



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/055764

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 3 Bourbon Avenue, Richmond

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 06 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 06 November 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 06 November 2025.

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

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

Clarence City Council



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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:

RENOVATION TO EXISTING HOME

Location:

Address..... 3 BOURBON AVE

Suburb/Town RICHMOND Postcode 7025

Current
Owners/s:

Applicant:

Personal Information Removed

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

RECEIVED

10 SEP 2025

BY: CUSTOMER
CONTACT

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:

PRIVATE HOME

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

Yes

☐

No

☒

Declaration:

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

Acknowledgement:

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

Applicant's
Signature:

Personal Information Removed

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

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



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.

(please refer to <http://www.ccc.tas.gov.au/fees> or phone (03) 6217 9550 to determine applicable fees).

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.

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



Clarence... a brighter place

- ☐ 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.

APPROVAL BY LOCAL AUTHORITY

The subdivision shown in this Plan
is approved

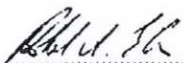
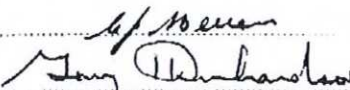
Seal

Insert here any
qualification to
the approval
under section 468(12),
section 472 or
section 477B of
the Local Government
Act 1962.
Rule through any
blank space.

The corporation cannot provide a
supply of water nor a means of
sewerage from the lots on the plan.

In witness whereof the common seal of MUNICIPALITY OF RICHMOND

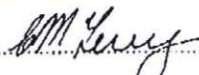
has been hereunto affixed, pursuant to a resolution of the Council of the
said municipality passed the 21st day of JULY 1992,
in the presence of us


..... } Members

..... Council Clerk

COUNCILS REFERENCE

**TO BE COMPLETED WHEN ADDITIONAL
SHEETS ARE ANNEXED:**

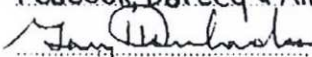
Detailed drawings of the parcels shown in this
plan are contained in the additional sheet/s
annexed hereto and signed by us

 Surveyor
..... Council Clerk

**TO BE COMPLETED AND SIGNED
BY COUNCIL CLERK OR OWNER**

For the purposes of section 464 of the Local
Government Act 1962, the owner has nominated/
I nominate

As his/my solicitor Page Seager.....

As his/my surveyor Peacock, Dancy & Anderson Pty. Ltd.
 Council Clerk/Owner
A.C.N. 009 526 019

TO BE FILLED IN BY SURVEYOR

Survey commenced 6th March 1992

Survey finished 11th May 1992

Error of Close See Calcs

OFFICE EXAMINATION

Plot Checked 17.8.92

Mathematically Checked 17.8.92

Examined as to boundaries 20.8.92

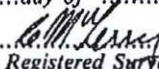
Entered on Card

Surveyor's Certificate

I, Craig McDowall Terry
of Hobart

in Tasmania, registered surveyor, hereby certify that this
plan:

Requires the approval of the local authority, which has
been obtained for, ~~does not require the approval~~
~~of any local authority~~

Dated this 11th day of JUNE 1992

Registered Surveyor

Surveyors Reference PA32D

REGISTERED NUMBER

SP101249



SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

* SEE OVER PAGE

Lots 1, 2 3 and 15 on the plan are each subject to a right of drainage for the Warden Councillors and Electors of the Municipality of Richmond over such portion of the drainage easements shown on the plan passing through such lot.

RIGHTS OF CARRIAGEWAY

Lot 18 on the plan is :-

Together with a right of carriageway over the Right of Way "B" (Private) shown passing through Lot 17 on the plan.

Subject to a right of carriageway (appurtenant to Lot 17 on the plan) over the Right of Way "A" (Private) shown passing through the said Lot 18 on the plan.

Lot 17 on the plan is :-

Together with a right of carriageway over the Right of Way "A" (Private) shown passing through Lot 18 on the plan.

Subject to a right of carriageway (appurtenant to Lot 18 on the plan) over the Right of Way "B" (Private) shown passing through the said Lot 17 on the plan.

These additions made by me pursuant to Request to Amend B 914074 under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993.
Recorder of Titles 11/4/96

FENCING PROVISIONS :-

In respect of each lot shown on the plan the Vendor (Digby Hova Harvey) shall not be required to fence.

COVENANTS :-

The owner of each lot shown on the plan covenants with the Vendor (Digby Hova Harvey) and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations :-

1. Not to conduct nor permit to be conducted any industrial activity of any sort whatsoever on such lot and the decision of the Council of the Municipality of Richmond shall be final in respect of what is or is not deemed to be an industrial activity.
2. Not to permit to be used anything irrespective of its use or function or the purpose of its design that ~~this~~ capable of transmission or emission of radiofrequency energy without written agreement from the Department or Agency of the Commonwealth of Australia responsible for the operation of the Quoin Ridge Radio Monitoring Station.
3. Not to instal or permit to be installed or used any electric fences.
4. Not to construct or place or permit to be constructed or placed any dwelling on the portion of such lot shown on the plan to the west of the line marked ABCDE or to the south of the line marked FG.
5. Not to further subdivide such lot.
6. Not to construct or permit to be constructed any dwelling on such lot less than 90 square metres in size nor to construct the outside walls of any such dwelling from any material other than brick or timber without the approval of the Vendor (Digby Hova Harvey).
7. Not to use any unpainted galvanised iron on any dwelling or outbuilding on such lot.
8. Not to permit the placing of any relocatable house or any building moved from another site on such lot.

Page 3

Signed by DIGBY HOVA HARVEY the
beneficial owner of the lands in
Conveyance No 57/9321 in the presence
of :-

)
)
)
)

D H Harvey

DOE

*9 Tasman Highway Midway Point
Real Estate Property Consultant*

Executed by TASMANIAN DEVELOPMENT
AUTHORITY the Mortgagee of the lands
in Mortgage No 57/9322

Executed by JOHN FISHER
pursuant to a delegation by the
Authority under Section 19 of the
Tasmanian Development Act 1983
in the presence of

[Signature]
Finance Officer
Hobart

* Lot 7 on the plan is:-

- (a) Together with a Pipeline Easement (as herein defined) over the pipeline easement shown on the plan and marked ABDFGH.
- (b) Together with a Bore and Pumphouse Easement (as herein defined) over the Bore and Pumphouse Easement marked "A" on the plan.

Lot 8 on the plan is:-

- (a) Together with a Pipeline Easement (as herein defined) over the Pipeline Easement marked ABDFG on the plan.
- (b) Together with a Bore and Pumphouse Easement (as herein defined) over the Bore and Pumphouse Easement marked "A" on the plan.
- (c) Subject to a Pipeline Easement (as herein defined) over the Pipeline Easement marked GH on the plan (appurtenant to lot 7 on the plan).

Lot 9 on the plan is:-

- (a) Together with a Pipeline Easement (as herein defined) over the Pipeline Easement marked ABC on the plan.
- (b) Together with a Bore and Pumphouse Easement (as herein defined) over the Bore and Pumphouse Easement marked "A" on the plan.
- (c) Subject to a Pipeline Easement (as herein defined) over the Pipeline Easement marked FG on the plan (appurtenant to lots 7 and 8 on the plan).

Lot 10 on the plan is:-

- (a) Subject to a Pipeline Easement (as herein defined) over the Pipeline Easement shown on the plan panning through such lot (appurtenant to lots 7 and 8 over the portion marked ABDF and appurtenant to lot 9 over the portion marked ABC and appurtenant to lot 11 over the portion marked ABDE).
- (b) Subject to a Bore and Pumphouse Easement (as herein defined) on the Bore and Pumphouse Easement marked "A" on the plan (appurtenant to lots 7, 8, 9 and 11 on the plan).

Lot 11 on the plan is:-

- (a) Together with a Pipeline Easement (as herein defined) on the Pipeline Easement marked ABDE on the plan.
- (b) Together with a Bore and Pumphouse Easement (as herein defined) over the Bore and Pumphouse Easement marked "A" on the plan.

Lot 12 on the plan is:-

- (a) Together with a Pipeline Easement (as herein defined) over the Pipeline Easement shown on the plan and marked JKM.
- (b) Together with a Bore and Pumphouse Easement (as herein defined) over the Bore and Pumphouse Easement marked "B" on the plan.
- (c) Subject to a Pipeline Easement (as herein defined) over the Pipeline Easement marked MN on the plan (appurtenant to lot 13 on the plan).

Lot 13 on the plan is:-

- (a) Together with a Pipeline Easement (as herein defined) over the Pipeline Easement marked JKMN on the plan.

(b) Together with a Bore and Pumphouse Easement (as herein defined) on the Bore and Pumphouse Easement marked "B" on the plan.

Lot 14 on the plan is:-

(a) Together with a Pipeline Easement (as herein defined) over the Pipeline Easement marked JKL on the plan.

(b) Together with a Bore and Pumphouse Easement (as herein defined) over the Bore and Pumphouse Easement marked "B" on the plan.

Lot 16 on the plan is:-

(a) Subject to a Pipeline Easement (as herein defined) over the Pipeline Easement shown on the plan passing through such lot (appurtenant to lots 12 and 13 over the portion marked JKM and appurtenant to lot 14 over the plan marked JKL).

Pipeline Easement means:-

"the right to lay use maintain inspect repair cleanse replace and renew pipes valves and fittings within the land so marked on the plan TOGETHER WITH the right with or without workmen surveyors and others to enter upon such land for such purpose or purpose at all times hereafter making good any damage done to the said land".

Bore and Pumphouse Easement means:-

"the right to erect a pump house and install a bore and pump therein on the piece of land so marked on the plan and to connect the items specified in the Pipeline Easement defined herein to such pumphouse bore and pump and to install such apparatus and fittings as may be necessary to provide electricity to the same and to convey water TOGETHER WITH the right with or without workmen surveyors and others to enter upon such piece of land to use maintain inspect repair cleanse replace or renew the same at all times hereafter".

This is the schedule of easements attached to the plan of Digby Hova Harvey
(Insert Subdivider's Full Name)

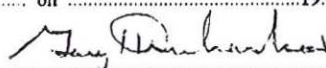
.....affecting land in

Conveyance No 57/9321

(Insert Title Reference)

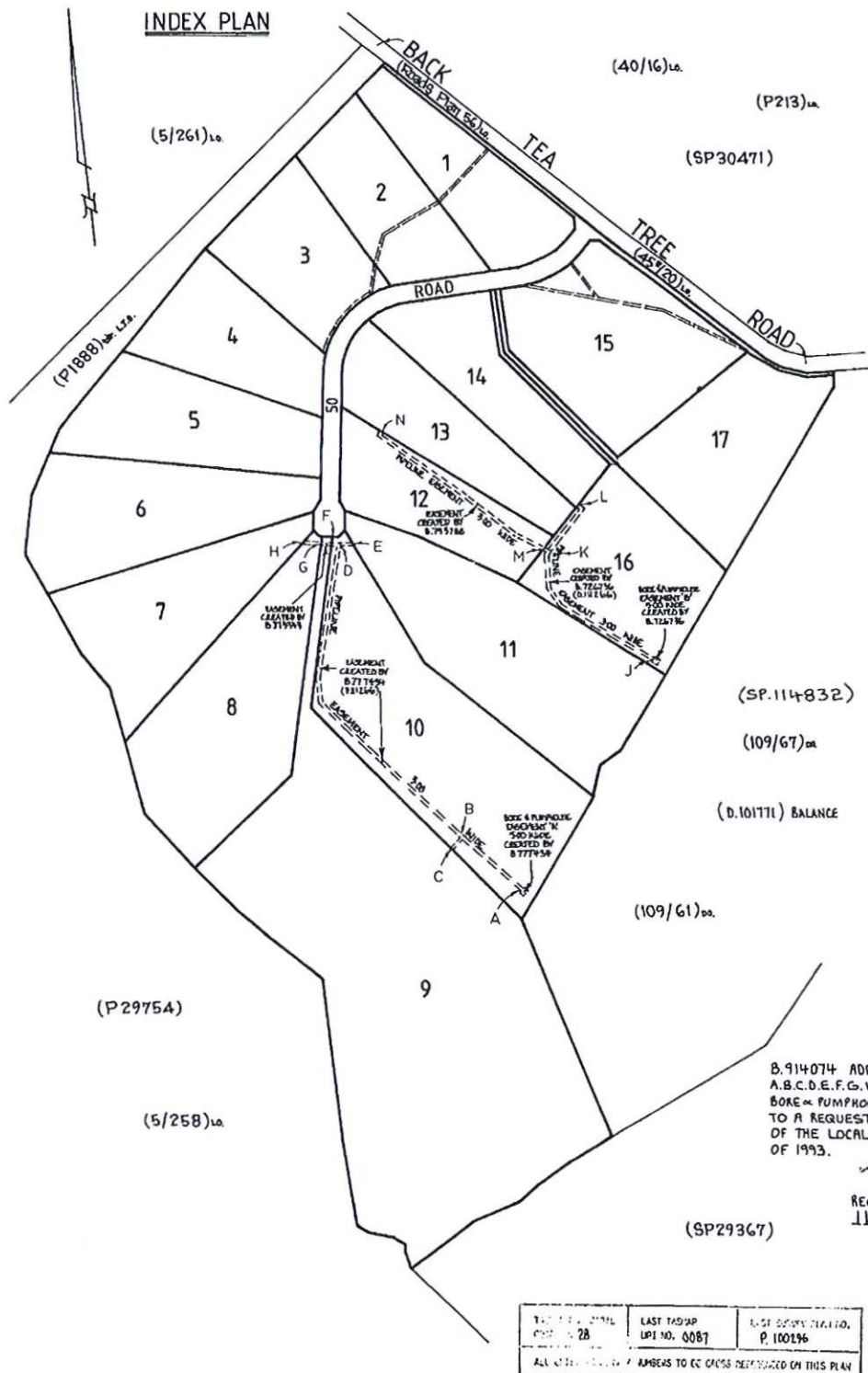
Sealed by the Municipality of Richmond on 6th AUGUST 1982

Solicitor's Reference JWH-AO 91-3015

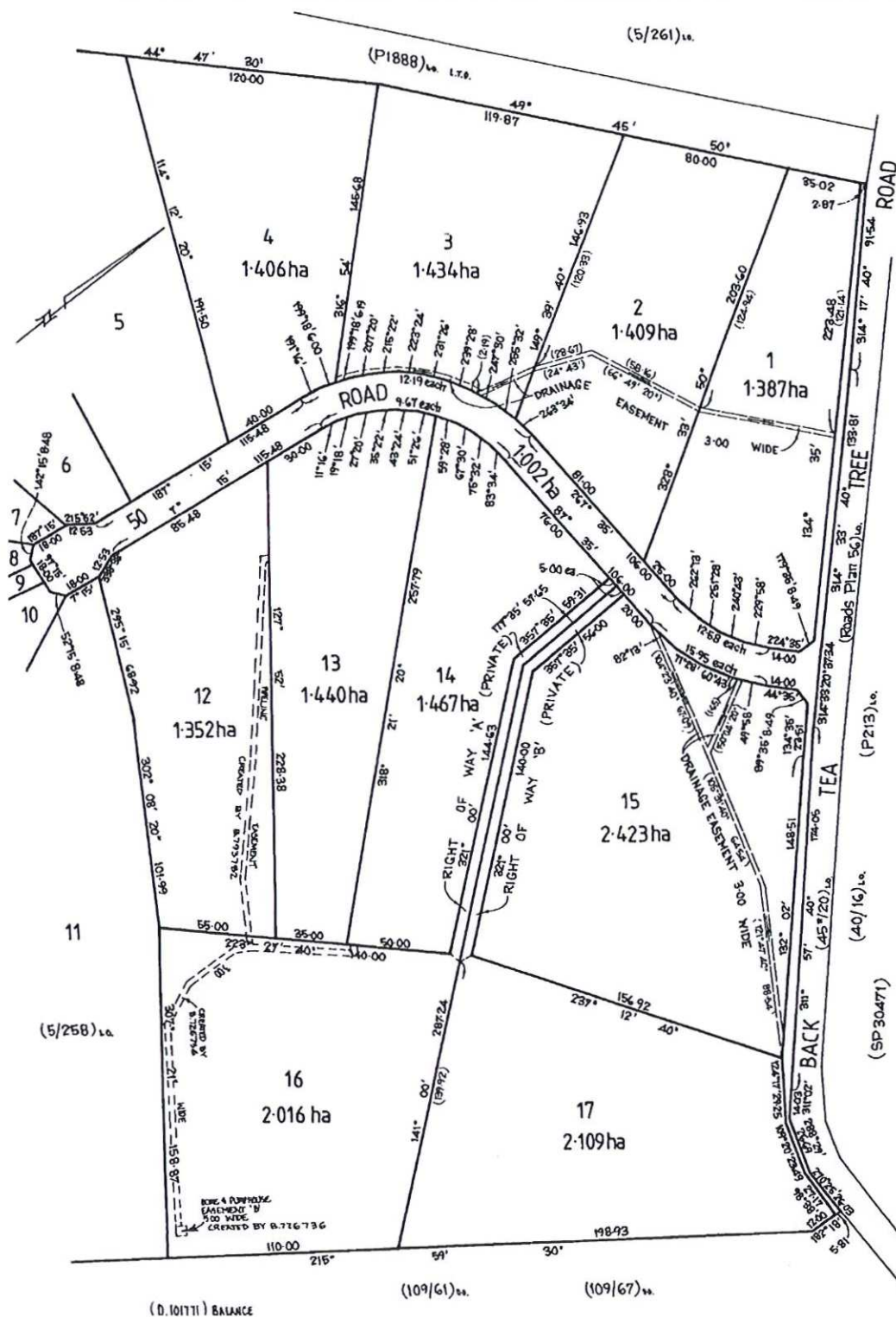

Council Clerk/Town Clerk

OS 3134

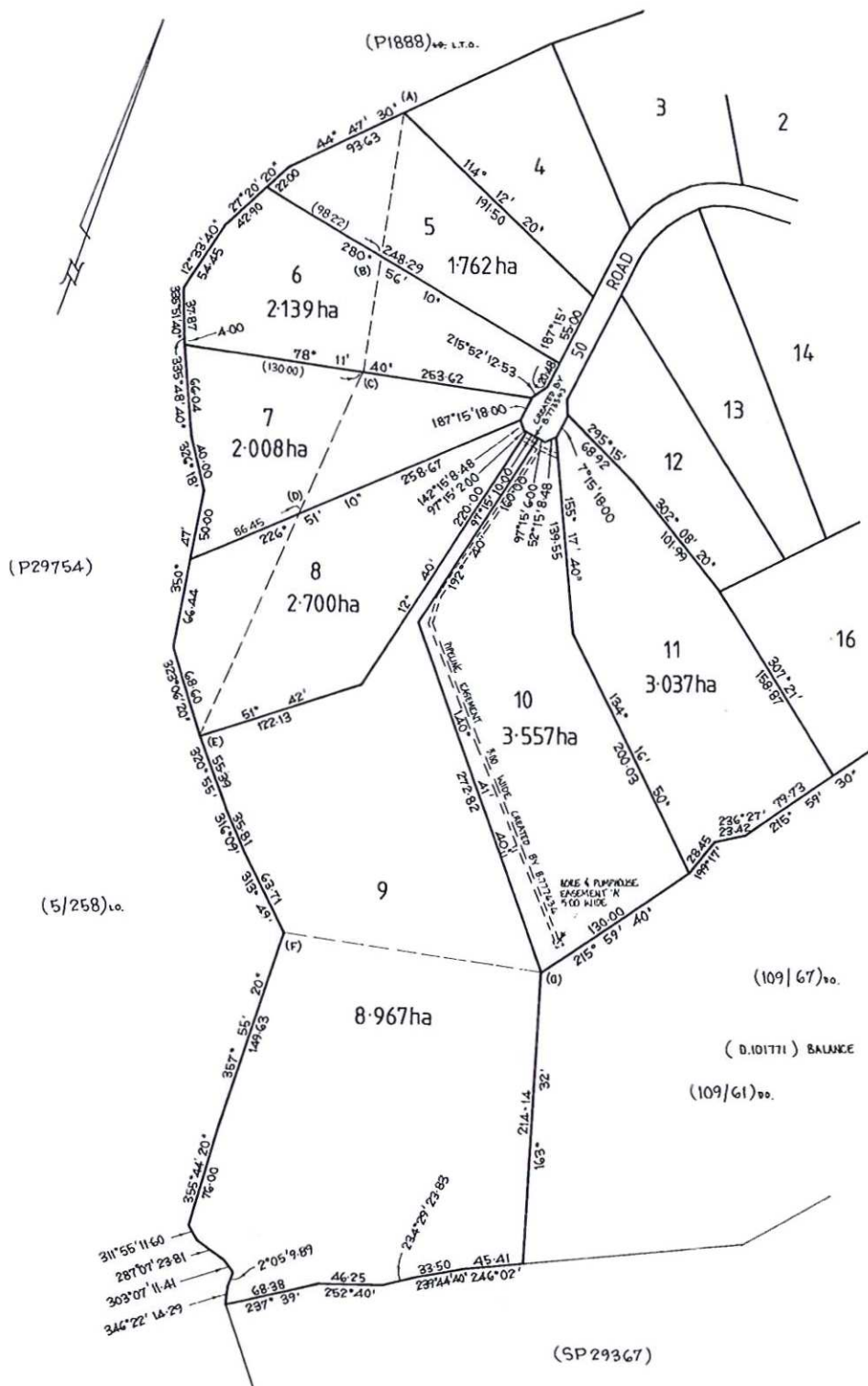
Owner: Digby Hova Harvey	PLAN OF SURVEY by Surveyor <u>C.M. Terry</u> of <u>PEACOCK DARCEY & ANDERSON PTY LTD.</u> AUTHORIZED SURVEYORS 127 BATHURST STREET, HOBART of land situated in the LAND DISTRICT OF MONMOUTH PARISH OF DRUMMOND SCALE 1:3000 MEASUREMENTS IN METRES	REGISTERED NUMBER SP101249
Title Reference: Cont. 57/982 CY. 100196 - 1		Approved Effective from: <u>21/4/1996</u>
Grantee: Part of 792 Ac. granted to William Gumm.		Recorder of Titles



ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor C.M. Terry	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: SP101249
	Surveyor: <i>W.M. Lewis</i> Owner: Digby Nova Harvey	Scale 1: 1500
Signed for the purposes of Identification	Title Reference: Conv. 51/1321 CJ. 100296 - 1	Measurements in Metres
Council Clerk: _____		



ANNEXURE SHEET No. 2 (of 2 annexures) to plan by Surveyor C.M. Terry	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number: SP101249
Signed for the purposes of identification	Surveyor <i>C.M. Terry</i>	Scale 1: 2500
Council Clerk	Owner: Digby Hova Harvey Title Reference: CONV-571932-1 100296-1 C.T.	Measurements in Metres



SEARCH OF TORRENS TITLE

VOLUME 101249	FOLIO 15
EDITION 9	DATE OF ISSUE 20-Dec-2021

SEARCH DATE : 14-Oct-2025

SEARCH TIME : 09.58 AM

DESCRIPTION OF LAND

Parish of DRUMMOND, Land District of MONMOUTH
Lot 15 on Sealed Plan [101249](#)
Derivation : Part of 792 Acres Gtd. to William Gunn
Prior CT [100296/1](#)

SCHEDULE 1

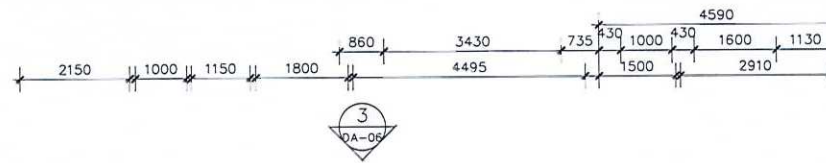
[M930789](#) TRANSFER to ROBYN AMANDA GANGELL Registered
20-Dec-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP101249](#) EASEMENTS in Schedule of Easements
[SP101249](#) COVENANTS in Schedule of Easements
[SP101249](#) FENCING PROVISION in Schedule of Easements
[SP101249](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962
[57/9321](#) CONVEYANCE made subject to Fencing Covenant
[E287387](#) MORTGAGE to Commonwealth Bank of Australia
Registered 20-Dec-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



NOTES

Building Area
Lower floor existing: 101m²
Lower floor proposed: 131m²

LEGEND

dp 90mm PVC downpipe. Paint finish
wc Toilet
shr Shower
vb Vanity Basin
tr Laundry Trough
wm Washing Machine
ref Fridge
ct Cooktop
ov Oven
s Sink
tv Television

Existing retaining wall

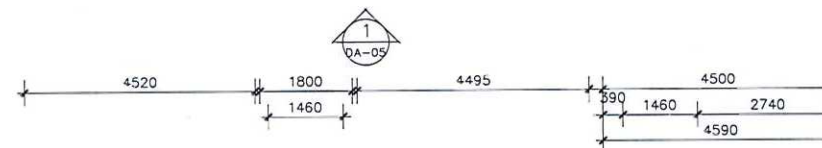
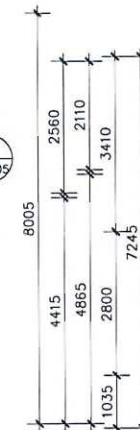
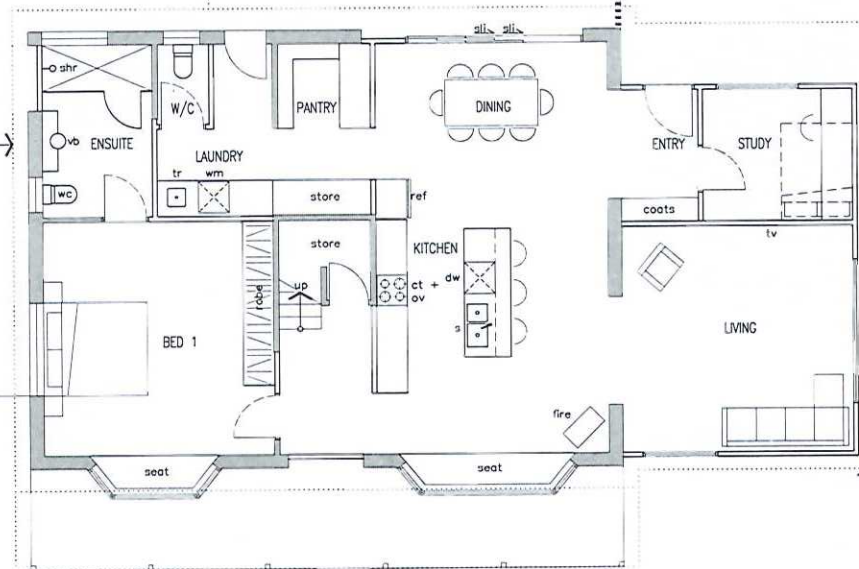
COURTYARD

Open pergola over shown dotted

Existing garage

Timber batten screen to courtyard

Existing roof over shown dotted (typ)



PRELIMINARY



4/245 Elizabeth St
Hobart, TAS 7000
0408 634 822
andrew@aka-architects.com.au

Accredited Designer

ROBYN GANCELL & LUCA

Client

Project

3 BOURBON AVE, RICHMOND

FLOOR PLAN - LOWER

Drawing

1:100 @ A3

Scale

GW / AK
DB / CB

1 18.07.2025 Planning
Rev Date Issue

DA-03

Drawing No.

The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work. © No part of this drawing shall be reproduced without the prior written consent of AKA.

NOTES

Confirm the extent of all demolition works onsite prior to commencing work.

Provide adequate structural support during demolition and for future use.

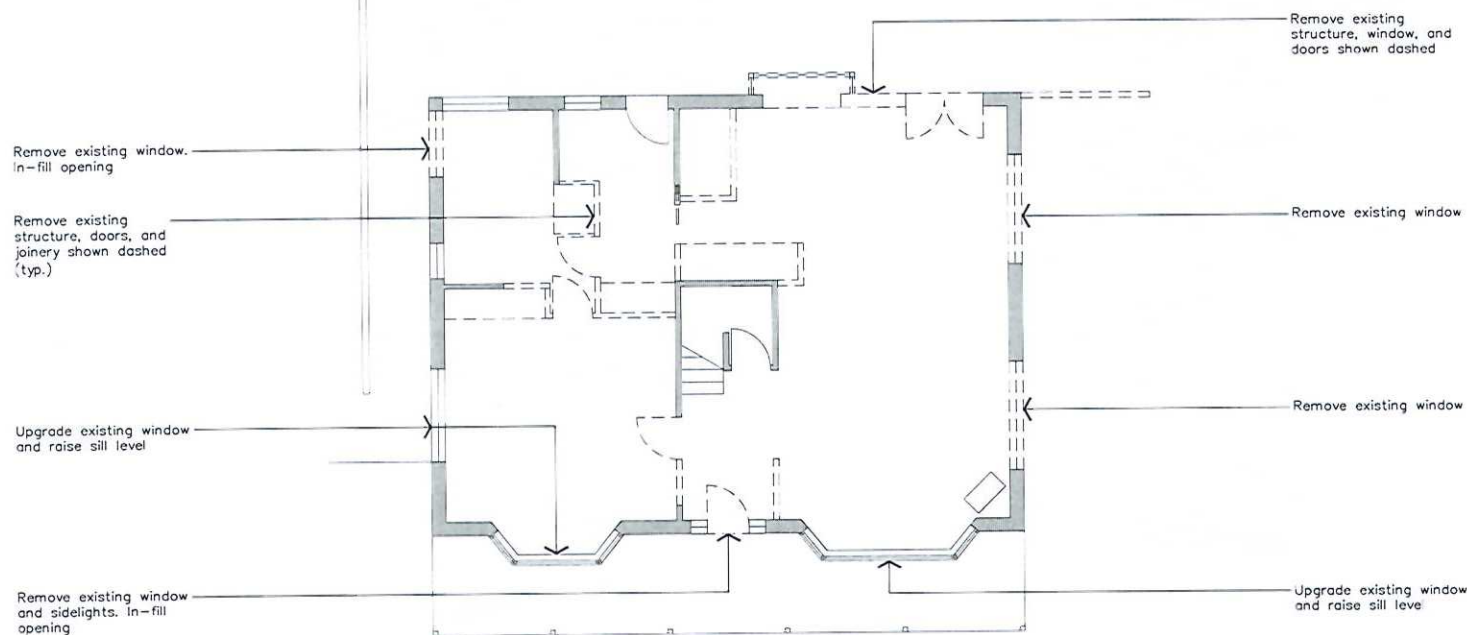
Make good all floors, walls, ceilings and roof where demolition occurs.

Retain existing doors, windows, trim, materials fixtures & fittings at owners request.

Remove existing redundant electrical fixtures at owners request.

Cap and make good all redundant services.

Confirm with client items to be salvaged and retained.



PRELIMINARY



4/245 Elizabeth St
Hobart, TAS 7000
0408 634 822
andrew@aka-architects.com.au
Contact

Accredited Designer

ROBYN GANCELL & LUCA

Client

3 BOURBON AVE, RICHMOND

Project

DEMOLITION PLAN - LOWER

Drawing

1:100 @ A3

Scale

GW / AK

DB / CB

Rev

Date

1 18.07.2025 Planning

Issue

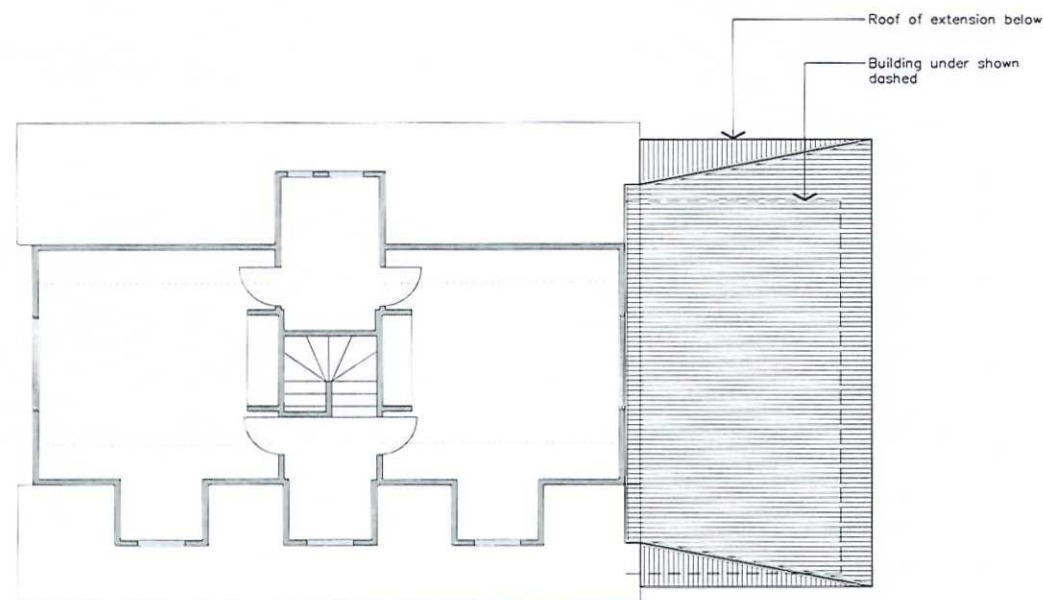
DA-02

Drawing No.

The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work. © No part of this drawing shall be reproduced without the prior written consent of AKA.

NOTES

Building Area
 Upper floor existing: 63m²
 Upper floor proposed: 63m²



PRELIMINARY



www.aka-architects.com.au

4/245 Elizabeth St
 Hobart, TAS 7000
 0408 634 822
 andrew@aka-architects.com.au

Contact

Accredited Designer

ROBYN GANGELL & LUCA

Client

3 BOURBON AVE, RICHMOND

Project

FLOOR PLAN - UPPER

Drawing

1:100 @ A3

Scale

GW / AK

DB / CB

1

Rev

18.07.2025

Date

Planning

Issue

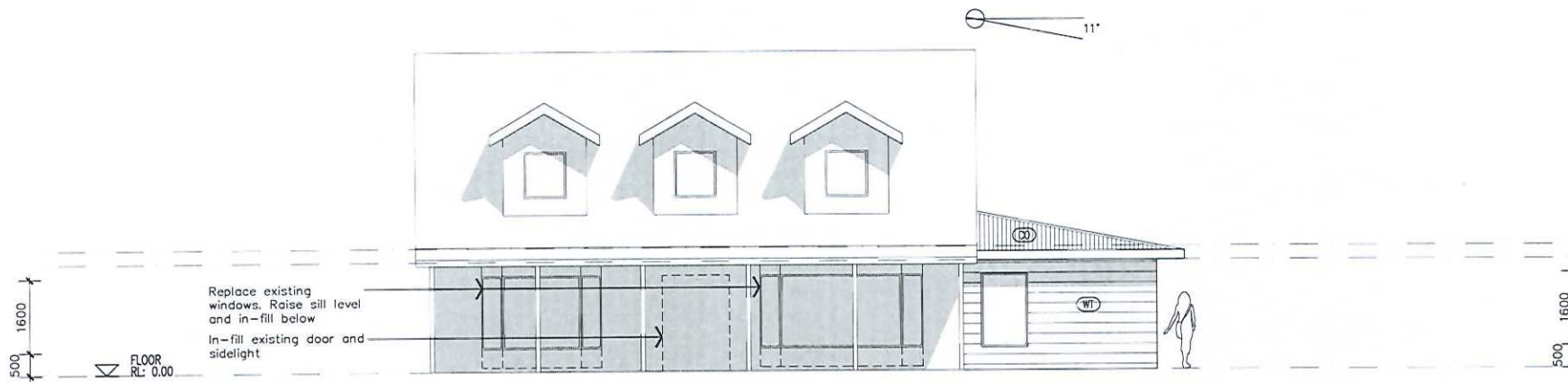
DA-04

Drawing No.

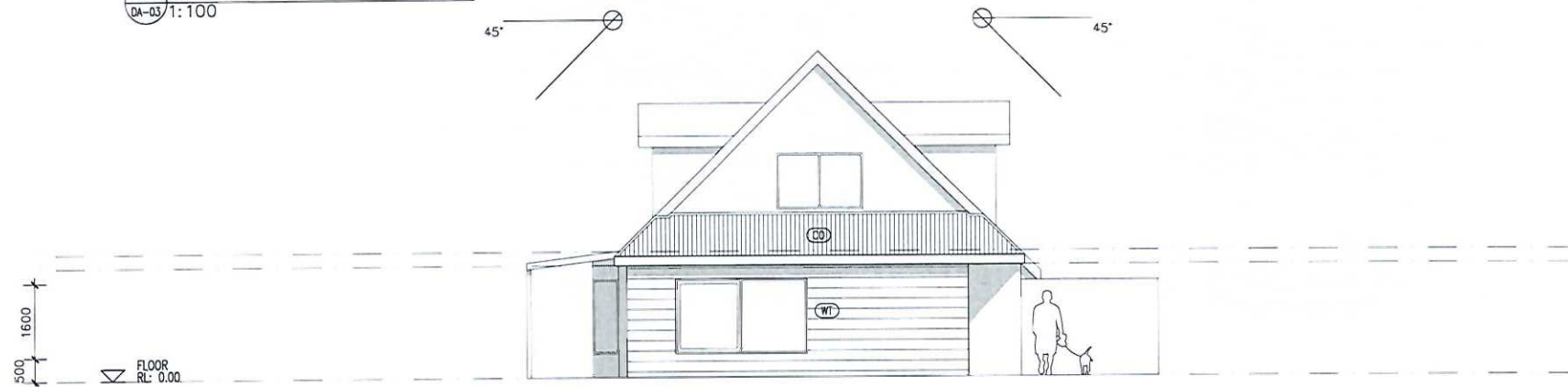
The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work. © No part of this drawing shall be reproduced without the prior written consent of AKA.

LEGEND

- Ex. Existing cladding.
- CO Colorbond Custom Orb roof sheeting.
Colour to be selected.
- WT Weathertex.
Colour to be selected.



1 SOUTH ELEVATION
DA-03 1:100



2 EAST ELEVATION
DA-03 1:100

PRELIMINARY



4/245 Elizabeth St
Hobart, TAS 7000
0408 634 822
andrew@aka-architects.com.au
Contact

Accredited Designer

ROBYN GANGELL & LUCA

Client

3 BOURBON AVE, RICHMOND

Project

ELEVATIONS

Drawing

1:100 @ A3

Scale

GW / AK
DB / CB

1 18.07.2025 Planning
Rev Date Issue

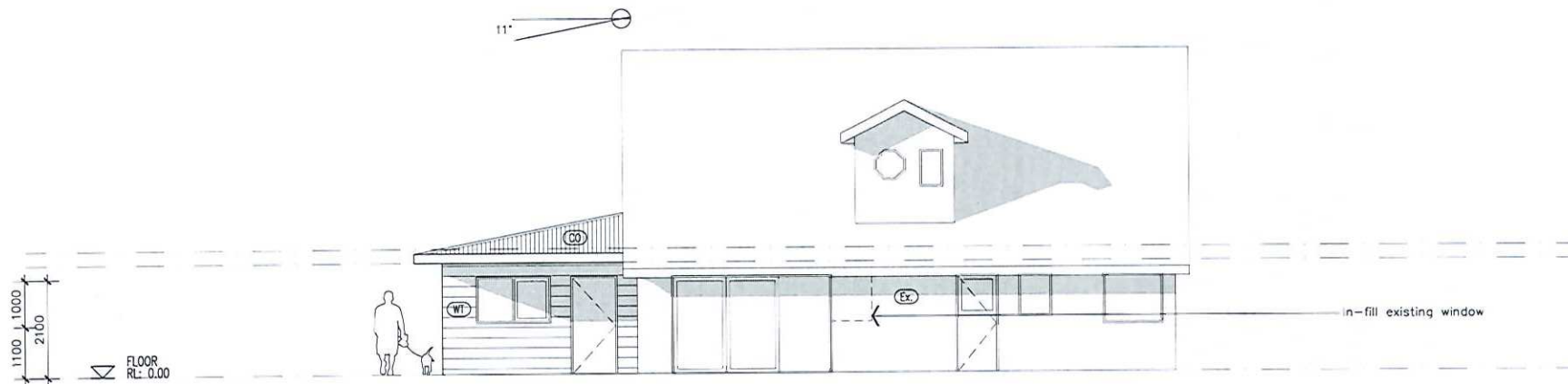
DA-05

Drawing No.

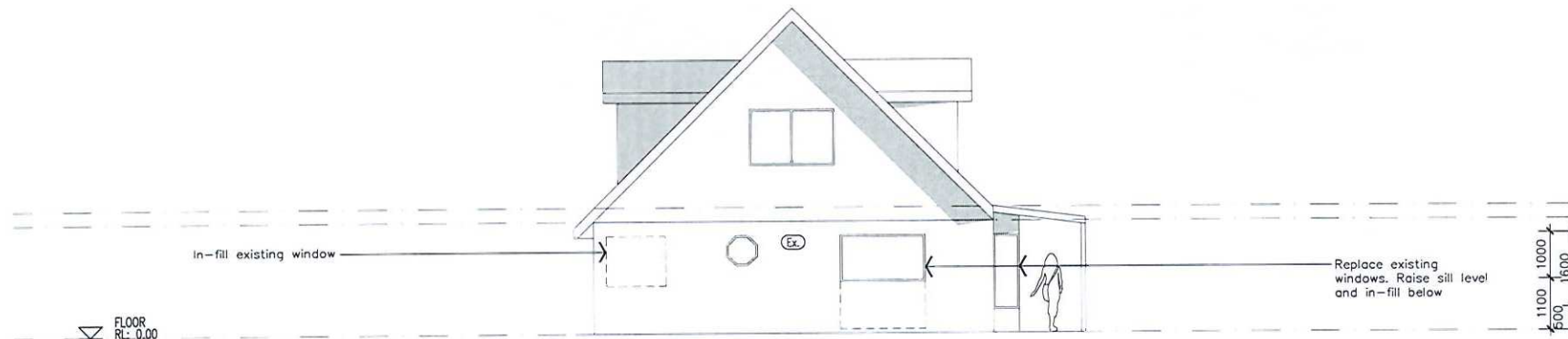
The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work. © No part of this drawing shall be reproduced without the prior written consent of AKA.

LEGEND

- Ex. Existing cladding.
- CO Colorbond Custom Orb roof sheeting.
Colour to be selected.
- WT Weathertex.
Colour to be selected.



3 NORTH ELEVATION
DA-03 1:100



4 WEST ELEVATION
DA-03 1:100

PRELIMINARY



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0408 634 822
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Contact

ROBYN GANSELL & LUCA

Client

3 BOURBON AVE, RICHMOND

Project

ELEVATIONS

Drawing

1:100 @ A3

Scale

GW / AK

DB / CB

1

Rev

18.07.2025

Date

Planning

Issue

DA-06

Drawing No.

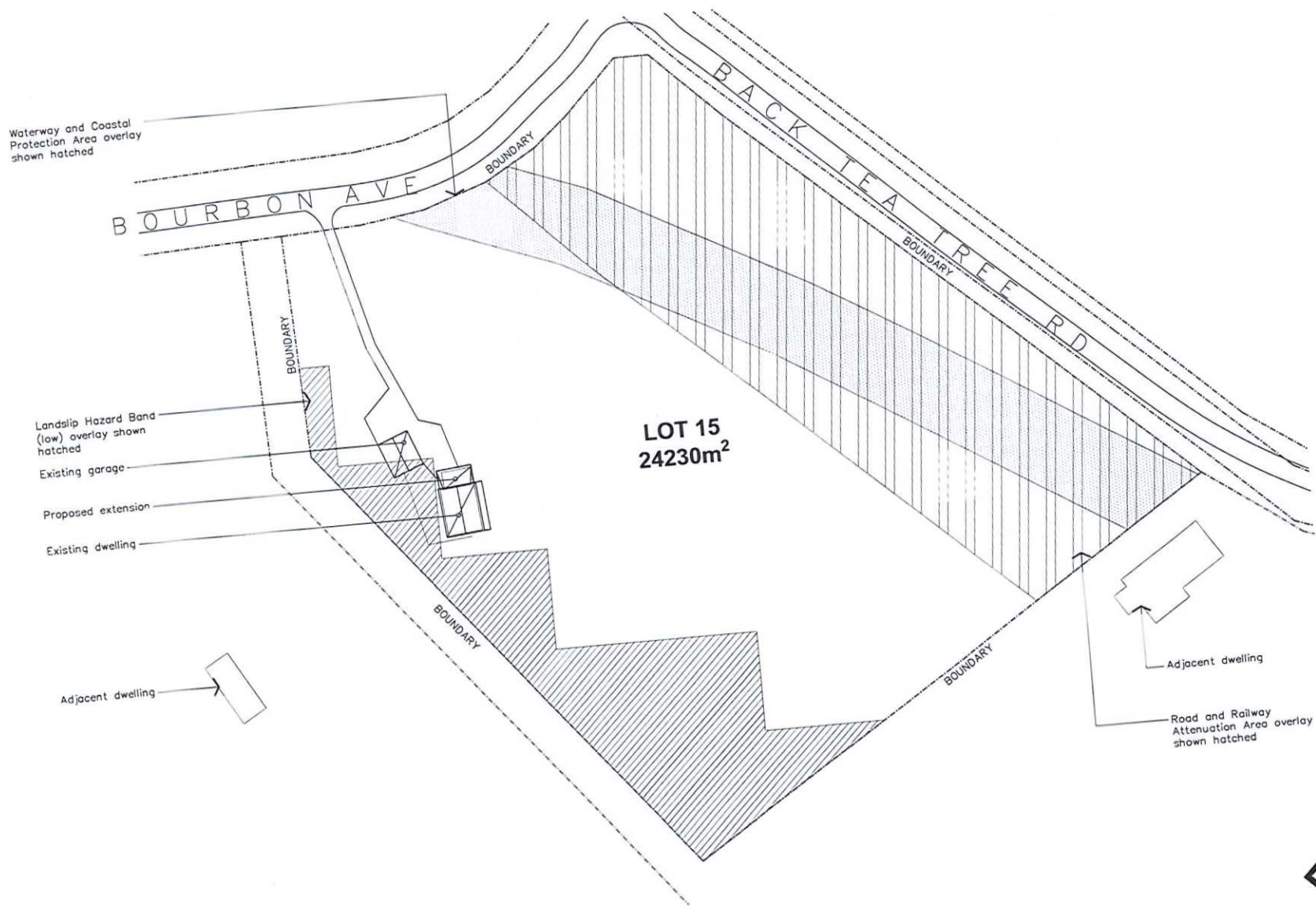
The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work. © No part of this drawing shall be reproduced without the prior written consent of AKA.

NOTES

Title: 101249/15
 PID: 7865525
 Council: Clarence
 Planning Zone: 11.0 Rural Living
 Overlays: Waterway and Coastal Protection Area
 Bushfire Prone Area
 Landslip Hazard Band (low)
 Road or Railway Attenuation Area

EXISTING:
 Lower floor: 101m²
 Upper floor: 63m²
 Garage: 72m²
 Site: 24230m²
 Total footprint: 173
 Site coverage: 0.7%

PROPOSED:
 Lower floor: 131m²
 Upper floor: 63m²
 Garage: 72m²
 Site: 24230m²
 Total footprint: 204
 Site coverage: 0.8%

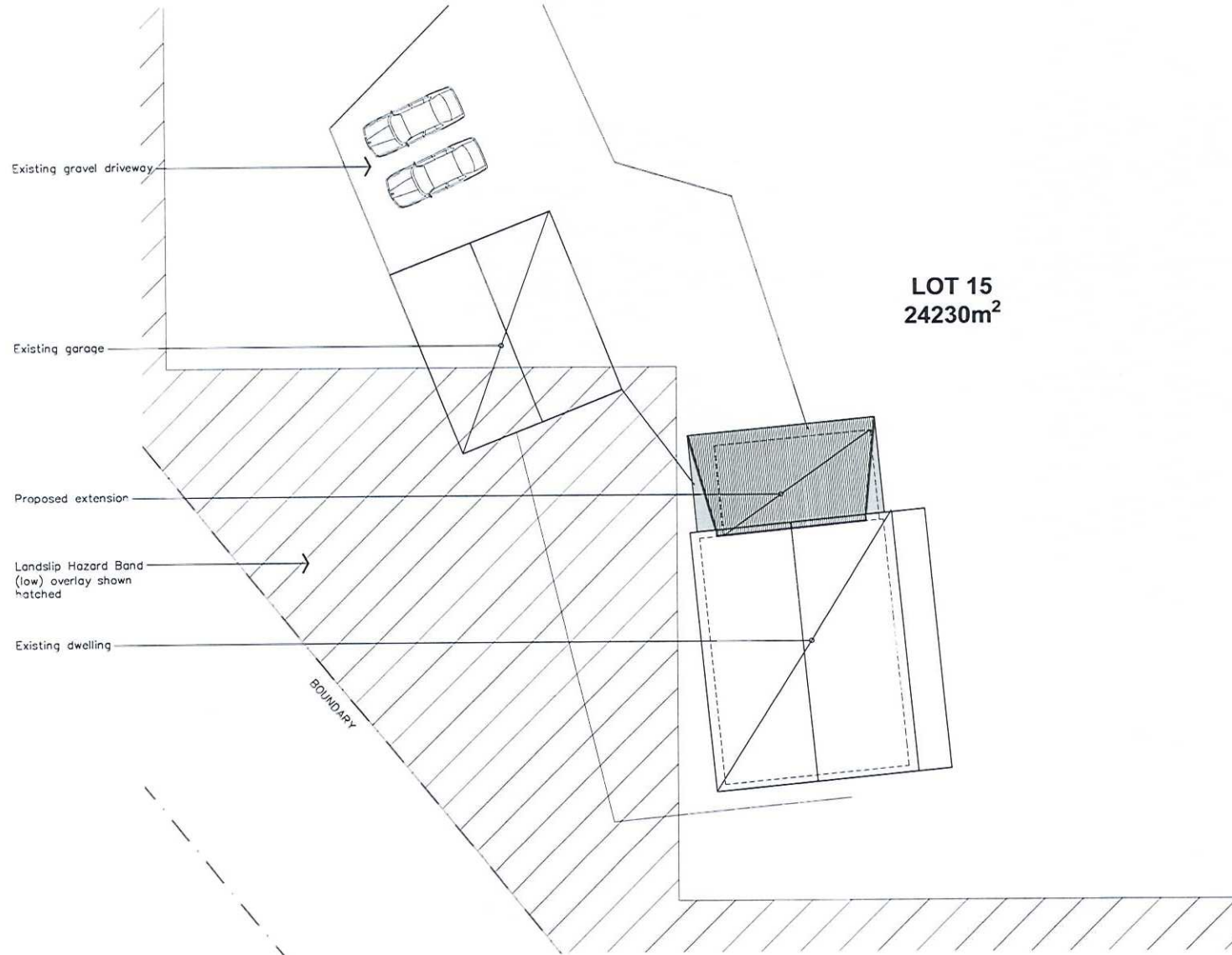


PRELIMINARY



 4/245 Elizabeth St Hobart, TAS 7000 0408 634 822 andrew@aka-architects.com.au Contact		Accredited Designer The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work.	ROBYN GANCELL & LUCA Client	3 BOURBON AVE, RICHMOND Project	LOCATION PLAN Drawing	1:1000 @ A3 Scale	GW / AK DB / CB	1 Rev	18.07.2025 Date	Planning Issue	DA-00 Drawing No.
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NOTES

EXISTING:

Lower floor:	101m ²
Upper floor:	63m ²
Garage:	72m ²
Site:	24230m ²
Total footprint:	173
Site coverage:	0.7%

PROPOSED:

Lower floor:	131m ²
Upper floor:	63m ²
Garage:	72m ²
Site:	24230m ²
Total footprint:	204
Site coverage:	0.8%

PRELIMINARY



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ROBYN GANGELL & LUCA

Client

3 BOURBON AVE, RICHMOND

Project

SITE PLAN

Drawing

1:200 @ A3

Scale

GW / AK

DB / CB

1

Rev

18.07.2025

Date

Planning

Issue

DA-01

Drawing No.

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