



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056122

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 2 Anatolia Way, Tranmere

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 04/03/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 04/03/2026. 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 04/03/2026.

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: Addition to existing deck

Location: **2 Anatolia Way, Tranmere**

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: **Existing Dwelling**

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

Declaration

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

Date: 9/24/25

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 136615	FOLIO 38
EDITION 4	DATE OF ISSUE 13-Jul-2015

SEARCH DATE : 06-Oct-2025

SEARCH TIME : 12.18 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 38 on Sealed Plan [136615](#)
 Derivation : Part of Location to Parrott.
 Prior CT [135647/1](#)

SCHEDULE 1

[M526568](#) TRANSFER to KELLIE DAWN VINEN and JASON MICHAEL VINEN
 Registered 13-Jul-2015 at noon

SCHEDULE 2

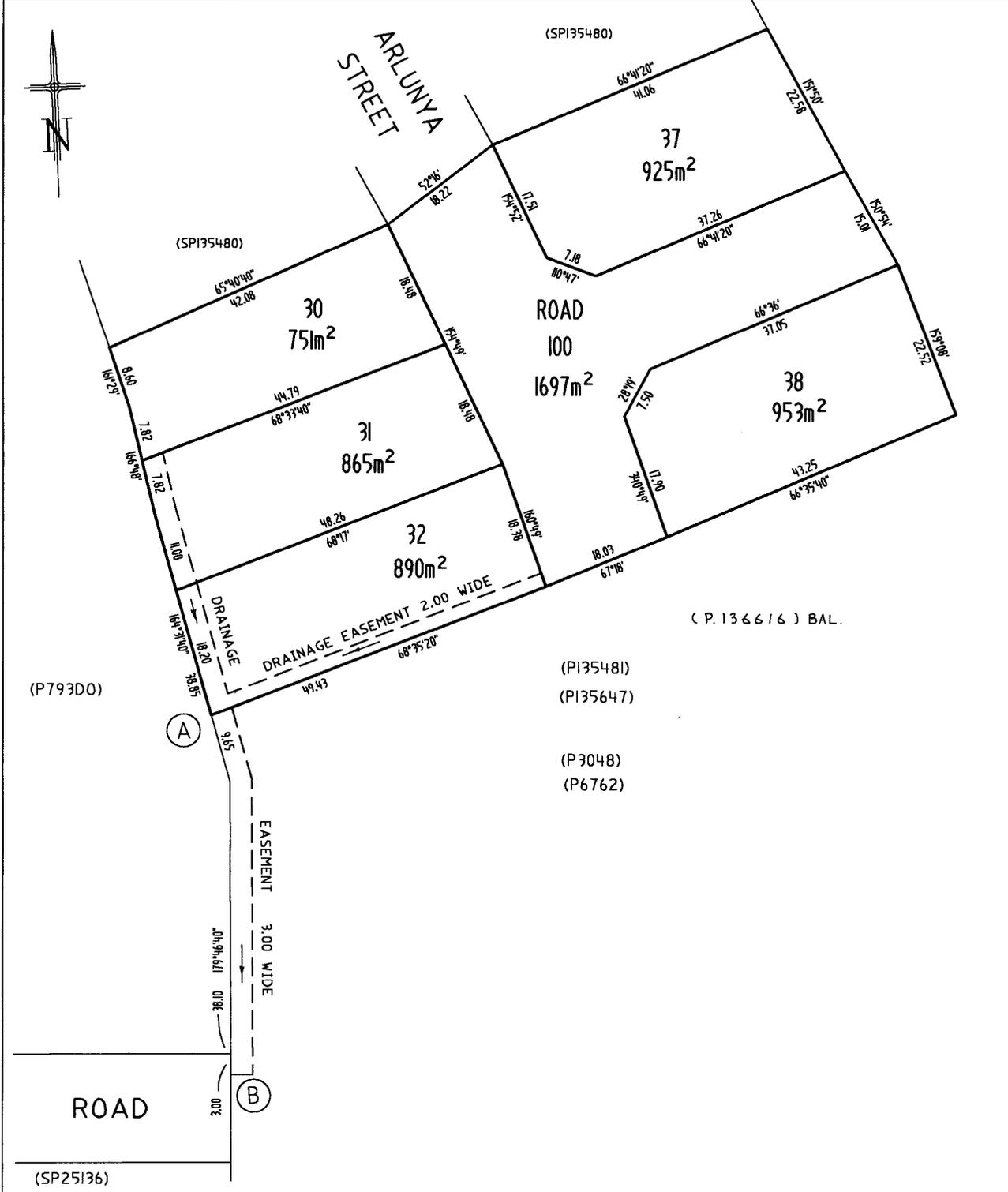
Reservations and conditions in the Crown Grant if any
 SP [136615](#) EASEMENTS in Schedule of Easements
 SP [136615](#) COVENANTS in Schedule of Easements s
 SP [136615](#) FENCING PROVISION in Schedule of Easements
[E14787](#) MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 13-Jul-2015 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER J. METAXAS AND OTHERS FOLIO REFERENCE C.T. 135647-1 GRANTEE: PART OF LOCATION TO PARROTT.	PLAN OF SURVEY BY SURVEYOR N.D.LEARY of GRIGGS LEARY & CO P/L, 295 ELIZABETH STREET, NORTH HOBART.		REGISTERED NUMBER SP136615
	LOCATION CITY OF CLARENCE SCALE 1:500 LENGTHS IN METRES		APPROVED EFFECTIVE FROM 23 NOV 2001 <i>Alice Kawa</i> Recorder of Titles

MAPSHEET MUNICIPAL CODE No.107 (5224-14)	LAST UPI No. 1413588	LAST PLAN No. P135647	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP136615

PAGE 1 OF 5 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.

LOTS 30, 31, 32 AND 100 (Road) are together with a right of drainage over the Drainage Easement 3.00 wide marked A B hereon.

COVENANTS

The owner of each Lot shown on the Plan covenants with the Vendors, John Metaxas, Jim Theodoropoulos, Helen Theodoropoulos, Nicholas James Theodoropoulos, Joanna Metaxas, Glenda Gaye Spinks, Philip Henry Spinks and Thalma Pty Ltd, and the owners for the time being of every other Lot shown on the Plan 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 of every other Lot shown on the said Plan to observe the following stipulations:

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: John Metaxas, Jim Theodoropoulos, Helen Theodoropoulos, Nicholas James Theodoropoulos, Joanna Metaxas, Glenda Gaye Spinks, Philip Henry Spinks & Thalma Pty Ltd</p> <p>FOLIO REF: Volume 135647 Folio 1</p> <p>SOLICITOR & REFERENCE: N J Ware, Ware & Partners</p>	<p>PLAN SEALED BY: Clarence Council</p> <p>DATE: <u>16 NOVEMBER 2001</u></p> <p><u>SD-2001/22</u></p> <p>REF NO.</p> <p style="text-align: right;">  Council Delegate CORPORATE SECRETARY CLARENCE CITY COUNCIL </p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 136615</p>
<p>SUBDIVIDER: John Metaxas, Jim Theodoropoulos, Helen Theodoropoulos, Nicholas James Theodoropoulos, Joanna Metaxas, Glenda Gaye Spinks, Philip Henry Spinks & Thalma Pty Ltd FOLIO REFERENCE: Volume 135647 Folio 1</p>	

1. Not to erect on the said Lot any building which does not have a roof constructed of tiling or other substance which does not reflect light and so that no galvanised iron or other reflective material or substance shall be used for the construction of any roof or any other part of any dwelling or structure on such Lot.
2. Not to carry on the whole or any part or any process of any business upon such Lot subject to the exception that the whole of any dwelling erected on any Lot may be let by the owner.
3. Not to erect or permit to be erected any advertising hoarding on such Lot or otherwise exhibit or permit to be exhibited on the property any advertisement or notice provided that the exhibition of any notice that the Lot is for sale or any notice required by law to be exhibited shall not be deemed to be a breach of this stipulation.
4. Not without the prior approval of the Clarence City Council to commence and or carry out the ringbarking, cutting down, tapping, removing, injury or wilful destruction of any tree or trees situate upon the said Lots or any part thereof.

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>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 136615</p>
<p>SUBDIVIDER: John Metaxas, Jim Theodoropoulos, Helen Theodoropoulos, Nicholas James Theodoropoulos, Joanna Metaxas, Glenda Gaye Spinks, Philip Henry Spinks & Thalma Pty Ltd FOLIO REFERENCE: Volume 135647 Folio 1</p>	

FENCING PROVISION

In respect of each Lot shown on the Plan the Vendors, John Metaxas, Jim Theodoropoulos, Helen Theodoropoulos, Nicholas James Theodoropoulos, Joanna Metaxas, Glenda Gaye Spinks, Philip Henry Spinks and Thalma Pty Ltd shall not be required to fence.

SIGNED by JOHN METAXAS the Registered Proprietor of the land comprised in Certificate of Title Volume 135647 Folio 1 in the presence of:

) *John Metaxas*
)
)

Ioannou
352 TRANMERE RD.
TRANMERE T018
HAIRDRESSER.

SIGNED by JIM THEODOROPOULOS the Registered Proprietor of the land comprised in Certificate of Title Volume 135647 Folio 1 in the presence of:

) *Jim Theodoropoulos*
)
)

Ioannou
352 TRANMERE RD.
TRANMERE T018
HAIRDRESSER.

SIGNED by HELEN THEODOROPOULOS the Registered Proprietor of the land comprised in Certificate of Title Volume 135647 Folio 1 in the presence of:

) *Helen Theodoropoulos*
)
)

Ioannou
352 TRANMERE RD.
HAIRDRESSER
TRANMERE T018

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>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP136615</p>
<p>SUBDIVIDER: John Metaxas, Jim Theodoropoulos, Helen Theodoropoulos, Nicholas James Theodoropoulos, Joanna Metaxas, Glenda Gaye Spinks, Phillip Henry Spinks & Thalma Pty Ltd FOLIO REFERENCE: Volume135647 Folio 1</p>	

SIGNED by NICHOLAS JAMES THEODOROPOULOS the Registered Proprietor of the land comprised in Certificate of Title Volume135647 Folio 1 in the presence of:

) *Nicholas James Theodoropoulos*
)
)
)

J Ioannou.
352 TRANMERE RD.
TRANMERE 7018.
HAIRDRESSER.

SIGNED by JOANNA METAXAS the Registered Proprietor of the land comprised in Certificate of Title Volume135647 Folio 1 in the presence of:

) *Joanna Metaxas*
)
)

J Ioannou.
352 TRANMERE R.D.
TRANMERE 7018.
HAIRDRESSER.

SIGNED by GLENDA GAYE SPINKS the Registered Proprietor of the land comprised in Certificate of Title Volume135647 Folio 1 in the presence of:

) *G Spinks*
)
)

S.A Cross
Shirley A. Cross
3 Boatta Rd.
Lindisfarne
7015.
Home duties

SIGNED by PHILIP HENRY SPINKS the Registered Proprietor of the land comprised in Certificate of Title Volume135647 Folio 1 in the presence of:

) *P H Spinks*
)
)

S.A. Cross
Shirley A. Cross
3 Boatta Rd. Lindisfarne
7015.
Home duties

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 136615</p>
<p>SUBDIVIDER: John Metaxas, Jim Theodoropoulos, Helen Theodoropoulos, Nicholas James Theodoropoulos, Joanna Metaxas, Glenda Gaye Spinks, Philip Henry Spinks & Thalma Pty Ltd</p> <p>FOLIO REFERENCE: Volume 135647 Folio 1</p>	

THE COMMON SEAL of THALMA PTY LTD
(ACN 005 227 627) was hereunto affixed
in the presence of:)

Director: 



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.

Note:

Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.

All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important Notice for Attention of Owner:

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

SOIL AND WATER MANAGEMENT NOTES:-

- Site to be vegetated and planted according to the satisfaction of the Hobart Regional soil and water management code of practice.
- Site to be disturbed as minimal as possible, (i.e. only building, drainage and immediate adjoining areas).
- Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.
- Apply temporary covering (eg, waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.
- Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them.
- Limit entry/exit to one point and stabilise. Install facilities to remove dirt/mud from vehicle wheels before they leave the site.
- All soil/excavated matter to be retained on site, to be used as battered fill required for the landscaping areas.

Stabilised site entry / exit point:-

1. Strip topsoil and level.
2. Compact subgrade.
3. Cover area with needle-punched geotextile.
4. Construct 200mm thick pad over geotextile using roadbase or 40mm aggregate. Minimum length 5 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.



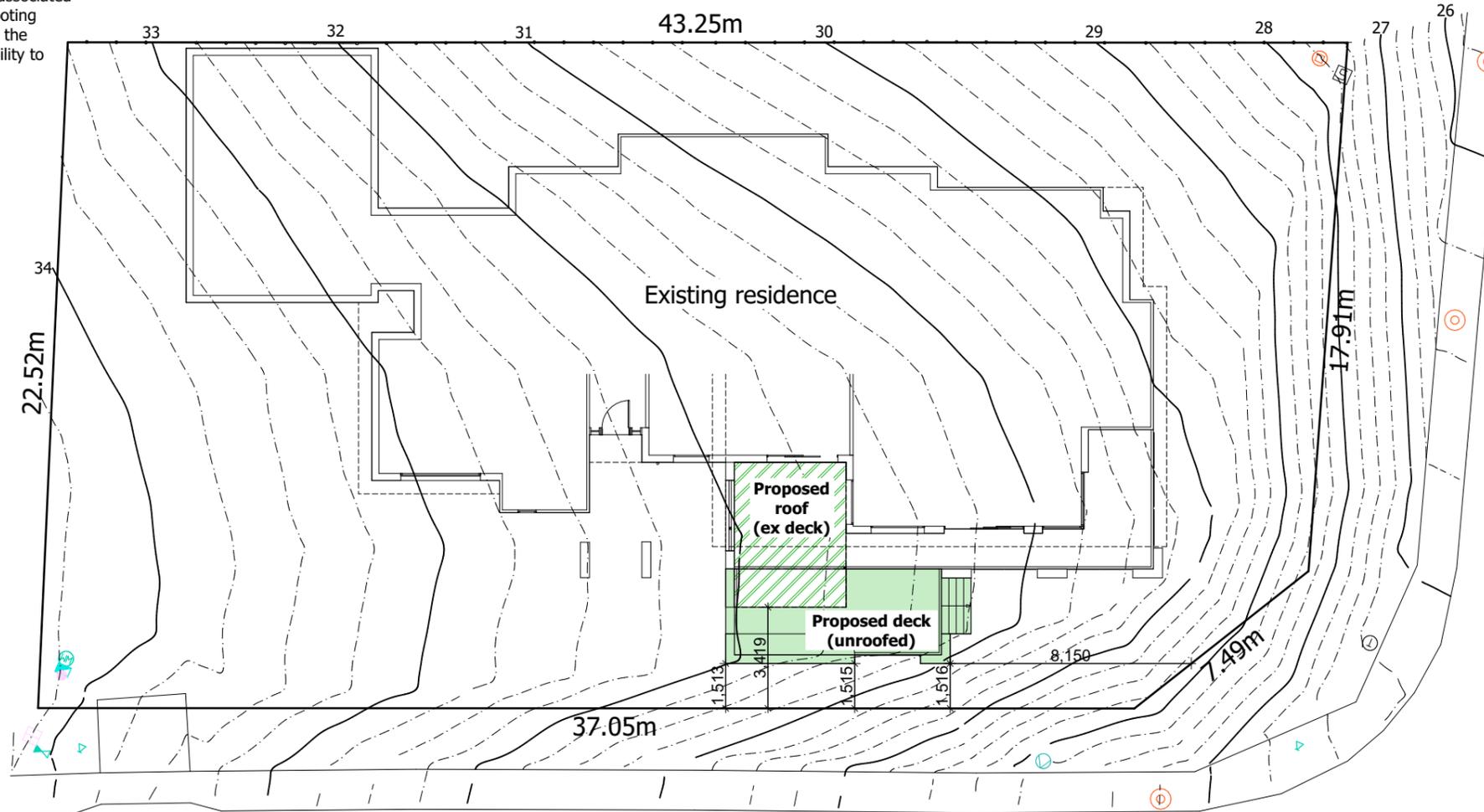
PRECISION
DESIGN & DRAFTING

Katie Court

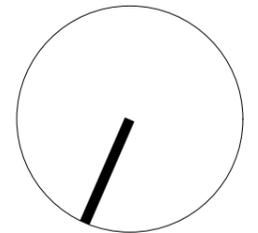
a : 76 Gillies Road,
Granton. TAS. 7030

m : 0400 598 990

e : katie.court1@gmail.com



ARLUNYA STREET



ANATOLIA WAY

Site
Lot 38
Site Area : 953m²
Site Coverage : 37.65%

JOB : DECK ADDITION

AT : #2 ANATOLIA WAY,
TRANMERE

FOR : MR J AND MRS K VINEN

DRAWING TITLE :

SITE PLAN

DRAWN:	DATE:	DWG NO. :
KC	12.02.26	

SCALE:
A3 1:200

01

BOUNDARY



PRECISION
DESIGN & DRAFTING

Katie Court
a : 76 Gillies Road,
Granton. TAS. 7030
m : 0400 598 990
e : katie.court1@gmail.com

Note:

Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important Notice for Attention of Owner:

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

General :

• All flashings to be in accordance with the NCC 2022.

• Attachment of decks and balconies to external walls of buildings in accordance with part 12.3 of NCC 2022.

Stair construction :

1. Stairs to be in accordance with NCC 11.2.2
Maximum 18 risers to each flight.
Riser openings to be less than 125.
Treads to have slip resistant surface or nosing.
Risers - min. 115 - max. 190.
Tread - min. 240 - max. 355.

Slope (2R+G) - min. 700mm - max. 550mm.

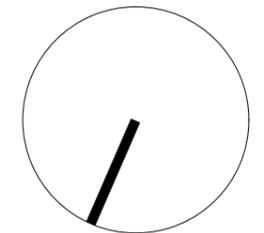
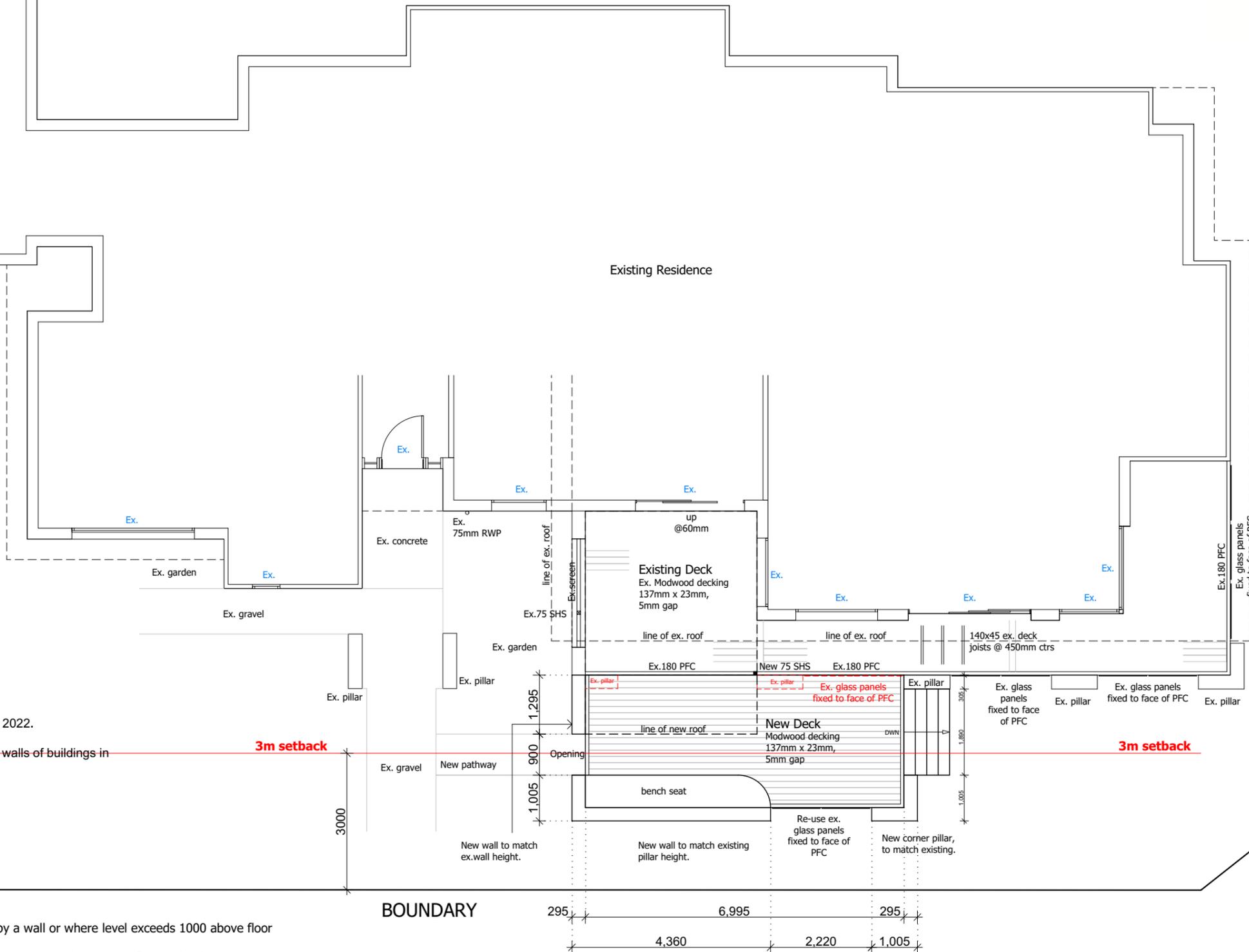
2. Balustrade in accordance with NCC 11.3.

Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.

865 high on stairs , measured from line of stair nosing. 1000 high above floor or landing.

Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF PRECISION DESIGN AND DRAFTING



JOB : DECK ADDITION

AT : #2 ANATOLIA WAY,
TRANMERE

FOR : MR J AND MRS K VINEN

DRAWING TITLE :

**PROPOSED
FLOOR PLAN**

DRAWN: DATE: DWG NO. :
KC 12.02.26

SCALE:
A3 1:100

03

Note:

Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.

All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important Notice for Attention of Owner:

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General :

- All flashings to be in accordance with the NCC 2022.
- Attachment of decks and balconies to external walls of buildings in accordance with part 12.3 of NCC 2022.



PRECISION
DESIGN & DRAFTING

Katie Court
a : 76 Gillies Road,
Granton. TAS. 7030
m : 0400 598 990
e : katie.court1@gmail.com

Sunlite polycarbonate roofing system at 5 degrees.
(refer to manufacturers specifications).
Over steel frame (purlins and edge beam).



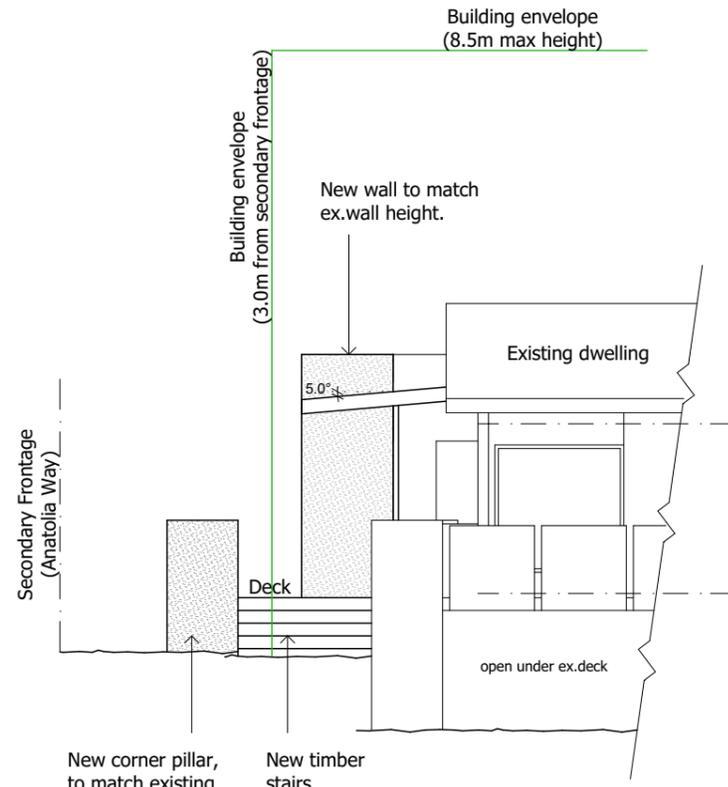
NORTH-WEST ELEVATION

Stair construction :

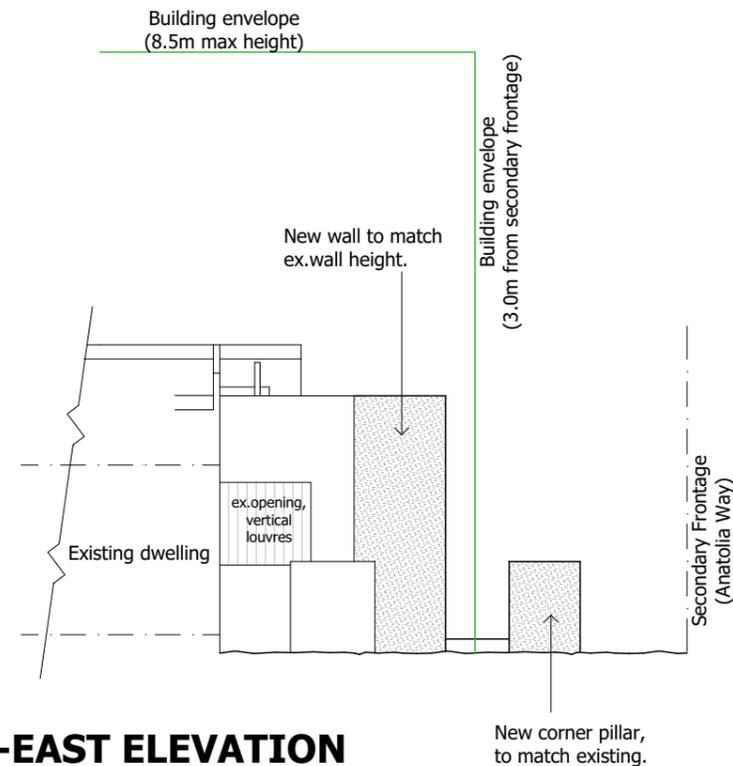
1. Stairs to be in accordance with NCC 11.2.2
Maximum 18 risers to each flight.
Riser openings to be less than 125.
Treads to have slip resistant surface or nosing.
Risers - min. 115 - max. 190.
Tread - min. 240 - max. 355.
2. Balustrade in accordance with NCC 11.3.
Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.
865 high on stairs , measured from line of stair nosing. 1000 high above floor or landing.
Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

Masonry :

1. Generally masonry walls to be constructed in accordance with NCC Part 5 and AS 3700.
2. Masonry veneer to NCC 5.2.
3. Un-reinforced masonry to NCC 5.4.
4. Masonry components and accessories to NCC 5.6.
5. Weatherproofing of masonry to NCC 5.7.
6. Sub-floor ventilation in accordance with NCC 6.2. Sub-floor area to be clear of organic materials and rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm² per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside by floor framing members unless specified otherwise by flooring material specification.



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION

JOB : DECK ADDITION
AT : #2 ANATOLIA WAY,
TRANMERE
FOR : MR J AND MRS K VINEN

DRAWING TITLE :
**PROPOSED
ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
KC	12.02.26	04
SCALE:		
A3 1:100		