



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/044172

PROPOSAL: Additions and Alterations (Multiple Dwelling)

LOCATION: 3/26 Estramina Drive, Oakdowns

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03 July 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03 July 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 03 July 2024.

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

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



Clarence... a brighter place

Clarence City Council

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

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

Proposal:

Lourve roof

Location:

Address Unit 3, 26 Estramina Dr
Suburb/Town Oakdowns Postcode 7019

Current Owners/s:

Applicant:

Personal Information Removed

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

Estimated cost of development \$8,000

Is the property on the Tasmanian Heritage Register? Yes No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Existing Dwelling

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

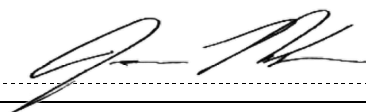
Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Signature  Date 09/05/24

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

Documentation required:

1. **MANDATORY DOCUMENTATION**

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

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

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

2. **ADDITIONAL DOCUMENTATION**

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

- Site analysis plan and site plan**, including where relevant:
 - *Existing and proposed use(s) on site.*
 - *Boundaries and dimensions of the site.*
 - *Topography, including contours showing AHD levels and major site features.*
 - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
 - *Soil type.*
 - *Vegetation types and distribution, and trees and vegetation to be removed.*
 - *Location and capacity of any existing services or easements on/to the site.*
 - *Existing pedestrian and vehicle access to the site.*
 - *Location of existing and proposed buildings on the site.*
 - *Location of existing adjoining properties, adjacent buildings and their uses.*
 - *Any natural hazards that may affect use or development on the site.*
 - *Proposed roads, driveways, car parking areas and footpaths within the site.*
 - *Any proposed open space, communal space, or facilities on the site.*
 - *Main utility service connection points and easements.*
 - *Proposed subdivision lot boundaries.*

- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 181811	FOLIO 3
EDITION 2	DATE OF ISSUE 19-Dec-2021

SEARCH DATE : 09-May-2024

SEARCH TIME : 01.26 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 3 on Strata Plan 181811 and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/30 interest

Derived from Strata Plan 181811

Derivation : Part of 140 Acres Located to Edward Kimberley

SCHEDULE 1

M788754 & E231719 TRANSFER to MARK ALAN RICHARDS and TAMIKA NADINE RICHARDS Registered 19-Dec-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property
Folio of the Register volume 181811 folio 0

SP177626 EASEMENTS in Schedule of Easements

SP133940, SP141137, SP157607, SP160875, SP163408, SP171639 & SP177626 COVENANTS in Schedule of Easements

SP133940, SP141137, SP157607, SP160875, SP163408, SP171639 & SP177626 FENCING COVENANT in Schedule of Easements

E289696 MORTGAGE to MyState Bank Limited Registered 19-Dec-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 181811	FOLIO 0
EDITION 1	DATE OF ISSUE 18-Aug-2021

SEARCH DATE : 09-May-2024
 SEARCH TIME : 01.26 PM

DESCRIPTION OF LAND

City of CLARENCE
 The Common Property for Strata Scheme 181811
 Derivation : Part of 140 Acres Located to Edward Kimberley
 Prior CT 177626/90

SCHEDULE 1

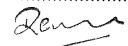
STRATA CORPORATION NUMBER 181811, 26 ESTRAMINA DRIVE, OAKDOWNS

SCHEDULE 2

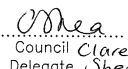
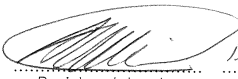
Reservations and conditions in the Crown Grant if any
 STR181811 FIRST BY-LAWS lodged with the strata plan
 SP177626 EASEMENTS in Schedule of Easements
 SP133940, SP141137, SP157607, SP160875, SP163408, SP171639 &
 SP177626 COVENANTS in Schedule of Easements
 SP133940, SP141137, SP157607, SP160875, SP163408, SP171639 &
 SP177626 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN CLARENCE SUBURB/LOCALITY OAKDOWNS FOLIO REFERENCE C.T.177626/90 SITE COMPRISES THE WHOLE OF LOT 90 ON PLAN No. SP.177626	STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number 181811
	NAME OF STRATA SCHEME 26 ESTRAMINA DRIVE, OAKDOWNS		STRATA TITLES ACT 1998 REGISTERED 18 AUG 2021  Recorder of Titles
	SCALE 1:300	LENGTHS IN METRES	



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	 Council Delegate Date 13.08.2021	 Registered Land Surveyor Date 15-6-21
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)	

LODGED BY ROGERSON & BIRCH SURVEYORS

STRATA PLAN

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number

Mea 13.08.2021
Council Delegate Date

181811

GROUND LEVEL

LOT No	OPEN SPACE AREA	TOTAL FLOOR AREA	TOTAL AREA
1	126m ²	236m ²	362m ²
2	139m ²	237m ²	376m ²
3	250m ²	247m ²	497m ²

Note: Upper Deck Areas included in Total Floor Area

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

SITE BOUNDARIES

- MEASUREMENT WHERE BOUNDARY IS OPEN
- EDGE OF CONCRETE LABELLED C - D, C - A, C - B
- CENTRELINE OF FENCE LABELLED A - A
- EDGE OF ROOFING STRUCTURE LABELLED D - D
- FACE OF RETAINING WALL LABELLED B - A
- CENTRELINE OF EXPANSION JOINT LABELLED C - C, D - E

OPEN BOUNDARIES SHOWN * ARE THE PROLONGATION OF THE CENTRELINE OF EXPANSION JOINT

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY
THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00m BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL



SCALE 1: 200

ESTRAMINA DRIVE



[Signature]
Registered Land Surveyor

15-6-21
Date

P I N N A C L E

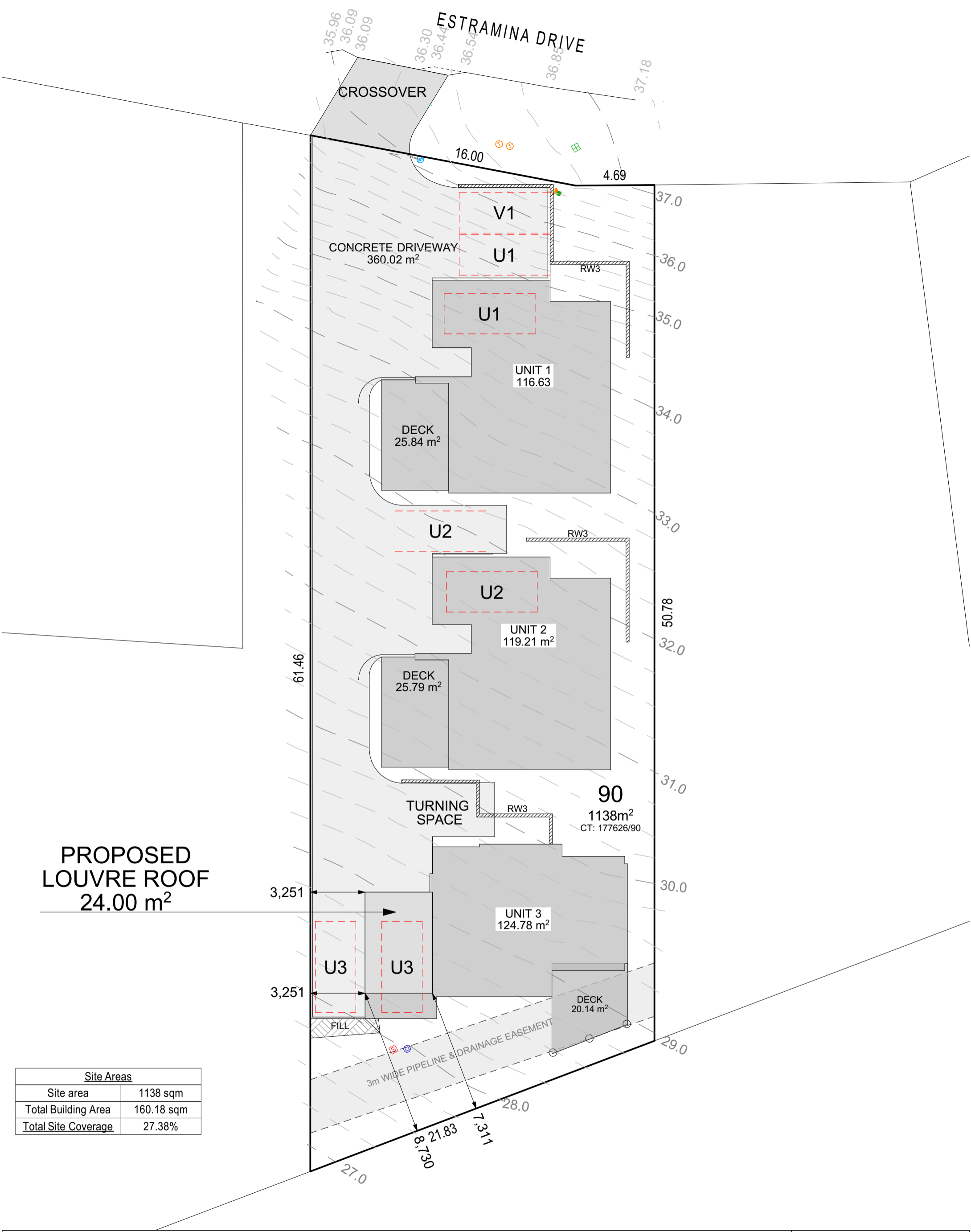
PINNACLE

26 Estramina Drive, Oakdowns 7019

Owner(s) or Clients	Mark Richards
Building Classification	10a
Designer	Jason Nickerson CC6073Y
Total Floor Area (Combined)	N/A Deck N/A
Alpine Area	N/A
Other Hazards <small>(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)</small>	N/A

Title Reference	177626/90
Zoning	General Residential
Land Size	1138m ²
Design Wind Speed	N3
Soil Classification	M
Climate Zone	7
Corrosion Environment	Moderate
Bushfire Attack Level (BAL)	LOW

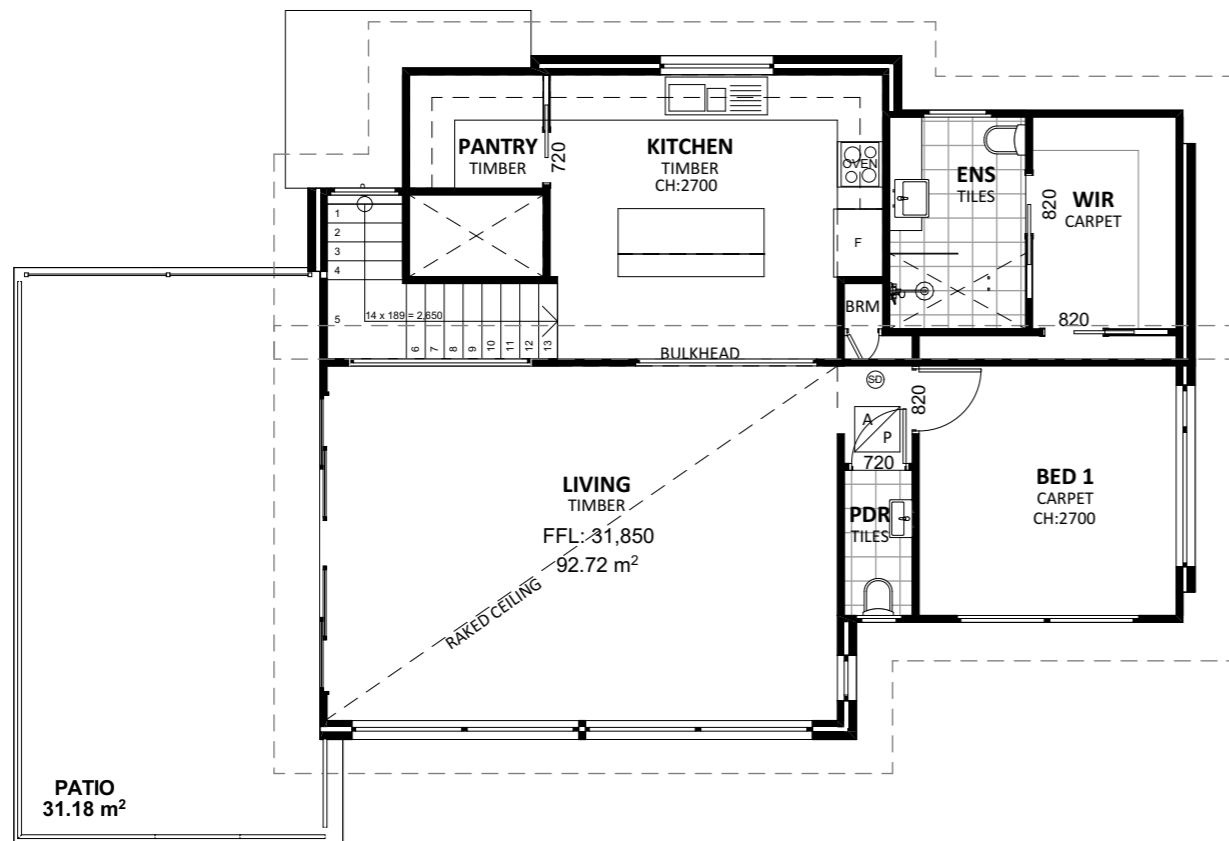
ID	Sheet Name	Issue
DA.01	Site Plan	DA - 01
DA.02	U3 - Upper Floor Plan	DA - 01
DA.03	U3 - Elevations - Proposed	DA - 01
DA.04	U3 - Perspective	DA - 01
DA.05	U3 - Building Envelope	DA - 01



Site Areas	
Site area	1138 sqm
Total Building Area	160.18 sqm
Total Site Coverage	27.38%

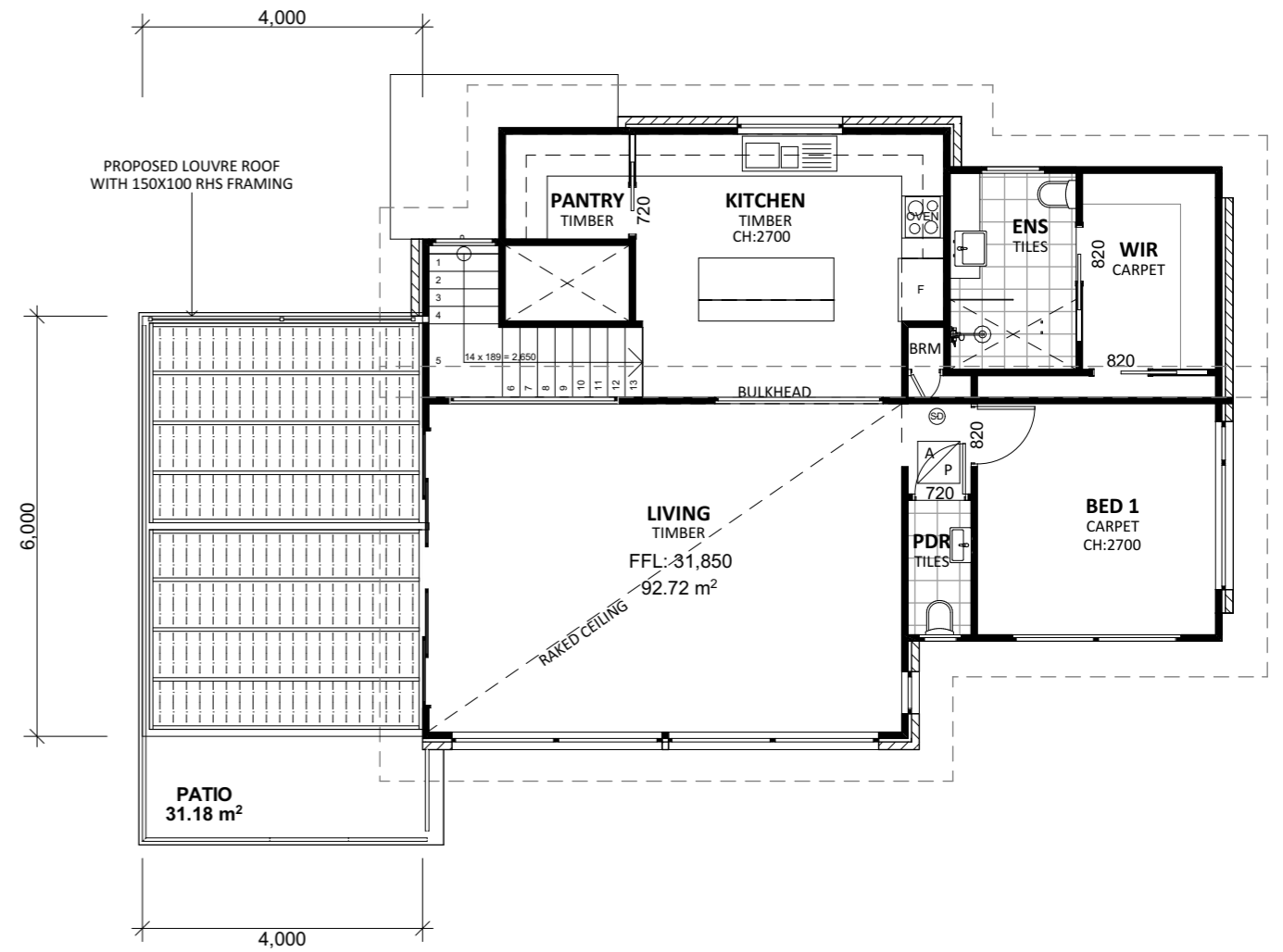
		PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence Number: CC6073Y			
Site Plan Revision: DA-01 Approved by: JD	Scale: 1:200 @ A3 Pg. No: DA.01	Proposal: Louvre Roof Client: Mark Richards Address: 26 Estramina Drive, Oakdowns 7019	Date: 14/06/2024 Drawn by: MM Job No: 181-2019 Engineer: Peter Henry Building Surveyor: LTBS		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2024. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE.





FLOOR PLAN - U3 - EXISTING

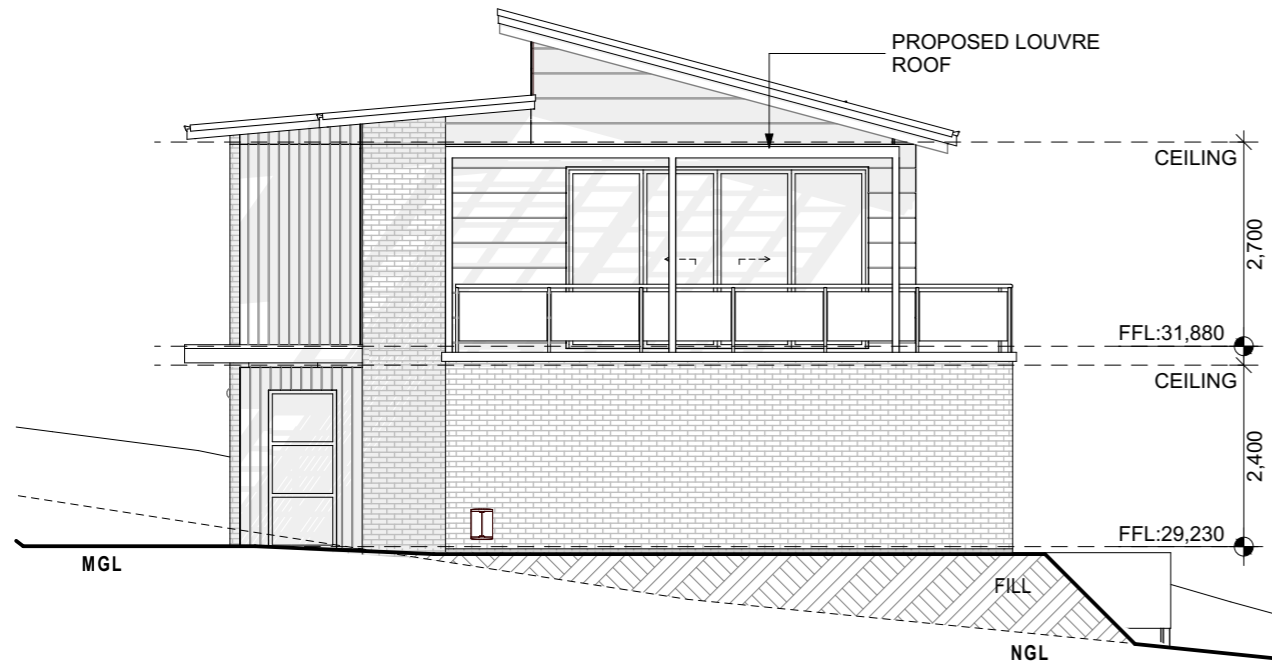
1:100



FLOOR PLAN - U3 - PROPOSED

1:100





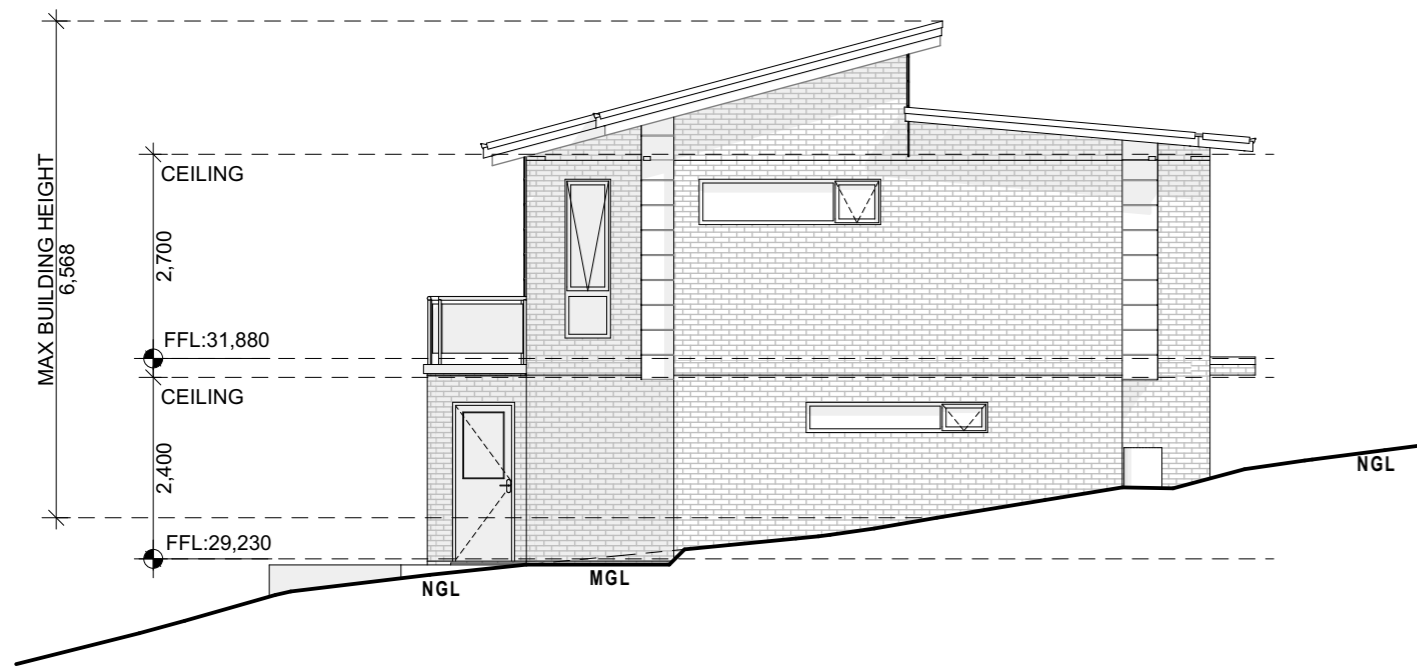
West Elevation

1:100



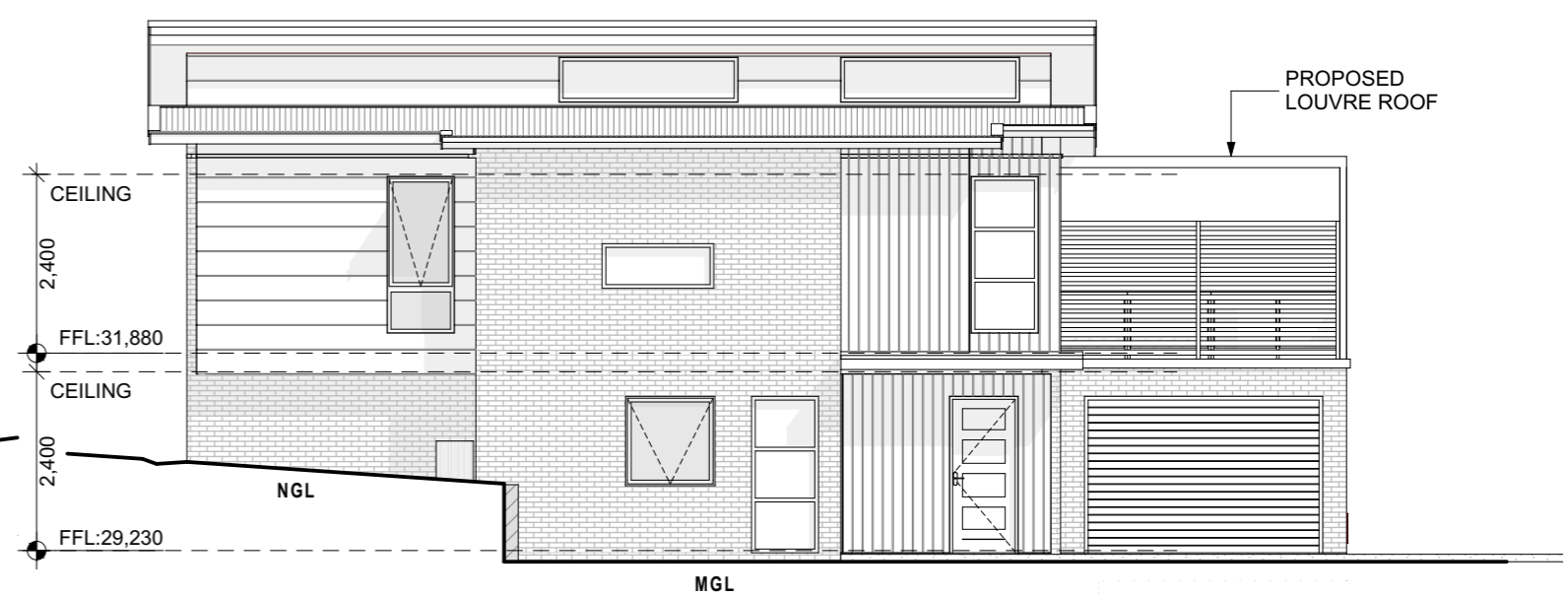
South Elevation

1:100



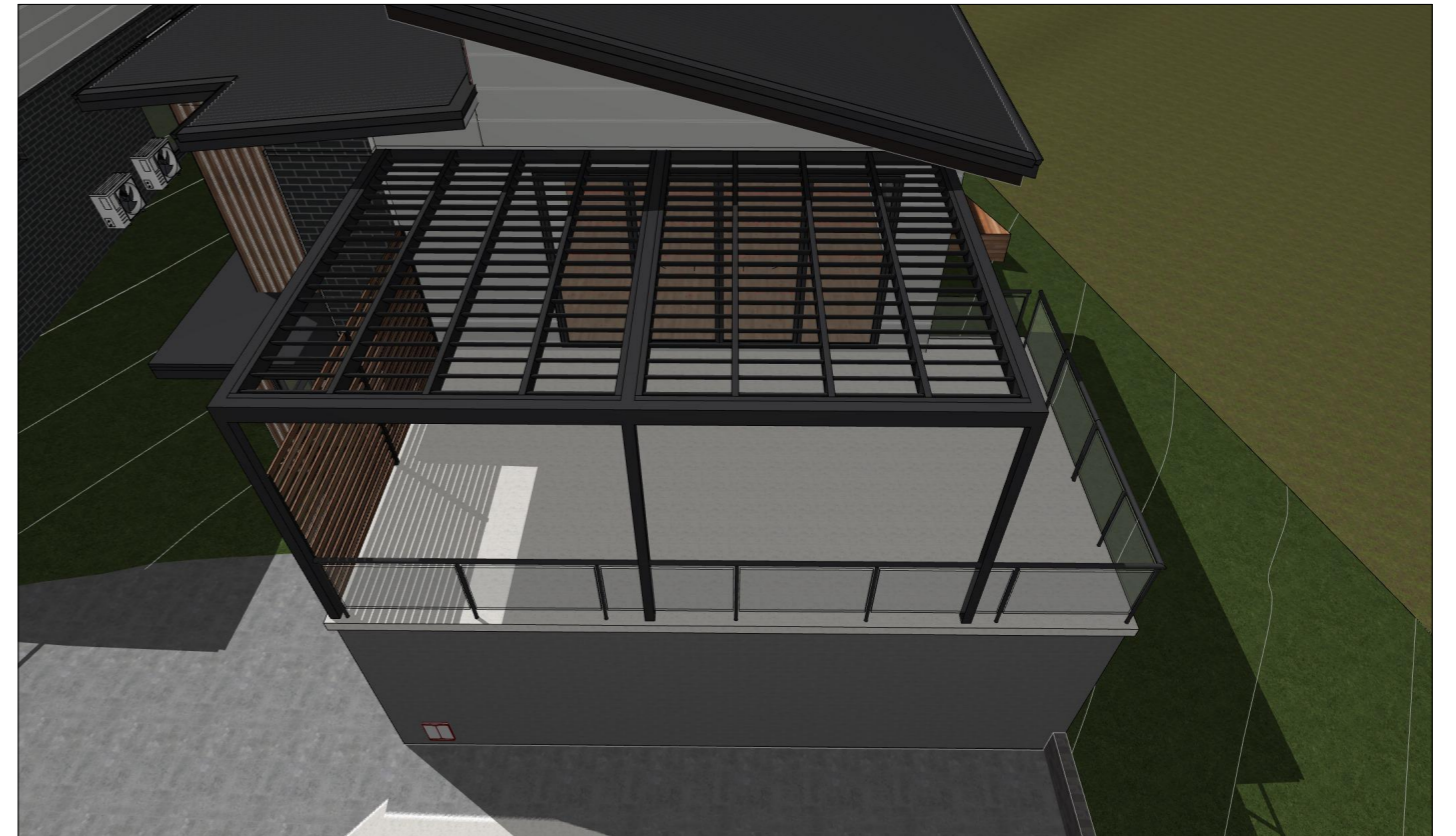
East Elevation

1:100



North Elevation

1:100



PINNACLE

PINNACLE DRAFTING & DESIGN
 7/3 Abernant Way, Cambridge 7170
 03 6248 4218
 admin@pinnacledrafting.com.au
 www.pinnacledrafting.com.au
 Licence: CC6073Y

U3 - Perspective

Revision: **DA - 01**
 Approved by: **JD**

Scale: **@ A3**
 Pg. No: **DA.04**

Proposal: Louvre Roof
 Client: Mark Richards
 Address: 26 Estramina Drive, Oakdowns 7019

Date: 14/06/2024
 Drawn by: MM
 Job No: 181-2019
 Engineer: Peter Henry
 Building Surveyor: LTBS

Issue	Date	Description
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BUILDING ENVELOPE
AS PER PLANNING SCHEME

