



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058582

PROPOSAL: Dwelling

LOCATION: 18 Norfolk Drive, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 01/04/2026 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 01/04/2026 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 01/04/2026 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: **Dwelling**

Location: 18 Norfolk Drive, Howrah (with access over 20 Norfolk Drive, Howrah)

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:

N/A

Current use of site: **Vacant**

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.
-

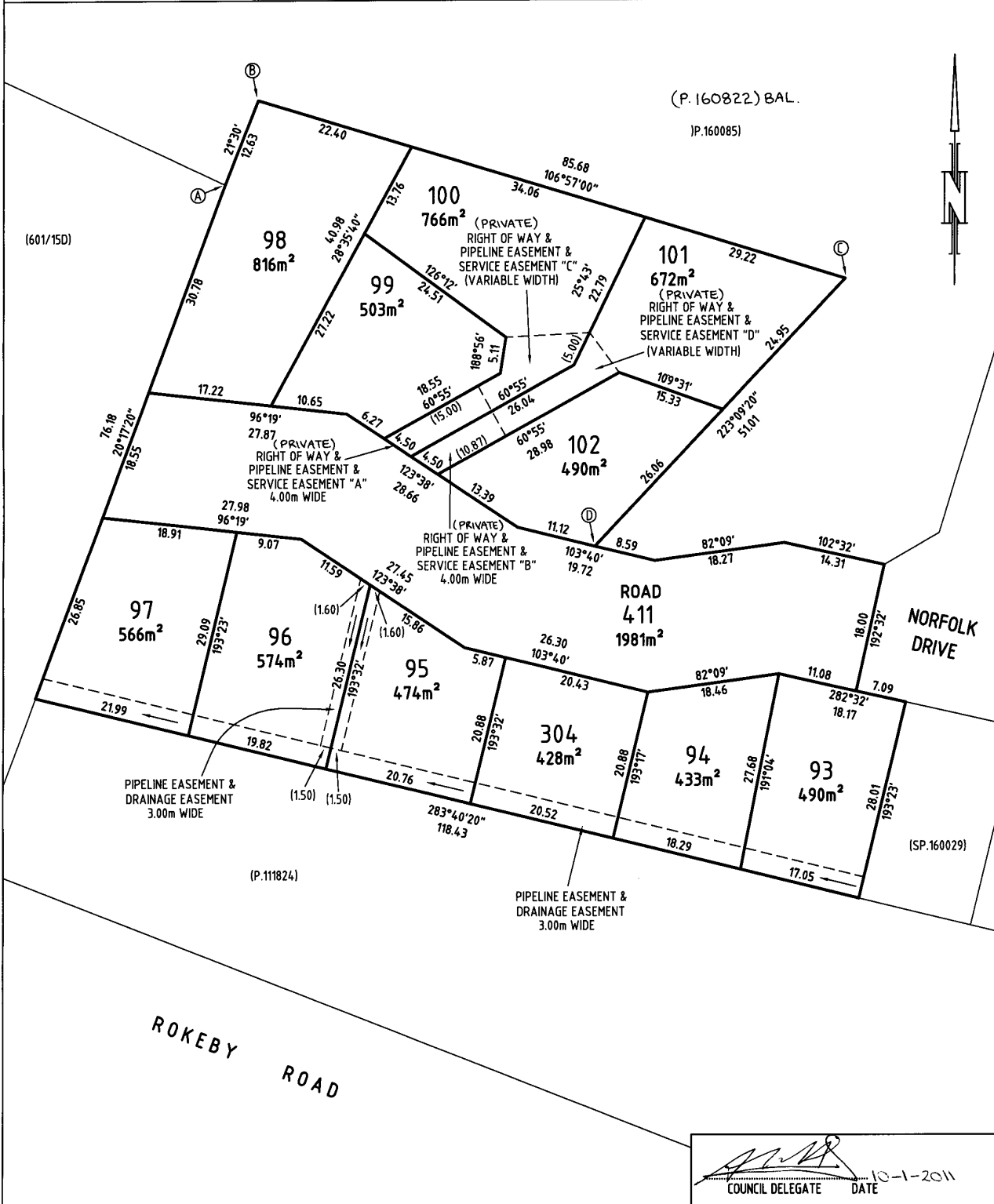


- Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that 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.



<p>OWNER LYNMORE HOLDINGS PTY LTD</p> <p>FOLIO REFERENCE C.T.160085/1</p> <p>GRANTEE: PART OF 390 ACRES GTD TO WILLIAM STANLEY SHARLAND, WILLIAM TARLETON & WILLIAM LOVETT</p>	<p>PLAN OF SURVEY BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON & BIRCH SURVEYORS UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796</p> <p>LOCATION CITY OF CLARENCE</p> <p>SCALE 1: 500 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP160821</p> <p>APPROVED EFFECTIVE FROM 22 FEB 2011 <i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 107 (5225-54)</p>	<p>LAST UPI No. HRU08</p>	<p>LAST PLAN No. P.160085</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>



[Signature]
 COUNCIL DELEGATE DATE 10-1-2011

SEARCH OF TORRENS TITLE

VOLUME 160821	FOLIO 101
EDITION 6	DATE OF ISSUE 08-June-2024

SEARCH DATE : 25-Feb-2026

SEARCH TIME : 10.59 am

DESCRIPTION OF LAND

City of CLARENCE
 Lot 101 on Sealed Plan [160821](#)
 Derivation : Part of 390 Acres Gtd to William Stanley Sharland,
 William Tarleton and William Lovett
 Prior CT [160085/1](#)

SCHEDULE 1

[N191377](#) TRANSFER to MARK CHRISTOPHER ALEXANDER Registered
 08-June-2024 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP160821](#) EASEMENTS in Schedule of Easements
[SP160821](#) COVENANTS in Schedule of Easements
[SP160821](#) FENCING PROVISION in Schedule of Easements
[C996315](#) AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 22-Feb-2011 at noon

UNREGISTERED DEALINGS AND NOTATIONS

[E447342](#) MORTGAGE to Westpac Banking Corporation Lodged by
 DOBSON MITCHELL on 12-Jan-2026 BP: [E447342](#)

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 160821

PAGE 1 OF 8 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.

Lots 93 to 97 inclusive and Lot 304 ^{on the plan} are subject to a right of drainage over the PIPELINE EASEMENT & DRAINAGE EASEMENT 3.00m WIDE passing through those lots appurtenant to the land contained in Folio of the Register Volume 160029 Folio 92.

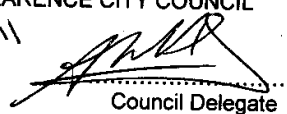
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Lot 99 is together with a right of carriageway and a Service Easement (as defined) over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "A" 4.00m WIDE shown on the plan. (Private)

Lot 100 is subject to a right of carriage way and a Service Easement (as defined) appurtenant to lots 99, 101 and 102 over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "A" 4.00m WIDE shown on the plan. (Private)

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: LYNMORE HOLDINGS P/L FOLIO REF: 160085/1 SOLICITOR & REFERENCE: PAGE SEAGER (D.Shelley)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 10-1-2011 SD-2007/39 REF NO.
 Council Delegate	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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SP 160821

Lot 100 is subject to a Pipeline Easement (as defined) in gross in favour of the Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "A" 4.00m WIDE shown on the plan. (Private)

Lot 100 is subject to a right of carriage way and a Service Easement (as defined) appurtenant to lot 101 over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "C" (VARIABLE WIDTH) shown on the plan. (Private)

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(Private)
Lot 100 is together with a right of carriageway and a Service Easement (as defined) over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "B" 4.00m WIDE and RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "D" (VARIABLE WIDTH) shown on the plan.

(Private)
Lot 101 is together with a right of carriageway and a Service Easement (as defined) over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "A" 4.00m WIDE and RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "C" (VARIABLE WIDTH) shown on the plan. (Private)

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Lot 101 is subject to right of carriage way and a Service Easement (as defined) appurtenant to lots 100 over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "D" (VARIABLE WIDTH) shown on the plan. (Private)

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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Lot 101 is subject to a Pipeline Easement (as defined) in gross in favour of the Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "D" (VARIABLE WIDTH) shown on the plan. ^(Private)

Lot 102 is together with a ^(Private) right of carriageway and a Service Easement (as defined) over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "A" 4.00m WIDE and RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "B" 4.00 WIDE shown on the plan. ^(Private)

Lot 99 on the plan is together with a right of carriageway & a Service Easement (as defined) over the land marked RIGHT OF WAY & (PRIVATE) & PIPEINE EASEMENT & SERVICE EASEMENT "B" 4.00m WIDE shown on the plan.

Covenants

The owners of the lots on the plan each covenant with the Vendor and the owners for the time being of every other lot on the plan and the Balance 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 (and with the Balance) to observe the following stipulations-

1. Not without the prior written consent of the Vendor to construct, or allow to be constructed, any kit home, relocatable dwelling or weatherboard dwelling on such lot.
2. Not without the prior written consent of the Vendor to construct, or allow to be constructed, on any such lot which has an area greater than 550 square metres, a dwelling with a liveable floor area of less than 150 square metres, (which area shall not include patios, verandas and carports), except if the dwelling is one of a greater number of multiple dwellings on that lot.
3. Not without the prior written consent of the Vendor to construct, or allow to be constructed, on any such lot, a dwelling which may be used other than as other than a single dwelling.
4. Not without the prior written consent of the Vendor to construct or allow to be constructed, any walls of any residential building on such lot from any material except brick, finished rendered surface or masonry without the prior written consent of the Vendor, PROVIDED THAT the use of timber, non-brick or non-masonry materials not exceeding thirty percent (30%) of the total external wall area is permitted.
5. Not without the prior written consent of the Vendor to construct, or allow to be constructed, any dwelling on such lot unless there is a lockable skip of at least 3m³ capacity placed on such lot during the construction of the dwelling for all rubbish and discarded materials.

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6. Not without the prior written consent of the Vendor,
 - a. to use or allow such lot to be used for any public housing or public rental project or public assistance program;
 - b. to use or allow such lot to be occupied on any basis which involves any state or federal government rental assistance, rental benefit or rental relief; and
 - c. to use or allow such lot to be occupied on any basis where the owner of such lot does not have the absolute right (subject to the rights of any mortgagee) to determine to whom such lot may be leased or licensed.
7. Not, without the prior written consent of the Vendor, to construct, or allow to be constructed, a driveway containing bitumen.

The owners of lots 98, 100, 101 and 102 on the plan each covenant with the Vendor and the owners for the time being of every other lot on the plan and the Balance 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 (and with the Balance) to observe the following stipulations-

1. Not, without the prior written consent of the Vendor, to construct a fence on the boundaries of lots 98, 100, 101 and 102 (marked A-B-C-D on the plan) other than:
 - a. of a height of 1.8 metres; and
 - b. constructed of vertical timber palings ; and
 - c. of such design and materials as approved by the Vendor and Clarence City Council.

Fencing provision

Except for fencing of public open space lots, in respect of the lots on the plan the Vendor shall not be required to fence.

Definitions:

In this Schedule of Easements, the following words are defined:

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Balance means the balance of the land remaining in Folio of the Register Volume 160085 Folio 1 at the date of acceptance of this Schedule of Easements after excepting out Lots 93 – 102 inclusive 304 and 411 on the plan.

Service Easement means the full and free right and liberty for the owner of the dominant tenement and its employees, agents and contractors to enter upon the servient land to:

- (a) install, inspect, maintain, repair, replace and amend the following infrastructure:
 - (i) water, stormwater and sewer pipes, valves and fittings,
 - (ii) electrical power lines, wires, cables and other conducting media of such size and number as from time to time may be required;
 - (iii) gas pipes, valves and fittings;**(Infrastructure)** in or on the servient land; and
- (b) run and pass gas, sewerage and water through such pipes, valves and fittings as appropriate;
- (c) cause or permit electrical energy or light (as appropriate) to flow or be transmitted through and along the lines, wires, cables and other conducting media;
- (d) at all times to enter into and upon the servient land or any part of the servient land and bring upon the servient land such material, machinery and other things as it considers fit and proper to inspect the condition of the Infrastructure and to maintain, repair, replace and amend the Infrastructure

PROVIDED HOWEVER that any damage occasioned by the owner of the dominant tenement will be made good.

Pipeline Easement means the full right and liberty for the Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited (**Southern Water**) at all times to:

- a) enter upon the land marked as PIPELINE EASEMENT on the plan (**Pipeline Easement Land**) with employees, contractors, agents and all other persons duly authorised by it and with machinery, vehicles, plant and equipment; and
- b) open, break up and excavate the Pipeline Easement Land to lay and maintain on or in the Pipeline Easement Land, sewer pipes, water pipes, valves and fittings for any purposes Southern Water may deem necessary; and

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- c) run and pass sewerage and water through and along the same and from time to time to inspect, cleanse, repair and maintain the same and when and where necessary to lay new pipes, valves and fittings in substitution for and in addition to any other pipes, valves and fittings; and
- d) do all necessary works in connection with such activities or as may be authorised by any legislation:-
 - i) without doing unnecessary damage to the Pipeline Easement Land; and
 - ii) leaving the Pipeline Easement Land in a clean and tidy condition.

PROVIDED ALWAYS THAT:

- e) The owner and its successors and assigns (**Owner**) must not without the written consent of Southern Water first had and obtained and only in compliance with the conditions which form the consent (if any):-
 - i) alter or permit to be altered the ground level of the Pipeline Easement Land;
 - ii) erect or permit to be erected any building, structure, pipeline, paving, tree, shrub or other object on or in the Pipeline Easement Land;
 - iii) remove any soil, rock or other matter that supports, protects or covers any works of Southern Water on or in the Pipeline Easement Land;
 - iv) do or permit to be done any manner of thing which shall damage or contribute to damage or be likely to cause or contribute to damage to the sewer pipes, water pipes, valves and fittings laid now or later or constructed in or on the Pipeline Easement Land; or
 - v) in any way prevent or interfere with the proper exercise and benefit of this easement by the Southern Water or its employees, contractors, agents and all other persons duly authorised by it.

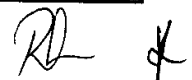
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- f) Southern Water is not required to fence any part of the Pipeline Easement Land.
- g) The Owner shall be at liberty to erect any fence across the Pipeline Easement Land wherever it may reasonably require the same provided that:
 - i) Southern Water shall be at liberty to provide in such a fence a gate suitable to its purposes; and
 - ii) the Owner shall provide Southern Water with a key to any lock which would prevent the opening of any gate so provided.
- h) In the event that the Owner causes damage to any sewerage or water pipes, valves or fittings laid, maintained or substituted by Southern Water such that Southern Water is required to repair such damage, the Owner shall be liable for the actual costs of the repair of the water pipes, valves and fittings so damaged.
- i) Southern Water shall be at liberty without forfeiting any right of action, damages or otherwise against the Owner to reinstate any alteration to the ground level and to remove from the Pipeline Easement Land any building, structure, pipeline, paving, tree, shrub or other object or replace ant soil, rock or other matter that supported, protected or covered by works of Southern Water on or in the Pipeline Easement Land which contravenes the provisions of this easement and shall not be required to replace or remove the same.
- j) Southern Water with employees, contractors, agents and all other persons duly authorised by it and with machinery, vehicles, plant and equipment shall be at liberty to access and enter upon the Pipeline Easement Land for the purposes of this Easement, such access to be from the road frontage or from any gate.
- k) Southern Water shall be permitted to access the Pipeline Easement Land from the adjoining land of the Owner provided that in doing so no damage or inconvenience is caused.

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- i) The Owner shall not place any obstruction which would prevent access to the Pipeline Easement Land.

Vendor means Lynmore Holdings Pty Ltd (ACN 061 015 129).

Executed by the registered proprietor of folio)
of the register Volume 160085 Folio 1,)
LYNMORE HOLDINGS PTY LTD in)
accordance with section 127 of the Corporations Act)
2001 by being signed by two directors-)



Director: *[Signature]*

Director: *[Signature]*

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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 160821

PAGE 1 OF 8 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
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The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 93 to 97 inclusive and Lot 304 ^{on the plan} are subject to a right of drainage over the PIPELINE EASEMENT & DRAINAGE EASEMENT 3.00m WIDE passing through those lots appurtenant to the land contained in Folio of the Register Volume 160029 Folio 92.

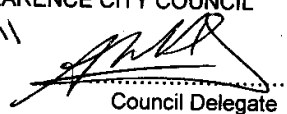
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Lot 99 is together with a right of carriageway and a Service Easement (as defined) over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "A" 4.00m WIDE shown on the plan. (Private)

Lot 100 is subject to a right of carriage way and a Service Easement (as defined) appurtenant to lots 99, 101 and 102 over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "A" 4.00m WIDE shown on the plan. (Private)

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: LYNMORE HOLDINGS P/L FOLIO REF: 160085/1 SOLICITOR & REFERENCE: PAGE SEAGER (D.Shelley)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 10-1-2011 SD-2007/39 REF NO.
 Council Delegate	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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Lot 101 is subject to a Pipeline Easement (as defined) in gross in favour of the Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "B" 4.00m WIDE shown on the plan. (Private)

Lot 101 is subject to right of carriage way and a Service Easement (as defined) appurtenant to lots 100 over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "D" (VARIABLE WIDTH) shown on the plan. (Private)

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.

RL

SP160821

Lot 101 is subject to a Pipeline Easement (as defined) in gross in favour of the Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "D" (VARIABLE WIDTH) shown on the plan. ^(Private)

Lot 102 is together with a ^(Private) right of carriageway and a Service Easement (as defined) over the land marked RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "A" 4.00m WIDE and RIGHT OF WAY & PIPELINE EASEMENT & SERVICE EASEMENT "B" 4.00 WIDE shown on the plan. ^(Private)

Lot 99 on the plan is together with a right of carriageway & a Service Easement (as defined) over the land marked RIGHT OF WAY & (PRIVATE) & PIPEINE EASEMENT & SERVICE EASEMENT "B" 4.00m WIDE shown on the plan.

Covenants

The owners of the lots on the plan each covenant with the Vendor and the owners for the time being of every other lot on the plan and the Balance 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 (and with the Balance) to observe the following stipulations-

1. Not without the prior written consent of the Vendor to construct, or allow to be constructed, any kit home, relocatable dwelling or weatherboard dwelling on such lot.
2. Not without the prior written consent of the Vendor to construct, or allow to be constructed, on any such lot which has an area greater than 550 square metres, a dwelling with a liveable floor area of less than 150 square metres, (which area shall not include patios, verandas and carports), except if the dwelling is one of a greater number of multiple dwellings on that lot.
3. Not without the prior written consent of the Vendor to construct, or allow to be constructed, on any such lot, a dwelling which may be used other than as other than a single dwelling.
4. Not without the prior written consent of the Vendor to construct or allow to be constructed, any walls of any residential building on such lot from any material except brick, finished rendered surface or masonry without the prior written consent of the Vendor, PROVIDED THAT the use of timber, non-brick or non-masonry materials not exceeding thirty percent (30%) of the total external wall area is permitted.
5. Not without the prior written consent of the Vendor to construct, or allow to be constructed, any dwelling on such lot unless there is a lockable skip of at least 3m³ capacity placed on such lot during the construction of the dwelling for all rubbish and discarded materials.

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RL K

SP160821

6. Not without the prior written consent of the Vendor,
 - a. to use or allow such lot to be used for any public housing or public rental project or public assistance program;
 - b. to use or allow such lot to be occupied on any basis which involves any state or federal government rental assistance, rental benefit or rental relief; and
 - c. to use or allow such lot to be occupied on any basis where the owner of such lot does not have the absolute right (subject to the rights of any mortgagee) to determine to whom such lot may be leased or licensed.
7. Not, without the prior written consent of the Vendor, to construct, or allow to be constructed, a driveway containing bitumen.

The owners of lots 98, 100, 101 and 102 on the plan each covenant with the Vendor and the owners for the time being of every other lot on the plan and the Balance 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 (and with the Balance) to observe the following stipulations-

1. Not, without the prior written consent of the Vendor, to construct a fence on the boundaries of lots 98, 100, 101 and 102 (marked A-B-C-D on the plan) other than:
 - a. of a height of 1.8 metres; and
 - b. constructed of vertical timber palings ; and
 - c. of such design and materials as approved by the Vendor and Clarence City Council.

Fencing provision

Except for fencing of public open space lots, in respect of the lots on the plan the Vendor shall not be required to fence.

Definitions:

In this Schedule of Easements, the following words are defined:

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RL K

SP160821

Balance means the balance of the land remaining in Folio of the Register Volume 160085 Folio 1 at the date of acceptance of this Schedule of Easements after excepting out Lots 93 – 102 inclusive 304 and 411 on the plan.

Service Easement means the full and free right and liberty for the owner of the dominant tenement and its employees, agents and contractors to enter upon the servient land to:

- (a) install, inspect, maintain, repair, replace and amend the following infrastructure:
 - (i) water, stormwater and sewer pipes, valves and fittings,
 - (ii) electrical power lines, wires, cables and other conducting media of such size and number as from time to time may be required;
 - (iii) gas pipes, valves and fittings;**(Infrastructure)** in or on the servient land; and
- (b) run and pass gas, sewerage and water through such pipes, valves and fittings as appropriate;
- (c) cause or permit electrical energy or light (as appropriate) to flow or be transmitted through and along the lines, wires, cables and other conducting media;
- (d) at all times to enter into and upon the servient land or any part of the servient land and bring upon the servient land such material, machinery and other things as it considers fit and proper to inspect the condition of the Infrastructure and to maintain, repair, replace and amend the Infrastructure

PROVIDED HOWEVER that any damage occasioned by the owner of the dominant tenement will be made good.

Pipeline Easement means the full right and liberty for the Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited (**Southern Water**) at all times to:

- a) enter upon the land marked as PIPELINE EASEMENT on the plan (**Pipeline Easement Land**) with employees, contractors, agents and all other persons duly authorised by it and with machinery, vehicles, plant and equipment; and
- b) open, break up and excavate the Pipeline Easement Land to lay and maintain on or in the Pipeline Easement Land, sewer pipes, water pipes, valves and fittings for any purposes Southern Water may deem necessary; and

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RL H

SP160821

- c) run and pass sewerage and water through and along the same and from time to time to inspect, cleanse, repair and maintain the same and when and where necessary to lay new pipes, valves and fittings in substitution for and in addition to any other pipes, valves and fittings; and
- d) do all necessary works in connection with such activities or as may be authorised by any legislation:-
 - i) without doing unnecessary damage to the Pipeline Easement Land; and
 - ii) leaving the Pipeline Easement Land in a clean and tidy condition.

PROVIDED ALWAYS THAT:

- e) The owner and its successors and assigns (**Owner**) must not without the written consent of Southern Water first had and obtained and only in compliance with the conditions which form the consent (if any):-
 - i) alter or permit to be altered the ground level of the Pipeline Easement Land;
 - ii) erect or permit to be erected any building, structure, pipeline, paving, tree, shrub or other object on or in the Pipeline Easement Land;
 - iii) remove any soil, rock or other matter that supports, protects or covers any works of Southern Water on or in the Pipeline Easement Land;
 - iv) do or permit to be done any manner of thing which shall damage or contribute to damage or be likely to cause or contribute to damage to the sewer pipes, water pipes, valves and fittings laid now or later or constructed in or on the Pipeline Easement Land; or
 - v) in any way prevent or interfere with the proper exercise and benefit of this easement by the Southern Water or its employees, contractors, agents and all other persons duly authorised by it.

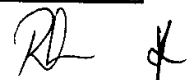
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

RL

SP160821

- f) Southern Water is not required to fence any part of the Pipeline Easement Land.
- g) The Owner shall be at liberty to erect any fence across the Pipeline Easement Land wherever it may reasonably require the same provided that:
 - i) Southern Water shall be at liberty to provide in such a fence a gate suitable to its purposes; and
 - ii) the Owner shall provide Southern Water with a key to any lock which would prevent the opening of any gate so provided.
- h) In the event that the Owner causes damage to any sewerage or water pipes, valves or fittings laid, maintained or substituted by Southern Water such that Southern Water is required to repair such damage, the Owner shall be liable for the actual costs of the repair of the water pipes, valves and fittings so damaged.
- i) Southern Water shall be at liberty without forfeiting any right of action, damages or otherwise against the Owner to reinstate any alteration to the ground level and to remove from the Pipeline Easement Land any building, structure, pipeline, paving, tree, shrub or other object or replace ant soil, rock or other matter that supported, protected or covered by works of Southern Water on or in the Pipeline Easement Land which contravenes the provisions of this easement and shall not be required to replace or remove the same.
- j) Southern Water with employees, contractors, agents and all other persons duly authorised by it and with machinery, vehicles, plant and equipment shall be at liberty to access and enter upon the Pipeline Easement Land for the purposes of this Easement, such access to be from the road frontage or from any gate.
- k) Southern Water shall be permitted to access the Pipeline Easement Land from the adjoining land of the Owner provided that in doing so no damage or inconvenience is caused.

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SP 160821

- i) The Owner shall not place any obstruction which would prevent access to the Pipeline Easement Land.

Vendor means Lynmore Holdings Pty Ltd (ACN 061 015 129).

Executed by the registered proprietor of folio)
 of the register Volume 160085 Folio 1,)
 LYNMORE HOLDINGS PTY LTD in)
 accordance with section 127 of the Corporations Act)
 2001 by being signed by two directors-)



Director: *[Signature]*

Director: *[Signature]*

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.

SEARCH OF TORRENS TITLE

VOLUME 160821	FOLIO 100
EDITION 6	DATE OF ISSUE 14-Apr-2021

SEARCH DATE : 12-Mar-2026

SEARCH TIME : 01.01 pm

DESCRIPTION OF LAND

City of CLARENCE
 Lot 100 on Sealed Plan 160821
 Derivation : Part of 390 Acres Gtd to William Stanley Sharland,
 William Tarleton and William Lovett
 Prior CT 160085/1

SCHEDULE 1

M878594 TRANSFER to SPIRE SPIROSKI Registered 14-Apr-2021
 at 12.02 pm

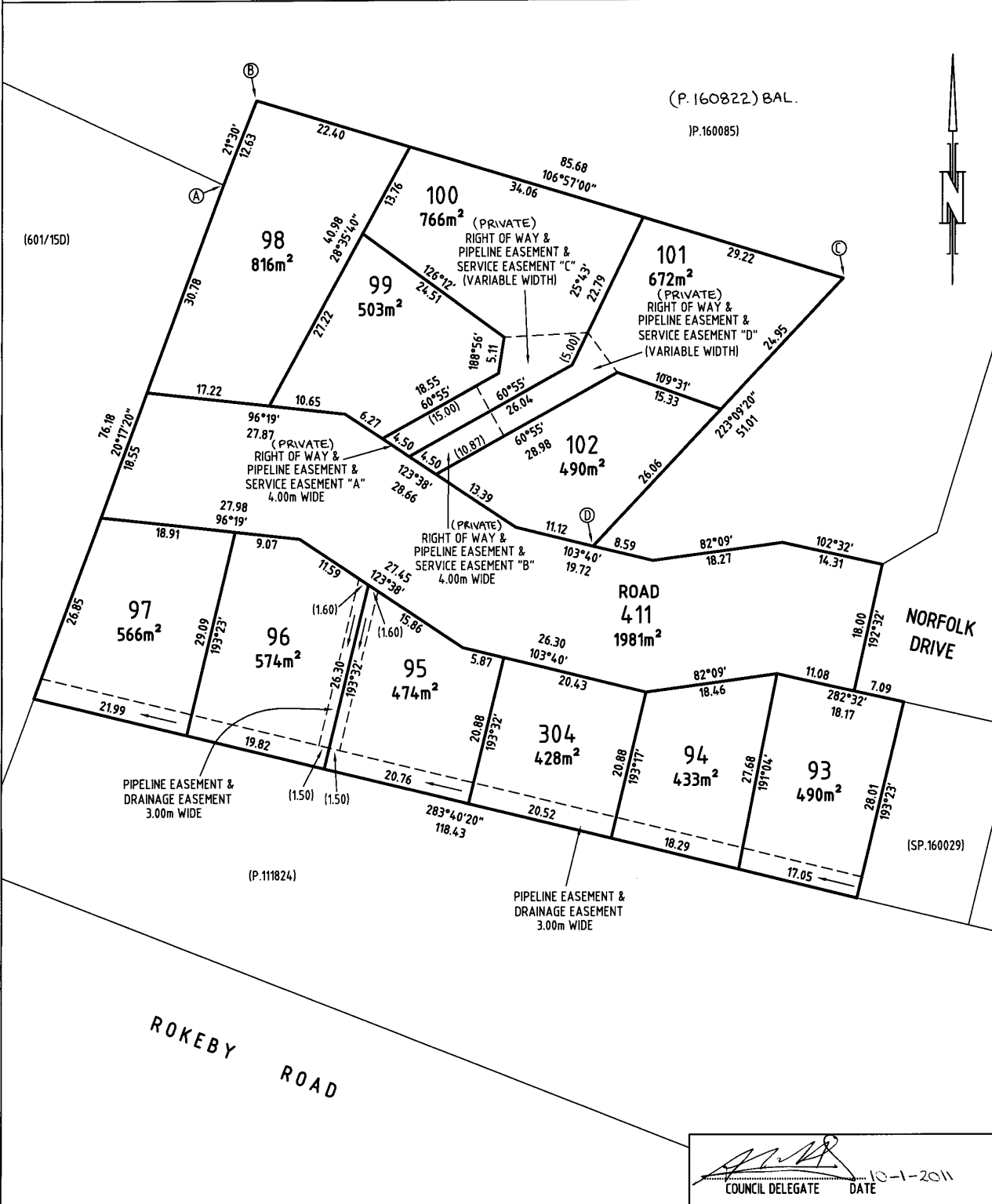
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP160821 EASEMENTS in Schedule of Easements
 SP160821 COVENANTS in Schedule of Easements
 SP160821 FENCING PROVISION in Schedule of Easements
 C996315 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 22-Feb-2011 at noon
 E256452 MORTGAGE to Westpac Banking Corporation Registered
 14-Apr-2021 at 12.03 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

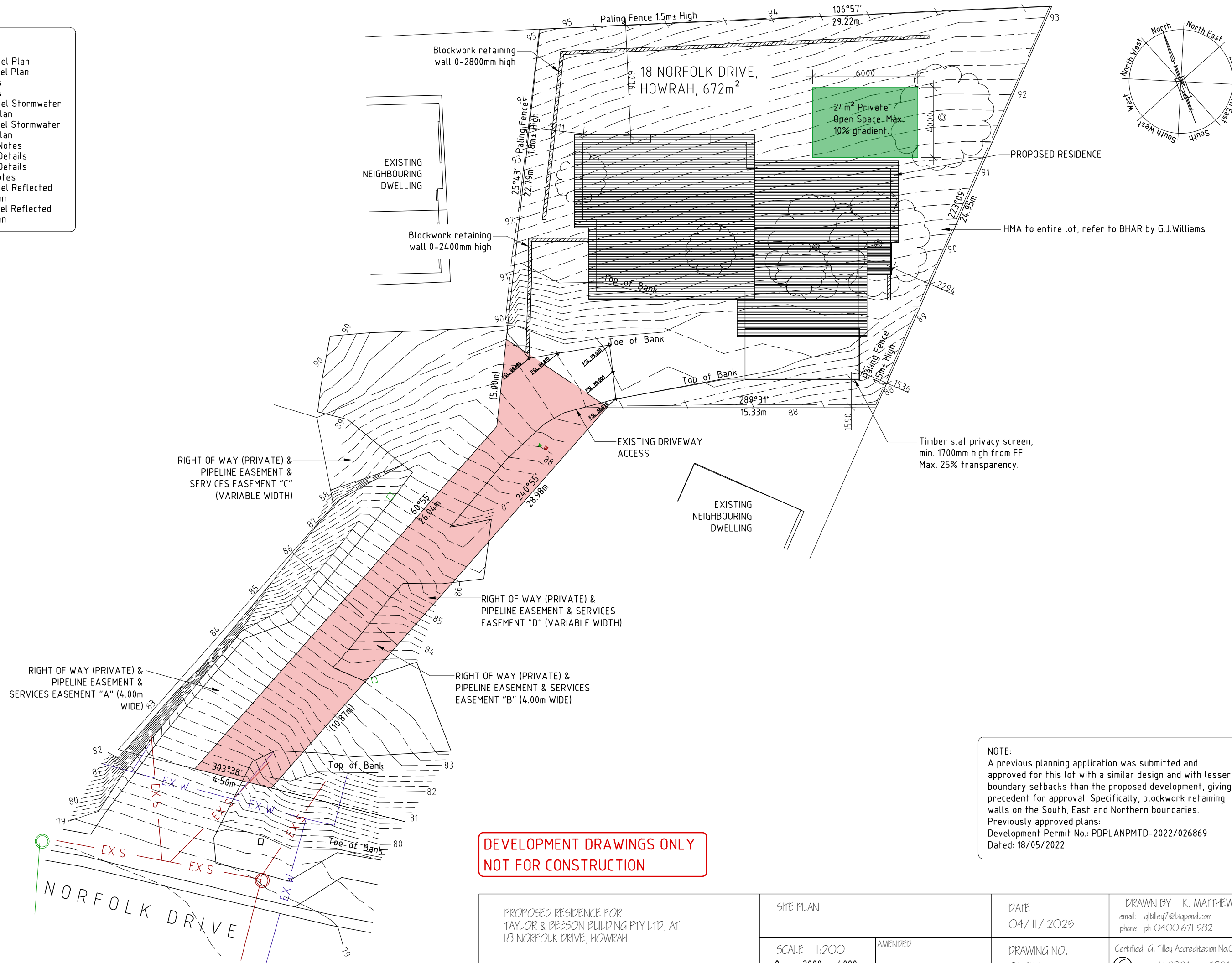
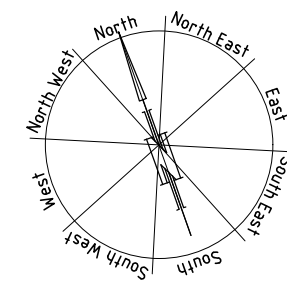
<p>OWNER LYNMORE HOLDINGS PTY LTD</p> <p>FOLIO REFERENCE C.T.160085/1</p> <p>GRANTEE: PART OF 390 ACRES GTD TO WILLIAM STANLEY SHARLAND, WILLIAM TARLETON & WILLIAM LOVETT</p>	<p>PLAN OF SURVEY BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON & BIRCH SURVEYORS UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796</p> <p>LOCATION CITY OF CLARENCE</p> <p>SCALE 1: 500 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP160821</p> <p>APPROVED EFFECTIVE FROM 22 FEB 2011</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 107 (5225-54)</p>	<p>LAST UPI No. HRU08</p>	<p>LAST PLAN No. P.160085</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>



[Signature]
 COUNCIL DELEGATE DATE 10-1-2011

CONTENTS

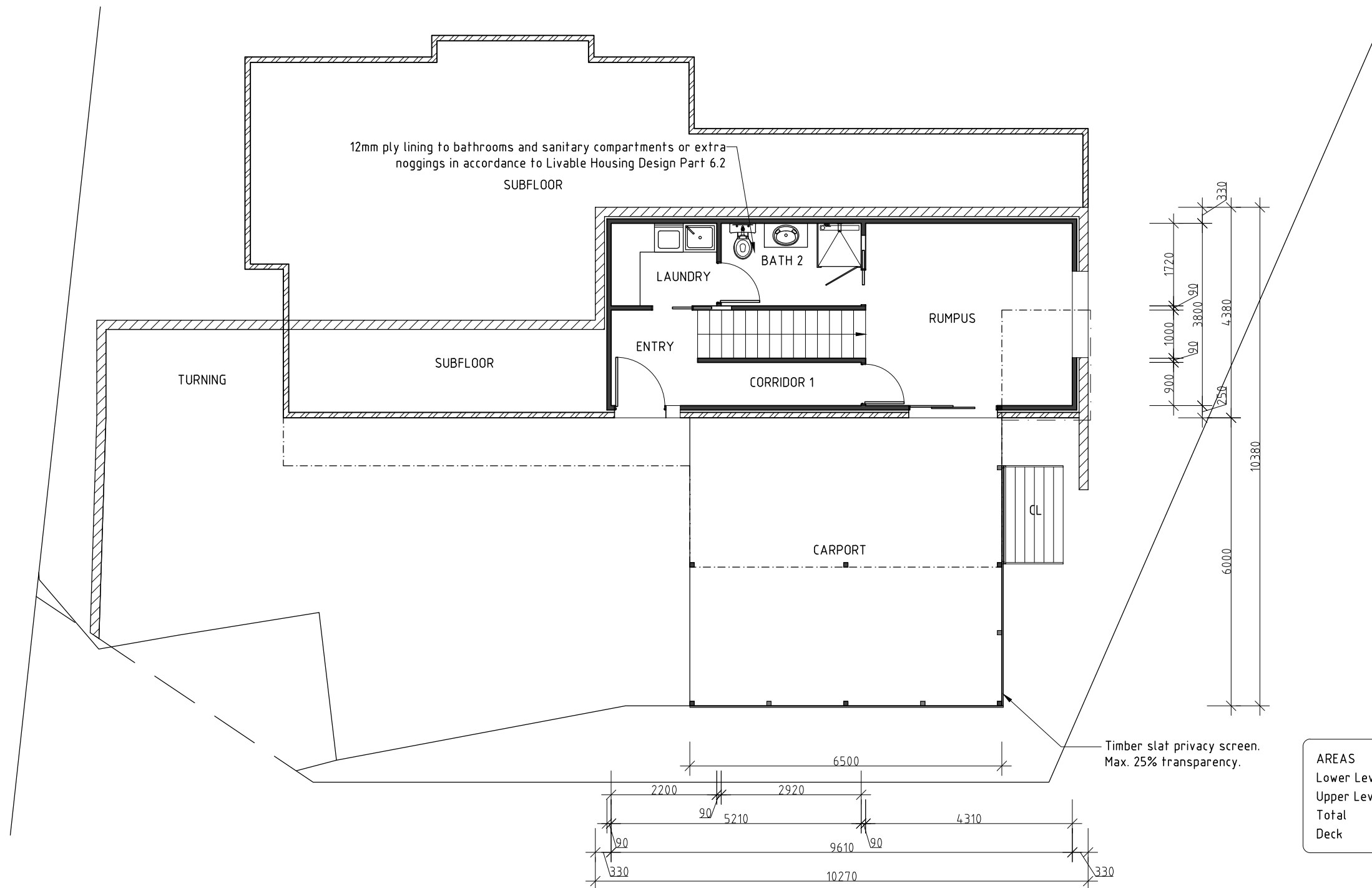
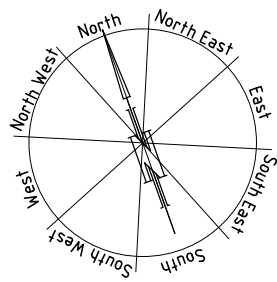
1. Site Plan
2. Lower Level Plan
3. Upper Level Plan
4. Elevations
5. Elevations
6. Lower Level Stormwater Concept Plan
7. Upper Level Stormwater Concept Plan
8. Plumbing Notes
9. Plumbing Details
10. Plumbing Details
11. BAL-19 Notes
12. Lower Level Reflected Ceiling Plan
13. Upper Level Reflected Ceiling Plan



**DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION**

NOTE:
A previous planning application was submitted and approved for this lot with a similar design and with lesser boundary setbacks than the proposed development, giving precedent for approval. Specifically, blockwork retaining walls on the South, East and Northern boundaries. Previously approved plans: Development Permit No.: PDPLANPMTD-2022/026869 Dated: 18/05/2022

PROPOSED RESIDENCE FOR TAYLOR & BEESON BUILDING PTY LTD, AT 18 NORFOLK DRIVE, HOWRAH	SITE PLAN		DATE 04/11/2025	DRAWN BY K. MATTHEWS email: qtiley7@biapond.com phone ph 0400 671 582
	SCALE 1:200 0 2000 4000	AMENDED 11/03/2026	DRAWING NO. 01 OF 13	Certified: G. Tilley Accreditation No. CC620H © copyright 2024 3824

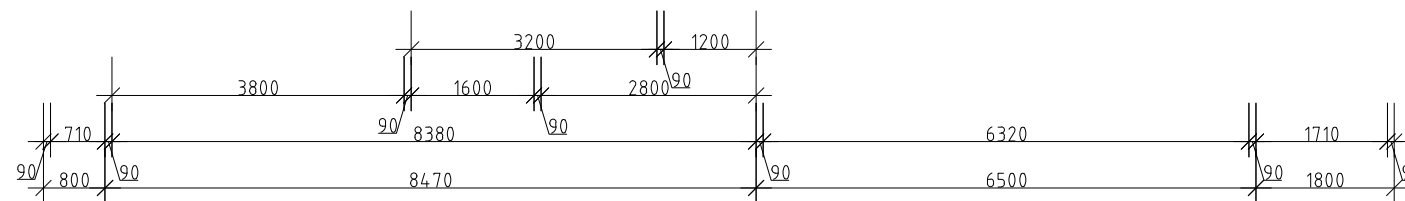
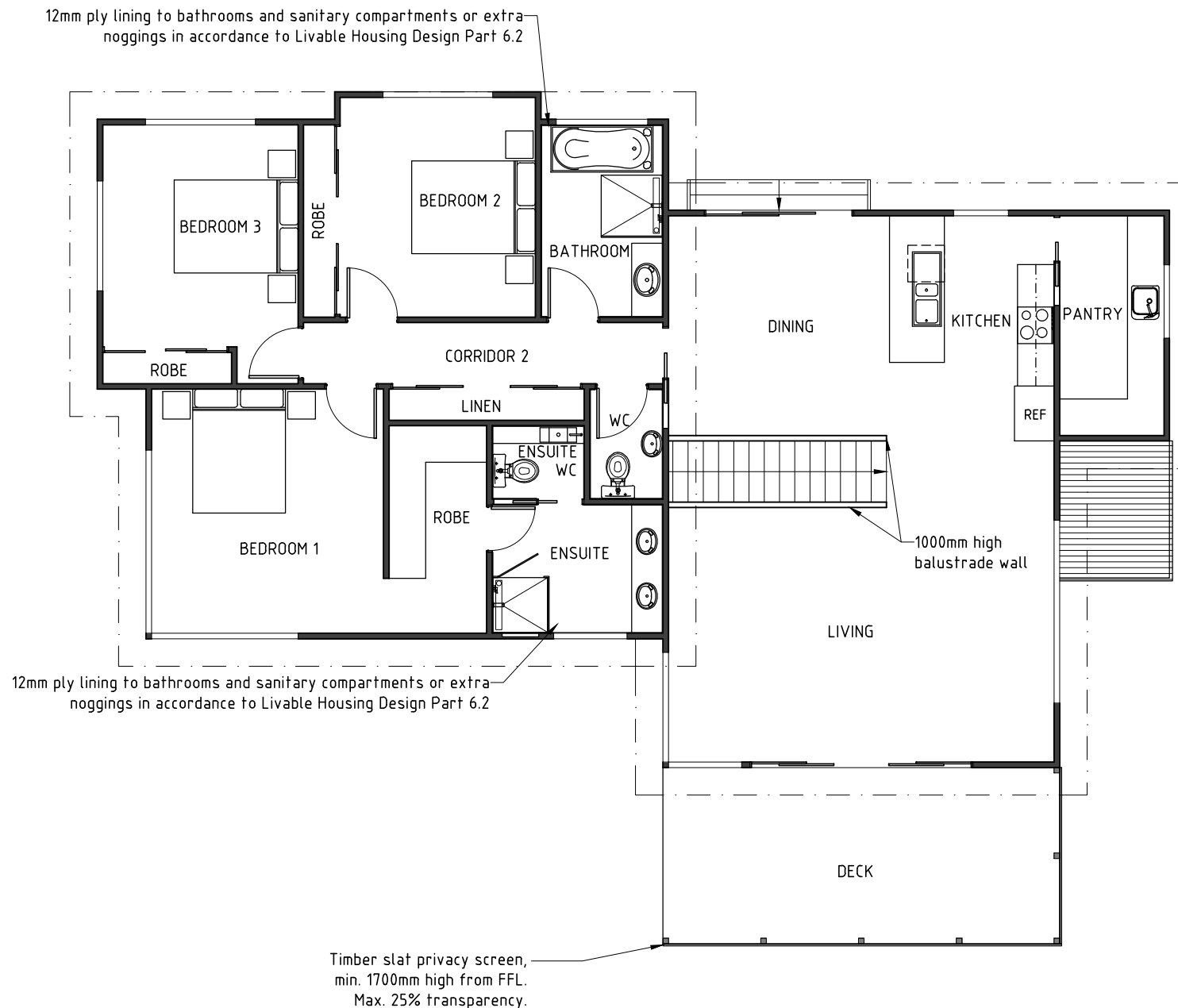
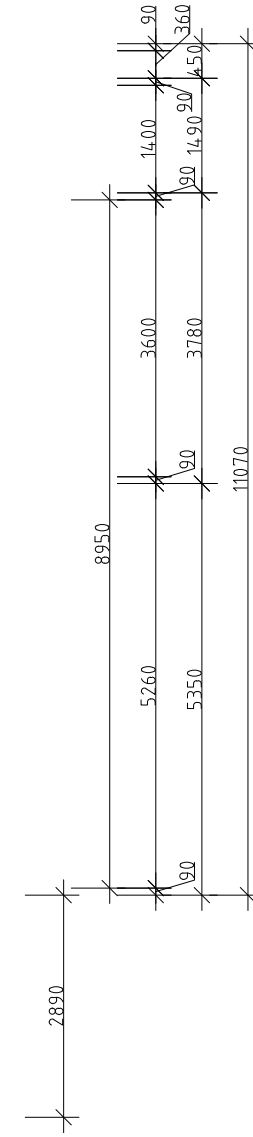
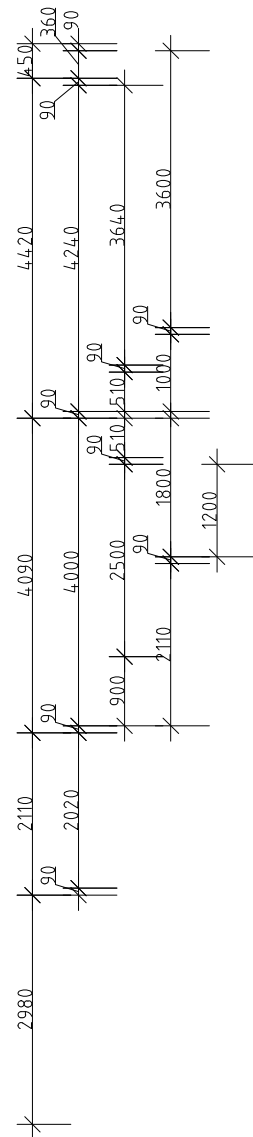
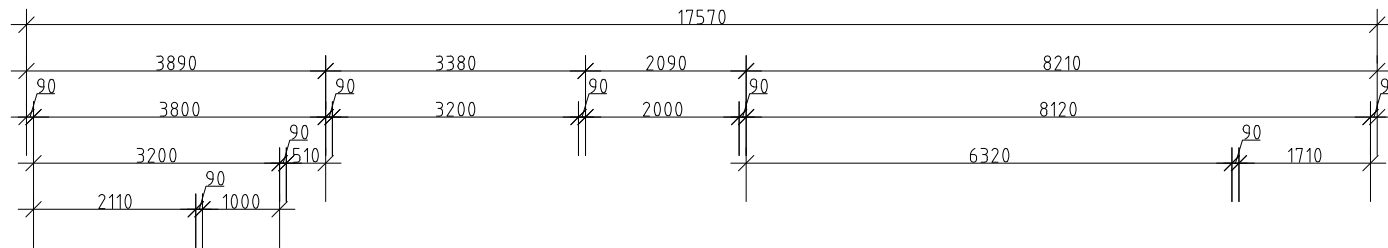
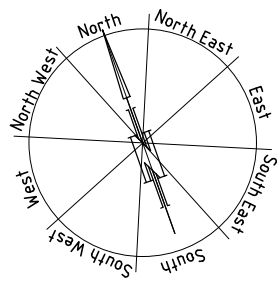


AREAS	
Lower Level	44.98m ²
Upper Level	144.42m ²
Total	189.40m ²
Deck	18.78m ²

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

LOWER LEVEL

PROPOSED RESIDENCE FOR TAYLOR & BEESON BUILDING PTY LTD, AT 18 NORFOLK DRIVE, HOWRAH	LOWER LEVEL PLAN		DATE 04/11/2025	DRAWN BY K. MATTHEWS email: kttilley7@bigpond.com phone ph 0400 671 582
	SCALE 1:100 	AMENDED	DRAWING NO. 02 OF 13	Certified: G. Tilley Accreditation No. CC620H © copyright 2024 3824



AREAS	
Lower Level	44.98m ²
Upper Level	144.42m ²
Total	189.40m ²
Deck	18.78m ²

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UPPER LEVEL

PROPOSED RESIDENCE FOR
TAYLOR & BEESON BUILDING PTY LTD, AT
18 NORFOLK DRIVE, HOWRAH

UPPER LEVEL PLAN

SCALE 1:100
0 1000 2000

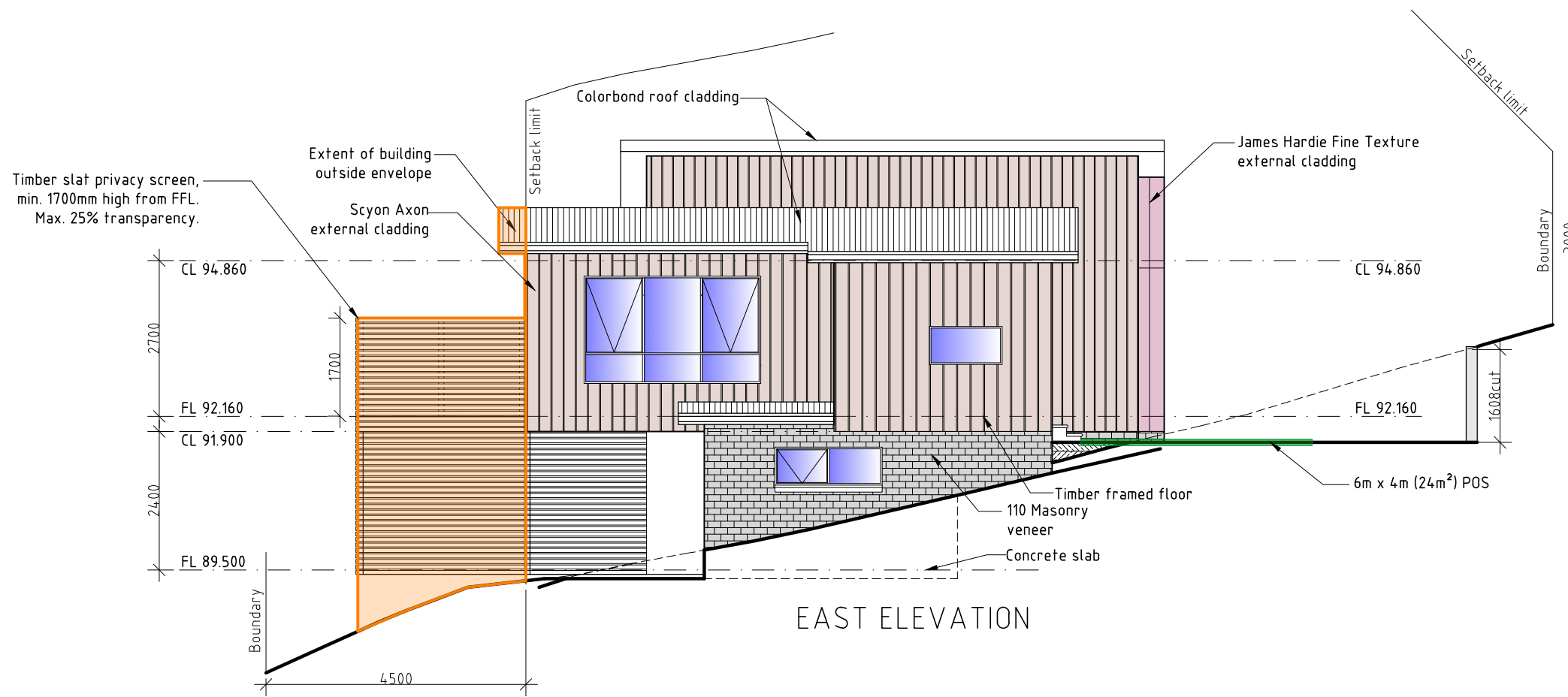
AMENDED
11/03/2026

DATE
04/11/2025

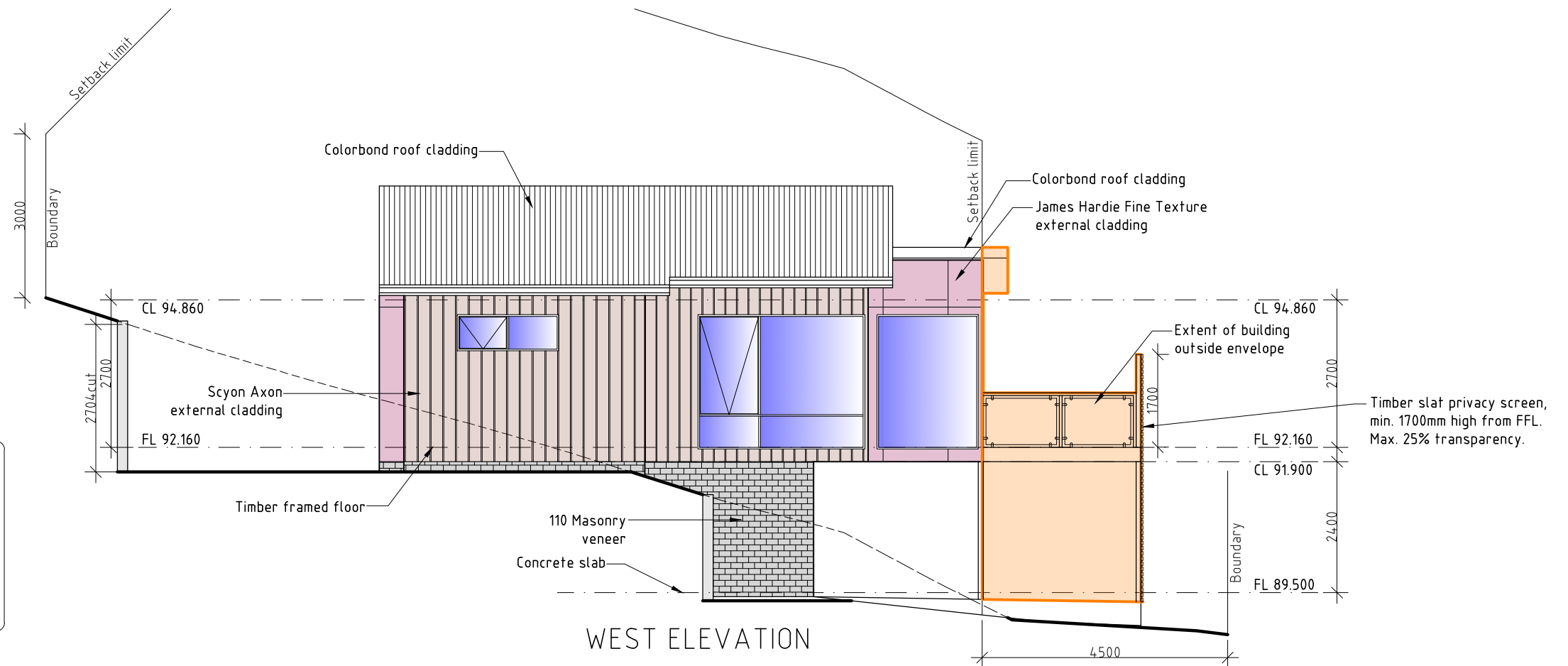
DRAWING NO.
03 OF 13

DRAWN BY K. MATTHEWS
email: kttilley7@biapond.com
phone ph 0400 671 582

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EAST ELEVATION

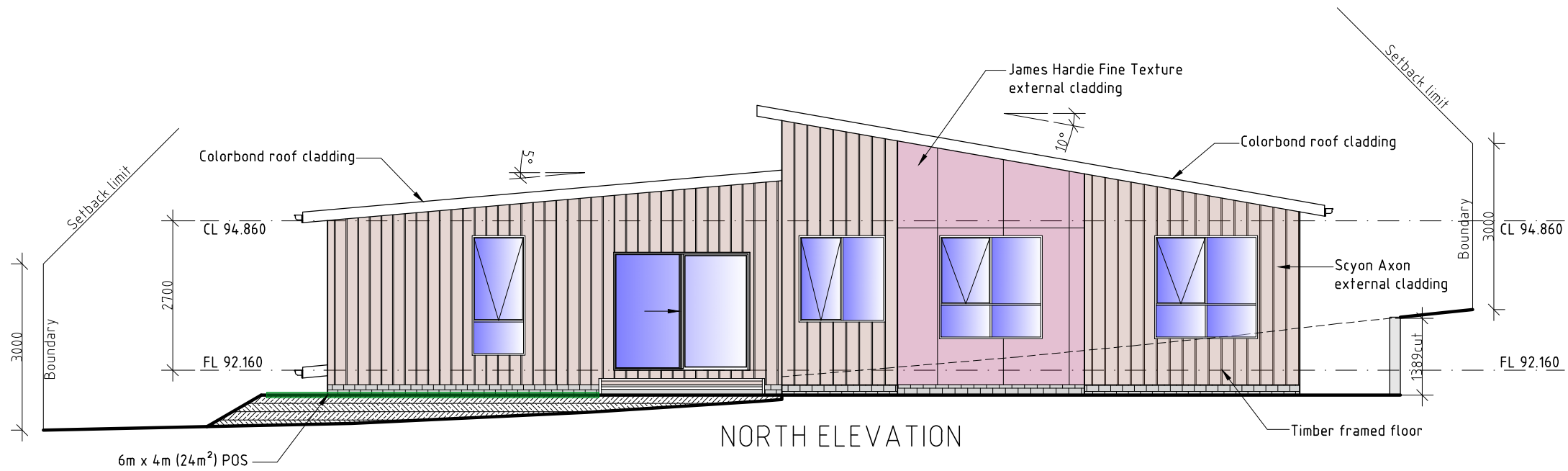


WEST ELEVATION

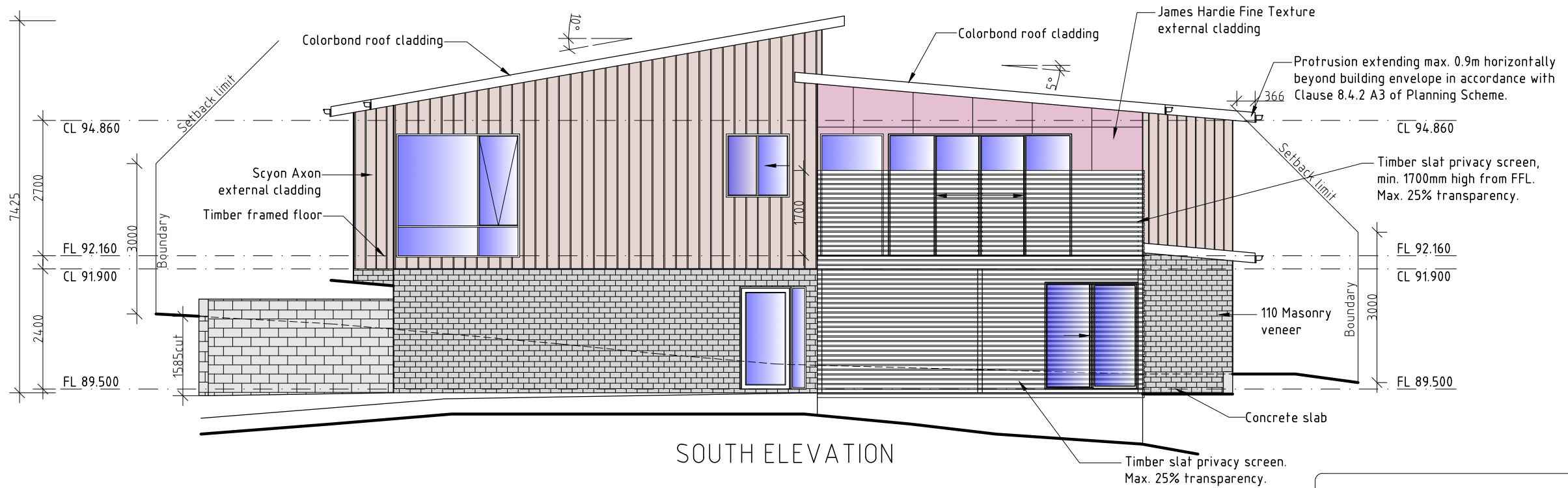
NOTE:
 A previous planning application was submitted and approved for this lot with a similar design and with lesser boundary setbacks than the proposed development, giving precedent for approval. Specifically, blockwork retaining walls on the South, East and Northern boundaries.
 Previously approved plans:
 Development Permit No.: PDPLANPMTD-2022/026869
 Dated: 18/05/2022

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PROPOSED RESIDENCE FOR TAYLOR & BEESON BUILDING PTY LTD, AT 18 NORFOLK DRIVE, HOWRAH	ELEVATIONS		DATE	DRAWN BY K. MATTHEWS
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			DRAWING NO.	Certified: G. Tilley Accreditation No. CC620H
			04 OF 13	© copyright 2024 3824



NORTH ELEVATION



SOUTH ELEVATION

NOTE:
 A previous planning application was submitted and approved for this lot with a similar design and with lesser boundary setbacks than the proposed development, giving precedent for approval. Specifically, blockwork retaining walls on the South, East and Northern boundaries.
 Previously approved plans:
 Development Permit No.: PDPLANPMTD-2022/026869
 Dated: 18/05/2022

**DEVELOPMENT DRAWINGS ONLY
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PROPOSED RESIDENCE FOR
 TAYLOR & BEESON BUILDING PTY LTD, AT
 18 NORFOLK DRIVE, HOWRAH

ELEVATIONS

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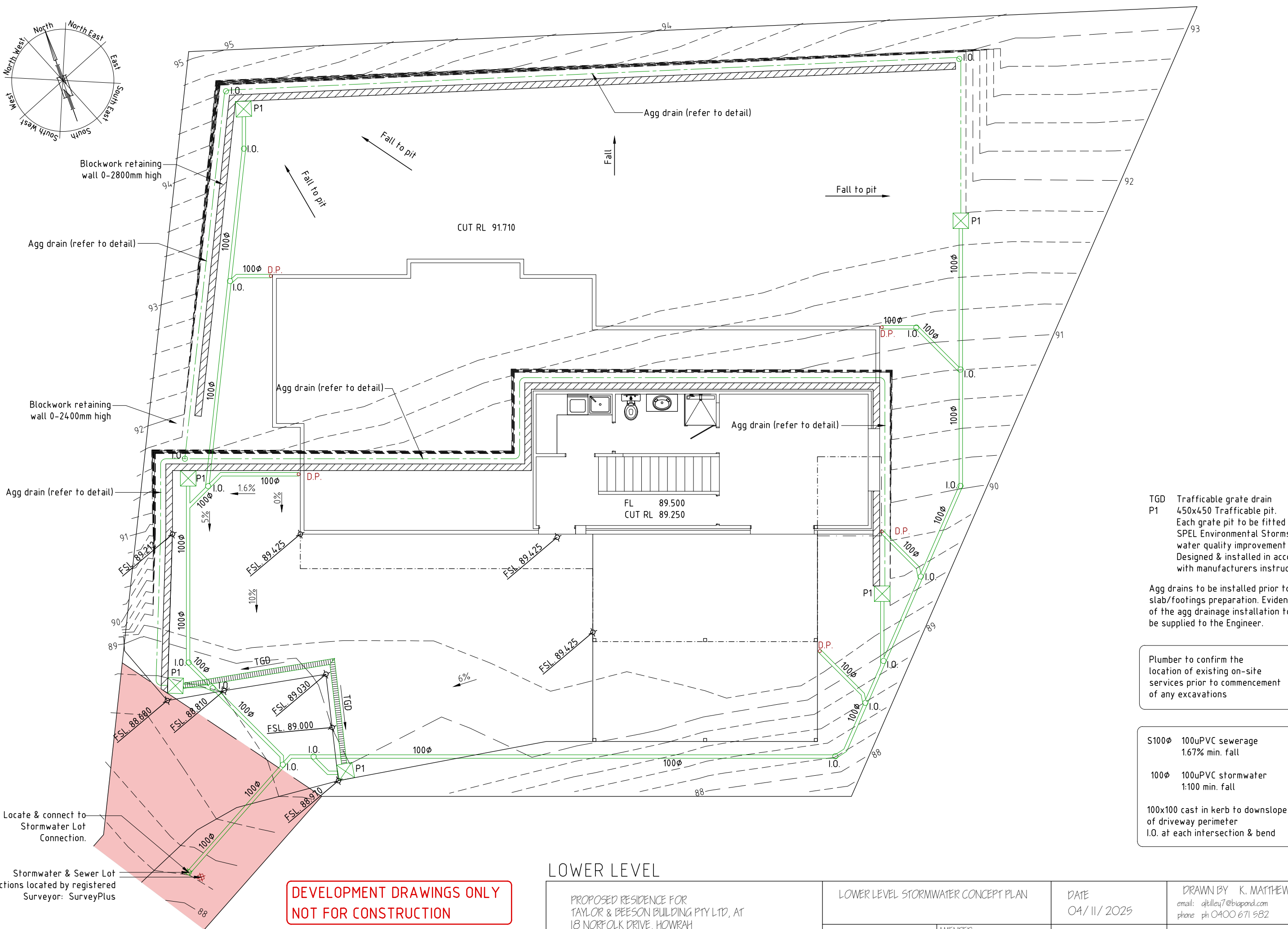
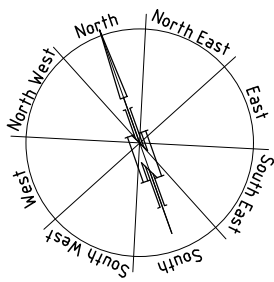
AMENDED
 11/03/2026

DATE
 04/11/2025

DRAWING NO.
 05 OF 13

DRAWN BY K. MATTHEWS
 email: ktiley7@biapond.com
 phone ph 0400 671 582

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TGD Trafficable grate drain
 P1 450x450 Trafficable pit.
 Each grate pit to be fitted with
 SPEL Environmental Stormsack
 water quality improvement device.
 Designed & installed in accordance
 with manufacturers instructions

Agg drains to be installed prior to
 slab/footings preparation. Evidence
 of the agg drainage installation to
 be supplied to the Engineer.

Plumber to confirm the
 location of existing on-site
 services prior to commencement
 of any excavations

S100φ 100uPVC sewerage
 1.67% min. fall

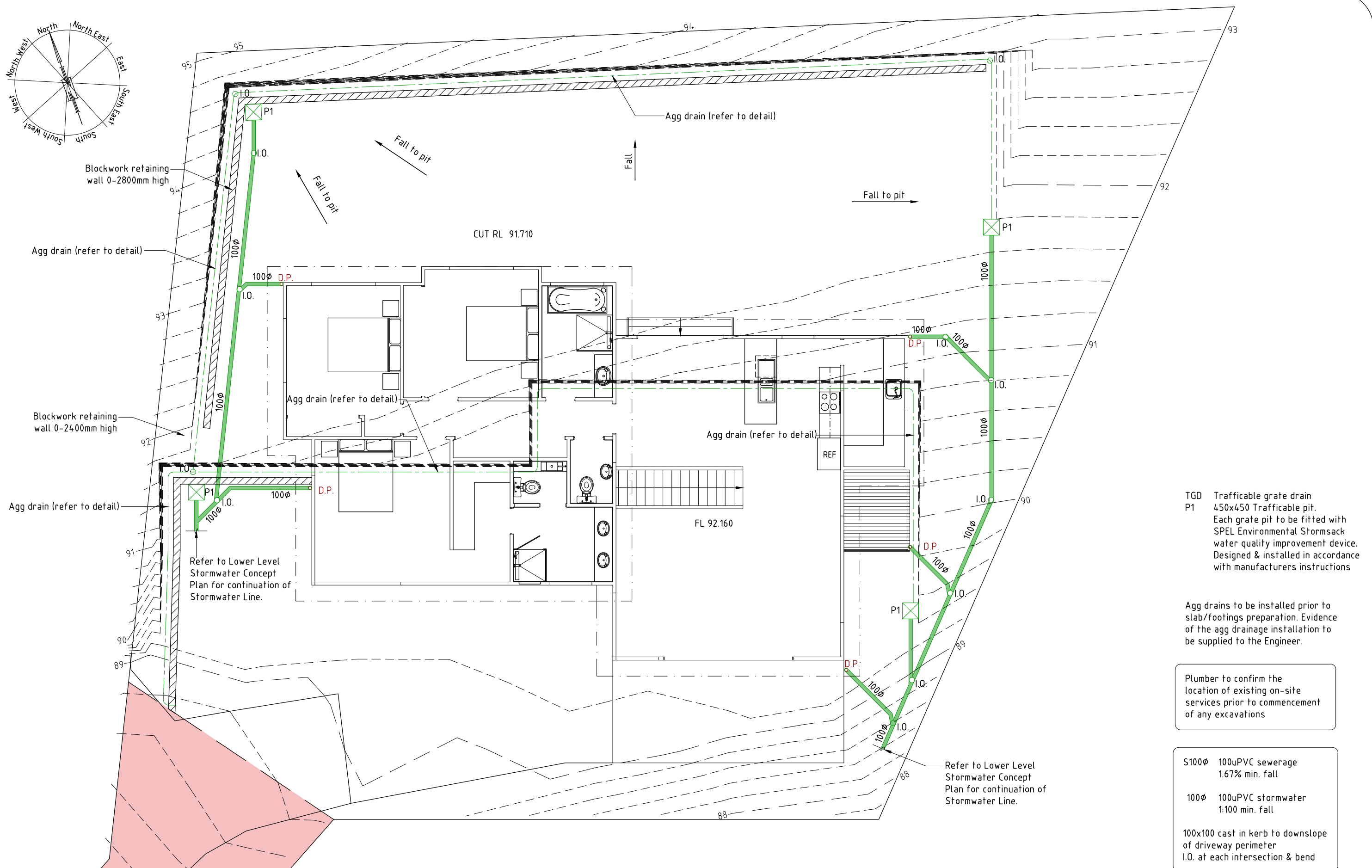
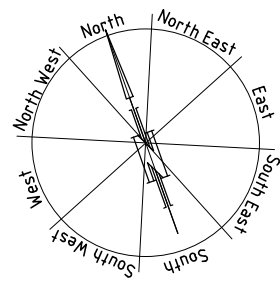
 100φ 100uPVC stormwater
 1:100 min. fall

 100x100 cast in kerb to downslope
 of driveway perimeter
 I.O. at each intersection & bend

**DEVELOPMENT DRAWINGS ONLY
 NOT FOR CONSTRUCTION**

LOWER LEVEL

PROPOSED RESIDENCE FOR TAYLOR & BEESON BUILDING PTY LTD, AT 18 NORFOLK DRIVE, HOWRAH	LOWER LEVEL STORMWATER CONCEPT PLAN		DATE 04/11/2025	DRAWN BY K. MATTHEWS email: qttilley7@biopond.com phone ph 0400 671 582
	SCALE 1:100 	AMENDED	DRAWING NO. 06 OF 13	Certified: G. Tilley Accreditation No. CC620H © copyright 2024 3824



TGD Trafficable grate drain
 P1 450x450 Trafficable pit.
 Each grate pit to be fitted with
 SPEL Environmental Stormsack
 water quality improvement device.
 Designed & installed in accordance
 with manufacturers instructions

Agg drains to be installed prior to
 slab/footings preparation. Evidence
 of the agg drainage installation to
 be supplied to the Engineer.

Plumber to confirm the
 location of existing on-site
 services prior to commencement
 of any excavations

S100φ 100uPVC sewerage
 1.67% min. fall

 100φ 100uPVC stormwater
 1:100 min. fall

 100x100 cast in kerb to downslope
 of driveway perimeter
 I.O. at each intersection & bend

**DEVELOPMENT DRAWINGS ONLY
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UPPER LEVEL

PROPOSED RESIDENCE FOR TAYLOR & BEESON BUILDING PTY LTD, AT 18 NORFOLK DRIVE, HOWRAH	UPPER LEVEL STORMWATER CONCEPT PLAN		DATE 04/11/2025	DRAWN BY K. MATTHEWS email: qttilley7@biopond.com phone ph 0400 671 582
	SCALE 1:100 0 1000 2000	AMENDED	DRAWING NO. 07 OF 13	Certified: G. Tilley Accreditation No. CC620H © copyright 2024 3824

WET AREAS TO COMPLY WITH NCC VOL. 2 PART H4D2, ABCB HOUSING PROVISIONS PART 10.2 AND AS 3740

WATERPROOFING OF ENCLOSED & UNENCLOSED SHOWERS:

FLOOR: Waterproof entire floor if no preformed shower base provided
WALLS: Waterproof to not less than 1800mm above the floor substrate
WALL JUNCTIONS AND JOINTS: Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof internal and external corners and joints
PENETRATIONS: Waterproof all penetrations

AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB OR FC FLOORING:

FLOORS: Entire floor to be water resistant
WALLS/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm

AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR:

FLOORS: Waterproof entire floor
WALL/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm.

AREAS ADJACENT TO NON-FREESTANDING BATHS AND SPAS (without showers):

FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
WALLS: Water resistant walls to a height of not less than 150mm above the vessels, for the full extent, where the vessel is within 75mm of a wall.
WALL JUNCTIONS AND JOINTS: Water resistant within 150mm above the vessel for the extent of the vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof for the extent of the vessel

AREAS ADJACENT TO INSERTED BATHS AND SPAS (without showers):

FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
HORIZONTAL SURFACES: Waterproof shelf adjoining bath or spa and include a waterstop under the vessel lip
WALLS: Waterproof walls to not less than 150mm above the lip of the vessel
WALL JUNCTIONS AND JOINTS: Waterproof junctions within 150mm of vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof wall/floor junctions 25mm above finished floor level
PENETRATIONS: Waterproof penetrations where they occur in horizontal surfaces, seal penetrations where they occur in vertical surfaces

OTHER AREAS (LAUNDRIES AND WCs):

FLOOR: Water resistant floor to entire room
WALLS: Water resistant wall to a height of not less than 150mm above the vessel for the extent of the vessel, where the vessel is within 75mm of wall
WALL JUNCTIONS AND JOINTS: Waterproof junctions where a vessel is fixed to a wall
WALL/FLOOR JUNCTIONS: Water resistant wall/floor junctions with horizontal leg not less than 40mm where flashing used
PENETRATIONS: Waterproof penetrations where they occur in surfaces required to be waterproof or water resistant.

WATERPROOFING SYSTEMS:

Waterproofing systems to be in accordance with ABCB Housing Provisions Part 10.2.6.

FALLS TO WET AREA FLOORS:

Where a floor waste is installed the continuous fall of a floor plane to the waste must be no less than 1:80 and no more than 1:50.

STEPDOWN SHOWERS:

Where stepdown showers are used, the shower area must be stepped down a minimum of 25mm below the finished floor level outside the shower. Refer to ABCB Housing Provisions Part 10.2.15 & relevant figures for details.

HOB CONSTRUCTION:

Shower hobs are to be constructed in accordance with ABCB Housing Provisions Part 10.2.16.

ENCLOSED SHOWERS WITH LEVEL THRESHOLD:

Enclosed showers with a level threshold must be provided with a waterstop in accordance with ABCB Housing Provisions Part 10.2.17 & relevant figures.

UNENCLOSED SHOWERS:

Unenclosed showers are to have a waterstop min. 1500mm from the shower rose with the vertical leg finishing flush with the top surface of the floor. Waterproof all all joints and junctions. Waterproof entire bathroom floor where unenclosed showers are installed. Refer to ABCB Housing Provisions Part 10.2.18 & relevant figures for details.

PENETRATIONS:

All penetrations in showers and wet areas must be waterproofed in accordance with ABCB Housing Provisions part 10.2.23.

FLASHINGS/JUNCTIONS:

All flashings and junctions in wet areas to be installed in accordance with ABCB Housing Provisions Part 10.2.24 & relevant figures.

SHOWER SCREENS:

1900H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.6 & AS 1288:2021. Minimum 6mm toughened safety organic coated glass, labelled to comply with industry standards. Install shower screens in accordance with ABCB Housing Provisions Part 10.2.32.

HYDRAULIC NOTES:

- All plumbing shall be in accordance with the Tasmanian Plumbing Regulations, AS 3500 and to the local authority approval.
- The location of the existing services where shown are approximate only and shall be confirmed on site where possible. Determine location of existing power, Telstra, water and drainage services prior to commencing new work.
- Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc. unless otherwise approved.
- Refer to designers drawings and fixture and equipment technical specifications for pipework connections.
- Make good all disturbed surfaces to match existing.
- Remove all excess soil and surplus materials from site.
- All plumbing to be installed by a licensed plumber.

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements. Provide surface drain to back of bulk excavation to drain leveled pad prior to commencing footing excavation.

Stormwater line (100mm uPVC)

Sewer line (100mm uPVC)

SERVICES

The heated water system must be designed & installed with Part B2 of NCC Vol. 3 - Plumbing Code of Australia

Thermal insulation for heated water piping must:

- be protected against the effects of weather and sunlight; and
- be able to withstand the temperatures within the piping; and
- use thermal insulation in accordance with AS/NZS 4859.1

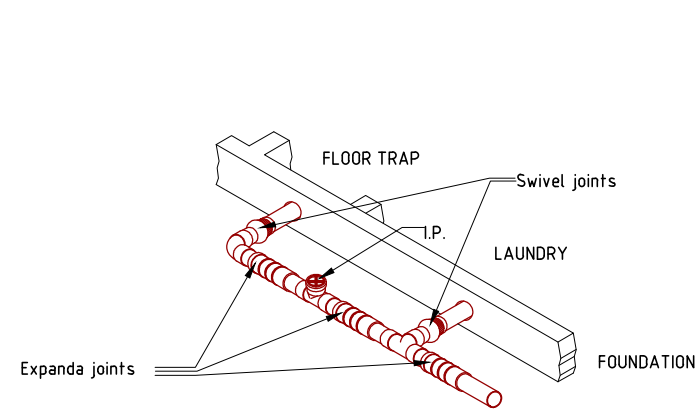
Heated water piping that is not within a conditioned space must be thermally insulated as follows:

- Internal piping:
 - All flow and return internal piping that is -
 - within an unventilated wall spaces
 - within an internal floor between storeys; or
 - between ceiling and insulation and a ceiling
 Must have a minimum R-value of 0.2 (ie. 9mm of closed cell polymer insulation)
- Piping located within a ventilated wall space, an enclosed building subfloor or a roof space:
 - All flow and return piping
 - Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
 Must have a minimum R-value of 0.45 (ie. 19mm of closed cell polymer insulation)
- Piping located outside the building or in an unenclosed building sub-floor or roof space:
 - All flow and return piping.
 - Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
 Must have a minimum R-value of 0.6 (ie. 25mm of closed cell polymer insulation)
 Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

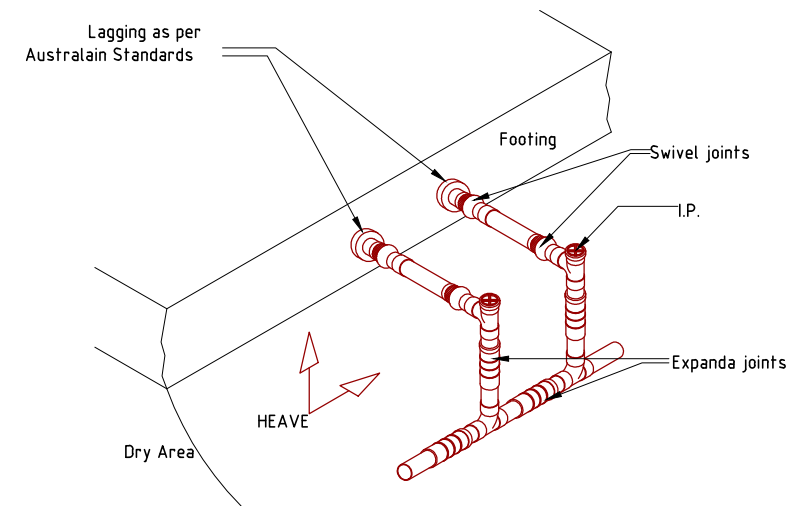
Hot & Cold Water Nominal Diameters	
Branch off takes	Min. DN20
Max. off take length 6m	DN18
Max. off take length 3m	DN15
Max. off take length 1m	DN10

Insulation Schedule		
Heated water pipes Type	Size Range	Insulation
Circulating Line	32-40	25mm Rockwool with foil wrap
Branch Line Offtake	20-25 18	19mm Bradflex 13mm Bradflex
Cold water pipes exposed		
Type	Size Range	Insulation
All	>20	13mm Bradflex
Other cold water pipes		
Type	Size Range	Insulation
All	All	Not required

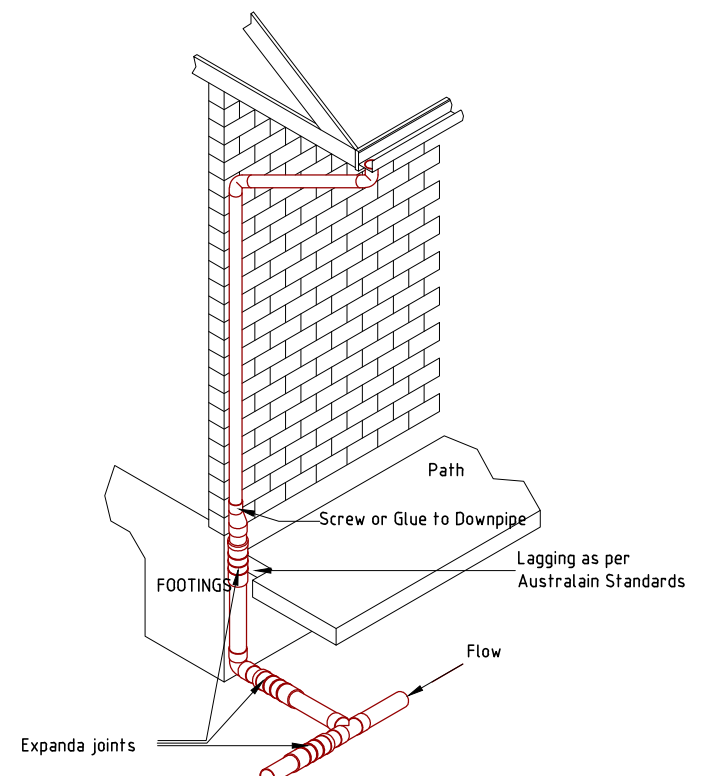
NOTE: Water pipes associated directly with plan equipment shall be insulated in accordance with the manufacturers instructions for a typical installation



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



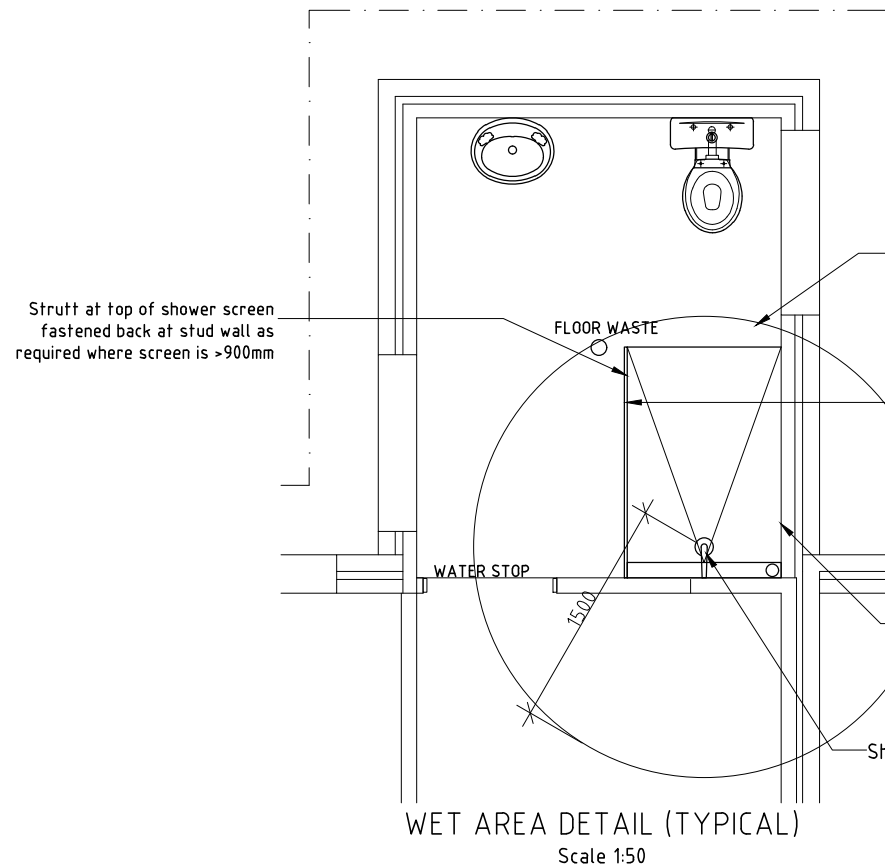
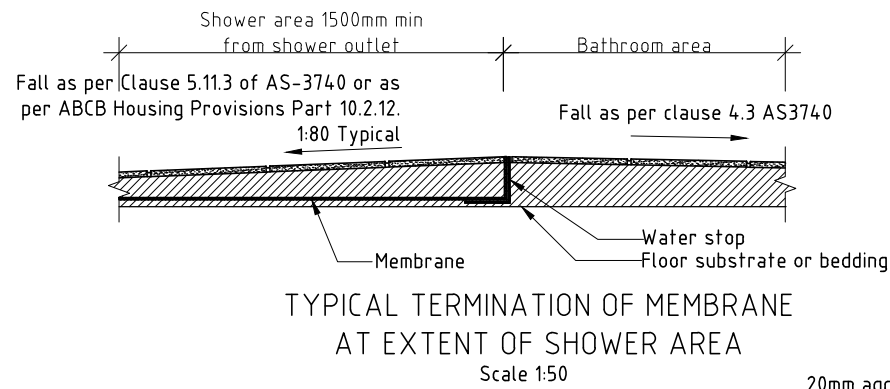
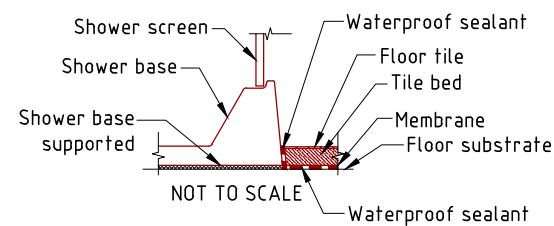
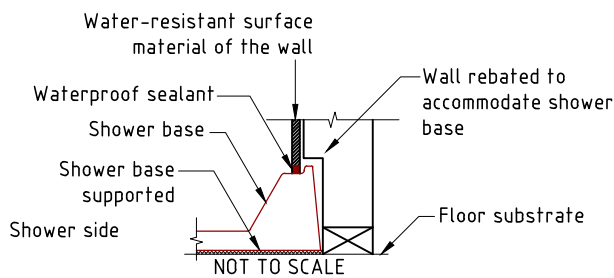
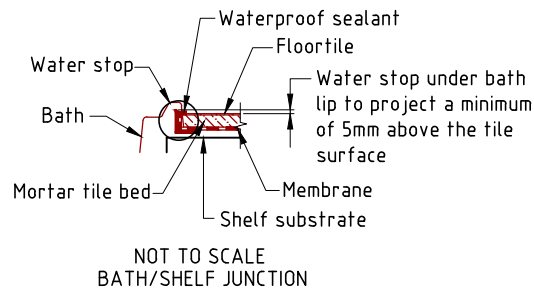
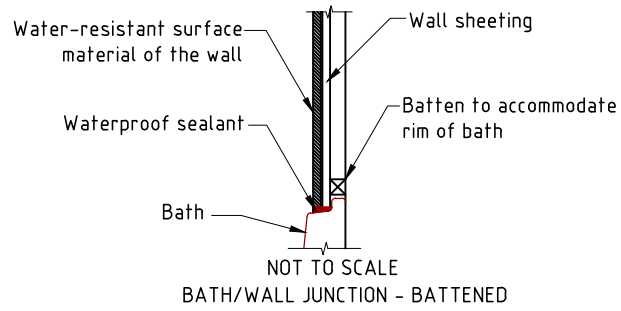
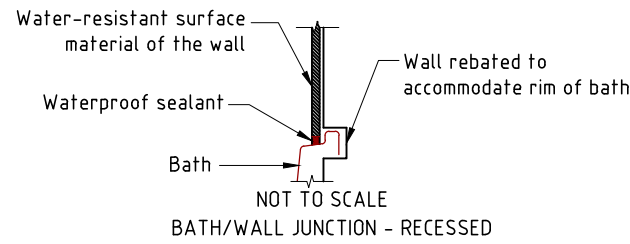
GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS

Surface drainage to conform with NCC Vol. 2 Part H2D2. NOTE: 50mm fall required over first 1m from building.

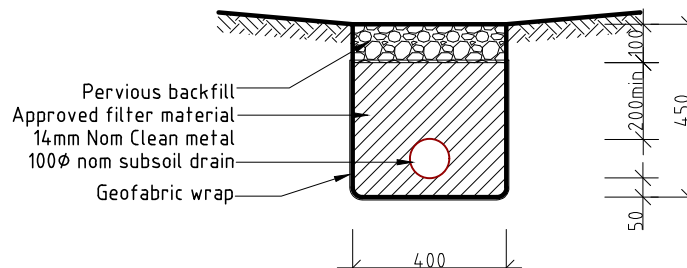
IMPORTANT NOTICE FOR ATTENTION OF OWNER:
 The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO Building Technology File 18 and it is the owners responsibility to maintain the site in accordance with that document.

**DEVELOPMENT DRAWINGS ONLY
 NOT FOR CONSTRUCTION**

PROPOSED RESIDENCE FOR TAYLOR & BEESON BUILDING PTY LTD, AT 18 NORFOLK DRIVE, HOWRAH	PLUMBING NOTES		DATE 04/11/2025	DRAWN BY K. MATTHEWS email: qtiley7@biapond.com phone ph 0400 671 582
	SCALE N/A	AMENDED	DRAWING NO. 08 OF 13	Certified: G. Tilley Accreditation No. CC620H © copyright 2024 3824

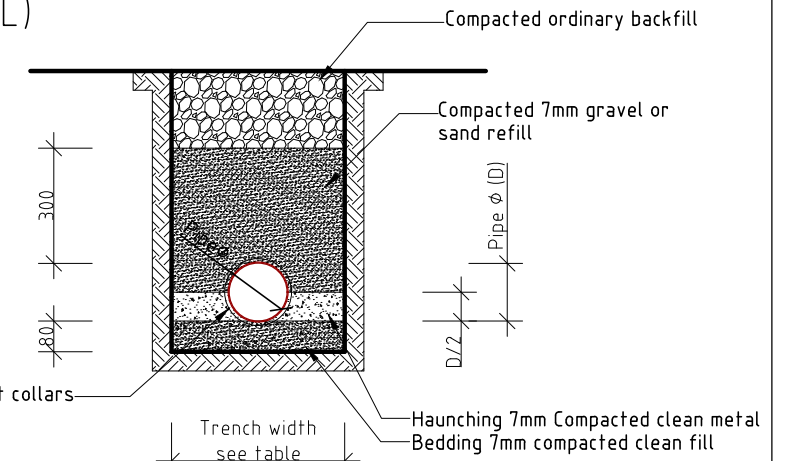
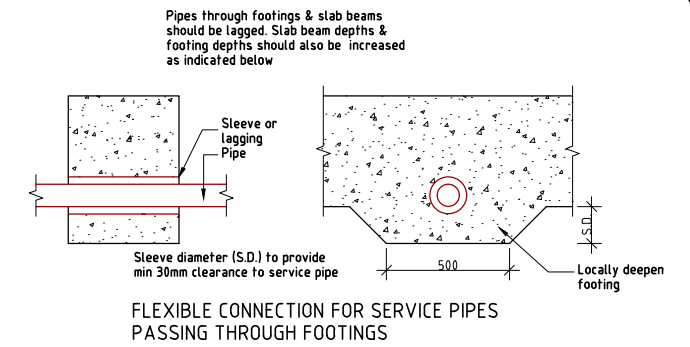
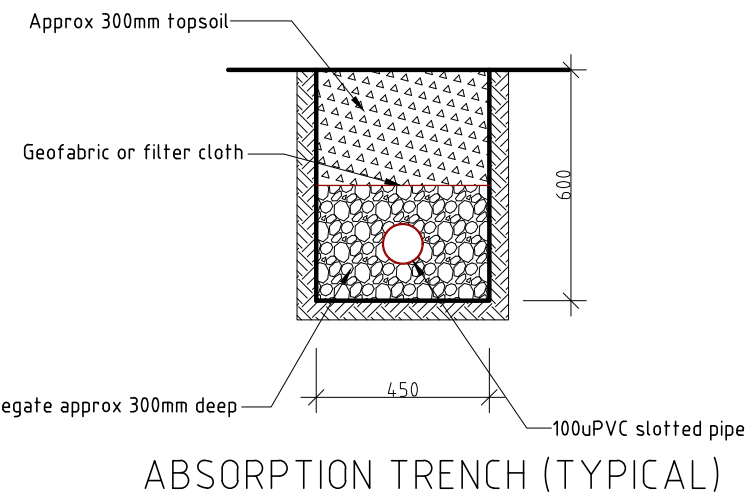


Seal all joints, gaps & wall junctions with PVA sealant - cover floor/wall junctions min R6: 2 coats of approved PVA membrane installed to manufacturers instructions, including cloth tape to wall junctions and penetrations. To floor, continue 50mm up vertical surfaces & to shower bay 1800x1500 each way from shower rose or to shower screen. To timber skirting or door architrave to stop <25mm above finished floor level.

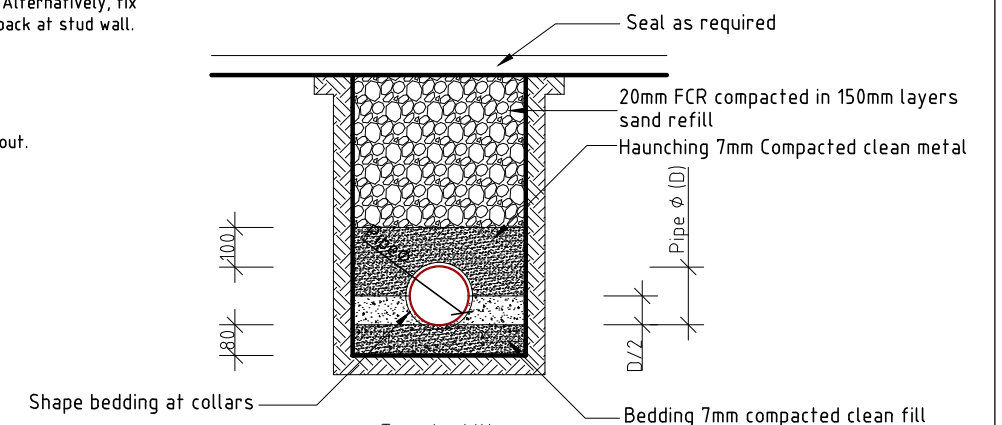


TYPICAL AGG DRAIN DETAIL

NOTE: All materials and construction to comply with AS3500.3:2021



TYPICAL PIPE TRENCH DETAIL NON-TRAFFICABLE AREAS



TYPICAL PIPE TRENCH DETAIL TRAFFICABLE AREAS

Surface drainage to conform with NCC Vol. 2 Part H2D2. NOTE: 50mm fall required over first 1m from building.

IMPORTANT NOTICE FOR ATTENTION OF OWNER:
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 CSRIO Building Technology File 18 and it is the owners responsibility to maintain the site in accordance with that document.

TRENCH WIDTHS	
Pipe diameter	Min trench width
Less than 50mm	250
75-100mm	450
150-300mm	600
>300mm	Ø plus 300mm

**DEVELOPMENT DRAWINGS ONLY
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PROPOSED RESIDENCE FOR
TAYLOR & BEESON BUILDING PTY LTD, AT
18 NORFOLK DRIVE, HOWRAH

PLUMBING DETAILS

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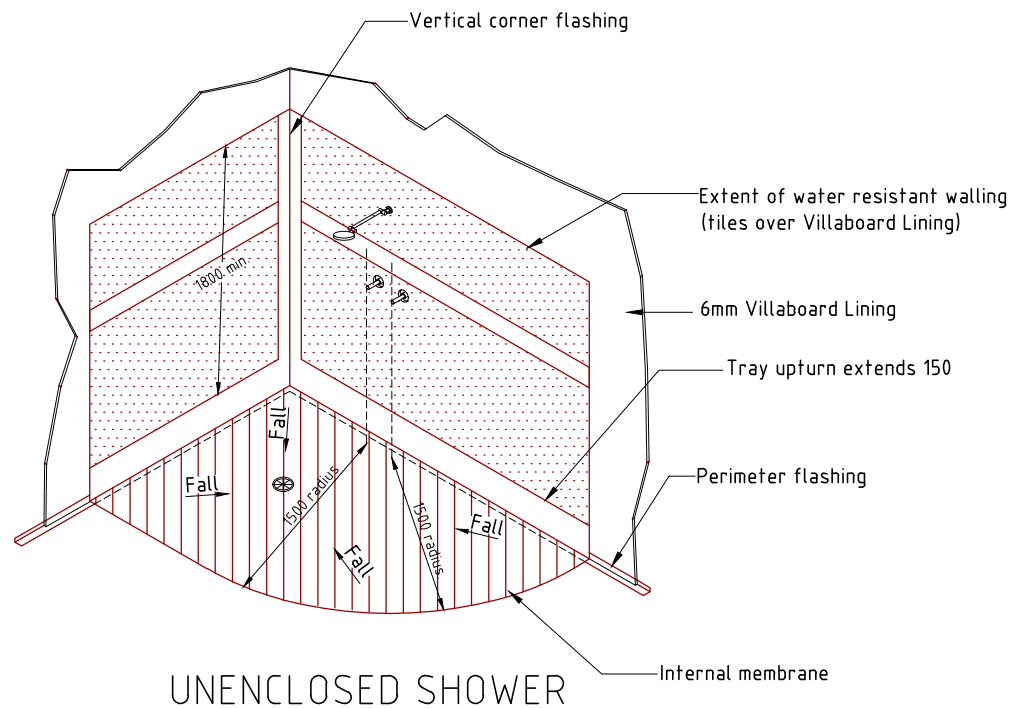
AMENDED

DATE
04/11/2025

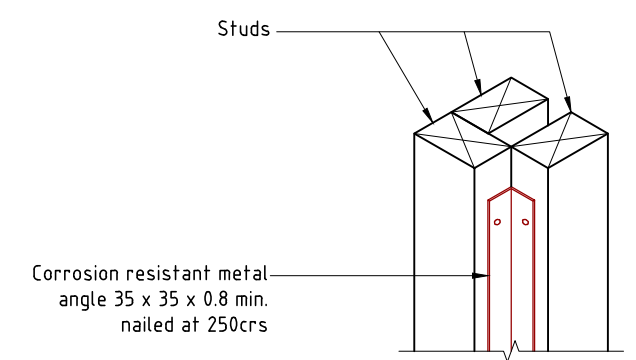
DRAWING NO.
09 OF 13

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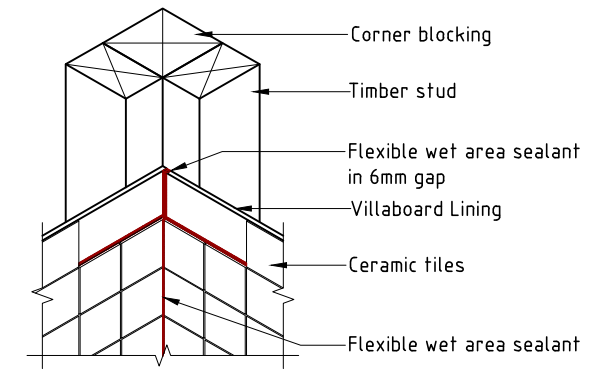
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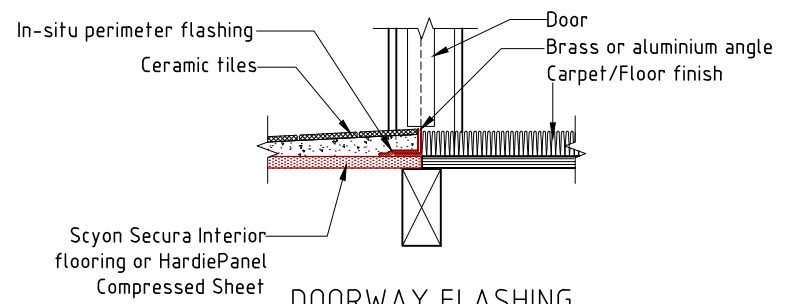
UNENCLOSED SHOWER



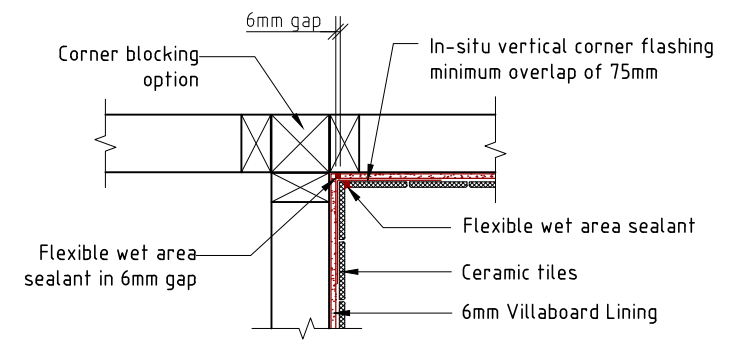
ANGLE REINFORCED CORNER
Scale 1:10



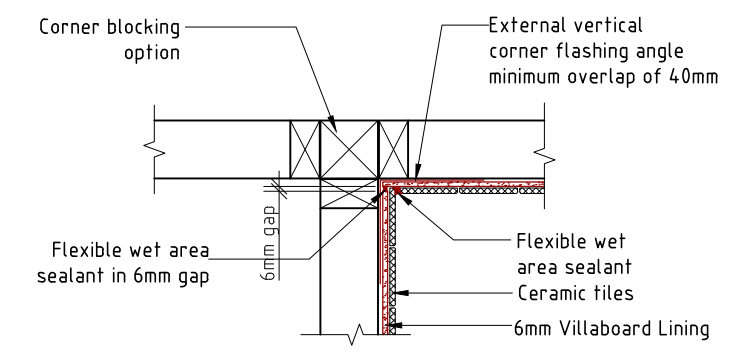
INTERNAL TILED CORNER
Scale 1:10



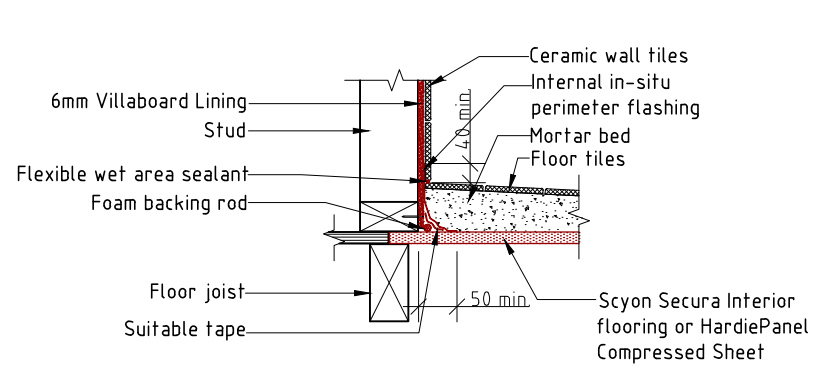
DOORWAY FLASHING
Scale 1:10



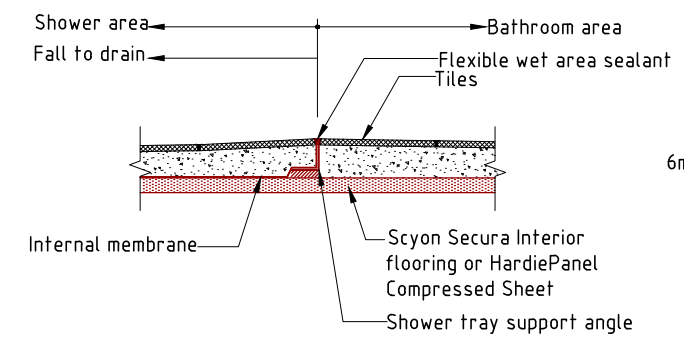
VERTICAL CORNER FLASHING FOR INTERNAL MEMBRANE - SHOWER RECESS
Scale 1:10



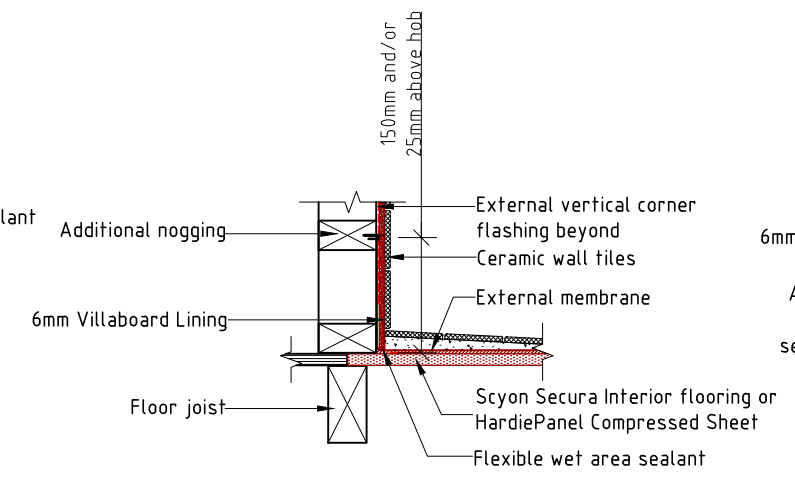
VERTICAL CORNER FLASHING FOR EXTERNAL MEMBRANE - SHOWER RECESS
Scale 1:10



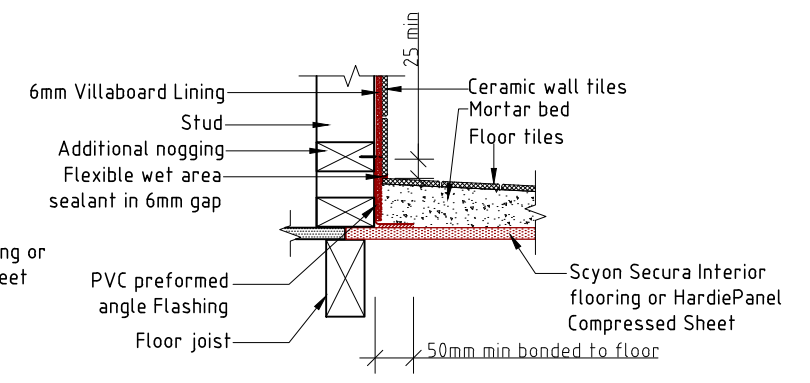
INTERNAL FLASHING
Scale 1:10



UNENCLOSED SHOWER - EDGE FINISHING DETAIL
Scale 1:10



EXTERNAL MEMBRANE - VILLABOARD LINING
Scale 1:10



EXTERNAL FLASHING - VILLABOARD LINING FINISHED WITH TILES
Scale 1:10

**DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION**

PROPOSED RESIDENCE FOR
TAYLOR & BEESON BUILDING PTY LTD, AT
18 NORFOLK DRIVE, HOWRAH

PLUMBING DETAILS

SCALE 1:10
0 100 200

DATE
04/11/2025

DRAWING NO.
10 OF 13

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phone ph 0400 671 582

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All Construction within a BAL-19 area shall be carried out in accordance with Sections 3 & 6 of AS3959:2018.

Subfloor supports shall be enclosed or be constructed of non-combustible material in accordance with Section 6 of AS3959:2018.

Unenclosed subfloors shall be constructed of non-combustible materials or bushfire resistant timbers as specified in Appendix F of AS3959:2018.

Walls within 400mm of ground or less than 400mm above decks, carport roofs, awnings and similar elements shall be constructed of:

- masonry veneer with a minimum thickness of 90mm; or
- Precast or in situ concrete walls; or
- fibre-cement sheet cladding with a minimum thickness of 6mm; or
- Bushfire resisting timber as specified in Appendix F of AS3959:2018; or
- Steel sheeting

All joints in walls are to be covered, sealed, overlapped, backed or butt-jointed.

Vents and weepholes shall be screened with corrosion-resistant mesh with maximum aperture opening sizes of 2mm.

All external glazed doors & windows shall be made of metal and shall be screened to openable portions with metal framed screens with maximum aperture opening sizes of 2mm. All glazing elements to be minimum 5mm thick toughened glass. Doors to be tight-fitting to the frame.

External hinged doors to be a minimum 35mm thick, with solid timber for a minimum of 400mm measured vertically above the threshold. Door framing to be metal or bushfire resisting timber as specified in Appendix F of AS3959:2018. All external doors to be tight-fitting to frames.

Garage doors shall be constructed of non-combustible material or bushfire resisting timber as specified in Appendix F of AS3959:2018 for a minimum vertical height of 400mm above the ground when the door is closed. Suitable weather strips and draught seals or brushes to be fitted to door frame with maximum flammability index of 5, if guide tracks not provided.

All roofing materials to be of non-combustible materials. All roof/wall and roof/roof junctions shall be sealed with appropriate screening with maximum mesh aperture size of 2mm in accordance with Clause 3.6 of AS3959:2018. Sheet roof shall have any gaps sealed with corrosion-resistant mesh with maximum aperture size of 2mm.

All eave and roof ventilation to be screened with non-combustible ember resistant mesh with maximum mesh aperture size of 2mm. Eave lighting to be adequately sealed and not compromise the performance of the light. Joints in linings shall be sealed with approved joining strips for storm moulds.

All Verandah, carport and awnings roofs that are part of the main roof space to comply with roof BAL requirements. If the verandah, carport or awning roof is separated from the main roof space by an approved non-combustible wall, it shall have a non-combustible roof covering, except if roof covering is translucent or transparent, in accordance with Section 6 of AS3959:2018.

Penetrations in roof to be sealed with non-combustible material. Openings to roof vent pipes or vented roof lights or similar shall be protected with corrosion-resistant mesh with maximum aperture size of 2mm.

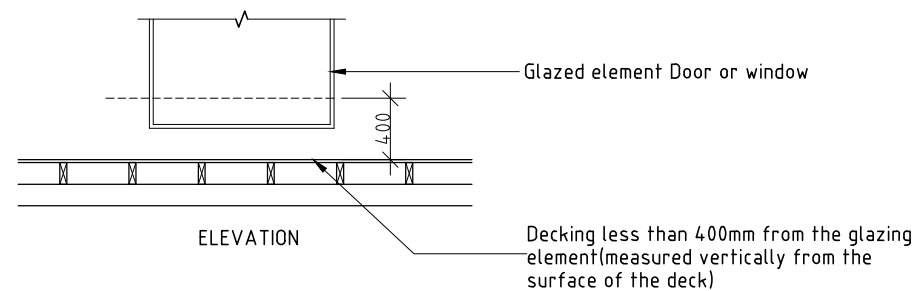
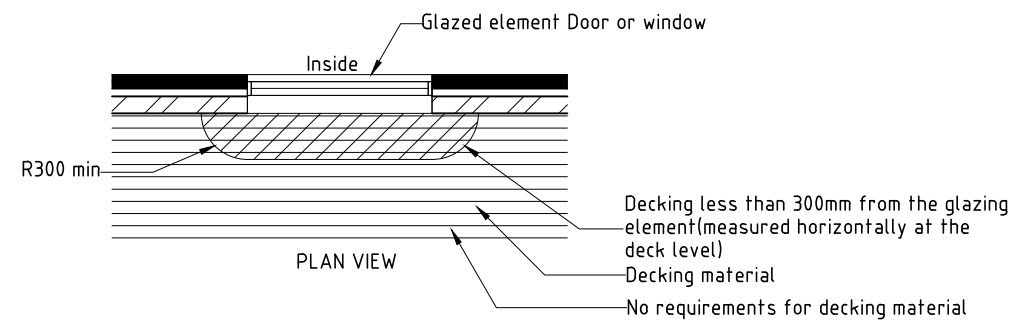
Roof mounted evaporative cooling units shall be fitted with non-combustible cover with corrosion-resistant mesh covers with max. mesh aperture sizes of 2mm.

Gutter and valley leaf guards shall be of non-combustible material where fitted.

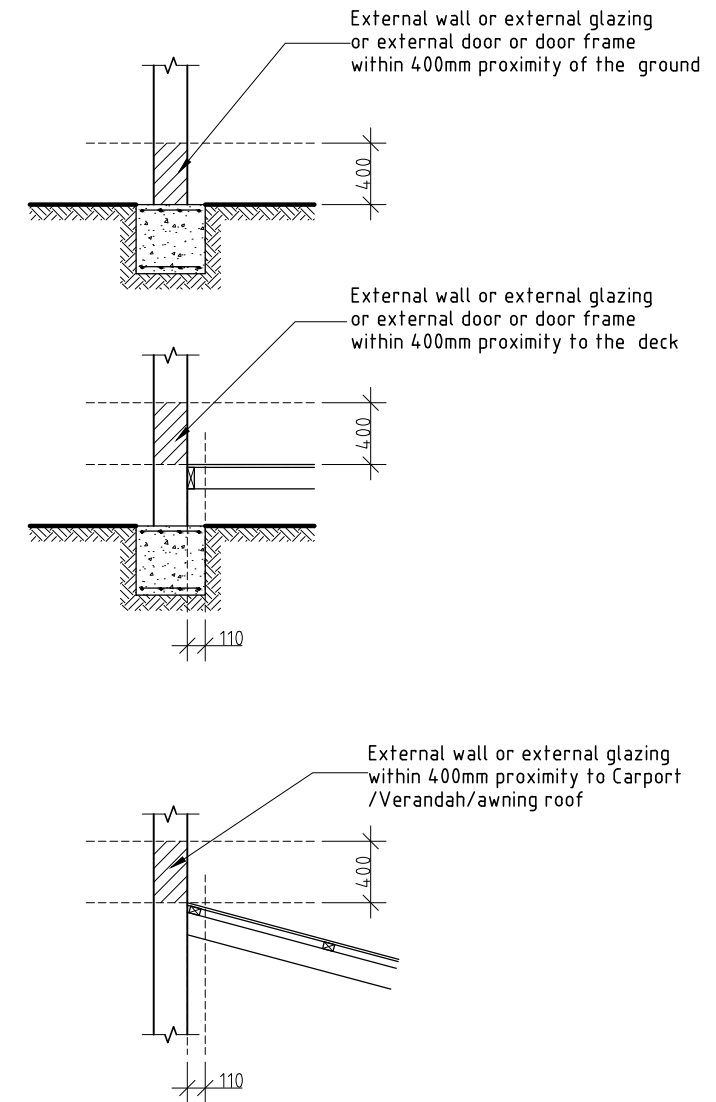
All decking and stair treads within 300mm horizontally of an external glazed element that is less than 400mm vertically from the surface of the deck, is to be of bushfire resistant timber as specified in Appendix F of AS3959:2018, or be constructed of non-combustible material.

Verandah posts shall be mounted on galvanized stirrups with min 75mm clearance to adjacent finished ground level.

All exposed above ground water and gas supply pipes shall be metal.



DECKING WITHIN HORIZONTAL & VERTICAL LIMITS OF GLAZED ELEMENTS
SCALE 1:50



EXTERNAL WALLS OR EXTERNAL GLAZING, OR EXTERNAL DOORFRAMES WITHIN THE LIMITS ABOVE GROUND, DECKS, CARPORT ROOFS
SCALE 1:50

TABLE F1 OF AS3959
BUSHFIRE-RESISTANT SPECIES

Standard trade name	Botanical name
Ash, silvertop	<i>Eucalyptus sieberi</i>
Blackbutt	<i>Eucalyptus pilularis</i>
Gum, red river	<i>Eucalyptus camaldulensis</i>
Gum, spotted	<i>Corymbia maculata</i>
Ironbark, red	<i>Eucalyptus sideroxyton</i>
Kwila (Merbau)	<i>Intsia bijuga</i>
Turpentine	<i>Syncarpia glomulifera</i>

PROPOSED RESIDENCE FOR
TAYLOR & BEESON BUILDING PTY LTD, AT
18 NORFOLK DRIVE, HOWRAH

BAL-19 NOTES

DATE
04/11/2025

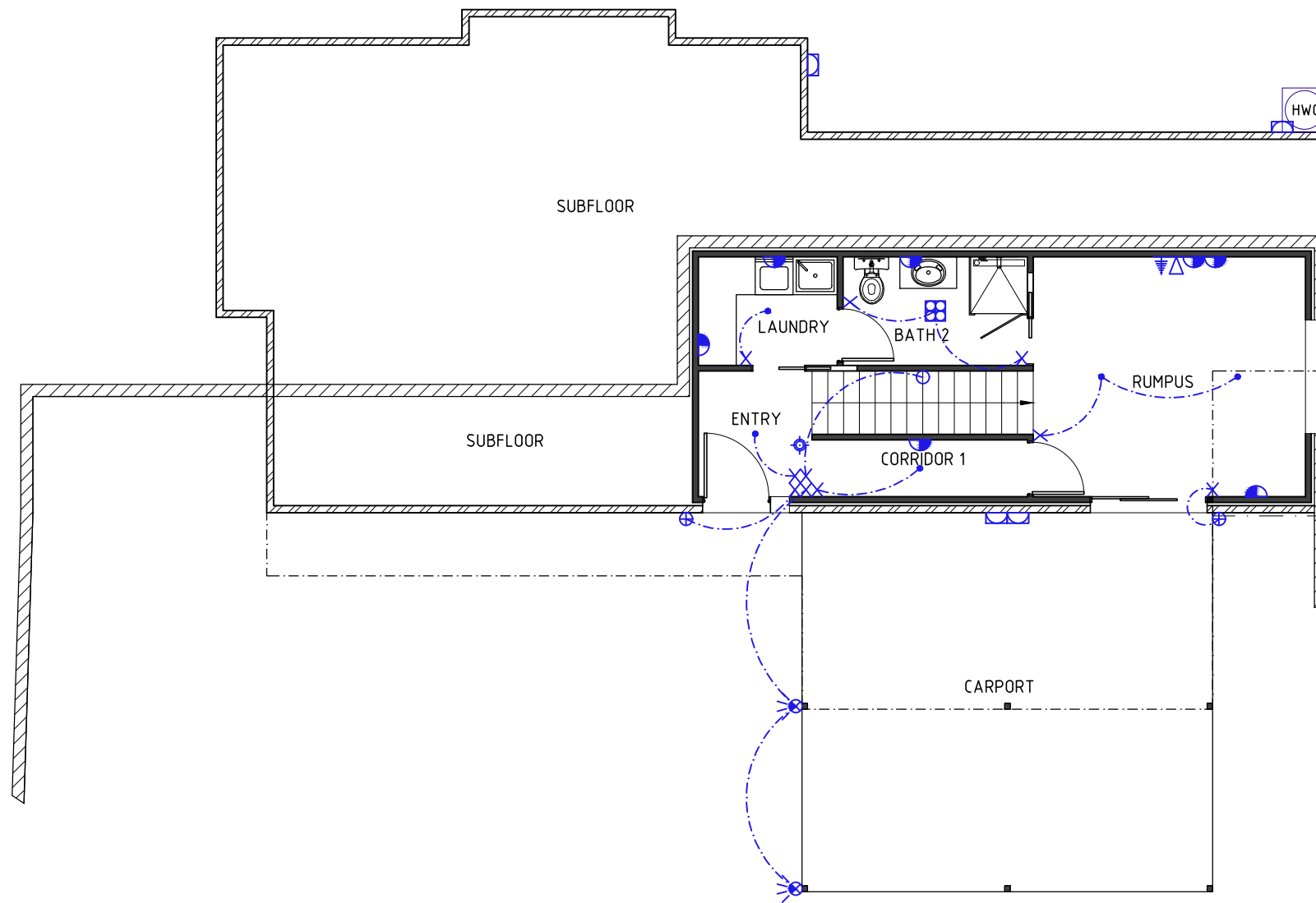
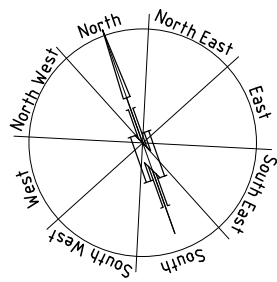
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0 200 400

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11 OF 13

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- Downlight point
Recessed downlights to be MARTEC, GENISIS
Fully sealed recessed downlight 100° beam or similar with 12 watt LED globe
- Surface mounted batten light fitting with 12 watt LED globe
- ☼ Surface or wall mounted external security sensor light with 20 watt LED globes
- ☒ Combination light, fan & heat lamp unit. 4/200 watt heat lamps (not included in calculation). Exhaust ducted to outdoor air.
- ⊕ Up/down exterior wall light 12 watt LED, 1800mm above FL.

For dimmer switch location, refer to lighting calculations.
External lights to be controlled by daylight sensor, or have an average light source efficacy of not less than 40 Lumens/watt.
All Bathroom fans to be fitted with backdraught dampers/shutters, and to be ducted directly to outdoor air.
See attached Lighting calculation.

- ⊕ Interconnected photoelectric smoke alarms.
- ✕ Light switch
- Single power point
- ◐ Double power point
- ▲ TV connection point
- ▽ Telephone/internet connection point
- ◻ Waterproof power point

ROOM	AREA m ²
Entry	3.58
Corridor 1	3.07
Rumpus	16.37
Bath 2	5.02
Laundry	3.78
Carport	39.00

ROOF VENTILATION

SUPPLY
Continuous gap at eaves is:
25mm for <16° pitch
10mm for >16° pitch

EXHAUST
Continuous gap at ridge is min.
5mm for all roof pitches.

Refer to ABCB Housing Provisions Table 10.8.3 for alternative.

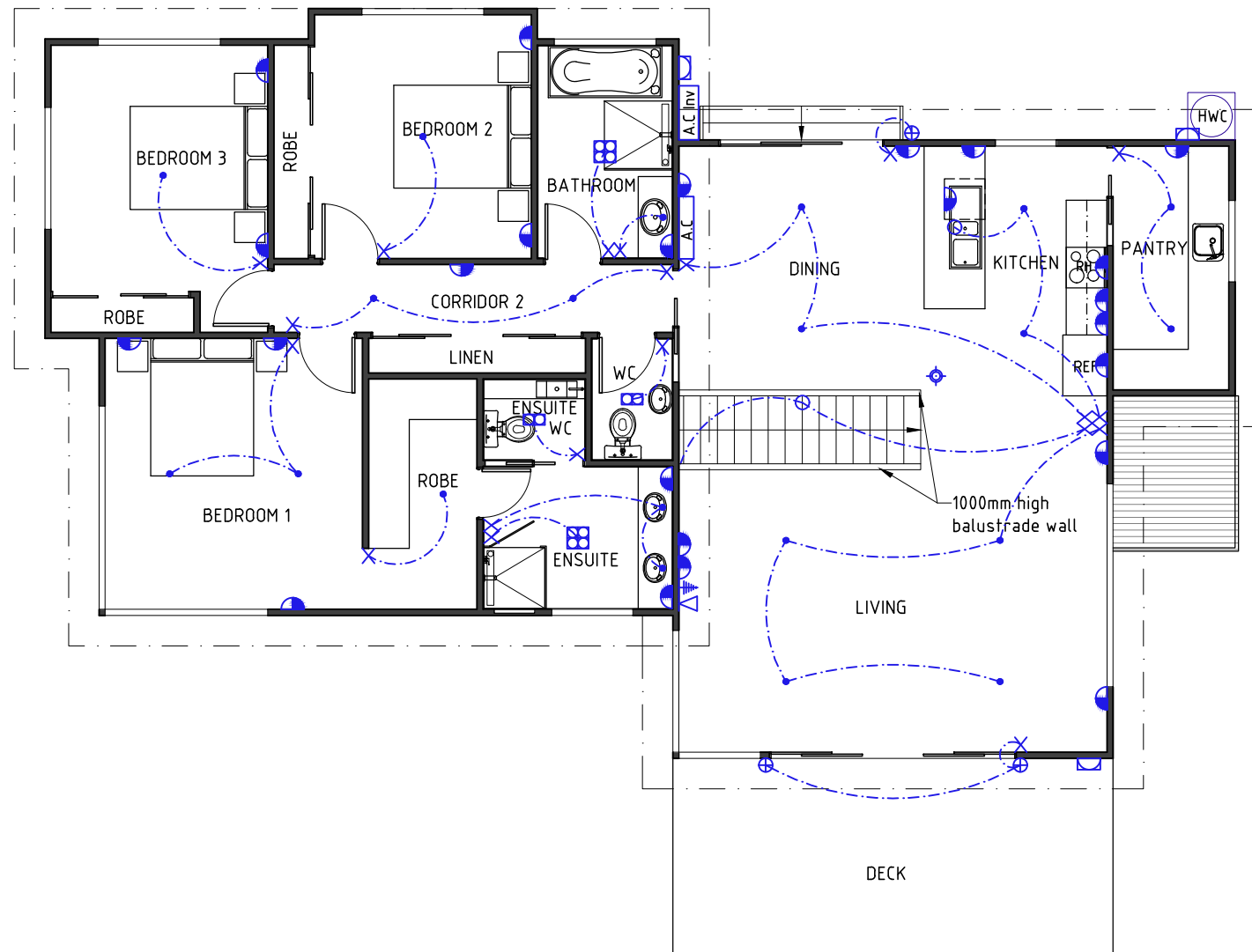
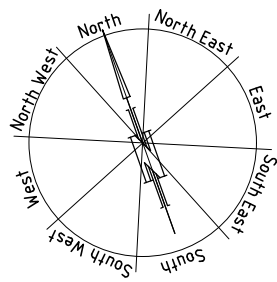
AREAS	
Lower Level	44.98m ²
Upper Level	144.42m ²
Total	189.40m ²
Deck	18.78m ²

NOTE: Glazier to verify all glass prior to manufacture of glazing Units

Glazing compliance certificate to be provided by glass supplier

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED RESIDENCE FOR TAYLOR & BEESON BUILDING PTY LTD, AT 18 NORFOLK DRIVE, HOWRAH	REFLECTED CEILING PLAN		DATE 04/11/2025	DRAWN BY K. MATTHEWS email: qttilley7@biapond.com phone ph 0400 671 582
	SCALE 1:100 0 1000 2000	AMENDED	DRAWING NO. 12 OF 13	Certified: G. Tilley Accreditation No. CC620H © copyright 2024 3824



- Downlight point
Recessed downlights to be MARTEC, GENISIS
Fully sealed recessed downlight 100° beam or similar
 - Surface mounted batten light fitting
with 12 watt LED globe
 - ⊞ Combination light, fan & heat lamp unit. 4/200 watt
heat lamps (not included in calculation). Exhaust
ducted to outdoor air.
 - ⊕ Up/down exterior wall light 12 watt LED,
1800mm above FL.
 - RH Range hood
- For dimmer switch location, refer to lighting
calculations.
External lights to be controlled by daylight sensor,
or have an average light source efficacy of not less
than 40 Lumens/watt.
All Bathroom fans to be fitted with backdraught
dampers/shutters, and to be ducted directly to
outdoor air.
See attached Lighting calculation.

- ⊞ Interconnected photoelectric
smoke alarms.
- ✕ Light switch
- Single power point
- Double power point
- ⊕ TV connection point
- ▽ Telephone/internet connection point
- A.C Wall mounted reverse cycle heat pump,
indoor unit. Size based off 6kW system
- A.C Inv Reverse cycle heat pump outdoor unit. Size based
off 6kW system.

ROOM	AREA m ²
Living, Dining, Kitchen	56.56
Pantry	6.16
Corridor 2	5.89
Bathroom	6.3
WC	2.16
Bedroom 1	15.20
Robe	5.44
Ensuite	5.91
Ensuite WC	1.81
Bedroom 2	11.52
Bedroom 3	12.25
Deck	18.78

ROOF VENTILATION
SUPPLY
 Continuous gap at eaves it:
 25mm for <16° pitch
 10mm for >16° pitch
EXHAUST
 Continuous gap at ridge is min.
 5mm for all roof pitches.
 Refer to ABCB Housing Provisions
 Table 10.8.3 for alternative.

AREAS	
Lower Level	44.98m ²
Upper Level	144.42m ²
Total	189.40m ²
Deck	18.78m ²

NOTE: Glazier to verify all glass prior
to manufacture of glazing Units

Glazing compliance certificate to be
provided by glass supplier

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED RESIDENCE FOR TAYLOR & BEESON BUILDING PTY LTD, AT 18 NORFOLK DRIVE, HOWRAH	REFLECTED CEILING PLAN	DATE 04/11/2025	DRAWN BY K. MATTHEWS email: kttilley7@biapond.com phone ph 0400 671 582
	SCALE 1:100 0 1000 2000	AMENDED	DRAWING NO. 13 OF 13

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18 Norfolk Drive Howrah, Tas

SunTracker - Shadow Diagrams

**POS - Satisfies >50% sunlight 3 hours -
Scale 1:200**

Neighbouring Properties

20 Norfolk Drive

18 Norfolk Drive (Existing Units)

Private Open Space (POS)

9am to 3pm - June 21

