

## PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE  
ONLY

Application Number PA2025245  
Assess No: A13891  
PID No: 9398423

Applicant Name:	BVZ Designs				
Postal Address:					
Contact Phone:	Home		Work		Mobile
Email Address:	- - -				

## Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
  - a) Floor plans ☐
  - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
  - c) Site Plan showing: ☐
    - Orientation
    - All title boundaries
    - Location of buildings and structure (both existing and proposed)
    - Setbacks from all boundaries
    - Native vegetation to be removed
    - Onsite services, connections and drainage details (including sewer, water and stormwater)
    - Cut and/or Fill
    - Car parking and access details (including construction material of all trafficable areas)
    - Fence details
    - Contours
4. Other:

*If submitting plans in over the counter please ensure they are A3.  
All plans must be to scale.*

## WEST TAMAR COUNCIL

SEE UNREGISTERED  
DEALING ON FOLIO  
TEXT

Application Number: «Application Number»

## APPLICANT DETAILS

Applicant Name: Bradley van Zetten

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

## LAND DETAILS

Owner/Authority Name:  
(as per certificate of title) STEPHEN B FRANCIS HARVEY

Location / Address: LOT 6 - UNIT 7 - 176 FRESHWATER POINT ROAD

Title Reference: 188090/6

Zone(s): GEN RES

Existing Development/Use: VACANT LAND

Existing Developed Area: Area 834

## DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: <input checked="" type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of Use: DWELLING & SECONDARY DWELLING, SHED, PERLINA			

Development Type:	Building work: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of development: RESIDENTIAL			

New or Additional Area:	Area 262	
Estimated construction cost of the proposed development:	\$ 600,000	
Building Materials:	Wall Type: BRICK	Colour: Neutrals/ grays
	Roof Type: COLORBOND	Colour: Neutrals/ grays

# WEST TAMAR COUNCIL



Application Number: «Application Number»

## SUBDIVISION ☐ N/A

Subdivision creating additional lots ☐  
 Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		Number of Lots (proposed) :	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

## COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE ☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	
Existing Car Parking:				
Proposed Car Parking:				
Number of Employees: (Existing)				
Number of Employees: (Proposed)				
Type of Machinery Installed:				
Details of trade waste and method of disposal:				

Application Number: «Application Number»

## APPLICANT DECLARATION

**Owner:** As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Name (print)

Signed

Date

**Applicant:** As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,

(if not the owner)

Bradley van Zetten

Name (print)



Signed

9/8/25

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown  
Consent**  
(if required)

Name (print)

Signed

Date

**General  
Manager**  
(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

**Right of Way Owner:**

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)

Signed

Date

PRIORITY FINAL PLAN

OWNER:  
ROSSITER HOMES & DEVELOPMENTS PTY LTD  
STRATA CORPORATION NUMBER 183722,  
176 FRESHWATER POINT ROAD, LEGANA.  
MICHAEL ALAN CLIFFORD & MICHELLE  
ELIZABETH CLIFFORD, WARREN CALE PAIGE  
& CAMERON JAMES WHELAN.  
FOLIO REFERENCE:  
CT 183722/0, CT 183722/7, CT 162598/1  
~~CT 135214/1~~, CT 145978/2 & CT 145978/1.  
GRANTEE:  
PART OF 2500 ACRES GTD. TO JOHN GRIFFITHS.

PLAN OF SURVEY

BY SURVEYOR: A.J PHILLIPS

LOCATION: TOWN OF LEGANA

SCALE 1: 2000 LENGTHS IN METRES

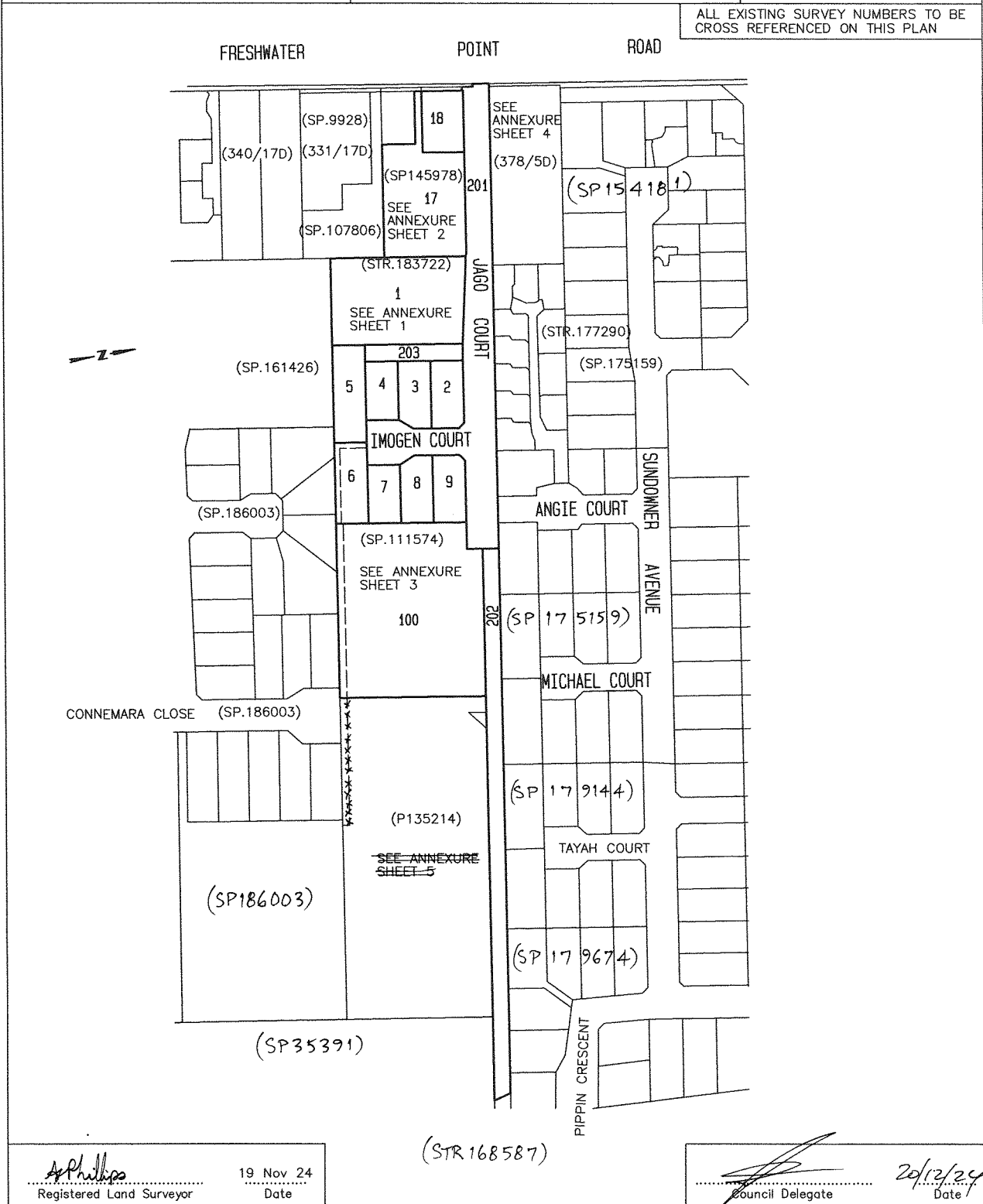
REGISTERED NUMBER

**SP188090**

APPROVED  
EFFECTIVE FROM 10 JUL 2025

*Ren*  
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN



PRIORITY FINAL PLAN

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 5 SHEETS</p>	<p>OWNER: ROSSITER HOMES &amp; DEVELOPMENTS PTY LTD. STRATA CORPORATION NUMBER 183722, 176 FRESHWATER POINT ROAD, LEGANA. MICHAEL ALAN CLIFFORD &amp; MICHELLE ELIZABETH CLIFFORD, WARREN CALE PAIGE &amp; CAMERON JAMES WHELAN.</p> <p>FOLIO REFERENCE: CT 183722/0, CT 183722/7, CT 162598/1 CT 135214/1, CT 145978/2 &amp; CT 145978/1.</p> <p>SCALE 1: 500 LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP188090</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> 20/12/24 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 19 Nov 24 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 10 JUL 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>

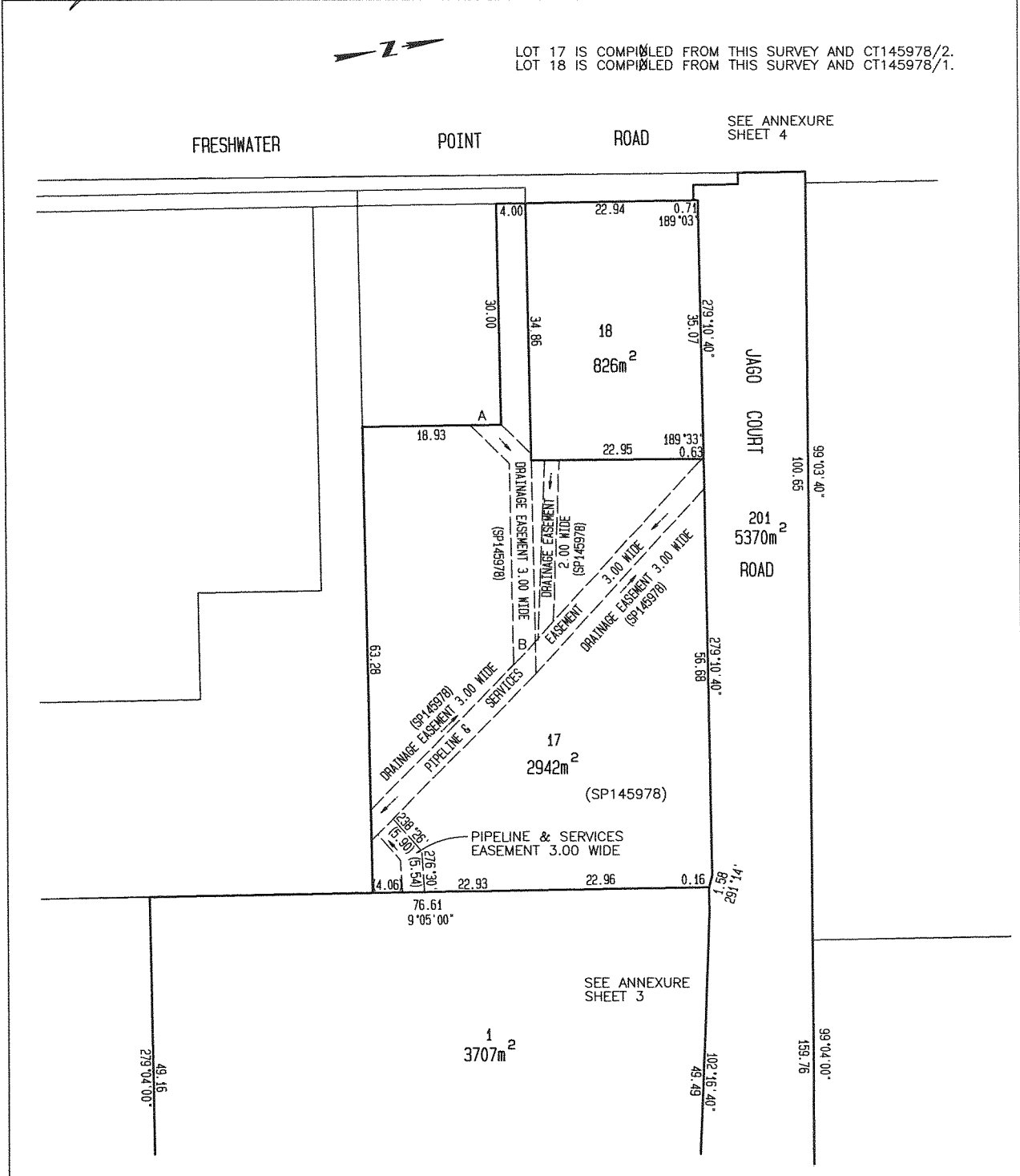
  

The diagram shows a survey plan with the following details:

- Lot 1:** 3707m<sup>2</sup>, 76.61, 9°05'00"
- Lot 2:** 700m<sup>2</sup>, 18.40, 27°04'00"
- Lot 3:** 685m<sup>2</sup>, 18.43, 27°04'00"
- Lot 4:** 613m<sup>2</sup>, 18.43, 27°04'00"
- Lot 5:** 1018m<sup>2</sup>, 18.42, 27°04'00"
- Lot 6:** 834m<sup>2</sup>, 18.42, 27°04'00"
- Lot 7:** 604m<sup>2</sup>, 18.43, 27°04'00"
- Lot 8:** 676m<sup>2</sup>, 18.43, 27°04'00"
- Lot 9:** 691m<sup>2</sup>, 18.40, 27°04'00"
- SET ASIDE FOR DRAINAGE PURPOSES:** 526m<sup>2</sup>, 9°17'00", 55.42, 55.26
- JAGO COURT:** 99°04'00", 100.00, 9.50
- IMOGEN COURT:** 99°04'00", 34.79, 4.22
- ROAD:** 99°04'00", 159.76
- PIPELINE & SERVICES EASEMENT 3.00 MIDE:** 27°04'00", 45.27, 27°04'00", 20.20



<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 2 OF 5 SHEETS</p>	<p>OWNER: ROSSITER HOMES &amp; DEVELOPMENTS PTY LTD. STRATA CORPORATION NUMBER 183722, 176 FRESHWATER POINT ROAD, LEGANA. MICHAEL ALAN CLIFFORD &amp; MICHELLE ELIZABETH CLIFFORD, WARREN CALE PAIGE &amp; CAMERON JAMES WHELAN.</p> <p>FOLIO REFERENCE: CT 183722/0, CT 183722/7, CT 162598/1 CT 135214/1, CT 145978/2 &amp; CT 145978/1.</p> <p>SCALE 1: 500                      LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP.188090</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i>                      20/12/24 Council Delegate                      Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i>                      19 Nov 24 Registered Land Surveyor                      Date</p>	<p>APPROVED EFFECTIVE FROM 10 JUL 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>



PRIORITY FINAL PLAN

<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 3 OF 5 SHEETS</p>	<p>OWNER: ROSSITER HOMES &amp; DEVELOPMENTS PTY LTD. STRATA CORPORATION NUMBER 183722, 176 FRESHWATER POINT ROAD, LEGANA. MICHAEL ALAN CLIFFORD &amp; MICHELLE ELIZABETH CLIFFORD, WARREN CALE PAIGE &amp; CAMERON JAMES WHELAN.</p> <p>FOLIO REFERENCE: CT 183722/0, CT 183722/7, CT 162598/1 CT 135214/1, CT 145978/2 &amp; CT 145978/1.</p> <p>SCALE 1: 500                      LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP 188090</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> 22/12/24 Council Delegate                      Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 19 Nov 24 Registered Land Surveyor                      Date</p>	<p>APPROVED EFFECTIVE FROM 10 JUL 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>

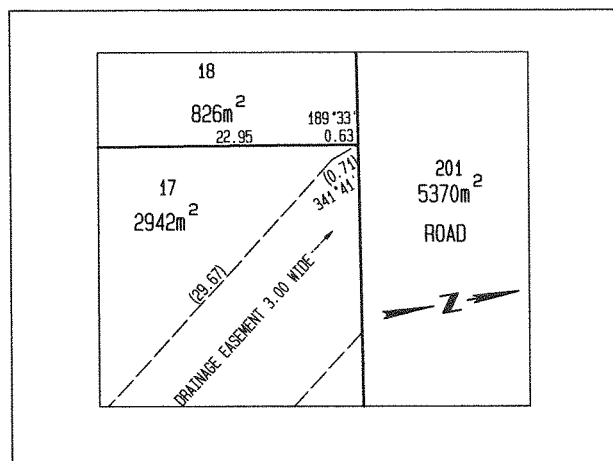
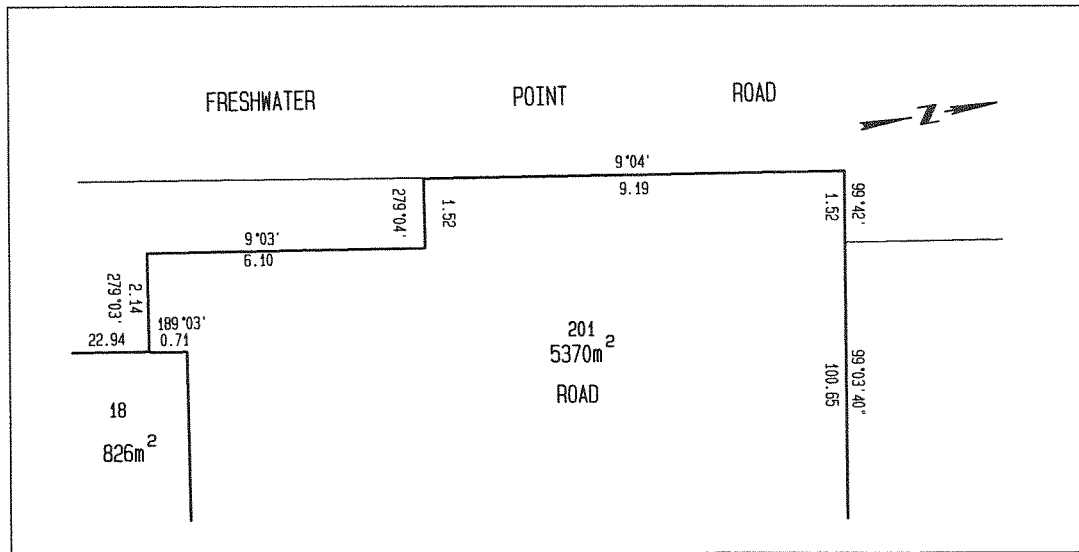
  

<p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>279°04'00" 49.79</p> <p>15.00</p> <p>201 5370m<sup>2</sup></p> <p>RDAD</p> <p>189°04' 18.00</p> <p>8.84</p> <p>9.16</p> <p>159.76</p> <p>99°04'00"</p> <p>202 2835m<sup>2</sup></p> <p>RDADWAY</p> <p>279°04'00"</p> <p>307.09</p> <p>279°04'20"</p> <p>180.59</p> <p>SEE ANNEXURE SHEET 2</p> <p>100 7954m<sup>2</sup></p> <p>83.02</p> <p>279°03'40"</p> <p>9°19'20" 82.54</p> <p>(P135214)</p> <p>CONNEMARA CLOSE</p> <p>PIPELINE &amp; SERVICES EASEMENT 4.00 MIDE</p> <p>99°04'20"</p> <p>97.98</p>
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PRIORITY FINAL PLAN

<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 4 OF 5 SHEETS</p>	<p>OWNER: ROSSITER HOMES &amp; DEVELOPMENTS PTY LTD. STRATA CORPORATION NUMBER 183722, 176 FRESHWATER POINT ROAD, LEGANA. MICHAEL ALAN CLIFFORD &amp; MICHELLE ELIZABETH CLIFFORD, WARREN CALE PAIGE &amp; CAMERON JAMES WHELAN.</p> <p>FOLIO REFERENCE: CT 183722/0, CT 183722/7, CT 162598/1 CT 135214/1, CT 145978/2 &amp; CT 145978/1.</p> <p>SCALE 1: 100                      LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP 188090</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i>                      20/12/24 Council Delegate                      Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i>                      19 Nov 24 Registered Land Surveyor                      Date</p>	<p>APPROVED EFFECTIVE FROM 19 JUL 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>



PRIORITY FINAL PLAN

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 5 OF 5 SHEETS</p>	<p>OWNER: ROSSITER HOMES &amp; DEVELOPMENTS PTY LTD. STRATA CORPORATION NUMBER 183722, 176 FRESHWATER POINT ROAD, LEGANA. MICHAEL ALAN CLIFFORD &amp; MICHELLE ELIZABETH CLIFFORD, WARREN CALE PAIGE &amp; CAMERON JAMES WHELAN.</p> <p>FOLIO REFERENCE: CT 183722/0, CT 183722/7, CT 162598/1 CT 135214/1, CT 145978/2 &amp; CT 145978/1.</p> <p>SCALE 1: 750      LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP 188090</b></p>
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<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188090

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:

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

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

**Easements**

Lot 17 is SUBJECT TO a Drainage Easement (as defined herein) in gross in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE (SP14597B)" on the Plan.

Lot 17 is SUBJECT TO a Drainage Easement (as defined herein) appurtenant to Lot 1 on SP107806 over the land marked A. B. "DRAINAGE EASEMENT 3.00 WIDE" on (SP14597B) on the plan.

Lot 17 on the Plan ("the Lot") is SUBJECT TO a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE" ("the Easement Land") on the Plan.

Lot 6 on the Plan is SUBJECT TO a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE" ("the Easement Land") on the Plan.

Lot 100 on the Plan and Lot 1 on P135214 (together called "the Lot") are SUBJECT TO a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 4.00 WIDE" ("the Easement Land") on the Plan.

Signatures: \_\_\_\_\_

(USE ANNEXURE PAGES FOR CONTINUATION)

<p><b>SUBDIVIDER:</b> Rossiter Homes &amp; Developments Pty Ltd, Michael Alan Clifford, Michelle Elizabeth Clifford, Cameron James Whelan, Warren Cale Paige and Strata Corporation Number 183722</p> <p><b>FOLIO REF:</b> 183722/7, 135214/1, 145978/1, 145978/2 and 183722/0</p> <p><b>SOLICITOR &amp; REFERENCE:</b> RAE &amp; PARTNERS AEC:242926</p>	<p><b>PLAN SEALED BY:</b> WEST TAMAR COUNCIL</p> <p><b>DATE:</b> 2d/12/24</p> <p>PA2020415 &amp; PA2024202</p> <p><b>REF NO.</b> _____</p> <p style="text-align: right;">Council Delegate</p>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 5 PAGES	Registered Number <b>SP 188090</b>
SUBDIVIDER: Rossiter Homes & Developments Pty Ltd, Michael Alan Clifford, Michelle Elizabeth Clifford, Cameron James Whelan, Warren Cale Paige and Strata Corporation Number 183722 FOLIO REFERENCE: 183722/7, 135214/1, 145978/1, 145978/2 and 183722/0	

## Covenants

The owners of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 ("the Burdened Lots") covenant with West Tamar Council to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit shall be annexed to and devolve with the said West Tamar Council to observe the following stipulation, namely:

- (a) not to erect any habitable building on the Burdened Lots with a floor level below 32.90 metres on the Australian Height Datum (Tasmanian) 1983; and
- (b) not to erect any non-habitable building or structure on the Burdened Lots with a floor level below 32.75 metres on the Australian Height Datum (Tasmanian) 1983.

The owners of Lot 100 covenant with the owner of Lots 6, 7, 8 and 9 on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit shall be annexed to and devolve with Lots 6, 7, 8 and 9 on the Plan that the vegetation on Lot 100 on the Plan must not exceed a low fuel state.

## Fencing Covenant

The owner of each lot on the Plan covenants with Rossiter Homes & Developments Pty Ltd ("the Vendor") that the Vendor will not be required to fence any lot on the Plan.

## Definitions

"Pipeline and Services Easement" is defined as follows:-

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

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;

Signatures:

- (5) do all works reasonably required in connection with such activities or as may be authorised or required

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 5 PAGES	Registered Number <b>SP 188090</b>
SUBDIVIDER: Rossiter Homes & Developments Pty Ltd, Michael Alan Clifford, Michelle Elizabeth Clifford, Cameron James Whelan, Warren Cale Paige and Strata Corporation Number 183722 FOLIO REFERENCE: 183722/7, 135214/1, 145978/1, 145978/2 and 183722/0	

by any law:

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

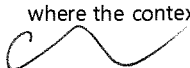
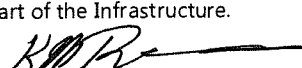

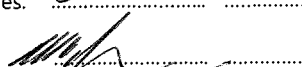

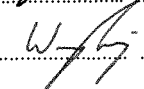


**SECONDLY**, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or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

**Interpretation:**

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

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

Signatures:

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 5 PAGES	Registered Number <b>SP 188090</b>
SUBDIVIDER: Rossiter Homes & Developments Pty Ltd, Michael Alan Clifford, Michelle Elizabeth Clifford, Cameron James Whelan, Warren Cale Paige and Strata Corporation Number 183722 FOLIO REFERENCE: 183722/7, 135214/1, 145978/1, 145978/2 and 183722/0	

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

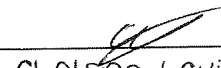
"Drainage Easement" means a right of drainage in gross in favour of West Tamar Council ("the Council") and in conjunction with the exercise of that right the Council will have the power set out in the statutory definition of a "right of drainage" in Schedule 8 of the *Conveyancing and Law of Property Act 1884*.

There are no other Easements, Covenants or Profits a Prendre created to benefit or burden the said land.

Executed by **Michael Alan Clifford**  
in the presence of:

  
Michael Alan Clifford

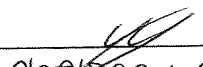
Witness Signature  
Witness Name  
Witness Address  
Witness Occupation

  
Chelsea Louise Ford  
3/113 Cimitiere St, Launceston  
Legal Assistant

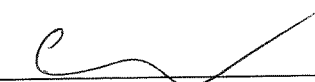
Executed by **Michelle Elizabeth Clifford**  
in the presence of:

  
Michelle Elizabeth Clifford


Witness Signature  
Witness Name  
Witness Address  
Witness Occupation

  
Chelsea Louise Ford  
3/113 Cimitiere St, Launceston  
Legal Assistant

Executed by **Cameron James Whelan**  
in the presence of:

  
Cameron James Whelan

Witness Signature  
Witness Name  
Witness Address  
Witness Occupation

  
Hannah Baker  
3/113 Cimitiere St, Launceston  
Legal Assistant

**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.



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 5 PAGES	Registered Number <b>SP 188090</b>
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"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

"Drainage Easement" means a right of drainage in gross in favour of West Tamar Council ("the Council") and in conjunction with the exercise of that right the Council will have the power set out in the statutory definition of a "right of drainage" in Schedule 8 of the *Conveyancing and Law of Property Act 1884*.

There are no other Easements, Covenants or Profits a Prendre created to benefit or burden the said land.

Executed by **Michael Alan Clifford**

in the presence of:

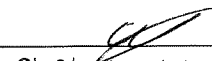
  
Michael Alan Clifford

Witness Signature

Witness Name

Witness Address

Witness Occupation

  
Chelsea Louise Ford  
3/113 Cimitiere St, Launceston  
Legal Assistant

Executed by **Michelle Elizabeth Clifford**

in the presence of:

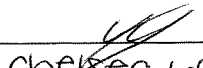
  
Michelle Elizabeth Clifford

Witness Signature

Witness Name

Witness Address

Witness Occupation

  
Chelsea Louise Ford  
3/113 Cimitiere St, Launceston  
Legal Assistant

Executed by **Cameron James Whelan**

in the presence of:


  
Cameron James Whelan

Witness Signature

Witness Name

Witness Address

Witness Occupation

  
Hannah Baker  
3/113 Cimitiere St, Launceston  
Legal Assistant

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 5 OF 5 PAGES	Registered Number <b>SP 188090</b>
SUBDIVIDER: Rossiter Homes & Developments Pty Ltd, Michael Alan Clifford, Michelle Elizabeth Clifford, Cameron James Whelan, Warren Cale Paige and Strata Corporation Number 183722 FOLIO REFERENCE: 183722/7, 135214/1, 145978/1, 145978/2 and 183722/0	

Executed by **Warren Cale Paige**  
in the presence of:

Warren Cale Paige  
Warren Cale Paige

Witness Signature  
Witness Name  
Witness Address  
Witness Occupation

Chelsea Louise Ford  
3/113 Cimitiere St, Launceston  
Legal Assistant

Signed for and on behalf of  
**Rossiter Homes & Developments Pty Ltd**  
**ACN 101 283 765**  
by its authorised officers under  
S127 of the *Corporations Act 2001*

Leigh Gabriel Rossiter  
Director – Leigh Gabriel Rossiter

Karenne Rossiter  
Director/Secretary – Karenne Rossiter

THE COMMON SEAL of the  
**Strata Corporation Number 183722**  
was affixed in the presence of:

Angela  
X  
Body Corporate Manager:  
Member S  
X  
Tutor  
Hannah Baker  
3/113 Cimitiere St  
Legal Assistant

Witness Signature  
Witness Name  
Witness Address  
Witness Occupation

\* MT  
16.4.25  
Melanie Louise Kerwin  
Solicitor  
3/113 Cimitiere Street  
Launceston TAS 7250

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LEGEND  
PAGE 1# COVER PAGE  
PAGE 2# EXISTING SITE SURVEY PLAN  
PAGE 3# SITE PLAN  
PAGE 4# SOIL AND WATER MANAGEMENT PLAN  
PAGE 5# SHED AND PERGOLA PLAN  
PAGE 6# FLOOR PLAN  
PAGE 7# FLOOR PLAN WITH DIMENSIONS  
PAGE 8# ELEVATIONS  
PAGE 9# ROOF PLAN

COUNCIL – WEST TAMAR COUNCIL  
ZONE – GENERAL RESIDENTIAL  
CODE – BUSHFIRE PRONE AREA  
LANDSLIDE BAND – NIL

TITLE REF. = 188090/6

BUSHFIRE-PRONE AREA BAL RATING EXEMPT  
AS PER RMCg BUSHFIRE EXEMPTION REPORT

CORROSION ENVIRONMENT – MEDIUM

CLIMATE ZONE FOR THERMAL DESIGN = 7  
REFER TO ENERGY REPORT BY 2DR

ALPINE AREA – N/A LESS THAN 900m AHD

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF  
BRICKWORK CLADDING OR TIMBER FRAMING ON CLAD  
HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE  
PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES  
THEN THESE MUST BE CONFIRMED ONSITE BY A  
SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED  
'APPROVED' PLANS BY BUILDING SURVEYOR AND  
PERMIT AUTHORITY

H4D9 CONDENSATION MANAGEMENT TO BE  
COMPLIANT WITH NCC PART 10.8 CONDENSATION  
MANAGEMENT.

NOTES  
(1)REFER TO THE GUIDANCE IN THE "CONDENSATION IN  
BUILDINGS TASMANIAN DESIGNERS' GUIDE" – CURRENT VERSION  
AVAILABLE AT WWW.CBOS.TAS.GOV.AU. THIS GUIDE MUST BE  
READ IN CONJUNCTION WITH THE NCC.

IF ANY DISCREPANCIES, APPARENT ERROR,  
ANOMALY OR AMBIGUITY WITHIN THE  
DOCUMENTATION IS FOUND. THE DESIGNER IS TO BE  
CONTACTED PRIOR TO ANY MORE CONSTRUCTION  
CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND  
THAT THE NOTED DIMENSIONS ARE USED FOR  
ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

**PROPOSED DWELLING,  
SECONDARY DWELLING,  
PREFABRICATED SHED,  
AND PERGOLA  
FOR F AND S HARVEY  
AT LOT 6 IMOGEN COURT  
LEGANA 7277**

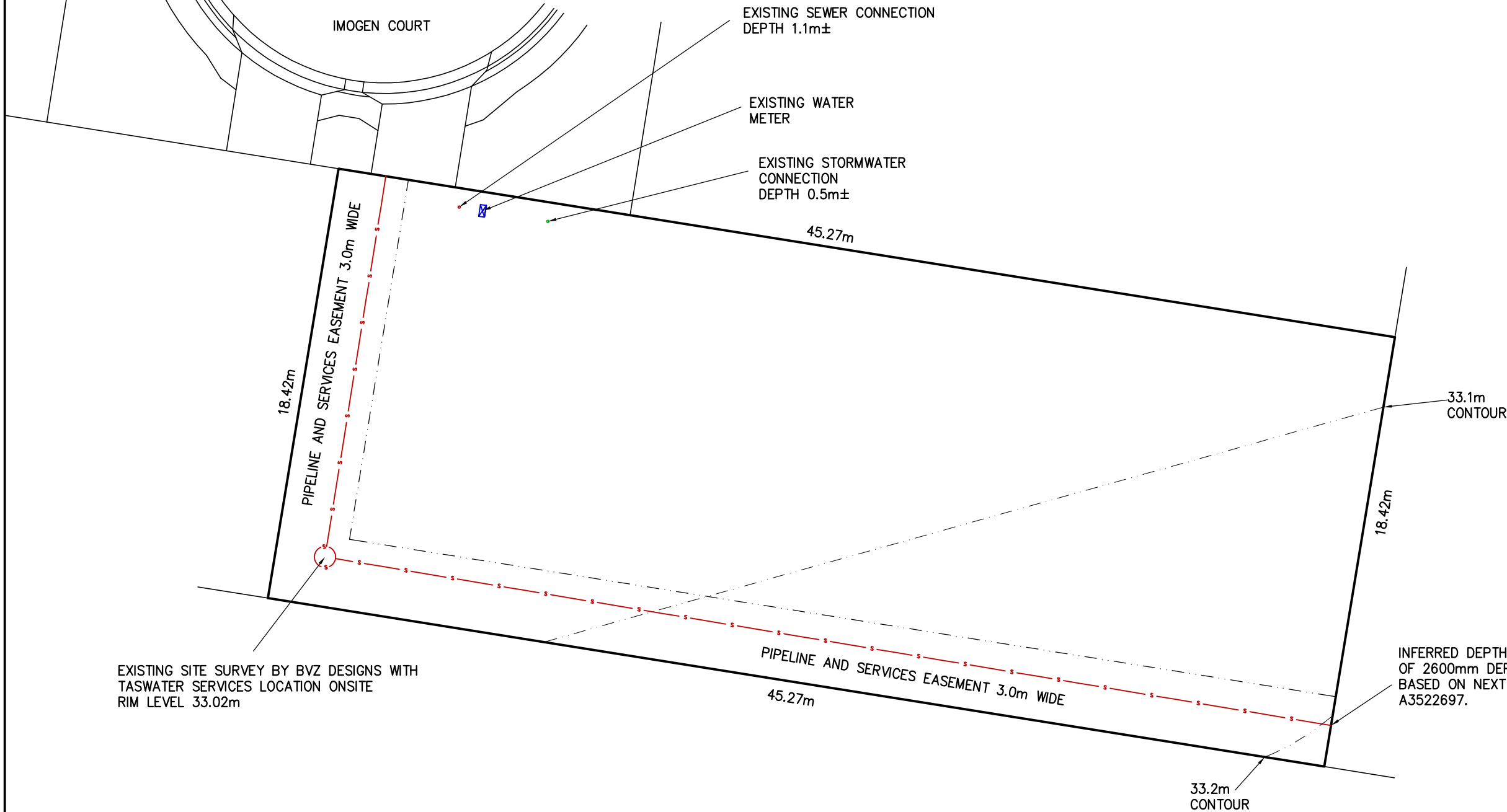
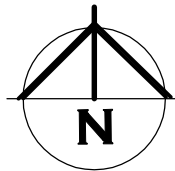
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**(C)** BRADLEY VAN ZETTEN 2025  
THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN  
ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY  
OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.




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EXISTING SITE SURVEY PLAN



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PROJECT: PROPOSED DWELLING  
FOR F AND S HARVEY  
AT LOT 6 IMOGEN COURT  
LEGANA 7277

DRAWING: EXISTING SITE SURVEY PLAN

DESIGNED: B. v. Z.  
DRAWN: B. v. Z.

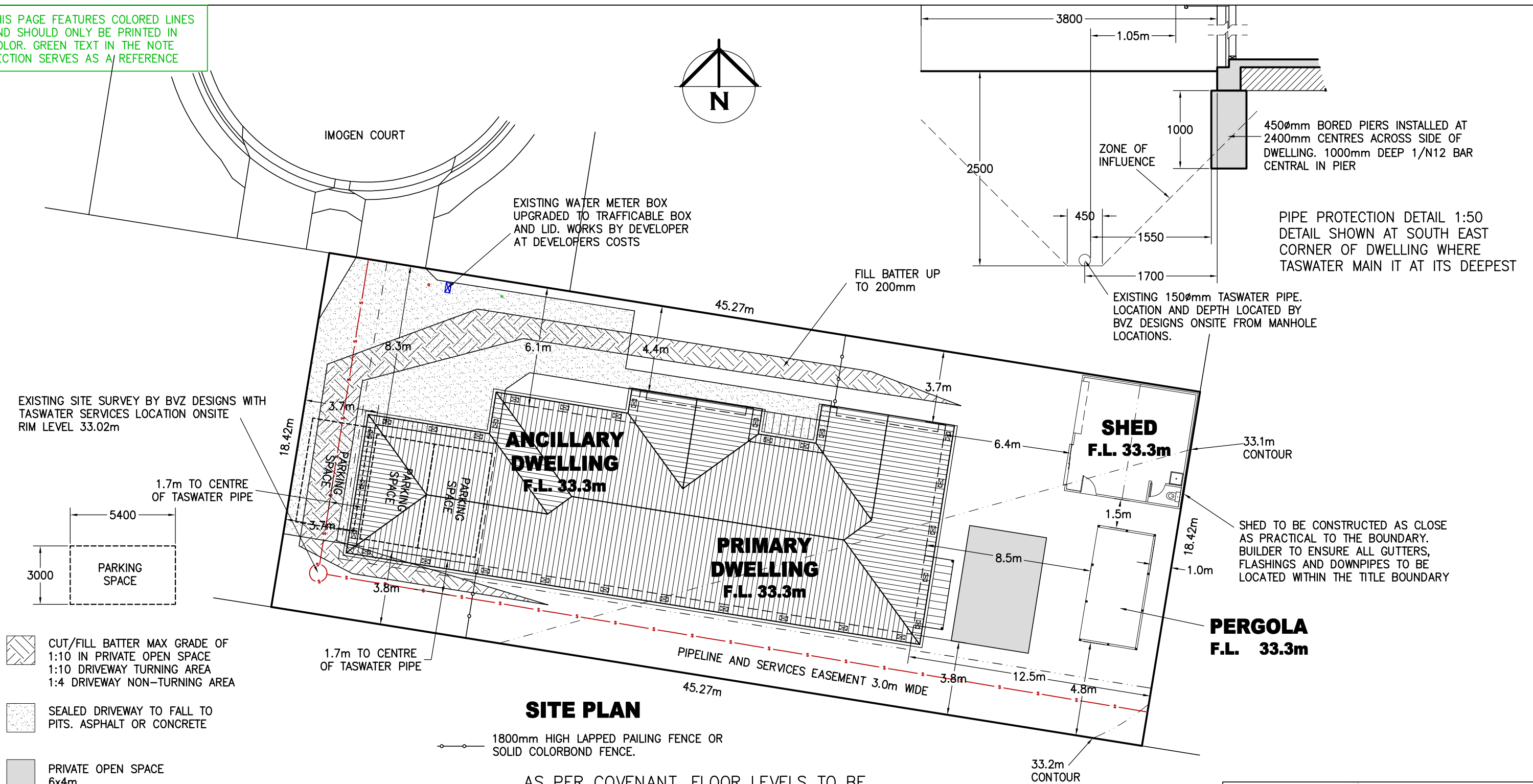
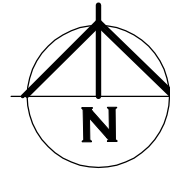
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SITE AREA TABLE		
	SQUARE METER	PERCENTAGE OF LOT
SITE AREA	834	
BUILDING AREA EXCLUDING EAVES UP TO 0.6m WIDE (AS PER PLANNING SCHEME)	316	37.9
SEALED GROUND AREA (INCLUDING UNDER EAVES, EXCLUDING AREA INCLUDED IN CELL ABOVE)	150	18.0
AREA FREE FROM IMPERVIOUS SURFACES	368	44.1

## UN-RETAINED BULK EARTHWORKS – SITE CUT AND FILL PART 3.2.1

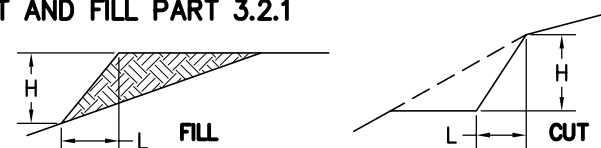


TABLE 3.2.1: SOIL TYPE		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK		3:3	8:1
SAND		1:2	1:2
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS		NOT SUITABLE	NOT SUITABLE

EMBANKMENTS THAT ARE TO BE LEFT EXPOSED AT THE END OF THE CONSTRUCTION WORKS MUST BE STABILISED BY VEGETATION OR SIMILAR TO PREVENT SOIL EROSION

(1) A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE--  
(A) WITHIN THE ALLOTMENT; AND  
(B) NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY, OR THE ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A; AND  
(C) NOT DEEPER THAN 2 M FROM THE NATURAL GROUND LEVEL AT ANY POINT.

(2) FILL, USING AN UN-RETAINED EMBANKMENT MUST--

- (A) BE PLACED WITHIN THE ALLOTMENT; AND
- (B) BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND FIGURE 3.2.1B; AND
- (C) BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN 150 MM; AND
- (D) BE NOT MORE THAN 2 M IN HEIGHT FROM THE NATURAL GROUND LEVEL AT ANY POINT; AND
- (E) WHERE USED TO SUPPORT FOOTINGS OR SLABS, BE PLACED AND COMPACTED IN ACCORDANCE WITH PART 4.2; AND
- (F) HAVE SURFACE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURE ON THE PROPERTY OR ADJOINING ALLOTMENT IN ACCORDANCE WITH 3.3.3.



## DESIGNS

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PROJECT: PROPOSED DWELLING  
FOR F AND S HARVEY  
AT LOT 6 IMOGEN COURT  
LEGANA 7277

DRAWING: SITE PLAN

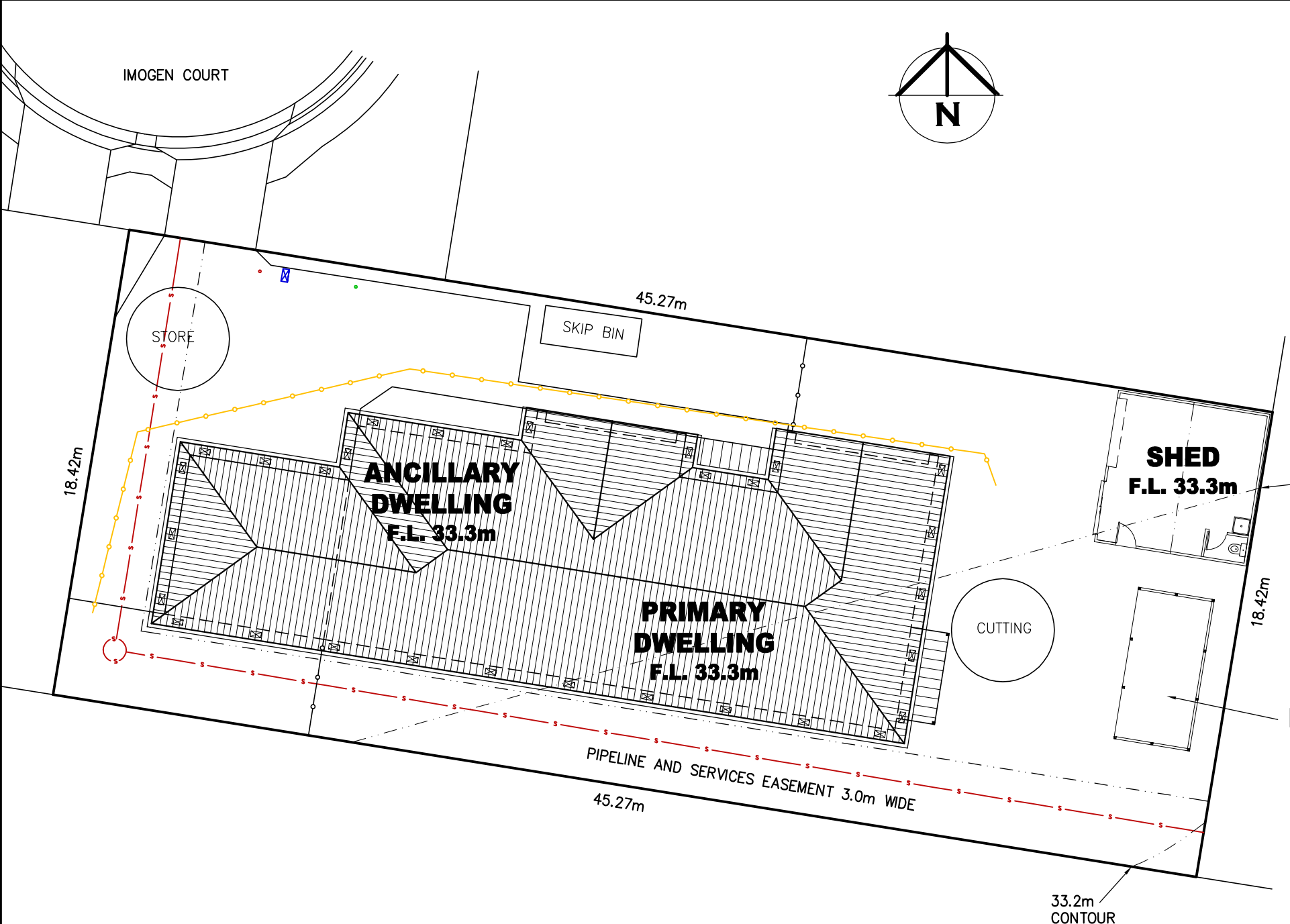
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- BUILDING SITE DURING CONSTRUCTION TO COMPLY WITH EPA TASMANIA, SOIL AND WATER MANAGEMENT ON BUILDING SITES WHERE POSSIBLE. REFER TO FACT SHEETS 1-19  
EPA.TAS.GOV.AU/ENVIRONMENT/WATER/STORMWATER/SOIL-AND-WATER-MANAGEMENT-ON-BUILDING-SITES
- FACT SHEET 3 – SOIL AND WATER MANAGEMENT.  
PLAN TO BE KEPT ONSITE AND ALL TIMES AND ALL WORKERS UNDERSTAND THE SWMP
- FACT SHEET 4 – DISPERSIVE SOILS, NOT APPLICABLE.
- FACT SHEET 5 – MINIMISE SOIL DISTURBANCE.  
DO TRACK MACHINERY UP AND DOWN THE SLOPE TO CREATE GROOVES FROM THE WHEELS/ OR TRACKS THAT WILL CATCH RAINFALL. THE GROOVES WILL ROUGHEN THE SURFACE IN A WAY THAT WILL SLOW RUNOFF. AS PER FACT SHEET CLEARING FOR WORKS TO BE LIMITED TO WITHIN 5 METRES FROM THE EDGE OF ANY ESSENTIAL CONSTRUCTION ACTIVITY. NO TOPSOIL SHALL BE REMOVED FROM LAND OUTSIDE THE AREAS OF GROUND DISTURBANCE SHOWN. ALL AREAS OF GROUND DISTURBANCE MUST BE DRESSED WITH TOP SOIL AND WHERE APPROPRIATE REVEGETATED AND STABILISED TO PREVENT FUTURE EROSION OR SILTATION.
- FACT SHEET 6 – PRESERVE VEGETATION.  
WHERE EXISTING TREES ARE TO REMAIN ON THE SITE, ESTABLISH NO GO AREA AROUND TREES OF BRIGHT TAPE ON STAR PICKETS MINIMUM 1m AWAY FROM BASE OF TREE  
EXISTING GROUND VEGETATION TO BE RETAINED WHEN EVER POSSIBLE. MINIMUM 400mm WIDE GRASS STRIPS TO BE RETAINED ON BACK OF KERB FOR FILTERING RUNOFF. INSTALLED AS PER FACT SHEET
- FACT SHEET 7 – DIVERT UP-SLOPE WATER  
DIVERSION CHANNEL TO BE CONSTRUCTED ON HIGHSIDE OF SITE MINIMUM 150MM DEEP WITH 10% MAX FALL WITH A CURVED SHAPE WITH EXCAVATED SOIL FROM THE CHANNEL ON THE DOWN-SLOPE SIDE TO INCREASE DIVERSION CHANNEL CAPACITY. LEVEL SPREADER TO END OF DIVERSION CHANNEL TO ENSURE WATER DISCHARGE IS SLOW MOVING MINIMUM 4M WIDE. INSTALLED AS PER FACT SHEET
- FACT SHEET 8 – EROSION CONTROL MATS AND BLANKETS  
WHERE FINISHED BATTERS ARE PROPOSED TO BE STEEPER THAN 1:3 EROSION CONTROL BLANKETS TO BE INSTALLED ON BATTER FOR SITE REHABILITATION. INSTALLED AS PER FACT SHEET
- FACT SHEET 9 – PROTECT SERVICES TRENCHES AND STOCKPILES  
ALL STOCKPILES TO BE POSITIONED CLEAR OF WATER COURSES AND TO ENSURE THAT NO SILT RUNOFF CAN ENTER A WATER COURSE.  
TOPOSOIL TO BE STOCKPILED SEPARATELY AND SPREAD OVER BACKFILLED AREAS. SPOIL TO BE STOCKPILED IN A NARROW COURSE ON THE UPSTREAM SIDE OF ALL EXCAVATION. TEMPORARY CATCH DRAINS TO BE CONSTRUCTED ON THE UPSTREAM SIDE OF STOCKPILES AND EXCAVATED AREAS, DIRECTING RUNOFF TO EXISTING STORMWATER SYSTEM.  
SERVICE TRENCHES TO HAVE SOIL PLACED ON TOPSIDE OF TRENCH TO DIVERT WATER FLOW AWAY FROM THE TRENCH LINE.
- FACT SHEET 10 – EARLY ROOF DRAINAGE CONNECTION  
DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED.  
TEMPORARY DOWNPIPES TO DIRECT WATER TO TUFTED AREAS.
- FACT SHEET 11 – SCOUR PROTECTION  
NOT APPLICABLE AS NO NEW DAMS/ CULVERTS
- FACT SHEET 12 – STABILISED SITE ACCESS  
DIVERSION HUMP INSTALLED ON ROAD ACCESS WITH WATER DIRECTED TO SEPARATE SILT FENCE.  
INSTALLED AS PER FACT SHEET
- FACT SHEET 13 – WHEEL WASH  
EVERY EFFORT TO BE MADE TO MINIMISE SPREADING SEDIMENT ON TO SEALED AREAS WHEN VEHICLES LEAVE THE SITE, TO BE INSTALLED TO PREVENT WASHING DOWN OF TYRES.
- FACT SHEET 14 – SEDIMENT FENCES  
SEDIMENT FENCE INSTALLED AS PER DETAIL AND FACT SHEET
- FACT SHEET 15 – PROTECTION OF STORMWATER PITS  
PITS INSTALLED ONSITE TO BE CONSTRUCTED WITH DRIVEWAY AT END OF JOB AFTER FINISHED CONSTRUCTION OF BUILDING. THEREFORE NO REQUIREMENTS FOR PITS.
- FACT SHEET 16 – PROTECTED CONCRETE, BRICK AND TILE CUTTING  
ALL CUTTING TO BE INSIDE NOMINATED AREA AS PER SWMP WITH FILTER SOCKS INSTALLED ON LOW SIDE. SLURRY TO BE DISPOSED OFF IN GEOTEXTILE LINED DITCH OR DRUMS
- FACT SHEET 17 – SEDIMENT BASINS  
NOT REQUIRED DUE TO SCALE OF WORKS.
- FACT SHEET 18 – DUST CONTROL  
DURING EXTENDED PERIODS OF DRY WEATHER, DAMPEN THE SITE SLIGHTLY WITH A LIGHT APPLICATION OF WATER DURING EXCAVATION OR WHEN DUST IS BEING RAISED
- FACT SHEET 19 – SITE REVEGETATION  
ALL OF SITE THAT IS NOT FINISHED IN HARD SURFACES TO BE REVEGETATION WITH GRASS OR MULCH AS PER LANDSCAPING PLAN OR TO OWNERS DETAILS

SOIL AND WATER MANAGEMENT PLAN

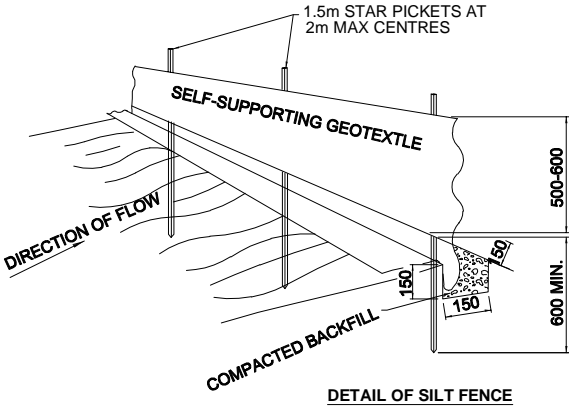
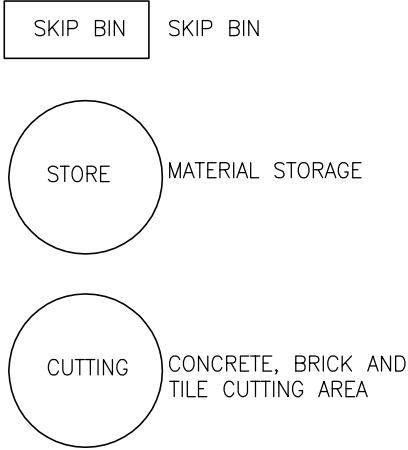
SILT FENCE AS PER DETAIL

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DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED

INSTALL AG DRAIN (IF SHOWN) PRIOR TO FOOTING EXCAVATION

EXCAVATED MATERIAL PLACED UP SLOPE OF CUT OFF DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL



- SEDIMENT FENCE NOTES:
1. SURVEY AND MARK OUT LOCATION OF SEDIMENT FENCE, ENSURE IT IS PARALLEL TO THE CONTOURS OF THE SITE AND TO DRAIN IN THE CORRECT DIRECTION
  2. DIG A 150 MM TRENCH IMMEDIATELY ABOVE THE PROPOSED FENCE LINE.
  3. PLACE THE BOTTOM OF THE FABRIC TO THE BASE OF THE TRENCH AND RUN FABRIC UP THE DOWN-SLOPE SIDE OF THE TRENCH.
  4. BACKFILL THE TRENCH AND COMPACT TO SECURE ANCHORAGE OF THE FABRIC.
  5. DRIVE 1.5 M STAR PICKETS INTO GROUND, 2 M APART TO SUPPORT THE SEDIMENT FENCE FABRIC. TENSION AND FASTEN FABRIC TO PICKETS USING UV STABILISED ZIP TIES OR WIRE TIES.
  6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 2 M OVERLAP.
  7. ANGLE THE ENDS OF THE SEDIMENT FENCE UPSLOPE TO REDUCE SCOURING



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PROJECT: PROPOSED DWELLING FOR F AND S HARVEY AT LOT 6 IMOGEN COURT LEGANA 7277

DRAWING: SOIL AND WATER MANAGEMENT PLAN

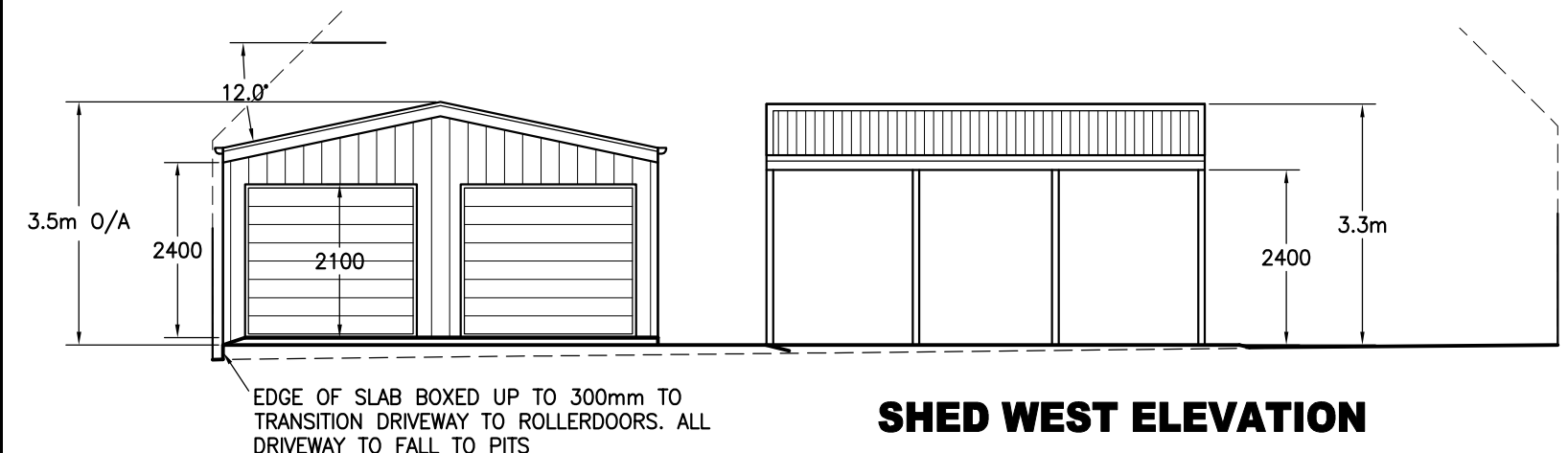
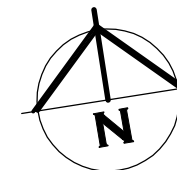
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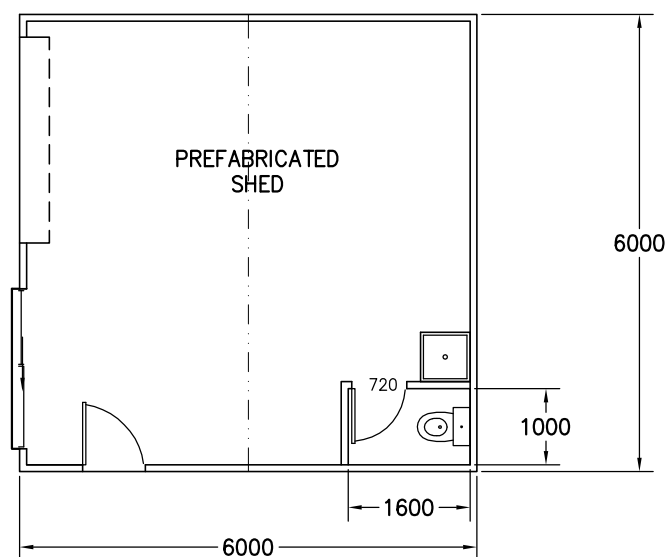
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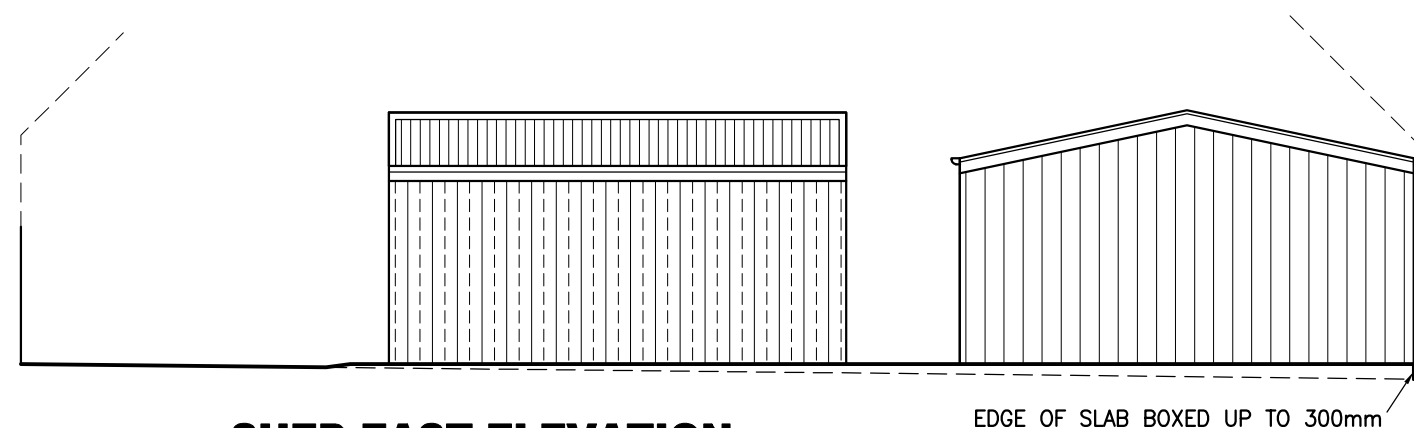


SHED WEST ELEVATION

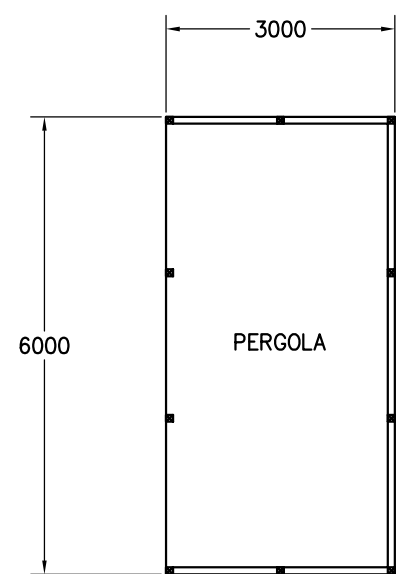


SHED PLAN

SHED CONSTRUCTION DETAILS TO BE PROVIDED BY OTHERS AT BUILDING APPLICATION



SHED EAST ELEVATION




PERGOLA PLAN

TIMBER FRAMED PERGOLA

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AREA TABLE		
	SQUARE METER	BUILDING SQUARES
SHED FLOOR AREA	36.0	3.9
TOTAL AREA	36.0	3.9

AREA TABLE		
	SQUARE METER	BUILDING SQUARES
PERGOLA AREA	18.0	1.9
TOTAL AREA	18.0	1.9



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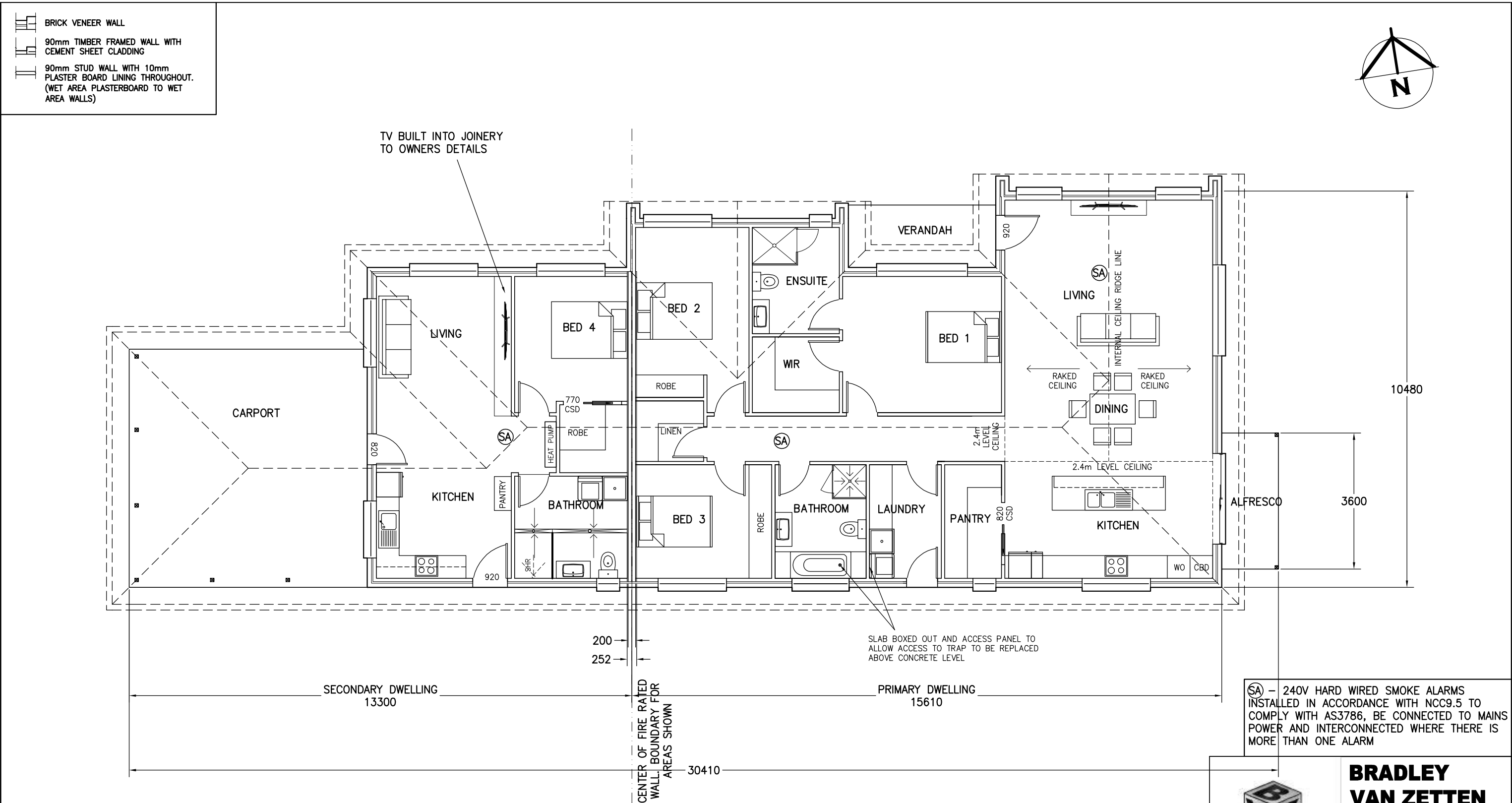
PROJECT: PROPOSED DWELLING  
FOR F AND S HARVEY  
AT LOT 6 IMOGEN COURT  
LEGANA 7277

DRAWING: SHED AND PERGOLA PLAN

DESIGNED: B. v. Z.  
DRAWN: B. v. Z.

APPROVED.  
DATE: 22 / 08 / 25

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AREA TABLE		
	SQUARE METER	BUILDING SQUARES
PRIMARY DWELLING FLOOR AREA	152.2	16.4
SECONDARY DWELLING FLOOR AREA	59.2	6.4
CARPORT AREA	39.7	4.3
ALFRESCO AREA	5.4	0.6
PORCH AREA	6.4	0.7
TOTAL AREA	262.9	28.3

FLOOR PLAN

BRICK VENEER – DIMENSIONS AND AREA TO OUTSIDE CLADDING  
CLAD FRAME – DIMENSIONS AND AREA TO OUTSIDE OF TIMBER FRAMING. CLADDING IN ADDITION TO DIMENSIONS  
ALL INTERNAL DOORS ARE 820mm UNLESS OTHERWISE NOTED

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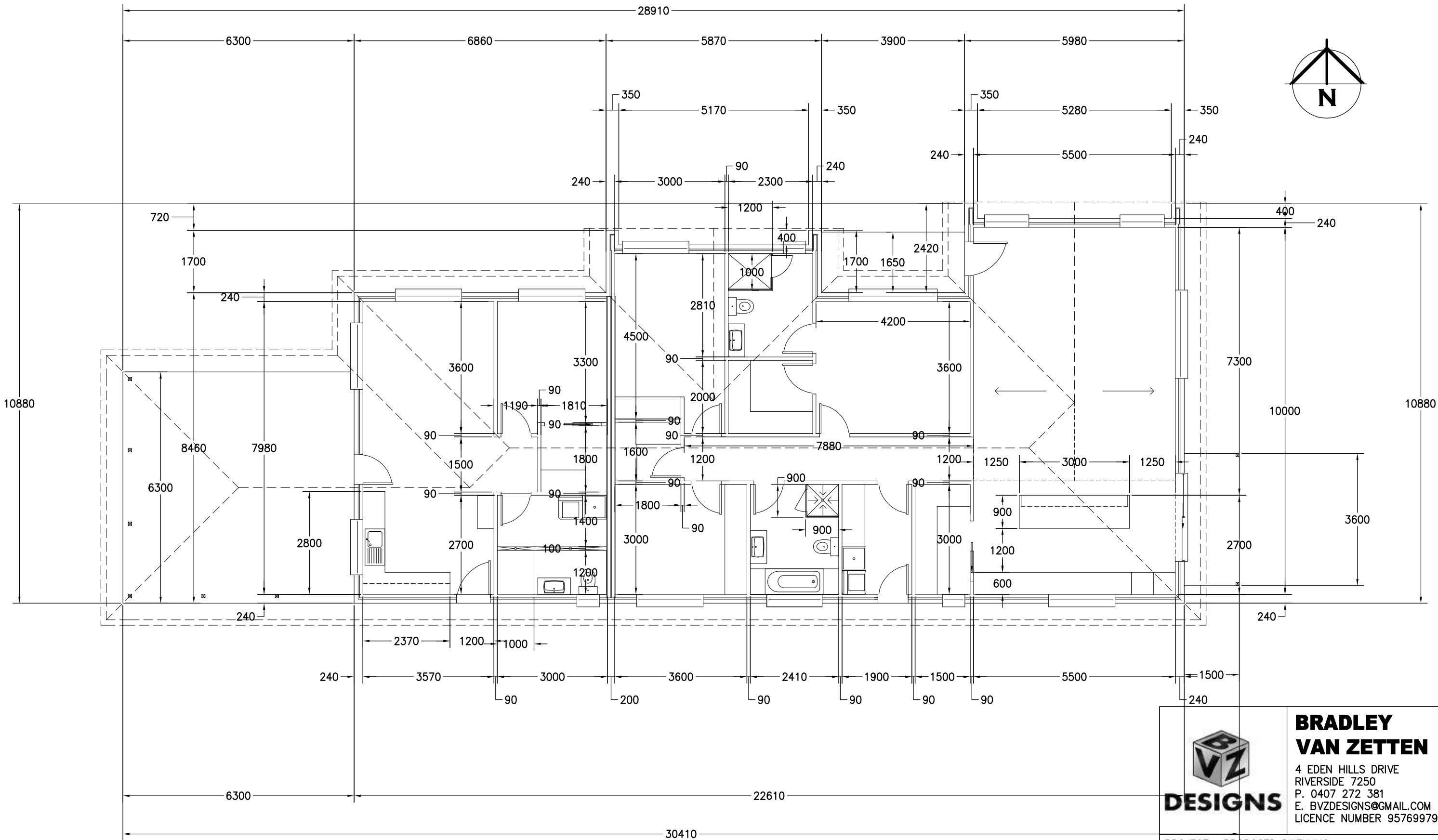
DRAWING: FLOOR PLAN

DESIGNED: B. v. Z.  
DRAWN: B. v. Z.

APPROVED.  
DATE: 22 / 08 / 25


SCALE: 1:100.

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FLOOR PLAN WITH DIMENSIONS

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LICENCE NUMBER 957699796

PROJECT: PROPOSED DWELLING  
FOR F AND S HARVEY  
AT LOT 6 IMOGEN COURT  
LEGANA 7277

DRAWING: FLOOR PLAN WITH DIMENSIONS

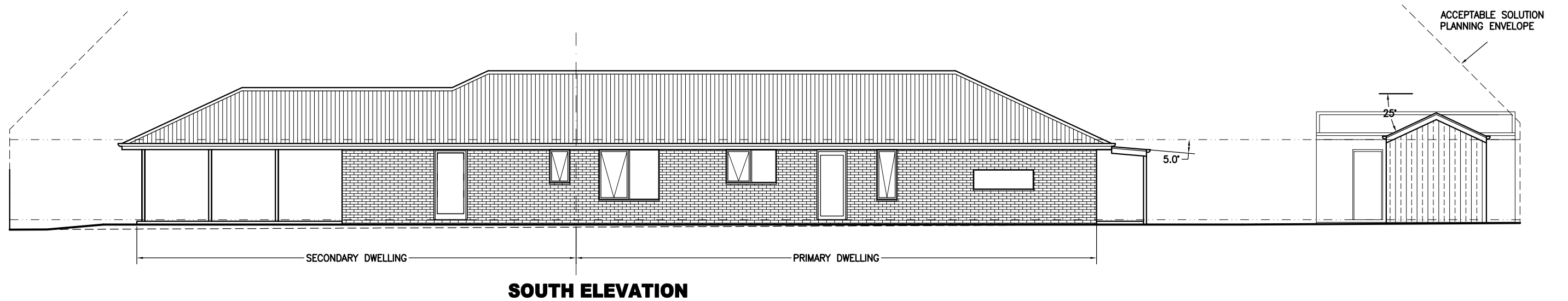
DESIGNED: B. v. Z. DRAWN: B. v. Z.	APPROVED. DATE: 22 / 08 / 25
SCALE: 1:100.	DRAWING No.: A3. HAR0424 – 7/9




BRICK VENEER CLADDING

COLORBOND CUSTOM ORB SHEET ROOFING

JAMES HARDIES CEMENT SHEET CLADDING (AXON)  
INSTALLED AS PER JAMES HARDIES INSTALLATION MANUAL WITH CAVITY FIXING





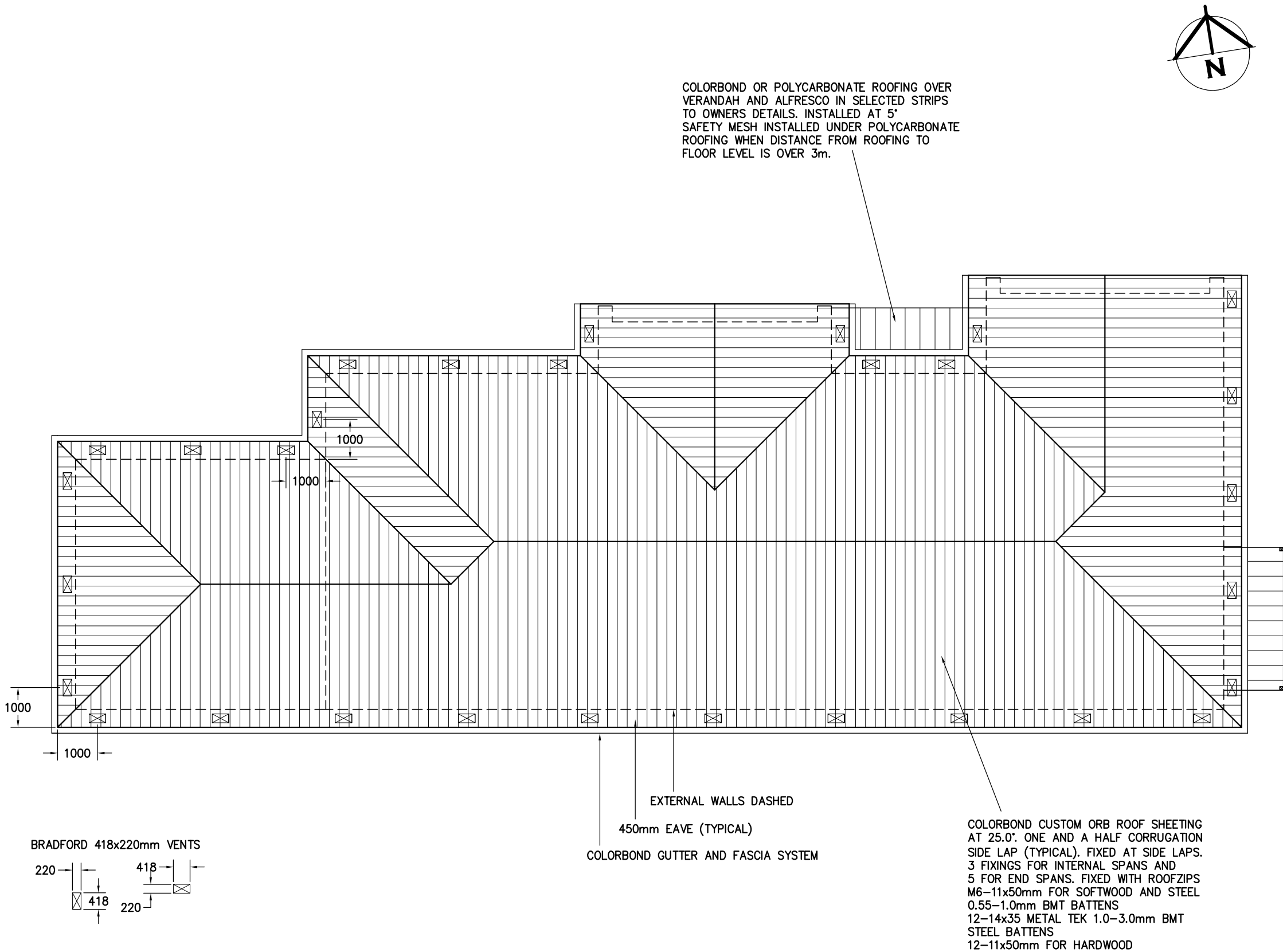
**BRADLEY  
VAN ZETTEN**  
4 EDEN HILLS DRIVE  
RIVERSIDE 7250  
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PROJECT: PROPOSED DWELLING  
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AT LOT 6 IMOGEN COURT  
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DRAWING: ELEVATIONS

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ROOF OVER 15 DEGREES

NON BAL ZONE – BRADFORD 418x220mm POLY VENT WITH 0.0237sq/m OPENING PER VENT– THEREFORE ONE VENT INSTALLED PER 3.2m LINEAR METER OF WALL

HIP/RIDGE VENTILATION  
NON BAL ZONE – CONTINUOUS GAP AT RIDGE IN ROOF WRAP WITH AT MINIMUM 5mm GAP AND/OR 5000mm2/m GABLE VENT IN GABLE ROOF  
BAL ZONE – AS ABOVE BUT WITH EMBER RESISTANT STEEL MESH AS PER DETAIL

ONE VENT INSTALLED WITHIN 1m OF EACH INTERNAL AND EXTERNAL CORNER IN EAVE AND SPACED EQUALLY ALONG LENGTH OF EAVE WITH SPACING AS PER DETAILS ABOVE

## ROOF PLAN

SHEET ROOF  
75x38mm HARD WOOD OR 70x35mm MGP12  
BATTENS AT 900mm MAX 900mm CRS AND SPAN.

RANGEHOOD AND BATHROOM EXTRACTION FANS  
DUCTED TO EAVE/WALL VENT

ROOF CLADDING TO COMPLY WITH NCC PART 7.1–7.5

GUTTERS AND DOWNPIPES INSTALLED AS PER NCC PART 7.4  
GUTTER MUST BE INSTALLED WITH A FALL NOT LESS THAN

- 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS

WHERE HIGH FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW BACK INTO THE ROOF OR BUILDING STRUCTURE BY INCORPORATING OVERFLOW MEASURERS OR THE LIKE

DOWNPIPES MUST--  
(A)NOT SERVE MORE THAN 12 M OF GUTTER LENGTH FOR EACH DOWNPIPE; AND  
(B)BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS; AND  
(C)BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 7.4.3A, TABLE 7.4.3B AND TABLE 7.4.3C.


FOR ROOF CATCHMENTS UP TO 50SQ/M PER DOWNPIPE MEDIUM RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED WITH 90ØMM DOWNPIPES

EAVE AND GUTTER OVERFLOW MEASURE TO BE INSTALLED FOR 1% ANNUAL EXCEEDANCE PROBABILITY

BOX GUTTERS AS PER AS3500.3

7.4.6 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE

- (1) FOR A FRONT FACE SLOTTED GUTTER WITH--  
A MINIMUM SLOT OPENING AREA OF 1200 MM2 (A) PER METRE OF GUTTER; AND
- (a) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6A.
- (2) FOR A CONTROLLED BACK GAP WITH--  
(a) A PERMANENT MINIMUM 10 MM SPACER INSTALLED BETWEEN THE GUTTER BACK AND THE FASCIA; AND  
(b) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50 MM WIDE; AND  
(c) THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 1.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6B.
- (3) FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE A PROPRIETARY CLIP OR BRACKET THAT PROVIDES THE REQUIRED OFFSET OF THE GUTTER FROM THE FASCIA.



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