



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057369

PROPOSAL: Dwelling

LOCATION: 13 Rose Court, Cambridge

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.

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:

New residential dwelling

Location:

Address 13 Rose Court

Suburb/Town Cambridge

Postcode 7170

Current
Owners/s:

Applicant:

Personal Information Removed

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.

(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



- ☐ 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 180645	FOLIO 9
EDITION 3	DATE OF ISSUE 11-Oct-2025

SEARCH DATE : 24-Nov-2025

SEARCH TIME : 11.08 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 9 on Sealed Plan [180645](#)Derivation : Part of Lot 27088, 8A-1R-25.7/10P Gtd. to
Clarence Fitzgerald Hobden.Prior CT [45643/3](#)SCHEDULE 1[N281943](#) TRANSFER to ADAM BRUCE DOBBIE and FELICITY MERLENE
ONN Registered 11-Oct-2025 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP180645](#) EASEMENTS in Schedule of Easements[SP180645](#) COVENANTS in Schedule of Easements[SP180645](#) FENCING PROVISION in Schedule of Easements[E255728](#) INSTRUMENT Creating Restrictive Covenants Registered
27-Apr-2021 at 12.02 PM[E431172](#) MORTGAGE to Westpac Banking Corporation Registered
11-Oct-2025 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER: FUTURE DEVELOPMENTS TAS PTY. LTD.</p> <p>FOLIO REFERENCE: C.T 45643 - 3</p> <p>GRANTEE: PART OF LOT 27088, 8-1-25.7 GTD. TO CLARENCE FITZGERALD HOBEN PART OF LOT 38278, 21.28ha GTD. TO DIRECTOR GENERAL OF HOUSING & CONSTRUCTION</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR: T. W. COX of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@learyandcox.com</p> <p>LOCATION: CITY OF CLARENCE</p> <p>SCALE 1: 400 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p>SP180645</p> <p>APPROVED EFFECTIVE FROM 22 FEB 2021</p> <p><i>[Signature]</i> Recorder of Titles</p>
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CAMBRIDGE ROAD

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

<p><i>[Signature]</i> 14/1/2021 Registered Land Surveyor Date</p>	<p><i>[Signature]</i> 12 Feb 2021 Council Delegate Date</p>
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<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center" style="font-size: 2em;">SP 180645</p>
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EASEMENTS AND PROFITS

PAGE 1 OF 5 PAGES

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

Lot 1 is:

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of Clarence City Council over the land marked DRAINAGE EASEMENT VARIABLE WIDTH on the Plan.

Lot 2 is:

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of Clarence City Council over the land marked DRAINAGE EASEMENT VARIABLE WIDTH on the Plan.

Lot 3 is:

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of Clarence City Council over the land marked DRAINAGE EASEMENT VARIABLE WIDTH on the Plan.

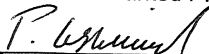
SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of Clarence City Council over the land marked DRAINAGE EASEMENT "A" 3.00 WIDE on the Plan.

SUBJECT TO a Pipeline & Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT "C" 3.00 WIDE on the Plan.

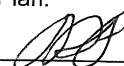
Lot 4 is:


SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of Clarence City Council over the land marked DRAINAGE EASEMENT "A" 3.00 WIDE on the Plan.

SUBJECT TO a Pipeline & Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT "C" 3.00 WIDE on the Plan.



(USE ANNEXURE PAGES FOR CONTINUATION)



<p>SUBDIVIDER: FUTURE DEVELOPMENTS TAS PTY LTD</p> <p>FOLIO REF: 45643/3</p> <p>SOLICITOR & REFERENCE: MURDOCH CLARKE JJP: 2002020</p>	<p>PLAN SEALED BY: CLARENCE CITY COUNCIL</p> <p>DATE: 12 February 2021</p> <p>PDPLANPMTD-2019/002841</p> <p>REF NO. Council Delegate </p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES	Registered Number SF 180645
SUBDIVIDER: FUTURE DEVELOPMENTS TAS PTY LTD FOLIO REFERENCE: 45643/3	

Lot 5 is:

SUBJECT TO a Pipeline & Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT "B" 3.00 WIDE on the Plan.

Lot 7 is:

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of Clarence City Council over the land marked DRAINAGE EASEMENT "D" 3.00 WIDE on the Plan.

Lot 9 is:

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of Clarence City Council over the land marked DRAINAGE EASEMENT "D" 3.00 WIDE on the Plan.

FENCING PROVISION

In respect to each lot shown on the Plan (except lot 100) the Vendor (Future Developments Tas Pty Ltd) shall not be required to fence.

COVENANTS

The owners of each lot shown on the plan covenant with the Vendor and the Clarence City Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part thereof and be in favour of the Clarence City Council to observe the following stipulations:—

- (a) Not to erect or permit to be erected on the said lot any building which does not have a roof constructed of tiling or other substance which does not reflect light.
- (b) Not to use unpainted galvanized iron or other reflective material or substance in the construction of any roof or any part of any dwelling or other structure on the said lot.
- (c) Not to construct or place kit, re-locatable or weatherboard dwellings on the lot.
- (d) Not to construct any dwellings on the lot that shall have less than seventy (70) per cent of the external walls comprising glass, masonry, brick or rendered finish.
- (e) Not to commence construction of a dwelling on the lot without providing for a lockable skip bin of a capacity of at least three (3) cubic metres to remove all rubbish and discarded materials.
- (f) Not to use or allow the lot to be used for public housing, public rental projects or public assistance programs or where the owner of the lot does not have the right to determine the tenants.

P. Williams *ABP* *Coma*
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 5 PAGES	Registered Number SP 180645
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- (g) The Vendor reserves the right for themselves or their assigns to sell lease or otherwise deal with any lot on the plan either subject to any of the above conditions and/or restrictive covenants or any one of them or not subject to such modifications thereof as they in their sole discretion deem fit. The exercise of the said right in relation to any lot shall not release the owners of any other lot from any of the conditions or covenants affecting or imposed upon such other lots will give the owners of any lot any right of action against the vendor or any other person.

~~Lots 7 and 8 on the Plan are burdened by the restrictive covenants contained in Sealed Plan 45643, in that the said DARELL KEVIN SWAN being registered proprietor of the land comprised on Certificate of Title Volume 3053 Folio 16 shall not be required to fence.~~

DEFINITIONS

"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.

"Easement Land" means the land which is subject to an easement in favour of TasWater.

"Infrastructure" means-

Infrastructure owned or for which TasWater is responsible and includes but is not limited to-

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;

P. G. [Signature] *[Signature]* *OMA*

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 4 OF 5 PAGES	Registered Number SP 180645
SUBDIVIDER: FUTURE DEVELOPMENTS TAS PTY LTD FOLIO REFERENCE: 45643/3	

- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

“Owner” means the registered proprietors of the lot in the folio of the Register from time to time.

“Pipeline and Services Easement” means-

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

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 180645
SUBDIVIDER: FUTURE DEVELOPMENTS TAS PTY LTD FOLIO REFERENCE: 45643/3	

Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

“**TasWater**” means the Tasmanian Water and Sewerage Corporation Pty Ltd (ACN 162 220 653) its successors & assigns.

FUTURE DEVELOPMENTS TAS PTY LTD (ACN 616 042 632) in accordance with Section 127 of the Corporations Act:


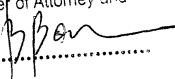

.....

Paul Le Rossignol – Director


.....

James Polanowski – Director/Secretary

Executed on behalf of
COMMONWEALTH BANK OF AUSTRALIA
 as Mortgagee pursuant to
 Mortgage registered number E178517

SIGNED SEALED AND DELIVERED
 for and on behalf of COMMONWEALTH BANK
 OF AUSTRALIA by its Attorney 
 under Registration Power of Attorney No. 1216171
 who certifies that he/she is **ROMELINDA AMURAO**
SENIOR CONVEYANCING OFFICER
 of the COMMONWEALTH BANK OF AUSTRALIA
 and declares that he/she has received no notice
 of revocation of the said Power of Attorney and
 in the presence of:
Lisa Bari 
 Bank Officer, Sydney

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. *CMea*

24 November 2025

Att: Planning Department
Clarence City Council

Dear Sir/Madam,

13 Rose Court, Cambridge
New residential dwelling development

Please find enclosed application for development for a single residential dwelling development at 13 Rose Court, Cambridge. In support of this application the following documents are provided:

- Title documents
- DA plans

8.0 General Residential Zone

8.1 Zone Purpose

- 8.1.1 The proposal is for the construction of a single residential dwelling located on a lot with full infrastructure and services available.
- 8.1.2 The proposed development is located in close proximity to public transport and other services and complies.

8.2 Use Table

A single residential dwelling is a no permit required, permitted or discretionary use. Our assessment of the development, as below, assess this proposed development as a “discretionary” application.

8.4 Development Standards for Dwellings

- 8.4.1 Residential density for multiple dwellings
 - A1 NA
- 8.4.2 Setbacks and building envelope for all dwellings
 - A1(a) The proposed dwelling has set back of 4187mm from the primary frontage on Rose Court and does not comply with A1(a) and has therefore been assessed against P1, below.

- P1 The proposed dwelling sits comfortably and aligns with the setback pattern of nearby houses. The lot has an irregular shape and natural level changes, so positioning the dwelling slightly closer to the frontage provides a better response to the site's topography while still keeping a clear entry, landscaping area and a consistent building line. Because the dwelling does not project forward of neighbouring buildings and respects the street's existing character, the proposal can meet the requirement to comply with P1.
- A1(b) The proposed dwelling has set back >3000 from the secondary frontage on western boundary and complies with A1(b).
- A1(c) As the site is vacant, and the proposed dwelling meets or exceeds the minimum frontage setbacks, it is consistent with the setback pattern of adjoining properties and complies with A1(c).
- A1(d) NA
- A2 The proposed dwelling includes a garage with setback >5500mm from the boundary and complies.
- P2 The proposed dwelling's design follows the same pattern and does not sit forward of neighbouring buildings. The location also responds to the slope and shape of the site, allowing a safe driveway level. Because the garage fits naturally into the existing streetscape and reflects the way garages are arranged in the area, the proposal can meet the requirements to comply with P2.
- A3(a) The proposed dwelling is contained within the building envelope, as demonstrated on elevations and complies with A3(a).
- A3(b) The proposed dwelling is located has a side setback of <1500mm and a rear setback of <1500mm (retaining wall) and does not comply with A3(b) and has been assessed against P3, below
- P3 The proposed dwelling has a side setback 1400mm on the eastern side, However, this reduced setback is minor and together with the proposed retaining wall height<1000mm at the rear side to manage the site cut, it maintains adequate separation between dwellings on adjoining properties and ensures no unreasonable reduction in sunlight to neighbouring sites. Therefore, the proposal can meet the requirements to comply with P3.
- 8.4.3 Site coverage and private open space for all dwellings
 - A1(a) The proposed dwelling has a site coverage of 37.6% and complies.
 - A1(b) NA
 - A2(a) The proposed dwelling has a POS of 24m² and complies.
 - A2(b) The proposed dwelling has a POS with minimum width of 4000mm and complies with A2(b).
 - A2(c) The POS is located to the side of the property and complies with A2 (c).
 - A2(d) The POS for the proposed dwelling has a gradient of not more than 1 in 10 and complies with A2(d).
- 8.4.4 Sunlight to private open space of multiple dwellings
 - A1(a) NA
- 8.4.5 Width of openings for garages and carports for all dwellings
 - A1 NA.

- 8.4.6 Privacy for all dwellings
- A1 The proposed dwelling does not include balcony, deck, roof terrace, parking space, or carport with a FFL>1000mm and complies with A1.
 - A2 The proposed dwelling does not have a FFL of >1000mm and complies with A2.
 - A3 NA
- 8.4.7 Frontage fences for all dwellings
- A1 NA
- 8.4.8 Waste storage for multiple dwellings
- A1(a) NA

C2.0 Parking and Access Code

C2.5 Use Standards

- C2.5.1 Car parking numbers
- A1 The proposed development is for a 4-bedroom dwelling with single garage and in accordance with Table C2.1, 2 car parking spaces are required. The proposed development provides for two car parking spaces and complies with A1.
- C2.5.2 Bicycle parking numbers
- A1 NA
- C2.5.3 Motorcycle parking numbers
- A1 NA
- C2.5.4 Loading Bays
- A1 NA
- C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone
- A1 NA

C2.6 Development Standards for Buildings and Works

- C2.6.1 Construction of parking areas
- A1(a) & (c) The parking and driveway for the proposed dwelling will be constructed from concrete and complies with A1(a) & (c).
 - A1(b) The driveway is designed to be drained to the Council stormwater system and complies with A1(b).
- C2.6.2 Design and layout of parking areas
- A1.1 The driveway and parking areas have been designed to comply with *AS2890- Parking facilities Parts 1-6* and complies.
 - A1.2 NA
- C2.6.3 Number of accesses for vehicles
- A1 One access has been designed for this proposal and complies with A1.
 - A2 NA

- C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone
 - A1 NA
- C2.6.5 Pedestrian access
 - A1.1 NA
- C2.6.6 Loading bays
 - A1 NA
 - A2 NA
- C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone
 - A1 NA
 - A2 NA
- C2.6.8 Siting of parking and turning areas
 - A1 NA

C16.0 Safeguarding of Airports Code

The proposed dwelling is located within safeguarding of airports (obstacle limitation area). The proposal complies with the height restriction requirements of this code.



H885 - PROPOSED DWELLING
13 Rose Court,
CAMBRIDGE

SHEET		DRAWING TITLE
01	E	SITE PLAN
01a	D	DRAINAGE PLAN
01c	D	SOIL AND WATER MANAGEMENT PLAN
02	D	FLOOR PLAN
03	C	ELEVATIONS SHEET 1
03a	D	ELEVATIONS SHEET 2
03b	D	PERSPECTIVE VIEWS

										SITE IS NOT BUSHFIRE PRONE AREA AS PER TASMANIAN PLANNING SCHEME OVERLAY - CLARENCE CITY COUNCIL No additional restrictions for construction methods / materials apply.			
E	Show dimensioned parking spaces inside double Garage, add slope arrows to demonstrate gradient of driveway.	17 Dec. 2025	RJ	ST	01	<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.	Designer:	Client / Project info	<div>Soil Classification: M Title Reference: CT180645/9 Floor Areas: 188.05m² Porch / Deck Areas: 2.70m² Wind Speed: N2 Climate Zone: 7 Alpine Zone: N/A Corrosion Environment: LOW Certified BAL: N/A Designed BAL: N/A (Refer to Standard Notes for Explanation)</div>	COVER SHEET			
D	Show LPG gas bottles, relocate ORG, show second tap, add note re concrete by owner, show shower doors as outward opening, show 900 cooktop, relocate vanity in Bath, show Linen as joinery, show ply bracing to all walls in Bathrooms & WC, electrical changes as per plan.	17 Dec. 2025	RJ	ST	01 - 02, 03a & 03b								
DA PLAN SET		19 Nov. 2025	SW	ST	01 - 03		ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED DWELLING 13 Rose Court, CAMBRIDGE			H885		
C	Lower FFL, Add retaining wall	17 Nov. 2025	SW	ST	01, 03 - 03b					Date	20 November 2025	Sheet	
B	Window changes, Cladding changes.	24 Sep. 2025	SW	N/A	01 - 03					Scale		00/03	
A	Floor plan/detail changes, New roof/facade design	05 Sep. 2025	SW	N/A	01 - 03								
No.	Amendment	Date	Drawn	Checked	Sheet								



DAMASK COURT

ROSE COURT

C.T.180645/9
507m²

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Services shown have been located where visible by field survey. Services denoted as being "Per BYDA 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

EXPLANATORY NOTES:
TASMANIAN PLANNING SCHEME - CLARENCE CITY COUNCIL

8.4.3 - Site coverage and private open space for all dwellings

A1	(a)	<p>Site Coverage:</p> <p>Max. 50% of site = 253.50m²</p> <p>Proposed site coverage (excl. eaves up to 0.6m):</p> <p>190.63m² (37.60%)</p>
----	-----	---

E	17 Dec. 2025	RJ
D	17 Dec. 2025	RJ
C	17 Nov. 2025	SW
B	24 Sep. 2025	SW
A	05 Sep. 2025	SW
No.	Date	Int.

Amendment changes as per cover sheet

- Notes
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- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
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Designer:

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PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

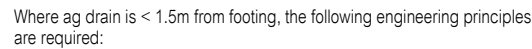
PROPOSED DWELLING
13 Rose Court, CAMBRIDGE



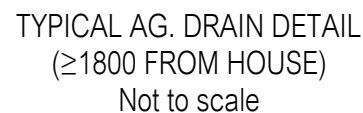
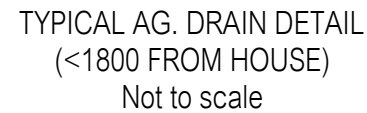
SITE PLAN

Drawn	SW	H885
Date	12 August 2025	Sheet
Scale	1 : 200	01 / 02

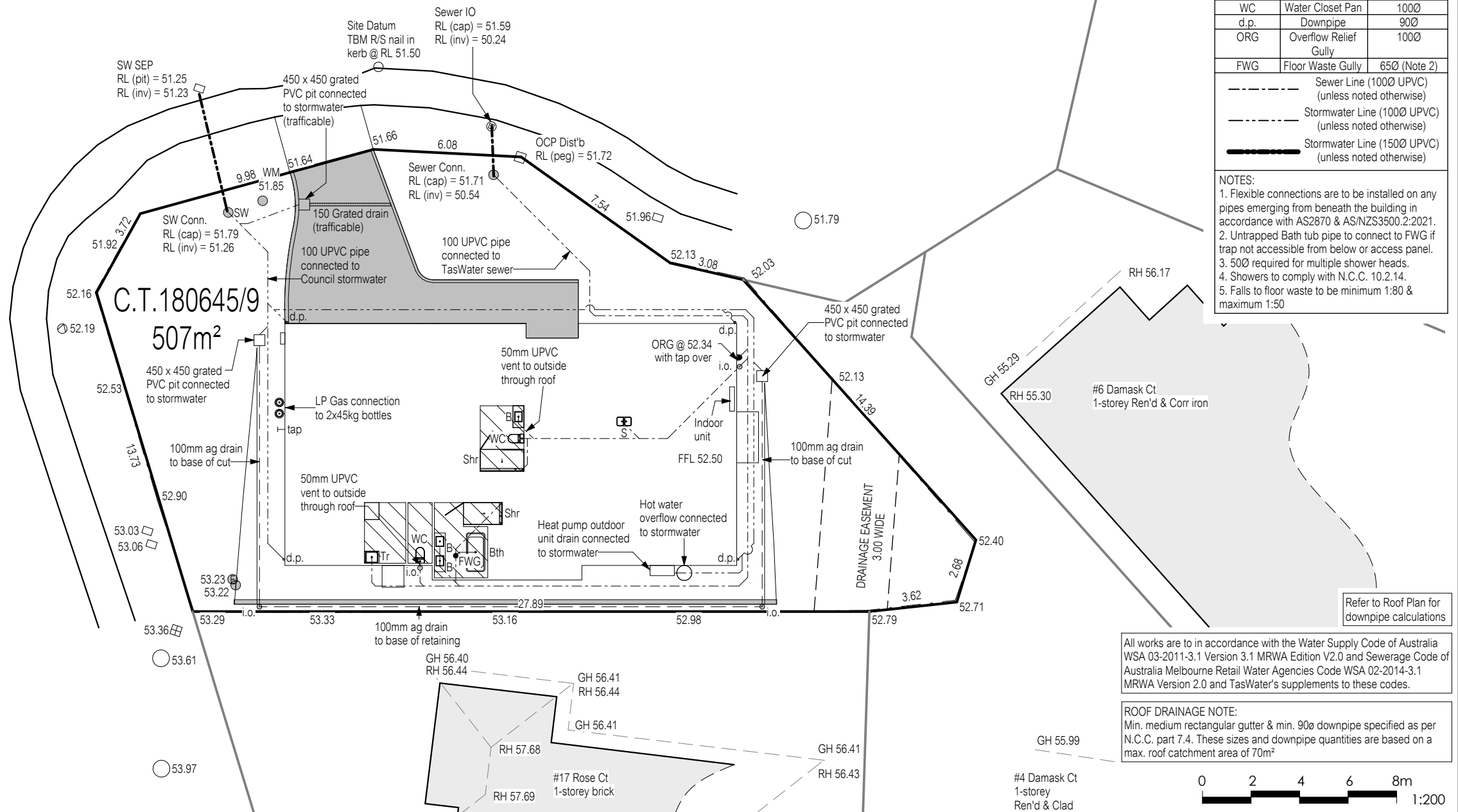
01/03



1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



ROSE COURT



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Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400 (incl. trap)
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)
-----	Sewer Line (1000 UPVC) (unless noted otherwise)	
-----	Stormwater Line (1000 UPVC) (unless noted otherwise)	
=====	Stormwater Line (1500 UPVC) (unless noted otherwise)	


NOTES:

1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50


All works are to in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

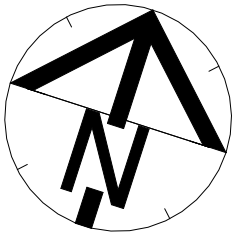
ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

D	17 Dec. 2025	RJ
No.	Date	Int.

Soil classification:	M		- Wet areas to comply with NCC 10.2 and AS3740
Refer to Soil Report for nominated founding depth and description of founding material.			
All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3			
Amendment changes as per cover sheet			

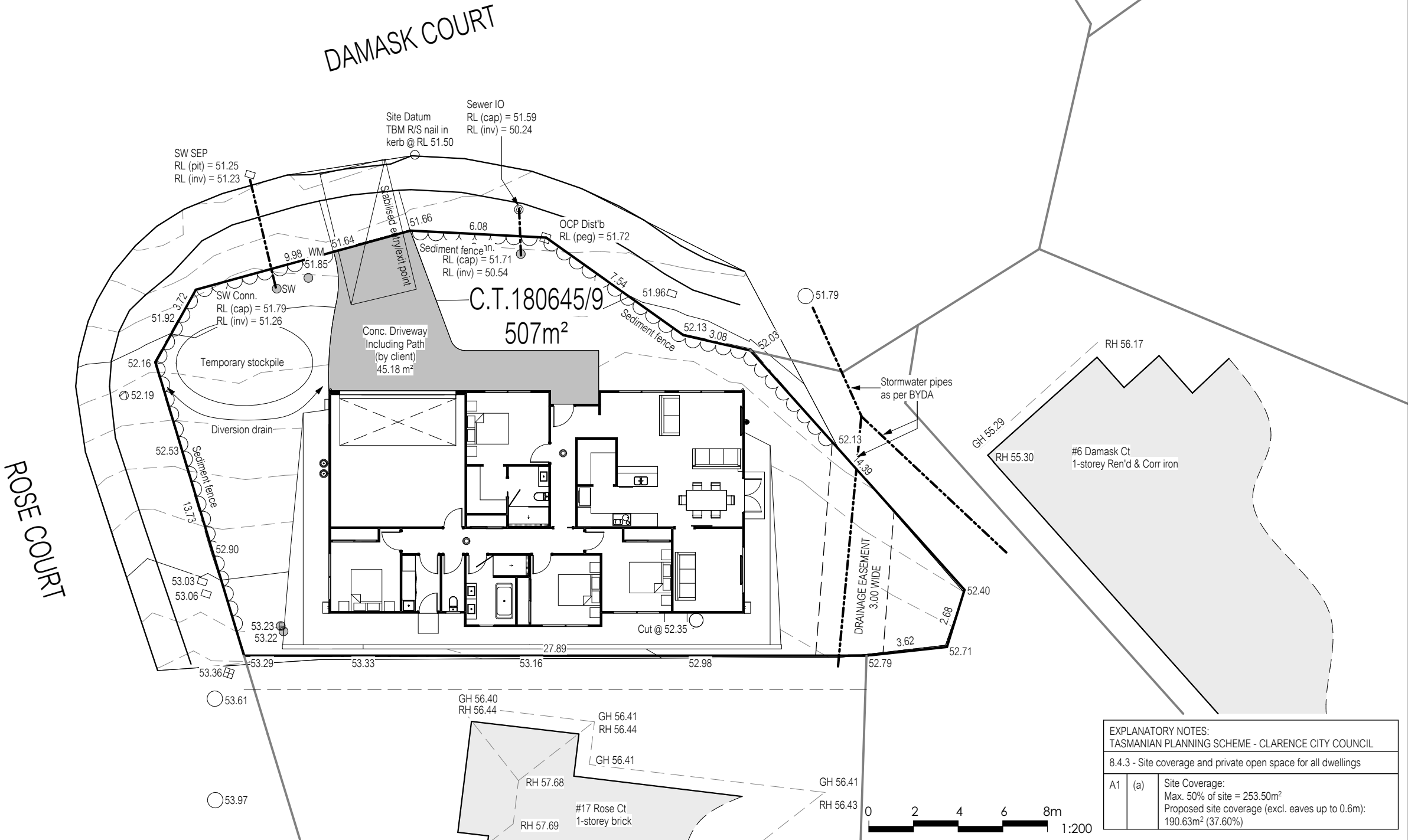
- Notes
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- All materials to be installed according to manufacturers specifications.
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Designer:	Client / Project info		DRAINAGE PLAN		
ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED DWELLING 13 Rose Court, CAMBRIDGE		Drawn	SW	H885
			Date	20 November 2025	Sheet
			Scale	1 : 200	01a/03



Ground Floor FFL 52.50

- NOTES:
Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site
- NOTES:
1. Erosion and sediment control structures to be inspected each working day and maintained in good working order.
2. All ground cover vegetation outside the immediate building area to be preserved during the building phase
3. All erosion and sediment control measures to be installed prior to commencement of major earthworks.
4. Stockpiles of clayey material to be covered with an impervious sheet.
5. Roof water downpipes to be connected to the permanent underground Stormwater drainage system as soon as practical after the roof is laid
- NOTES:
1. Diversion drains are to be connected to a legal discharge point. (council Stormwater system, watercourse or road drain).
2. Sediment retention traps installed around the inlets to the Stormwater system to prevent sediment & other debris blocking the drains.



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EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - CLARENCE CITY COUNCIL		
8.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	Site Coverage: Max. 50% of site = 253.50m² Proposed site coverage (excl. eaves up to 0.6m): 190.63m² (37.60%)

D	17 Dec. 2025	RJ
No.	Date	Int.

Amendment changes as per cover sheet

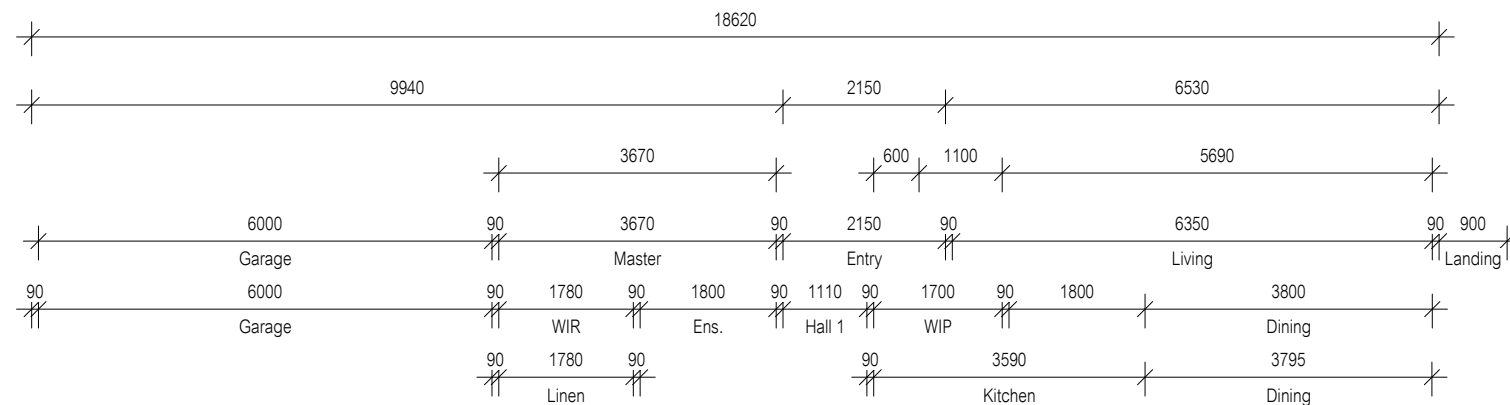
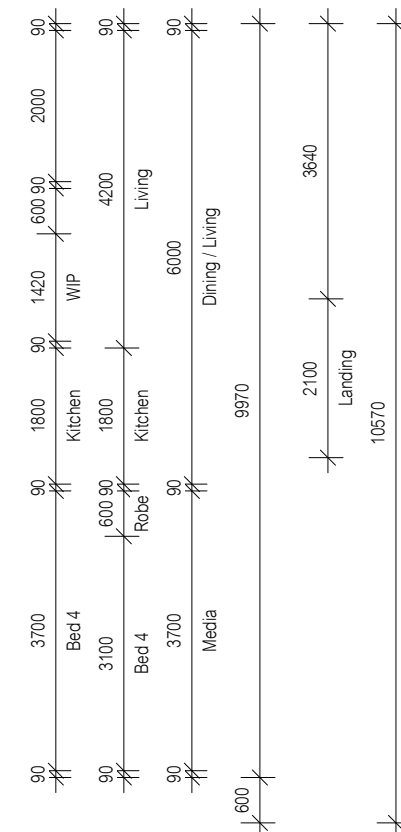
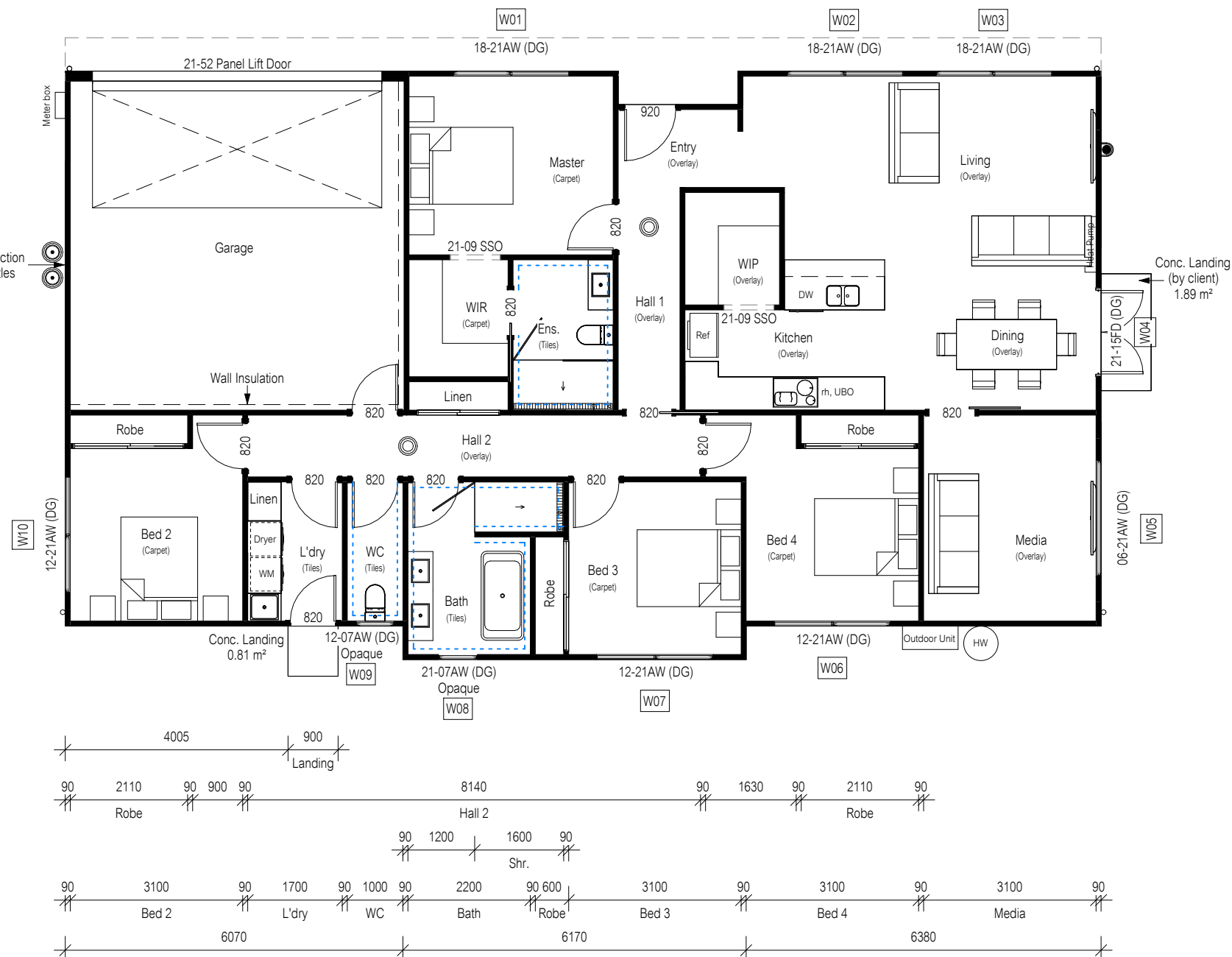
- Notes
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 - All materials to be installed according to manufacturers specifications.
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Designer:
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PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED DWELLING
13 Rose Court,
CAMBRIDGE



SOIL AND WATER MANAGEMENT PLAN		
Drawn	SW	H885
Date	12 August 2025	Sheet
Scale	1 : 200	01c/03

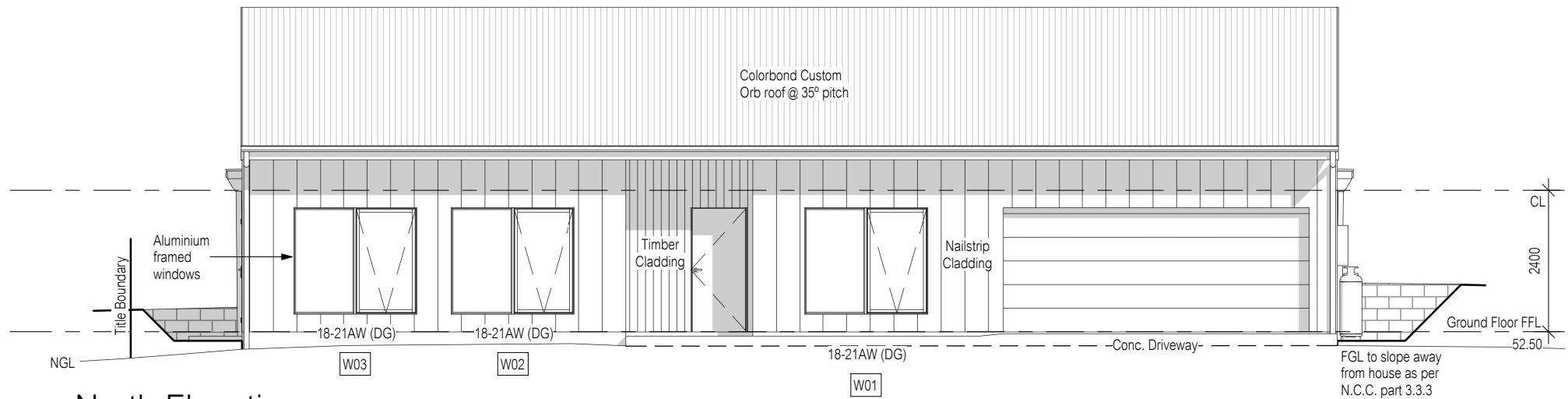
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02/03

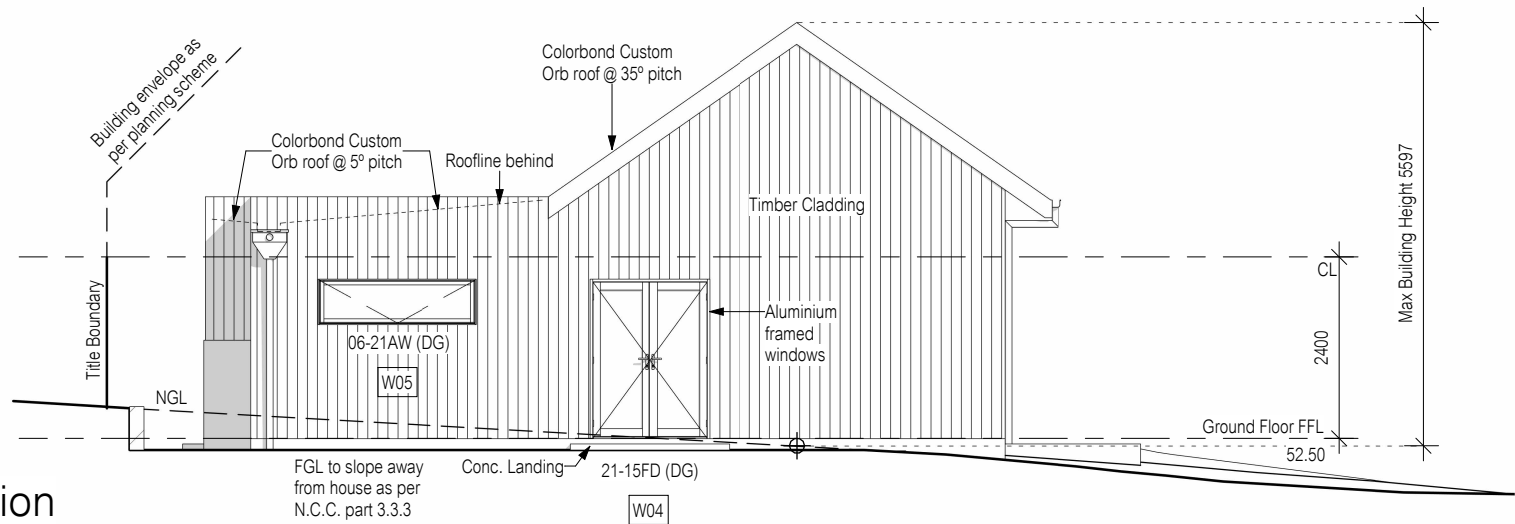
D	17 Dec. 2025	RJ
B	24 Sep. 2025	SW
A	05 Sep. 2025	SW
No.	Date	Int.

Material	Colour
Colorbond Roof	Night Sky
Nailstrip	Maple
Axon	Surfmist
Timber	Natural

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



North Elevation



East Elevation

C	17 Nov. 2025	SW
B	24 Sep. 2025	SW
A	05 Sep. 2025	SW
No.	Date	Int.

Amendment changes as per cover sheet

LEGEND:

AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

Notes

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- All work to be carried out in accordance with the current National Construction Code.
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Client / Project info

PROPOSED DWELLING
13 Rose Court,
CAMBRIDGE

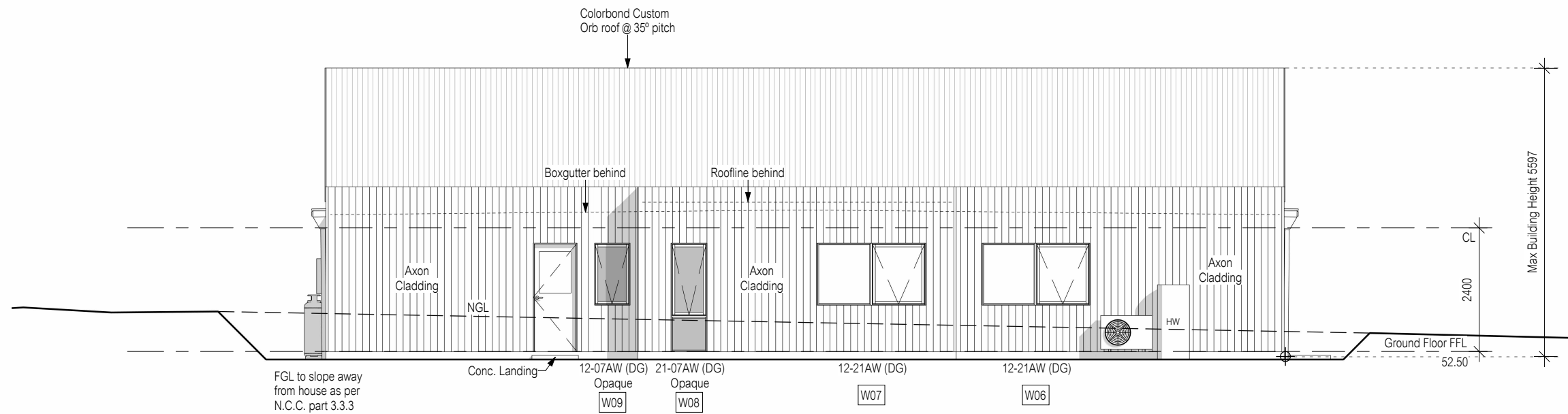


ELEVATIONS SHEET 1

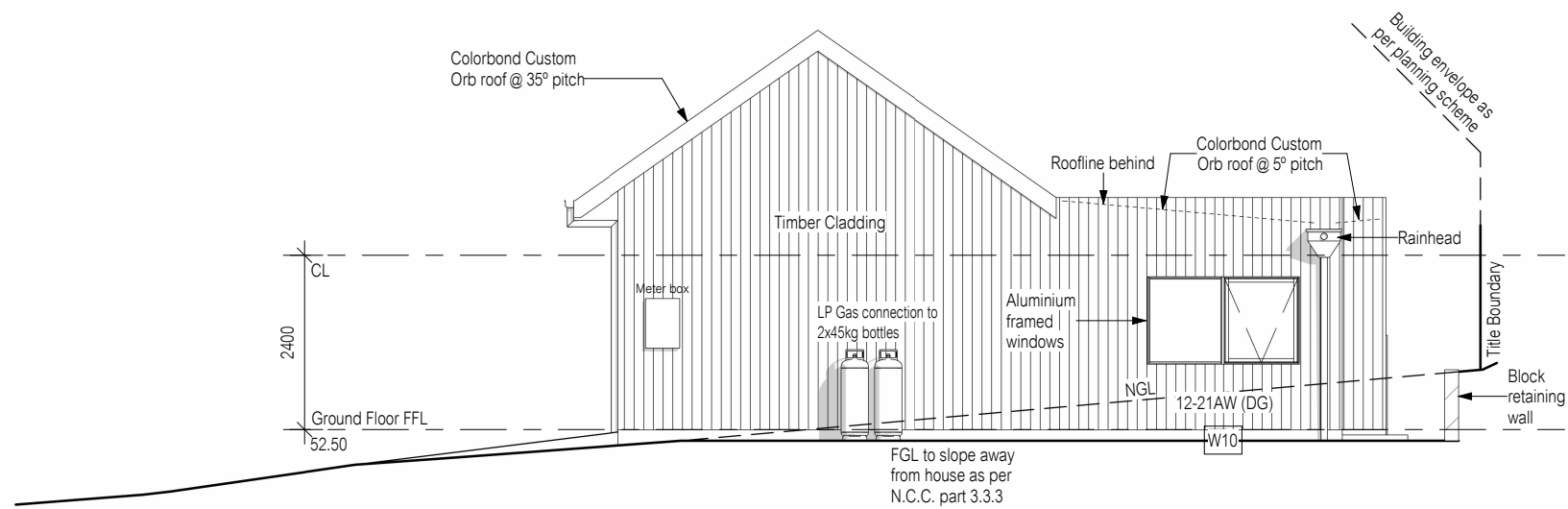
Drawn	SW	H885
Date	18 September 2025	Sheet
Scale	1 : 100	
Copyright ©		03/03

Material	Colour
Colorbond Roof	Night Sky
Nailstrip	Maple
Axon	Surfmist
Timber	Natural

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



South Elevation



West Elevation

D	17 Dec. 2025	RJ
C	17 Nov. 2025	SW
B	24 Sep. 2025	SW
A	05 Sep. 2025	SW
No.	Date	Int.

Amendment changes as per cover sheet		
Shadows shown for stylisation purposes only		

LEGEND:

AJ - Articulation Joint
BV - Brick Vent

Notes

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PROPOSED DWELLING
13 Rose Court,
CAMBRIDGE



ELEVATIONS SHEET 2

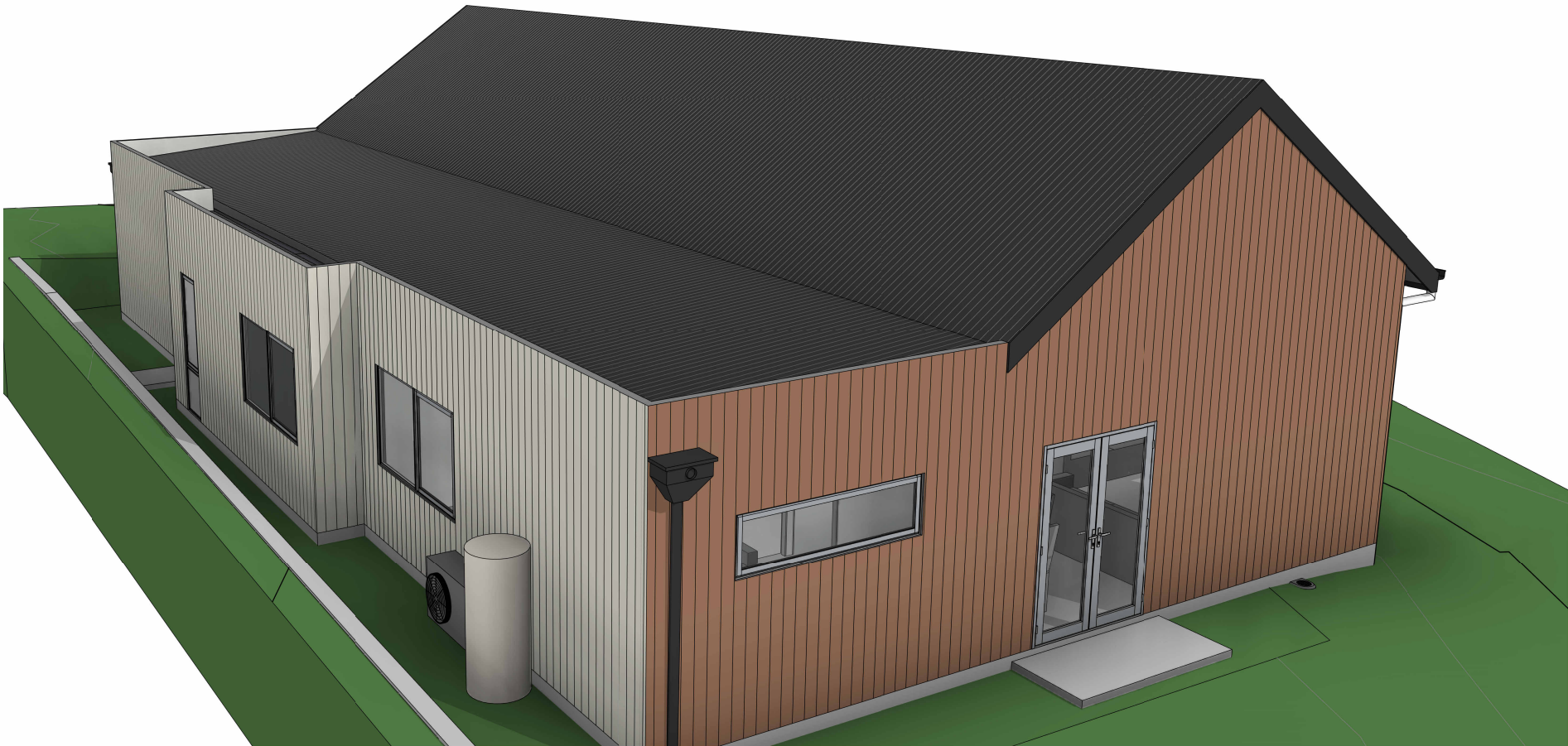
Drawn SW H885

Date 18 September 2025 Sheet

Scale 1 : 100

Copyright ©

03a/03



D	17 Dec. 2025	RJ
C	17 Nov. 2025	SW
B	24 Sep. 2025	SW
A	05 Sep. 2025	SW
No.	Date	Int.

Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

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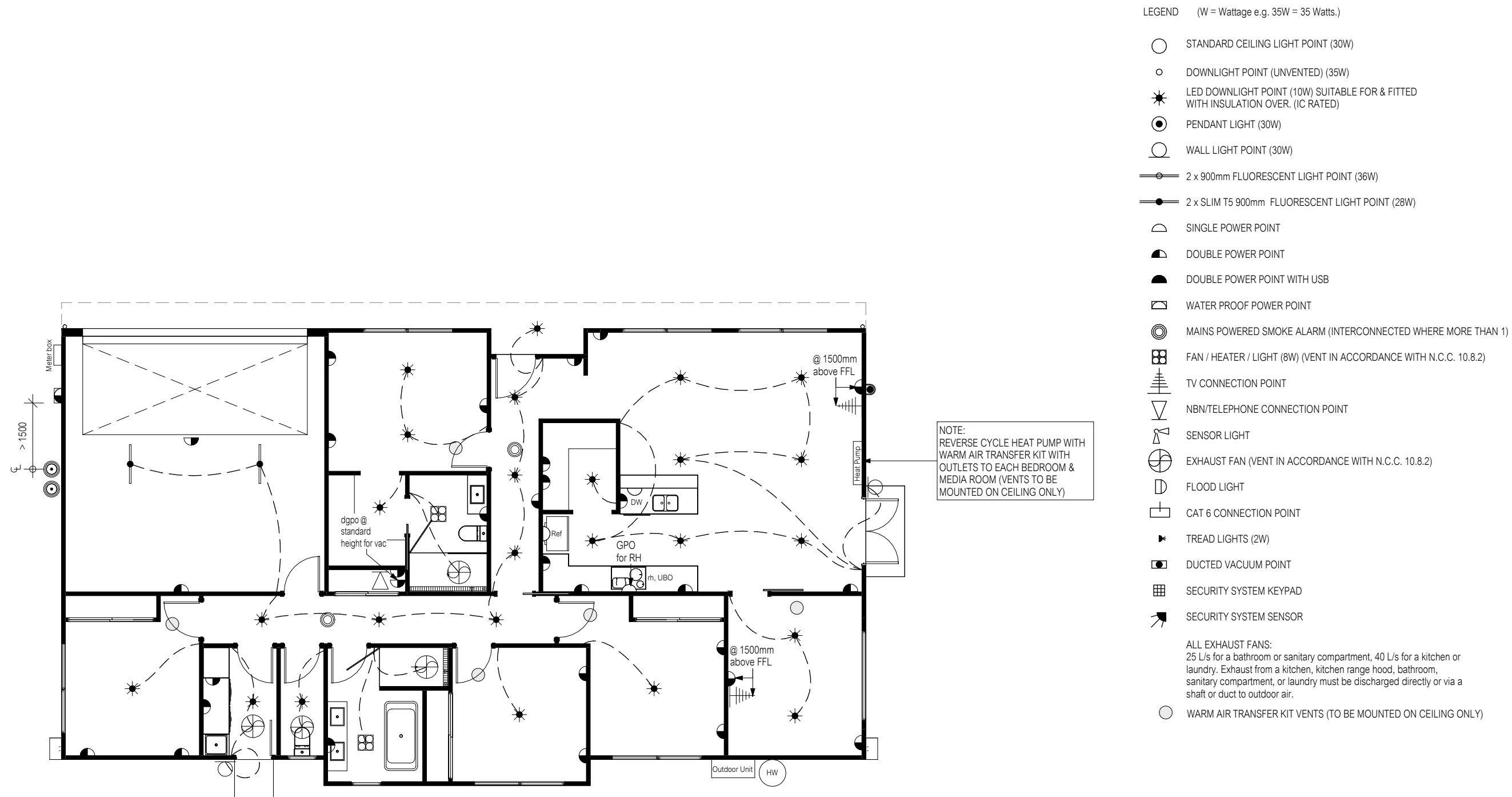


PERSPECTIVE VIEWS

Drawn	SW	H885
Date	21 August 2025	Sheet
Scale		

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03b/03



- LEGEND (W = Wattage e.g. 35W = 35 Watts.)
- STANDARD CEILING LIGHT POINT (30W)
 - DOWNLIGHT POINT (UNVENTED) (35W)
 - ★ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
 - PENDANT LIGHT (30W)
 - WALL LIGHT POINT (30W)
 - 2 x 900mm FLUORESCENT LIGHT POINT (36W)
 - 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
 - ⌒ SINGLE POWER POINT
 - ⌒ DOUBLE POWER POINT
 - ⌒ DOUBLE POWER POINT WITH USB
 - ⌒ WATER PROOF POWER POINT
 - ⊙ MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
 - ⊞ FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
 - ⊞ TV CONNECTION POINT
 - ▽ NBN/TELEPHONE CONNECTION POINT
 - ⊞ SENSOR LIGHT
 - ⊞ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
 - ⊞ FLOOD LIGHT
 - ⊞ CAT 6 CONNECTION POINT
 - ▶ TREAD LIGHTS (2W)
 - ⊞ DUCTED VACUUM POINT
 - ⊞ SECURITY SYSTEM KEYPAD
 - ⊞ SECURITY SYSTEM SENSOR
- ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.
- WARM AIR TRANSFER KIT VENTS (TO BE MOUNTED ON CEILING ONLY)

D	17 Dec. 2025	RJ
No.	Date	Int.

Amendment changes as per cover sheet

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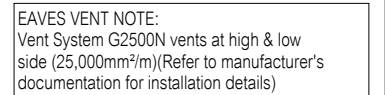


ELECTRICAL PLAN

Drawn	SW	H885
Date	17 November 2025	Sheet
Scale	1 : 100	

09/03

Colorbond fixings:
50mm M6 11 x 50 EPDM
seal to comply with AS3566
or refer to AS3566 for
alternatives.



ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

11/03