



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/054660**

**PROPOSAL:** Two Multiple Dwellings

**LOCATION:** 34 Hallett Drive, Rokeby

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 05 January 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 05 January 2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 05 January 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](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

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

Proposal: **Construction of multiple dwellings x 2**

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Location: **34 Hallett Drive ROKEBY**

**Personal Information Removed**

Estimated cost of development: **\$628,000.00**

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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 in electronic format only.

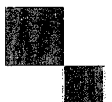
Applicant's signature

**Personal Information Removed**

Date:

8.8.25

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



## **Development/use or subdivision checklist**

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### **Mandatory Documents**

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

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- 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.

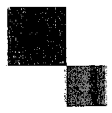
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### **Additional Documents**

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.

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- Site analysis and site plan, including where relevant:
    - Existing and proposed use(s) on site.
    - Boundaries and dimensions of the site.
    - Topography, including contours showing AHD levels and major site features.
    - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
    - Soil type.
    - Vegetation types and distribution, and trees and vegetation to be removed.
- 



- Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.
  - Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
  - Private open space for each dwelling.
  - External storage spaces.
  - Car parking space location and layout.
  - Major elevations of every building to be erected.
  - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
  - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
  - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
  - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
  - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

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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.



SEARCH OF TORRENS TITLE

VOLUME 182163	FOLIO 85
EDITION 2	DATE OF ISSUE 21-Apr-2022

SEARCH DATE : 07-Aug-2025

SEARCH TIME : 03.08 PM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 85 on Sealed Plan [182163](#)  
 Derivation : Part of 410 Acres Gtd. to Robert White & John Robertson.  
 Prior CT [181272/501](#)

SCHEDULE 1

[M947986](#) TRANSFER to ASHRAFUL ISLAM and YEASMIN KHAN PUTUL  
 Registered 21-Apr-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[SP182163](#) FENCING PROVISION in Schedule of Easements  
[SP180218](#) FENCING PROVISION in Schedule of Easements  
[SP156979](#) FENCING COVENANT in Schedule of Easements  
[E300961](#) MORTGAGE to National Australia Bank Limited  
 Registered 21-Apr-2022 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

E422100 MORTGAGE to Australia and New Zealand Banking Group Limited Lodged by DYE & DURHAM (ANZ) on 12-Jul-2025 BP: N272919  
 N272919 DISCHARGE OF MORTGAGE [E300961](#) Lodged by DYE & DURHAM (ANZ) on 12-Jul-2025 BP: N272919

OWNER HBA DAESUNG PTY LTD	<b>PLAN OF SURVEY</b>	REGISTERED NUMBER
FOLIO REFERENCE: CT.181272-501		<b>SP182163</b>
GRANTEE: PART OF 410-0-0 GRANTED TO ROBERT WHITE & JOHN ROBERTSON.	BY SURVEYOR TIMOTHY LEIGH GOWLLAND <b>ROGERSON AND BIRCH SURVEYORS</b> UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966	APPROVED EFFECTIVE FROM 30 NOV 2021
<b>CITY OF CLARENCE</b>		<i>Deanna</i> Recorder of Titles
SCALE 1: 1250      LENGTHS IN METRES		

**INDEX PLAN**

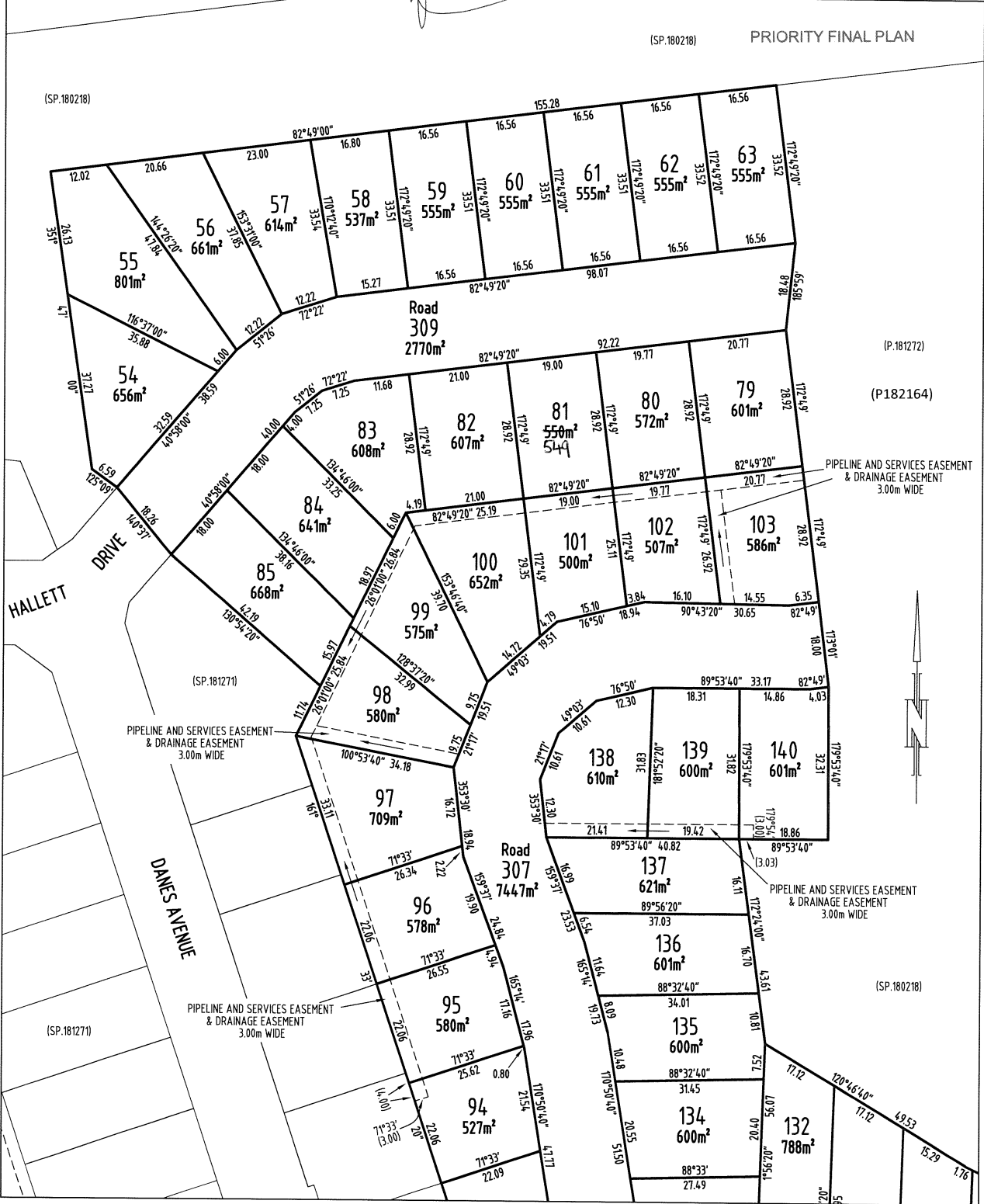
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

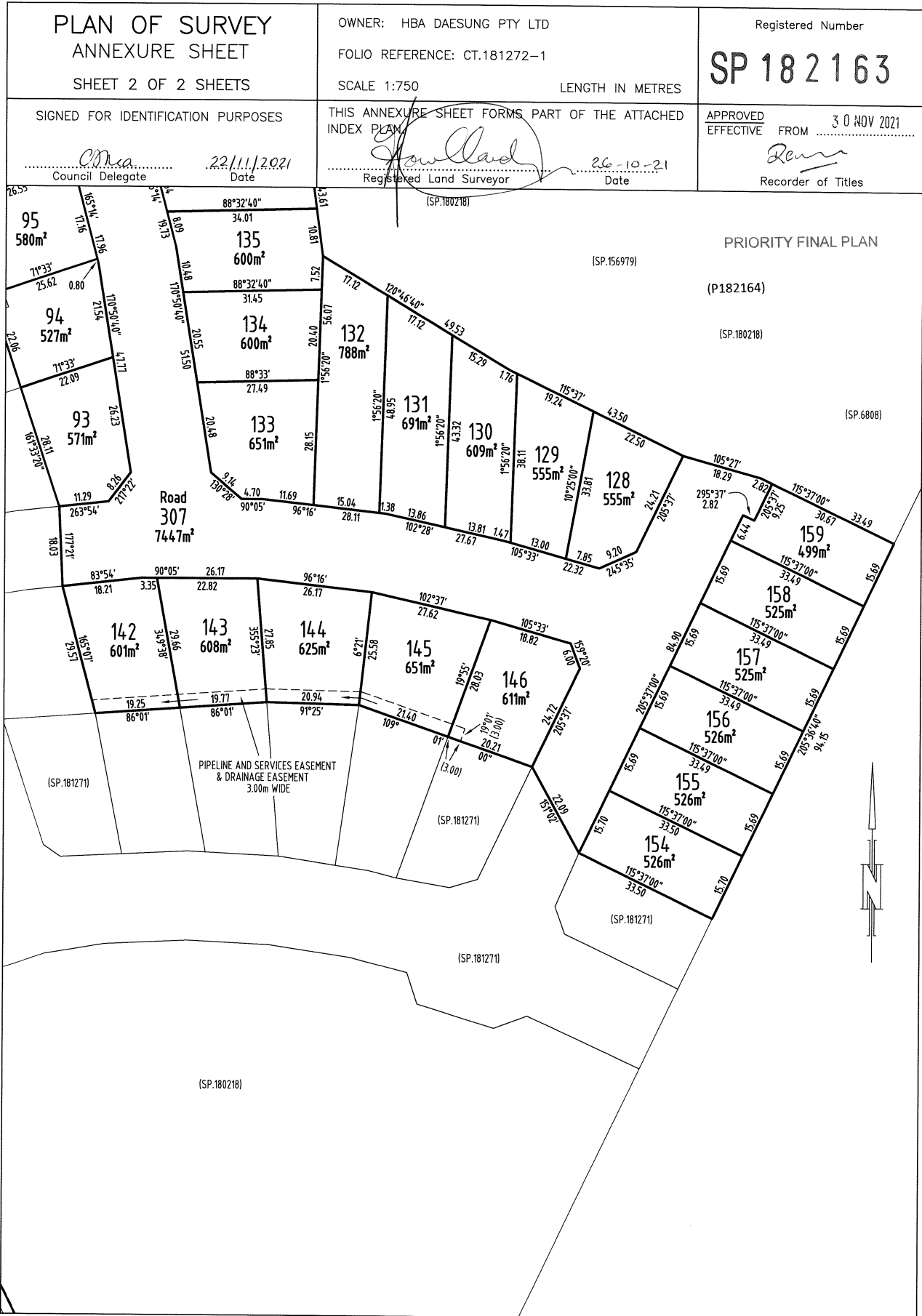


*Timothy Leigh Gowlland*  
Registered Land Surveyor      26-10-21  
Date

*Deanna*  
Council Delegate *Clare Shea*      22/11/2021  
Date

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>	<p>OWNER: HBA DAESUNG PTY LTD FOLIO REFERENCE: C.T.181272-501 SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number <b>SP 182163</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>Mea</i> 22/11/2021 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN <i>Spavell</i> 26-10-21 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 30 NOV 2021 <i>Reyn</i> Recorder of Titles</p>





<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP. 182163</b>

PAGE 1 OF 4 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**EASEMENTS**

Lots 94 to 103 (inclusive), 138 to 140 (inclusive) and 142 to 146 (inclusive) (“the Lots”) are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked **PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** shown on the Plan (“the Easement Land”).

Lots 94 to 103 (inclusive), 138 to 140 (inclusive) and 142 to 146 (inclusive) on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** on the Plan.


**FENCING PROVISION**

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

**DEFINITIONS**

“**Drainage Easement**” means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: HBA DAESUNG PTY LTD FOLIO REF: 181272/501 SOLICITOR & REFERENCE: Page Seager (DAS 182259 – Stages 6 - 9)	PLAN SEALED BY: Clarence City Council DATE: <i>22<sup>nd</sup> November 2021</i>  REF NO. SD-2018-3 Council Delegate <i>Clare Shea</i>
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**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 182163</b></p>
<p>SUBDIVIDER: HBA DAESUNG PTY LTD</p> <p>FOLIO REFERENCE: 181272/501</p>	

enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

“**Pipeline and Services Easement**” is defined as follows:-

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

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (a) without doing unnecessary damage to the Easement Land; and
  - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

**SECONDLY**, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects,

Director

Director

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

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 182163</b></p>
<p>SUBDIVIDER: HBA DAESUNG PTY LTD</p> <p>FOLIO REFERENCE: 181272/501</p>	

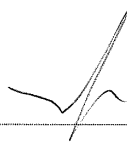
vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.


Interpretation:

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

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

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

Director 

Director 

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

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP. 182163</b></p>
<p>SUBDIVIDER: HBA DAESUNG PTY LTD</p> <p>FOLIO REFERENCE: 181272/501</p>	

**EXECUTED** by **HBA DAESUNG PTY LTD (ACN 133 810 714)**, as registered proprietor of the land comprised in Folio of the Register Volume 181272 Folio 501 pursuant to section 127 of the *Corporations Act 2001* by:

  
.....  
Director Signature

*Dong Keun Yoon*  
.....  
Director Full Name (print)

  
.....  
\*Director/\*Secretary Signature

*Junho Lee*  
.....  
\*Director/\*Secretary Full Name (print)

(\*please strike out inapplicable \*if Sole Director/Secretary write 'Sole')

**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.



**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 ROBOTIC TOTAL STATION AND 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 SP182163 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

12. ALL WINDOWS WERE NOT ABLE TO BE LOCATED DUE TO OBSTRUCTION OF LINE OF SIGHT FROM TOTAL STATION. WINDOW LOCATIONS ARE APPROXIMATE ONLY DUE TO BEING UNABLE TO BE PERPENDICULAR TO WINDOWS WHEN LOCATING WITH TOTAL STATION.

13. 3D DATA TURNED OFF IN LAYER CONTROL.

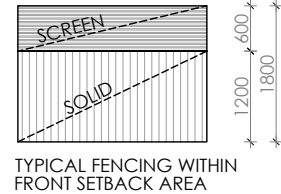
- 3D TIN
- MAJOR CONTOUR 3D
- MINOR CONTOUR 3D

•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

NOTE: - FENCING WITHIN FRONT SETBACK AREAS WILL BE SOLID TIMBER FENCING TO 1200MM HIGH, AND THEN SCREENING TO 1800MM HIGH OF TIMBER SLATS WITH MAX 25% TRANSPARENCY. FENCING TO SIDE BOUNDARIES WILL BE SOLID TIMBER FENCING TO 1800MM HIGH

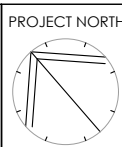


- ALL BOUNDARY FENCES ARE EXISTING AND INTERNAL FENCES WILL BE NEW

# PROPOSED SITE PLAN

© COPYRIGHT IN WHOLE OR IN PART

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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:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25

## PRELIMINARY



CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby	CLIENT: Ashraf Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652
DRAWN: N. Nguyen	DATE: July 2025
CHECKED:	DATE:
SCALE: 1:200	REV: H
SHEET: 2 of 23	DESIGN TYPE: Custom
DRAWING NO:	---

**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, DAMPNES, WEAKENING & UNDERMINING OF ANY BUILDING AND ITS 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. ADVISE 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.

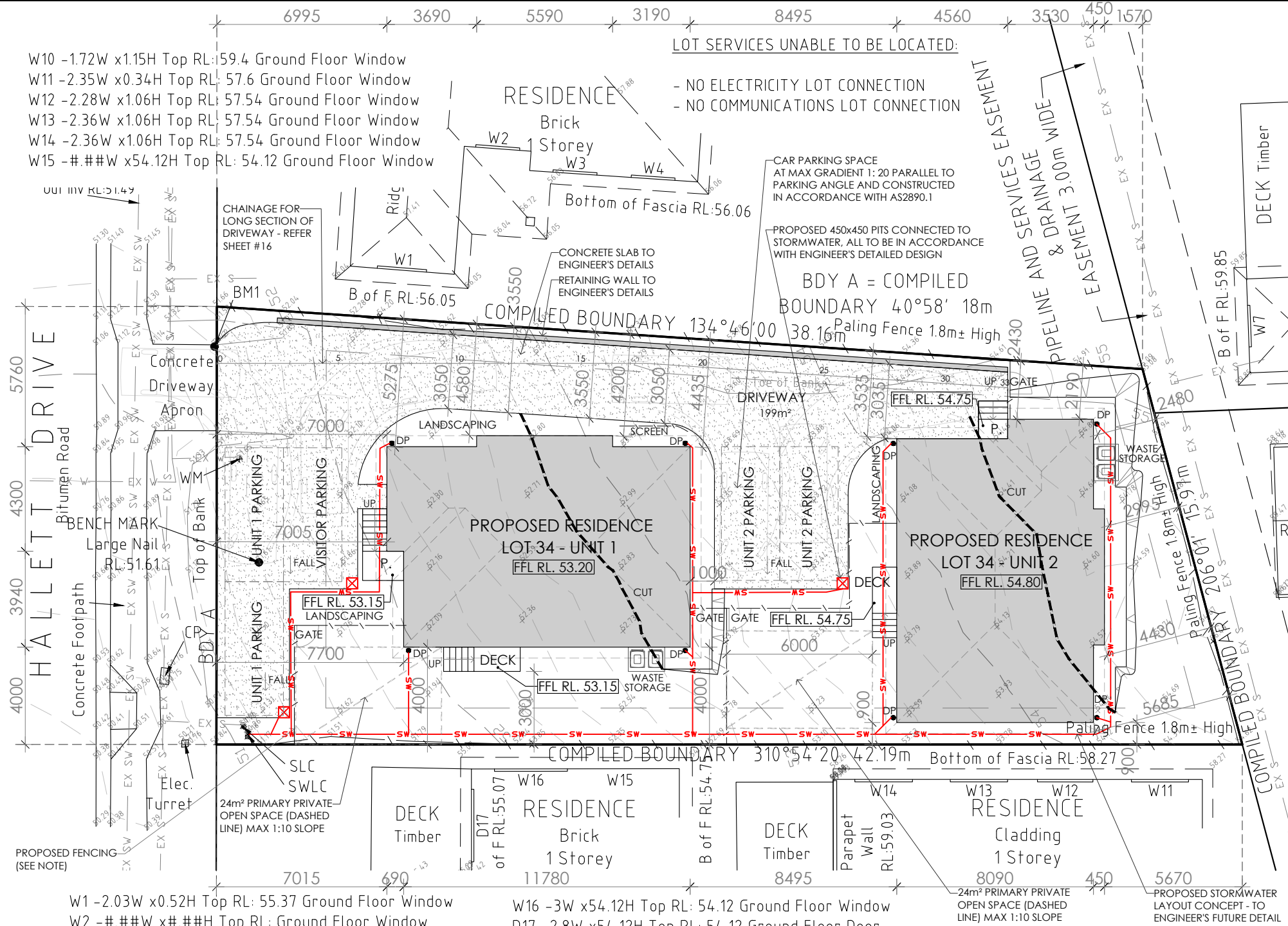
**BUILDER AND SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND LEVELS** PRIOR TO THE COMMENCEMENT OF ANY WORK. GIVE 24 HOURS MINIMUM NOTICE WHERE AMENDMENTS ARE REQUIRED TO DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH DOCUMENTATION LISTED ON THE COVER PAGE. DO NOT SCALE DRAWINGS. DIMENSIONS 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, DAMPNES, 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:	--
WIND CLASSIFICATION:	--

SITE COVERAGE	
SITE AREA	668.2 m <sup>2</sup>
PROPOSED BUILDING FOOTPRINT	207.9 m <sup>2</sup>
PROPOSED SITE COVERAGE	31.12 %



- W10 -1.72W x1.15H Top RL:59.4 Ground Floor Window
- W11 -2.35W x0.34H Top RL: 57.6 Ground Floor Window
- W12 -2.28W x1.06H Top RL: 57.54 Ground Floor Window
- W13 -2.36W x1.06H Top RL: 57.54 Ground Floor Window
- W14 -2.36W x1.06H Top RL: 57.54 Ground Floor Window
- W15 -#.##W x54.12H Top RL: 54.12 Ground Floor Window

LOT SERVICES UNABLE TO BE LOCATED:  
- NO ELECTRICITY LOT CONNECTION  
- NO COMMUNICATIONS LOT CONNECTION

PIPELINE AND SERVICES EASEMENT  
EASEMENT 3.00m WIDE  
EASEMENT 3.00m WIDE

BDY A = COMPILED BOUNDARY 40°58' 18m  
Paling Fence 1.8m± High

GLAZING - ALL EXTERNAL GLASS SURFACES TO BE LOW REFLECTIVE TO COUNCIL COMPLIANCE AS TO MINIMISE BIRD STRIKE - REFLECTIVITY % BETWEEN 0 - 10%

GPS DATA SCALE LOCATION  
JOB CONTROL POINT  
POINT NO: #1  
DESCRIPTION: D'HOLE IN KERB  
GPS SCALE FACTOR = 1.000393472  
E: 535079.119  
N: 5252685.737  
RL: 53.824  
EPU = 0.04±

**LEGEND**

- CP = Comms. Pit
- SWLC = Stormwater Lot Connection
- SLC = Sewer Lot Connection
- WM = Water Meter
- B of F = Bottom of Fascia
- BM1 = Bench Mark
- R/S in Apron
- RL:51.42
- SLC = Sewer Lot Connection Top RL:51.12 Inv RL:50.06
- SWLC = Stormwater Lot Connection Top RL:51.18 Inv RL:50.26

UNIT 1:	
FLOOR AREA:	102.5 m <sup>2</sup>
PORCH:	3.8 m <sup>2</sup>
TOTAL AREA:	106.3 m <sup>2</sup>
DECK:	3.2 m <sup>2</sup>

**LEGEND:**

DP	DOWNPIPE LOCATION
SHR	SHOWER
WIS	WALK IN SHOWER
BTH	BATH
VB	VANITY BASIN
WC	TOILET
OHC	OVERHEAD CUPBOARDS
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

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.
●	90mm DOWNPIPE

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

**SUB FLOOR VENTILATION**

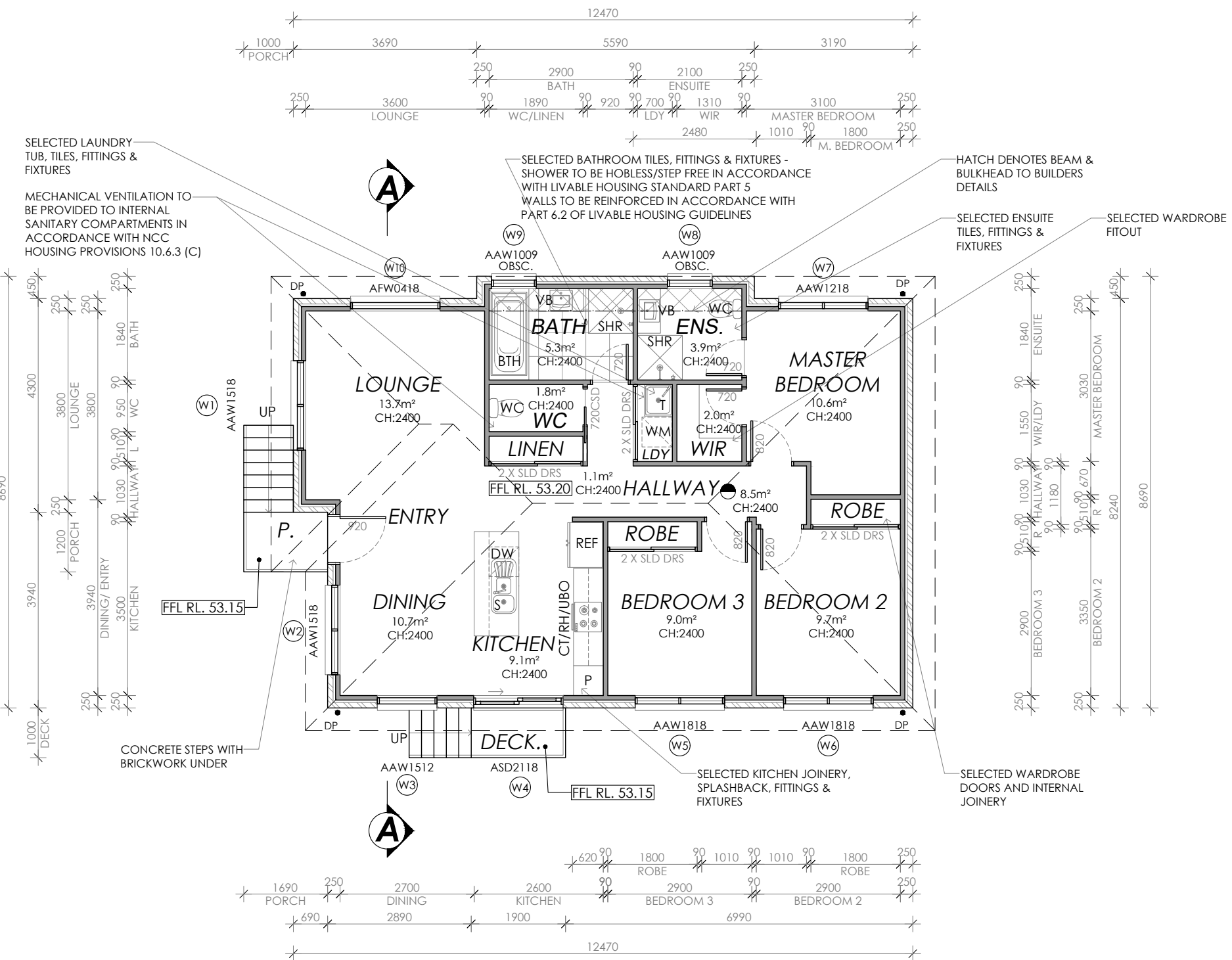
Zone C	6000
Subfloor wall length	42
Area of ventilation	253920
Vent size 230x76	17480
Number of vents	15

GLAZING - ALL EXTERNAL GLASS SURFACES TO BE LOW REFLECTIVE TO COUNCIL COMPLIANCE AS TO MINIMISE BIRD STRIKE - REFLECTIVITY % BETWEEN 0 - 10%

# PROPOSED FLOOR PLAN UNIT 1

FLOOR AREA: 106.3m<sup>2</sup>

PRELIMINARY



**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.

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<b>03</b>	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.	REV:	DESCRIPTION:	BY:	DATE:
		DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
		F	COUNCIL RFI	QT	10/10/25	
		G	COUNCIL RFI	QT	19/11/25	
		H	COUNCIL RFI	QT	26/11/25	

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS:	34 Hallett Drive Rokeby	CLIENT:	Ashraf Islam
DESIGNER:	I. Brown	ACCRED. NO.:	CC6652
DRAWN:	N. Nguyen	DATE:	July 2025
CHECKED:		DATE:	
SCALE:	1:100	REV:	H
SHEET:	3 of 23	DESIGN TYPE:	Custom
DRAWING NO.:	---		

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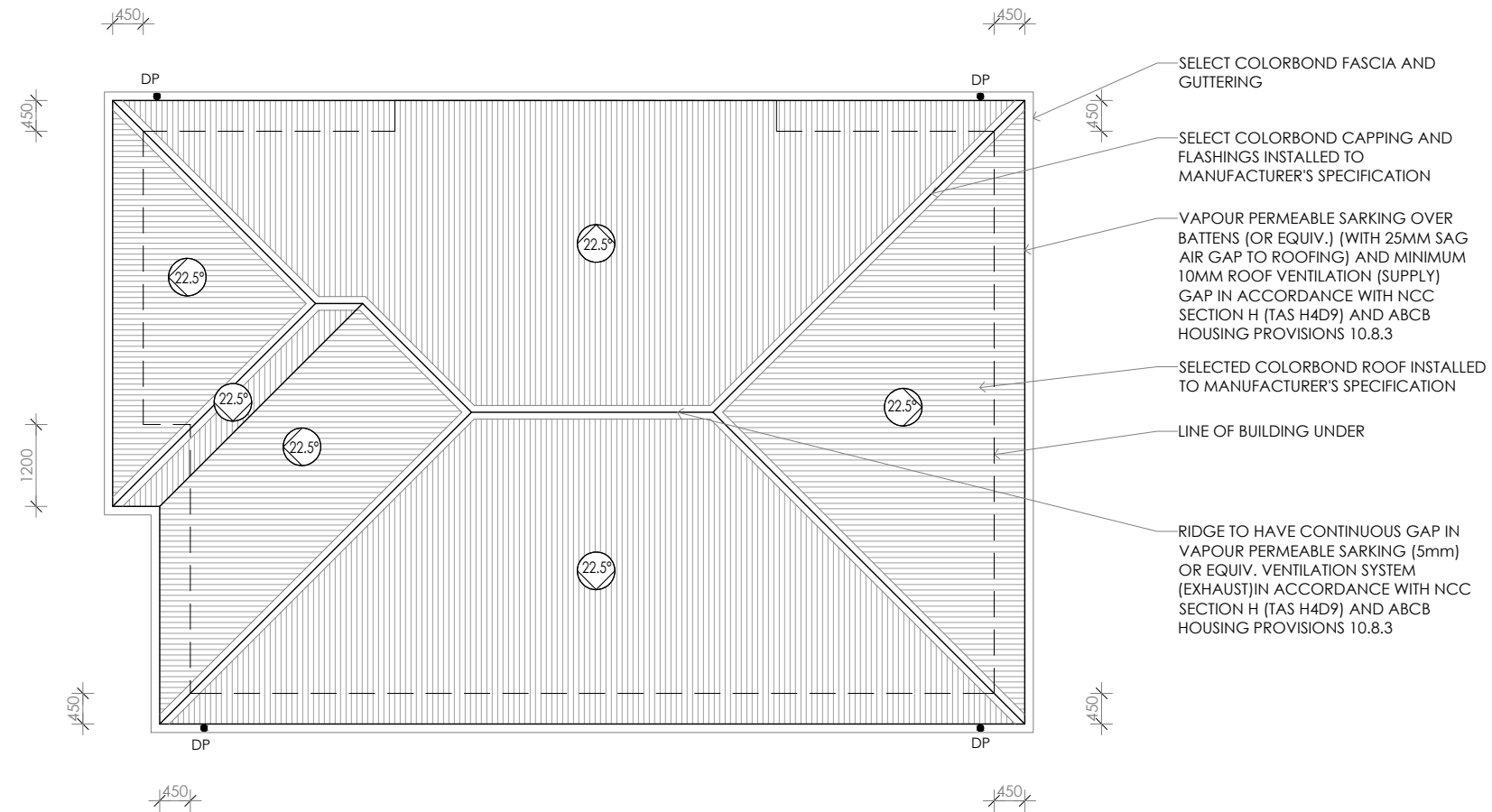
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- SELECT COLORBOND FASCIA AND GUTTERING
- SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURER'S SPECIFICATION
- VAPOUR PERMEABLE SARKING OVER BATTENS (OR EQUIV.) (WITH 25MM SAG AIR GAP TO ROOFING) AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC SECTION H (TAS H4D9) AND ABCB HOUSING PROVISIONS 10.8.3
- SELECTED COLORBOND ROOF INSTALLED TO MANUFACTURER'S SPECIFICATION
- LINE OF BUILDING UNDER
- RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV. VENTILATION SYSTEM (EXHAUST) IN ACCORDANCE WITH NCC SECTION H (TAS H4D9) AND ABCB HOUSING PROVISIONS 10.8.3

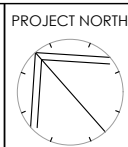
# PROPOSED ROOF PLAN UNIT 1

PRELIMINARY

● DP 90mm DOWNPIPE

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04

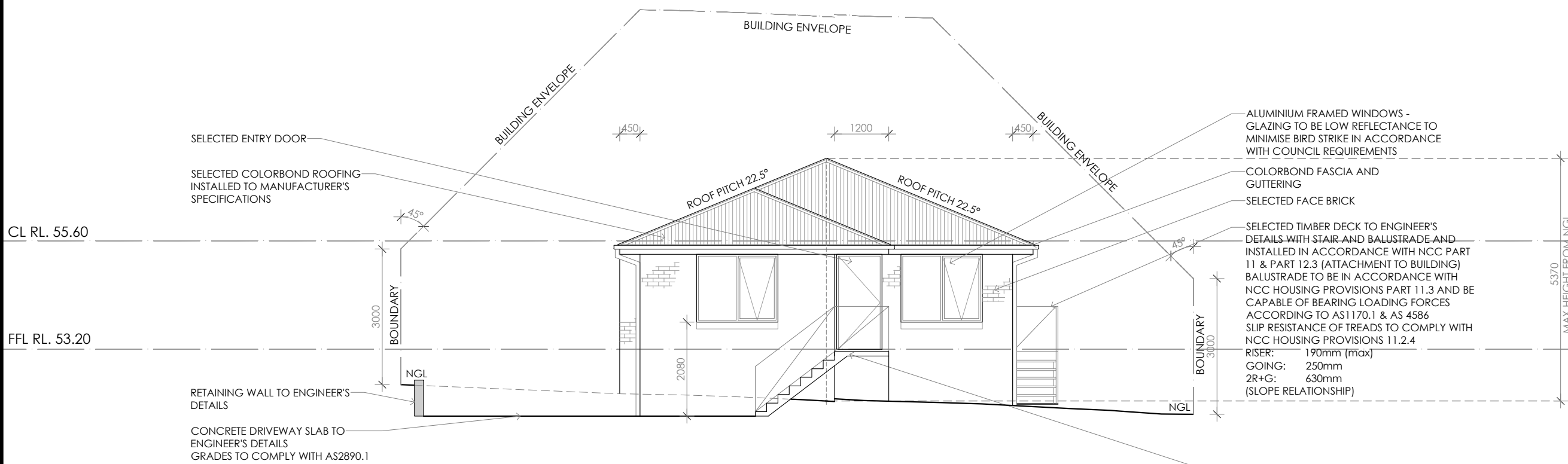


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 DO NOT SCALE DRAWINGS.  
 ALWAYS USE WRITTEN DIMENSIONS.

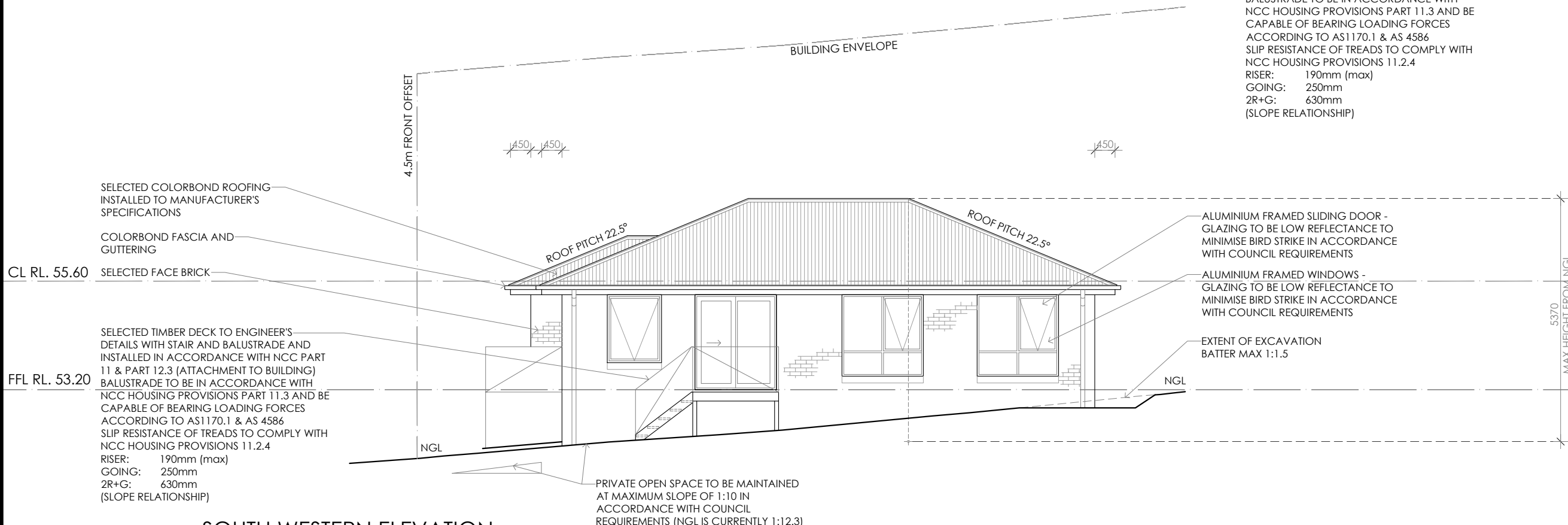
REV:	DESCRIPTION:	BY:	DATE:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25

**CREATIVE HOMES HOBART**  
 CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashrafal Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 4 of 23
DRAWN: N. Nguyen	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:100	REV: H	



**NORTH WESTERN ELEVATION**



**SOUTH WESTERN ELEVATION**

**UNIT 1**

**PRELIMINARY**

GLAZING - ALL EXTERNAL GLASS SURFACES TO BE LOW REFLECTIVE TO COUNCIL COMPLIANCE AS TO MINIMISE BIRD STRIKE - REFLECTIVITY % BETWEEN 0 - 10%

**Framing NCC H1D6**  
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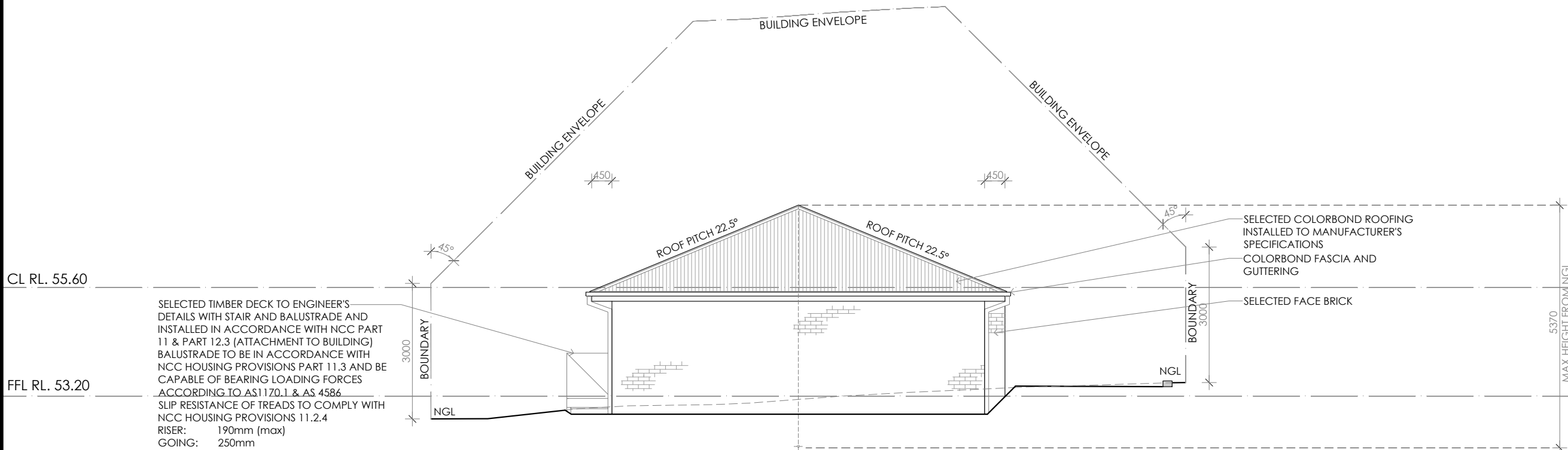
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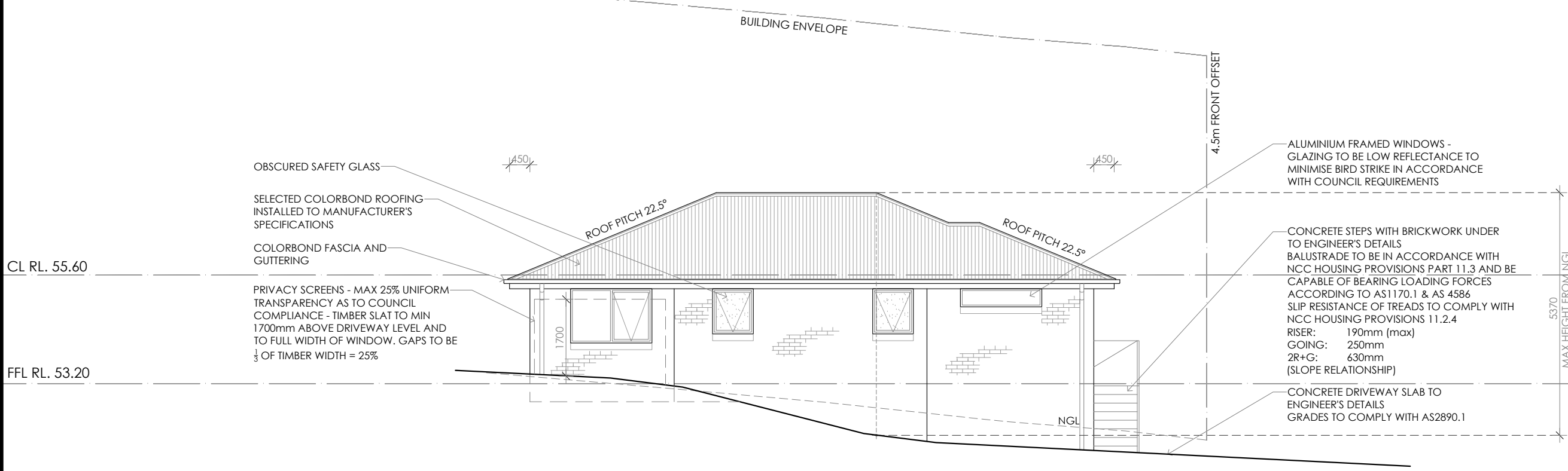
05	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.	REV:	DESCRIPTION:	BY:	DATE:
	DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.		E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
			F	COUNCIL RFI	QT	10/10/25
			G	COUNCIL RFI	QT	19/11/25
			H	COUNCIL RFI	QT	26/11/25

**CREATIVE HOMES HOBART**  
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashraf Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 5 of 23
DRAWN: N. Nguyen	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:100	REV: H	



SOUTH EASTERN ELEVATION



NORTH EASTERN ELEVATION

UNIT 1

GLAZING - ALL EXTERNAL GLASS SURFACES TO BE LOW REFLECTIVE TO COUNCIL COMPLIANCE AS TO MINIMISE BIRD STRIKE - REFLECTIVITY % BETWEEN 0 - 10%

**Framing NCC H1D6**  
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PRELIMINARY

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06	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.	REV: E	DESCRIPTION: UNIT 2 FFL ADJUSTMENT	BY: QT	DATE: 22/9/25
		DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	F	COUNCIL RFI	QT	10/10/25
			G	COUNCIL RFI	QT	19/11/25
			H	COUNCIL RFI	QT	26/11/25

**CREATIVE HOMES HOBART**  
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashraf Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 6 of 23
DRAWN: N. Nguyen	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:100	REV: H	

UNIT 2:	
FLOOR AREA:	99.7 m <sup>2</sup>
PORCH:	1.9 m <sup>2</sup>
TOTAL AREA:	101.6 m <sup>2</sup>
DECK:	2.9 m <sup>2</sup>

LEGEND:	
DP	DOWNPIPE LOCATION
SHR	SHOWER
WIS	WALK IN SHOWER
BTH	BATH
VB	VANITY BASIN
WC	TOILET
OHC	OVERHEAD CUPBOARDS
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

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.
●	90mm DOWNPIPE

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

SUB FLOOR VENTILATION	
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Subfloor wall length	42
Area of ventilation	252120
Vent size 230x76	17480
Number of vents	15

GLAZING - ALL EXTERNAL GLASS SURFACES TO BE LOW REFLECTIVE TO COUNCIL COMPLIANCE AS TO MINIMISE BIRD STRIKE - REFLECTIVITY % BETWEEN 0 - 10%

# PROPOSED FLOOR PLAN UNIT 2

FLOOR AREA: 101.6m<sup>2</sup>

PRELIMINARY

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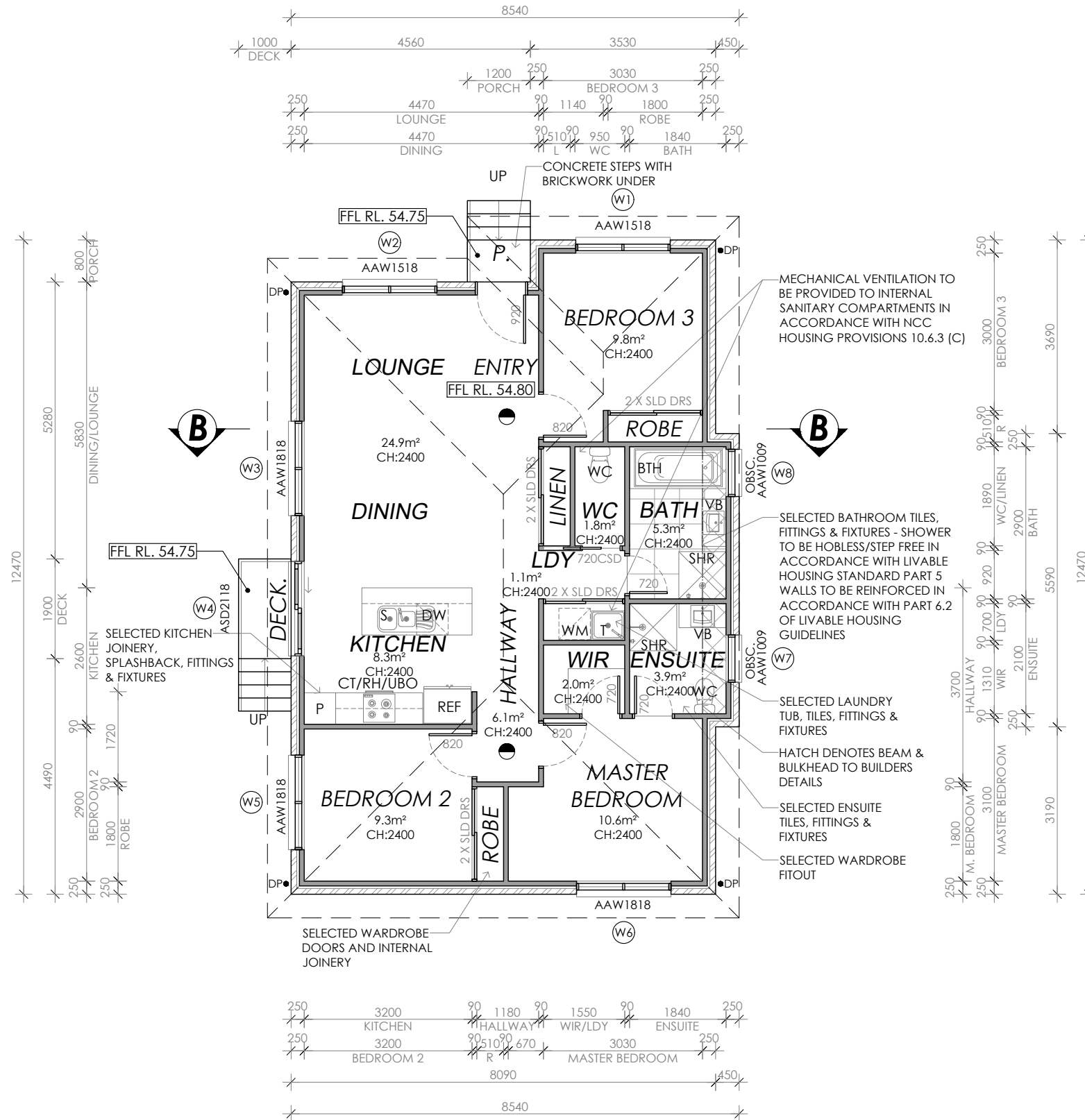
07	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.	REV:	DESCRIPTION:	BY:	DATE:
		DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
			F	COUNCIL RFI	QT	10/10/25
			G	COUNCIL RFI	QT	19/11/25
			H	COUNCIL RFI	QT	26/11/25



**CREATIVE HOMES HOBART**

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeya		CLIENT: Ashraf Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 7 of 23
DRAWN: N. Nguyen	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO:
SCALE: 1:100	REV: H	



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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.

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.

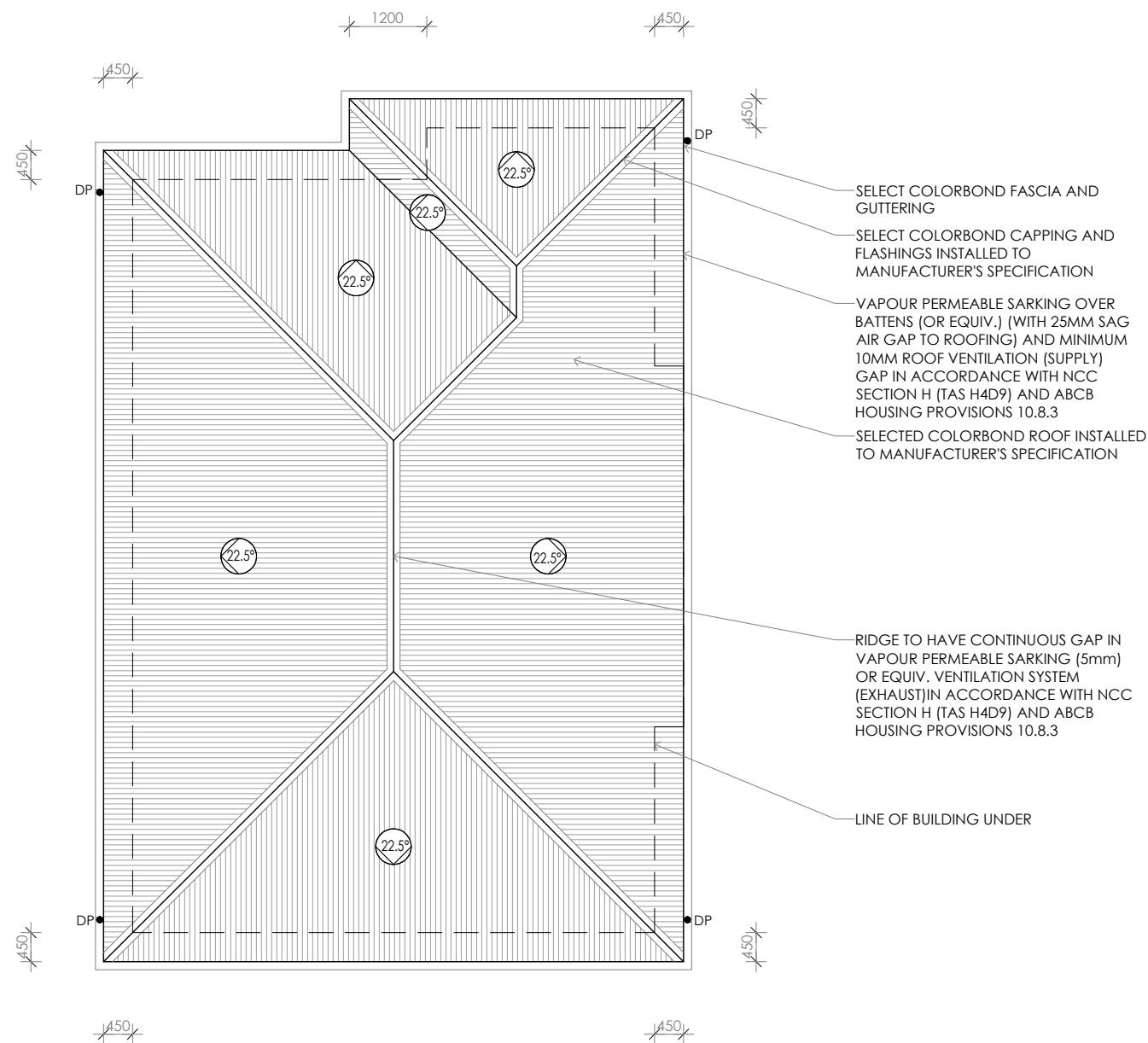
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Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable 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

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- SELECT COLORBOND FASCIA AND GUTTERING
- SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURER'S SPECIFICATION
- VAPOUR PERMEABLE SARKING OVER BATTENS (OR EQUIV.) (WITH 25MM SAG AIR GAP TO ROOFING) AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC SECTION H (TAS H4D9) AND ABCB HOUSING PROVISIONS 10.8.3
- SELECTED COLORBOND ROOF INSTALLED TO MANUFACTURER'S SPECIFICATION

RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV. VENTILATION SYSTEM (EXHAUST) IN ACCORDANCE WITH NCC SECTION H (TAS H4D9) AND ABCB HOUSING PROVISIONS 10.8.3

LINE OF BUILDING UNDER

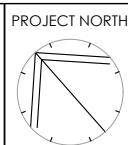
## PROPOSED ROOF PLAN UNIT 2

PRELIMINARY

●DP 90mm DOWNPIPE

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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:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25

**CREATIVE HOMES HOBART**  
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashraful Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 8 of 23
DRAWN: N. Nguyen	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:100	REV: H	

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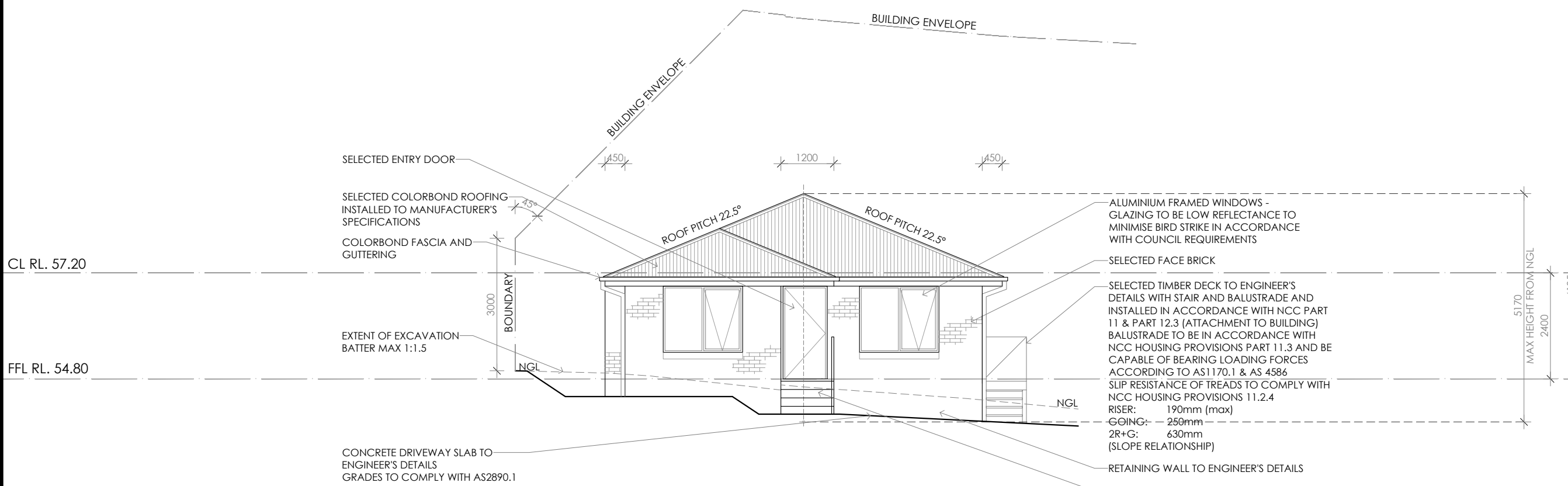
Important notice for attention of Owners:  
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is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

Energy efficiency:  
Insulation must comply with AS/NZS4589.1 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

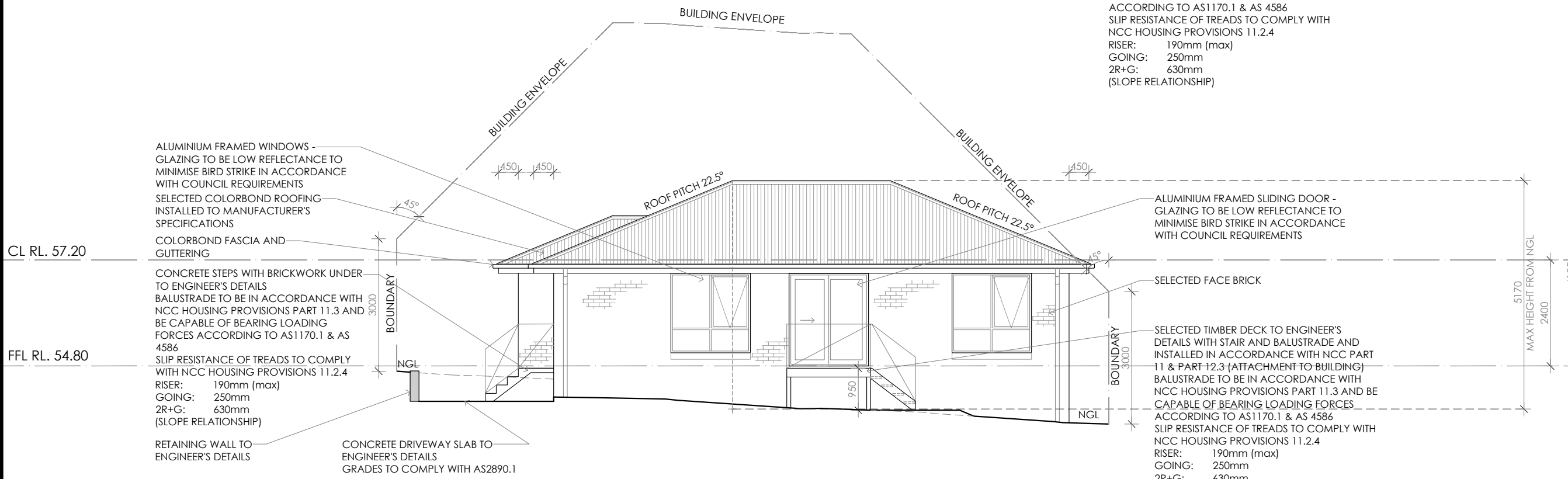
General:  
All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings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

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NORTH EASTERN ELEVATION



NORTH WESTERN ELEVATION

UNIT 2

GLAZING - ALL EXTERNAL GLASS SURFACES TO BE LOW REFLECTIVE TO COUNCIL COMPLIANCE AS TO MINIMISE BIRD STRIKE - REFLECTIVITY % BETWEEN 0 - 10%

PRELIMINARY

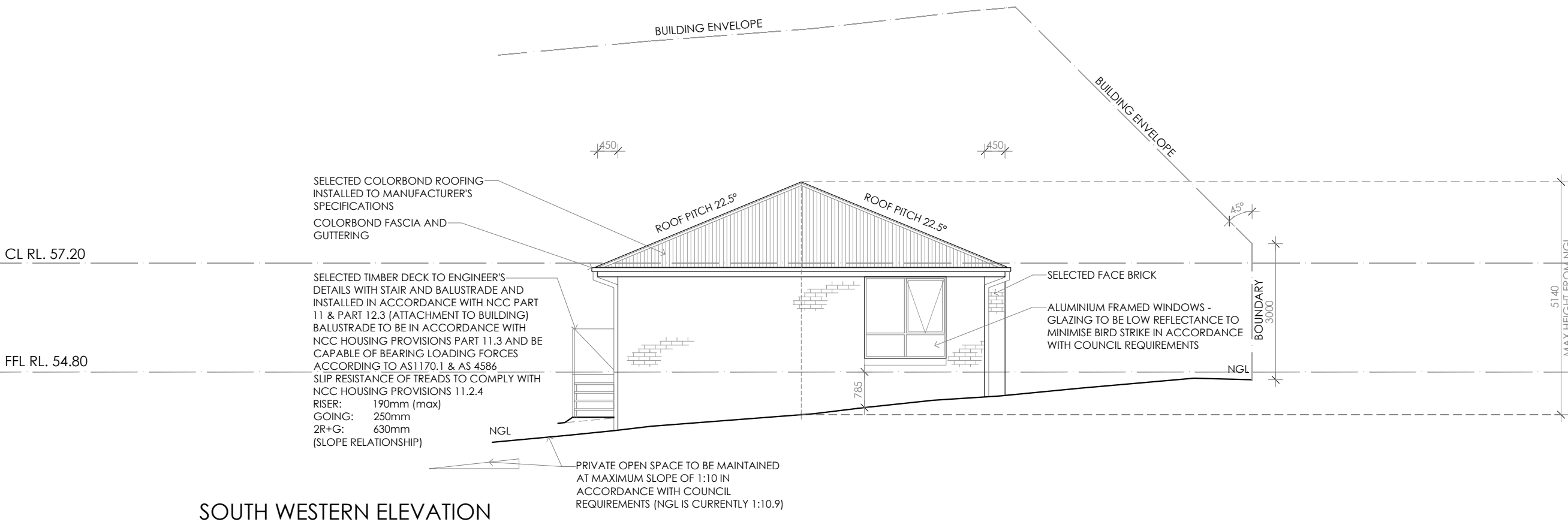
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09	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.	REV:	DESCRIPTION:	BY:	DATE:
		DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
			F	COUNCIL RFI	QT	10/10/25
			G	COUNCIL RFI	QT	19/11/25
			H	COUNCIL RFI	QT	26/11/25

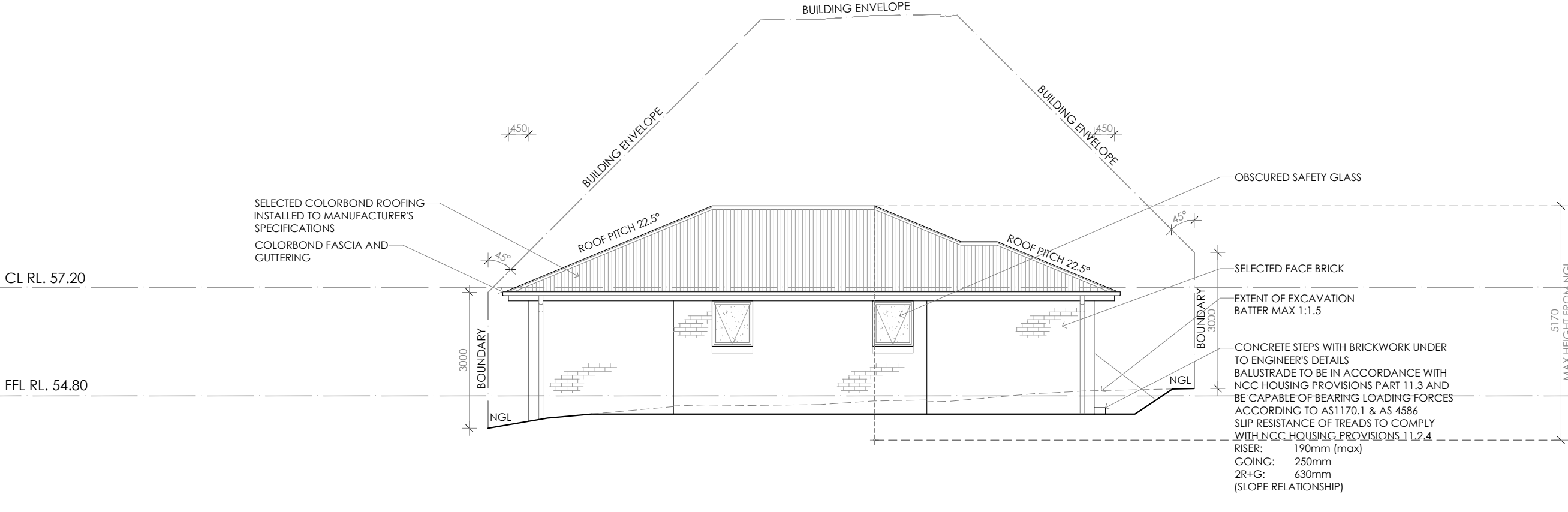
**CREATIVE HOMES**  
**HOBART**

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashraf Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 9 of 23
DRAWN: N. Nguyen	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO:
SCALE: 1:100	REV: H	



SOUTH WESTERN ELEVATION



SOUTH EASTERN ELEVATION

UNIT 2

PRELIMINARY

GLAZING - ALL EXTERNAL GLASS SURFACES TO BE LOW REFLECTIVE TO COUNCIL COMPLIANCE AS TO MINIMISE BIRD STRIKE - REFLECTIVITY % BETWEEN 0 - 10%

**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:**  
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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

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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.

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PROJECT NORTH  
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.  
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REV:	DESCRIPTION:	BY:	DATE:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25

**CREATIVE HOMES HOBART**  
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashraf Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 10 of 23
DRAWN: N. Nguyen	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO:
SCALE: 1:100	REV: H	

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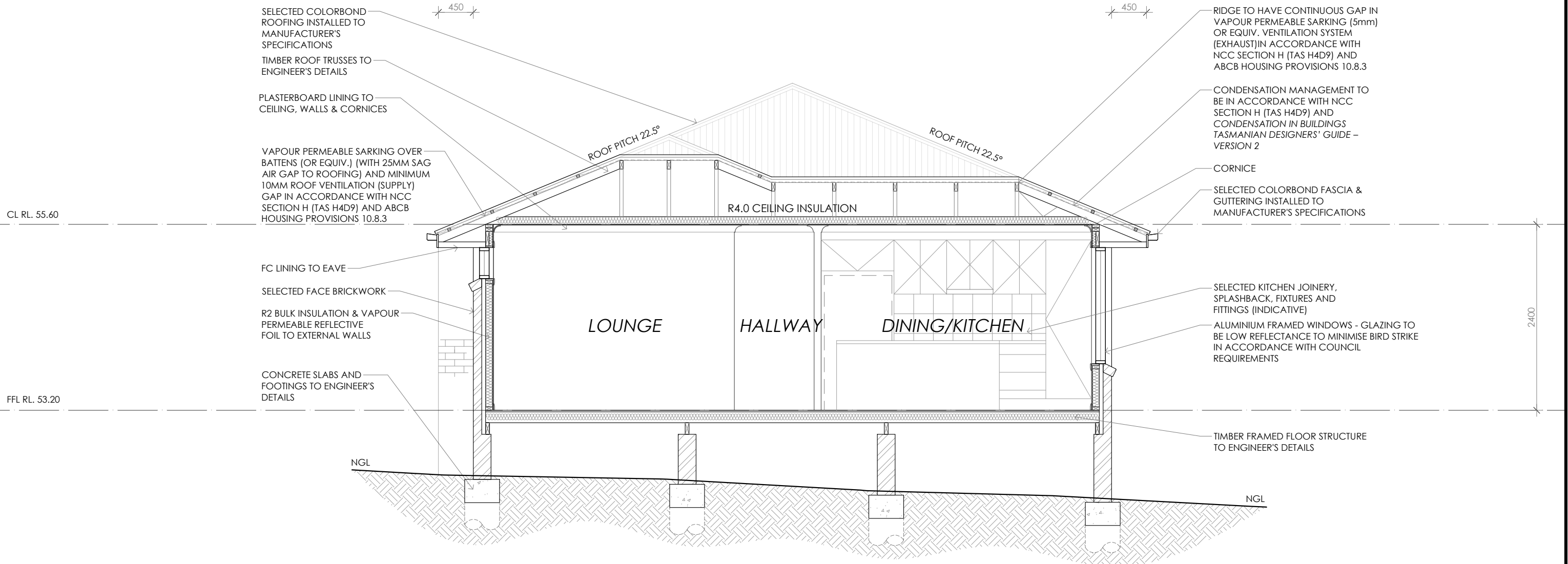
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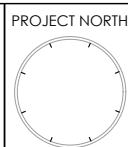
TRUSS MANUFACTURER TO NOTE:  
 ALL TRUSSES TO BE DESIGNED TO BE SUPPORTED BY ALL EXTERNAL WALLS FOR BOTH DEAD AND WIND LOADS.

# SECTION A-A

PRELIMINARY

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REV:	DESCRIPTION:	BY:	DATE:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashraf Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 11 of 23
DRAWN: N. Nguyen	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:50	REV: H	

Framing NCC H1D6  
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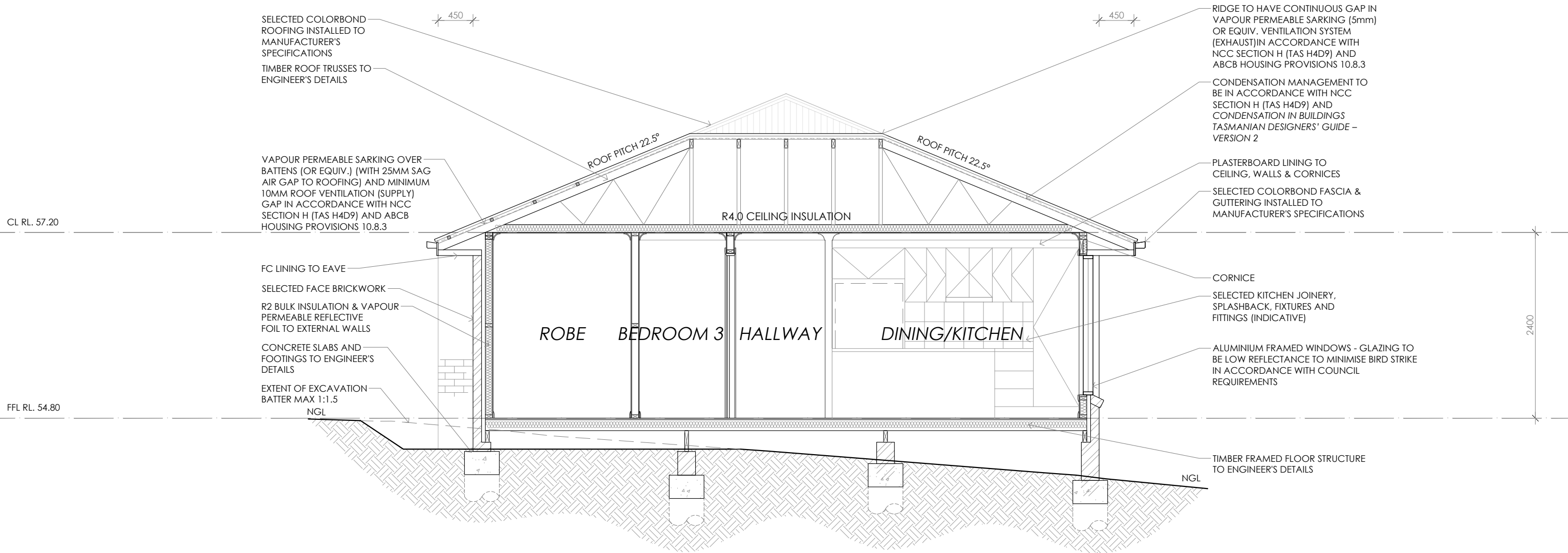
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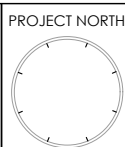
TRUSS MANUFACTURER TO NOTE:  
 ALL TRUSSES TO BE DESIGNED TO BE SUPPORTED BY ALL EXTERNAL WALLS FOR BOTH DEAD AND WIND LOADS.

SECTION B-B

PRELIMINARY

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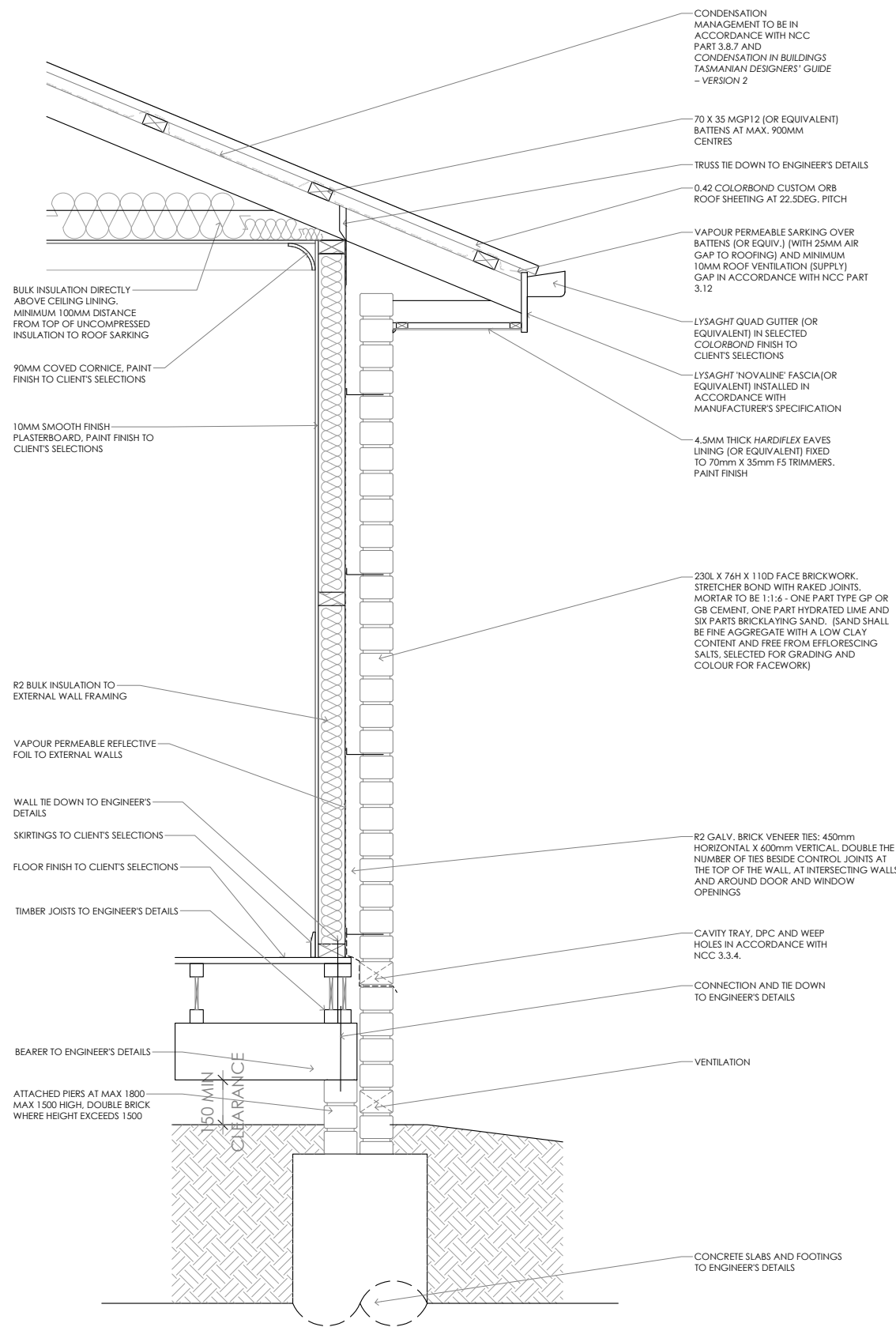


CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.  
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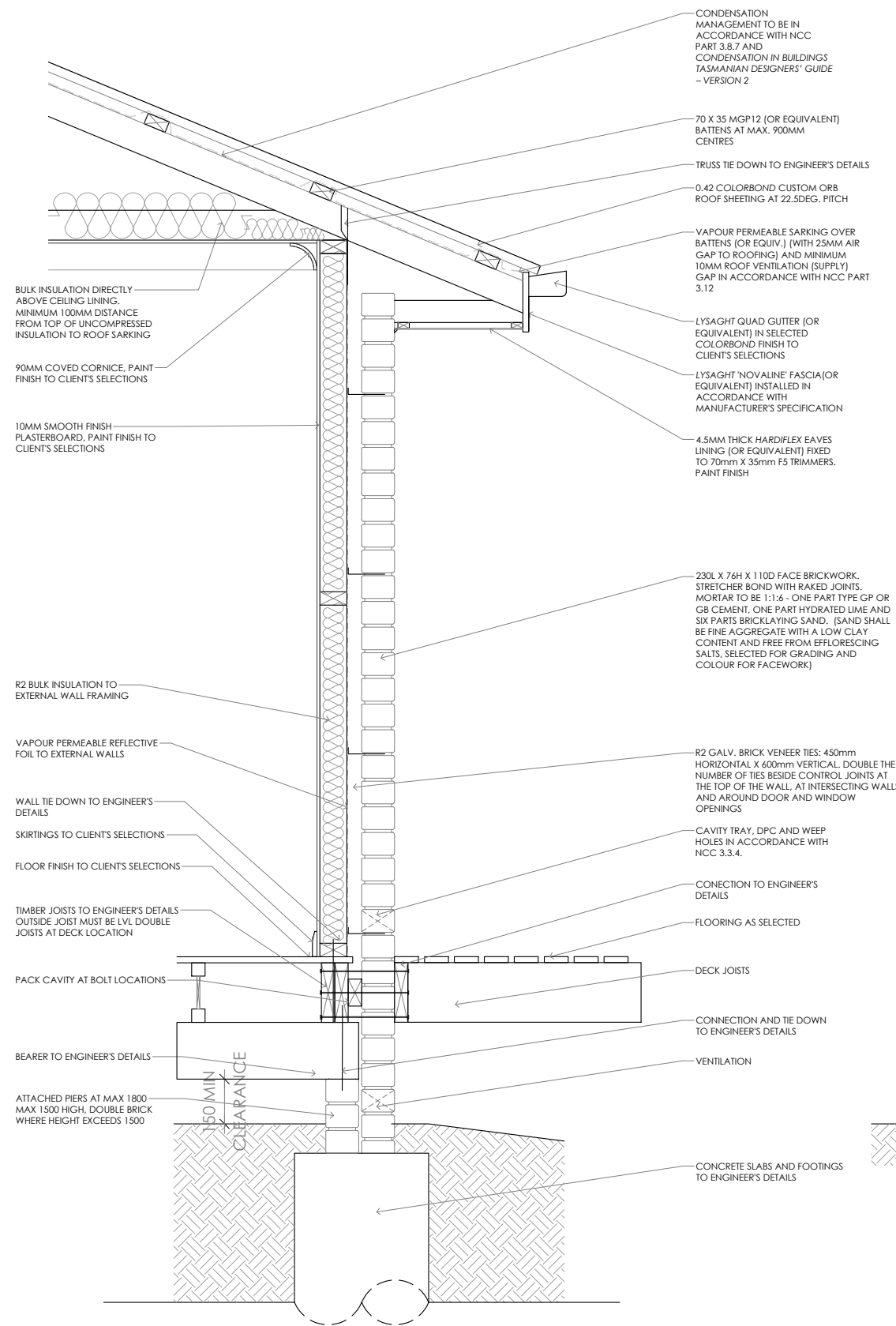
REV:	DESCRIPTION:	BY:	DATE:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

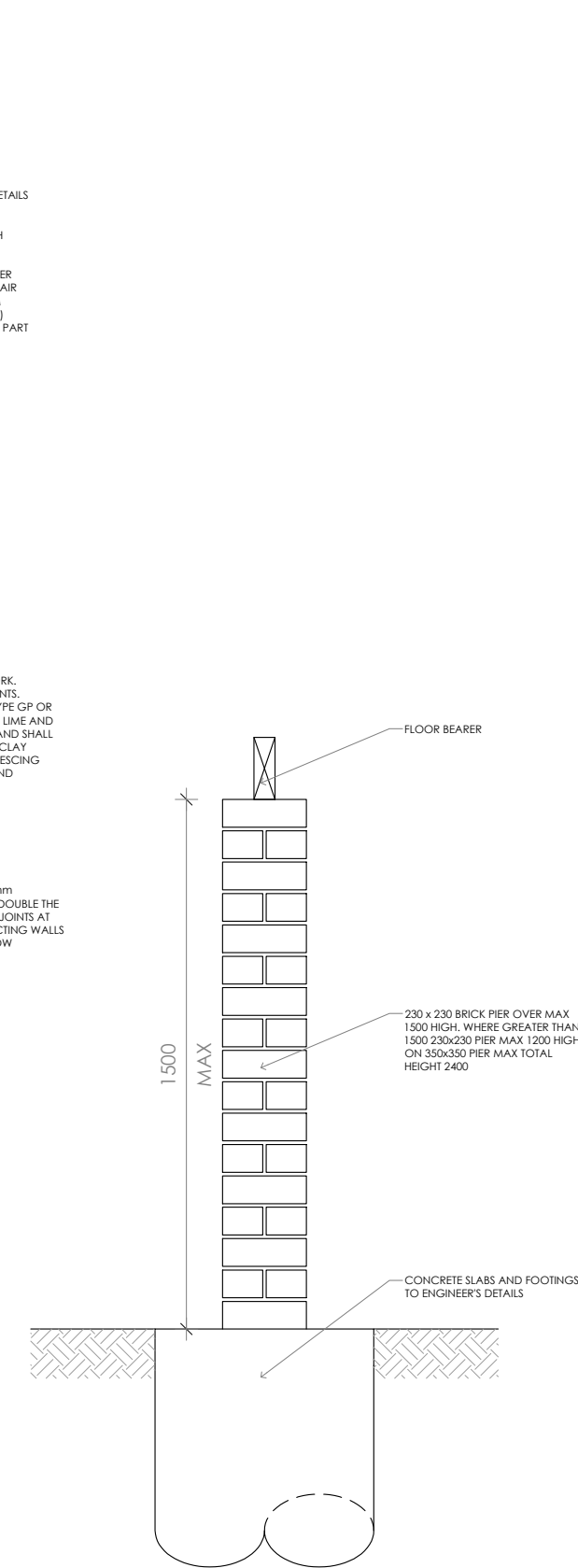
JOB ADDRESS: 34 Hallett Drive Rokeyby		CLIENT: Ashraf Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 12 of 23
DRAWN: N. Nguyen	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:50	REV: H	



FLOOR, WALL & ROOF DETAIL SCALE 1:20



DECK, TIMBER FLOOR CONNECTION DETAIL SCALE 1:20



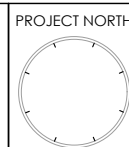
ISOLATED BRICK PIER DETAIL SCALE 1:20

TYPICAL SECTION DETAILS

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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:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25

**CREATIVE HOMES HOBART**  
 CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashraful Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 13 of 23
DRAWN: N. Nguyen	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: AS SHOWN	REV: H	

**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.

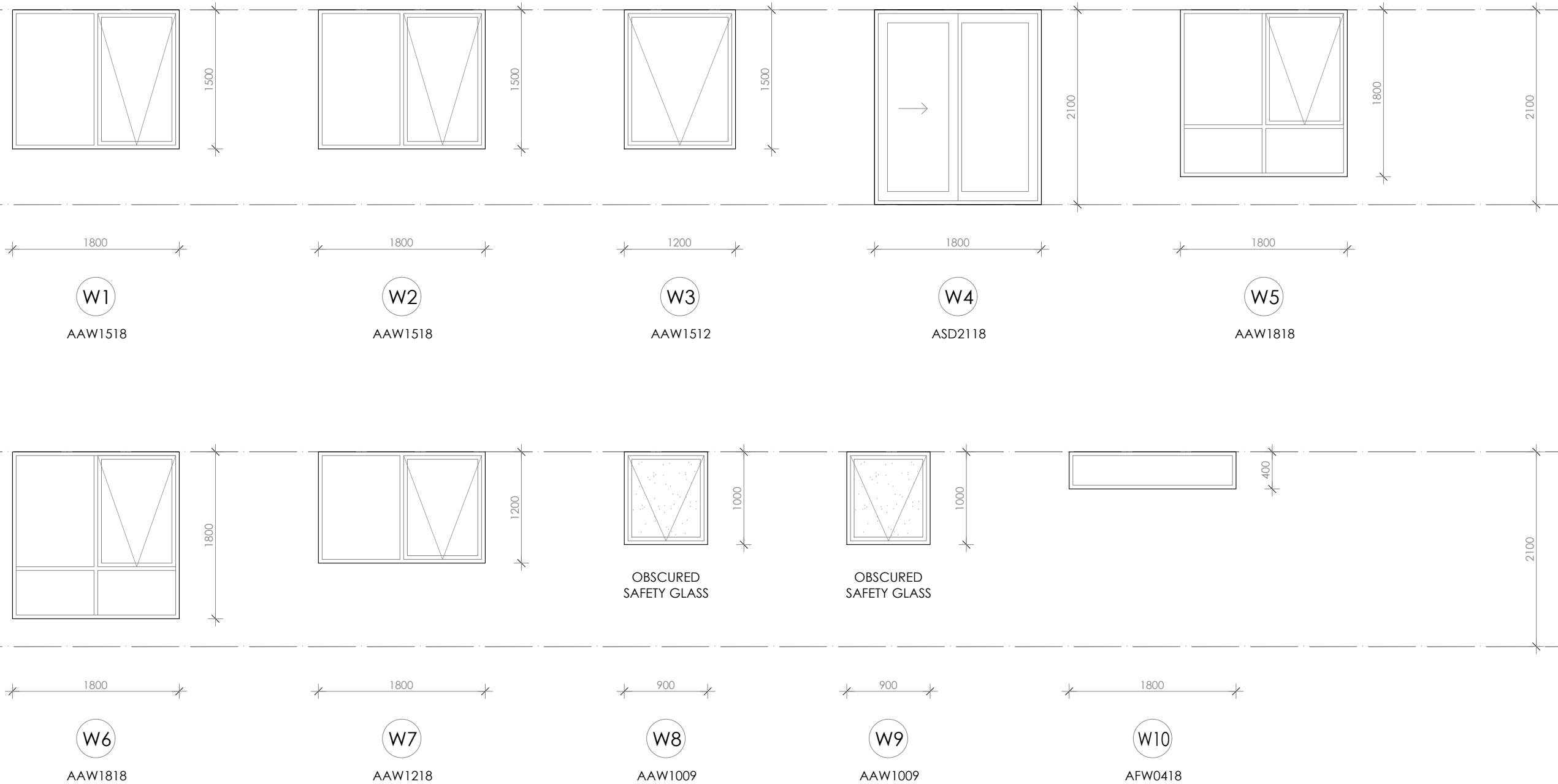
**Important notice for attention of Owners:**  
 the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it 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, holes, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.



# WINDOW SCHEDULE UNIT 1

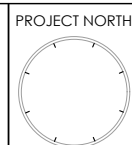
NOTE: ALL WINDOWS TO BE GLAZED WITH LOW REFLECTANCE GLAZING TO MINIMISE BIRD STRIKE IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

fg FIXED GLAZING

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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:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashraf Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 14 of 23
DRAWN: N. Nguyen	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:50	REV: H	

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  
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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.

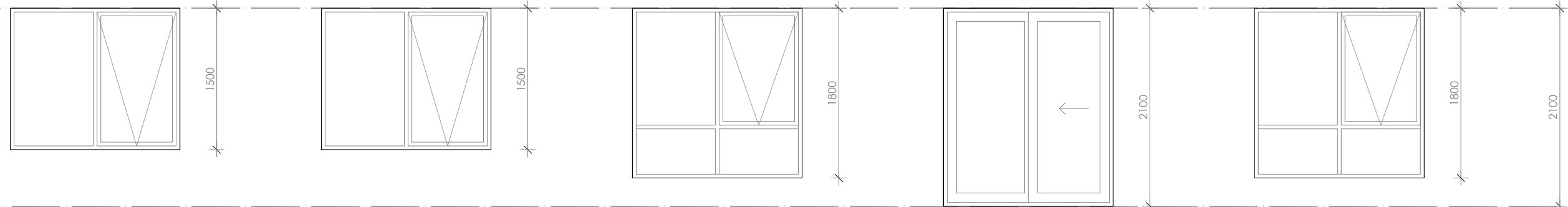
Energy efficiency:  
 Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.

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:  
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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.



W1 AAW1518 1800 1500  
 W2 AAW1518 1800 1500  
 W3 AAW1818 1800 1800  
 W4 ASD2118 1800 2100  
 W5 AAW1818 1800 1800



W6 AAW1818 1800 1800  
 W7 AAW1009 900 1000  
 W8 AAW1009 900 1000

WINDOW SCHEDULE UNIT 2

NOTE: ALL WINDOWS TO BE GLAZED WITH LOW REFLECTANCE GLAZING TO MINIMISE BIRD STRIKE IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

fg FIXED GLAZING

PRELIMINARY

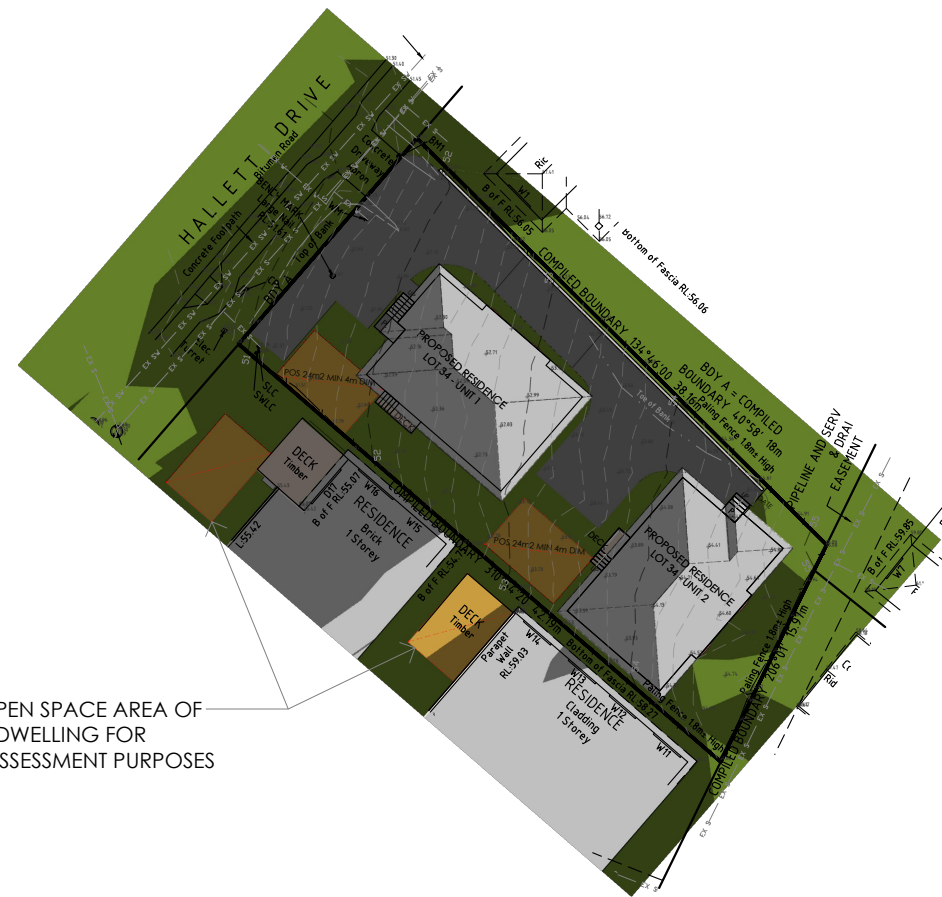
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15	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.	REV: E	DESCRIPTION: UNIT 2 FFL ADJUSTMENT	BY: QT	DATE: 22/9/25
		DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	F	COUNCIL RFI	QT	10/10/25
			G	COUNCIL RFI	QT	19/11/25
			H	COUNCIL RFI	QT	26/11/25

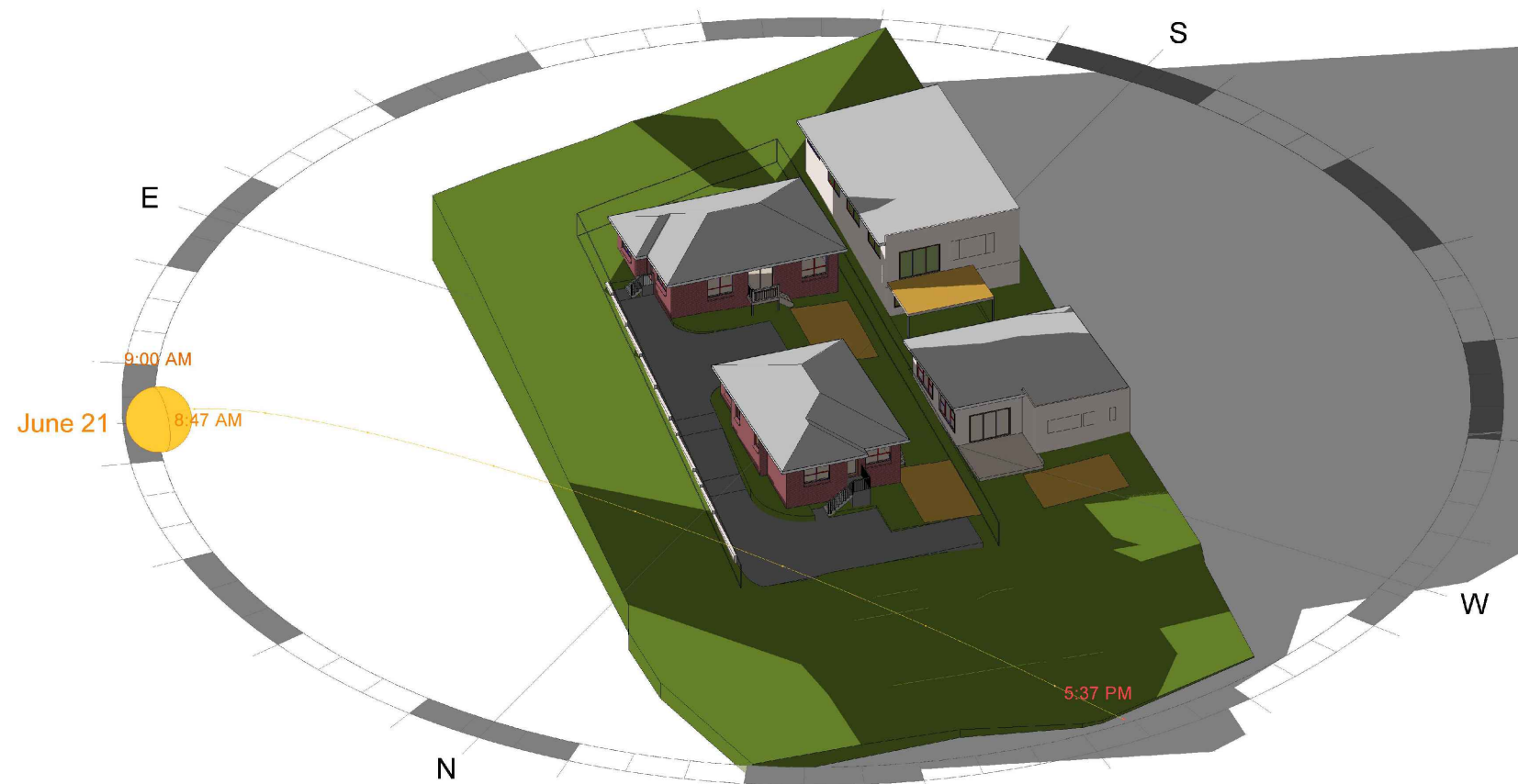
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashraf Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 15 of 23
DRAWN: N. Nguyen	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:50	REV: H	





ASSUMED PRIVATE OPEN SPACE AREA OF THE NEIGHBOURING DWELLING FOR OVERSHADOWING ASSESSMENT PURPOSES



NOTE: AT 9AM, SITE CONSTRAINTS CAUSE SHADOW COVERING TO MOST OF THE SOUTH AND WESTERN SIDE OF THE PROPERTY. THIS IS DUE TO THE SITE ORIENTATION AND THE TERRAIN OF THE SITE SLOPING DOWNWARDS IN A WESTERLY DIRECTION.

UNIT 1: PRIVATE OPEN SPACE RECEIVES 0.0m<sup>2</sup> SUN AT 9AM = 0.0% OF THE AREA

UNIT 2: PRIVATE OPEN SPACE RECEIVES 0.0m<sup>2</sup> SUN AT 9AM = 0.0% OF THE AREA

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM REVIT USING LOCATION GEO REFERENCING. SHADOWS ARE ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY. PROPOSED EXCAVATION HAS ONLY BEEN MODELLED WHERE IT AFFECTS OVERSHADOWING AND IS SUBJECT TO SITE CONDITIONS.

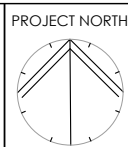
# PROPOSED SHADOW DIAGRAMS

9 AM

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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.

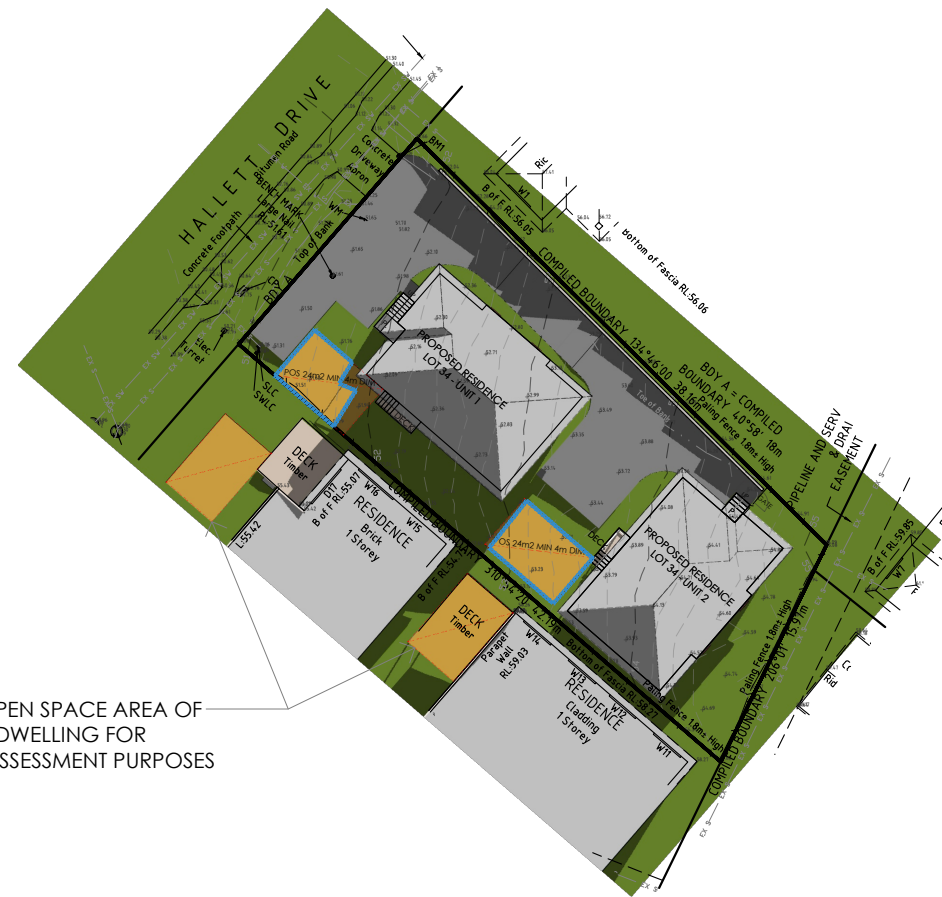
REV:	DESCRIPTION:	BY:	DATE:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25



CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashrafal Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 17 of 23
DRAWN: Q. Tra	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:500	REV: H	





ASSUMED PRIVATE OPEN SPACE AREA OF THE NEIGHBOURING DWELLING FOR OVERSHADOWING ASSESSMENT PURPOSES



NOTE: AT 11 AM OVERSHADOWING ALLOWS ALL PRIVATE OPEN SPACE AREAS TO RECEIVE SOLAR ACCESS TO MORE THAN 50% OF THE AREA.

UNIT 1: PRIVATE OPEN SPACE RECEIVES 17.5m<sup>2</sup> SUN AT 11 AM = 72.9% OF THE AREA

UNIT 2: PRIVATE OPEN SPACE RECEIVES 22.7m<sup>2</sup> SUN AT 11 AM = 94.5% OF THE AREA

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM REVIT USING LOCATION GEO REFERENCING. SHADOWS ARE ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY. PROPOSED EXCAVATION HAS ONLY BEEN MODELLED WHERE IT AFFECTS OVERSHADOWING AND IS SUBJECT TO SITE CONDITIONS.

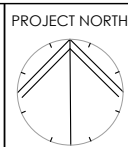
# PROPOSED SHADOW DIAGRAMS

11 AM

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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.

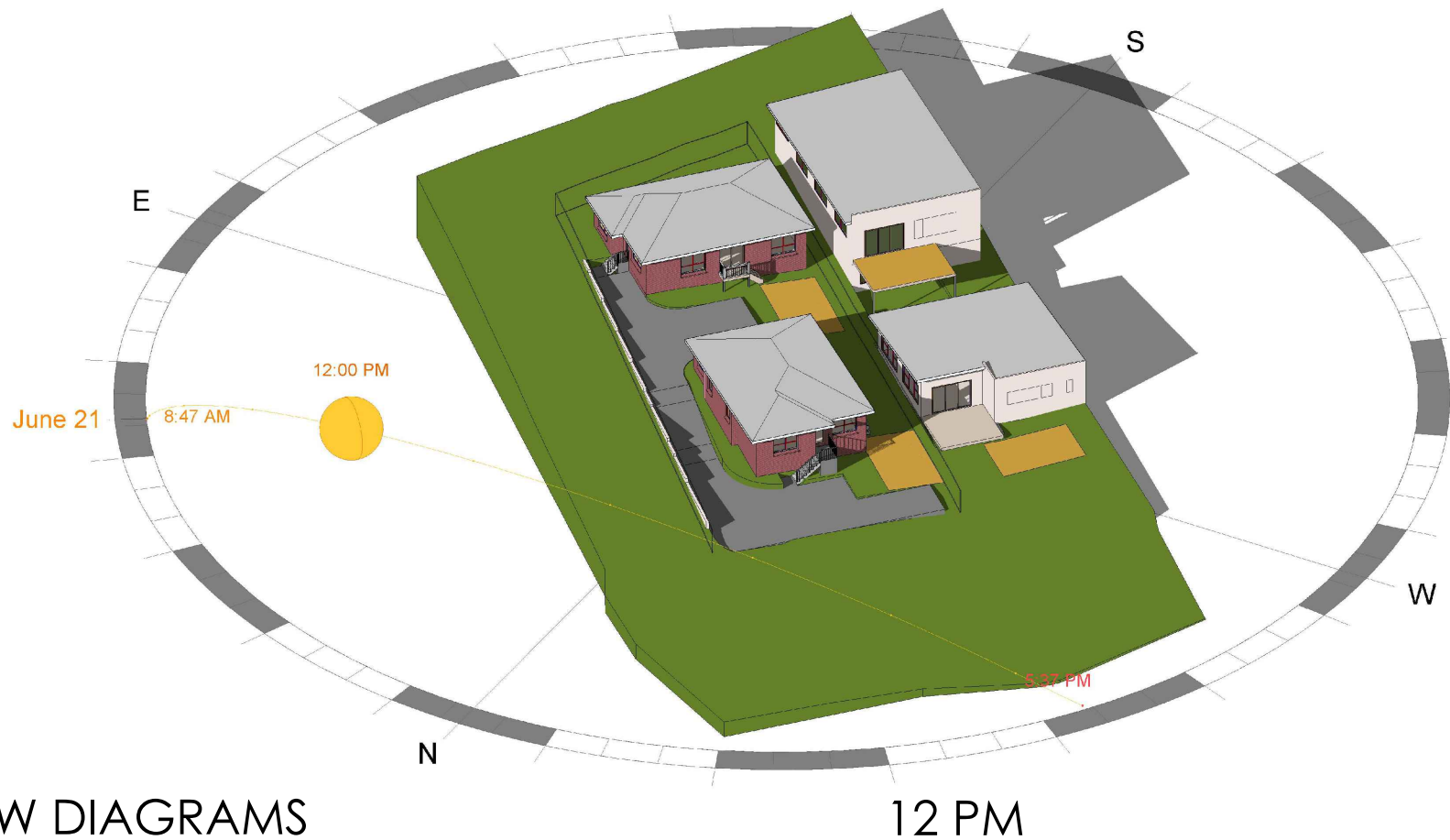
REV:	DESCRIPTION:	BY:	DATE:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25

**CREATIVE HOMES HOBART**  
 CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashrafal Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 19 of 23
DRAWN: Q. Tra	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:500	REV: H	



ASSUMED PRIVATE OPEN SPACE AREA OF THE NEIGHBOURING DWELLING FOR OVERSHADOWING ASSESSMENT PURPOSES



# PROPOSED SHADOW DIAGRAMS

PRELIMINARY

12 PM

NOTE: AT 12AM OVERSHADOWING ALLOWS ALL PRIVATE OPEN SPACE AREAS TO RECEIVE SOLAR ACCESS TO MORE THAN 50% OF THE AREA.

UNIT 1: PRIVATE OPEN SPACE RECEIVES 21.2m<sup>2</sup> SUN AT 12AM = 88.3% OF THE AREA

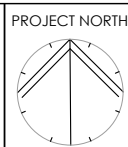
UNIT 2: PRIVATE OPEN SPACE RECEIVES 18.8m<sup>2</sup> SUN AT 12AM = 78.3% OF THE AREA

BOTH ADJOINING UNITS RECEIVE MORE THAN 50% SUNLIGHT TO THEIR OUTDOOR DECK AND PRIVATE OPEN SPACE AREAS FOR AT LEAST THREE CONSECUTIVE HOURS, BETWEEN 12:00 P.M. AND 3:00 P.M. THE SHADOWS OBSERVED AT 9:00 A.M. ARE MAINLY DUE TO THE SITE TERRAIN SLOPING IN THE SAME DIRECTION AS THE SHADOW FALL.

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM REVIT USING LOCATION GEO REFERENCING. SHADOWS ARE ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY. PROPOSED EXCAVATION HAS ONLY BEEN MODELLED WHERE IT AFFECTS OVERSHADOWING AND IS SUBJECT TO SITE CONDITIONS.

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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:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25

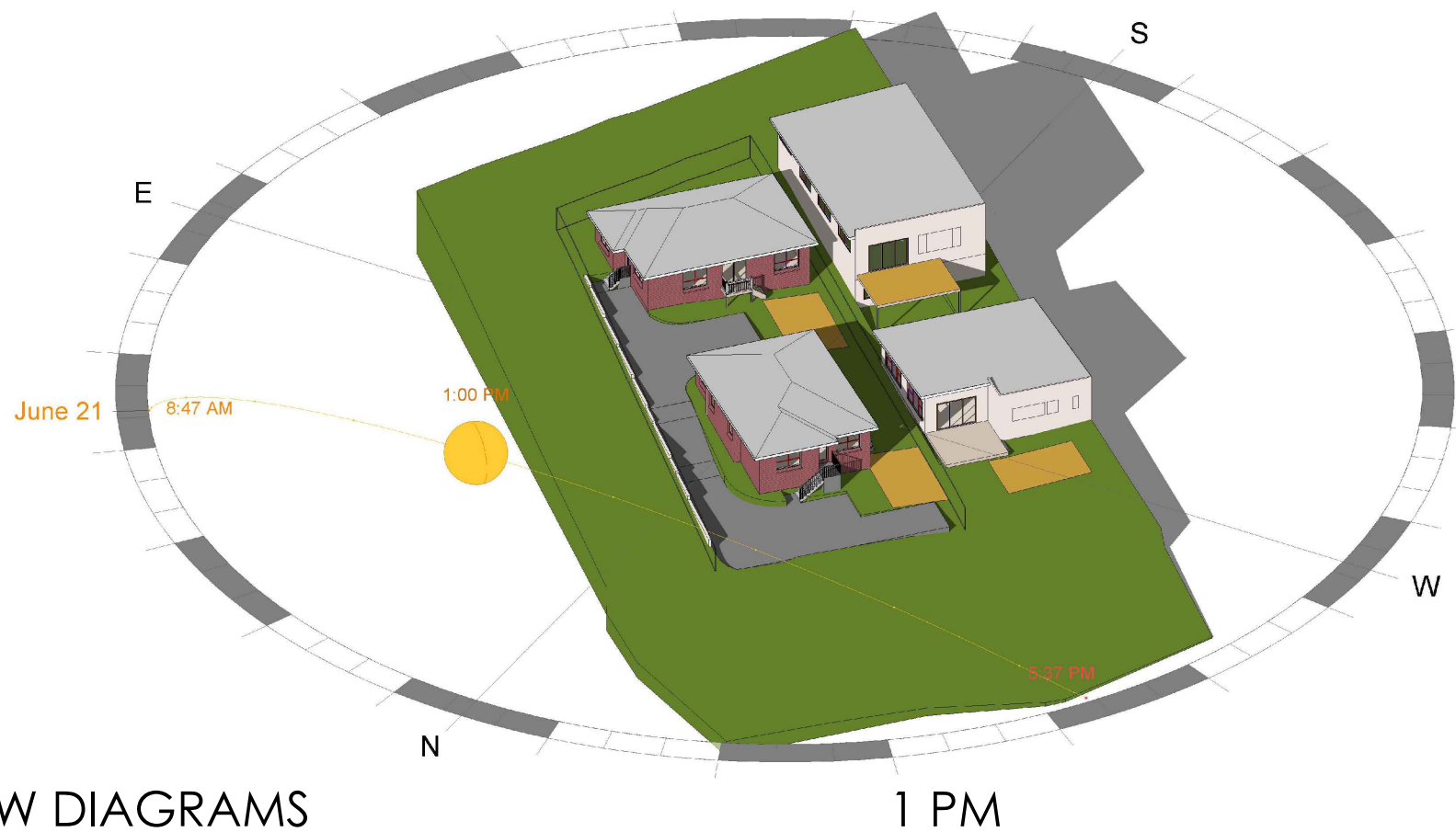


CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashrafal Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 20 of 23
DRAWN: Q. Tra	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:500	REV: H	



ASSUMED PRIVATE OPEN SPACE AREA OF THE NEIGHBOURING DWELLING FOR OVERSHADOWING ASSESSMENT PURPOSES



NOTE: AT 1PM OVERSHADOWING ALLOWS ALL PRIVATE OPEN SPACE AREAS TO RECEIVE SOLAR ACCESS TO MORE THAN 50% OF THE AREA.

UNIT 1: PRIVATE OPEN SPACE RECEIVES 22.4m<sup>2</sup> SUN AT 1PM = 93.3% OF THE AREA

UNIT 2: PRIVATE OPEN SPACE RECEIVES 15.4m<sup>2</sup> SUN AT 1PM = 64.2% OF THE AREA

BOTH ADJOINING UNITS RECEIVE MORE THAN 50% SUNLIGHT TO THEIR OUTDOOR DECK AND PRIVATE OPEN SPACE AREAS FOR AT LEAST THREE CONSECUTIVE HOURS, BETWEEN 12:00 P.M. AND 3:00 P.M. THE SHADOWS OBSERVED AT 9:00 A.M. ARE MAINLY DUE TO THE SITE TERRAIN SLOPING IN THE SAME DIRECTION AS THE SHADOW FALL.

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM REVIT USING LOCATION GEO REFERENCING. SHADOWS ARE ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY. PROPOSED EXCAVATION HAS ONLY BEEN MODELLED WHERE IT AFFECTS OVERSHADOWING AND IS SUBJECT TO SITE CONDITIONS.

# PROPOSED SHADOW DIAGRAMS

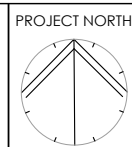
PRELIMINARY

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashraf Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 21 of 23
DRAWN: Q. Tra	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:500	REV: H	

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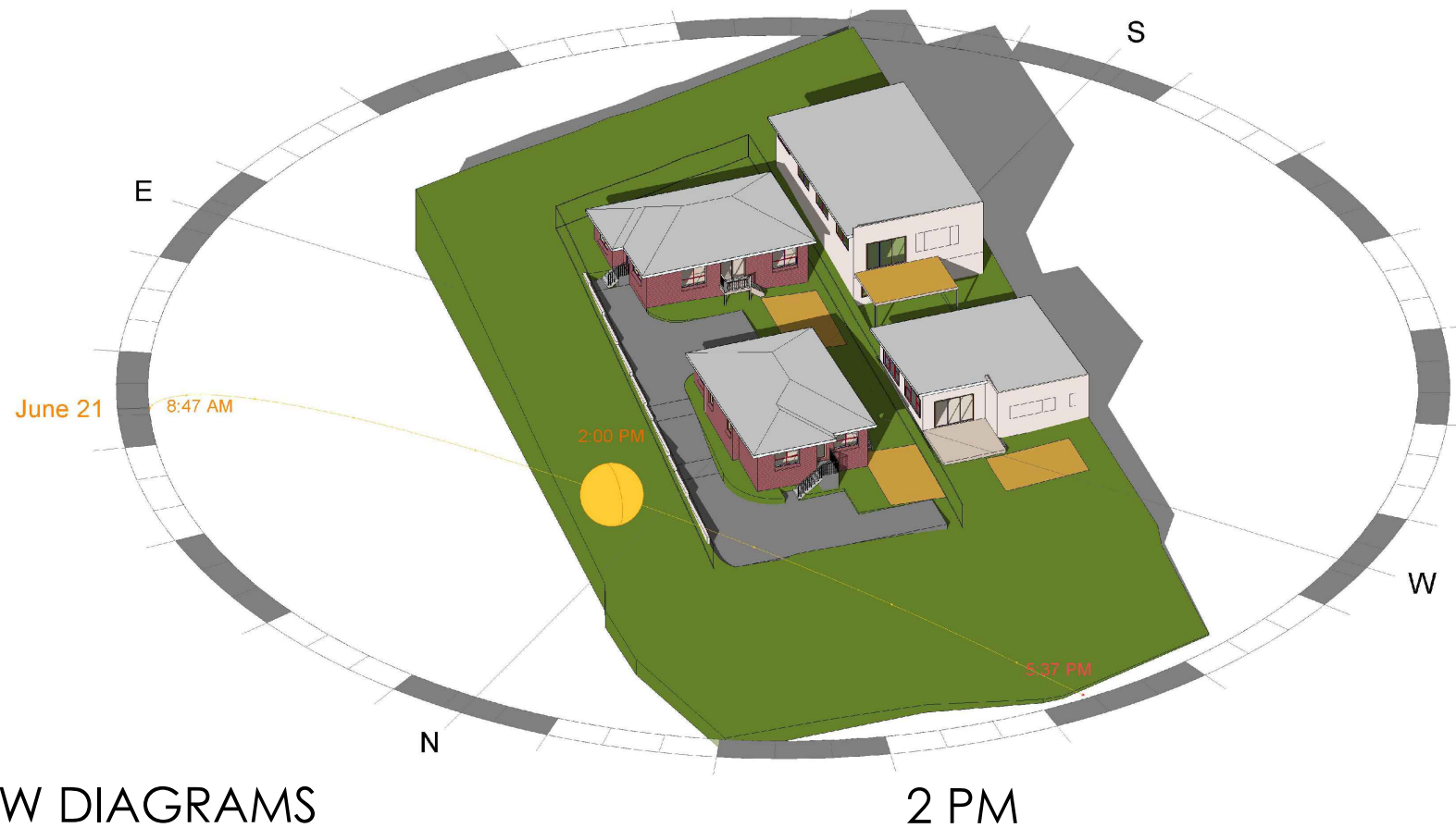


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DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25



ASSUMED PRIVATE OPEN SPACE AREA OF THE NEIGHBOURING DWELLING FOR OVERSHADOWING ASSESSMENT PURPOSES



## PROPOSED SHADOW DIAGRAMS

PRELIMINARY

2 PM

NOTE: AT 2PM OVERSHADOWING ALLOWS ALL PRIVATE OPEN SPACE AREAS TO RECEIVE SOLAR ACCESS TO MORE THAN 50% OF THE AREA.

UNIT 1: PRIVATE OPEN SPACE RECEIVES 23.2m<sup>2</sup> SUN AT 2PM = 96.7% OF THE AREA

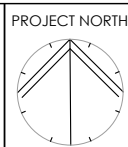
UNIT 2: PRIVATE OPEN SPACE RECEIVES 11.5m<sup>2</sup> SUN AT 2PM = 47.9% OF THE AREA

BOTH ADJOINING UNITS RECEIVE MORE THAN 50% SUNLIGHT TO THEIR OUTDOOR DECK AND PRIVATE OPEN SPACE AREAS FOR AT LEAST THREE CONSECUTIVE HOURS, BETWEEN 12:00 P.M. AND 3:00 P.M. THE SHADOWS OBSERVED AT 9:00 A.M. ARE MAINLY DUE TO THE SITE TERRAIN SLOPING IN THE SAME DIRECTION AS THE SHADOW FALL.

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM REVIT USING LOCATION GEO REFERENCING. SHADOWS ARE ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY. PROPOSED EXCAVATION HAS ONLY BEEN MODELLED WHERE IT AFFECTS OVERSHADOWING AND IS SUBJECT TO SITE CONDITIONS.

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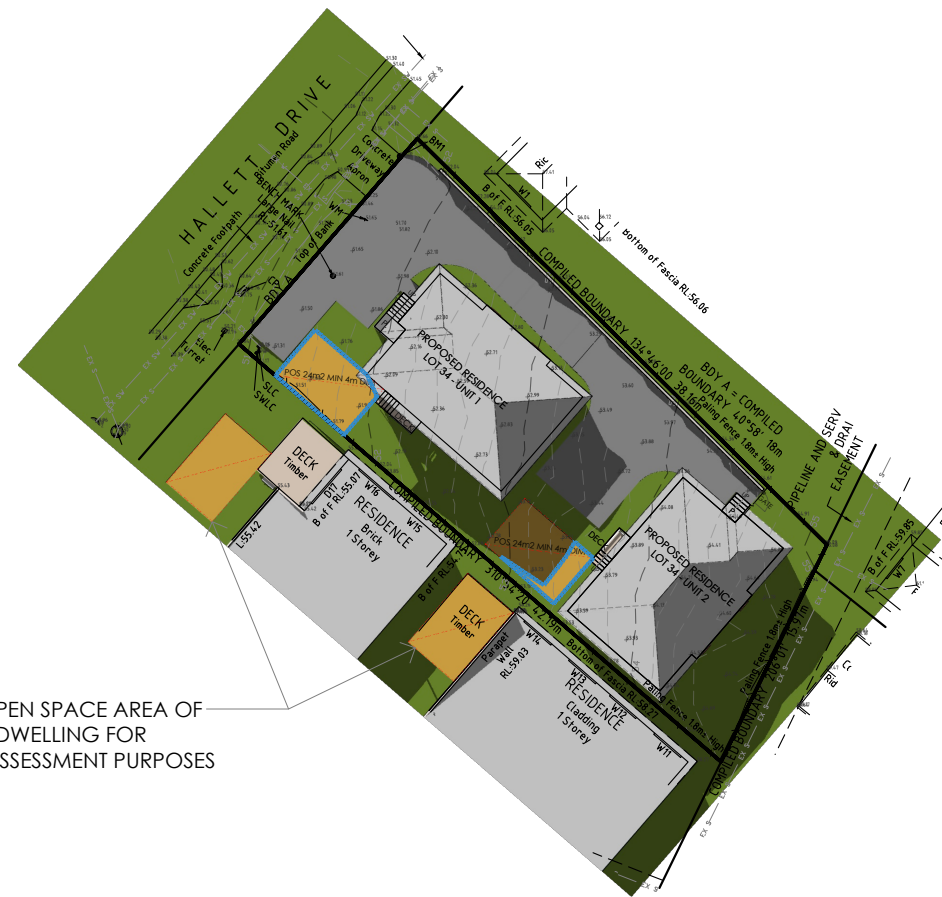
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25

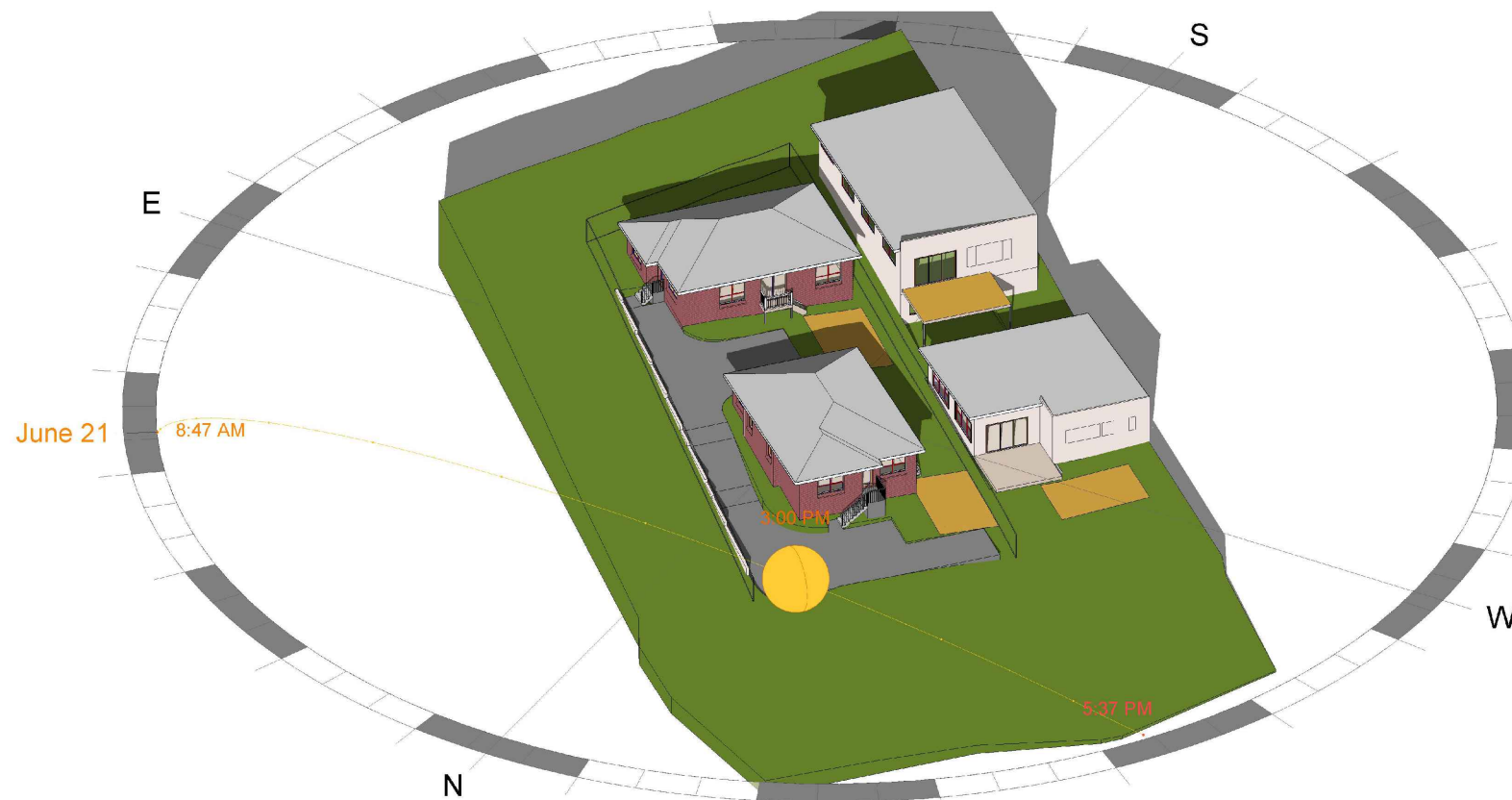


CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashrafal Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 22 of 23
DRAWN: Q. Tra	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:500	REV: H	



ASSUMED PRIVATE OPEN SPACE AREA OF THE NEIGHBOURING DWELLING FOR OVERSHADOWING ASSESSMENT PURPOSES



NOTE: AT 3PM OVERSHADOWING ALLOWS ALL PRIVATE OPEN SPACE AREAS TO RECEIVE SOLAR ACCESS TO MORE THAN 50% OF THE AREA.

UNIT 1: PRIVATE OPEN SPACE RECEIVES 23.5m<sup>2</sup> SUN AT 3PM = 97.9% OF THE AREA

UNIT 2: PRIVATE OPEN SPACE RECEIVES 6.4m<sup>2</sup> SUN AT 3PM = 26.7% OF THE AREA

BOTH ADJOINING UNITS RECEIVE MORE THAN 50% SUNLIGHT TO THEIR OUTDOOR DECK AND PRIVATE OPEN SPACE AREAS FOR AT LEAST THREE CONSECUTIVE HOURS, BETWEEN 12:00 P.M. AND 3:00 P.M. THE SHADOWS OBSERVED AT 9:00 A.M. ARE MAINLY DUE TO THE SITE TERRAIN SLOPING IN THE SAME DIRECTION AS THE SHADOW FALL.

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM REVIT USING LOCATION GEO REFERENCING. SHADOWS ARE ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY. PROPOSED EXCAVATION HAS ONLY BEEN MODELLED WHERE IT AFFECTS OVERSHADOWING AND IS SUBJECT TO SITE CONDITIONS.

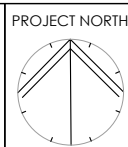
# PROPOSED SHADOW DIAGRAMS

PRELIMINARY

3 PM

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23



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:
E	UNIT 2 FFL ADJUSTMENT	QT	22/9/25
F	COUNCIL RFI	QT	10/10/25
G	COUNCIL RFI	QT	19/11/25
H	COUNCIL RFI	QT	26/11/25



CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 34 Hallett Drive Rokeby		CLIENT: Ashraful Islam
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 23 of 23
DRAWN: Q. Tra	DATE: July 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:500	REV: H	