary cost associated with building to BAL 19 where the risk has already been reduced by the establishment of on-site Hazard Management Areas and/or new development.

Clare Shea
Head of Governance
Clarence City Council
38 Bligh Street
Rosny Park 7018

Document Set ID: 6071163
Version: 1, Version Date: 12/10/2026

Amendment to Part 5 Agreement
E331971

CLARENCE CITY COUNCIL
(ABN 35 264 254 198)
("COUNCIL")

and

PHAROS CUSTODIANS PTY LTD
(ACN 131 759 807)
("THE OWNER")

WALLACE WILKINSON & WEBSTER
Barristers & Solicitors
169 Liverpool Street
Hobart Tasmania 7000
Telephone: 03 6234 8022
Fax: 03 6231 1765

WALLACE
WILKINSON &
WEBSTER
LAWYERS

I HEREBY CERTIFY THAT
THIS IS A COPY OF THE
ORIGINAL DOCUMENT
Stacey Harris
Administration Officer
26/03/24

Document Set ID: 6071163
Version: 1, Version Date: 12/10/2026

Date: 26th / March / 2024

Parties:

1 Clarence City Council (ABN 35 264 254 198) of 38 Bligh Street, Rosny in Tasmania ("Council")

2 Pharos Custodians Pty Ltd (ACN 131 759 807) of 102 Droughty Point Road, Rokeby in Tasmania ("the Owner")

Recitals:

A Council and the Owner entered into a Part 5 Agreement registered number E331971.

B The parties now wish to vary that Agreement.

Operative Provisions:

1. The Part 5 Agreement referred to is amended by deleting Clause 2.1 and replacing it with the following Clause"

   2.1 The Owner covenants with Council to:

   (a) to develop the lots in accordance with the bushfire protection measures outlined in the Bushfire Report and Bushfire Hazard Management Plan, which provides building areas and hazard management areas for a dwelling constructed to BAL 19. If a dwelling is to be constructed to an alternative BAL rating, a revised bushfire report and bushfire hazard management plan is required to be prepared by an accredited bushfire practitioner and must be provided to the satisfaction of the Head of City Planning at Council to demonstrate that all hazard management areas can be contained within the Land; and

   (b) following the measures carried out in accordance with clause 2.1(a), thereafter maintain at all times the HMA in the modified condition required by the Bushfire Report.

2. Reason for the amendment:

   To avoid unnecessary cost associated with building to BAL 19 where the risk has already been reduced by the establishment of on-site Hazard Management Areas and/or new development.

I HEREBY CERTIFY THAT
THIS IS A COPY OF THE
ORIGINAL DOCUMENT
SHarris
Stacey Harris
Administration Officer
26/03/24

Document Set ID: 6071163
Version: 1, Version Date: 12/10/2026

Executed as an agreement:

The Common Seal of Clarence City Council was affixed by its duly authorised delegate in accordance with Section 19(5) of the *Local Government Act 1993 (Tas)*	))))	CShea Clare Amy Shea Corporate Secretary

Signed by Pharos Custodians Pty Ltd **(ACN 131 759 807)** in accordance with Section 127 of the *Corporations Act 2001*:

Director	Director/Secretary
Antonios Papastavrakis Print Full Name	Eugenia Papastavrakis Print Full Name

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

S Harris

Stacey Harris

Administration officer

26/03/24

Document Set ID: 6071163
Version: 1, Version Date: 12/10/2026

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

PROJECT ADDRESS: 34 DONTAY DRIVE, ROKEBY

TITLE REFERENCE: VOLUME: 300435 FOLIO: 11

CLIENTS: ANDREW CHARLES ERICHSEN

DESIGNER: Inge Brown, CC 6652

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

FLOOR AREAS:

FLOOR AREA:	101.6 m²
PORCH:	1.4 m²
GARAGE:	26.6 m²
TOTAL AREA:	129.6 m²
DECK:	13.0 m²

SOIL CLASSIFICATION: M

WIND CLASSIFICATION: N3

CLIMATE ZONE: 7

BUSHFIRE ATTACK LEVEL: TBC

ALPINE AREA: N/A

CORROSION ENVIRONMENT: N/A

DOCUMENTATION INDEX

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

Document	*Revision*	*By*
Working drawings planning issue (these drawings)	D	Creative Homes Hobart
Survey plan SP262337-01	A	Survey Plus
Soil assessment M/N3	22/04/2026	GES
Title documents	12/10/2026	The List

Document Set ID: 6100039
Version: 1, Version Date: 30/10/2026

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.

3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.

4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.

5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.

6. HORIZONTAL DATUM IS MGA (GDA94).

7. VERTICAL DATUM IS AHD.

8. CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.

9. SURVEY BY RTK GPS.

10. IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.

LIST DATA IMPORT
- TasWater-SewerLateralLine
- TasWater-SewerMain
- TasWater-SewerMaintenanceHole
- TasWater-SewerPressurisedMain
- TasWater-WaterHydrant
- TasWater-WaterLateralLine
- TasWater-WaterMain

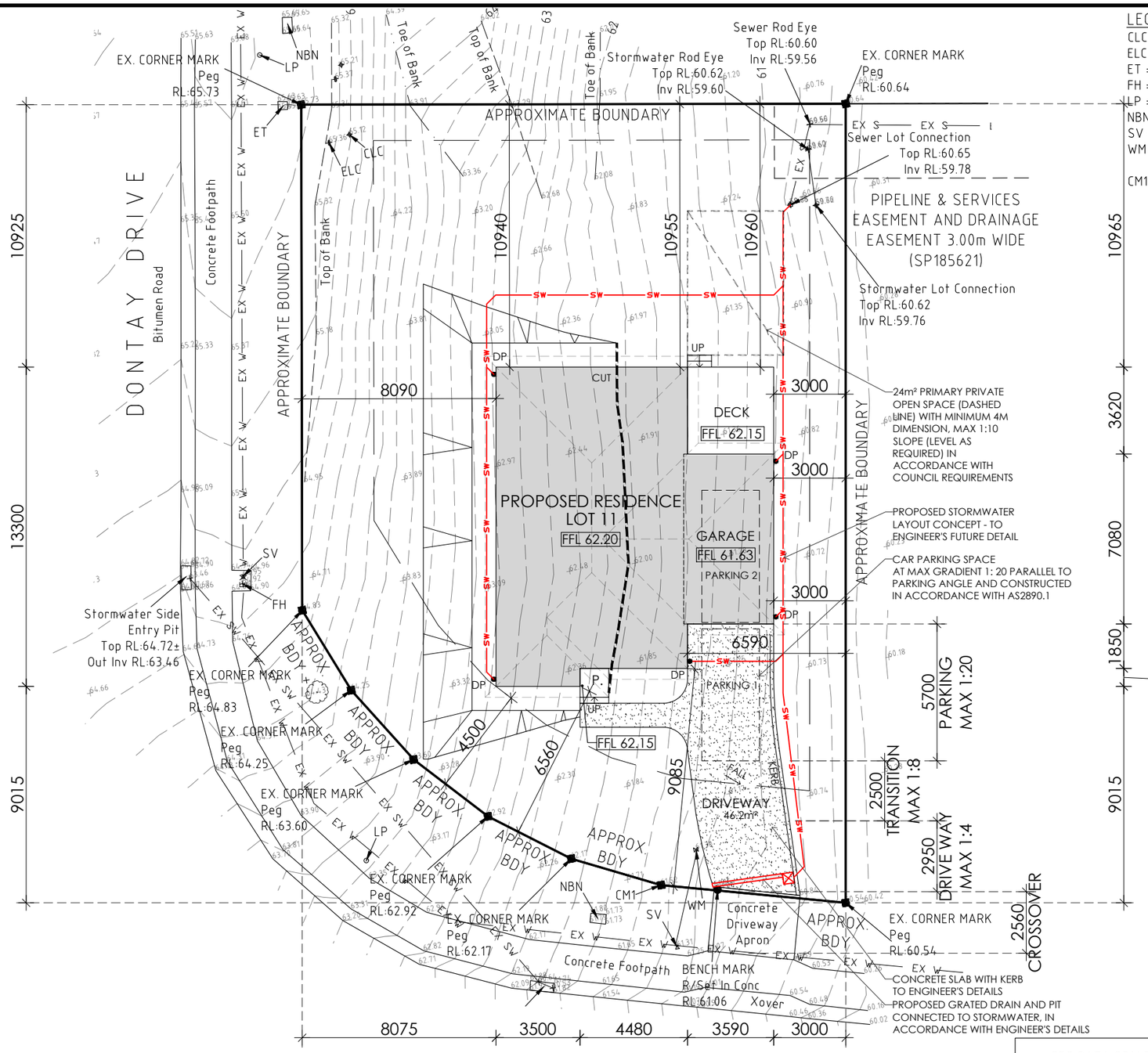
11. BOUNDARIES ARE COMPILED ONLY FROM PRELIMINARY SURVEY PLAN (NO SURVEY NOTES RELEASED YET) BY ROGERSON AND BIRCH SURVEYORS AND ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

12. 3D DATA TURNED OFF IN LAYER CONTROL.
- 3D TIN
- MAJOR CONTOUR 3D
- MINOR CONTOUR 3D

•DP 90mm DOWNPIPE

NOTE: ALL PROPOSED STORMWATER TO BE DISCHARGED TO EXISTING INFRASTRUCTURE

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED ON THE SITE IN ACCORDANCE WITH COUNCIL REQUIREMENTS



LEGEND

CLC = Communication Lot Connection
ELC = Electricity Lot Connection
ET = Electrical Turret
FH = Fire Hydrant
LP = Light Pole
NBN = NBN Pit
SV = Stop Valve
WM = Water Meter

CM1 = EX. CORNER MARK Peg RL:61.52

NOTES

SITE PREPARATION

THE SITE IS TO BE DISTURBED AS MINIMALLY AS POSSIBLE TO THE EXTENT REQUIRED TO CARRY OUT THE BUILDING WORKS.
EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH NCC PART 3.2.
UN-RETAINED EMBANKMENT GRADIENTS SHALL BE IN ACCORDANCE WITH NCC TABLE 3.2.1.
DRAINAGE SHALL BE IN ACCORDANCE WITH NCC PART 3.3.2.
THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING & UNDERMINING OF ANY BUILDING AND IT'S FOOTING SYSTEM.
LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

ATTENTION OF OWNER

THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS AND ASSOCIATED DRAINAGE FOR ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

SOIL AND WATER MANAGEMENT NOTES:

DRAINAGE LINES ARE TO BE INSTALLED PRIOR TO THE PLACEMENT OF ROOF AND GUTTERING.
ONCE DWELLING IS ROOFED, CONNECT IMMEDIATELY.
APPLY TEMPORARY COVERING TO DISTURBED AREAS THAT WILL REMAIN EXPOSED FOR 14 DAYS OR MORE DURING CONSTRUCTION (EG. WATERPROOF BLANKET, VEGETATION OR MULCH)

PROTECT ANY NEARBY OR ON-SITE DRAINAGE PITS FROM SEDIMENT BY INSTALLING SEDIMENT TRAPS AROUND THEM.
LIMIT ENTRY/EXIT TO ONE POINT AND STABILISE.
INSTALL FACILITIES TO REMOVE DIRT/ MUD FROM VEHICLE WHEELS BEFORE THEY LEAVE THE SITE.

SITE TO BE VEGETATED AND PLANTED ACCORDING TO THE HOBART REGIONAL SOIL AND WATER MANAGEMENT CODE OF PRACTICE.

BUILDER AND SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. GIVE 24 HOURS MINIMUM NOTICE WHERE AMENDMENTS ARE REQUIRED TO DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH DOCUMENTATION LISTED ON THE COVER PAGE.
DO NOT SCALE DRAWINGS.
DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE. BUILDING SPECIFICATION AND ENGINEERS DRAWINGS SHALL OVERRIDE ARCHITECTURAL DRAWINGS.

-THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING SHEETS, CONSULTANTS DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (AS APPLICABLE).
-THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING & UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- LOCATION OF ALL EXISTING ONSITE SERVICES TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION

IMPORTANT!

SITE INFORMATION AS DRAWN IS APPROXIMATE ONLY. FINAL SITE INFORMATION IS SUBJECT TO A DETAILED CONTOUR SURVEY BY LICENSED SURVEYOR.

SOIL CLASSIFICATION:	M
WIND CLASSIFICATION:	N3

APPROXIMATE BOUNDARIES SHOWN ARE APPROXIMATE ONLY PER BOUNDARY PEGS AND BOUNDARY STAKES

GPS DATA SCALE LOCATION
JOB CONTROL POINT
POINT NO: 1
DESCRIPTION: R/S IN KERB#
GPS SCALE FACTOR = 1.000393562
E: 534956.398
N: 5250553.730
RL: 53.72
EPU = 0.04±

SITE COVERAGE		
SITE AREA	680.8	m²
PROPOSED BUILDING FOOTPRINT	129.6	m²
PROPOSED SITE COVERAGE	19.04	%

PROPOSED SITE PLAN

PRELIMINARY

© COPYRIGHT IN WHOLE OR IN PART

02

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR CLIENT REVIEW	HT	19/06/26
B	CHANGED BATHTUB	HT	22/06/26
C	ADDED DRIVEWAY LONG SECTION	HT	09/09/26
D	COUNCIL RFI	IB	30/10/26

creative HOMES | modulus BY CREATIVE HOMES

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

JOB ADDRESS: 34 Dontay Drive Rokeby		CLIENT: Andrew Charles Erichsen	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	2 of 10
DRAWN: H. Tran	DATE: June 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0373
SCALE: 1:200	REV: D		

Document Set ID: 6100033
Version: 1, Version Date: 30/10/2026

AREAS:	
FLOOR AREA:	101.6 m²
PORCH:	1.4 m²
GARAGE:	26.6 m²
TOTAL AREA:	129.6 m²
DECK:	13.0 m²

LEGEND:

DP	DOWNPIPE LOCATION
SHR	SHOWER
BTH	BATH
VB	VANITY BASIN
WC	TOILET
WB	WALL HUNG BASIN
REF	REFRIGERATOR
P	PANTRY
RH	RANGE HOOD
UBO	UNDER BENCH OVEN
CT	COOK TOP
S	SINK
DW	DISH WASHER
T	TROUGH
WM	WASHING MACHINE
MH	MANHOLE
CSD	CAVITY SLIDING DOOR
AAW	ALUM. AWNING WINDOW
AFW	ALUM. FIXED WINDOW
ASD	ALUM. SLIDING DOOR
B/O	BEAM OVER
BAL	BALUSTRADE
DR.	DRESSING ROOM

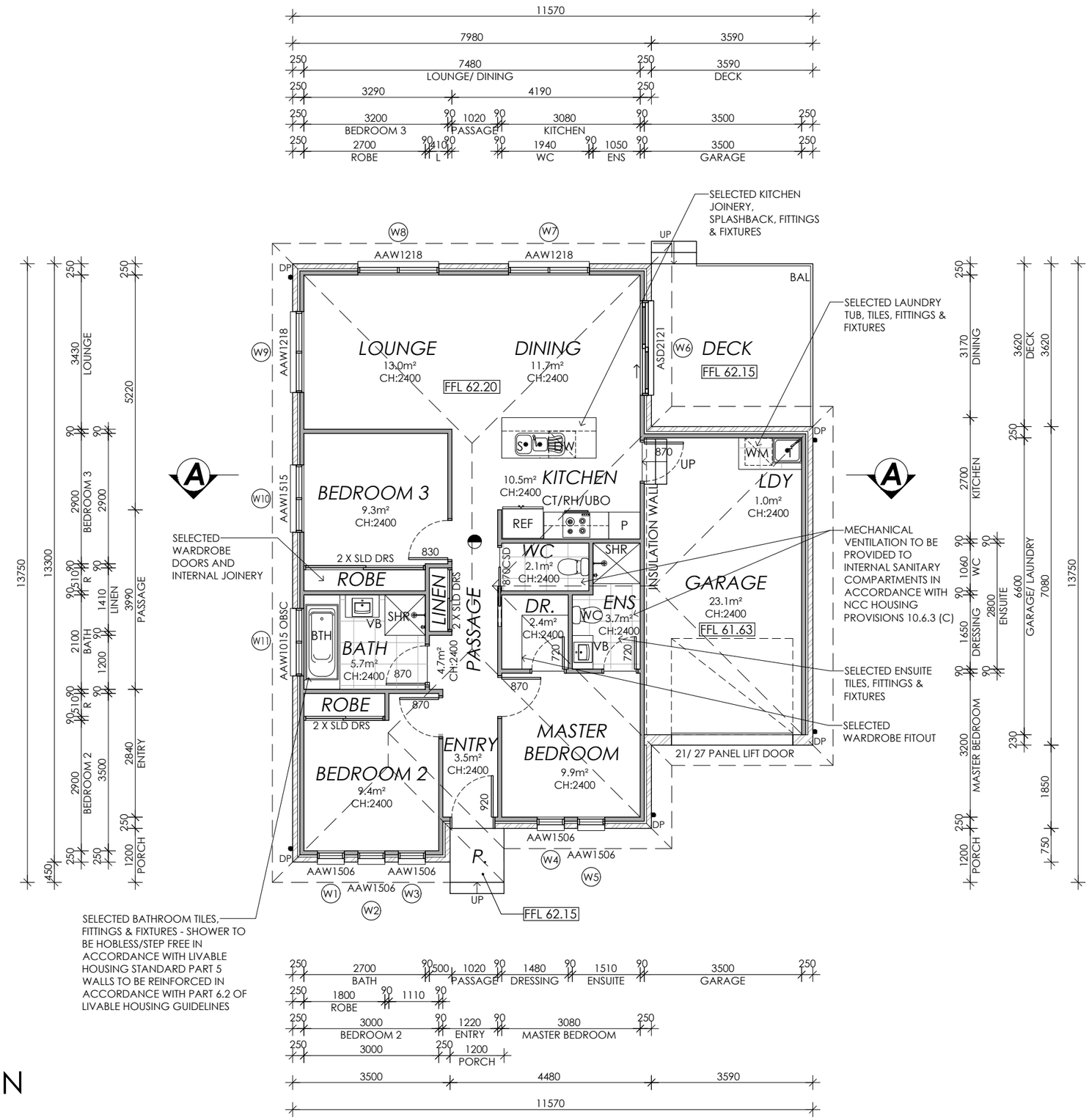
BAL SELECTED BALUSTRADE TO BUILDER'S STANDARD DETAIL INSTALLED IN ACCORDANCE WITH NCC

MASONRY ARTICULATION JOINT - LOCATION TO ENGINEER'S DETAILS

CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

DP 90mm DOWNPIPE

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



PROPOSED FLOOR PLAN

FLOOR AREA: 129.6m²

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

Glazing NCC H1D8
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 H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

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.

Important notice for attention of Owners:
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with *BCA 2019 Part 3.12*

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

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

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

PRELIMINARY

© COPYRIGHT IN WHOLE OR IN PART

03

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

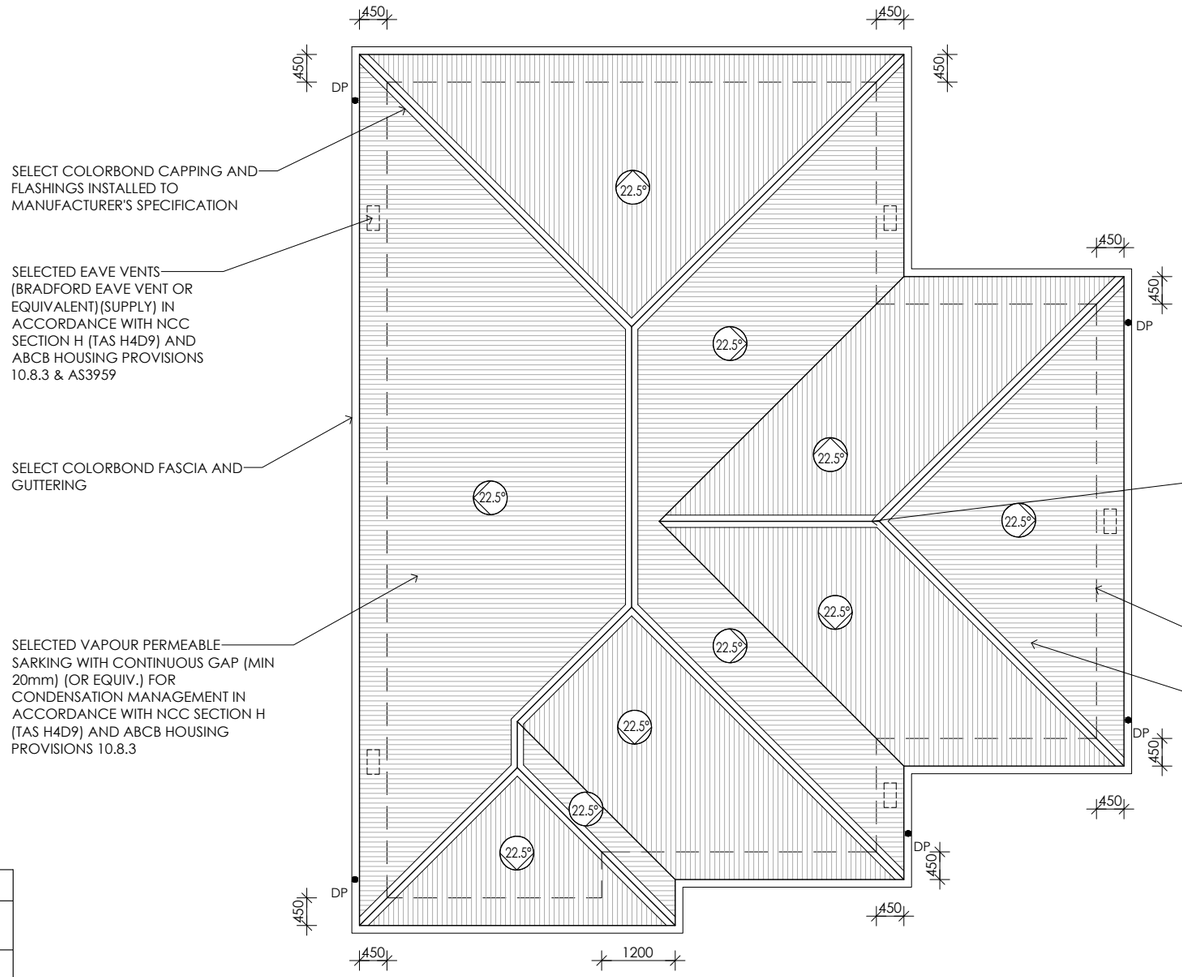
REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR CLIENT REVIEW	HT	19/06/26
B	CHANGED BATHTUB	HT	22/06/26
C	ADDED DRIVEWAY LONG SECTION	HT	09/09/26
D	COUNCIL RFI	IB	30/10/26

creative HOMES | modulus BY CREATIVE HOMES

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

JOB ADDRESS: 34 Dontay Drive Rokeby		CLIENT: Andrew Charles Erichsen	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	3 of 10
DRAWN: H. Tran	DATE: June 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0373
SCALE: 1:100	REV: D		

Document Set ID: 6100033
Version: 1, Version Date: 30/10/2026



SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURER'S SPECIFICATION

SELECTED EAVE VENTS (BRADFORD EAVE VENT OR EQUIVALENT)(SUPPLY) IN ACCORDANCE WITH NCC SECTION H (TAS H4D9) AND ABCB HOUSING PROVISIONS 10.8.3 & AS3959

SELECT COLORBOND FASCIA AND GUTTERING

SELECTED VAPOUR PERMEABLE SARKING WITH CONTINUOUS GAP (MIN 20mm) (OR EQUIV.) FOR CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC SECTION H (TAS H4D9) AND ABCB HOUSING PROVISIONS 10.8.3

SELECTED RIDGE CAPPING WITH CONTINUOUS GAP IN MEMBRANE (WITHIN 900MM OF HIGHEST POINT WITHIN ROOF SPACE) TO PROVIDE VENTILATION (EXHAUST) IN ACCORDANCE WITH NCC SECTION H (TAS H4D9) AND ABCB HOUSING PROVISIONS 10.8.3 TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS

LINE OF BUILDING UNDER

SELECTED COLORBOND ROOF INSTALLED TO MANUFACTURER'S SPECIFICATION

● DP 90mm DOWNPIPE

ROOF VENTILATION		
NCC requirement for roof pitch	7000	5000
Longest dimension of roof	14.5	14.5
Free open area of vent	23700	10000 (5000 PER SIDE)
Number of vents	4.3	7.3 LM
Vent type	Standard (200 x 400 eave vent)	RIDGE CAP WITH MEMBRANE GAP

PROPOSED ROOF PLAN

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

Glazing NCC H1D8
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 H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

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.

Important notice for attention of Owners:
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with *BCA 2019 Part 3.12*

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

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

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

PRELIMINARY

© COPYRIGHT IN WHOLE OR IN PART

04

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR CLIENT REVIEW	HT	19/06/26
B	CHANGED BATHTUB	HT	22/06/26
C	ADDED DRIVEWAY LONG SECTION	HT	09/09/26
D	COUNCIL RFI	IB	30/10/26

creative HOMES | modulus BY CREATIVE HOMES

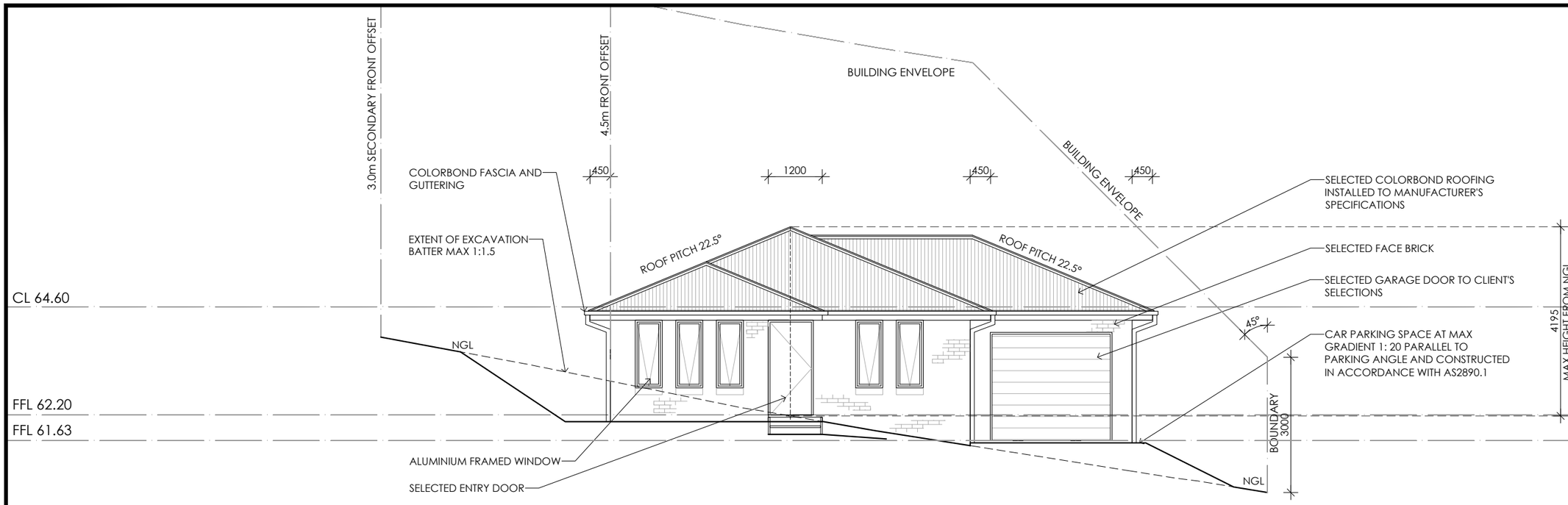
CREATIVE HOMES | HOBART | LAUNCESTON | CREATIVEHOMESTAS.COM.AU

JOB ADDRESS:
34 Dontay Drive
Rokeby

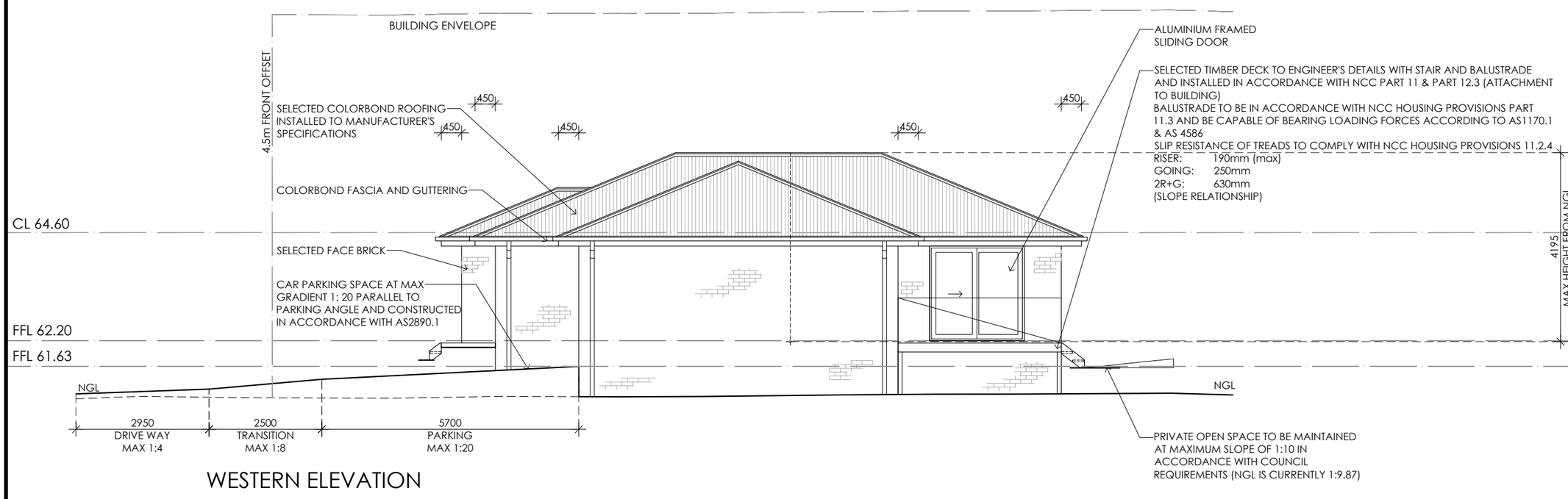
CLIENT:
Andrew Charles Erichsen

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	4 of 10
DRAWN: H. Tran	DATE: June 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0373
SCALE: 1:100	REV: D		

Document Set ID: 6100039
Version: 1, Version Date: 30/10/2026



SOUTHERN ELEVATION



WESTERN ELEVATION

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

Glazing NCC H1D8
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 H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

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.

Important notice for attention of Owners:
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with *BCA 2019 Part 3.12*

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

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

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

PRELIMINARY

© COPYRIGHT IN WHOLE OR IN PART

05

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR CLIENT REVIEW	HT	19/06/26
B	CHANGED BATHTUB	HT	22/06/26
C	ADDED DRIVEWAY LONG SECTION	HT	09/09/26
D	COUNCIL RFI	IB	30/10/26

creative HOMES | modulus BY CREATIVE HOMES

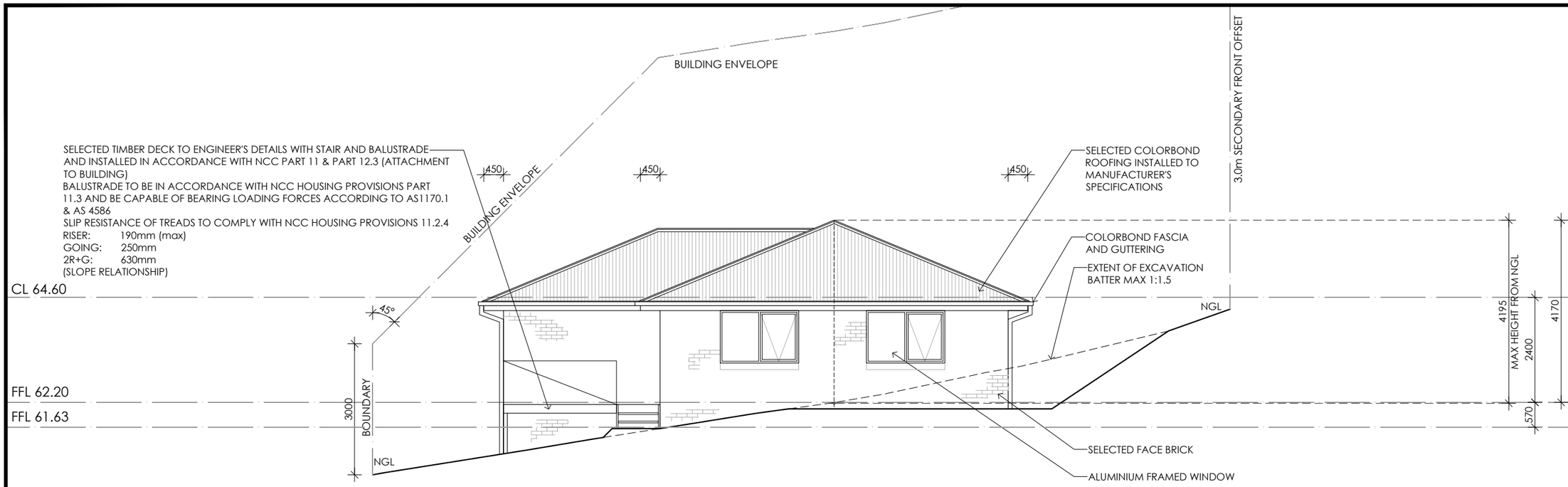
CREATIVE HOMES | HOBART | LAUNCESTON | CREATIVEHOMESTAS.COM.AU

JOB ADDRESS:
34 Dontay Drive
Rokeby

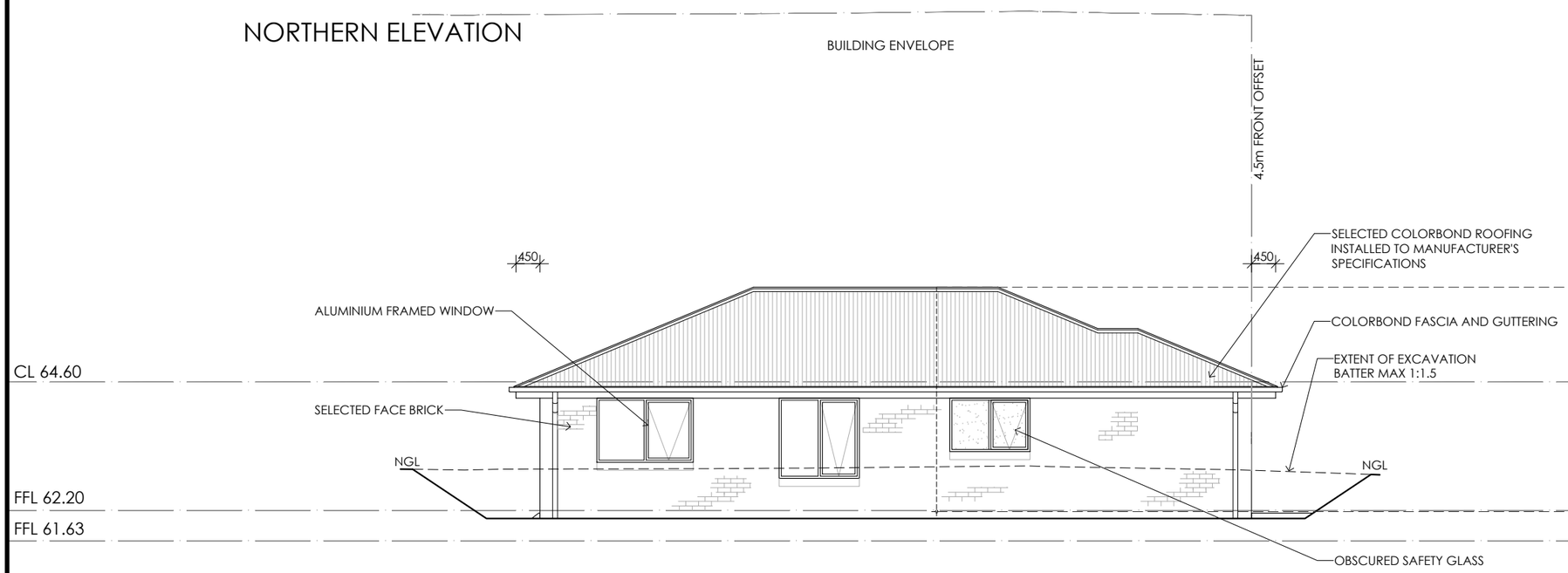
CLIENT:
Andrew Charles Erichsen

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	5of 10
DRAWN: H. Tran	DATE: June 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0373
SCALE: 1:100	REV: D		

Document Set ID: 6100639
Version: 1, Version Date: 30/10/2026



NORTHERN ELEVATION



EASTERN ELEVATION

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

Glazing NCC H1D8
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 H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

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.

Important notice for attention of Owners:
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with *BCA 2019 Part 3.12*

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

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

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

PRELIMINARY

© COPYRIGHT IN WHOLE OR IN PART

06

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR CLIENT REVIEW	HT	19/06/26
B	CHANGED BATHTUB	HT	22/06/26
C	ADDED DRIVEWAY LONG SECTION	HT	09/09/26
D	COUNCIL RFI	IB	30/10/26

creative HOMES | modulus BY CREATIVE HOMES

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

JOB ADDRESS:
34 Dontay Drive
Rokeby

CLIENT:
Andrew Charles Erichsen

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	6of 10
DRAWN: H. Tran	DATE: June 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0373
SCALE: 1:100	REV: D		

Document Set ID: 6100039
Version: 1, Version Date: 30/10/2026

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

Glazing NCC H1D8
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 H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

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.

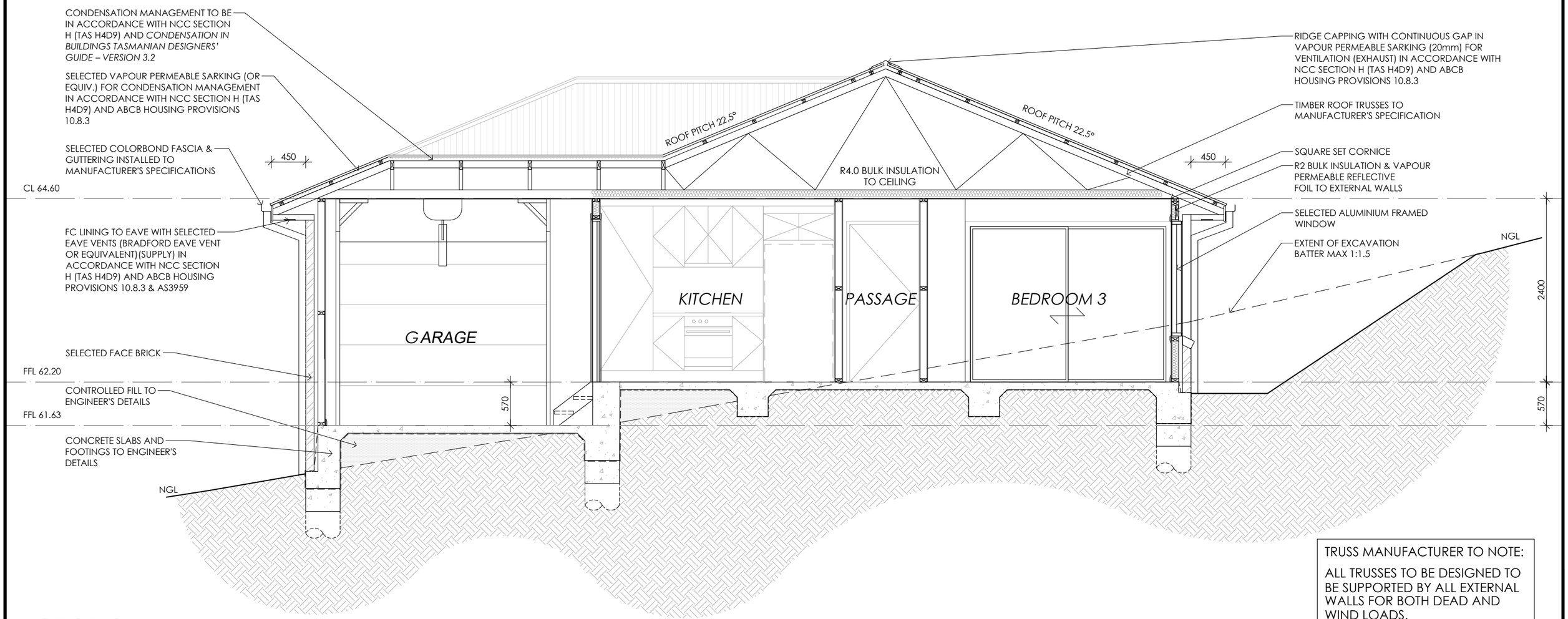
Important notice for attention of Owners: the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with *BCA 2019 Part 3.12*

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

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

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



TRUSS MANUFACTURER TO NOTE:

ALL TRUSSES TO BE DESIGNED TO BE SUPPORTED BY ALL EXTERNAL WALLS FOR BOTH DEAD AND WIND LOADS.

SECTION A-A

PRELIMINARY

© COPYRIGHT IN WHOLE OR IN PART

07

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR CLIENT REVIEW	HT	19/06/26
B	CHANGED BATHTUB	HT	22/06/26
C	ADDED DRIVEWAY LONG SECTION	HT	09/09/26
D	COUNCIL RFI	IB	30/10/26

creative HOMES | modulus BY CREATIVE HOMES

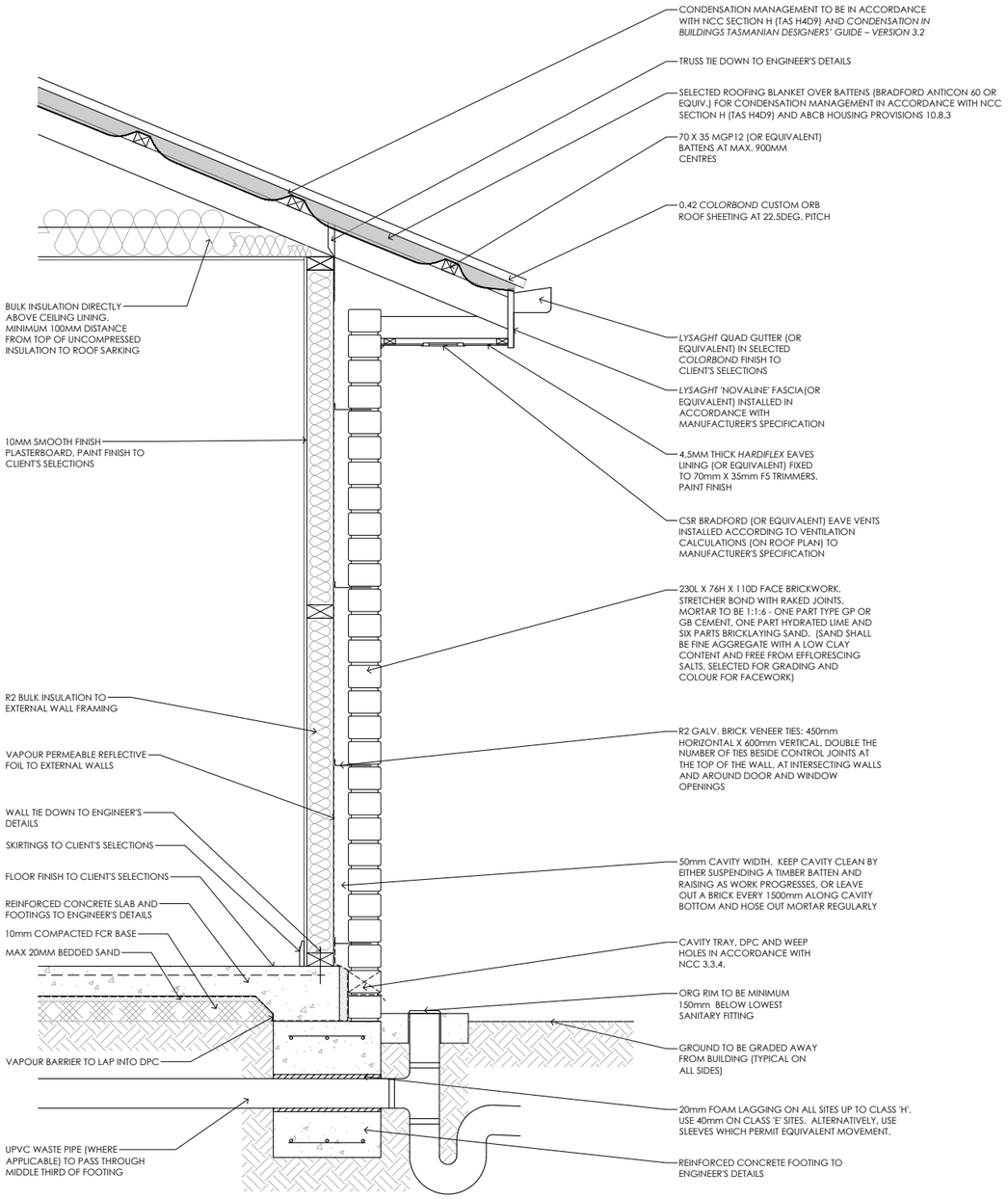
CREATIVE HOMES | HOBART | LAUNCESTON | CREATIVEHOMESTAS.COM.AU

JOB ADDRESS:
34 Dontay Drive
Rokeby

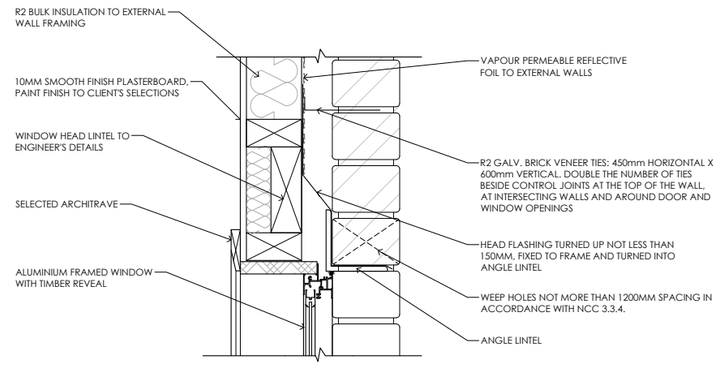
CLIENT:
Andrew Charles Erichsen

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	7of 10
DRAWN: H. Tran	DATE: June 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0373
SCALE: 1:50	REV: D		

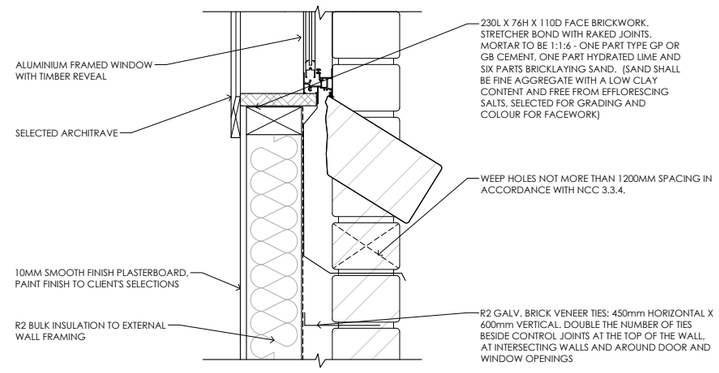
Document Set ID: 6100039
Version: 1, Version Date: 30/10/2026



FLOOR, WALL & ROOF DETAIL SCALE 1:20



WINDOW HEAD DETAIL SCALE 1:10



WINDOW SILL DETAIL SCALE 1:10

TYPICAL SECTION DETAILS

PRELIMINARY

© COPYRIGHT IN WHOLE OR IN PART

08

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR CLIENT REVIEW	HT	19/06/26
B	CHANGED BATHTUB	HT	22/06/26
C	ADDED DRIVEWAY LONG SECTION	HT	09/09/26
D	COUNCIL RFI	IB	30/10/26

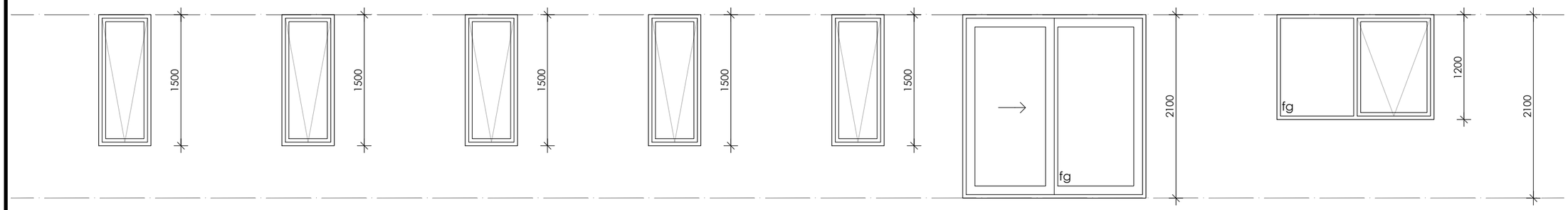
creative HOMES
modulus BY CREATIVE HOMES
CREATIVE HOMES | HOBART | LAUNCESTON | CREATIVEHOMESTAS.COM.AU

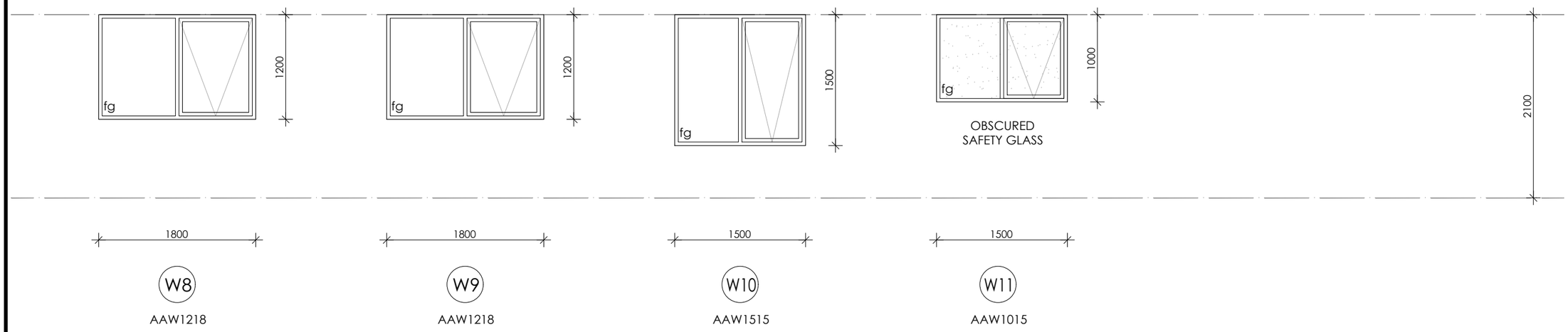
JOB ADDRESS: 34 Dontay Drive Rokeby

CLIENT: Andrew Charles Erichsen

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	8 of 10
DRAWN: H. Tran	DATE: June 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0373
SCALE: AS SHOWN	REV: D		

Document Set ID: 6100033
Version: 1, Version Date: 30/10/2026





WINDOW SCHEDULE

fg FIXED GLAZING

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

Glazing NCC H1D8
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 H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

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.

Important notice for attention of Owners:
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with *BCA 2019 Part 3.12*

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

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

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

PRELIMINARY

© COPYRIGHT IN WHOLE OR IN PART

09

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR CLIENT REVIEW	HT	19/06/26
B	CHANGED BATHTUB	HT	22/06/26
C	ADDED DRIVEWAY LONG SECTION	HT	09/09/26
D	COUNCIL RFI	IB	30/10/26

creative HOMES | modulus BY CREATIVE HOMES

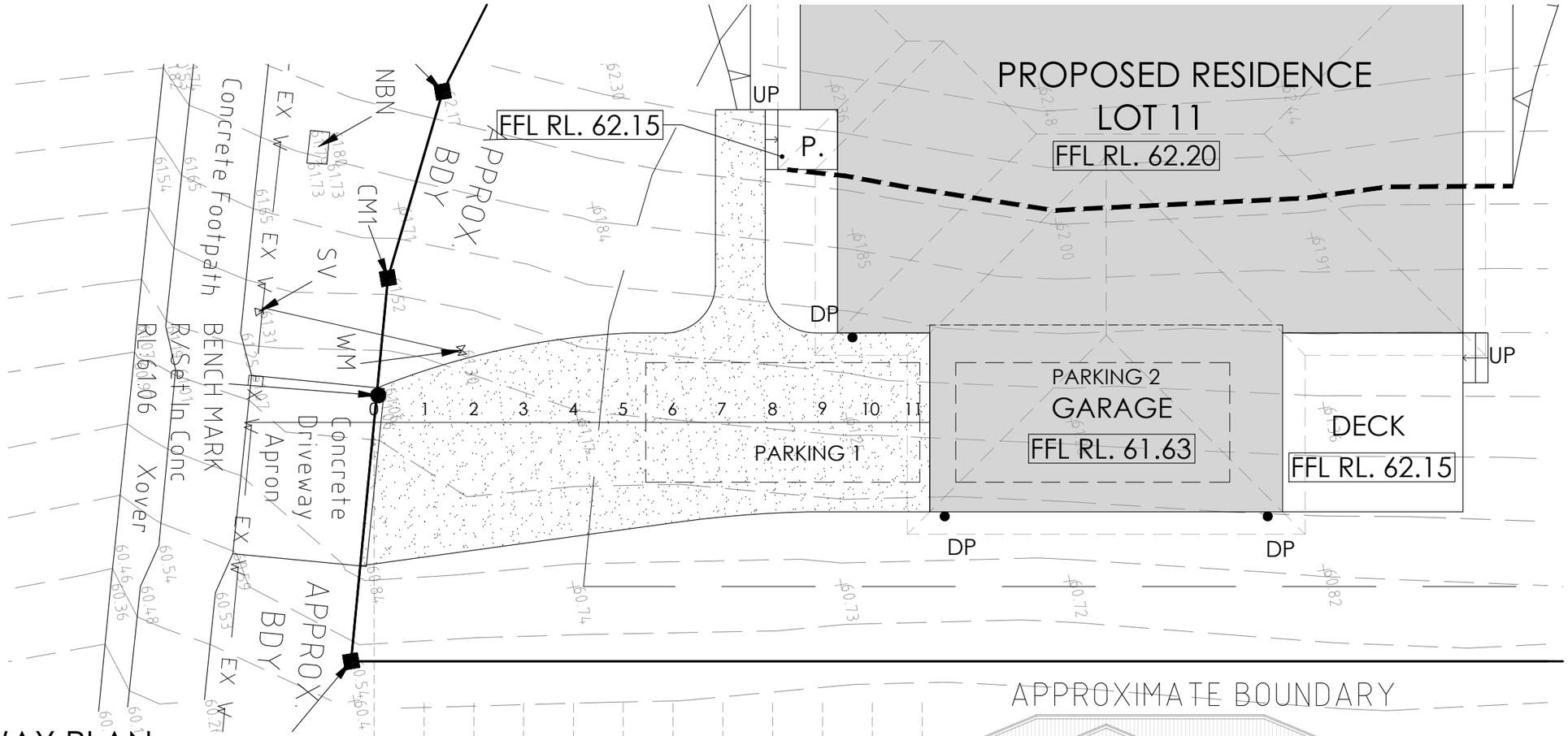
CREATIVE HOMES | HOBART | LAUNCESTON | CREATIVEHOMESTAS.COM.AU

JOB ADDRESS:
34 Dontay Drive
Rokeby

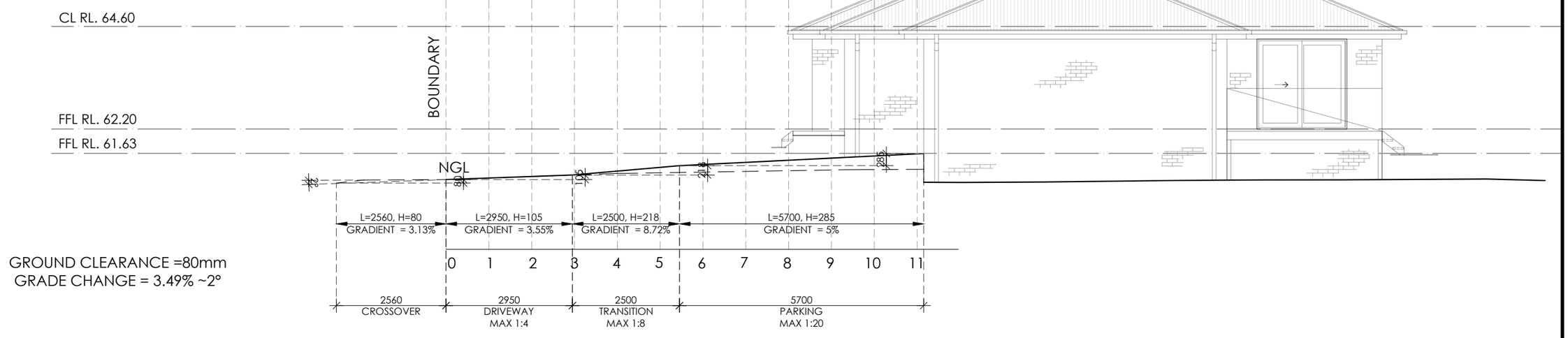
CLIENT:
Andrew Charles Erichsen

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	9 of 10
DRAWN: H. Tran	DATE: June 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0373
SCALE: 1:50	REV: D		

Document Set ID: 6100039
Version: 1, Version Date: 30/10/2026



PROPOSED DRIVEWAY PLAN



GROUND CLEARANCE =80mm
GRADE CHANGE = 3.49% ~2°

PROPOSED DRIVEWAY LONG SECTION

PRELIMINARY

© COPYRIGHT IN WHOLE OR IN PART

10

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR CLIENT REVIEW	HT	19/06/26
B	CHANGED BATHTUB	HT	22/06/26
C	ADDED DRIVEWAY LONG SECTION	HT	09/09/26
D	COUNCIL RFI	IB	30/10/26

creative HOMES | modulus BY CREATIVE HOMES

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

JOB ADDRESS: 34 Dontay Drive Rokeby

CLIENT: Andrew Charles Erichsen

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	10 of 10
DRAWN: H. Tran	DATE: June 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0373
SCALE: 1:100	REV: D		

Document Set ID: 6100039
Version: 1, Version Date: 30/10/2026

AS2870:2011 SITE ASSESSMENT

Lot 11 Dontay Drive

Rokeby

April 2026

GEO-ENVIRONMENTAL

SOLUTIONS

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

Investigation Details

Client:	Creative Homes Hobart
Site Address:	Lot 11 Dontay Drive, Rokeby
Date of Inspection:	22/04/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	TBA
Title Area:	Approx. 681m^2
Applicable Planning Overlays:	Bushfire-prone Area, Airport obstacle limitation area.
Slope & Aspect:	10° E facing slope
Vegetation:	Grass & Weeds Disturbed

Background Information

Geology Map:	MRT 1:25000
Geological Unit:	Quaternary sediments
Climate:	Annual rainfall 600mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.30	0.00-0.30	SM	**Silty SAND**: grey, slightly moist, medium dense.
0.30-0.40	0.30-0.50	CL	**Silty CLAY**: with gravel: medium plasticity, dark grey, brown, slightly moist, stiff.
0.40-1.20	0.50-1.50	CI	**Silty CLAY**: trace of gravel, medium plasticity, grey, brown, slightly moist, stiff.
1.20-1.30	1.50-1.60	GW	**Sandy GRAVEL**: grey, slightly moist, very dense, refusal on rock/boulder.

Site Notes

Soils on the site are developing from quaternary sediments, the clay fraction is likely to show moderate ground surface movement with moisture fluctuations.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings".*

The site has been classified as:

Class M

Y_s range: **20-40mm**

Notes: The subsoils are likely to exhibit moderate ground surface movement from soil moisture fluctuations.

Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

Wind Loading Classification

According to *"AS4055:2021 - Wind Loads for Housing"* the house site is classified below:

Wind Classification: N3

Region:	A
Terrain Category:	2.5
Shielding Classification:	PS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for significant foundation movement.

All earthworks on site must comply with AS3798:2012, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	**0mm**
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	**0 – 20mm**
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	**20 – 40mm**
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	**40 – 60mm**
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	**60 – 75mm**
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	**>75mm**

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON COHESIVE – SAND & GRAVEL		
Consistency Description	**Field Test**	**Dynamic Cone Penetrometer blows/100 mm**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	**Field Test**	**Indicative undrained shear strength kPa**
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

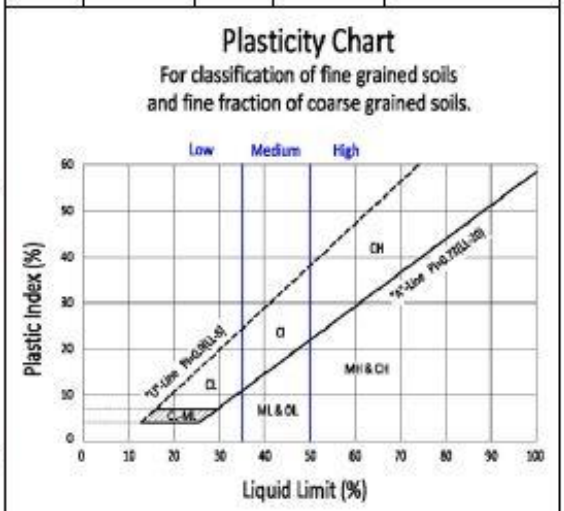
Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
					% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 medium 6 fine 2.36	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6 medium 0.2 fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm	SILTS & CLAYS (Liquid Limit ≤50%)		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity					
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
			OL	Organic silts and clays of low plasticity					
	SILTS & CLAYS (Liquid Limit >50%)		MH	Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts					
			CH	Inorganic clays of high plasticity, fat clays					
			OH	Organic silts and clays of high plasticity					
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils					

Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'



Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

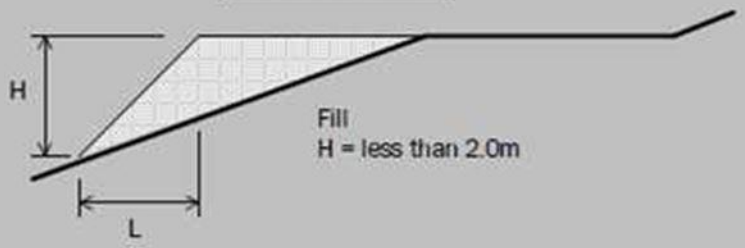
Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

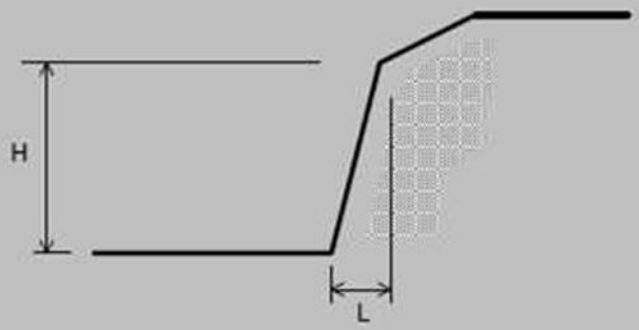
1.5 Batter Angles for Embankments *(Guide Only)*

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-

FILL EMBANKMENTS



CUT EMBANKMENTS



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

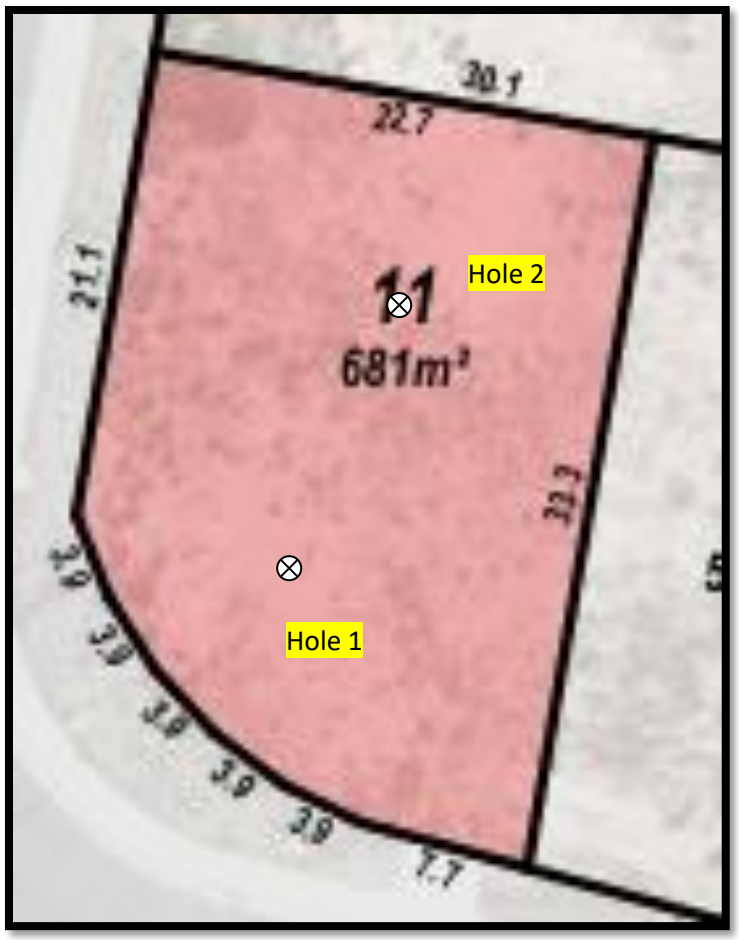
This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

Site Plan





Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

Appendix 2 – Site Photos





Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Creative Homes Hobart *Owner /Agent*

Elwick Road & Brooker Highway *Address*

Glenorchy 7010 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot 11 Dontay Drive

Rokeby 7019

Lot No:

Certificate of title No: TBA

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Classification

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work ☒

or

a building, temporary structure or plumbing installation: ☐

Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: (what it is that is being certified)

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No: J13002

Date: 30/04/2026

Document Set ID: 6071162
Version: 1, Version Date: 12/10/2026