



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058729

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 10 Banksfield Street, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 10/04/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 10/04/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 10/04/2026 00:00:00.

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

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

Application for Development / Use or Subdivision

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

Proposal: **ADDITION/ALTERATION**

Location: **10 BANKSFIELD ST, ROKEBY**

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 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 Dwelling**

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

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

Mandatory Documents

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

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

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

Additional Documents

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

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



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

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



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 175209

PAGE 1 OF 5 PAGES

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.

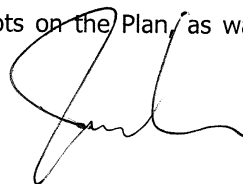
Lot 1 on the Plan is subject to a right of drainage in gross in favour of Clarence City Council over the land marked "DRAINAGE EASEMENT 'D' 3.00 WIDE" passing through that lot on the Plan.

Lot 1 on the plan is subject to a Pipeline and Services Easement (as defined in this schedule of easements) in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited over the lands shown marked "PIPELINE & SERVICES EASEMENT 'D' 3.00 WIDE" passing through that lot on the plan.


are each

Lots 6,7 & 8 on the plan ~~is~~ subject to a Pipeline and Services Easement (as defined in this schedule of easements) in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited over the lands shown marked "PIPELINE & SERVICES EASEMENT (VARIABLE WIDTH)", passing through those lots on the plan.

Lots 8, 9, 10, 11 and 12 on the Plan are each subject to a pipeline and services easement (as defined in Sealed Plan 173275) in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 2.50 WIDE (SP 173275)" passing through those lots on the Plan, as was created by and is more fully set forth in Sealed Plan 173275.



(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: KNOPWOOD ESTATE PTY LTD FOLIO REF: 173275/1003; 173276/1 SOLICITOR: E R HENRY WHERRETT & BENJAMIN (REF SWL 71525)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 16-5-2018 REF NO. SD-2014/44  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 175209</p>
<p>SUBDIVIDER: KNOPWOOD ESTATE PTY LTD FOLIO REFERENCE: 173275/1003 & 173276/1</p>	

Lot 1004 on the Plan is subject to a right of carriageway (appurtenant to the land in Lots 2, 3 and 4 on Sealed Plan 160033) over the land marked "RIGHT OF WAY 'A' (PRIVATE) 8.00 WIDE (SP160033)" passing through that lot on the Plan.

Lot 1004 on the Plan is subject to a right of carriageway (appurtenant to the land in Lots 2, 3 and 4 on Sealed Plan 160033) over the land marked "RIGHT OF WAY 'B' (PRIVATE) 6.00 WIDE (SP160033)" passing through that lot on the Plan.

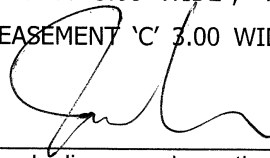
Lot 1004 on the Plan is subject to a right of carriageway (appurtenant to the land in Lots 2, 3 and 4 on Sealed Plan 160033) over the land marked "RIGHT OF WAY 'C' (PRIVATE) 6.00 WIDE (SP160033)" passing through that lot on the Plan.

Lot 1004 on the Plan is subject to a right of drainage in gross in favour of Clarence City Council over the land marked "DRAINAGE EASEMENT 'A' 3.00 WIDE" passing through that lot on the Plan.

Lot 1004 on the Plan is subject to a right of drainage in gross in favour of Clarence City Council over the land marked "DRAINAGE EASEMENT 'B' 3.00 WIDE" passing through that lot on the Plan.

Lot 1004 on the Plan is subject to a right of drainage in gross in favour of Clarence City Council over the land marked "DRAINAGE EASEMENT 'C' 3.00 WIDE" passing through that lot on the Plan.

Lot 1004 on the plan is subject to a Pipeline and Services Easement (as defined in this schedule of easements) in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited over the lands shown marked respectively "PIPELINE & SERVICES EASEMENT 'A' 3.00 WIDE", "PIPELINE & SERVICES EASEMENT 'B' 3.00 WIDE" and "PIPELINE & SERVICES EASEMENT 'C' 3.00 WIDE" passing through that lot on the plan.



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>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 175209</p>
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DEFINITION OF PIPELINE AND SERVICES EASEMENT

"Pipeline and Services Easement" means:

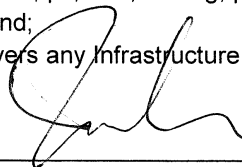
THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (i) without doing unnecessary damage to the Easement Land; and
 - (ii) leaving the Easement Land in a clean and tidy condition;

- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;



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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 175209</p>
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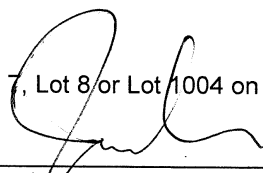
- (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
- (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
- (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

INTERPRETATION of definition of "Pipeline and Services Easement":

"TasWater" means Tasmanian Water and Sewerage Corporation Pty Limited.

"the Easement Land" means where the context permits that part of the lands comprising Lot 1 on the plan shown marked "PIPELINE & SERVICES EASEMENT 'D' 3.00 WIDE" passing through that lot on the plan, that part of the lands comprising Lot 6, 7 or 8 on the plan shown marked "PIPELINE & SERVICES EASEMENT(VARIABLE WIDTH)" passing through such lots on the plan or that parts of the lands comprising Lot 1004 on the plan shown marked respectively "PIPELINE & SERVICES EASEMENT 'A' 3.00 WIDE", "PIPELINE & SERVICES EASEMENT 'B' 3.00 WIDE" and "PIPELINE & SERVICES EASEMENT 'C' 3.00 WIDE" passing through that lot on the plan.

"the Lot" means where the context permits Lot 1, Lot 6, Lot 7, Lot 8 or Lot 1004 on the Plan.



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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 175209</p>
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“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

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

FENCING PROVISION

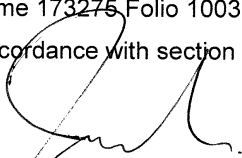
In respect of the lots on the Plan the Vendor, Knopwood Estate Pty Ltd, shall not be required to fence.

EXECUTED by KNOPWOOD ESTATE PTY LTD (ACN 138 490 516)

the registered proprietor of the lands in Folios of the Register

Volume 173275 Folio 1003 and Volume 173276 Folio 1

in accordance with section 127 of the Corporations Act 2001



Signed by Timothy Graham Jackson

Sole Director and Sole Secretary

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SEARCH OF TORRENS TITLE

VOLUME 175209	FOLIO 3
EDITION 3	DATE OF ISSUE 19-June-2021

SEARCH DATE : 28-Jan-2026

SEARCH TIME : 10.41 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 3 on Sealed Plan [175209](#)

Derivation : Part of 68 Acres Gtd. to George Stokell

Prior CT [173275/1003](#)

SCHEDULE 1

[E100608](#) TRANSFER to TOM ANTHONY WILLIAM PYBUS Registered
30-July-2018 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP175209](#) FENCING PROVISION in Schedule of Easements

[SP160033](#), [SP160090](#), [SP162240](#), [SP169238](#) & [SP173275](#) FENCING
PROVISION in Schedule of Easements

[SP51327](#) FENCING COVENANT in Schedule of Easements

[SP51327](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

[SP121843](#) COUNCIL NOTIFICATION under Section 83(5) of the Local
Government (Building and Miscellaneous Provisions)
Act 1993.

[E263284](#) MORTGAGE to Commonwealth Bank of Australia
Registered 19-June-2021 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER Knopwood Estate Pty. Ltd.</p> <p>FOLIO REFERENCE 173275-1003; 173276-1</p> <p>GRANTEE Part of 68 acres granted to George Stokell; part of 40 acres located to John Boyle; part of lot 37261, 2.163ha granted to the Director of Housing</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR S. Roberts of PDA SURVEYORS 127 BATHURST STREET, HOBART</p> <p>LOCATION City of CLARENCE</p>	<p>REGISTERED NUMBER SP175209</p> <p>APPROVED EFFECTIVE FROM 29 MAY 2018 <i>Alice Kawa</i> Recorder of Titles</p>		
<p>MAPSHEET MUNICIPAL CODE No. 107 (5225-55)</p>	<p>LAST UPI No</p>	<p>LAST PLAN No. SP173275 P173276</p>	<p>SURVEYORS REF: 40310CT-1A</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

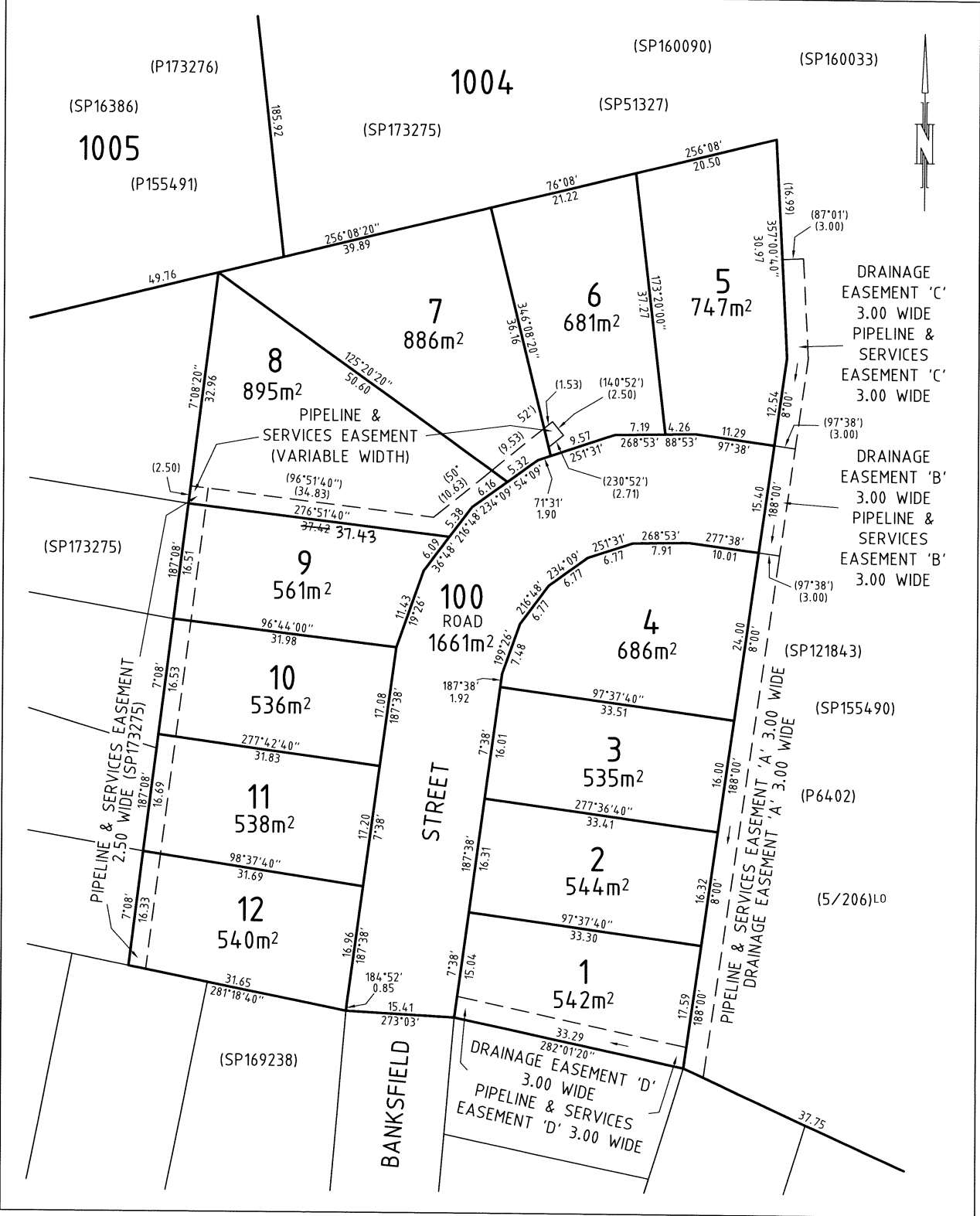
INDEX PLAN

LOT 1004 IS COMPILED FROM F. R. 173275-1003 & THIS SURVEY
LOT 1005 IS COMPILED FROM F. R. 173276-1 & THIS SURVEY

The index plan shows Lot 1004 (13.70ha) and Lot 1005 (1.148ha) with various survey numbers and road names including Rockingham Drive, Mockridge Road, Cavenor Drive, and Mariah Crescent. It also shows private rights of way 'A', 'B', and 'C'.

COUNCIL DELEGATE DATE 16-5-18

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER Knopwood Estate Pty. Ltd. FOLIO REFERENCE 173275-1003; 173276-1 SCALE 1:500 LENGTH IN METRES</p>	<p>Registered Number SP 175209</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 16-5-18 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN, THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> 30-4-2018 40310CT-1A Registered Land Surveyor Date Surveyors ref.</p>	<p>APPROVED 29 MAY 2018 EFFECTIVE FROM <i>[Signature]</i> Recorder of Titles</p>



DRAWING SCHEDULE	
A.01	LOCATION PLAN
A.02	SITE ANALYSIS
A.03	SITE PLAN
A.04	GROUND FLOOR PLAN - EXISTING
A.05	GROUND FLOOR PLAN - DEMOLITION
A.06	GROUND FLOOR PLAN - PROPOSED
A.07	ROOF PLAN - EXISTING
A.08	ROOF PLAN - PROPOSED
A.09	ELEVATIONS 01 - EXISTING
A.10	ELEVATIONS 02- EXISTING
A.11	ELEVATIONS 01 - PROPOSED
A.12	ELEVATIONS 02 - PROPOSED
A.13	3D VISUALISATION 01
A.14	3D VISUALISATION 02



10 BANKSFIELD
STREET, ROKEBY

ADDITIONS &
ALTERATIONS
JOB NO: 2535

SITE INFORMATION

Title Reference: 175209/3
 Property ID: 3589201
 Council: Clarence City Council
 Planning Zone: General Residential
 Covenants: TBC

General Overlays: N/A

Code Overlays:
 -Bushfire Prone Area
 -Flood Prone Area
 -Airport Obstacle Limitation Area

Soil Classification: 'TBC'
 (Refer to Geotechnical Report for more info).

Bushfire Attack Level (BAL): 'TBC'
 (Refer to Bushfire Report for more info).

Wind Classification: TBC
 Terrain Category Classification: TBC
 Topography: TBC
 Shielding: TBC
 Design Wind Gust Speed (Vh,u) m/s: TBC

NCC Building Class: 1a & 10a

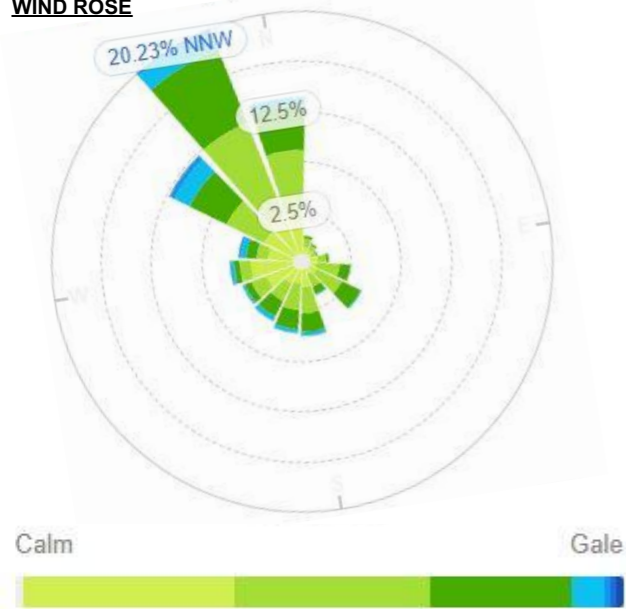
Land area: 535m²

Existing Dwelling: 161.42m²
 Proposed addition: 11.59m²

Deck - Proposed: 24.25m²

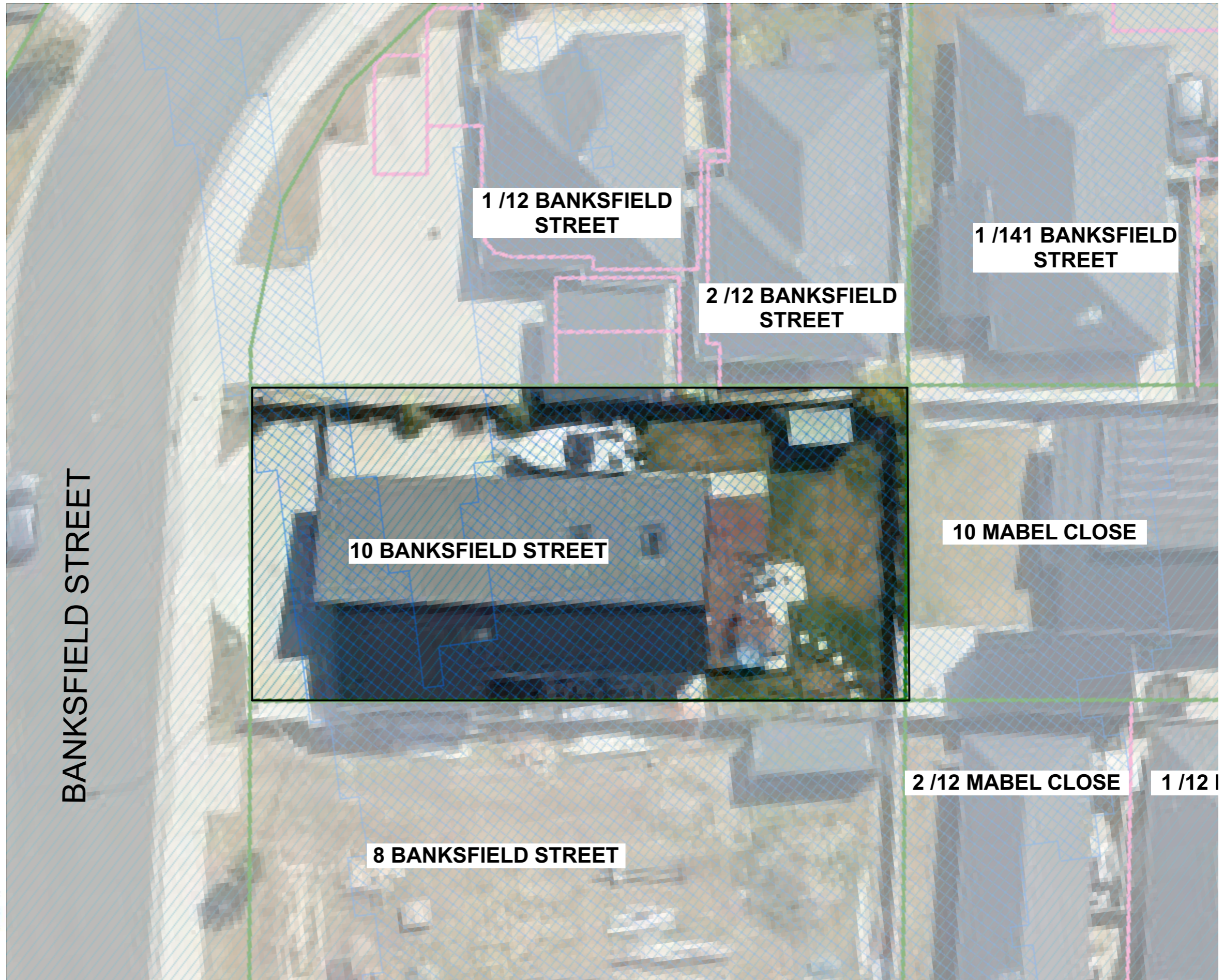
Total: 197.51m²
 Site coverage: 36.90%

WIND ROSE

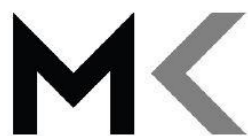


All dimensions in millimetres unless noted otherwise.

PRINT ALL DRAWINGS IN COLOUR



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MATT KENNEDY
 DRAFTING & DESIGN
 P: 0472 655 173
 E: admin@matt-kennedy.com.au
 Licence: 189009392



CLIENT: **PYBUS**
 ADDRESS: **10 BANKSFIELD STREET, ROKEBY 7019**

JOB NO: **2535**

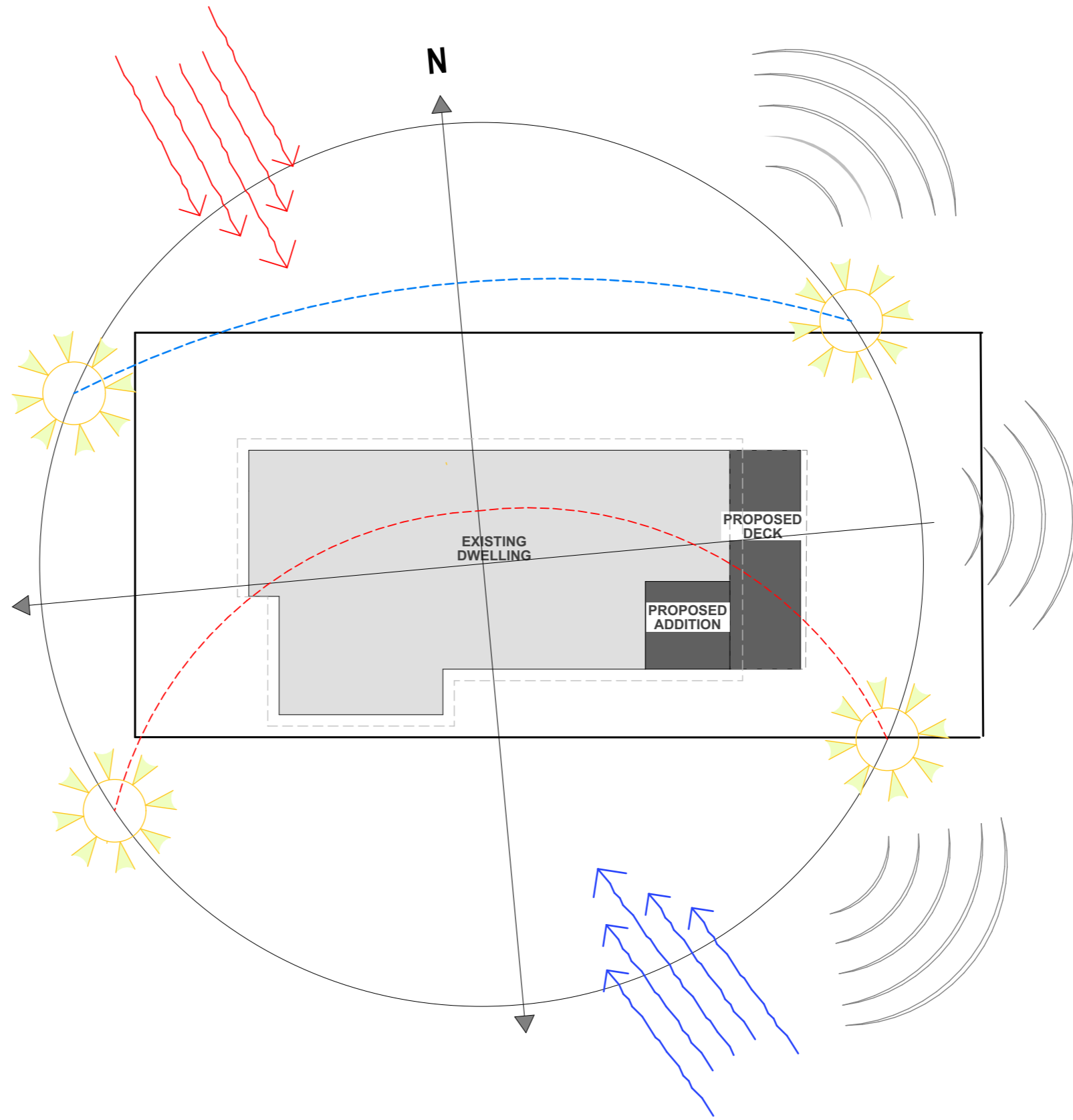
PROPOSAL: **ADDITIONS & ALTERATIONS**
 PROJECT STAGE: **DA**

DATE: **14/01/2026**
 SCALE: **NTS**



REV	AMENDMENT	DATES

A.01
 LOCATION PLAN



LEGEND

SUN
 SUMMER & WINTER SOLSTICE
 WINTER JUNE 22 ———
 SUMMER DEC 22 - - - - -

WINDS
 PRODOMINATE BREEZES
 CROSS VENTILATION

VIEWS
 VIEWS TO ENCAPSULATE DURING
 DESIGN PROCESS

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MK | **MATT KENNEDY**
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bdaa
 BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

CLIENT:
PYBUS
 ADDRESS:
10 BANKSFIELD STREET, ROKEBY 7019

JOB NO:
2535

PROPOSAL
ADDITIONS & ALTERATIONS
 PROJECT STAGE
DA



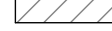
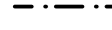

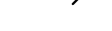


DATE
14/01/2026
 SCALE
1:200@A3



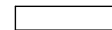
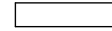

REV	AMENDMENT	DATES

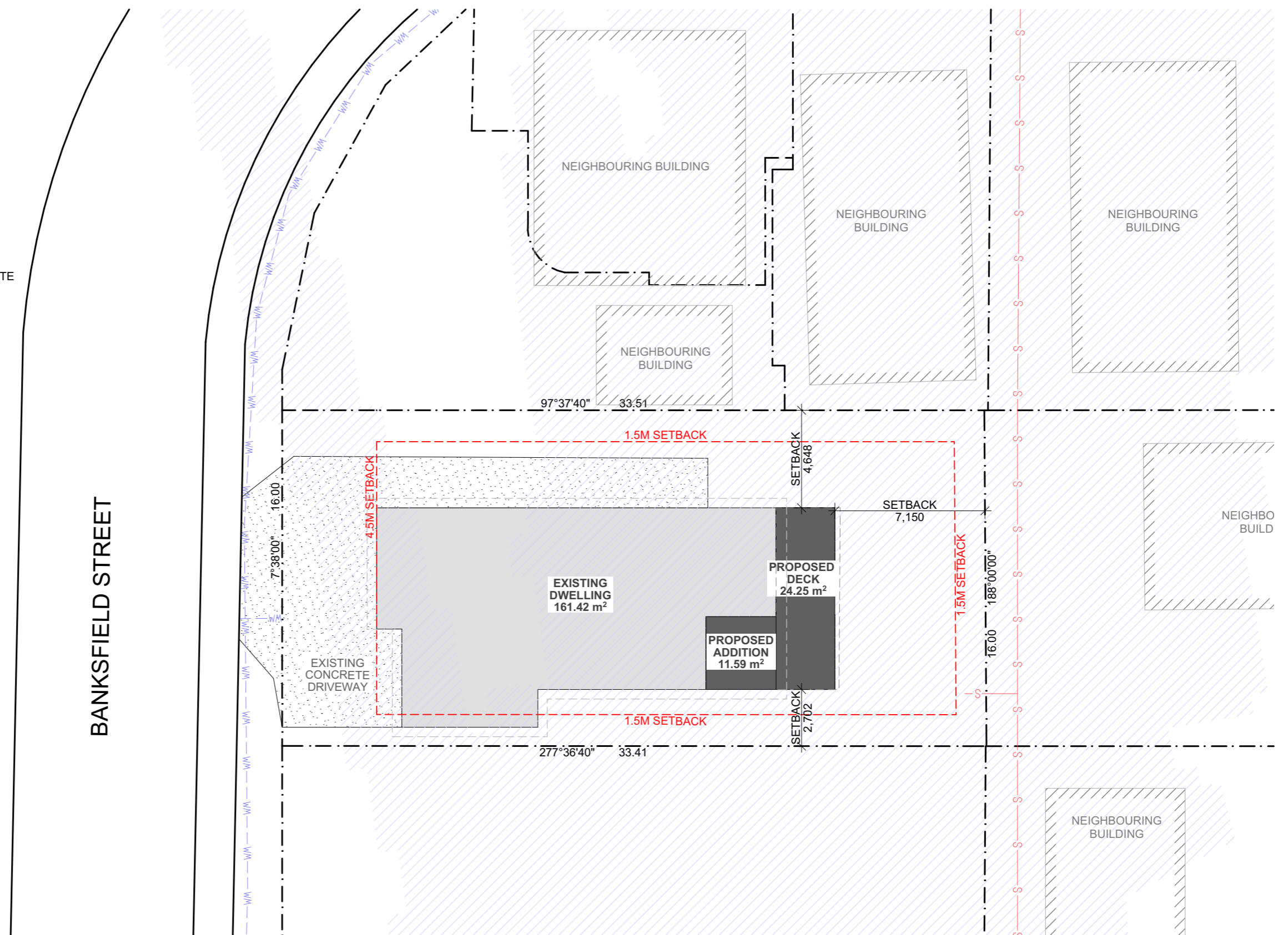
A.02
 SITE ANALYSIS

LEGEND

-  EXISTING BUILDING
-  PROPOSED BUILDING
-  NEIGHBOURING BUILDING
-  NEIGHBOURING BOUNDARY
-  PROPERTY BOUNDARY
-  FENCE
-  WATER MAIN
-  WATER MAIN

CODE OVERLAYS

-  AIRPORT OBSTACLE LIMITATION AREA - ENTIRE SITE
-  BUSHFIRE PRONE AREAS - ENTIRE SITE
-  FLOOD PRONE AREAS



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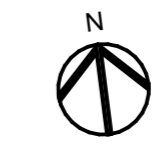
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JOB NO: **2535**

PROPOSAL: **ADDITIONS & ALTERATIONS**
 PROJECT STAGE: **DA**

DATE: **14/01/2026**
 SCALE: **1:200@A3**

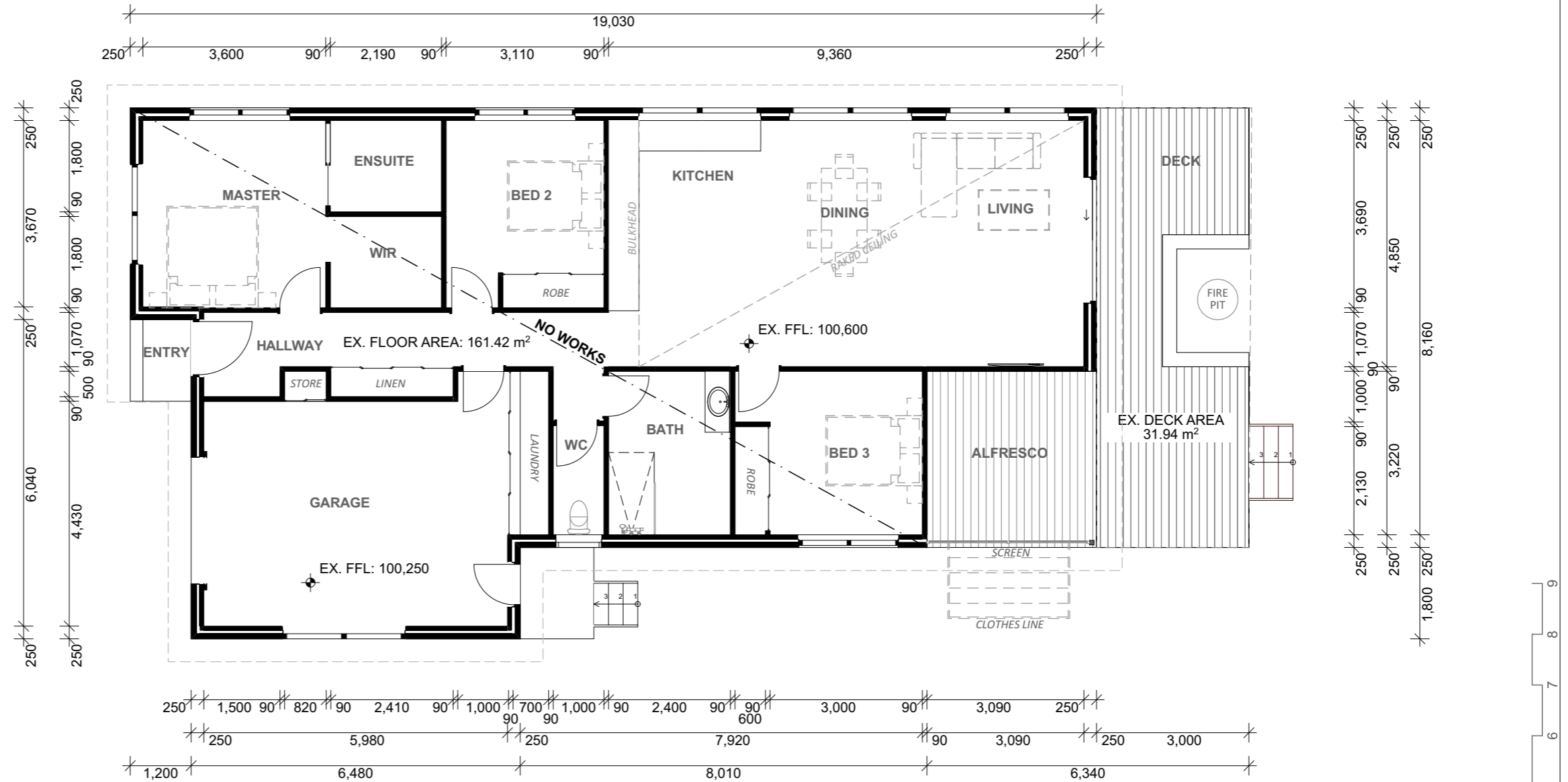


REV	AMENDMENT	DATES

A.03
 SITE PLAN

LEGEND

- Existing
- FFL. Finished Floor Level
- EX. Existing
- Levels



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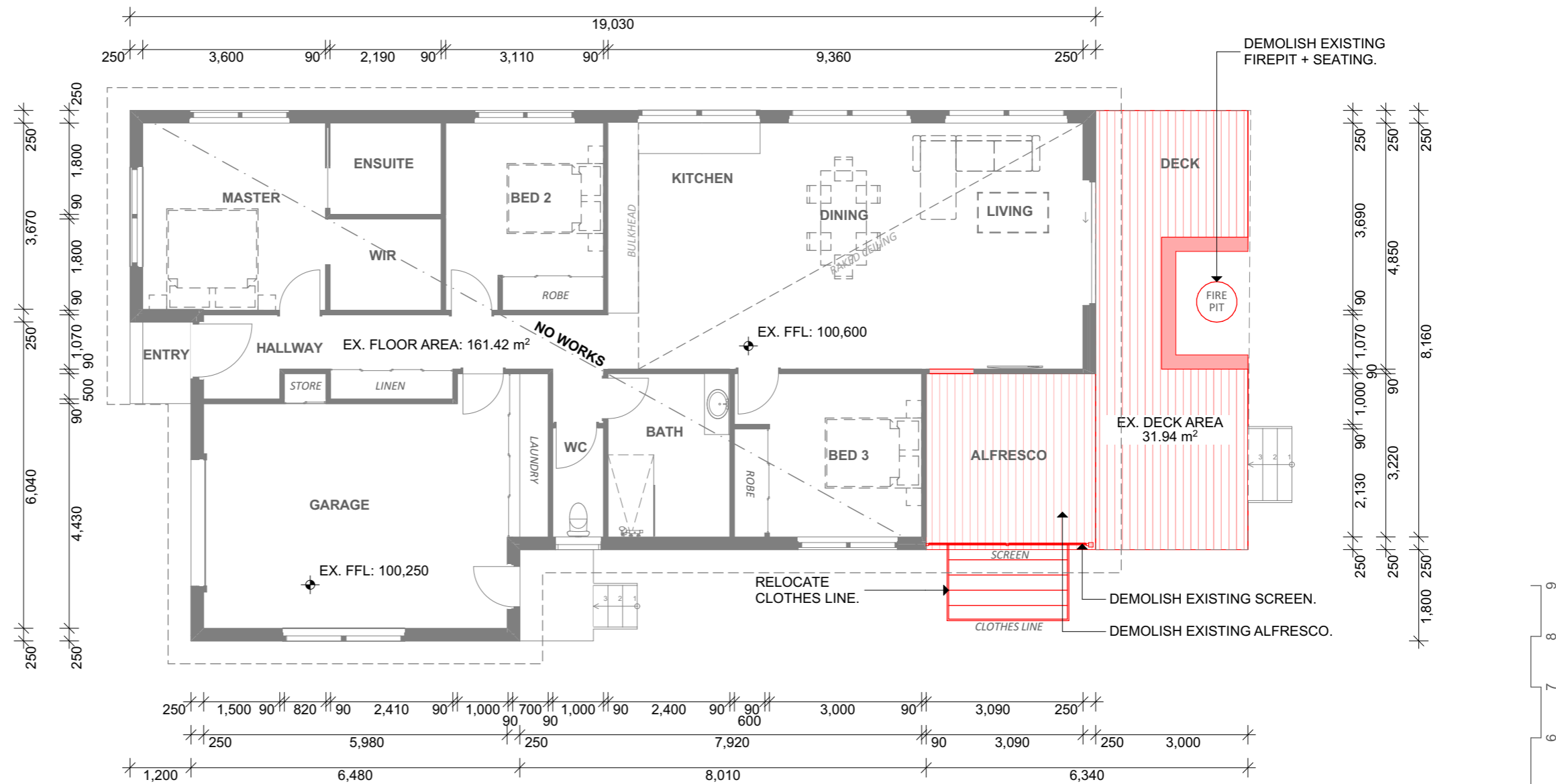
REV	AMENDMENT	DATES

A.04
 GROUND FLOOR
 PLAN - EXISTING



LEGEND

- Existing
- Demolition
- FFL. Finished Floor Level
- EX. Existing
- Levels



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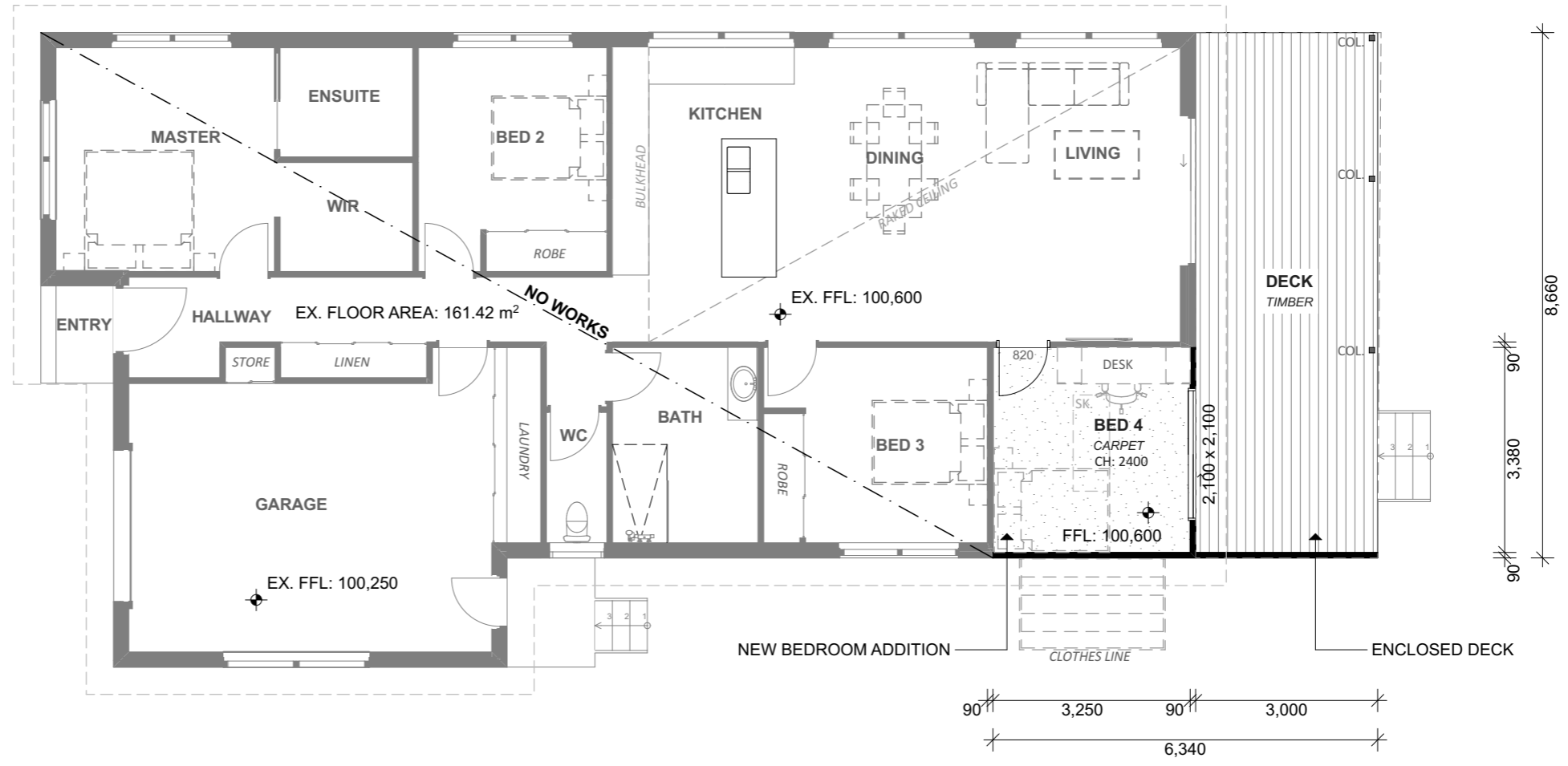


REV	AMENDMENT	DATES

A.05
 GROUND FLOOR
 PLAN - DEMOLITION

LEGEND

- Existing
- FFL. Finished Floor Level
- EX. Existing
- Levels



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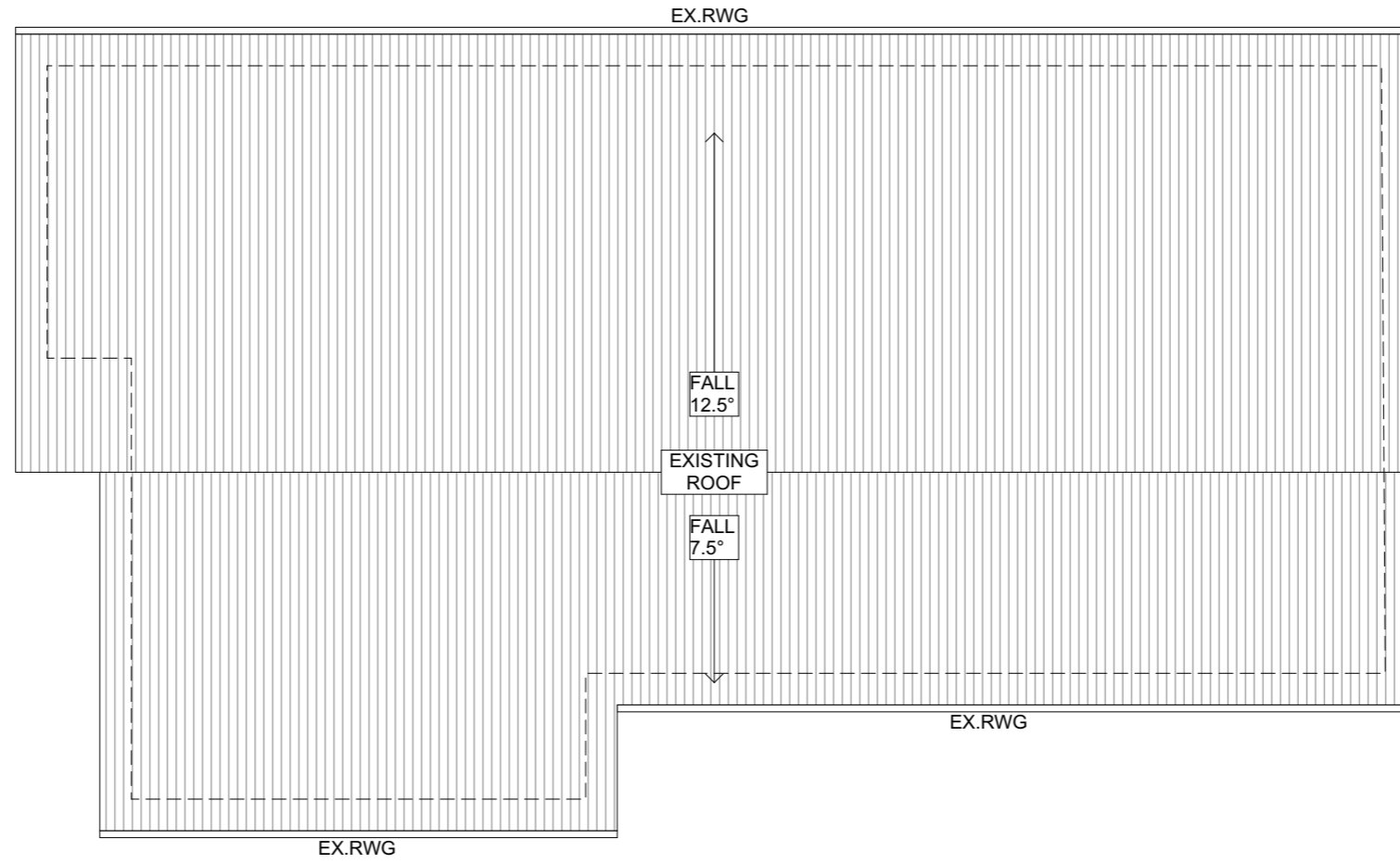
REV	AMENDMENT	DATES

A.06
GROUND FLOOR
PLAN - PROPOSED



LEGEND

RWG RAINWATER GUTTER



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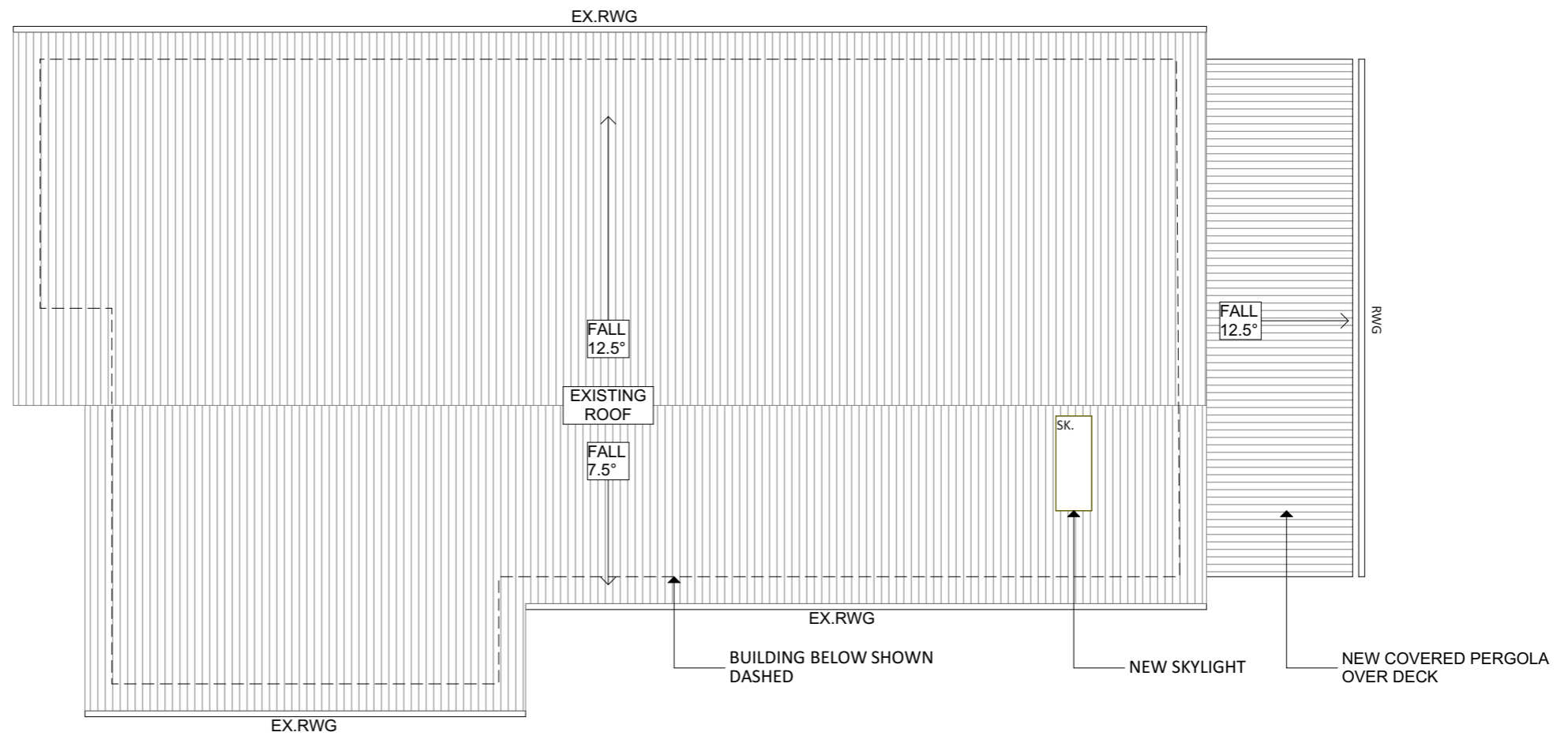


REV	AMENDMENT	DATES

A.07
 ROOF PLAN -
 EXISTING

LEGEND

- RWG RAINWATER GUTTER
- SK. SKYLIGHT



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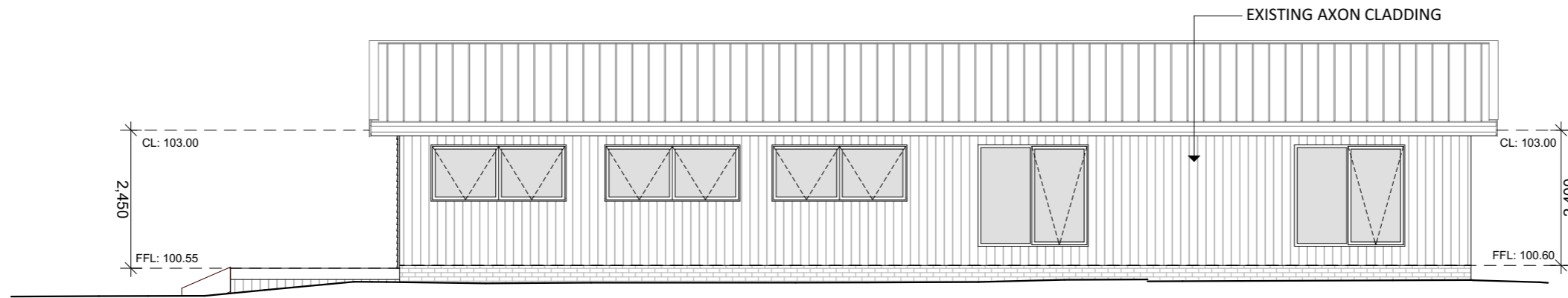
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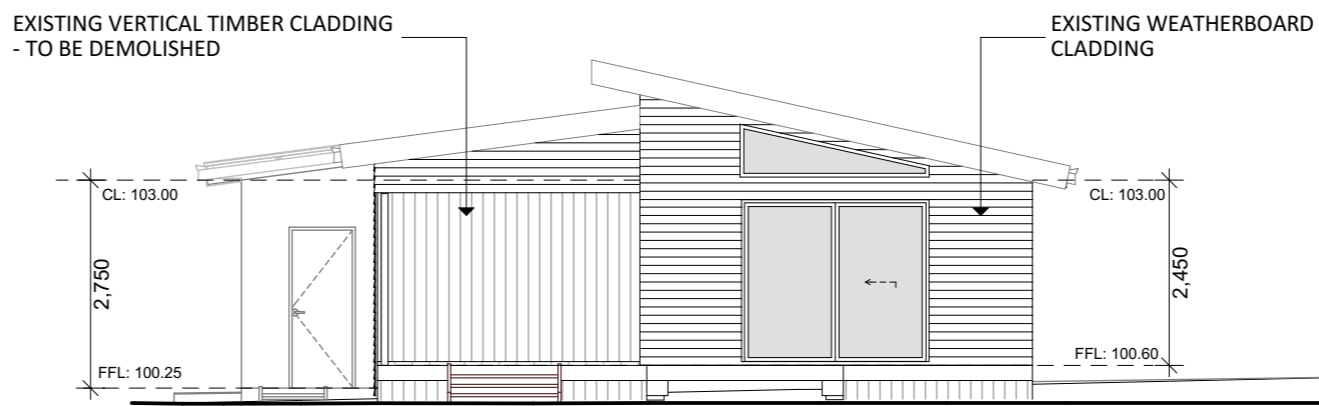


REV	AMENDMENT	DATES

A.08
ROOF PLAN -
PROPOSED



1
-
North Elevation



2
-
East Elevation



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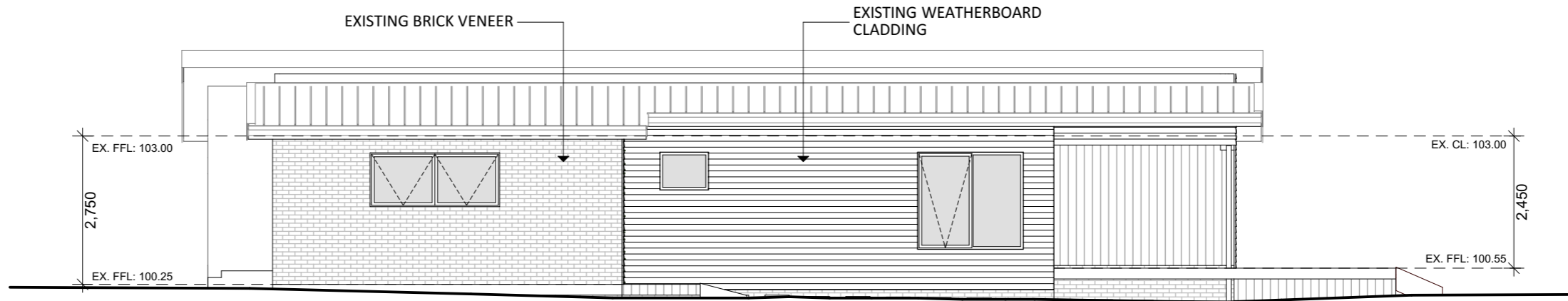
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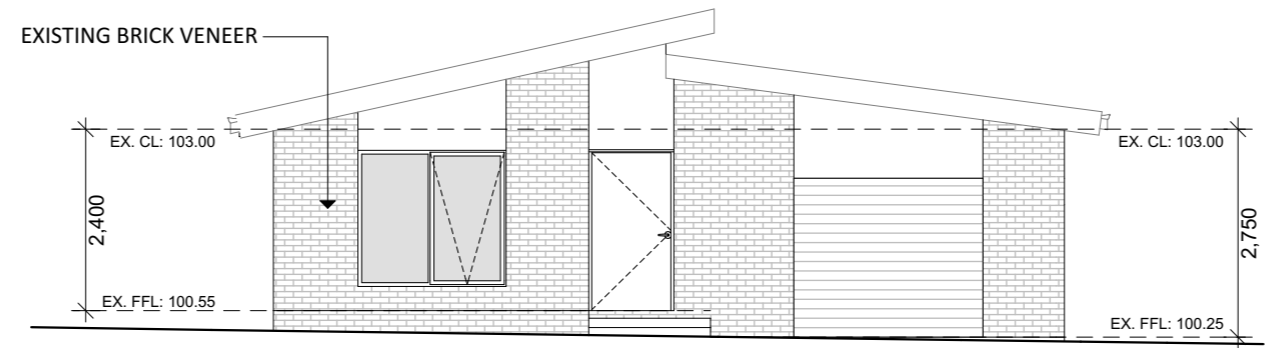
DATE
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SCALE
1:100@A3

REV	AMENDMENT	DATES

A.09
ELEVATIONS 01 -
EXISTING



3 - **South Elevation**



4 - **West Elevation**



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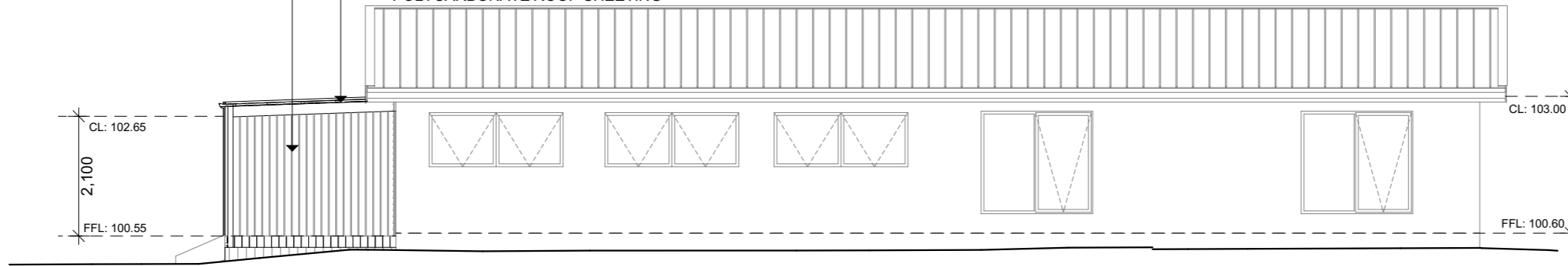
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REV	AMENDMENT	DATES

A.10
 ELEVATIONS 02-
 EXISTING

JAMES HARDIE® AXON CLADDING
COLOUR - MONUMENT.

COVERED DECK PERGOLA AT 2° PITCH
- 5-RIB LASERLITE® 2000,
POLYCARBONATE ROOF SHEETING

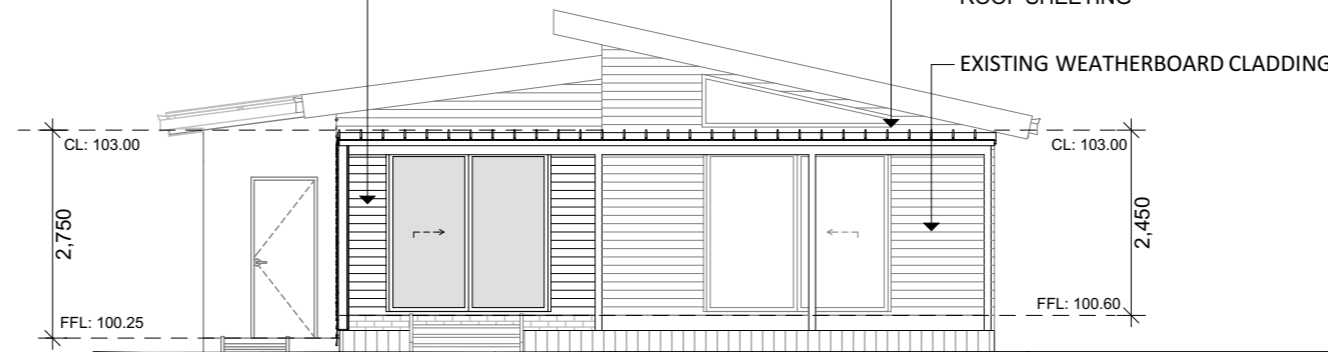


1
- North Elevation

MATCH EXISTING WEATHERBOARD

COVERED DECK PERGOLA AT 2° PITCH
- 5-RIB LASERLITE® 2000, POLYCARBONATE
ROOF SHEETING

EXISTING WEATHERBOARD CLADDING



2
- East Elevation



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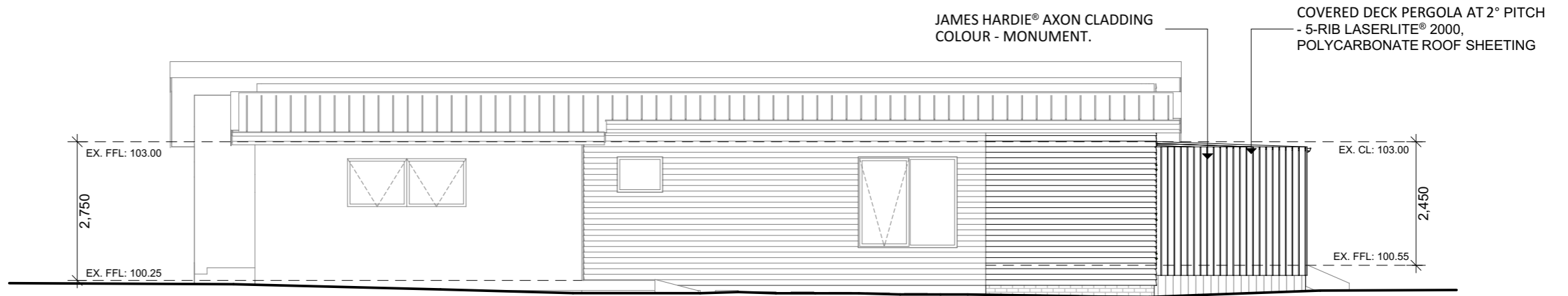
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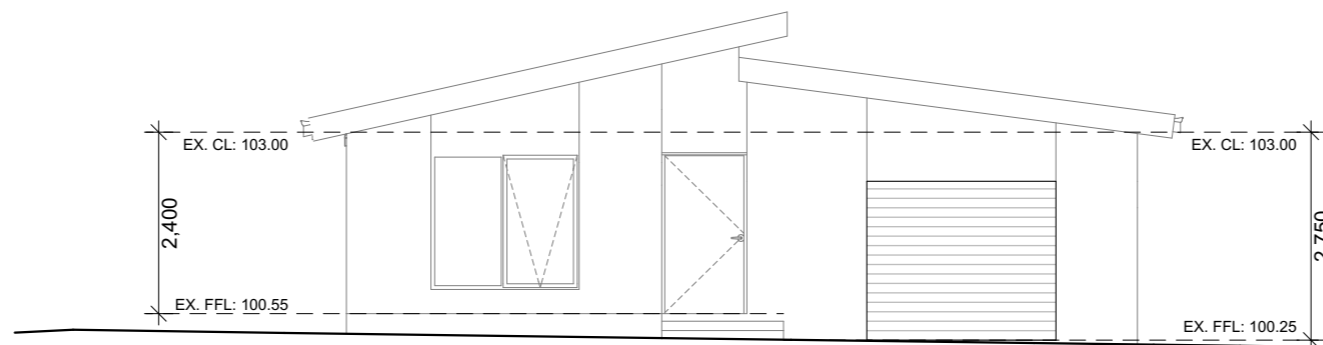
DATE
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SCALE
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REV	AMENDMENT	DATES

A.11
ELEVATIONS 01 -
PROPOSED



3
- **South Elevation**



4
- **West Elevation**
NO WORKS



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REV	AMENDMENT	DATES

A.12
ELEVATIONS 02 -
PROPOSED



DESIGN NOTE:
SPOTTED GUM TIMBER DECKING.

DESIGN NOTE:
COVERED DECK PERGOLA AT 5° PITCH
- 5-RIB LASERLITE® 2000, POLYCARBONATE
ROOF SHEETING.

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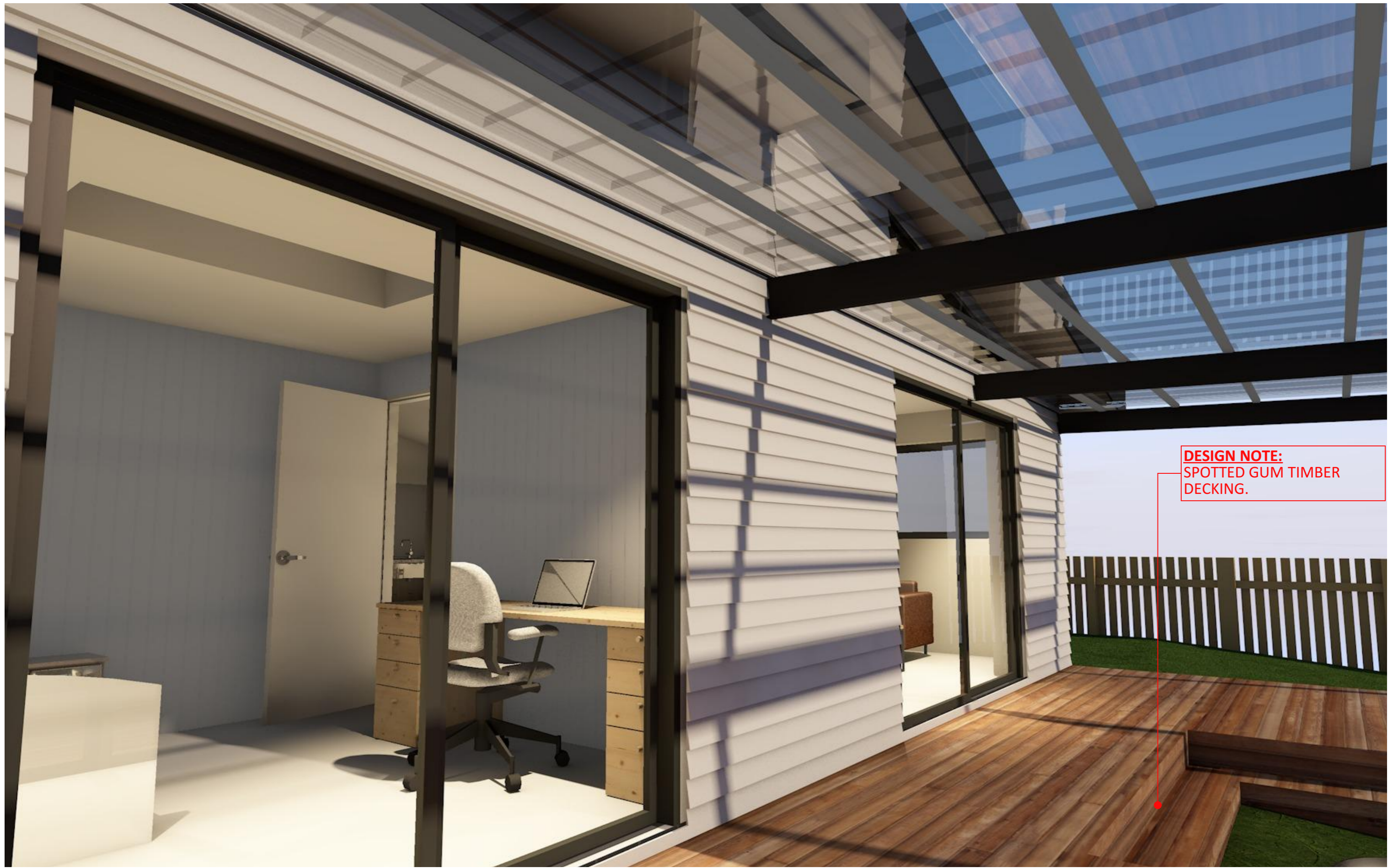
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REV	AMENDMENT	DATES

A.13
3D VISUALISATION 01



DESIGN NOTE:
SPOTTED GUM TIMBER
DECKING.

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REV	AMENDMENT	DATES

A.14
3D VISUALISATION 02