



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057470

PROPOSAL: Dwelling

LOCATION: 384 Carella Street, Tranmere

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 February 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 24 February 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: **New Residential Dwelling**

Location: **384 Carella Street 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: **Vacant**

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

Personal Information Removed

Date:

27.11.2025

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 183275	FOLIO 56
EDITION 3	DATE OF ISSUE 21-Jun-2025

SEARCH DATE : 02-Sep-2025

SEARCH TIME : 02.12 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 56 on Sealed Plan [183275](#)

Derivation : Part of 115 Acres Gtd. to James Young

Prior CT [181972/201](#)

SCHEDULE 1

[N260456](#) TRANSFER to NATHAN RICHARD READ and SOPHIA ELIZABETH READ Registered 21-Jun-2025 at 12.01 PM

SCHEDULE 2

[C30241](#) Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown

[SP183275](#) EASEMENTS in Schedule of Easements

[SP183275](#) COVENANTS in Schedule of Easements

[SP183275](#) FENCING PROVISION in Schedule of Easements

[SP167884](#), [SP173769](#), [SP174376](#), [SP176222](#), [SP178685](#), [SP179560](#), [SP180503](#) & [SP181972](#) FENCING PROVISION in Schedule of Easements

[C94425](#) FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP183275

PAGE 1 OF 4 PAGES

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.

Lot 32 is subject to a right of carriageway (appurtenant to lot 1 on Sealed Plan 126414) over the land marked RIGHT OF WAY "C" (PRIVATE) 3.60 WIDE passing through that lot on the plan

Lot 56 is together with a right of carriageway over the land marked RIGHT OF WAY "A" (PRIVATE) 3.60 WIDE on the plan

Lot 56 is subject to a right of carriageway (appurtenant to lot 57) over the land marked RIGHT OF WAY "B" (PRIVATE) 3.60 WIDE passing through that lot on the plan

Lot 57 is together with a right of carriageway over the land marked RIGHT OF WAY "B" (PRIVATE) 3.60 WIDE on the plan

Lot 57 is subject to a right of carriageway (appurtenant to lot 56) over the land marked RIGHT OF WAY "A" (PRIVATE) 3.60 WIDE passing through that lot on the plan

Lot 106 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan

Lot 106 is subject to a pipeline and services easement in gross as defined herein (in favour of "TasWater") over the land marked PIPELINE AND DRAINAGE EASEMENT VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REF: 181972-201 SOLICITOR & REFERENCE: TFR LAWYERS (AK)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 15 June 2022 SD-2009-29 REF NO. <i>Clare Shea</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP183275</p>
<p>SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REFERENCE: 181972-201</p>	

FENCING PROVISION

In respect to the lots on the plan the vendor (Paul Lamont Luckman, Janice Mary Luckman, Gregory Alan Luckman and Carolyn Margaret Luckman) shall not be required to fence

COVENANTS

The owners of lots 32, 33 & 54-59 on the plan covenant with Paul Lamont Luckman, Janice Mary Luckman, Gregory Alan Luckman and Carolyn Margaret Luckman and the owners for the time being of every other lot on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot on the plan to observe the following stipulations-

1. 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 such lot may be let by the owner
2. Not without the consent of Clarence City Council to cut down, lop or destroy on such lot any tree, shrub or growth of a like character providing always that this covenant shall not apply to cutting down, topping, lopping, destruction or renewal of any tree, shrub or growth of a like character for the purpose of obtaining access to such lot for building thereon, installation of services or by reasons of considerable safety
3. Not to further subdivide such lot (provided the stipulation shall not apply to a boundary adjustment)

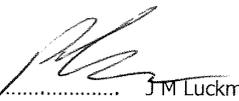
INTERPRETATION

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653) its successors and assigns

"Pipeline and Services Easement" means-

FIRSTLY, the full and free right and liberty for 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;

P L Luckman:  J M Luckman:  G A Luckman:  C M Luckman: 

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 4 PAGES</p>	<p>Registered Number</p> <p>SP,183275</p>
<p>SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REFERENCE: 181972-201</p>	

- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
 - (4) run and pass sewage, water and electricity through and along the Infrastructure;
 - (5) 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;
 - (6) 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 any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
 - (7) 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 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 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

"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;
- (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.

P L Luckman:  J M Luckman:  G A Luckman:  C M Luckman: 

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 4 PAGES</p>	<p>Registered Number</p> <p>SP183275</p>
<p>SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REFERENCE: 181972-201</p>	

Signed by PAUL LAMONT LUCKMAN)
 in the presence of-)
 Witness signature: )
 Print Full Name: D. Cummins)
 Postal Address: 119 Macquarie Street)
 HOBART TAS 7001)

Signed by JANICE MARY LUCKMAN)
 in the presence of-)
 Witness signature: )
 Print Full Name: D. Cummins)
 Postal Address: 119 Macquarie Street)
 HOBART TAS 7001)

Signed by GREGORY ALAN LUCKMAN)
 in the presence of-)
 Witness signature: )
 Print Full Name: D. Cummins)
 Postal Address: 119 Macquarie Street)
 HOBART TAS 7001)

Signed by CAROLYN MARGARET LUCKMAN)
 in the presence of-)
 Witness signature: )
 Print Full Name: D. Cummins)
 Postal Address: 119 Macquarie Street)
 HOBART TAS 7001)

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SEARCH OF TORRENS TITLE

VOLUME 183275	FOLIO 57
EDITION 2	DATE OF ISSUE 11-May-2023

SEARCH DATE : 11-Dec-2025

SEARCH TIME : 11.03 am

DESCRIPTION OF LAND

City of CLARENCE
 Lot 57 on Sealed Plan [183275](#)
 Derivation : Part of 115 Acres Gtd. to James Young
 Prior CT [181972/201](#)

SCHEDULE 1

[N130178](#) TRANSFER to CHOWDHURY FAMILY PTY LTD Registered
 11-May-2023 at noon

SCHEDULE 2

[C30241](#) Land is limited in depth to 15 metres, excludes
 minerals and is subject to reservations relating to
 drains sewers and waterways in favour of the Crown
[SP183275](#) EASEMENTS in Schedule of Easements
[SP183275](#) COVENANTS in Schedule of Easements
[SP183275](#) FENCING PROVISION in Schedule of Easements
[SP167884](#), [SP173769](#), [SP174376](#), [SP176222](#), [SP178685](#), [SP179560](#),
[SP180503](#) & [SP181972](#) FENCING PROVISION in Schedule of
 Easements
[C94425](#) FENCING PROVISION in Transfer
[E344409](#) MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 11-May-2023 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

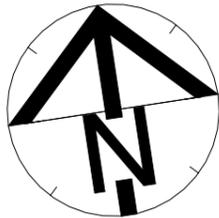


AP2025-2487 - PROPOSED READ RESIDENCE (2014)
 384 Carella Street,
 TRANMERE

SHEET		DRAWING TITLE
01	B	LOCATION PLAN
01a	D	SITE PLAN
01b	B	WET AREAS PLAN
02	B	GROUND FLOOR PLAN
02a	C	FIRST FLOOR PLAN
03	B	ELEVATIONS SHEET 1
03a	C	ELEVATIONS SHEET 2
03b	B	PERSPECTIVE VIEWS

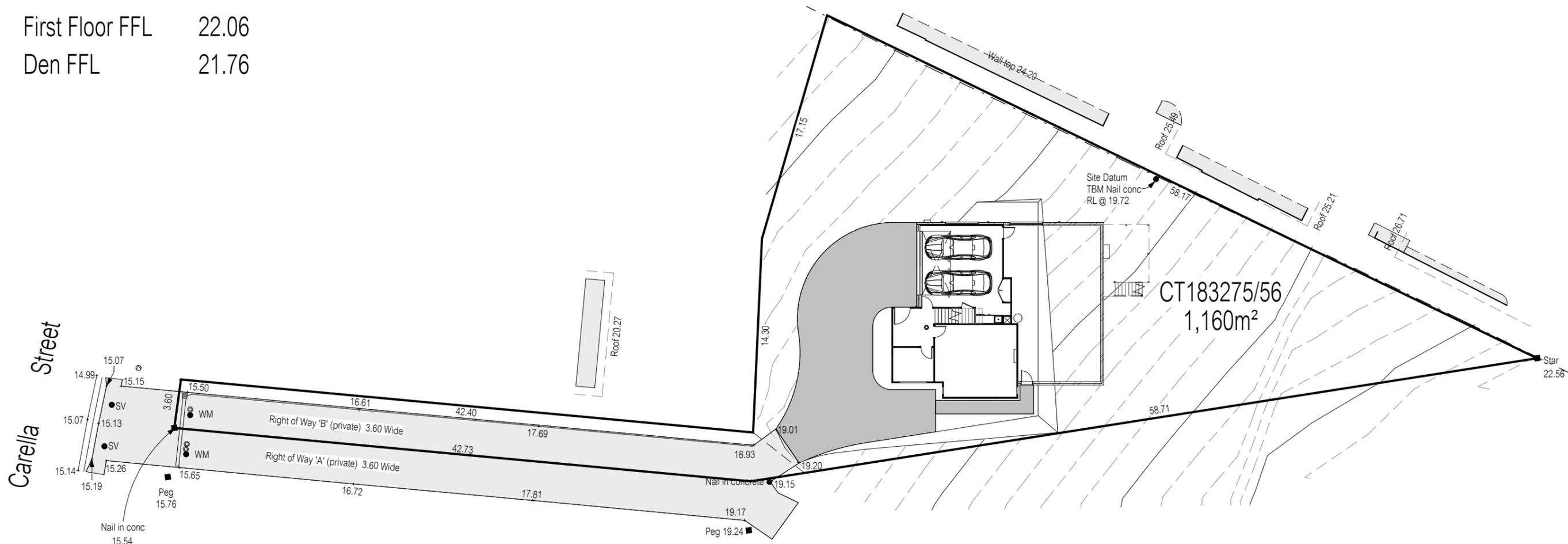
D	Inclusion of private open space on site plan. Inclusion of setbacks to W16 & W19. Gradients shown on driveway. Shadow diagrams in separate drawing set.	29 Jan. 2026	SW	ST	01a
C	Modify Robe in Master suite, provide awning window above bed and modify front window to be fixed panel. Update all relevant plans.	29 Oct. 2025	ST	RJ	02a, 03a, elec.
B	Client changes: 820 internal door to garage, Reduce panel lift door to 4700 - offset to allow internal door clearance, HWC in subfloor space. Additional posts to deck, Lift Den FFL by 300mm - brickwork height to be consistent throughout, W06 & W07 to be 20-12, add 12-21 window to study south wall, Heat pump to living and media room, Updated bath and ensuite layout, Inclusion of lounge void/niche, 04-24 to Den, Reverse roof pitch, W14 to be 12-21, Conc path to subfloor.	25 Sep. 2025	SW	RJ	01 - 03b
	DA PLAN SET	02 Sep. 2025	SW	RJ	01 - 03
A	Relocated dwelling, Ground floor layout change, Alfresco replaced with Den, Deck to outside.	14 Aug. 2025	SW	N/A	01, 01a, 02, 02a
No.	Amendment	Date	Drawn	Checked	Sheet

Notes • 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: 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	Client / Project info PROPOSED READ RESIDENCE (2014) 384 Carella Street, TRANMERE	Soil Classification: Title Reference: H-1 CT183275/56 Floor Areas: Refer to plans 17.52m ² Porch / Deck Areas: N3 Wind Speed: 7 Climate Zone: N/A Alpine Zone: Corrosion Environment: Medium Certified BAL: Not Bushfire Prone Designed BAL: Not Bushfire Prone (Refer to Standard Notes for Explanation)	COVER SHEET	
			Date 2 September 2025 Scale	Sheet 00/03	



Ground Floor FFL 19.30
 First Floor FFL 22.06
 Den FFL 21.76

NOTES:
 THIS PLAN AND ASSOCIATED DIGITAL MODEL IS PREPARED FOR JOSCON TAS FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY LAYER. THE RELATIONSHIP BETWEEN THE FEATURES IN THIS MODEL AND THE BOUNDARY LAYERS CANNOT BE USED FOR ANY SET OUT PURPOSES OR TO CONFIRM THE POSITION OF THE TITLE BOUNDARIES ON SITE.
 SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. 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.

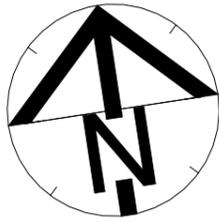


EXPLANATORY NOTES:	
TASMANIAN PLANNING SCHEME - CLARENCE CITY COUNCIL	
8.4.3 - Site coverage and private open space for all dwellings	
A1	(a) Site Coverage: Max. 50% of site = 580.00m ² Proposed site coverage (excl. eaves up to 0.6m): 180.62m ² (15.57%)



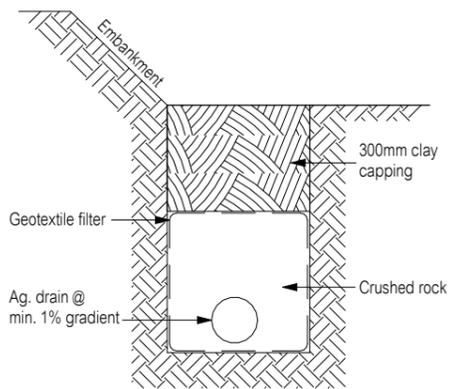
B	25 Sep. 2025	SW
A	14 Aug. 2025	SW
No.	Date	Int.

Amendment changes as per cover sheet	Notes	Designer:	Client / Project info		LOCATION PLAN	
	<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. 	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 READ RESIDENCE (2014) 384 Carella Street, TRANMERE		Drawn SW AP2025-2487 Date 30 July 2025 Sheet Scale 1:300	01/03

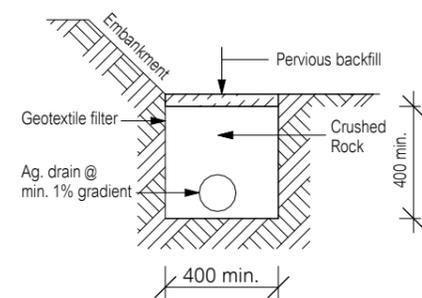


Where ag drain is < 1.8m from footing, the following engineering principles are required:

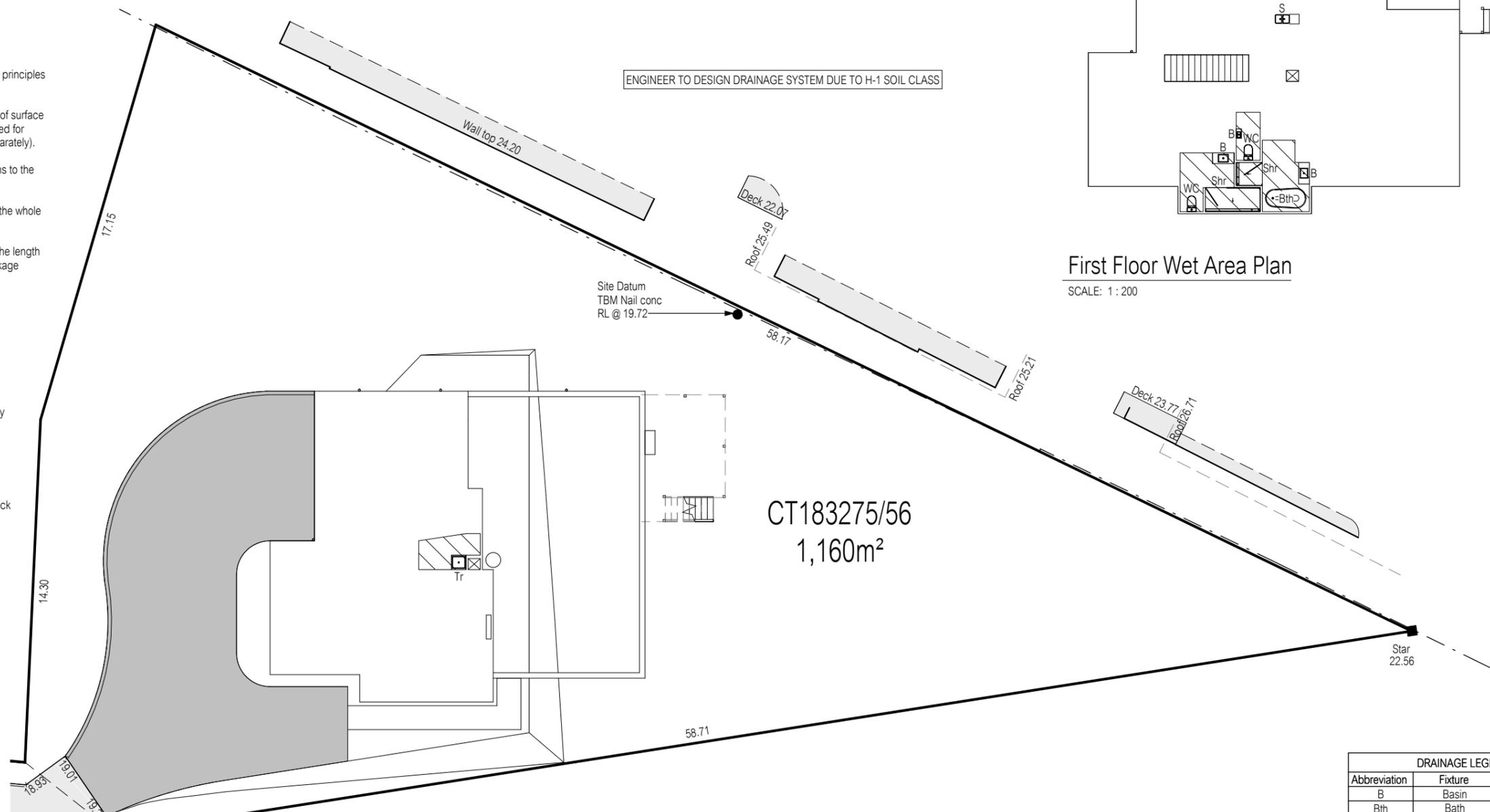
1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater 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.



TYPICAL AG. DRAIN DETAIL
(< 1800 FROM HOUSE)
Not to scale

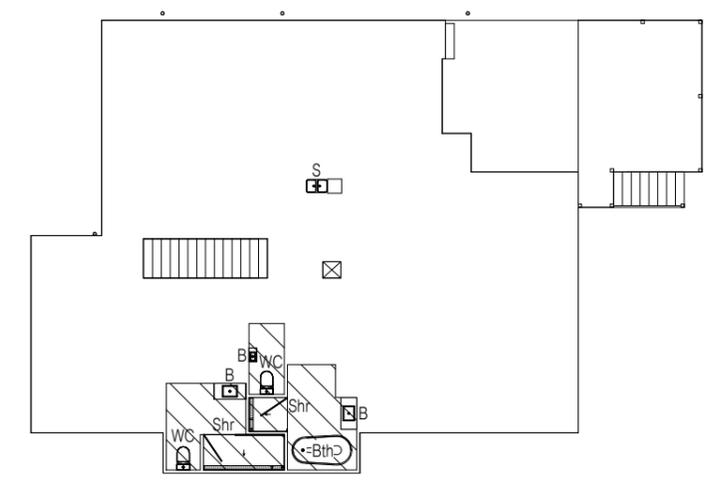


TYPICAL AG. DRAIN DETAIL
(≥ 1800 FROM HOUSE)
Not to scale



Ground Floor Wet Area Plan

SCALE: 1 : 200



First Floor Wet Area Plan

SCALE: 1 : 200



Refer to Roof Plan for downpipe calculations

All works are to be 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.

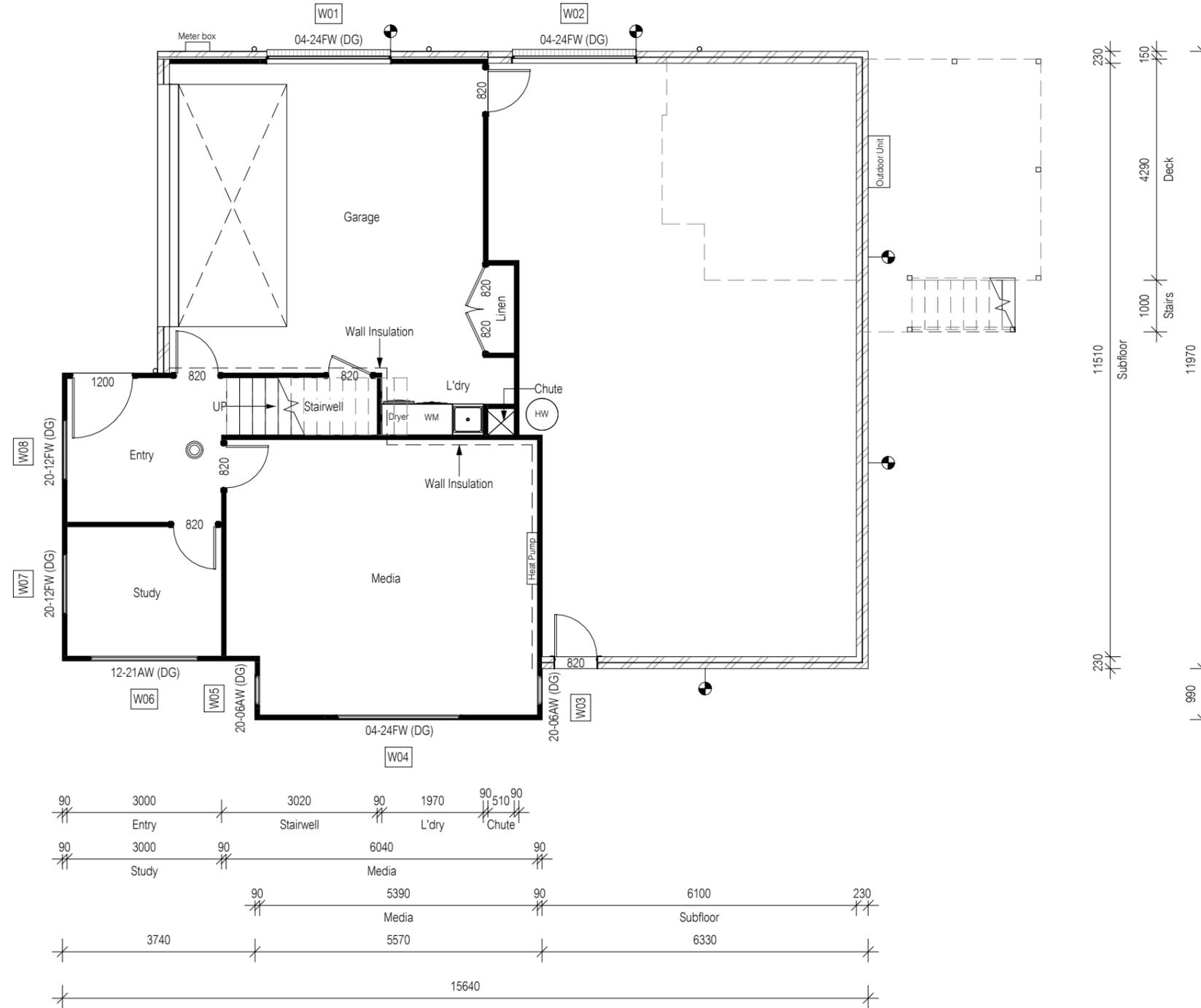
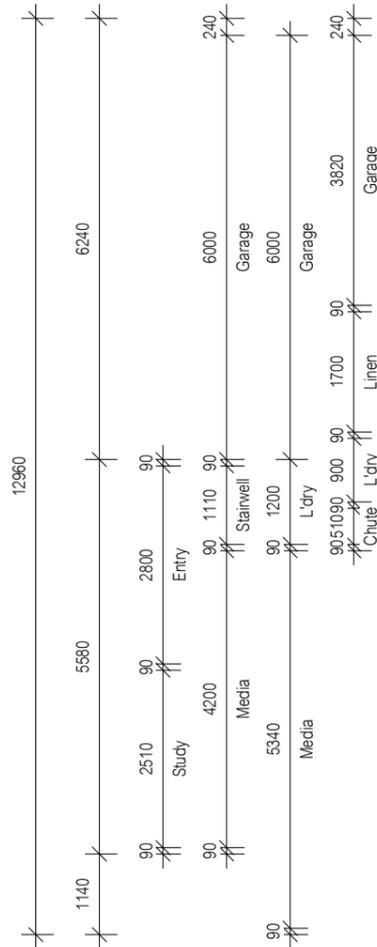
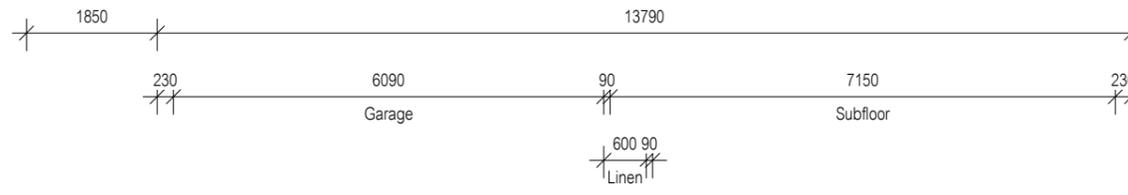
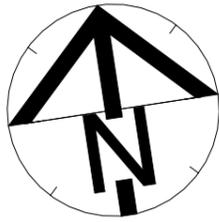
ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

- 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

DRAINAGE LEGEND		
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)

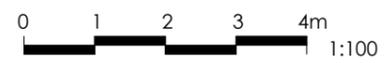
-----	Sewer Line (1000 UPVC)	(unless noted otherwise)
-----	Stormwater Line (1000 UPVC)	(unless noted otherwise)
-----	Stormwater Line (1500 UPVC)	(unless noted otherwise)

Soil classification: H-1 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	 - Wet areas to comply with NCC 10.2 and AS3740	Notes • 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: 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	Client / Project info PROPOSED READ RESIDENCE (2014) 384 Carella Street, TRANMERE		WET AREAS PLAN <table border="1" style="width: 100%;"> <tr> <td>Drawn</td> <td>SW</td> <td>AP2025-2487</td> </tr> <tr> <td>Date</td> <td>2 September 2025</td> <td>Sheet</td> </tr> <tr> <td>Scale</td> <td>1:200</td> <td rowspan="2" style="font-size: 2em; font-weight: bold;">01b/03</td> </tr> </table>	Drawn	SW	AP2025-2487	Date	2 September 2025	Sheet	Scale	1:200	01b/03
Drawn	SW	AP2025-2487													
Date	2 September 2025	Sheet													
Scale	1:200	01b/03													



LEGEND
 BH - BULKHEAD @ 2160 UNO
 SSN - SINGLE STUD NICHE
 DSN - DOUBLE STUD NICHE
 TSN - TRIPLE STUD NICHE
 SSO - SQUARE SET OPENING
 O/H - OVERHEAD
 O/T - OVEN TOWER
 TR - TOWEL RAIL
 TRH - TOILET ROLL HOLDER
 RH - ROBE HOOK
 --- LOCATION OF WALL REINFORCEMENT (TO COMPLY WITH PART 6 OF THE LIVABLE HOUSING DESIGN STANDARD.)

NOTES:
 - ALL WINDOW & DOOR HEAD HEIGHTS @ 2160 UNO
 - NICHEs AS PER JOSCON BA SPEC DOCUMENT
 - JOINERY AS PER JOSCON BA SPEC DOCUMENT
 - WATERSTOPS AT SHOWER DOORS



B	25 Sep. 2025	SW
A	14 Aug. 2025	SW
No.	Date	Int.

Floor Area = 99.07m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

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

Notes

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- All materials to be installed according to manufacturers specifications.
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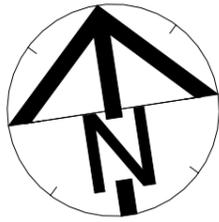
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PROPOSED READ RESIDENCE (2014)

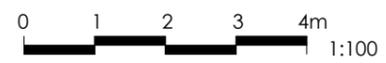
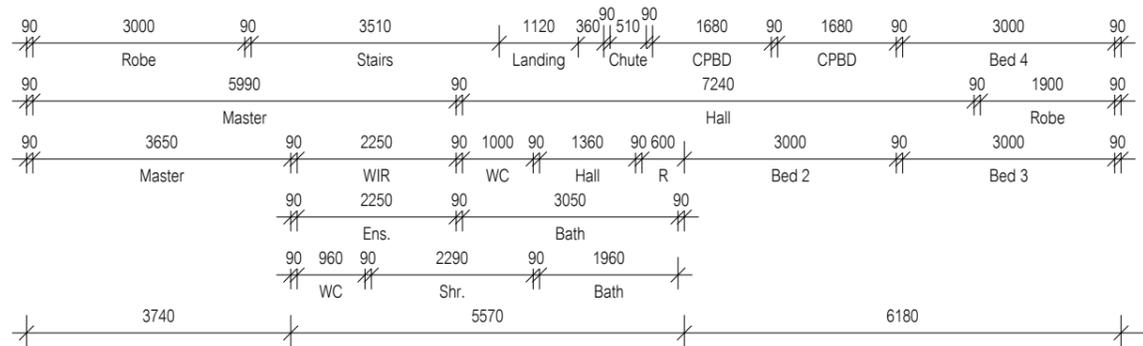
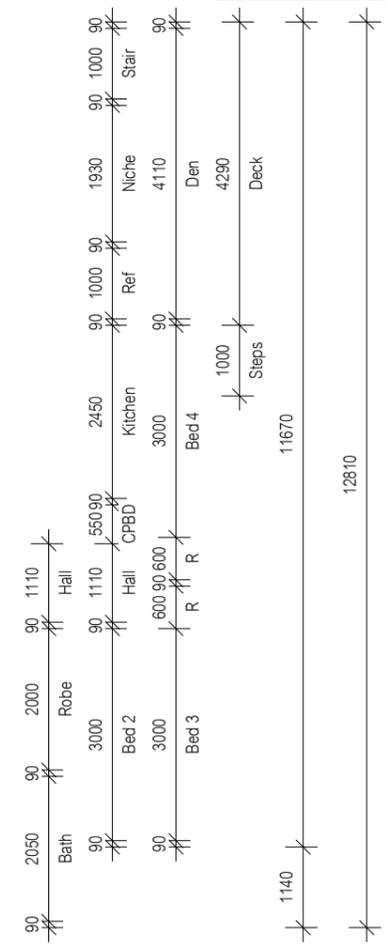
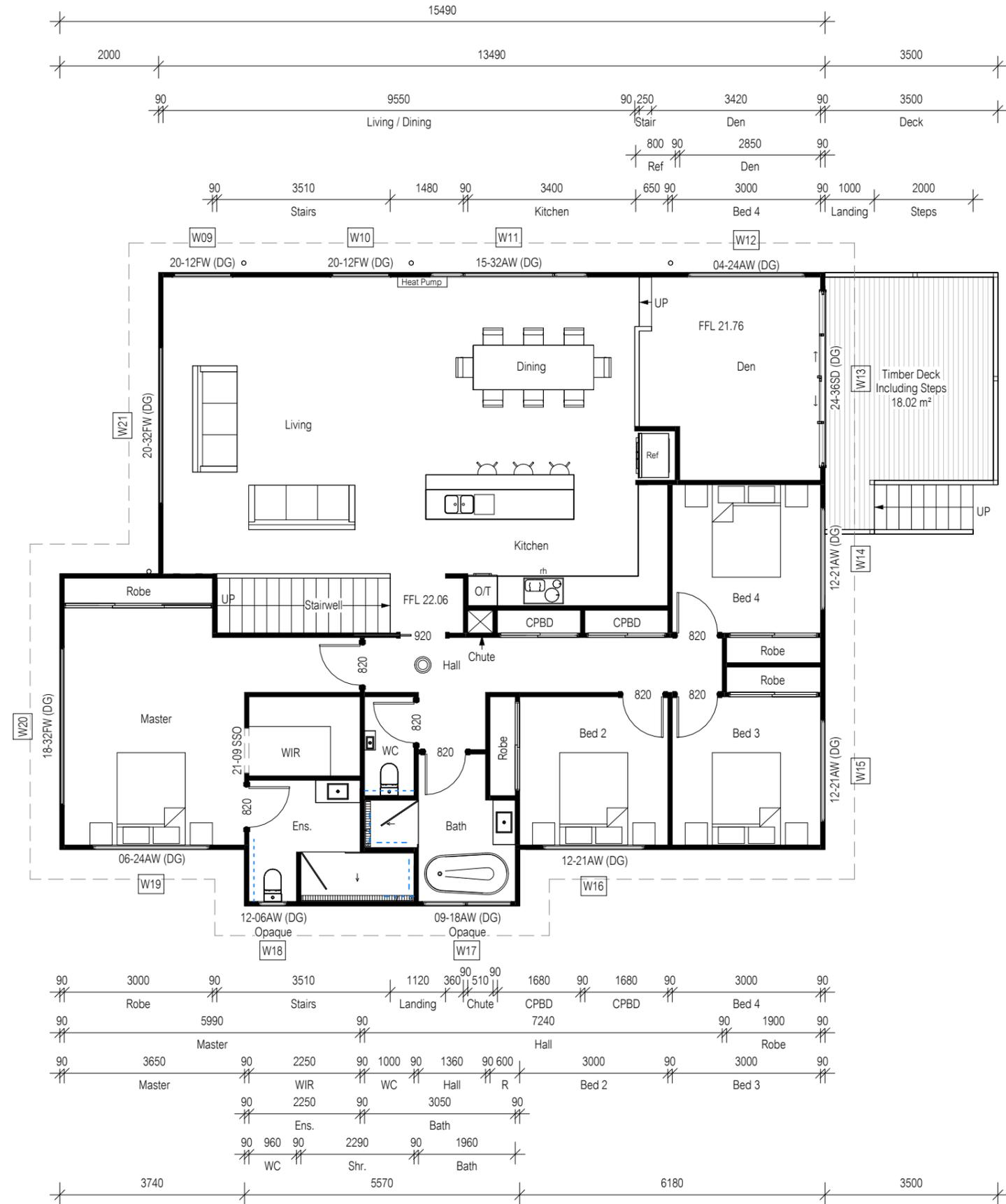
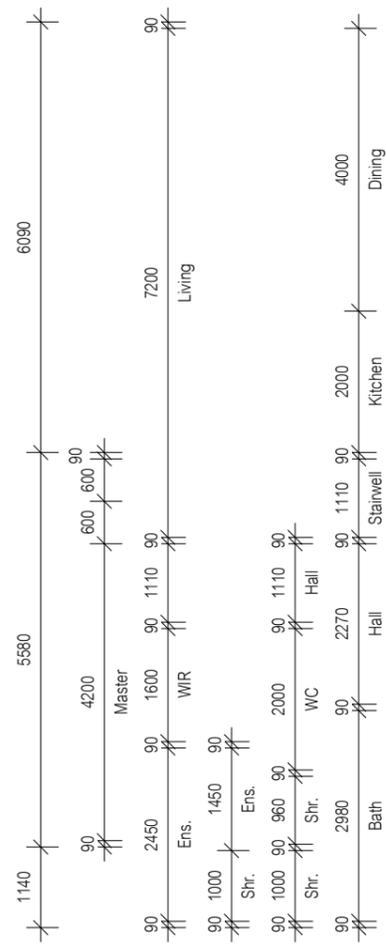
384 Carella Street,
 TRANMERE



GROUND FLOOR PLAN		
Drawn	SW	AP2025-2487
Date	30 July 2025	Sheet
Scale	1:100	02/03
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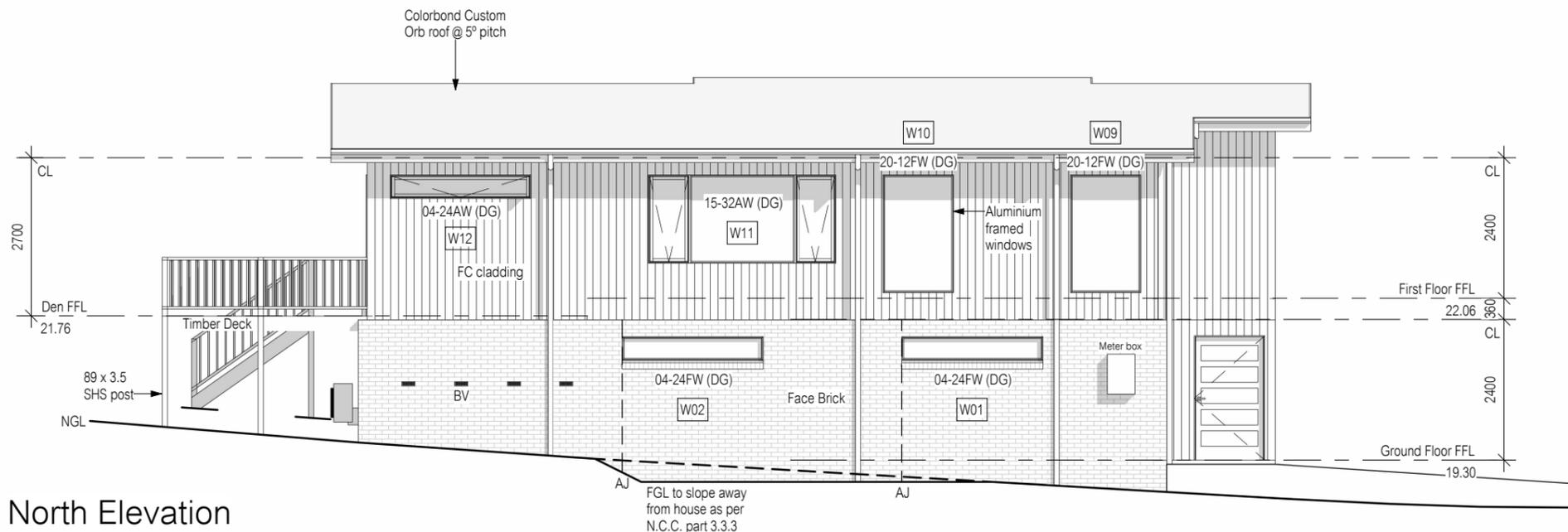
- LEGEND**
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 - TSN - TRIPLE STUD NICHE
 - SSO - SQUARE SET OPENING
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 - TRH - TOILET ROLL HOLDER
 - RH - ROBE HOOK
 - LOCATION OF WALL REINFORCEMENT (TO COMPLY WITH PART 6 OF THE LIVABLE HOUSING DESIGN STANDARD.)
- NOTES:**
- ALL WINDOW & DOOR HEAD HEIGHTS @ 2160 UNO
 - NICHEs AS PER JOSCON BA SPEC DOCUMENT
 - JOINERY AS PER JOSCON BA SPEC DOCUMENT
 - WATERSTOPS AT SHOWER DOORS



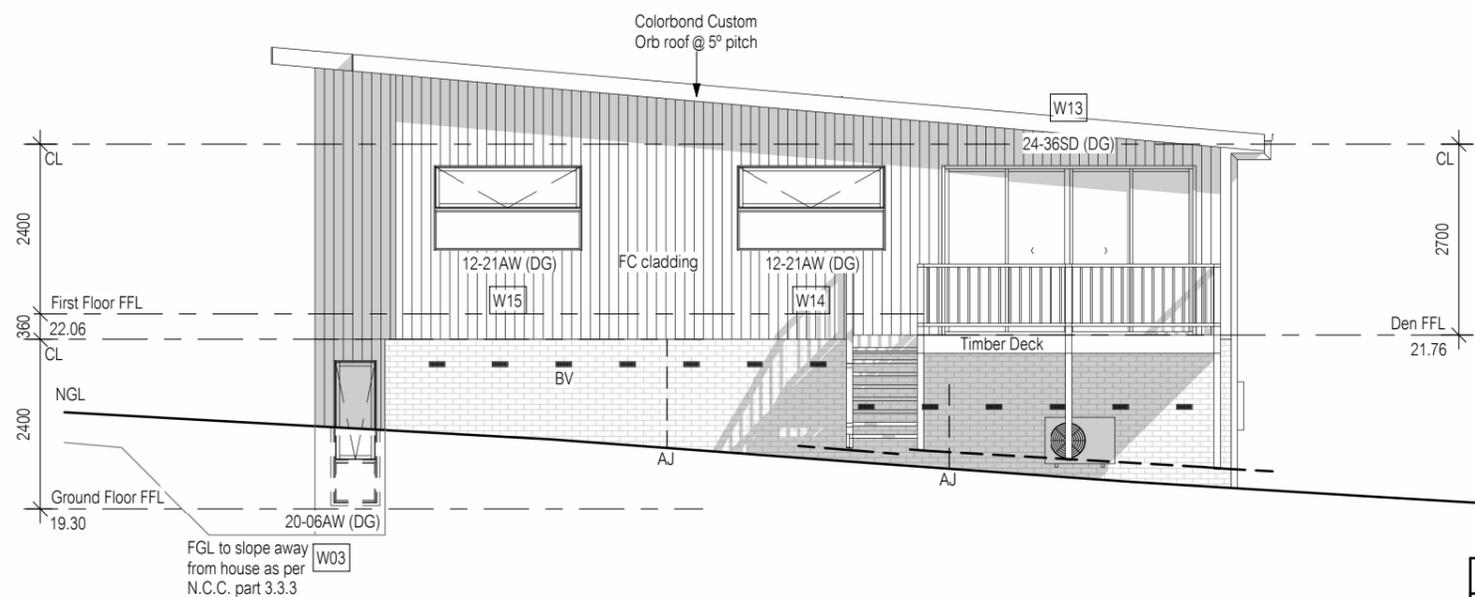
<p>Floor Area = 174.94m²</p> <p>Articulation joints</p> <p>Smoke Alarm (interconnected where more than 1)</p>	<p>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</p>	<p>Notes</p> <ul style="list-style-type: none"> Builder to verify all dimensions and levels on site 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. 	<p>Designer:</p> <p>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</p>	<p>Client / Project info</p> <p>PROPOSED READ RESIDENCE (2014) 384 Carella Street, TRANMERE</p>		<p>FIRST FLOOR PLAN</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn</td> <td>SW</td> <td>AP2025-2487</td> </tr> <tr> <td>Date</td> <td>30 July 2025</td> <td>Sheet</td> </tr> <tr> <td>Scale</td> <td>1:100</td> <td rowspan="2" style="font-size: 2em; font-weight: bold;">02a/03</td> </tr> <tr> <td colspan="2" style="text-align: right;">Copyright ©</td> </tr> </table>	Drawn	SW	AP2025-2487	Date	30 July 2025	Sheet	Scale	1:100	02a/03	Copyright ©	
Drawn	SW	AP2025-2487															
Date	30 July 2025	Sheet															
Scale	1:100	02a/03															
Copyright ©																	

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc

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



North Elevation



East Elevation

SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)	
-	Minimum Sub-floor Ventilation 6000mm ² per metre of subfloor perimeter (for Climatic Zone C where ground isn't sealed with impervious membrane)
-	Vents to be evenly spaced around perimeter of dwelling.
-	Vents to be located within 600mm of corners.
-	If located within a bushfire prone area, vents to be BAL compliant as per AS3959.
-	e.g. Pryda 230 x 75 metal vent spaced every 1048mm around subfloor perimeter.

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

LEGEND:
 AJ - Articulation Joint
 BV - Brick Vent
 Shadows shown for stylisation purposes only

- Notes
- 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.
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Client / Project info
 PROPOSED READ RESIDENCE (2014)
 384 Carella Street,
 TRANMERE



ELEVATIONS SHEET 1

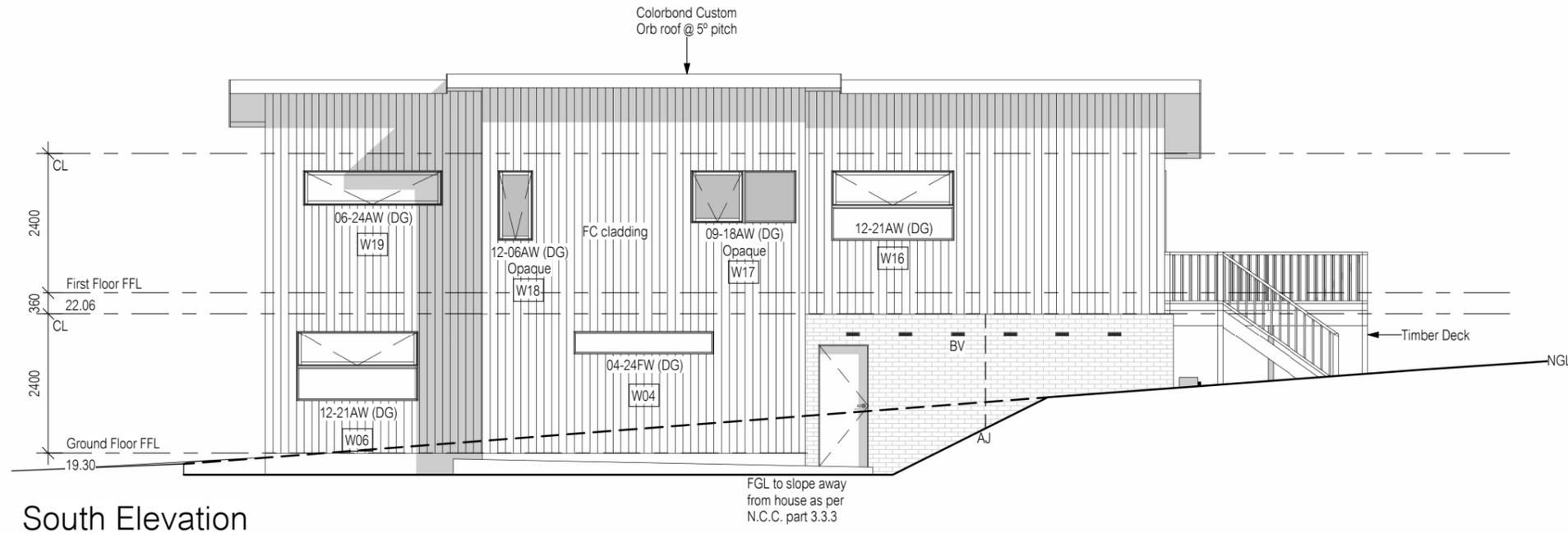
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Date	2 September 2025	Sheet
Scale	1:100	03/03
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No.	Date	Int.
B	25 Sep. 2025	SW

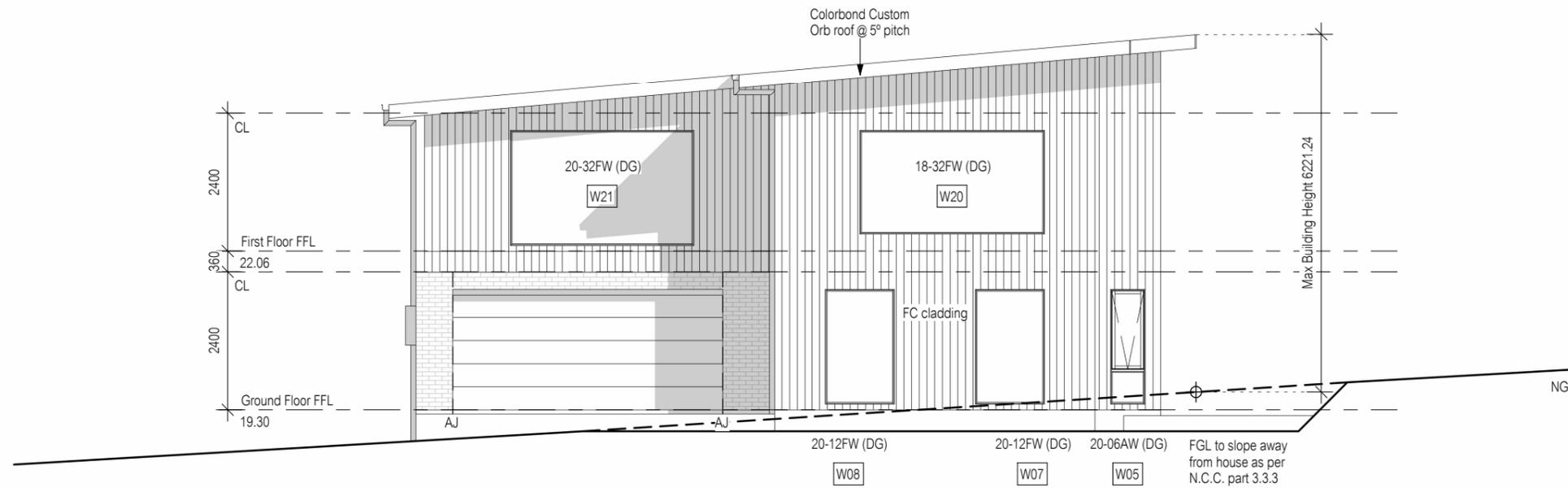
Amendment changes as per cover sheet

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc

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



South Elevation



West Elevation

SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)

- Minimum Sub-floor Ventilation 6000mm² per metre of subfloor perimeter (for Climatic Zone C where ground isn't sealed with impervious membrane)
- Vents to be evenly spaced around perimeter of dwelling.
- Vents to be located within 600mm of corners.
- If located within a bushfire prone area, vents to be BAL compliant as per AS3959. e.g. Pryda 230 x 75 metal vent spaced every 1048mm around subfloor perimeter.

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

LEGEND:
 AJ - Articulation Joint
 BV - Brick Vent
 Shadows shown for stylisation purposes only

Notes

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ELEVATIONS SHEET 2		
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Date	2 September 2025	
Scale	1:100	
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No.	Date	Int.
C	29 Oct. 2025	ST
B	25 Sep. 2025	SW

Amendment changes as per cover sheet



B	25 Sep. 2025	SW
A	14 Aug. 2025	SW
No.	Date	Int.

Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

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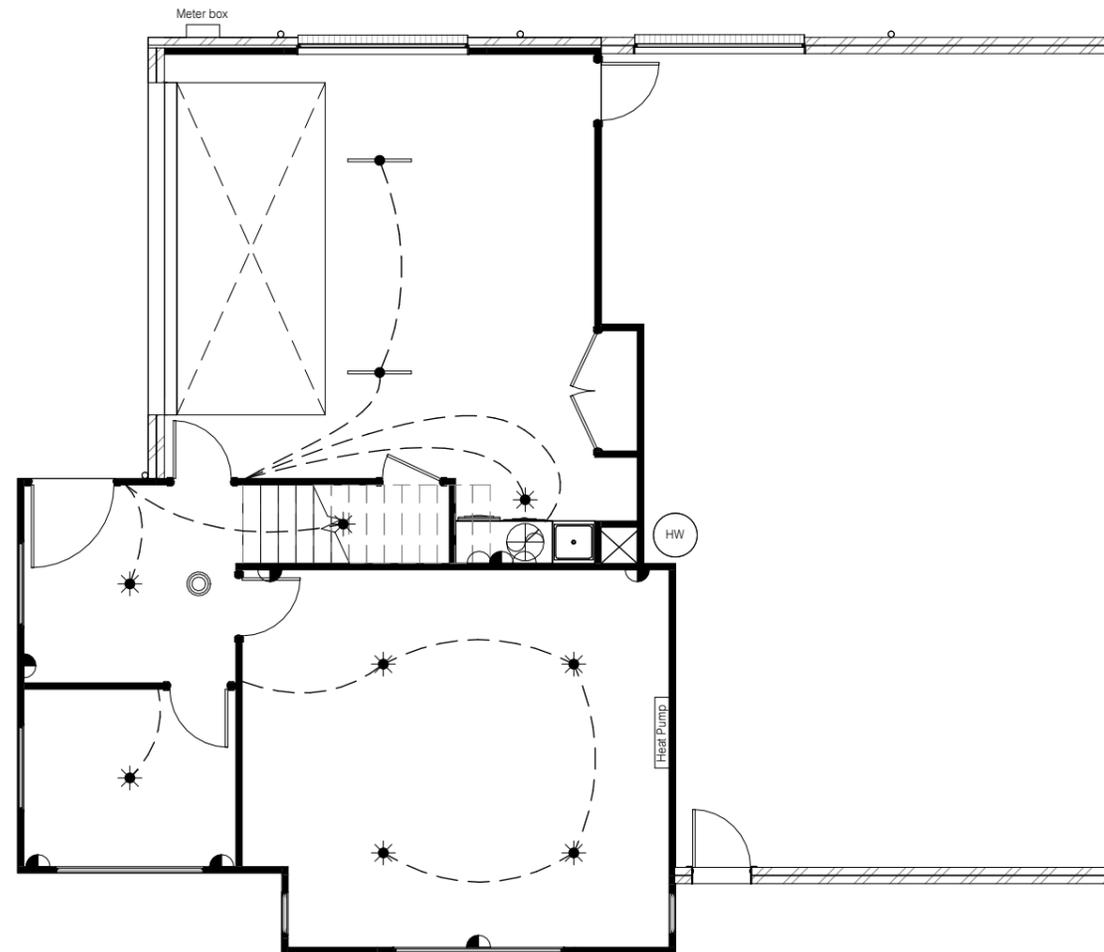
PERSPECTIVE VIEWS

Drawn	SW	AP2025-2487
Date	30 July 2025	Sheet
Scale		03b/03
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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.



Notes

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GROUND FLOOR ELECTRICAL PLAN		
Drawn	SW	AP2025-2487
Date	2 September 2025	Sheet
Scale	1:100	09/03

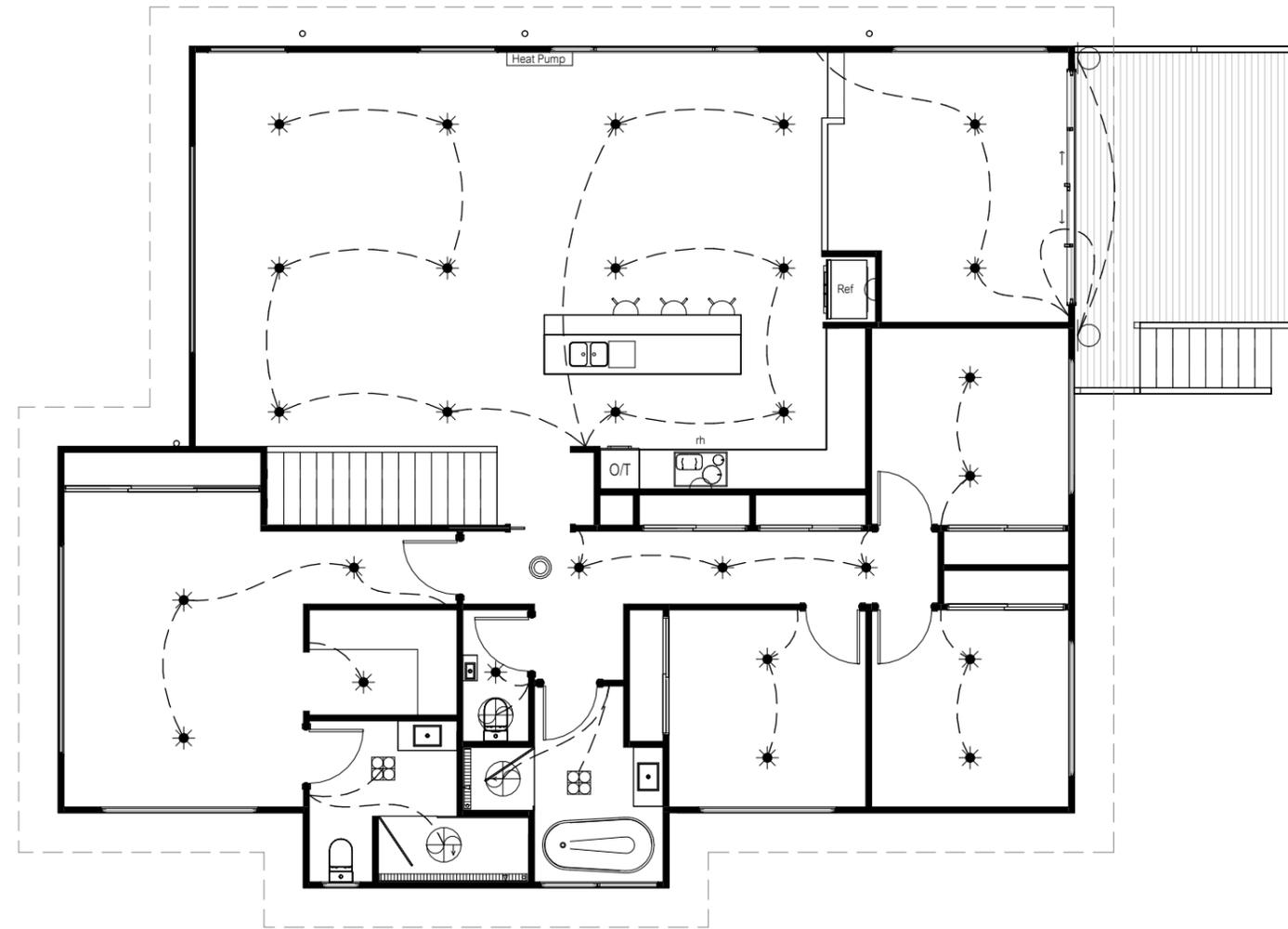
B	25 Sep. 2025	SW
No.	Date	Int.

Amendment changes as per cover sheet

LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
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- ⊚ 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.



C	29 Oct. 2025	ST
B	25 Sep. 2025	SW
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FIRST FLOOR ELECTRICAL PLAN

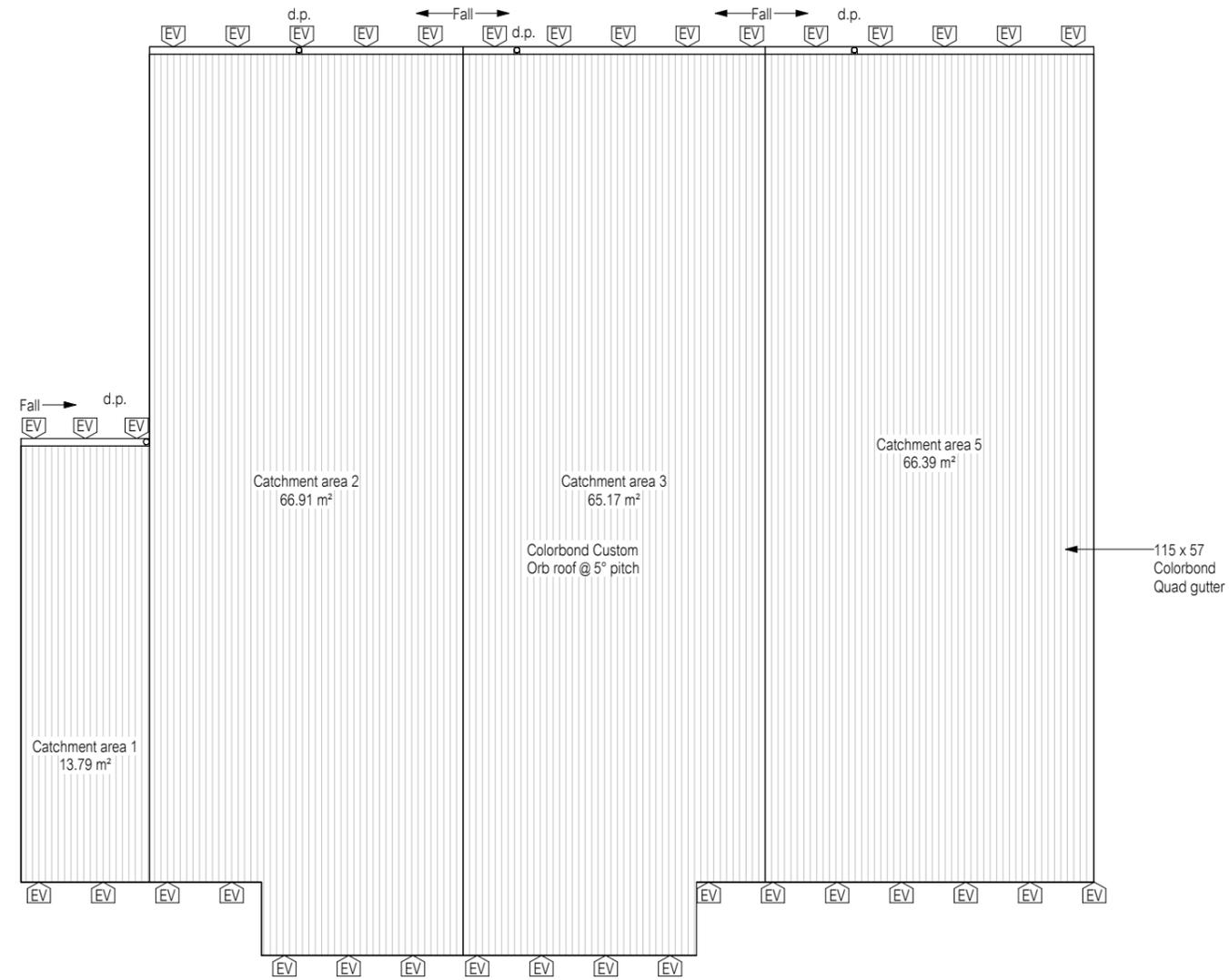
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Date	2 September 2025	Sheet
Scale	1:100	09a/03

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a:
 Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.
 The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:
 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
 75 x 38 F8 @ 900 Centre

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



Position and quantity of downpipes are not to be altered without consultation with designer

Sarking to be cut / discontinuous along ridge line. Custom orb profile to provide N.C.C. required ventilation between ridge capping and roofing sheet.

ROOF DRAINAGE NOTE:
 Min. medium rectangular gutter & min. 90e 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

EAVES VENT NOTE:
 BRADFORD CSR POLY EAVE VENT (23,700mm²). 18 VENTS EVENLY SPACED

B	25 Sep. 2025	SW
No.	Date	Int.

Amendment changes as per cover sheet

- Notes**
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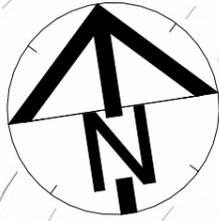
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ROOF PLAN

Drawn	SW	AP2025-2487
Date	2 September 2025	Sheet
Scale	1:100	

11/03



NOTES

- LATITUDE: -42° 54.93'
- LONGITUDE: 147° 25.01'
- Surrounding topography information from LIDAR data.
- Ground terrain for development site derived from detail survey.

Notes

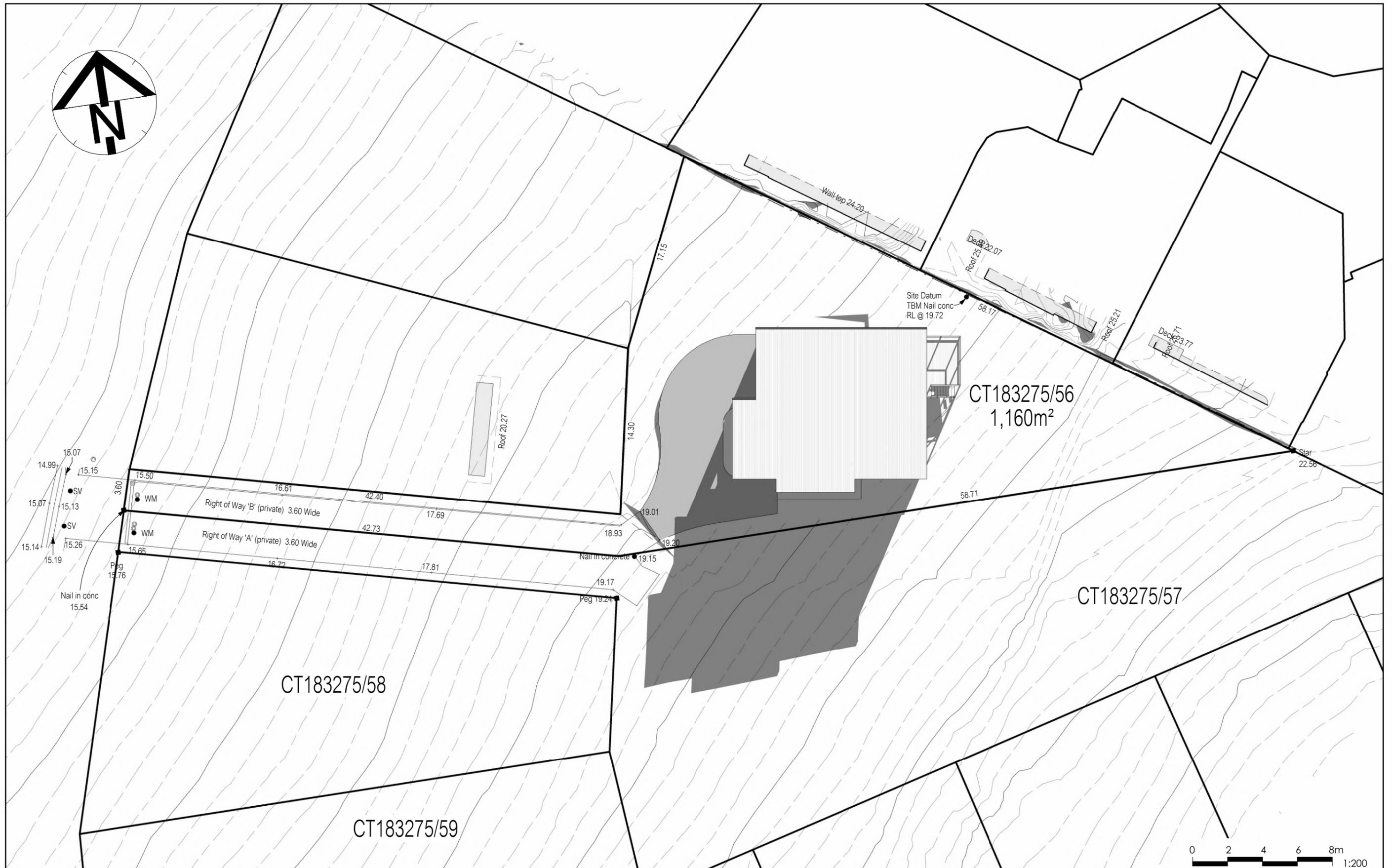
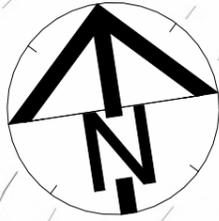
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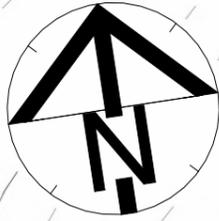
Client / Project info
 PROPOSED READ RESIDENCE
 384 Carella Street,
 TRANMERE



SHADOW DIAGRAM -		
21/06/26 9am		
Drawn	SW	AP2025-2487
Date	29 January 2026	Sheet
Scale	1:300	S01



<p>NOTES</p> <ul style="list-style-type: none"> LATITUDE: -42° 54.93' LONGITUDE: 147° 25.01' Surrounding topography information from LIDAR data. Ground terrain for development site derived from detail survey. 			<p>Notes</p> <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. 		<p>Designer:</p> <p>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</p>		<p>Client / Project info</p> <p>PROPOSED READ RESIDENCE 384 Carella Street, TRANMERE</p>				<p>SHADOW DIAGRAM - 21/06/26 10am</p>	
<p>No. Date Int. Amendment changes as per cover sheet</p>							<p>Drawn SW AP2025-2487</p>		<p>Date 29 January 2026 Sheet</p>			
							<p>Scale 1:300</p>		<p>S02</p>			



NOTES

- LATITUDE: -42° 54.93'
- LONGITUDE: 147° 25.01'
- Surrounding topography information from LIDAR data.
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Notes

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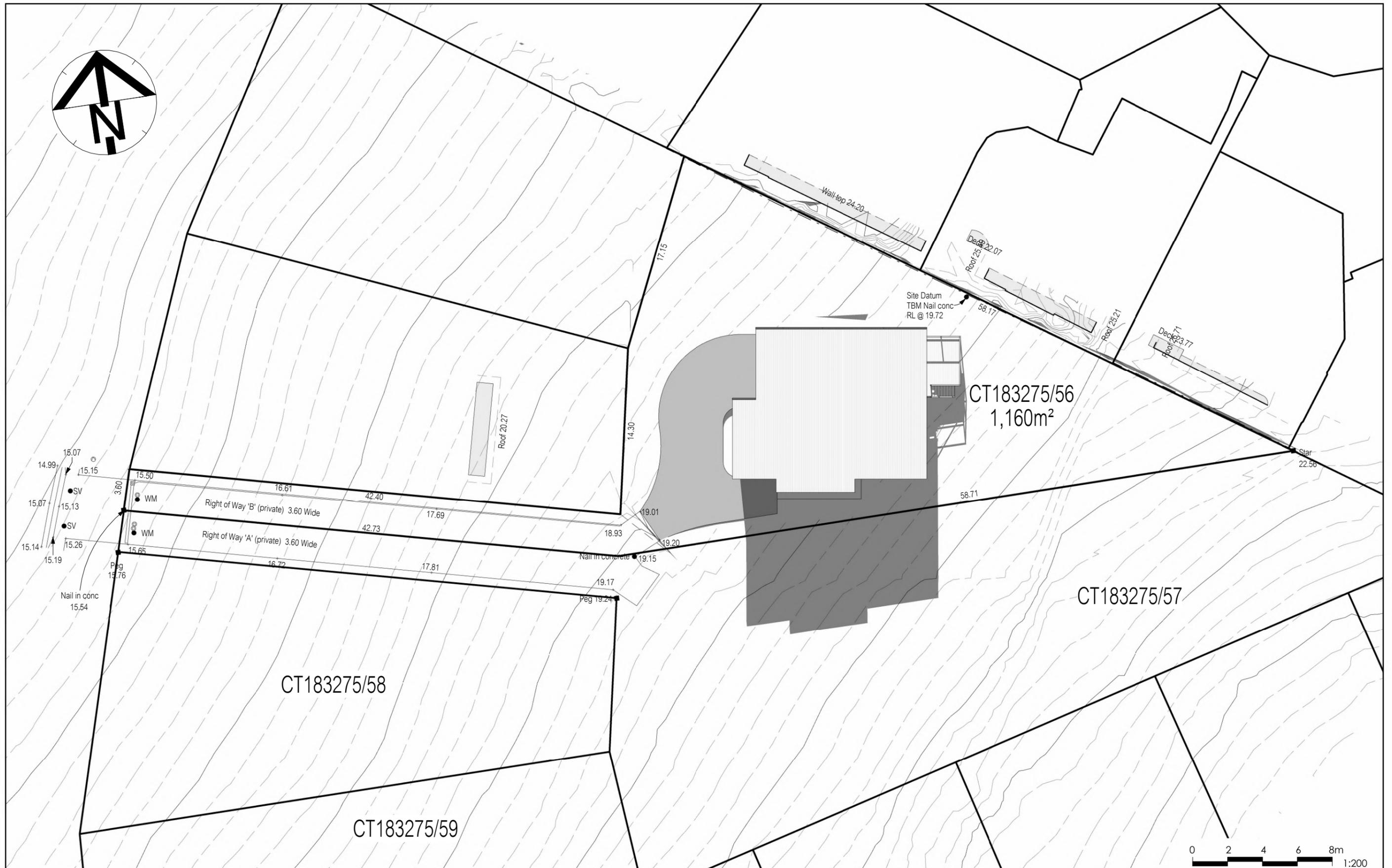
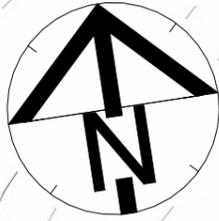
Designer:
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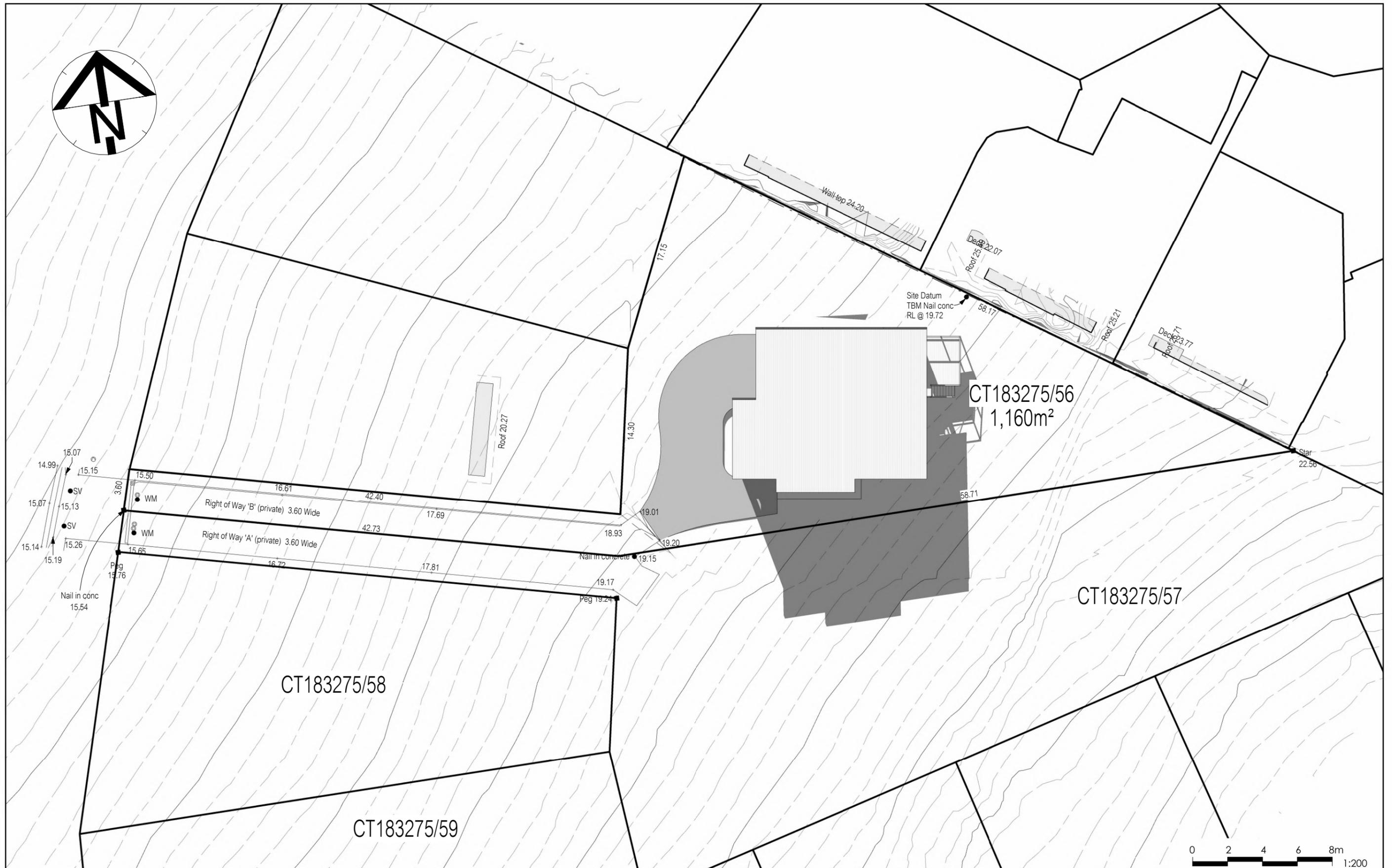
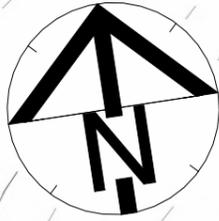
Client / Project info
 PROPOSED READ RESIDENCE
 384 Carella Street,
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SHADOW DIAGRAM -		
21/06/26 11am		
Drawn	SW	AP2025-2487
Date	29 January 2026	Sheet
Scale	1:300	S03

No.	Date	Int.	Amendment changes as per cover sheet





<p>NOTES</p> <ul style="list-style-type: none"> LATITUDE: -42° 54.93' LONGITUDE: 147° 25.01' Surrounding topography information from LIDAR data. Ground terrain for development site derived from detail survey. 			<p>Notes</p> <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. 		<p>Designer:</p> <p>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</p>		<p>Client / Project info</p> <p>PROPOSED READ RESIDENCE 384 Carella Street, TRANMERE</p>				<p>SHADOW DIAGRAM - 21/06/26 1pm</p>	
<p>No. Date Int. Amendment changes as per cover sheet</p>							<p>Drawn SW AP2025-2487</p>		<p>Date 29 January 2026 Sheet</p>			
							<p>Scale 1:300</p>		<p>S05</p>			

