



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/055610

PROPOSAL: Two Lot Subdivision

LOCATION: 49 La Perouse Street, Warrane

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 15 January 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 15 January 2026. 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 15 January 2026.

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

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

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: Subdivision

Location: 49 La Perouse St, Warrane

Personal Information Removed



Is the property on the Tasmanian Heritage Register?

Yes ☐ No ☒

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

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Residential**

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration

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

Acknowledgement

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

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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

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

Additional Documents

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

- ☐ Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
-



- Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- ☐ Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- ☐ Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.

SEARCH OF TORRENS TITLE

VOLUME 59542	FOLIO 12
EDITION 8	DATE OF ISSUE 12-Jul-2025

SEARCH DATE : 17-Sep-2025

SEARCH TIME : 08.40 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 12 on Plan [59542](#) (formerly being P1473)

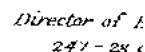
Derivation : Part of 7A-0R-3.8/10P Gtd. to The Director of Housing.

Prior CT [2060/98](#)SCHEDULE 1[N267444](#) TRANSFER to DAVID ALLAN NIXON and JESSICA LUCILLE NIXON Registered 12-Jul-2025 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E419640](#) MORTGAGE to MyState Bank Limited Registered 12-Jul-2025 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



9 (See FNT)

The Common Seal of the Municipality of Clarence has been hereunto affixed in the presence of us this 24th day of December one thousand nine hundred and Sixty in pursuance of authorisation given at a meeting of the Commissioners held on the 24th day of December 1966.

Chairman
Commissioner
Secretary

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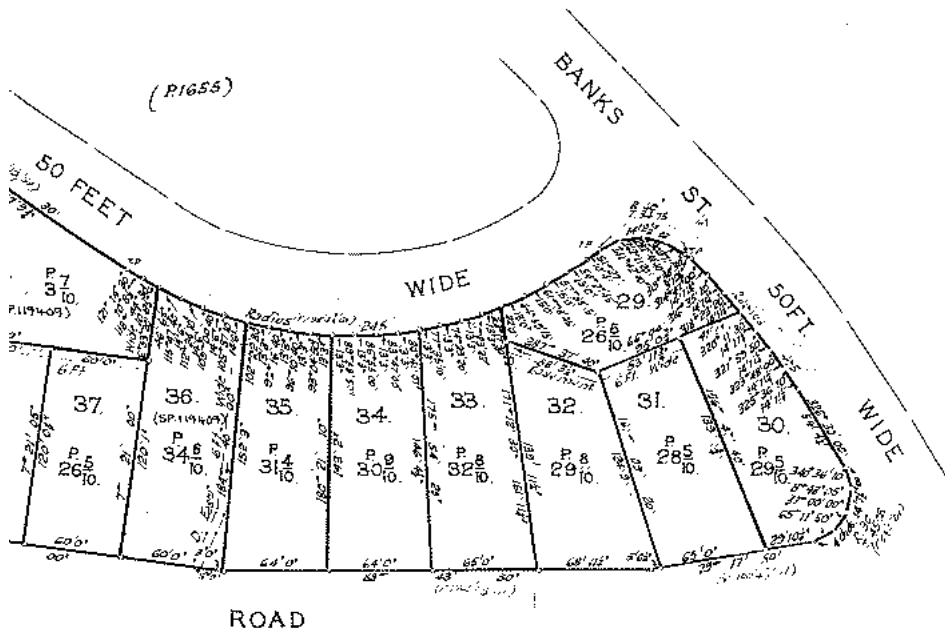
— TOWN OF WARRANE —
WARRANE SUBDIVISION

SCALE: 50 FT. TO AN INCH

Part of land so Acq'd. for the Sydney of Harrow
Whole of 7-5-32 Lots 12 to 45 inc. Cld. to Director of Housing
SEC. R

Director of Housing
247-28 a.

CROWN SOLICITOR



Our Ref: NIXOD01
17th September, 2025/aa

Clarence City Council
PO Box 96
ROSNY TAS 7018

Dear Sir/Madam,

RE: PROPOSED SUBDIVISION – 49 LA PEROUSE STREET, WARRANE FOR D.A. & J.L. NIXON.

Further to our clients' instructions, please find attached:

1. A copy of the above-named proposed subdivision plan.
2. A copy of the relevant title CT 59542/12.
3. Council's development application form.

Your advice and tax invoice for fees relating to the application is requested.

Our client's billing details are as follows:

David & Jessica Nixon
2a Bramble Street, Ridgeway Tas 7054
Email: david.nixon76@gmail.com

The following matters are relevant to the application:

The intent of the application is to subdivide the existing lot into 2 separate lots as shown on the attached plan.

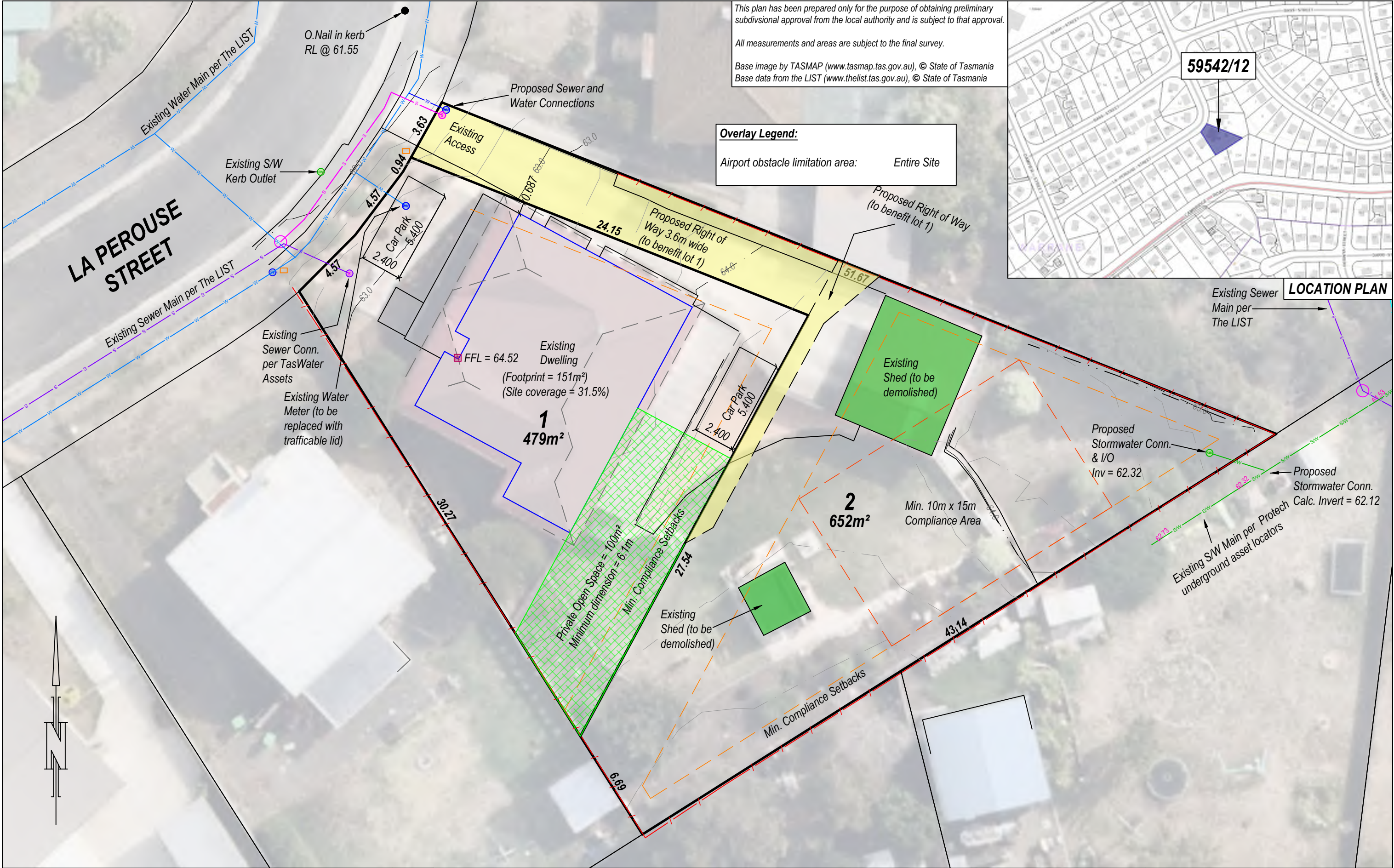
Should you have any queries, please do not hesitate to contact our office.

We await your further advice.

Yours faithfully



Br. Andrew Birch



E				
D				
C	Dimension added house to boundary, SW locations and levels added, lot 1 car parking removed	LH	03/10/25	LH
B	Update proposed right of way extents	LH	18/09/25	LH
A	Adjust proposed boundary	LH	28/08/25	LH
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: DAVID A. NIXON & JESSICA L. NIXON
TITLE REFERENCE: 59542/12
LOCATION: 49 LA PEROUSE STREET,
WARRANE

Proposed Subdivision

Date:	24/07/2025	Reference:	NIXOD01 16117-01
Scale:	1:200 (A3)	Municipality:	CLARENCE

CIVIL DRAWINGS
PROPOSED SUB DIVISION
DAVID NIXON AND JESSICA NIXON
49 LA PEROUSE STREET, WARRANE

DRAWING SCHEDULE

SHEET	DRAWING TITLE	REV	DATE
C01	TITLE & OVERALL PLAN	A	05/12/2025
C02	NOTES & LEGEND	A	05/12/2025
C03	DETAILED GENERAL ARRANGEMENT PLAN 1	A	05/12/2025
C04	PARKING LONG AND CROSS SECTIONS	A	05/12/2025



FYSH DESIGN
CIVIL HYDRAULIC

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE
APPROXIMATE ONLY AND THE EXACT POSITION
SHOULD BE PROVEN ON SITE. NO GUARANTEE IS
GIVEN THAT ALL SERVICES ARE SHOWN.



OVERALL PLAN
SCALE 1:200 (mm) (A1)



LEGEND

NEW STORMWATER LINE(DN100 DWV SN6 @ MIN 1.0% GRADE

NEW DOMESTIC WATER

NEW DN100 DWV SN6 SEWER @ MIN 1.65% GRADE

NEW DN100 CHARGED STORMWATER LINE @ MIN 1.0% GRADE

SHAPED TABLE DRAIN

BOUNDARY LINE

EXISTING FENCE LINE

EXISTING OVERHEAD POWER LINE

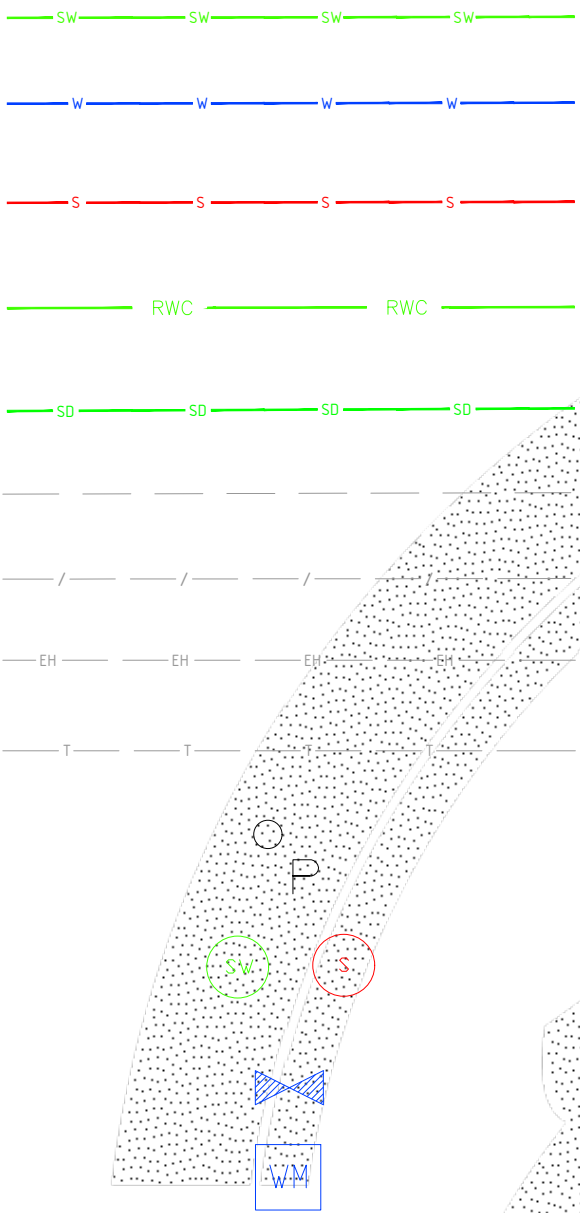
EXISTING TELECOMMUNICATIONS LINE

EXISTING POWER POLE

NEW STORMWATER/SEWER MANHOLE

WATER VALVE

WATER METER



GENERAL NOTES

1. ALL PRIVATE PLUMBING WORKS SHALL GENERALLY BE IN ACCORDANCE WITH THE AS3500, NATIONAL CONSTRUCTION CODE VOL 3 (PLUMBING CODE OF AUSTRALIA), & THE IPWEA MUNICIPAL STANDARD SPECIFICATION AND DRAWINGS AS APPLICABLE.
2. UNLESS NOTED OTHERWISE THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORKS INCLUDING ANY WORKS IN THE ROAD RESERVATION AND ON ADJACENT PRIVATE PROPERTIES.
3. THE CONTRACTOR SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS & CLEARLY IDENTIFY ALL DANGEROUS SERVICES UNDERGROUND & OVERHEAD.
4. ALL DRAIN AND SERVICES TIE IN LEVELS & LOCATIONS ARE TO BE CONFIRMED BEFORE COMMENCEMENT OF CONSTRUCTION WORK.
5. UNLESS NOTED OTHERWISE ALL SERVICE CONNECTIONS TO COUNCIL OR WATER AUTHORITY SERVICE SHALL BE UNDERTAKEN BY THE COUNCIL OR WATER AUTHORITY AT THE CONTRACTOR'S COST.
6. ALL REDUNDANT SERVICE LINES SHALL BE CUT AND PLUGGED AT EXTERNAL BOUNDARIES. WITHIN THE SITE BOUNDARY ALL REDUNDANT SERVICES SHALL BE REMOVED AND DISPOSED OF.
7. REDUNDANT SERVICE TRENCHES SHALL BE BACKFILLED WITH FULLY COMPACTED MATERIAL APPROPRIATE FOR THE AREA OF THE DEVELOPMENT SITE.
8. ALL UNDERGROUND WATER AND SEWER WORKS MUST BE TESTED AND INSPECTED BY COUNCIL OR TASWATER PRIOR TO BACKFILL.
9. ALL PIPES UNDER TRAFFIC ABLE AREAS ARE TO BE BACK FILLED FULL DEPTH WITH 20MM F.C.R. AND FULLY COMPACTED.

SERVICES NOTES

WATER SUPPLY

1. ALL WATER WORKS IN PUBLIC AREAS ARE TO BE IN ACCORDANCE WITH WATER SUPPLY CODE WSA 03-2011-3.1 MRWA ED 2 AND TASWATER'S SUPPLEMENT.
2. ALL WATER SUPPLY WORKS IN PRIVATE AREAS SHALL BE IN ACCORDANCE WITH IN ACCORDANCE WITH W/AS3500.1 & AS3500.4
3. ALL INTERNAL WATER SUPPLY SERVICES SHALL BE PLANNED AND INSTALLED BY THE PLUMBING CONTRACTOR IN ACCORDANCE WITH AS3500.
4. ALL HOT WATER LINES ARE TO BE FULLY LAGGED.
5. ALL HOT WATER SERVICES TO BE INSTALLED WITH TEMPERING DEVICES PROVIDING WATER AT NO GREATER THAN 45 DEGREES C. IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3500.4.
6. ALL MODIFICATIONS AND ADDITIONS TO WATER SERVICES THAT CONNECT DIRECTLY ONTO TASWATER MAINS MUST BE CARRIED BY TASWATER AT THE CONTRACTOR'S COST.
7. ALL WATER SUPPLY PIPES ARE TO BE LOCATED WITH MINIMUM CLEARANCES TO OTHER SERVICES IN ACCORDANCE WITH THAT SPECIFIED IN THE WATER SUPPLY CODE WSA 03-2011-3.1 MRWA ED - E TABLE 5.5.

SERVICES NOTES:

SEWER

1. ALL SEWER WORKS IN PUBLIC AREAS ARE TO BE IN ACCORDANCE WITH WSA 02-2002-2.3 MRWA EDITION 1.0 AND TASWATER'S SUPPLEMENT 2.
2. ALL SEWER WORKS IN PRIVATE AREAS SHALL BE IN ACCORDANCE WITH AS3500.2.
3. UNLESS NOTED OTHERWISE ALL SEWER DRAINS SHALL BE PVC SEWER CLASS "S8" TO AS1260.
4. ALL SEWER MANHOLE LIDS TO BE GATIC TYPE, HEAVY DUTY FOR TRAFFIC AREAS, LIGHT DUTY FOR NON TRAFFIC AREAS.
5. WHERE NECESSARY ALL EXISTING MANHOLE & PIT TOPS SHALL BE ADJUSTED TO SUIT NEW SURFACE LEVELS. PROVIDE AND INSTALL NEW APPROVED LIDS WHERE NECESSARY.
6. PROVIDE ALL NECESSARY TESTING & INSPECTION OPENINGS TO PIPE WORK. WHERE RELEVANT PROVIDE ADDITIONAL INSPECTION OPENING ALLOW IDENTIFICATION OF THE ORIGIN OF BLOCKAGES.
7. ALL MAINTENANCE STRUCTURES ARE TO BE IN ACCORDANCE WITH WSA SEW1300 DRAWING SERIES.
8. NEW SEWER MAIN DRAINS SHALL BE DN150 UPVC CLASS "S8" TO AS 1260 - U.N.O.
9. ALL PRIVATE SEWER DRAINS TO BE DN100 (UNO) PVC TO AS1260.
10. MANHOLES WITH INTERNAL DROPS SHALL BE 1200 INTERNAL DIAMETER MINIMUM.

WORKPLACE HEALTH & SAFETY NOTES:

BEFORE THE CONTRACTOR COMMENCES WORK THE CONTRACTOR SHALL UNDERTAKE A SITE SPECIFIC PROJECT PRE-START HAZARD ANALYSIS / JOB SAFETY ANALYSIS (JSA) WHICH SHALL IDENTIFY IN DOCUMENTED FORM;

- THE TYPE OF WORK.
- HAZARDS AND RISKS TO HEALTH AND SAFETY.
- THE CONTROLS TO BE APPLIED IN ORDER ELIMINATE OR MINIMIZE THE RISK FROM IDENTIFIED HAZARDS.
- THE MANNER IN WHICH THE RISK CONTROL MEASURES ARE TO BE IMPLEMENTED

THESE ARE TO BE SUBMITTED TO THE SUPERINTENDENT AND/OR OTHER RELEVANT WORKPLACE SAFETY OFFICERS.

FOR THIS PROJECT; POSSIBLE HAZARDS INCLUDE (BUT ARE NOT LIMITED TO):

- EXCAVATION OF ANY TYPE & DEPTHS
- CONTAMINATED SOILS
- CONSTRUCTION IN GROUND WITH HIGH WATER TABLE
- FELLING /LOPPING &/OR REMOVAL OF EXISTING TREES/VEGETATION
- UNDERGROUND STRUCTURES (MANHOLES /SUMPS /ETC)
- CONFINED SPACES
- OVERHEAD POWER LINES
- UNDERGROUND STORMWATER, WATER AND SEWER PIPES
- TELECOMMUNICATION CABLES : BOTH UNDERGROUND & OVERHEAD
- ELECTRICAL/POWER CABLES : BOTH UNDERGROUND & OVERHEAD
- WORKING AT HEIGHTS
- WORKING WITH ASBESTOS CONTAINING MATERIALS
- TRAFFIC MANAGEMENT

DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS mm	
	WIDTH	LENGTH
≤600	450	450
>600 ≤900	600	600
>900 ≤1200	600	900
>1200	900	900

EARTHWORKS & DRIVEWAY NOTES:

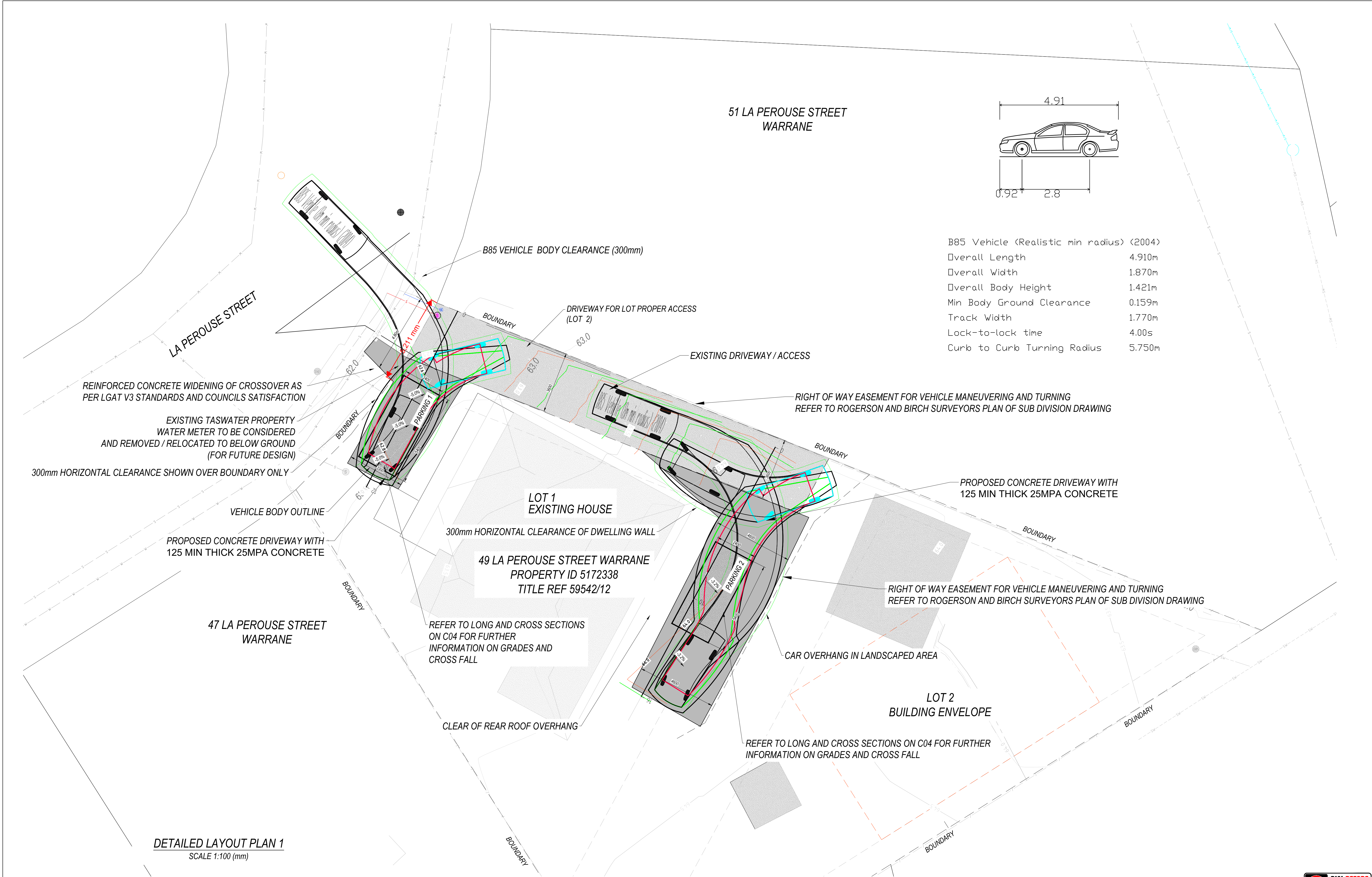
1. ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS".
2. ALL VEGETATION AND TOPSOIL SHALL BE STRIPPED AND GRUBBED IN THE AREA OF PROPOSED WORKS.
3. NEW OR MODIFIED DRIVEWAY CROSSINGS SHALL BE IN ACCORDANCE WITH IPWEA STANDARD DRAWING TSD-90-33 AND MUST BE INSPECTED AND APPROVED BY COUNCIL.
4. EXCAVATION MATERIAL NOT REPORTED TO BE USED AS FILL IS TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
5. FILL MATERIAL SHALL BE WELL GRATED AND FREE OF Boulders OR COBBLES EXCEEDING 150mm IN DIAMETER (UNLESS APPROVED TO BE OTHERWISE).
6. FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm;
 - THE SUB GRADE SHALL HAVE A MINIMUM BEARING CAPACITY OF 100 kPa;
 - FILL IN EMBANKMENTS SHALL BE KEPT 150mm INTO NATURAL GROUND;
 - THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 200mm;
 - EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95% STD. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED
7. WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED, THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO CONFIRM AN APPROVED BASE.
8. CONCRETE PAVEMENTS SHALL BE CURED FOR A MINIMUM OF 3 DAYS USING A CURRENT BEST PRACTICE METHOD.
9. SAWN CONCRETE JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELLING THE JOINT. GENERALLY THIS SHALL BE WITHIN 24 HOURS
10. BATTERS SHALL BE SET TO A SAFE ANGLE OF REPOSE IN ACCORDANCE WITH THE BCA VOL 2 AS INDICATED BELOW:

NOTE: WHERE SITE CONDITIONS ARE UNSUITABLE FOR A BATTERED BANK CONSULT THE DESIGNER OR ENGINEER FOR A SUITABLE RETAINING WALL DESIGN. EMBANKMENTS THAT ARE TO BE LEFT EXPOSED MUST BE STABILISED BY VEGETATION OR SIMILAR WORKS TO PREVENT SOIL EROSION.

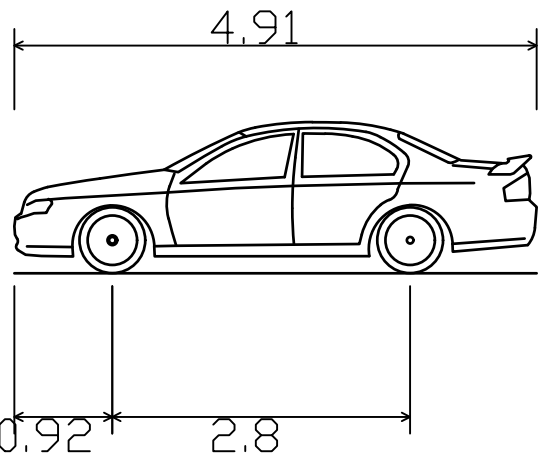
SEE TABLE BELOW

SOIL TYPE (* REFER BCA 3.2.4)		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK (A*)		2:3	8:1
SAND (A*)		1:2	1.2:1
SILT (P*)		1:4	1:4
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS (P)		NOT SUITABLE	NOT SUITABLE

[illegible]

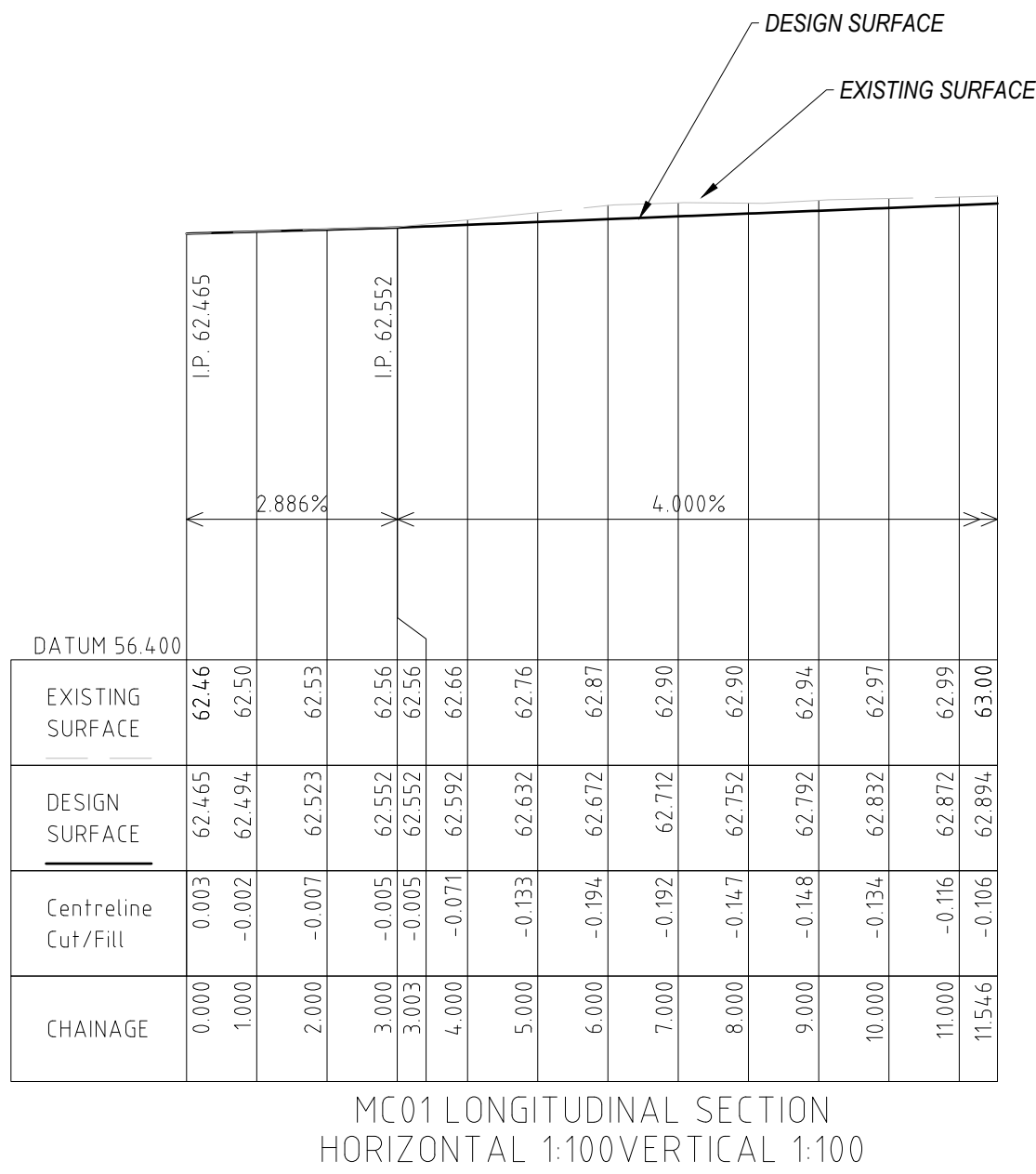


51 LA PEROUSE STREET
WARRANE

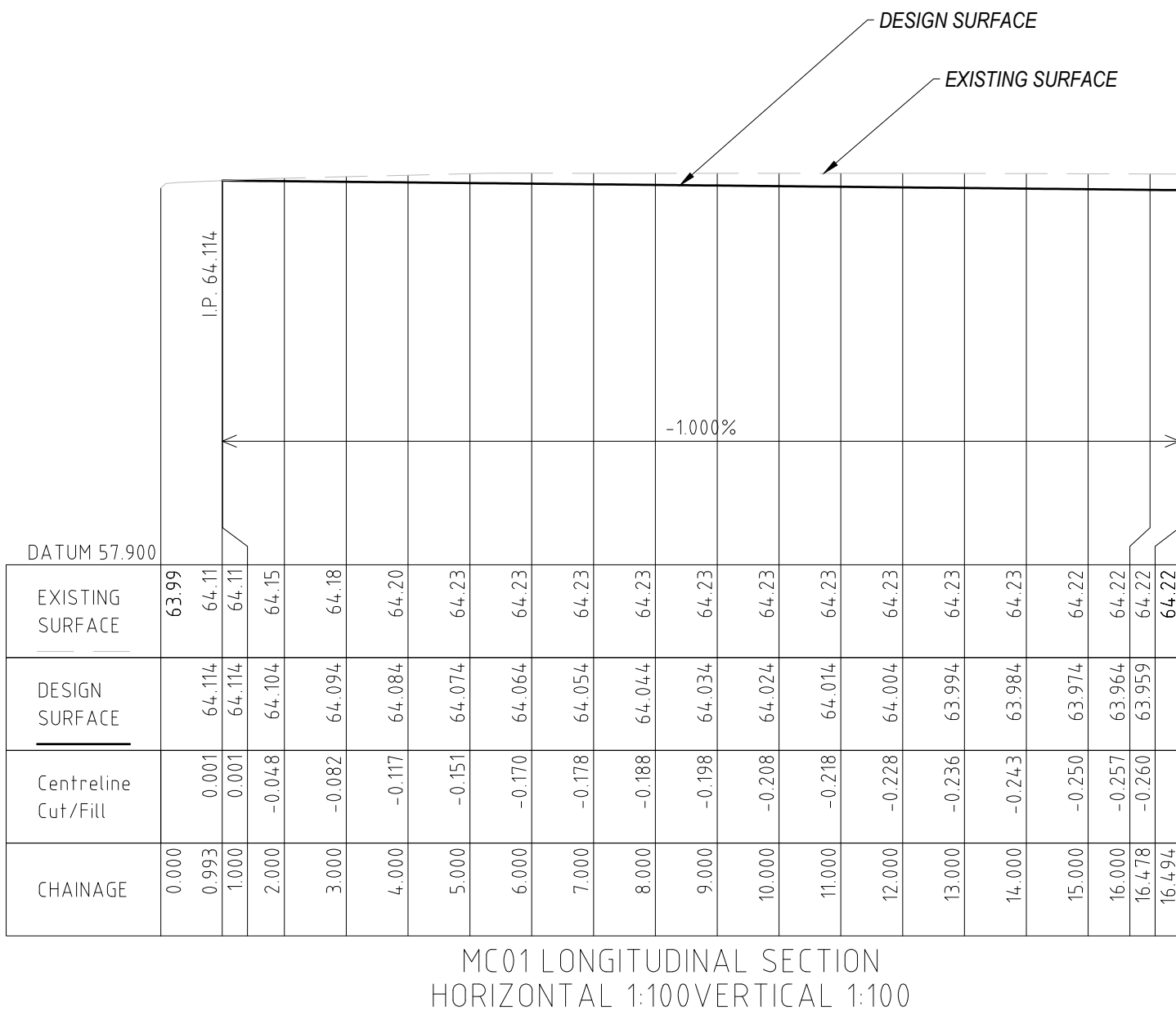


B85 Vehicle (Realistic min radius) (2004)
Overall Length 4.910m
Overall Width 1.870m
Overall Body Height 1.421m
Min Body Ground Clearance 0.159m
Track Width 1.770m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 5.750m

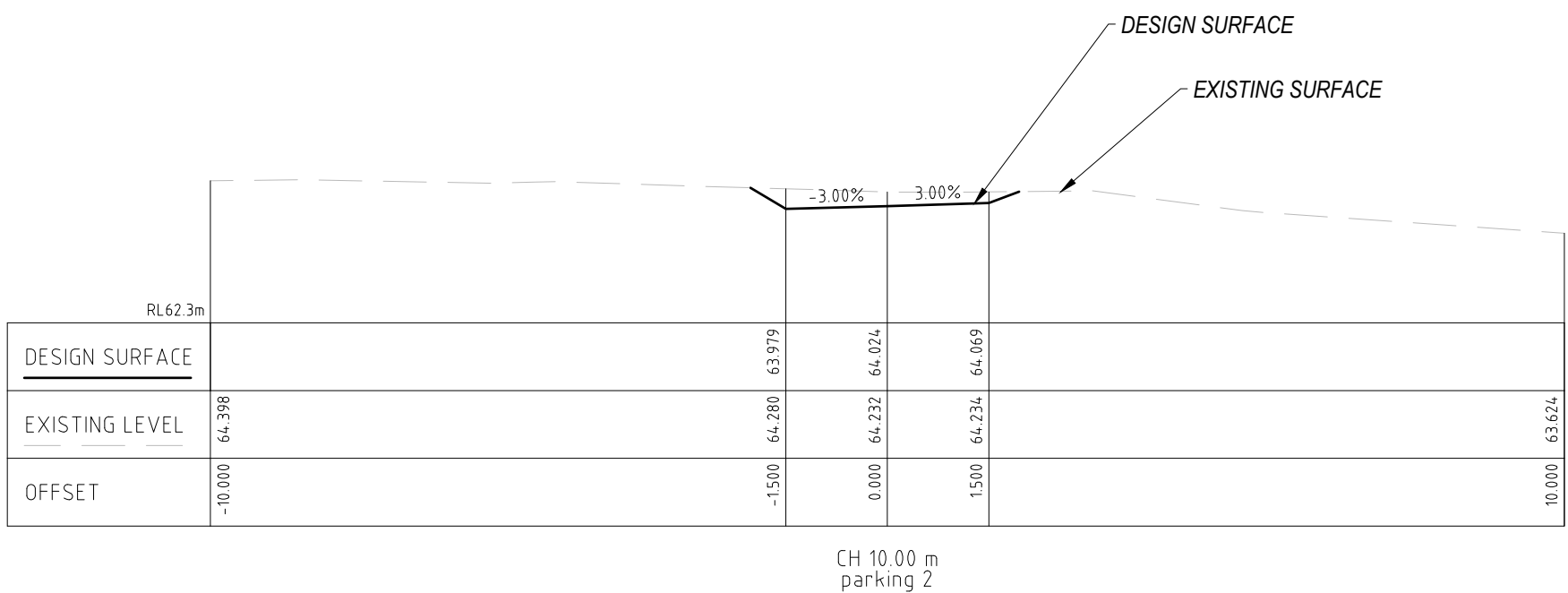
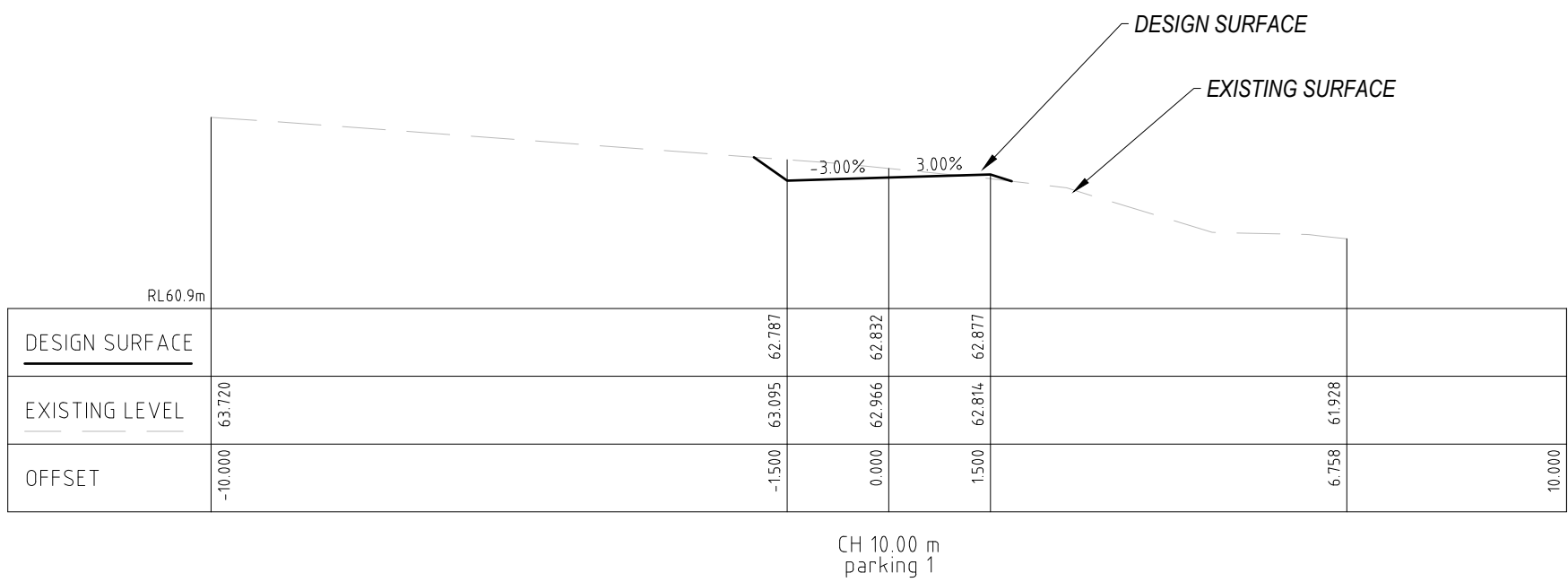
DETAILED LAYOUT PLAN 1
SCALE 1:100 (mm)



parking 1



parking 2



PARKING 1 AND 2 AREA - LONGITUDINAL AND CROSS SECTIONS

HORIZ 1:100 VERT 1:100

1. Clauses 8.6.1 A1, A2 & A3

A1

Lot 2 complies. Lot 1 does not comply due to the setback from the existing dwelling to the new boundary on the northern side (access strip for lot 2). Parts of the dwelling are not contained within the 3d envelope described in 8.4.2 A3. A small portion of the building wall and the eaves and a portion of the roof extend outside the 3d envelope. See comments for Lot 1 under P1.

P1

(a) Lot 1 is fully developed with a residential dwelling, thus it is clear lot 1 has sufficient usable area and dimensions for residential development. Considering the requirements for development of buildings, the site coverage complies being 31.5%, and there is adequate provision of private open space (in excess of 141m² with minimum dimension exceeding 4m, see plan).

(b) Not applicable as the dwelling exists, and development is complete.

(c) Not applicable as the dwelling exists, and development is complete.

(d) Not applicable, there are no natural hazards, and the dwelling exists.

(e) Complies see notes with (a) and see plan.

(f) The pattern of development whereby lots have been created with building to side boundary setbacks close to, or within the 3d envelope, where the side boundary serves as a boundary for an access to a rear lot/dwelling is evident in the area. See for example, Numbers 4, 15, 18, 19, 24, 30A & 35 La Perouse Street, Numbers 2, 2A and 5 Dampier Street, Numbers 93 & 95 Bass Street, and Number 220 Cambridge Road.

A2

Lot 1 complies, given it has 10.08m of fee simple frontage and a further 3.63 of right of way frontage (over lot 2) giving a total frontage of 13.71m. Lot 2 does not comply see comments under P2.

P2

(a) Lot is proposed to have a frontage of 3.63m which is considered adequate width for a single lot, and meets the minimum criteria under the P2 clause.

(b) There are no other lots with their sole and principle access over this strip. Lot 1 will have a right of way over the access strip but Lot 1 has separate fee simple frontage to La Perouse Street.

(c) The driveway and access is fully constructed and has a gentle transition from the street and a maximum gradient of 1 in 6 which is for the initial 3m, then a general grade of 1 in 13 for the remainder of the driveway.

(d) The access strip is aligned perpendicular to the street allowing good geometry for vehicle movements. The access strip is existing and is constructed in concrete with a kerb on the northern side to direct runoff to the kerb and channel in La Perouse Street and away from the neighbouring property. The driveway is sealed in concrete for the full width and length of the access strip to the lot proper of lot 2. This provides for good functionality and useability.

(e) Lot is over 650m² in area and the access strip arrives at the lot proper at its widest/deepest point providing the optimum opportunity to design vehicle manoeuvring within the lot with any proposed future development. The lot proper has a gentle gradient of approximately 1 in 40 meaning it is possible to provide for sealed compliant vehicle turning areas without any significant earthworks.

(f) The pattern of development whereby lots have an internal access strip is evident in the area. See for example, Numbers 4, 15, 18, 19, 24, 30A & 35 La Perouse Street, Numbers 2, 2A and 5 Dampier Street, Numbers 93 & 95 Bass Street, and Number 220 Cambridge Road.

A3

Lot 1 and 2 comply. The existing fully constructed driveway and access is to be utilised by both lots. Lot 2 has fee simple over the access strip and lot 1 has a right of way.

2. The owner has decided to remove the proposed car parking spaces for lot 1 from the application.

3. Please see attached Plan of Subdivision labelled Rev C. The plan shows a distance from the existing dwelling to the new boundary on the northern side. The distance is less than 900mm (being 687mm). The access strip adjacent which will be part of lot 2 and will be subject to right of carriageway benefitting lot 1, this will preclude the possibility of any building within the easement. Thus there is no potential for any fire source within 900mm of the dwelling, and the effective setback for the building is 4.3m (to the northern site boundary).

4. See revised Plan of Subdivision labelled Rev C. The plan shows surveyed location of the existing stormwater main within No.234 Cambridge Road as located by Protech Underground Asset Locators. The invert of the existing pipe connection point and I/O inside lot 2 have been indicated on the plan.

Please contact myself if you require any further information.