DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064730

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 10 Franklin Street, Richmond

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 23/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 23/11/2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 23/11/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

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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: Renovation/Extension to Residential Home

Location: 10 Franklin Street, Richmond

Personal Information Removed

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

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as

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City of Clarence

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

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

Current use of site: Residential Home

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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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181420	1
EDITION	DATE OF ISSUE
2	14-Oct-2021

SEARCH DATE : 12-Oct-2026
SEARCH TIME : 11.45 am

DESCRIPTION OF LAND

Town of RICHMOND
Lot 1 on Sealed Plan 181420
Derivation : Part of 358A-0R-0P Gtd. to David Lord
Prior CT 28245/1

SCHEDULE 1

M910946 TRANSFER to KERRIE ANNE BOOTH Registered 14-Oct-2021 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP181420 EASEMENTS in Schedule of Easements
SP181420 FENCING PROVISION in Schedule of Easements
32/3442 CONVEYANCE Made Subject to Boundary Fences Condition

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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Document Set ID: 6109286
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OWNER RONALD JAMES MCLEOD
THEONA KAYE MCLEOD

FOLIO REFERENCE 28245/1

GRANTEE PART OF 358A–0R–0P's
GRANTED TO DAVID LORD

PLAN OF SURVEY

BY SURVEYOR SAMUEL FRANKLIN HARVEY
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248–5898 MOB. 0402–476–360

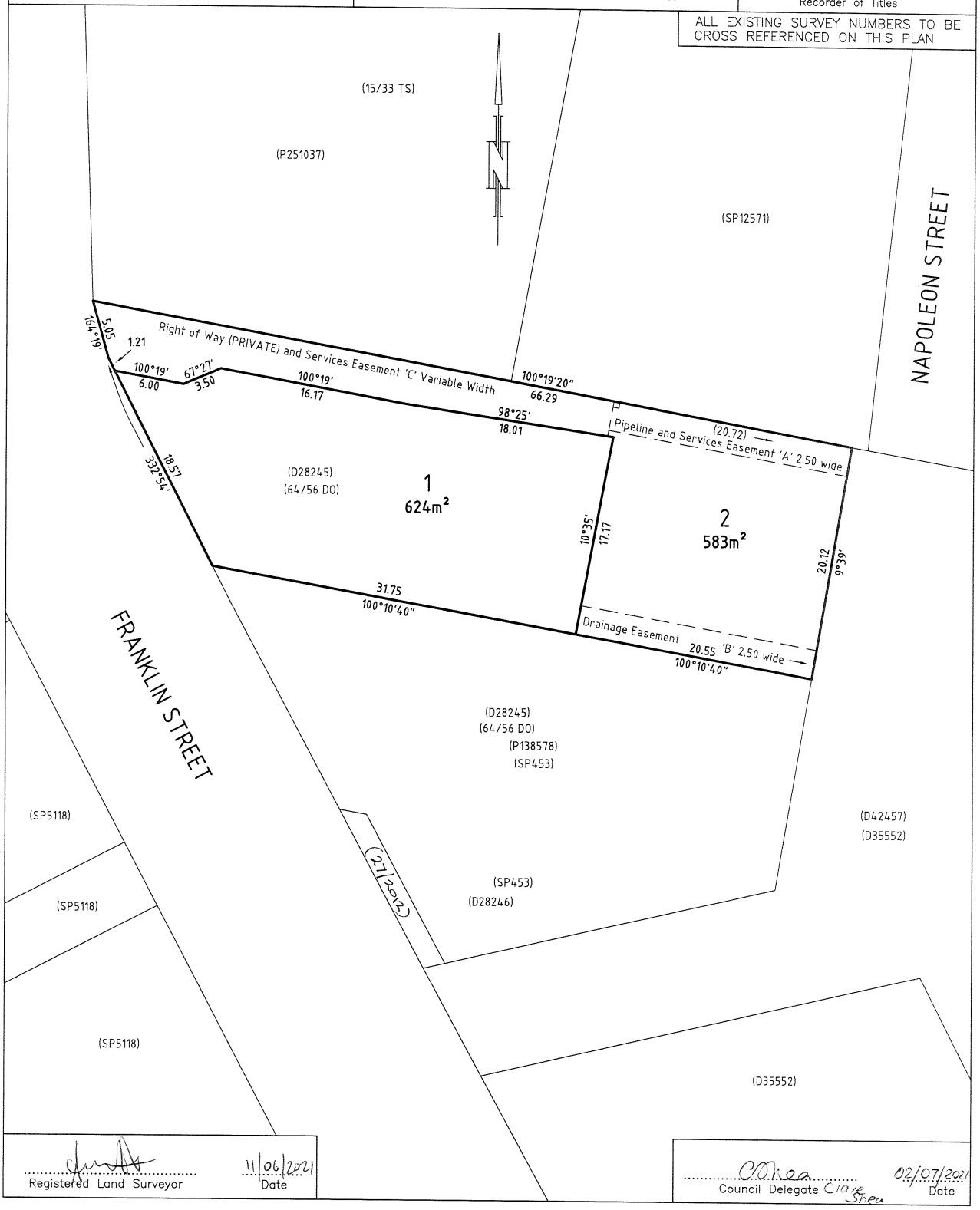
TOWN OF RICHMOND

SCALE 1: 300 LENGTHS IN METRES

REGISTERED NUMBER
SP181420

APPROVED
EFFECTIVE FROM 15 JUL 2021
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor 11/06/2021 Date

Council Delegate 02/07/2021 Date

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au
Document Set ID: 4109286
Version: 1, Version Date: 04/11/2026

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 181420

EASEMENTS AND PROFITS

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

EASEMENTS

1. Pipeline and Services Easement

Lot 2 is subject to a Pipeline and Services Easement in gross for the benefit of TasWater, over that part of the lot marked Pipeline and Services Easement 'A' 2.50 wide shown on the plan (Easement land).

2. Drainage Easement (burdening)

Lot 2 is subject to a right of drainage (as defined) for the benefit of the Clarence City Council over that part of the lot marked Drainage Easement 'B' 2.50 wide.

3. Right of Carriage Way and Services Easement

3.1 Lot 2 on the plan is subject to a right of carriage way (as defined) over the ~~lot~~ land marked Right of Way (PRIVATE) and Services Easement 'C' Variable Width shown on the Plan appurtenant to Lot 1.

3.2 Lot 2 on the plan is subject to a Right of Services (as defined) over the ~~lot~~ land marked Right of Way (PRIVATE) and Services Easement 'C' Variable Width shown on the plan appurtenant to Lot 1

3.3 Lot 1 on the plan is together with a right of carriageway (as defined) over the ~~lot~~ land marked Right of Way (PRIVATE) and Services Easement 'C' Variable Width shown on the plan appurtenant to Lot 2.

3.4 Lot 1 on the plan is together with a Right of Services (as defined) over the ~~lot~~ land marked Right of Way (PRIVATE) and Services Easement 'C' Variable Width shown on the plan appurtenant to Lot 2.

DEFINITIONS

In this schedule of easements -

"Pipeline and Services Easement" means -

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:

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Ronald James McLeod and Theona Kaye McLeod FOLIO REF: Volume 28245 Folio 1 SOLICITOR & REFERENCE: Mr David Wallace:PFJ:065491	PLAN SEALED BY: Clarence City Council DATE: 2nd July 2021 PDPLANPMTD-2019/001183 (REF NO.) Council Delegate Clare Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 181420
SUBDIVIDER: Ronald James McLeod and Theona Kaye McLeod FOLIO REFERENCE: Volume 28245 Folio 1	

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

(b) 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;

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

(d) remove and replace the infrastructure;

(e) run and pass sewage, water, and electricity through and along the infrastructure;

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

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

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

(g) 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

(h) 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.

And SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

"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;

....

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 3 PAGES	Registered Number SP 181420
SUBDIVIDER: Ronald James McLeod and Theona Kaye McLeod FOLIO REFERENCE: Volume 28245 Folio 1	

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

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

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

"Easement Land" means the relevant part of the servient land burdened by the Pipeline and Services Easement.

"Right of Carriage Way" means a right of carriageway as defined in schedule 8 of the *Conveyancing and Law of Property Act* 1884 (Tas.)

"Right of Drainage" means a right of drainage as defined in schedule 8 of the *Conveyancing and Law of Property Act 1884* (Tas).

"Right of Services" means the full free right and liberty for the owners from time to time of the dominant tenement its successors and their employees, agents and contractors at all times to lay, use and maintain forever water mains, pipes, pumps, drains, mains, channels, sewers, wires, cables and other conducting media over the servient land of such size and number as shall from time to time be required in, under or on the servient land and to enter into and upon the servient land or any part of it bringing upon the servient land such material, machinery and other things as it shall think fit and proper to inspect the condition of the servient land and to repair, amend and cleanse PROVIDED HOWEVER that any damage occasioning in doing so shall be made good.

4. FENCING PROVISION

In respect to the lots in the Plan the vendors Ronald James McLeod and Theona Kay McLeod shall not be required to fence.

Signed by the said **Ronald James McLeod**
in the presence of:

Witness signature: .....
Print Name: Jacqualine Maree Vincent
Print Address: 169 Liverpool Street Hobart Tas
Print Occupation: Law Clerk

Signed by the said **Theona Kaye McLeod**
in the presence of:

Witness signature: .....
Print Name: Jacqualine Maree Vincent
Print Address: 169 Liverpool Street Hobart Tas
Print Occupation: Law Clerk

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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Soil Test
By: GEO Environmental Solutions
Date:

BAL Assessment
Rate: Not required: not in bushfire prone area
By:
Date:

Land Survey
By:
Date:

Thermal Assessment
By: Paul Hutchens Energy Rating
Date:

Corrosion Environment
Class: NCC 2022: Table 6.3.9a and Specifications 3

Alpine Area
Class:

Climate Zone - 7

Soil Classification
Class: TBA

Wind Speed
N3 Vh,u = 50m/s

Land Title
Folio No: 1
Volume: 181420

Site Coverage

Land	-	624.00m²
Existing House	-	82.69m²
Existing Deck	-	24.25m²
Existing Sheds	-	43.95m²
TOTAL (for site coverage)	-	150.89m²
Site Coverage	-	24.18%
House Extension	-	58.83m²
New Deck	-	19.67m²
TOTAL (for site coverage)	-	205.14m²
Site Coverage	-	32.875%

ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Kerrie Booth
Job
Home Renovation/Extension
Job address
10 Franklin Street,
Richmond
Drawing
Scale: A3
DWG: 1 of 14
Date: 13 October 2026
Job No: 2026-20

Cover

Amendments

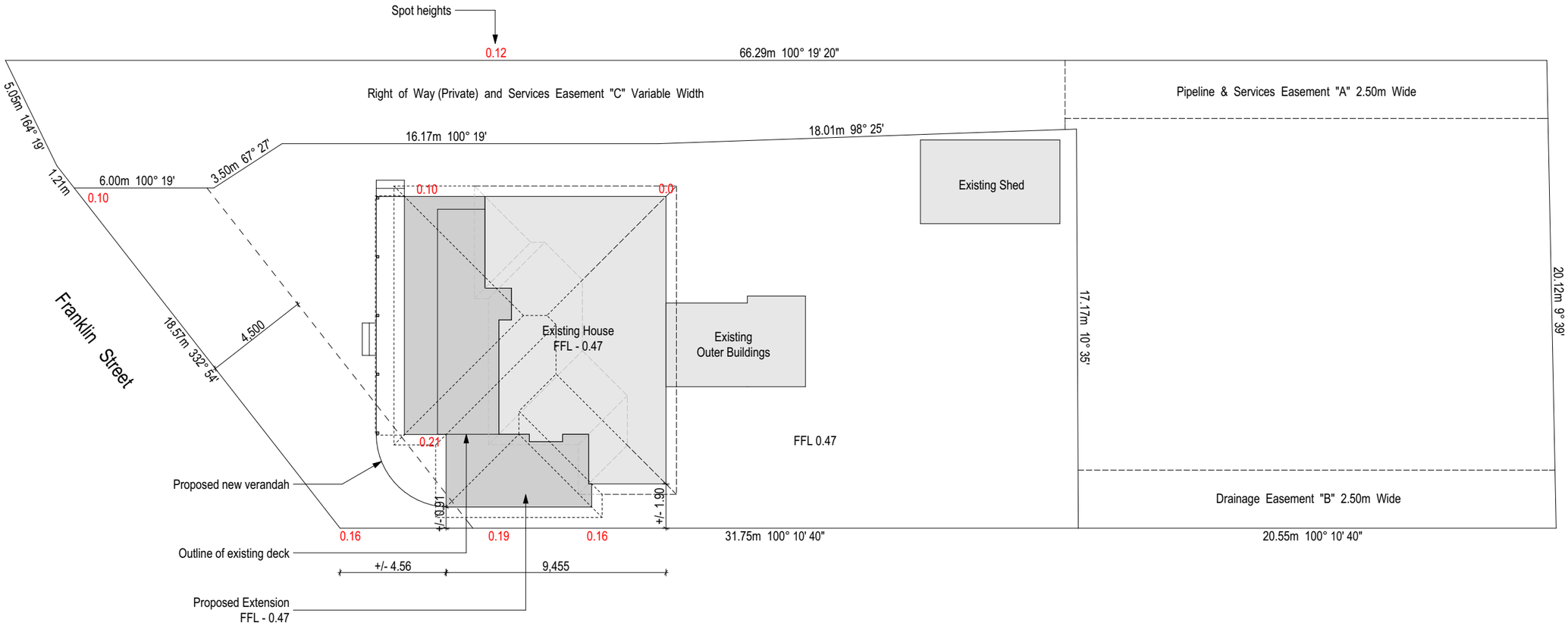
Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Layout Index

ID	Layout Name	Rev
1	Cover	
2	Site Plan	
3	Existing Floor	
4	Existing Elevations	
5	New Floor Plan	
6	New Elevations	
7	Roof Plan	
8	Window & Door Schedule	
9	Livable Housing Part 1	
10	Livable Housing Part 2	
11	Livable Housing Part 3-4	
12	Livable Housing Part 5-6	
13	Livable Housing Part 6	
14	Livable Housing Part 6	

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Version: 1, Version Date: 04/11/2026



draftone TASMANIA
building design • drafting

ABN: 18 220 805 074
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Client
Kerrie Booth

Job
Home Renovation/Extension

Job address
10 Franklin Street,
Richmond

Drawing
Scale: A3 - 1:200
DWG: 2 of 14
Date: 13 October 2026
Job No: 2026-20

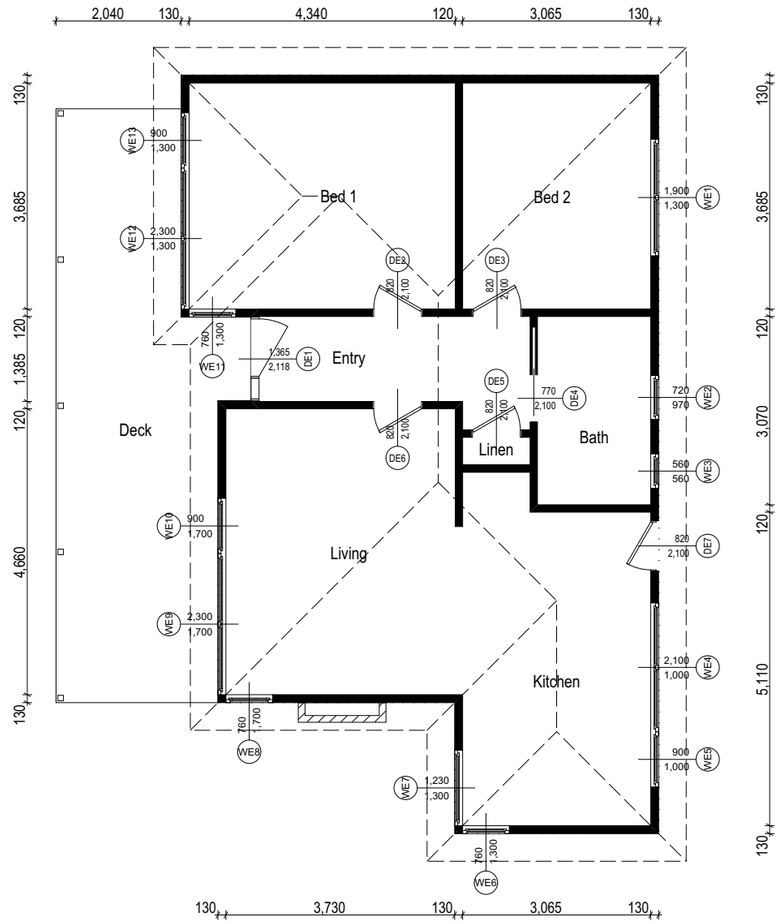
Site Plan

N

Amendments	
Date	By

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Walls

- Existing Walls
- New Walls
- Walls to be removed

Windows

Width 1,210 / Height 900

W05 Window number

Amendments

Date	By

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Client
Kerrie Booth

Job
Home Renovation/Extension

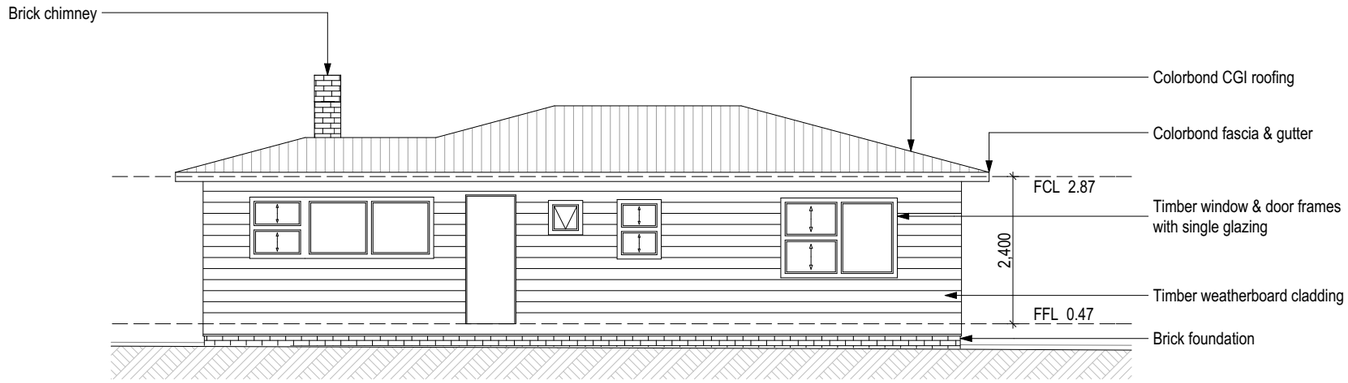
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Richmond

Drawing
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DWG: 3 of 14
Date: 13 October 2026
Job No: 2026-20

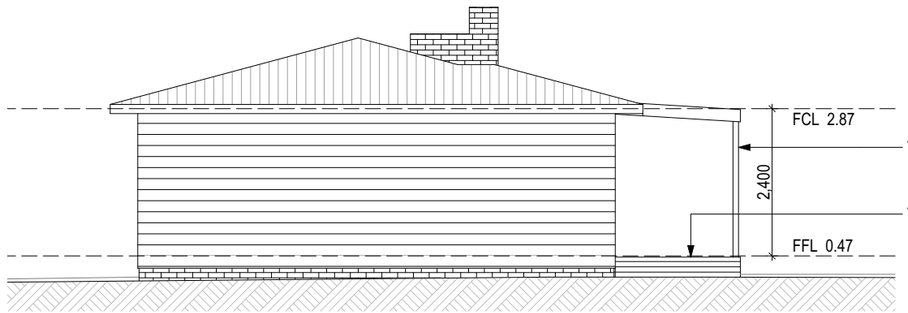
Existing Floor

N

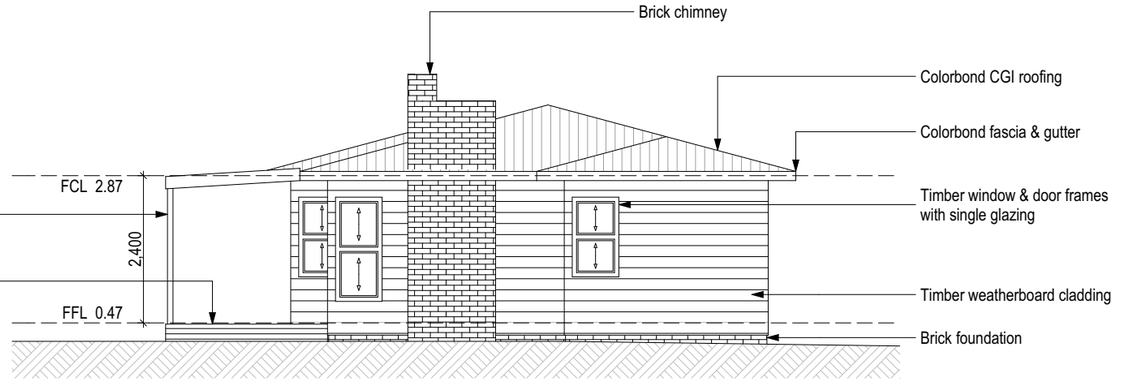
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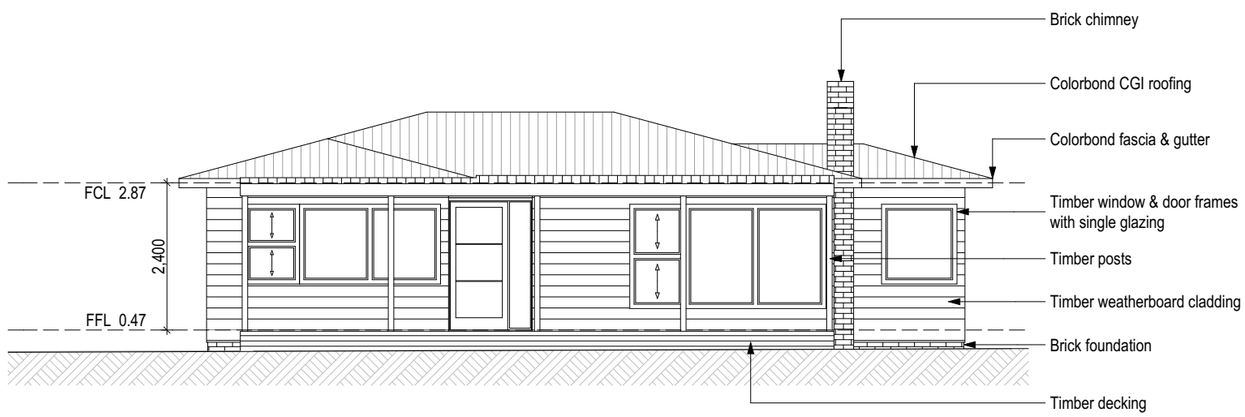
East



North



South



West

Material & Colour Schedule

Element	Material	Colour
Wall cladding	Timber Weatherboards	Off white
Masonry foundation	Brick	Red
Downpipes	uPVC	
Roof	CGI Colorbond	
Fascia	Timber	White
Gutter	Colorbond	Dark grey
Windows & Doors	Timber	White
Deck	Timber	Natural
Posts	Timber	White

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By

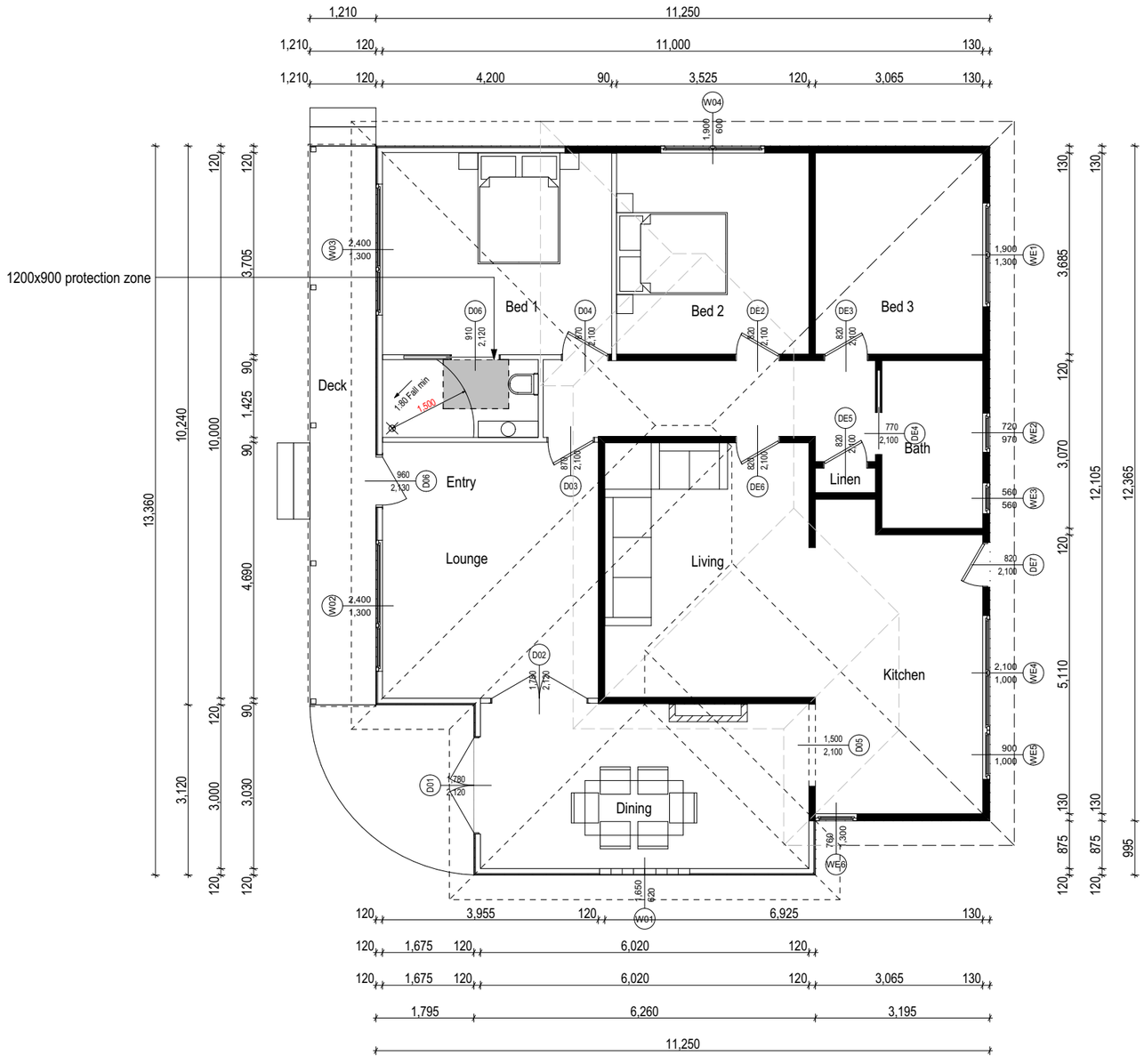
Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

draftone TASMANIA
building design drafting
ABN: 18 220 805 074
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Client
Kerrie Booth
Job
Home Renovation/Extension
Job address
10 Franklin Street,
Richmond
Drawing
Scale: A3 - 1:100
DWG: 4 of 14
Date: 13 October 2026
Job No: 2026-20

Existing Elevations

Document Set ID: 6109280
Version: 1, Version Date: 04/11/2026



Walls

- Existing Walls
- New Walls
- Walls to be removed

Windows

Width 1,210 Height 900

W05 Window number

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ABN: 18 220 805 074
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Client
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Job
Home Renovation/Extension

Job address
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Richmond

Drawing
Scale: A3 - 1:100
DWG: 5 of 14
Date: 13 October 2026
Job No: 2026-20

New Floor Plan

N

Amendments

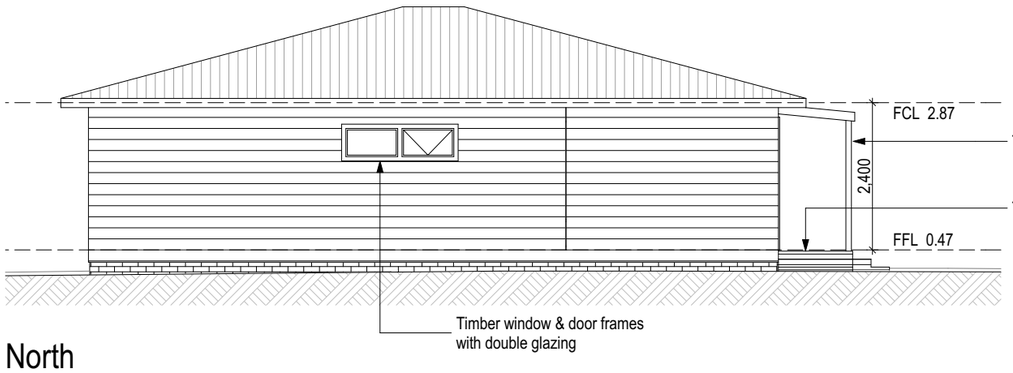
Date	By

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Document Set ID: 6109280
Version: 1, Version Date: 04/11/2026



East



North



South



West

Material & Colour Schedule

Element	Material	Colour
Wall cladding	Timber Weatherboards	Off white to match existing
Masonry foundation	Brick	Red to match existing
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	To match existing
Fascia	Timber	White
Gutter	Colorbond	Dark grey to match existing
Windows & Doors	Timber	White
Deck	Timber	TBA
Posts	Timber	White

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By

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New Elevations

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Version: 1, Version Date: 04/11/2026

Part 7.4 Gutters and downpipes

7.4.1 Application

[New for 2022]

Table 7.4.3a: Size of gutter required to drain roof catchment area into one (1) downpipe for various rainfall intensities and roof catchment areas (A, B, C, D, E and F defined in Table 7.4.3b)

Design rainfall intensity (mm/h) (as per Table 7.4.3d)	Roof catchment area per downpipe — 30 m^2	Roof catchment area per downpipe — 40 m^2	Roof catchment area per downpipe — 50 m^2	Roof catchment area per downpipe — 60 m^2	Roof catchment area per downpipe — 70 m^2
120 mm/h	A or C	A or C	A or C	A or C	A or D
140 mm/h	A or C	A or C	A or C	A or D	B or E

Table 7.4.3b: Gutter sizes for various rainfall intensities

Gutter type	Gutter description	Minimum cross-sectional area (mm^2)
A	Medium rectangular gutter	6500
B	Large rectangular gutter	7900
C	115 mm D gutter	5200

Table 7.4.3c: Downpipe selection for gutter types (A, B, C, D, E and F defined in Table 7.4.3b)

Downpipe section	Gutter type A	Gutter type B	Gutter type C	Gutter type D	Gutter type E
75 mm dia.	Yes	Yes	Yes	Yes	No
100 mm x 50 mm	Yes	Yes	Yes	Yes	Yes

Table 7.4.3d: 5 minute duration rainfall intensities

State	Locality	*Annual exceedance probability*, 5% (mm/h)	*Annual exceedance probability*, 1% (mm/h)
TAS	Hobart	86	120

Table 7.4.4a: Overflow volume for continuous measure (L/s/m)

Design 5 minute duration rainfall intensity (mm/h) (from Table 7.4.3d)	Ridge to gutter length — 2 m	Ridge to gutter length — 4 m	Ridge to gutter length — 6 m	Ridge to gutter length — 8 m	Ridge to gutter length — 10 m	Ridge to gutter length — 12 m	Ridge to gutter length — 14 m	Ridge to gutter length — 16 m
150 mm/h	0.08 L/s/m	0.17 L/s/m	0.25 L/s/m	0.33 L/s/m	0.42 L/s/m	0.50 L/s/m	0.58 L/s/m	0.67 L/s/m
175 mm/h	0.10 L/s/m	0.19 L/s/m	0.29 L/s/m	0.39 L/s/m	0.49 L/s/m	0.58 L/s/m	0.68 L/s/m	0.78 L/s/m
200 mm/h	0.11 L/s/m	0.22 L/s/m	0.33 L/s/m	0.44 L/s/m	0.56 L/s/m	0.67 L/s/m	0.78 L/s/m	0.89 L/s/m
225 mm/h	0.13 L/s/m	0.25 L/s/m	0.38 L/s/m	0.50 L/s/m	0.63 L/s/m	0.75 L/s/m	0.88 L/s/m	1.0 L/s/m
250 mm/h	0.14 L/s/m	0.28 L/s/m	0.42 L/s/m	0.56 L/s/m	0.69 L/s/m	0.83 L/s/m	0.97 L/s/m	1.1 L/s/m

7.4.7 Acceptable dedicated overflow measure per downpipe

[2019: Table 3.5.3.4b]

(1) For an end-stop weir with—
  (a) a minimum clear width of 100 mm; and
  (b) the weir edge installed a minimum 25 mm below the top of the fascia,
  the acceptable overflow is 0.5 L/s constructed in accordance with Figure 7.4.7a.
(2) An end-stop weir is not suitable where the end-stop abuts a wall.
(3) For an inverted nozzle installed within 500 mm of a gutter high point with—
  (a) a minimum nozzle size of 100 mm × 50 mm positioned lengthways in the gutter; and
  (b) the top of the nozzle installed a minimum of 25 mm below the top of the fascia,
  the acceptable overflow is 1.2 L/s constructed in accordance with Figure 7.4.7b.
(4) For a front face weir with—
  (a) a minimum clear width of 200 mm; and
  (b) a minimum clear height of 20 mm; and
  (c) the weir edge installed a minimum of 25 mm below the top of the fascia,
  the acceptable overflow capacity is 1.0 L/s constructed in accordance with Figure 7.4.7c.
(5) For a rainhead with—
  (a) a 75 mm diameter hole in the outward face of the rainhead; and
  (b) the centreline of the hole positioned 100 mm below the top of the fascia,

7.4.6 Acceptable continuous overflow measure

[2019: Table 3.5.3.4a]

(1) For a front face slotted gutter with—
  (a) a minimum slot opening area of 1200 mm^2 per metre of gutter; and
  (b) the lower edge of the slots installed a minimum of 25 mm below the top of the fascia,
  the acceptable overflow capacity must be 0.5 L/s/m, constructed in accordance with Figure 7.4.6a.
(2) For a controlled back gap with—
  (a) a permanent minimum 10 mm spacer installed between the gutter back and the fascia; and
  (b) one spacer per bracket, with the spacer not more than 50 mm wide; and
  (c) the back of the gutter installed a minimum of 10 mm below the top of the fascia,
  the acceptable overflow capacity must be 1.5 L/s/m, constructed in accordance with Figure 7.4.6b.
(3) For the controlled back gap option, the spacer can be a proprietary clip or bracket that provides the *required* offset of the gutter from the fascia.
(4) For controlled front bead height with the front bead of the gutter installed a minimum of 10 mm below the top of the fascia, the acceptable overflow capacity is 1.5 L/s/m constructed in accordance with Figure 7.4.6c.

Figure 7.4.6a: Construction of front face slotted gutter

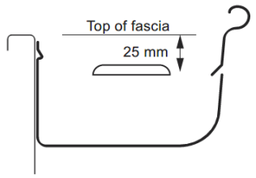


Figure 7.4.6b: Construction of controlled back gap

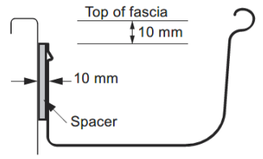


Figure 7.4.6c: Construction of controlled front bead height

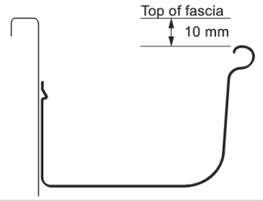
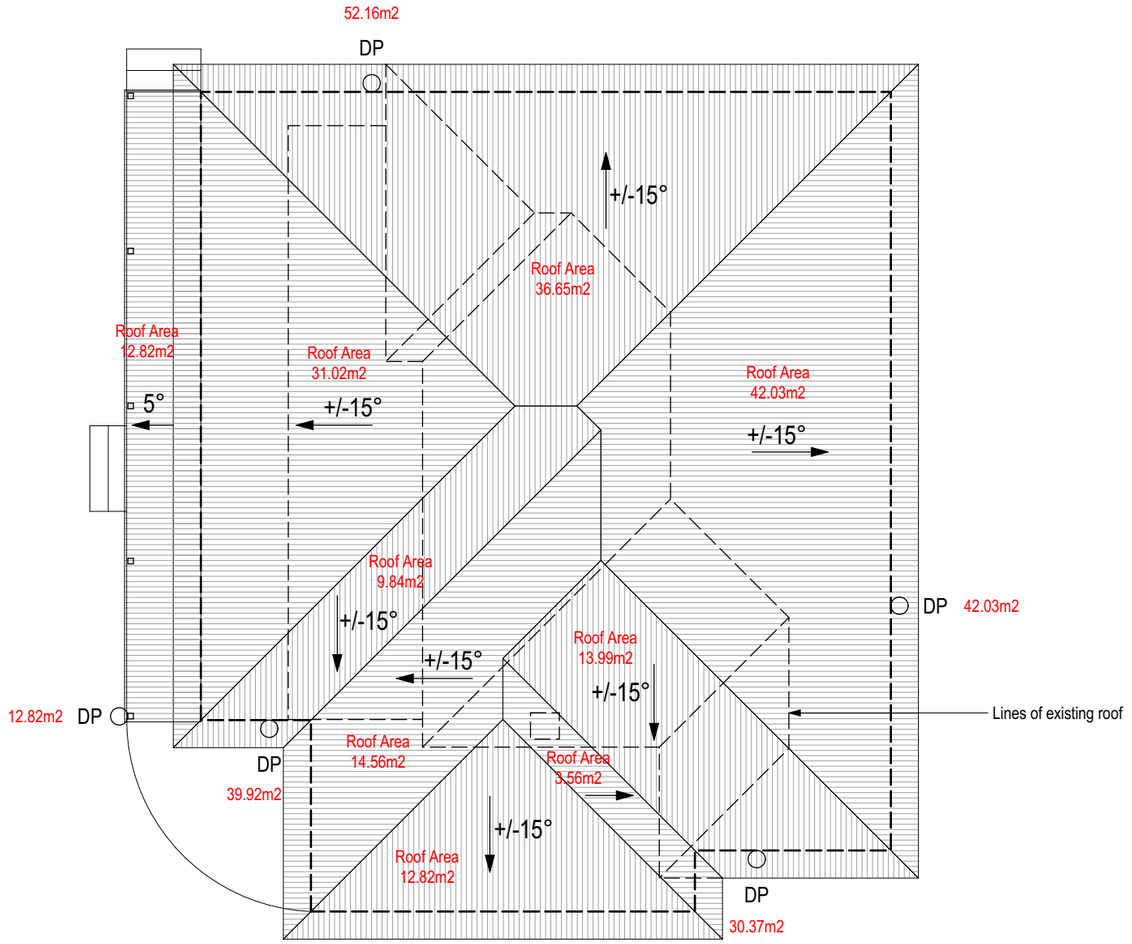


Figure Notes
Front bead of gutter to be a minimum of 10 mm below the top of the fascia.



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Job No: 2026-20

Roof Plan

N

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Window List

ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing
W01		620	1,650	2,100	Fixed	Aluminium	Clear Double
W02		1,300	2,400	2,050	Sliding Vertical	Timber	Clear Double
W03		1,300	2,400	2,050	Sliding Vertical	Timber	Clear Double
W04		600	1,900	2,050	Top Hung	Timber	Clear Double
WE1		1,300	1,900	2,050	Sliding Vertical	Timber	Clear Single
WE2		970	720	2,025	Sliding Vertical	Timber	Obscure Single
WE3		560	560	2,010	Top Hung	Aluminium	Obscure Single
WE4		1,000	2,100	2,065	Fixed	Timber	Clear Single
WE5		1,000	900	2,065	Sliding Vertical	Timber	Clear Single
WE6		1,300	760	2,050	Sliding Vertical	Timber	Clear Single
WE7		1,300	1,230	2,050	Fixed	Timber	Clear Single
WE8		1,700	760	2,050	Sliding Vertical	Timber	Clear Single
WE9		1,700	2,300	2,050	Fixed	Timber	Clear Single
WE10		1,700	900	2,050	Sliding Vertical	Timber	Clear Single
WE11		1,300	760	2,050	Sliding Vertical	Timber	Clear Single
WE12		1,300	2,300	2,050	Fixed	Timber	Clear Single
WE13		1,300	900	2,050	Sliding Vertical	Timber	Clear Single

Door List

ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing
D01		2,100	1,740	2,100	Hinged	Timber	Clear Double
D02		2,100	1,740	2,100	Hinged	Timber	Clear Single
D03		2,100	870	2,100	Hinged	Timber	
D04		2,100	870	2,100	Hinged	Timber	
D05		2,100	1,500	2,100	Opening	Plaster	
D06		2,100	870	2,100	Sliding	Timber	
D06		2,100	900	2,100	Hinged	Timber	
DE1		2,100	959	2,100	Hinged	Timber	Single
DE2		2,100	820	2,100	Hinged	Timber	
DE3		2,100	820	2,100	Hinged	Timber	
DE4		2,100	770	2,100	Sliding	Timber	
DE5		2,100	820	2,100	Hinged	Timber	
DE6		2,100	820	2,100	Hinged	Timber	
DE7		2,100	820	2,100	Hinged	Timber	

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Window & Door Schedule

Amendments

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Part 1 Dwelling access

1.1 Step-free access path

(1) A continuous path to a dwelling entrance door must be provided from—

(a) the pedestrian entry at the allotment boundary from the ground level of the adjoining land; or

(b) an appurtenant Class 10a garage or carport; or

(c) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.

(2) Access for the purposes of (1) must be—

(a) via a pathway that—

(i) has no steps; and

(ii) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and

(iii) if crossfall is provided, has a crossfall not more than 1:40; and

(iv) has a minimum width of 1000 mm; and

(v) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1; and

(vi) connects to a dwelling entrance door that complies with Section 2; or

(b) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.

(3) For the purposes of (2), the following applies:

(a) Any gates along the access path must have a minimum clear opening width of 820 mm, measured as if the gate were an entrance door.

(b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard – Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).

(4) Where one or more ramps are used, the following applies:

(a) The aggregate length of ramping (excluding landings) must not be more than—

(i) 9 m for a 1:14 gradient; or

(ii) 15 m for a 1:20 gradient; or

(iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.

(b) The minimum width of the ramp must be maintained at 1000 mm between any handrails and/or kerbs (if provided) at each side of the ramp.

(c) At each end of a ramp there must be a landing that is—

(i) not less than 1200 mm long; and

(ii) at least as wide as the ramp to which it connects; and

(iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.

(d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).

(5) The access path may incorporate one step ramp having a—

(a) height of not more than 190 mm; and

(b) gradient not more than 1:10; and

(c) width of at least 1000 mm or equivalent to that of the access path, whichever is the greater; and

(d) maximum length of 1900 mm.

Applications

Clause 1.1 only applies to a Class 1a building.

Information: Access via a garage, carport or parking space

Where step-free access is provided from a garage, carport or parking space, this can be through a connecting door between the garage, carport or parking space and the dwelling. The connecting door need not be the main entrance door (sometimes referred to as the 'front' door) but would need to comply with Section 2. Any carparking spaces forming part of the required path of travel must be free of obstructions, including structural elements such as columns or engaged brick piers that would otherwise reduce the space for free movement.

Information: Class 2 buildings

For a Class 2 building, requirements for a step-free access path are provided in Section D of NCC Volume One and the 'Disability (Access to Premises — Buildings) Standards 2010'. Therefore, Clause 1.1 only applies to Class 1a buildings.

1.2 Parking space incorporated into step-free access path

(1) Where one or more car parking spaces are connected to or form part of a required access path, at least one of the car parking spaces must have—

(a) a minimum unobstructed car parking space of 3200 mm wide x 5400 mm long; and

(b) a gradient not more than 1:33 for bitumen, or 1:40 for any other surface material.

(2) For the purposes of (1), a required access path means an access path provided for the purposes of compliance with Clause 1.1.

Applications

(1) Clause 1.2 only applies to a car parking space provided for the exclusive use of the occupants of the dwelling.

(2) Clause 1.2 does not apply—

(a) if there are no car parking spaces provided for the exclusive use of the occupants of the dwelling; or

(b) to a Class 2 building.

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Livable Housing Part 1

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Part 2 Dwelling entrance

2.1 Clear opening width

(1) At least one entrance door to the dwelling must have a minimum clear opening width of 820 mm.

(2) The minimum clear opening width required by (1) must be measured in accordance with Figure 2.1.

Figure 2.1: Measurement of clear opening width

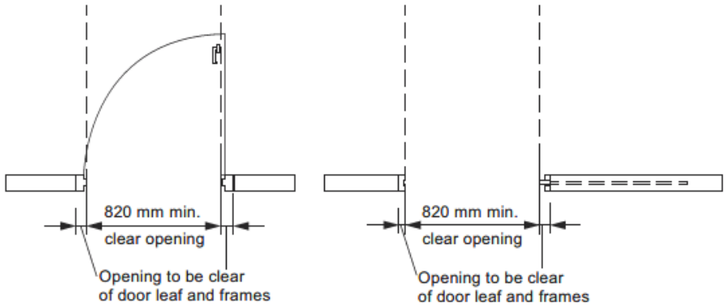


Figure Notes

(1) Double doors, bi-fold doors, stacking doors, multiple sliding door panels and other types of hinged door sets may use a smaller leaf provided the overall clear opening width with the doors fully open is not less than 820 mm.

(2) Clear opening width for sliding doors must be measured with the door panel(s) installed and in the fully open position.

(3) The door handle may encroach the required minimum clear opening width.

Information: Door leaf dimensions

An 820 mm clear opening width, for a single swinging door, can generally be achieved using an 870 mm door leaf.

Information: Meaning of 'entrance door'

An entrance door for the purposes of 2.1 may be a door other than the front door, provided that the door connects to the step-free access path in accordance with Clause 1.1(2). For example, compliance with 2.1 could be achieved via a side door that is connected to the garage via a step-free path.

2.2 Threshold

The threshold of an entrance door that is subject to Clause 2.1 must—

(a) be level; or

(b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or

(c) have a ramped threshold that—

(i) does not extend beyond the depth of the door jamb; and

(ii) has a gradient not steeper than 1:8; and

(iii) is at least as wide as the minimum clear opening width of the entrance door; and

(iv) does not intrude into the minimum dimensions of a landing area that is required by Clause 2.3; or

(d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC, for external entrance doors containing a raised door or sill—

(i) have no lip or upstand greater than 15 mm within the sill profile; and

(ii) have no more than 5 mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

Information: Termite management

For termite management, where *required* by the NCC, the NCC referenced document AS 3660.1 includes solutions for termite management in cases where there is no step-up into a dwelling: see clauses 2.2, 2.3, 4.4 and 6.5 of AS 3660.1.

AS 3660.1 is referenced in the NCC, therefore an appropriate solution for termite management that complies with AS 3660.1 can be used as part of a *Deemed-to-Satisfy Solution* under the NCC.

Information: Damp-proof course

For masonry construction, a *damp-proof course* is to be located above the external finished surface (e.g. clause 5.7.4 of the ABCB Housing Provisions). Therefore, the construction of a ramp, threshold or the like is to maintain compliance with this requirement.

Information: Finished surface

The finished surfaces abutting a door sill will involve the external surface on one side and the internal floor finish on the other side. Finished surfaces may include a carpet or tiled finish internally, or decking, paving or the like externally. Door mats should not be counted as forming a finished surface either side of the door sill.

2.3 Landing area

An entrance door that is subject to Clause 2.1 must have a space of at least 1200 mm x 1200 mm on the external (arrival) side of the door that is—

(a) unobstructed (other than by a gate or a screen door); and

(b) level, or has a gradient not more than 1:40 if a gradient is necessary to allow for drainage.

Applications

(1) Clause 2.3 only applies to a Class 1a building.

(2) Clause 2.3 does not apply to a dwelling that is exempt from compliance with Clause 1.1.

(3) Clause 2.3 does not apply to an entrance door that serves an appurtenant Class 10a garage or carport in accordance with 1.1(b).

Information: Entrance doors to Class 2 sole-occupancy units

Requirements for landing areas outside the entrance door to a Class 2 *sole-occupancy unit* located on an *accessible* floor are set out in Section D of NCC Volume One and the Disability (Access to Premises — Buildings) Standards 2010.

2.4 Weatherproofing for external step-free entrance

Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:

(a) Where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for the width of the entrance.

(b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is to be provided that meets the requirements of Volume Two H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are to be no greater than—

(i) 8 mm: or

(ii) in a *designated bushfire prone area*, that permitted by AS 3959.

(c) A roof covering an area no smaller than 1200 mm by 1200 mm, where the area is provided with a fall away from the building not greater than 1:40.

Applications

(1) The provisions of 2.4 do not apply to an entrance door that is provided through an interconnected garage.

(2) A channel drain provided in accordance with (a) can also act as an inspection zone for the purposes of termite management provisions provided the inspected zone required by AS 3660.1 can be accessed.

(3) Consideration should be given to the ability for cleaning drains in (a), particularly in bushfire prone areas.

(4) For the purposes of (c), any posts, columns, or structural supports for the roof cover, must not encroach the clear space required by 1.1(4) for a landing or entrance path provided under 1.1.

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Livable Housing Part 2

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Part 3 Internal doors and corridors

3.1 Clear opening width

Internal doorways must provide a minimum clear opening width of 820 mm, measured in accordance with Figure 2.1.

Applications

Clause 3.1 only applies to a doorway that connects to, or is in the path of travel to, any of the following:

(a) *Habitable room* or laundry on the ground or entry level.

(b) Attached Class 10a garage or carport that forms part of an access path required by Clause 1.1.

(c) *Sanitary compartment* on the ground or entry level complying with Parts 4 and 6.

(d) room containing a shower complying with Parts 5 and 6.

Information: Clear opening width

An 820 mm clear opening width, for a single swinging door, can generally be achieved using an 870 mm door leaf.

Information: Split level designs

The requirements of 3.1 do not prevent the use of split levels within the dwelling, including on the ground or entrance level. However, where a split level is used in the path of travel to one or more of the doors listed in the Application, those doors will still need to comply with 3.1.

3.2 Threshold

The threshold of an internal doorway that is subject to Clause 3.1 must—

(a) be level; or

(b) have a height not more than 5 mm if the lip is rounded or bevelled; or

(c) have a ramped threshold that—

(i) does not extend beyond the depth of the door jamb; and

(ii) has a gradient not steeper than 1:8; and

(iii) is at least as wide as the minimum clear opening width of the doorway it serves.

3.3 Corridor width

Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000 mm, measured between the finished surfaces of opposing walls.

Applications

Clause 3.3 does not apply to a stairway that is in the path of travel to a shower complying with Parts 5 and 6 that is on a level other than the ground or entry level.

Information

Skirting boards, architraves, timber mouldings, skirting tiles, door stops, conduits, general power outlets and the like may be disregarded for the purposes of compliance with Clause 3.3.

Door hardware may encroach the required minimum corridor width.

Part 4 Sanitary compartment

4.1 Location

There must be at least one *sanitary compartment* located on the ground or entry level of a dwelling.

Information

The term *sanitary compartment* refers to a room or space containing a toilet. It applies equally to any type of room or space containing a toilet, such as a bathroom, ensuite, powder room or other separate room. It is used in place of the word 'toilet' for consistency with the wording of the NCC and to avoid confusion with the use of the word 'toilet' to refer to a plumbing fixture rather than the room in which that fixture is located.

"At least one *sanitary compartment*" means that in a dwelling with two or more *sanitary compartments*, only one needs to be located on the ground or entry level and comply with the requirements of this Part.

4.2 Circulation space

A *sanitary compartment* that is subject to Clause 4.1 must be constructed in accordance with the following:

(a) For a toilet pan located in a separate *sanitary compartment*, there must be a clear width of not less than 900 mm between the finished surfaces of opposing walls either side of the toilet pan.

(b) For a room containing a toilet pan, any fixed obstruction, such as a basin or a vanity unit, must be located at least 450 mm from the centreline of the toilet pan normal to the front face of the cistern.

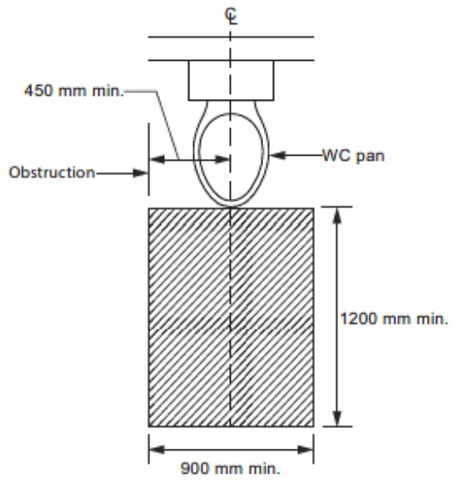
(c) A clear minimum circulation space of 1200 mm by 900 mm must be provided from the front edge of the toilet pan.

(d) Compliance with (c) must be determined in accordance with Figure 4.2.

Applications

4.2(c) requires that a minimum circulation space of 1200 mm long by 900 mm wide clear space be provided in front of the toilet pan, and this applies for both a separate *sanitary compartment* and for a *sanitary compartment* that is combined with a bathroom. The minimum circulation space must be clear of the door swing and applies regardless of whether the door is inwards or outwards swinging or is a cavity slider.

Figure 4.2: Circulation space for a toilet pan



Information

(1) NCC Volumes One and Two also contain requirements for the location and construction of *sanitary compartments*.

(2) NCC Volume Three contains requirements for *plumbing* and *drainage* installations in *sanitary compartments*.

(3) Skirting boards, architraves, toilet roll holders, skirting tiles, door stops and the like may be disregarded when determining compliance with Clause 4.2.

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Part 5 Shower

5.1 Application

At least one shower must comply with Clause 5.2.

Information

"At least one shower" means that in a dwelling with two or more showers, only one of the showers needs to comply with the requirements of this Part.

A shower subject to this Part is not required to be located on the ground or entry level of the dwelling.

5.2 Hobless and step-free entry

(1) At least one shower must have a hobless and step-free entry.

(2) A lip not more than 5 mm in height may be provided for water retention purposes.

Applications

For the purposes of 5.2, a lip meeting the requirements of 5.2(2) is not a step.

Information: Hobless and step-free

Clause 5.2(1) refers to a shower entry being 'hobless' and 'step-free' because those two terms have different meanings. A shower where the floor within the shower compartment is level with the floor adjacent to its entry would be 'step-free' but could still have a hob. Conversely, a shower with a step-down into the shower recess does not have a 'hob' (i.e. 'hobless'), but would not be 'step-free'. Therefore, to achieve the intent of Clause 5.2(1), it is necessary to specify that the shower is both 'hobless' and 'step-free'.

Information: Waterproofing

AS 3740 and Part 10.2 of the ABCB Housing Provisions include specific requirements for waterproofing a hobless, step-free shower area. Both are referenced in the NCC *Deemed-to-Satisfy Provisions* for general waterproofing of *wet areas* (note that Part 10.2 of the ABCB Housing Provisions only applies to Class 1 and 10 buildings).

Part 6 Reinforcement of bathroom and sanitary compartment walls

6.1 Location

(1) Reinforcing in accordance with Clause 6.2 must be provided to any—

(a) *sanitary compartment* that is subject to Part 4; and

(b) bathroom containing a—

(i) shower that is subject to Part 5; or

(ii) bath (if provided), other than a freestanding bath where the bath is located in a room that also contains a shower that is subject to Part 5.

(2) The requirements of (1) need not be complied with if the walls of the room are constructed of concrete, masonry or another material capable of supporting grabrails without additional reinforcement.

(3) Where the wall supporting the reinforcement includes a cavity slider, it must be designed and constructed in way to support loads imposed by reinforcement, linings and the future provision of handrails and provided for the extent *required* by Figures 6.2a, 6.2b, 6.2c, 6.2d, 6.2e, 6.2f and 6.2g.

Information: Intent of Part 6

The intent of this Part is to ensure that walls adjacent to toilet pans, showers and baths provide a fixing surface able to support the future installation of grabrails, if needed. This Part does not require the installation of grabrails at the time of construction.

A freestanding bath is excluded from Clause 6.1(1)(b)(ii) because it does not have any adjoining walls to which grabrails could be fixed.

A bath with only one adjoining wall need only have reinforcing provided in the adjoining wall (unless exempted by Clause 6.1(2)). Care is required when locating a cavity sliding door adjacent to a fixture which requires reinforcement to 6.1(1) as the framing that surrounds the cavity into which the door retracts demands careful consideration of fixings and members that will safely support a grabrail and not impede the operation of the door.

Information: Non-combustibility of walls

Where noggings are *required* to achieve compliance with this Part, provided they do not extend further than necessary, these noggings may be installed within an *external wall* that is *required* to be *non-combustible* under C2D10(4)(i)(ii) of NCC Volume One.

6.2 Construction

(1) Reinforcing constructed in accordance with the requirements of (3) must be provided in the locations depicted in—

(a) Figures 6.2a or 6.2b for walls surrounding a bath; and

(b) Figures 6.2c or 6.2d for shower walls; and

(c) Figure 6.2e for a wall adjacent to and within 460 mm of the centreline of a toilet pan; and

(d) Figures 6.2f or 6.2g for a wall behind a toilet pan where a wall described in (c) is not provided or a window sill or a door encroaches on the area *required* to be provided with reinforcing or where the toilet pan is not provided in a corner of the bathroom.

(2) Reinforcing need only be provided across the available width of the wall where a wall referred to in (1)(a) or (b)—

(a) is narrower than the width of the area *required* to be provided with reinforcing; or

(b) terminates at a window sill lower than the height or the area required to be provided with reinforcing.

(3) Reinforcing required by (1) must be constructed using one of the following materials:

(a) A minimum of 12 mm thick structural grade plywood, or similar.

(b) Timber noggings with a minimum thickness of 25 mm.

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Livable Housing Part 5-6

Amendments

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(c) Light gauge steel framing noggings or metal plate in accordance with the NASH Standard.

Figure 6.2a: Location of noggings for walls surrounding a bath

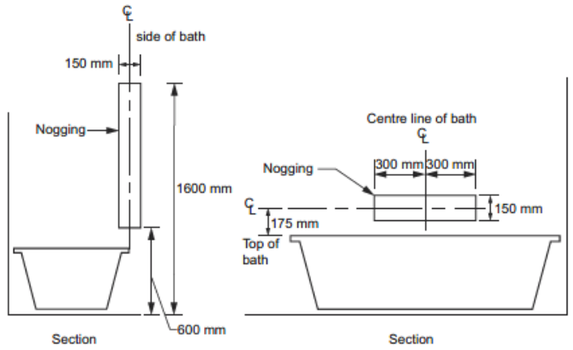


Figure Notes

(1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

(2) Where the height of the bathtub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2b: Location of sheeting for walls surrounding a bath

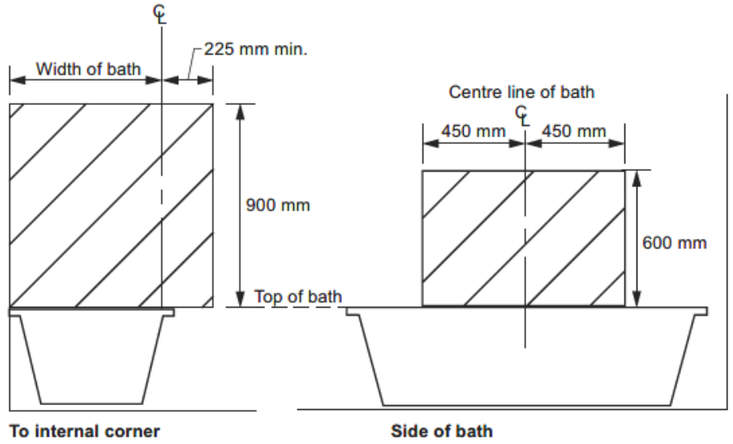


Figure Notes

(1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

(2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

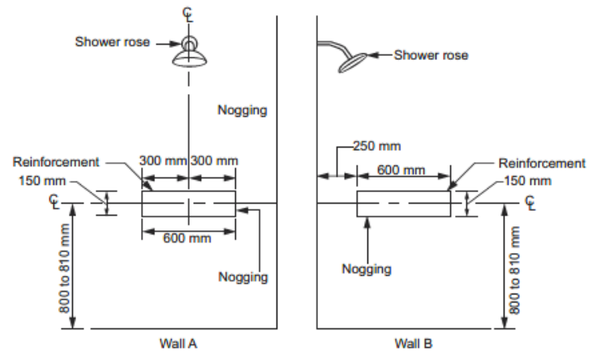


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2d: Location of sheeting for shower walls

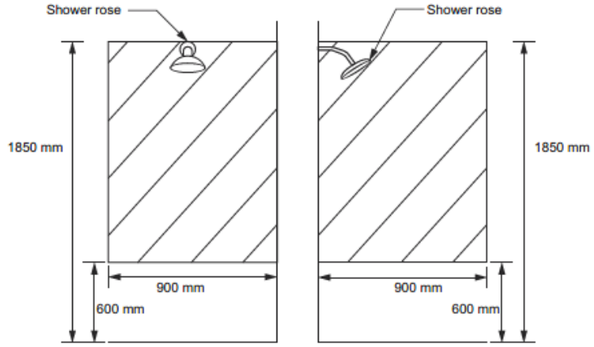


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

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(2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

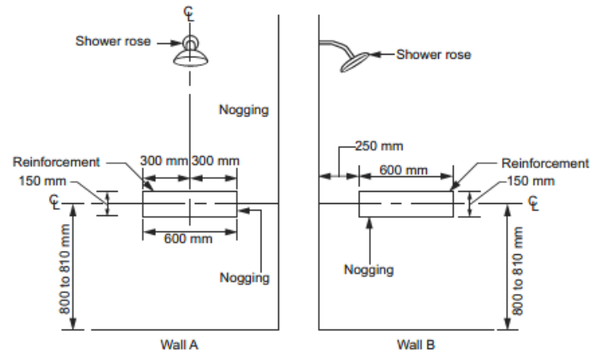


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2d: Location of sheeting for shower walls

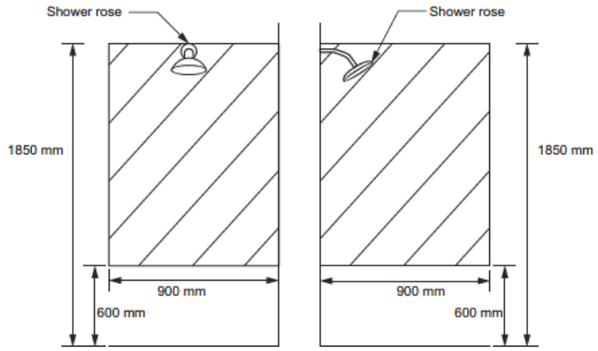


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan

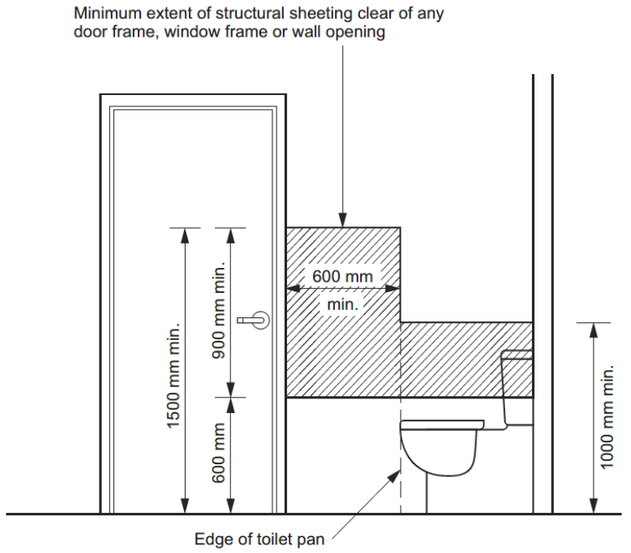


Figure 6.2f: Location of noggings for a wall behind a toilet pan

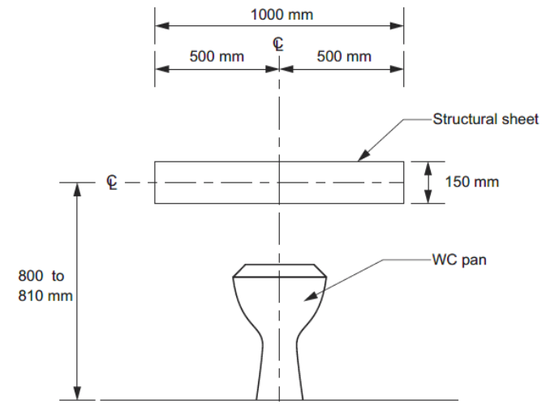
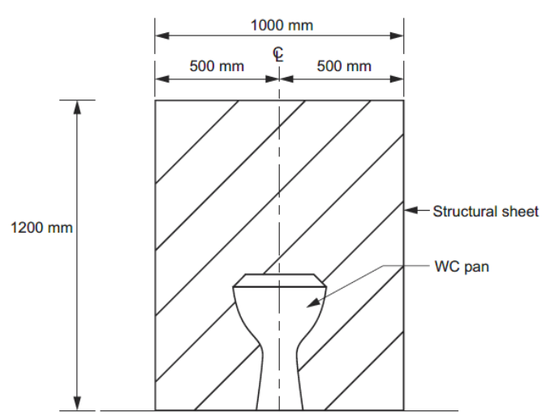


Figure 6.2g: Location of sheeting for a wall behind a toilet pan



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