



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/055862

PROPOSAL: Two Water Tanks (Single Dwelling)

LOCATION: 15 Marsh Street, Opossum Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 22 October 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 22 October 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 22 October 2025.

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

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

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

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

Proposal:

Rainwater and firefighting tanks

Location:

Address 15 Marsh Street

Suburb/Town Opossum Bay

Postcode 7023

Current
Owners/s:

Applicant:

Personal Information Removed

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

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

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

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

Uvika Sahni

Current Use of Site:

Residential 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:

Personal Information Removed

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

Documentation required:

1. **MANDATORY DOCUMENTATION**

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

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

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

2. **ADDITIONAL DOCUMENTATION**

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

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

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ 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 184232	FOLIO 12
EDITION 2	DATE OF ISSUE 09-Oct-2023

SEARCH DATE : 03-Jul-2024

SEARCH TIME : 11.05 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 12 on Sealed Plan 184232

Derivation : Part of 3900 Acres Gtd. to George Henry Blake
Gellibrand

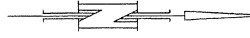
Prior CT 165932/1

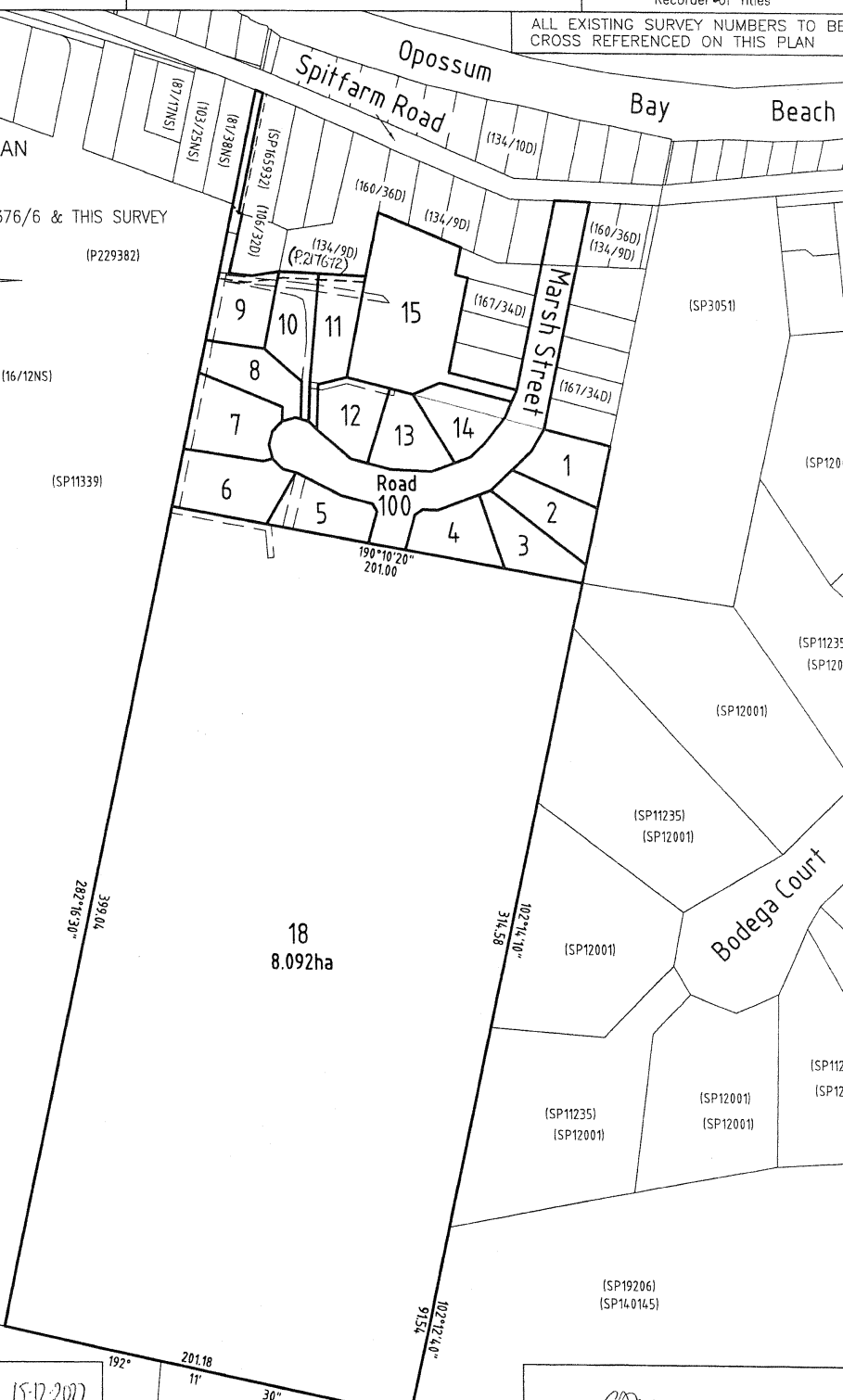
SCHEDULE 1E195984 TRANSFER to ANDREW PHILLIP LYDEN and LEE-ANNE
MARGARET LYDEN Registered 09-Oct-2023 at noonSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP184232 EASEMENTS in Schedule of Easements
SP184232 FENCING PROVISION in Schedule of Easements
SP165932 FENCING PROVISION in Schedule of Easements
94450 BOUNDARY FENCES CONDITION in TransferUNREGISTERED DEALINGS AND NOTATIONSN208352 PRIORITY NOTICE reserving priority for 90 days
TRANSFER ANDREW PHILLIP LYDEN and LEE-ANNE MARGARET
LYDEN to KELVIN JOHN WIGGINS and ANNETTE FRANCES
WIGGINS Lodged by SIMMONS WOLFHAGEN on 27-Jun-2024
BP: N208352

OWNER PAUL GEAPPEN & JENNY-ANN GEAPPEN A J CARR DEVELOPMENT CORPORATION PTY LTD FOLIO REFERENCE C.T.219376/6 & C.T.165932/1 & C.T.249718/1 GRANTEE PART OF 3900 ACRES GTD TO GEORGE HENRY BLAKE GELLIBRAND	PLAN OF SURVEY BY SURVEYOR CRAIG BRADLEY ROGERSON ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0418-120-796 CITY OF CLARENCE SCALE 1: 2000 LENGTHS IN METRES	REGISTERED NUMBER SP184232 APPROVED EFFECTIVE FROM <u>-7 MAR 2023</u> <i>[Signature]</i> Recorder of Titles
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PRIORITY FINAL PLAN INDEX PLAN

LOT 100 COMPILED FROM C.T.219376/6 & THIS SURVEY





(SP19206)
(P129256)

(SP140145)

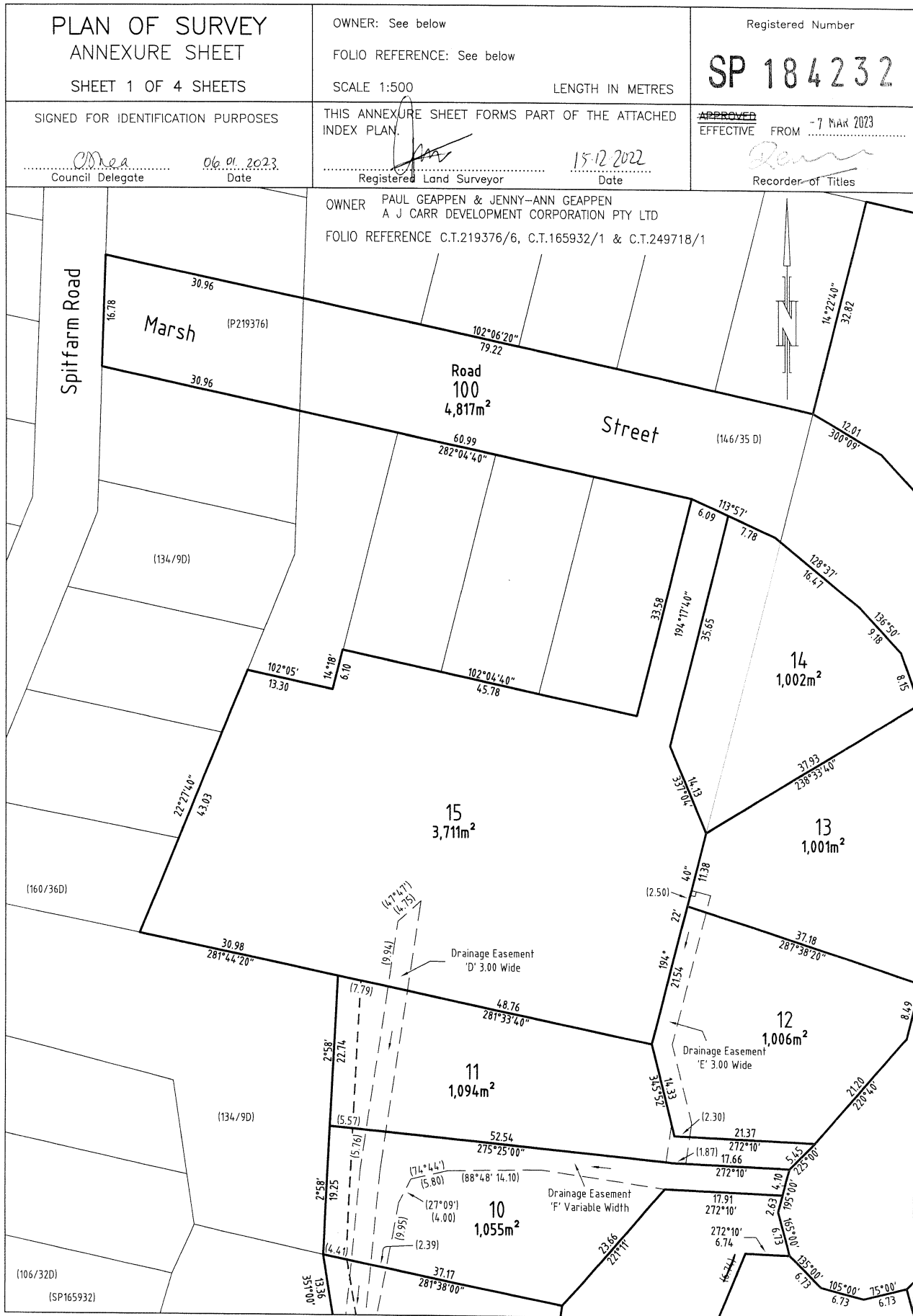
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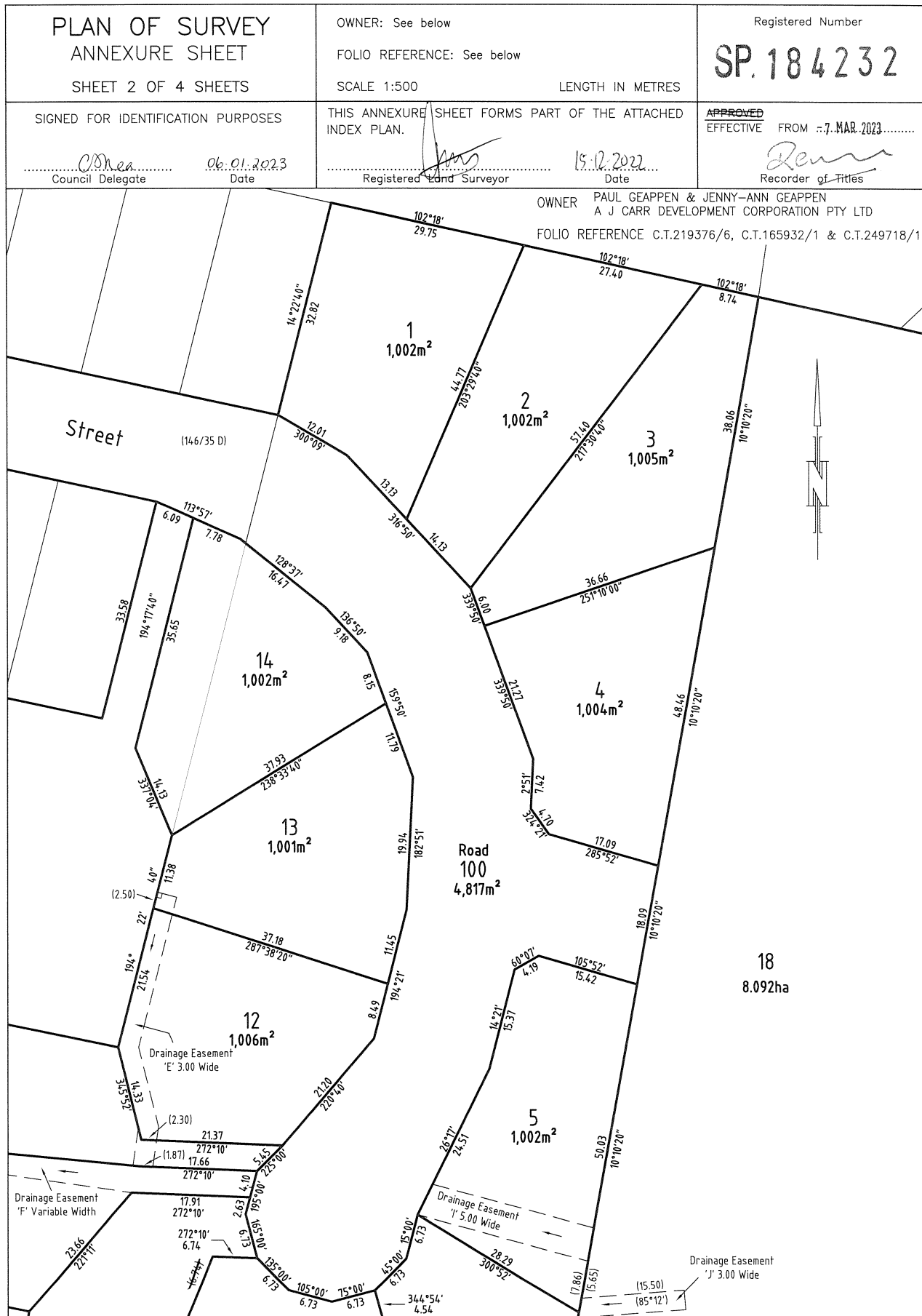
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(SP140145)

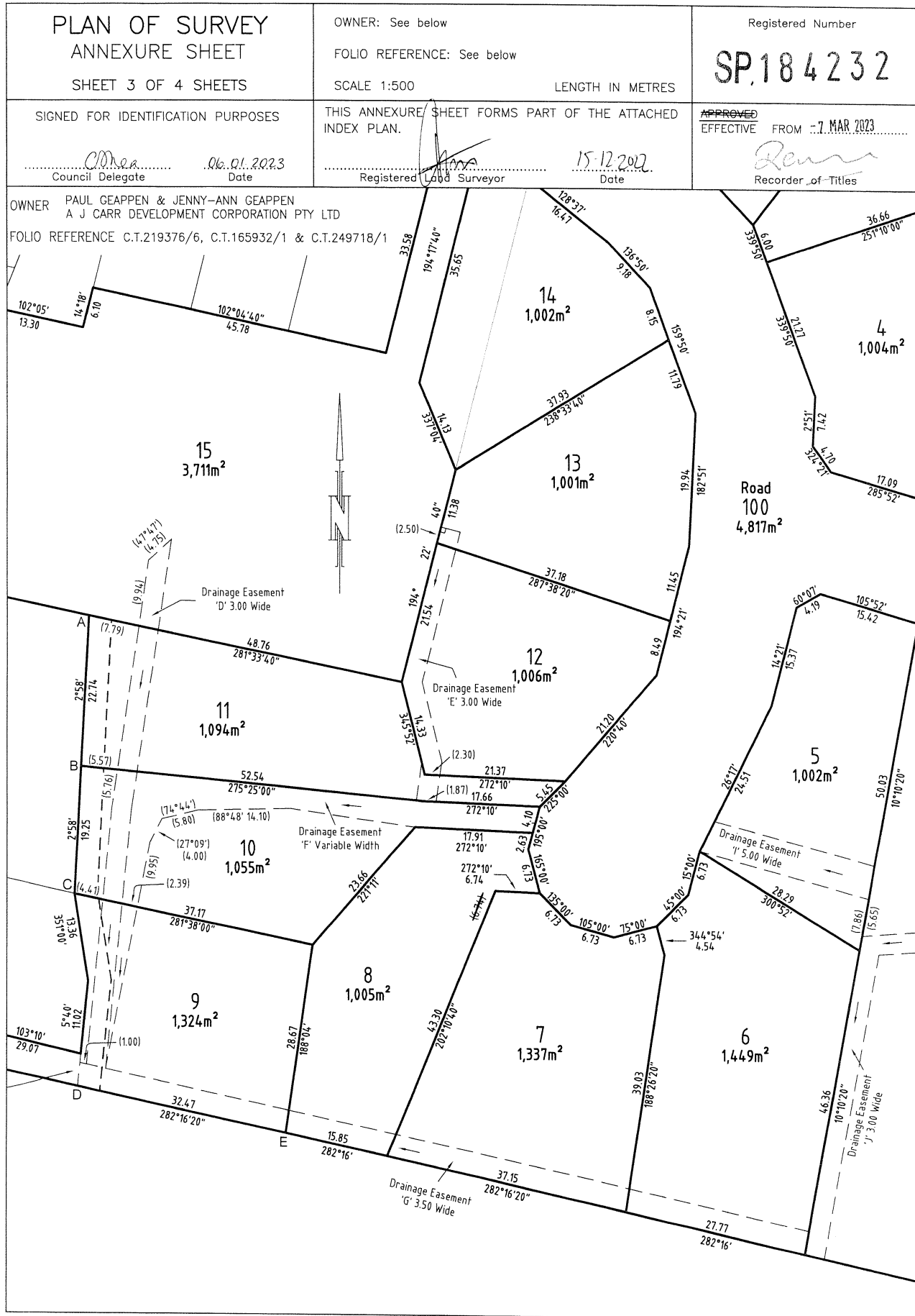
[Signature]
Registered Land Surveyor

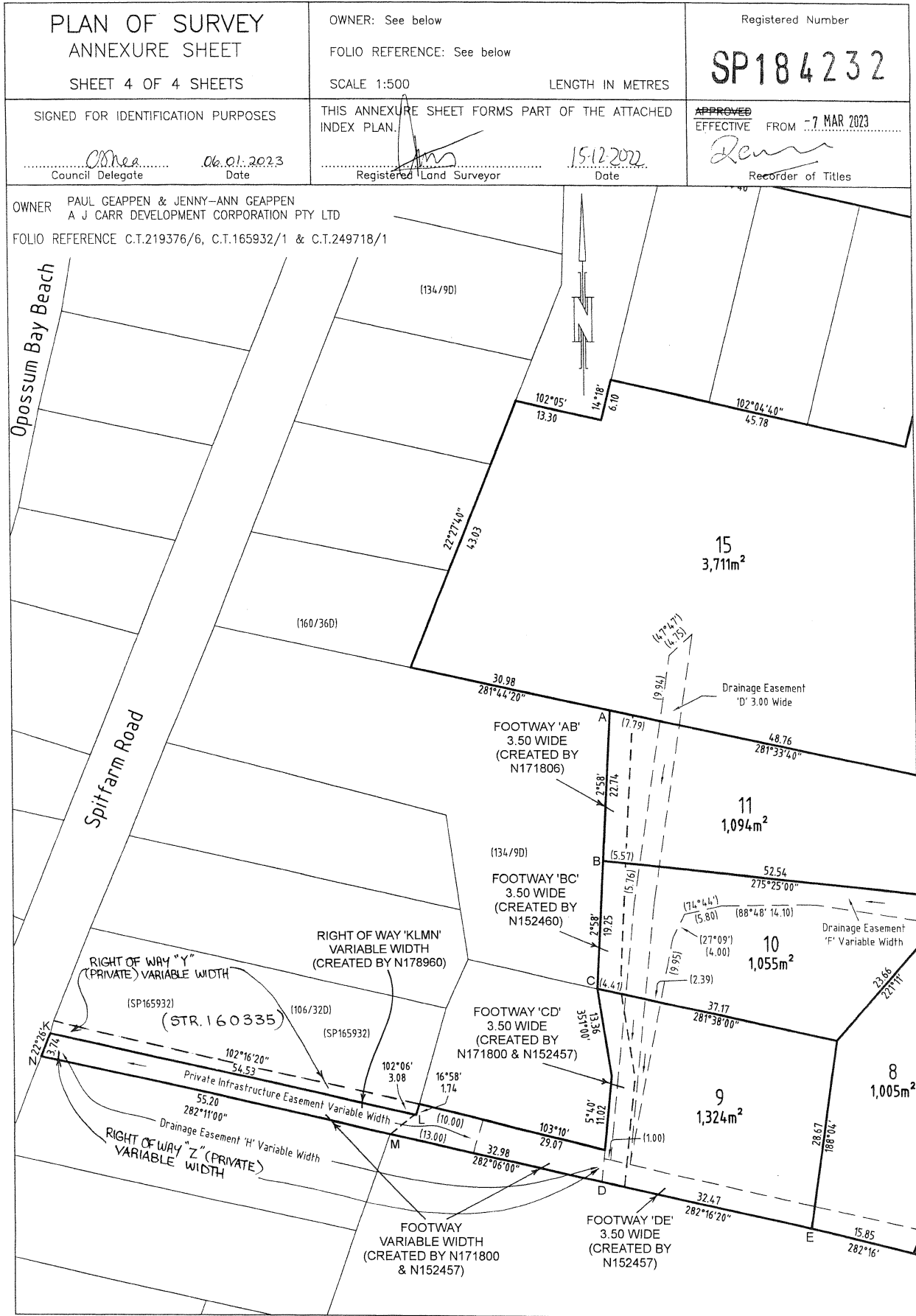
15-12-2022
Date

[Signature]
Council Delegate
Date









SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP. 184232

PAGE 1 OF 3 PAGE/S

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.

EASEMENTS**Rights of Carriageway**

Lot 9 on the Plan is subject to a right of carriageway (appurtenant to lot 2 on SP165932 and lot 2 on Diagram 70958) over the land marked RIGHT OF WAY "Z" (PRIVATE) VARIABLE WIDTH passing through that lot on ~~Sealed Plan 165932~~ the Plan.

Lot 9 on the Plan is together with a right of carriageway over the land marked RIGHT OF WAY "Y" (PRIVATE) VARIABLE WIDTH on ~~Sealed Plan 165932~~ the Plan.

Drainage Easements

Lots 9, 10, 11 and 15 on the Plan are subject to a right of drainage in favour of Clarence City Council over the land marked DRAINAGE EASEMENT 'D' 3.00 WIDE shown on the Plan.

Lots 9 and 10 on the Plan are subject to a Drainage Easement (as defined herein) in favour of Clarence City Council over the land marked DRAINAGE EASEMENT 'F' VARIABLE WIDTH shown on the Plan.

Lots 11, 12 and 13 on the Plan are subject to a right of drainage in favour of Clarence City Council over the land marked DRAINAGE EASEMENT 'E' 3.00 WIDE shown on the Plan.

Lots 6, 7, 8 and 9 on the Plan are subject to a right of drainage in favour of Clarence City Council over the land marked DRAINAGE EASEMENT 'G' 3.50 WIDE shown on the Plan.

Lot 9 on the Plan is subject to a right of drainage in favour of Clarence City Council over the land marked DRAINAGE EASEMENT 'H' VARIABLE WIDTH shown on the Plan.

Lot 5 on the Plan is subject to a right of drainage in favour of Clarence City Council over the land marked DRAINAGE EASEMENT 'I' 5.00 WIDE shown on the Plan.

A J Carr Development Corporation Pty Ltd ACN 609 415 554

PAUL GEAPPEN

Curtis Franklin Browne

JENNY-ANN GEAPPEN

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: A J Carr Development Corporation Pty Ltd	PLAN SEALED BY: Clarence City Council
FOLIO REF: 219376/6, 165932/1 & 249718/1	DATE: 6 th January 2023
SOLICITOR & REFERENCE: Simmons Wolfhagen Curtis Browne - 210908	2019/006007 REF NO.
	Council Delegate Clare Shea

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 18 4 2 3 2
SUBDIVIDER: A J Carr Development Corporation Pty Ltd FOLIO REFERENCE: 219376/6, 165932/1 & 249718/1	

Lot 18 on the Plan is subject to a right of drainage in favour of Clarence City Council over the land marked DRAINAGE EASEMENT 'J' 3.00 WIDE shown on the Plan.

Infrastructure Easement

Lot 9 on the Plan is subject to an Infrastructure Easement (as defined herein) appurtenant to the lands comprised in Folios of the Register Volume 70958 Folio 2 and Volume 160335 Folios 1 and 2 over the land marked PRIVATE INFRASTRUCTURE EASEMENT VARIABLE WIDTH shown on the Plan.

RESTRICTIVE COVENANT

The owner or owners of Lots 9 and 10 hereby covenant with the owner of each and every other Lot on the Plan and the Clarence City 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 thereof may be created in favour of each and every other Lot on the Plan and in gross in favour of the Clarence City Council to observe the following stipulation:

1. Not to make or permit or suffer the making of any alterations to the finished surface levels of the overland flowpath, swale drain or catch drain constructed within the area marked DRAINAGE EASEMENT 'F' VARIABLE WIDTH on the plan without the prior consent in writing of Clarence City Council.
2. Not to make or permit or suffer the placement of any fencing within the drainage easement area with the exception of open style fencing that does not obstruct surface flows to or within the area marked DRAINAGE EASEMENT 'F' VARIABLE WIDTH on the plan.
3. Not to make or permit or suffer the placement of any wall, structure, landscaping or vegetation, with the exception of grass or turf within the area marked DRAINAGE EASEMENT 'F' VARIABLE WIDTH on the plan.

FENCING PROVISION

In respect of the Lots on the Plan, the Vendors A J Carr Development Corporation Pty Ltd ACN 609 415 554, Paul Geappen and Jenny-Ann Geappen shall not be required to fence.

INTERPRETATION

"Drainage Easement" means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

"Infrastructure Easement" means the full right for the owner for the time being of the dominant tenement to install place lay use replace renew and maintain forever electricity wires, cables and other conducting media beneath the ground only, of such size and number as shall from time to time be required and the right for their surveyors and workmen from time to time and at all times hereafter to enter into and upon the said strip of land with such material, machinery and other things as it shall think fit to inspect the condition thereof and to repair, amend and cleanse provided that any damage occasioned thereby shall be made good.

A J Carr Development Corporation Pty Ltd ACN 609 415 554

Curtis Franklin Browne

PAUL GEAPPEN

JENNY-ANN GEAPPEN

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

ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 3 OF 3 PAGES

Registered Number

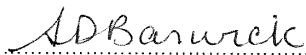
SP 184232

SUBDIVIDER: A J Carr Development Corporation Pty Ltd
FOLIO REFERENCE: 219376/6, 165932/1 & 249718/1

Signed by A J Carr Development Corporation Pty Ltd ACN 609 415 554)
by its attorney Curtis Franklin Browne under Power of Attorney No. PA125549)
who hereby certifies that he has received no notice of revocation of the Power)
of Attorney)


Curtis Franklin Browne

Witness Signature:



Witness Name:

Susan Donna Barwick

Witness Address:

Legal Secretary

Simmons Wolfhagen

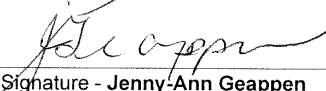
Occupation:

Level 4, 99 Bathurst Street
Hobart TAS 7000

Signed by PAUL GEAPPEN and JENNY-ANN
GEAPPEN and in the presence of:


Signature - Paul Geappen

Signature of witness


Signature - Jenny-Ann Geappen

Name & Occupation of witness

Address of witness

Gillian Mary Tolha
Receptionist
Simmons Wolfhagen
Level 4, 99 Bathurst Street
Hobart TAS 7000

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.

P I N N Δ C L E

PINNACLE

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



15 Marsh Street, Opossum Bay, 7023

Owner(s) or Clients	Andrew & Lee-Anne Lyden	Title Reference	184232/12
Building Classification	1a	Zoning	Low Density Residential
Designer	Jason Nickerson CC6073Y	Land Size	1006m ²
Total Floor Area (Combined)	149.19m ² Deck 31.43m ²	Design Wind Speed	N3
		Soil Classification	S
Alpine Area	N/A	Climate Zone	7
Other Hazards	Bushfire Prone Area	Corrosion Environment	Medium
		Bushfire Attack Level (BAL)	12.5

ID	Sheet Name	Issue
A.01	Site Plan	DA - 01
A.02	Elevations	DA - 01

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor

Surface Water Drainage

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

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

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

Subsoil Drainage

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

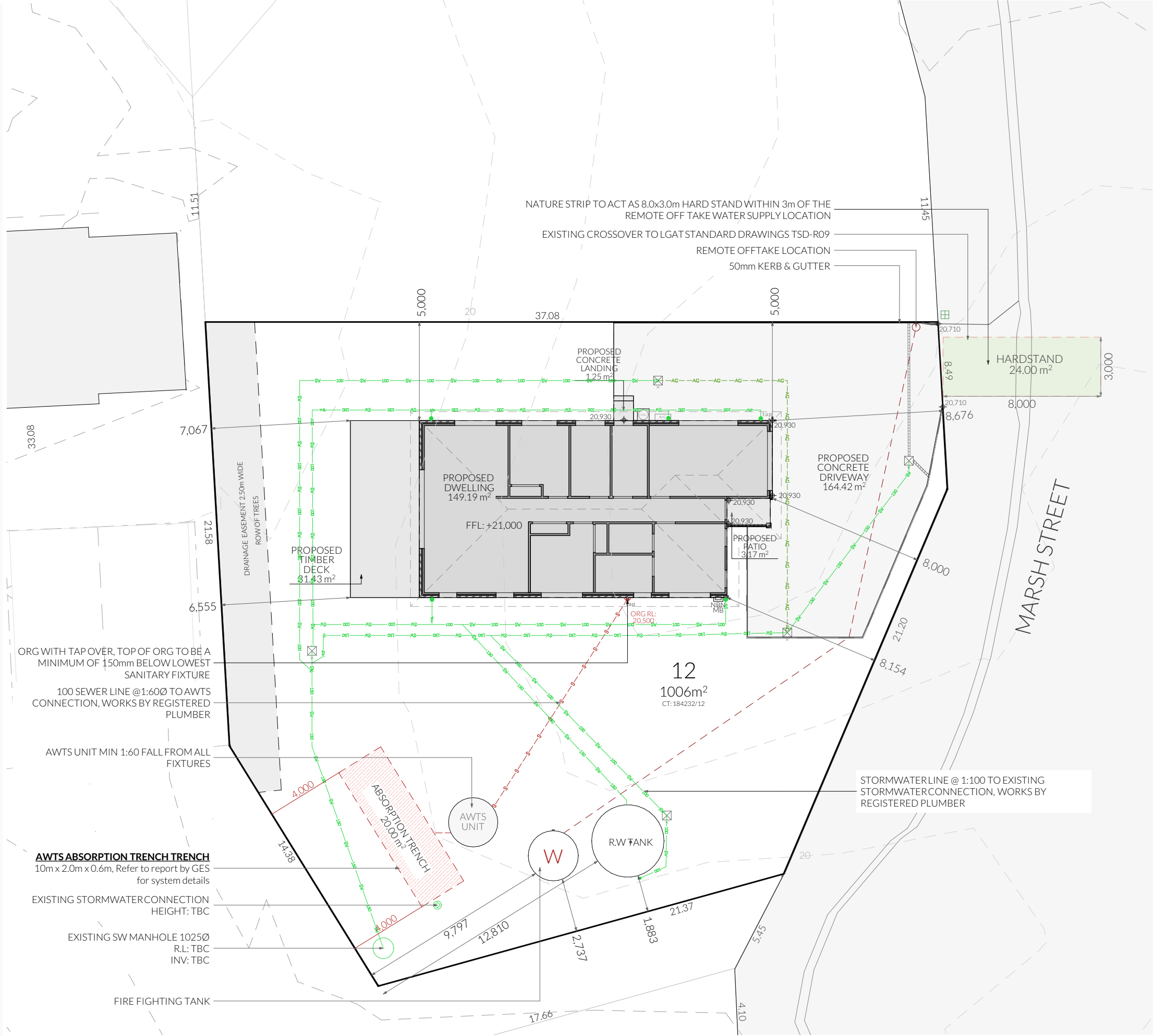
Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

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

Note

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

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



Survey Notes from Surveyor

This plan and associated digital model is prepared for Lyden Builders from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site. Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

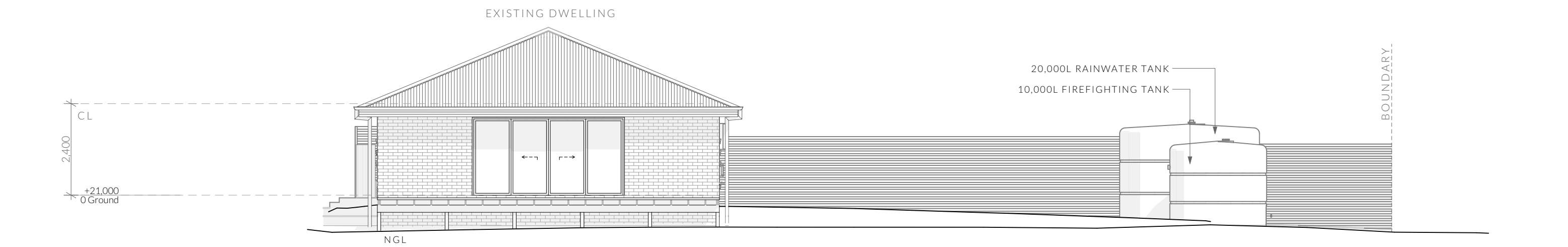
Important Note

Refer to report completed by GES dated May 2024 for details on Wastewater Design.

Site Areas

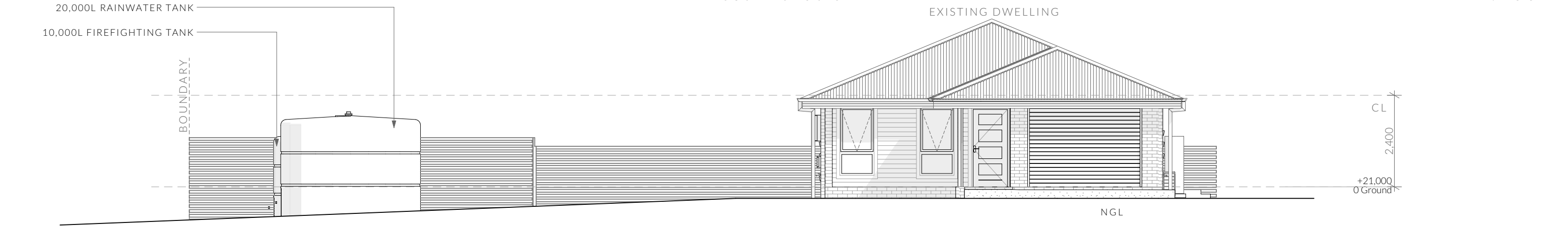
Site Area	1006 m²
Building Footprint	149.19 m²
Total Site Coverage	14.83%

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Site Plan	Scale: 1:200 @ A3 Pg. No: A.01	Proposal: New Dwelling Client: Andrew & Lee-Anne Lyden Address: 15 Marsh Street, Opossum Bay, 7023	Date: 26/09/2025 Drawn by: CJ Job No: 144-2021 Engineer: Peter Henry Building Surveyor: LTBS	Issue Date Description		These drawing 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.	 



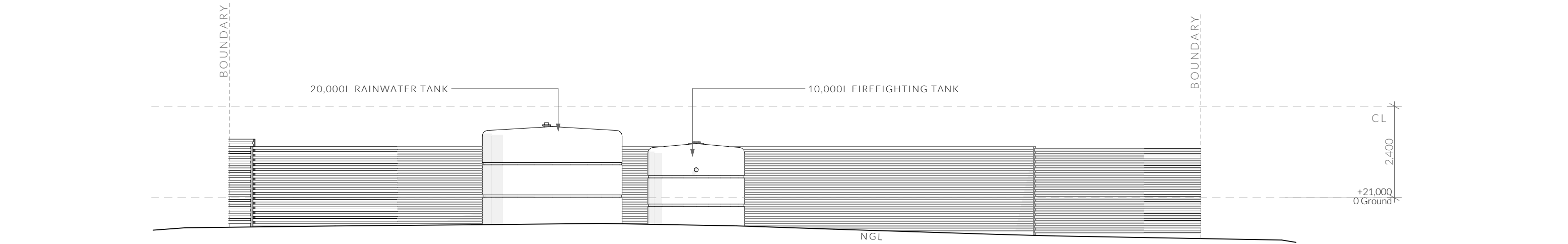
West Elevation

1:100



East Elevation

1:100



North Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.
Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.
U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.
As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms,
where the requirement is for heights above 2m.
All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Elevations	Scale: 1:100 @ A3 Pg. No: A.02	Proposal: New Dwelling Client: Andrew & Lee-Anne Lyden Address: 15 Marsh Street, Opossum Bay, 7023	Date: 26/09/2025 Drawn by: CJ Job No: 144-2021 Engineer: Peter Henry Building Surveyor: LTBS	Issue	Date	Description	These drawing 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.	 

26/09/2025

Dear Uvika,

**Re: 15 Marsh Street, Opossum Bay
BPA 2024-046171**

Please see attached plans in response your email dated 25.09.25.

The siting of the proposed water tanks does not cause an unreasonable loss of amenity to adjoining properties, having regard to the matters listed under P2:

(a) Topography of the site

The subject site is generally level (with only minor slope). The proposed tanks are accommodated without the need for significant excavation or fill. The natural topography and fence line ensures the tanks do not create unreasonable visual or overshadowing impacts.

(b) Size, shape and orientation of the site

The lot is of sufficient size and width to enable the tanks to be located to the side of the existing dwelling without compromising private open space or circulation areas. The orientation of the site ensures the tanks are not visually intrusive from the street frontage as they are hidden behind the front fence.

(c) Setbacks of surrounding buildings

The proposed setback of RW tank 1.8m from the side boundary is compatible with existing setbacks of ancillary structures in the locality, where sheds, garages, and tanks are commonly sited close to side boundaries. The reduced setback will not cause adverse impacts on adjoining dwellings.

(d) Height, bulk and form of existing and proposed buildings

The tanks are low in bulk relative to the dwelling, with a maximum height of approximately 2.5–3.0m. Their rounded form and neutral finish reduce visual massing. They will not present as visually dominant structures when viewed from adjoining properties.

(e) Existing buildings and private open space areas on the site

The tanks are located to the side of the dwelling, avoiding encroachment into the main private open space area at the rear of the property. The placement does not affect the usability or amenity of private open space for the occupants.

(f) Sunlight to private open space and windows of habitable rooms on adjoining properties

Due to the limited height and narrow profile of the tanks, there will be no unreasonable overshadowing of adjoining private open space or habitable room windows as there is a double driveway directly adjacent to the boundary.

(g) The character of development existing on established properties in the area

The installation of rainwater and firefighting tanks is consistent with the character of residential development in Clarence, particularly in areas subject to bushfire considerations and where water storage is commonplace. The proposed siting aligns with established development patterns and will not detract from the residential character of the area.

Conclusion

The proposed 20,000L rainwater tank and 10,000L firefighting tank, sited 1.8m from the side boundary, comply with Clause 11.4.2 P2 of the Tasmanian Planning Scheme – Clarence. The development will not cause an unreasonable loss of amenity to adjoining properties and is compatible with the character of surrounding residential development.

Should you have any questions in regards to the application, please feel free to contact us on 6248 4743 or by email at cjensen@pinnacledrafting.com.au.

Kind Regards,

Personal Information Removed