



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054021

PROPOSAL: Dwelling

LOCATION: 16 Beachview Court, Lauderdale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03 September 2025. 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 03 September 2025.

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.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

New Class 1a Dwelling

Location:

Address 16 Beachview Court

Suburb/Town Lauderdale

Postcode 7021

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of (if different from applicant)

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 a Council Officer, please give their name

Current Use of Site:

Empty Lot

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. Where the application is submitted under Section 43A, the owner's 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

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- 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 Council.

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

2. **ADDITIONAL DOCUMENTATION**

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 plan 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 188264	FOLIO 8
EDITION 1	DATE OF ISSUE 22-Jan-2025

SEARCH DATE : 25-Feb-2025

SEARCH TIME : 01.51 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 8 on Sealed Plan 188264
 Derivation : Part of 2000 Acres Loc. to Robert Mather
 Prior CT 186614/99

SCHEDULE 1

C558147 TRANSFER to GRAHAM ALEXANDER DICK Registered
 20-Dec-2004 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP188264 COVENANTS in Schedule of Easements
 SP188264 FENCING PROVISION in Schedule of Easements
 SP188264 SEWERAGE AND/OR DRAINAGE RESTRICTION
 SP186614 FENCING COVENANT in Schedule of Easements
 SP186614 SEWERAGE AND/OR DRAINAGE RESTRICTION
 E377173 AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 12-Apr-2024 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: GRAHAM ALEXANDER DICK	PLAN OF SURVEY	REGISTERED NUMBER SP188264
FOLIO REFERENCE: C.T. 186614 - 99		BY SURVEYOR: N. D. LEARY of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com
GRANTEE: PART OF 2000 ACRES LOCATED TO ROBERT MATHER	LOCATION: CITY OF CLARENCE	APPROVED EFFECTIVE FROM 22 JAN 2025 <i>Renay</i> Recorder of Titles
SCALE 1: 800 LENGTHS IN METRES		



Renay
Registered Land Surveyor
Date: 29-11-24

Clare Shea
Council Delegate
Date: 20.12.2024

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188264

PAGE 1 OF 3 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.

There are no easements of profits to benefit or burden the lots on the plan

COVENANT A

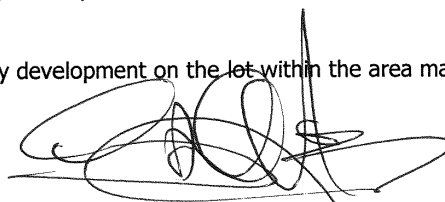
The owners of lot 14-19 on the plan each covenant with Clarence City Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Clarence City Council to observe the following stipulations-

- 1. Not to construct a habitable building on such lot except in accordance with the Bushfire Report and Hazard Management Plan prepared by North Barker Ecosystem Services dated 8 September 2022 (as may be amended from time to time)

COVENANTS B

The owners of lot 14-19 on the plan covenant with Clarence City Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Clarence City Council to observe the following stipulations-

- 2. In respect to lot 14 the owner must not carry out any development on the lot within the area marked Q-R-R1-Q1 on the plan
- 3. In respect to lot 15 the owner must not carry out any development on the lot within the area marked R-S-S1-R1 on the plan



(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: GA DICK FOLIO REF: 186614-99 SOLICITOR: PRAXIS LEGAL & CONVEYANCING	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 20 th December 2024 2024-048150 REF NO. C. Shea 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 3 PAGES</p>	<p>Registered Number</p> <p>SP. 188264</p>
<p>SUBDIVIDER: : GA DICK FOLIO REFERENCE: 186614-99</p>	

4. In respect to lot 16 the owner must not carry out any development on the lot within the area marked S-T-T1-S1 on the plan
5. In respect to lot 17 the owner must not carry out any development on the lot within the area marked T-U-U1-T1 on the plan
6. In respect to lot 18 the owner must not carry out any development on the lot within the area marked U-V-V1-U1 on the plan
7. In respect to lot 19 the owner must not carry out any development on the lot within the area marked V-W-W1-V1 on the plan

COVENANTS C

The owners of lots 5-8 & 14-19 on the plan covenant with the vendor and the owners for the time being of every other lot on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot on the plan to observe the following stipulations-

1. Not to erect or cause to be erected on such lot any building with outer walls of asbestos cement sheeting
2. Not, without the prior written consent of the vendor, to construct or cause to be constructed any walls of any building on such lot from any material except brick, stone, masonry block or similar material, rendered insulated concrete forms, timber, flat metal cladding or insulated board that are rendered, painted or pre-coloured
3. Not to erect or cause to be erected on such lot a dwelling without a minimum of one single car garage under the roof of the building
4. Not to erect or cause to be erected on such lot any dwelling, house, garage, carport or other building using a roofing material other than tiles or colorbond steel
5. Not, without the prior written consent of the vendor, to construct or-allow to be constructed on such lot a kit home, relocatable or removable dwelling or similar structure
6. Not to park or permit to be parked on such lot a caravan or similar vehicle for use as a permanent or semi-permanent residential accommodation
7. Not to erect or place or cause to be erected on such lot a shipping container or other temporary building structure other than a shed or workshop that is used for the purpose of, in conjunction with, and during the construction of, a permanent building or buildings on such lot
8. Not to use the main building erected on such lot for any purpose other than a private residential house

GA Dick: 

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP. 188264
SUBDIVIDER: : GA DICK FOLIO REFERENCE: 186614-99	

9. Not to erect or place or permit to be erected or remain on such lot any hoarding or advertising sign, except other than a notice or advertisement in the usual format for the sale or letting of the lot or the building thereon
10. Not to erect on such lot a residential building or buildings of a size less than 125m² inclusive of any attached garage
11. Not to erect or cause to be erected on such lot a fence or similar structure in any material other than timber or Colorbond steel "Monument" colour, or its replacement colour
12. Not to paint or cause to be painted any fence or similar structure on such lot in any colour other than Colorbond steel "Monument," or its replacement colour

The Vendor reserves the right to sell any lot on the Plan free and exempt from any one or more of the covenants set forth in relation to any lot shown on the Plan and/or to waive modify alter or extinguish any one or more of the covenants set forth above as to any lot not transferred. The exercise of this right by the Vendor in relation to any lot shall not release the owner of any other lot from any other covenants imposed upon such lot or give the owner of any lot any right of action against the Vendor or any person or persons.

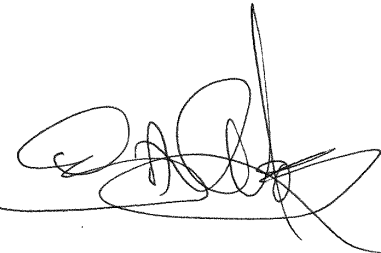
FENCING PROVISION

In respect to the lots on the plan the vendor (Graham Alexander Dick) shall not be required to fence

Signed by GRAHAM ALEXANDER DICK being the registered proprietor of Folio 186614-99 in the presence of-

Witness signature: 

Print Full Name: *Justin Un*
 Postal Address: *153 Macquarie Street,
 Hobart TAS 7000*

) 
)
)

OD

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P I N N A C L E

PINNACLE



Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

16 Beachview Court, Lauderdale

Owner(s) or Clients	Jarrold Harper & Georgia Fox	Title Reference	188264/8
Building Classification	1a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	506m ²
Total Floor Area (Combined)	208.13m ² Deck 37.72m ²	Design Wind Speed	N2
		Soil Classification	P
Alpine Area	TBA	Climate Zone	7
Other Hazards	Medium coastal inundation band, bushfire-prone area	Corrosion Environment	Medium
		Bushfire Attack Level (BAL)	TBA










(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)

Changes List

Issue	Description of change	Date	Designer
DA - 02	Steps added from Garage to ground floor, switched stair direction, added screen to upper storey deck, section added	04.08.2025	JD

ID	Sheet Name	Issue
A.01	Site Plan	DA - 02
A.02	Floor Plan - Lower	DA - 02
A.03	Floor Plan - Upper	DA - 02
A.04	Elevations	DA - 02
A.05	Elevations	DA - 02
A.06	Section	DA - 02

Legend

-  - Electrical Connection
-  - Electrical Turret
-  - Sewer Connection
-  - Stormwater Connection
-  - Telstra Connection
-  - Telstra Pit
-  - Water Meter
-  - Water Stop Valve
-  - Fire Hydrant

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
 - (i) 25mm over the first 1m from the building
 - (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
 - (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
 - (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than
 - (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
 - (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or
 - (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with-
 - (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

Survey Notes from Surveyor

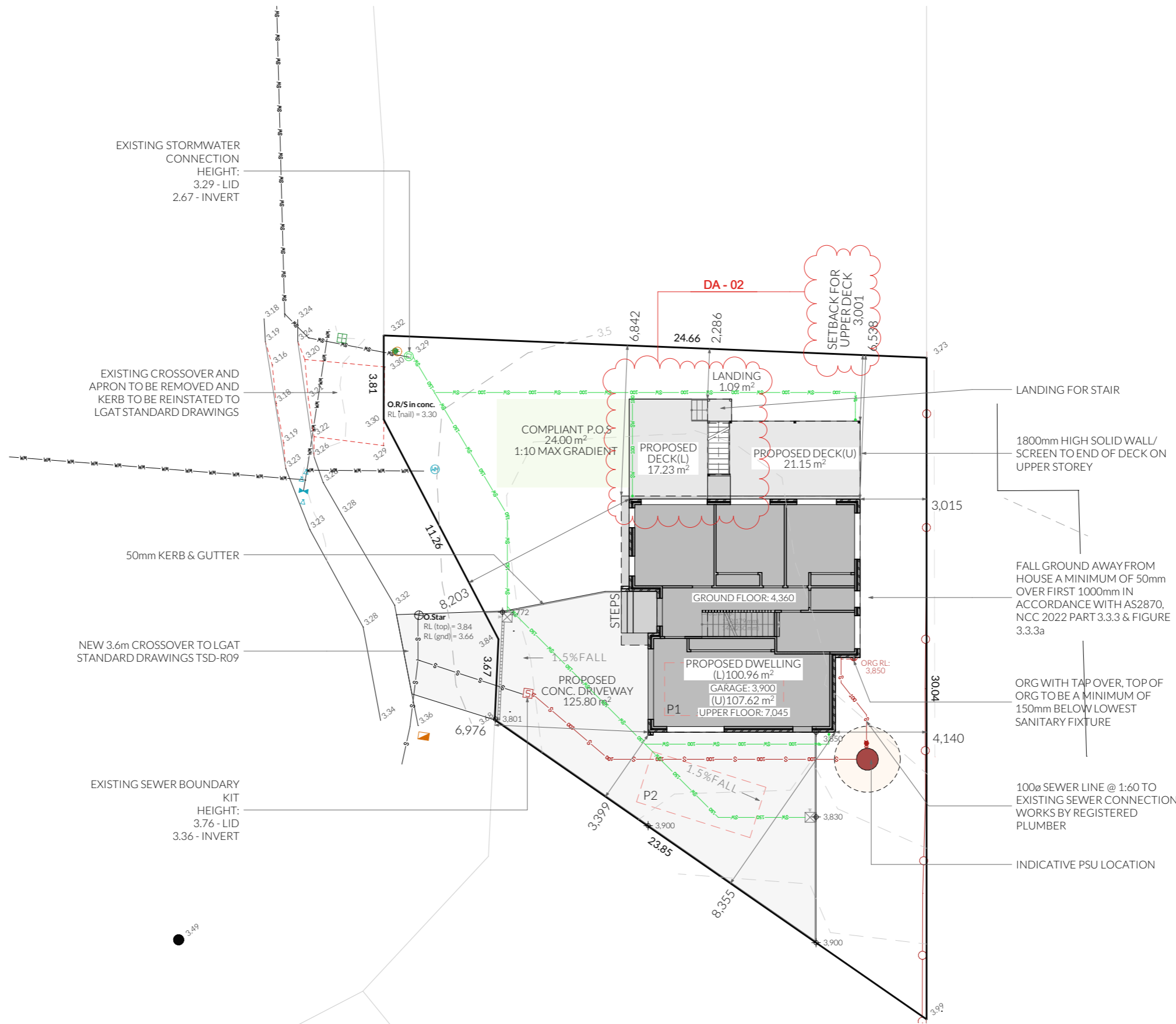
This plan and associated digital model is prepared for pinnacle drafting from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.




The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Services denoted as being "per as-constructed" have been imported from existing as-constructed drawings from this subdivision. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

If subsequent design is intended for construction setout, future surveying setout costs are increased if the digital data provided is rotated, scaled or moved.

This note forms an integral part of the plan/data. Any reproduction of this plan/model without this note attached will render the information shown invalid.



-  Access Panel
-  Articulation Joint
-  Smoke Alarm

-  - BATTS TO WALL
-  - SOUND INSULATION

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

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

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

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

For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces 10.3.1 of NCC 2022

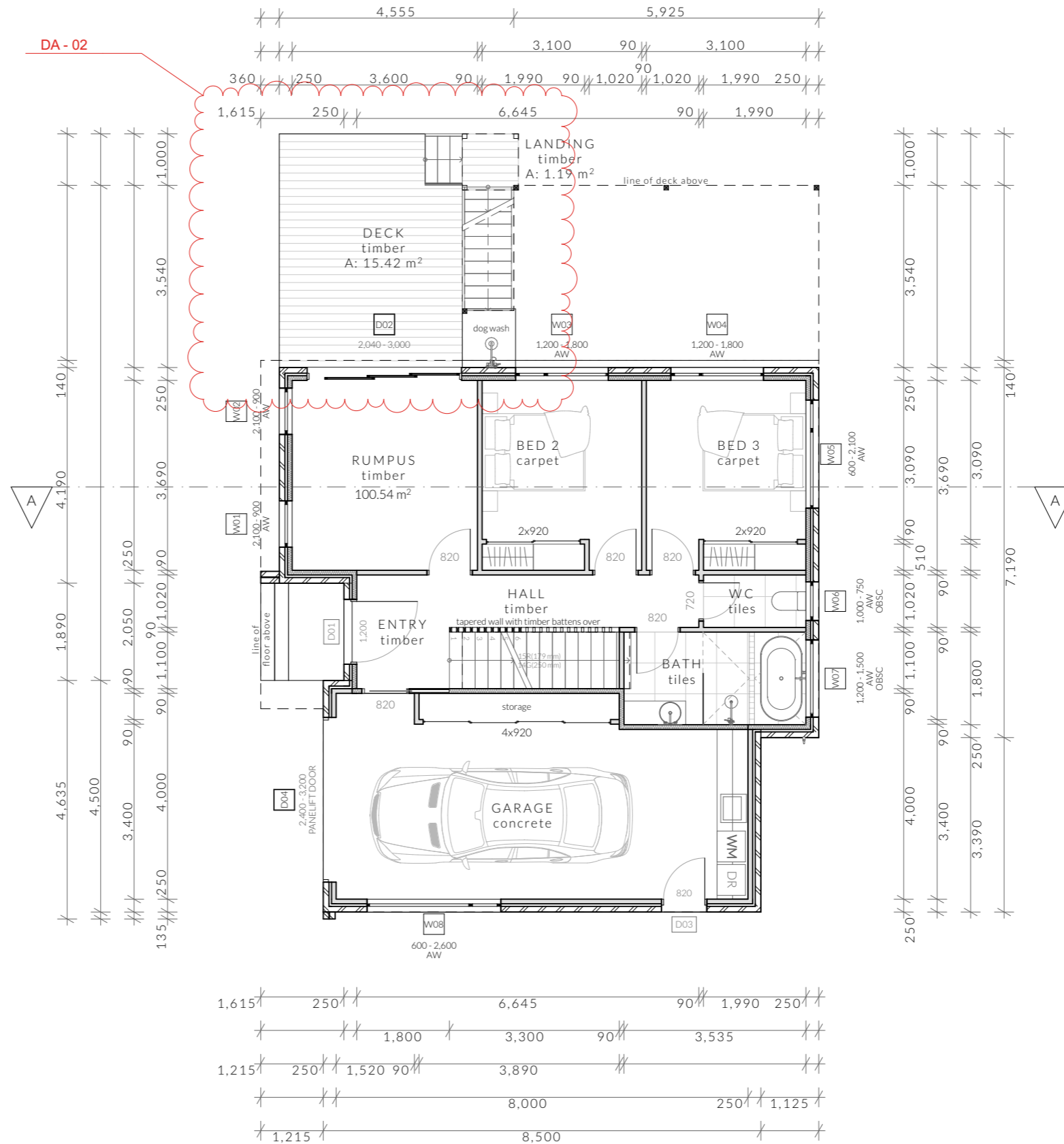
Heights of rooms and other spaces must not be less than;

- (a) in a *habitable room* excluding a kitchen - 2.4 m; and
- (b) in a kitchen - 2.1 m; and
- (c) in a corridor, passageway or the like - 2.1 m; and
- (d) in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
- (e) in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
- (f) in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.


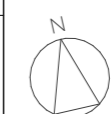

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.




Floor Areas

Lower Floor	100.54m ²
Upper Floor	107.59m ²
Total Floor Area	208.13m²
Deck	37.72m ²



NOT FOR CONSTRUCTION

	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Floor Plan - Lower Revision: DA - 02 Approved by: JD	Scale: 1:100 @ A3 Pg. No: A.02	Proposal: New Dwelling Client: Jarrod Harper & Georgia Fox Address: 16 Beachview Court, Lauderdale	Date: 13/06/2025 Drawn by: JD Job No: Pinn 026-2025 Engineer: TBA Building Surveyor: TBA	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Issue</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Designer</th> </tr> <tr> <td>DA-02</td> <td>04.08.2025</td> <td>JD</td> </tr> </table>	Issue	Date	Designer	DA-02	04.08.2025	JD		These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.	
	Issue	Date	Designer												
DA-02	04.08.2025	JD													
NOTE: Refer to cover page for further details on changes.															

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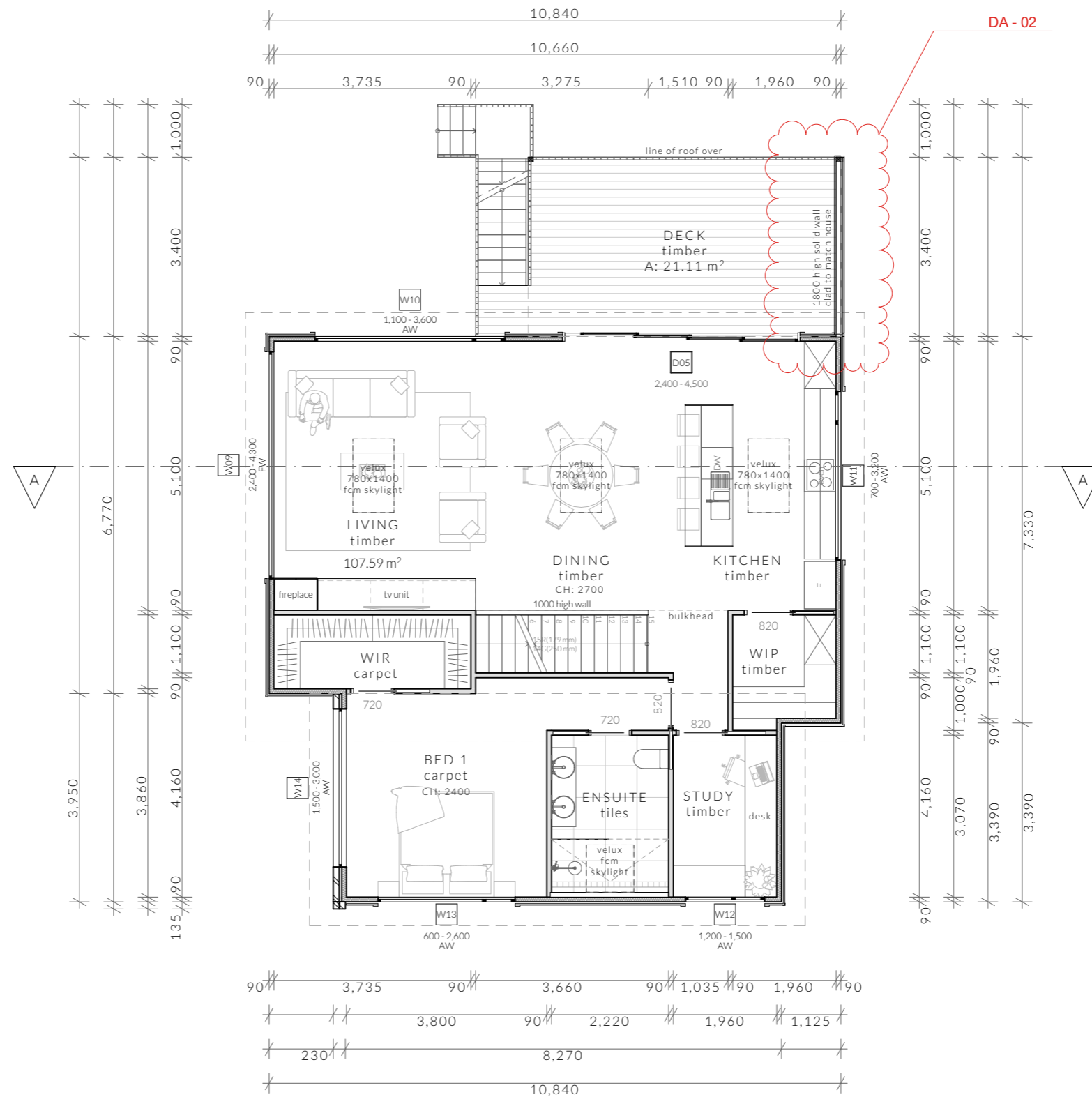
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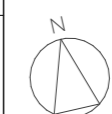

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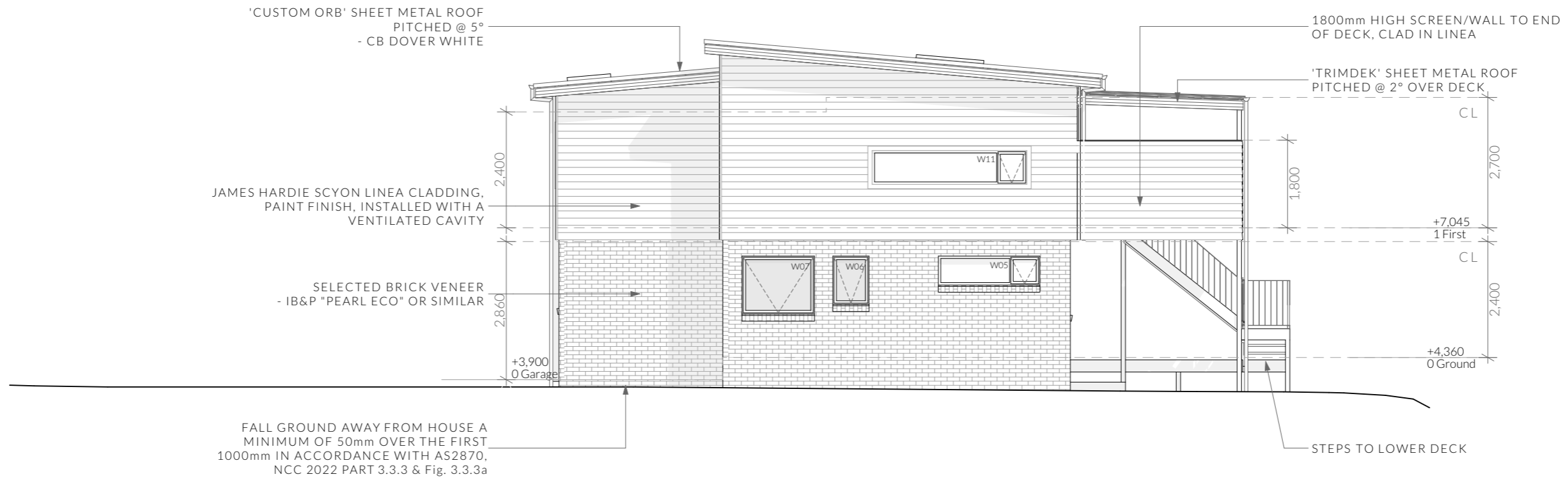
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Deck	37.72m ²



NOT FOR CONSTRUCTION

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East Elevation

1:100



North Elevation

1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

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

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,

Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2

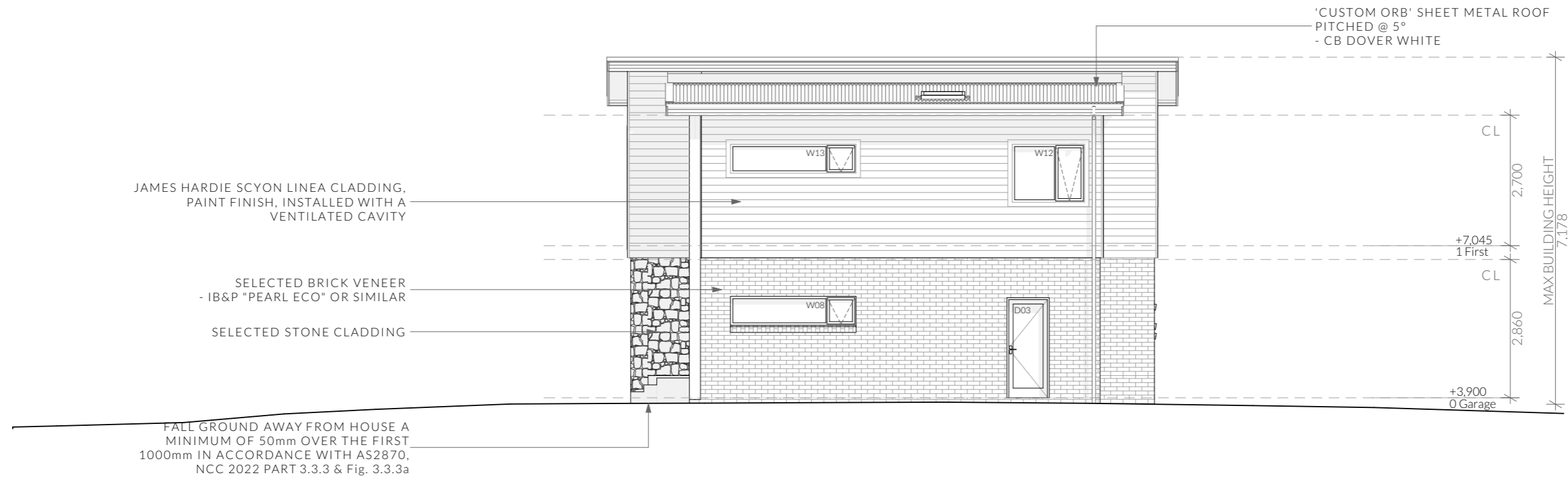
Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

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

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South Elevation

1:100



West Elevation

1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

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

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,

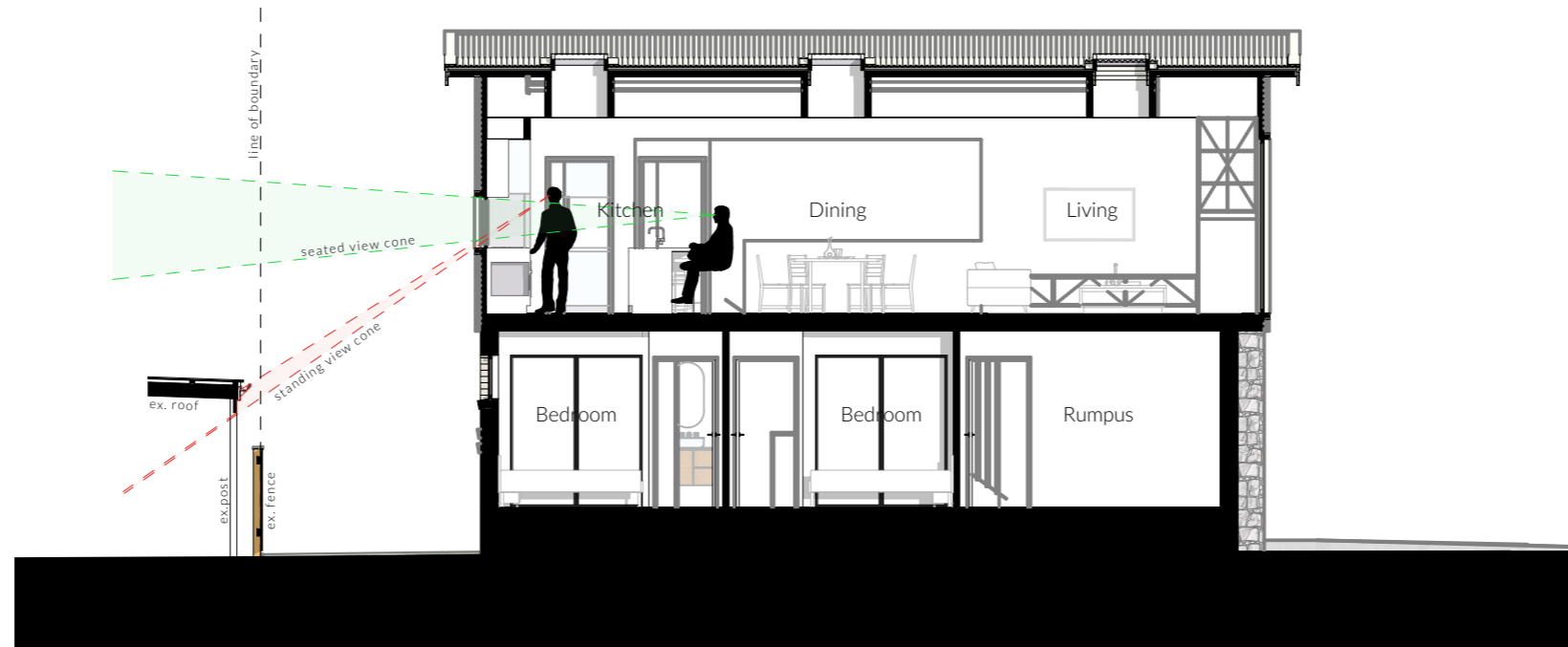
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2

Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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Section A - A

1:100



Neighbouring Dwelling

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This Message Is From an External Sender

This message came from outside your organization.

Hi Rachael,

Please see attached amended plans and revised responses to address the RFI items outlined below:

General Residential Zone

8.4.6 Privacy for all dwellings

- *Please provide additional information showing how the deck satisfies the Acceptable Solution 8.4.6 A1(b) or address the corresponding Performance Criteria. Alternatively, please amend the deck to meet the Acceptable Solution by providing a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%.*

Response:

Refer to the amended elevations, which show the addition of a new 1800mm high solid wall on the eastern side of the upper-level deck in lieu of standard balustrade. This wall provides full visual screening, ensuring that there are no sightlines into the adjacent property and thereby protecting residential privacy as per the requirements.

- **Request:**

Please provide additional information showing how the kitchen window satisfies the Acceptable Solution 8.4.6 A2(b)(i) or address the corresponding Performance Criteria.

Response:

Refer to the new section and accompanying photo of the neighbouring dwelling. Due to the low sill height (at bench level) and the shallow head height of the kitchen window, combined with the depth of the benchtop and the existing roof structure over the neighbours private open space, any view toward the neighbouring property is significantly obstructed. Additionally, a view line analysis from the perspective of a seated occupant at the island bench demonstrates that there are no direct or intrusive views into the neighbours property. The design ensures that reasonable privacy is maintained for the neighbouring dwelling in accordance with the intent of the Performance Criteria.

Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

- **Request:**

Please show two compliant car parking spaces to address the Acceptable Solution for Clause C2.5.1. Alternatively, please address the corresponding Performance Criteria.

Response:

Refer to the amended site plan which clearly demonstrates two compliant car parking spaces.

C2.6.1 Construction of parking areas

- **Request:**

Please show the driveway drainage to address the Acceptable Solution for Clause C2.6.1. Alternatively, please address the corresponding Performance Criteria.

Response:

The amended site plan now includes a stormwater design.

C2.6.2 Design and layout of parking areas

- **Request:**

Please show the driveway and parking gradients to address the Acceptable Solution for Clause C2.6.2. Alternatively, please address the corresponding Performance Criteria.

Response:

Refer to the updated site plan which includes spot levels and gradient annotations for both the driveway and car parking spaces.

Let me know if you require anything further.

Kind Regards,

P I N N A C L E