



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2025/057760**

**PROPOSAL:** Multiple Dwellings (assisted housing) - 1 existing and 1 new

**LOCATION:** 12 Hollycroft Way, Clarendon Vale

**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](http://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](mailto: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](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

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

Proposal: **assisted housing**

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Location: **12 Hollycroft way, clarendon value**

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**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:

no

Current use of site: **residential**

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

#### Declaration

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

#### Acknowledgement

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

**Personal Information Removed**

Date: 8/12/25

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

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### Mandatory Documents

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

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- 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.

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### 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.

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- 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 11276	FOLIO 165
EDITION 6	DATE OF ISSUE 13-May-2020

SEARCH DATE : 24-Sep-2025

SEARCH TIME : 04.05 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 165 on Sealed Plan [11276](#)

Derivation : Part of 823 Acres Gtd. to G. Stokell & Ors.

Prior CT [3713/25](#)

SCHEDULE 1

[M819113](#) TRANSFER to ROBERT CHEDID Registered 13-May-2020 at  
12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E215236](#) MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 13-May-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

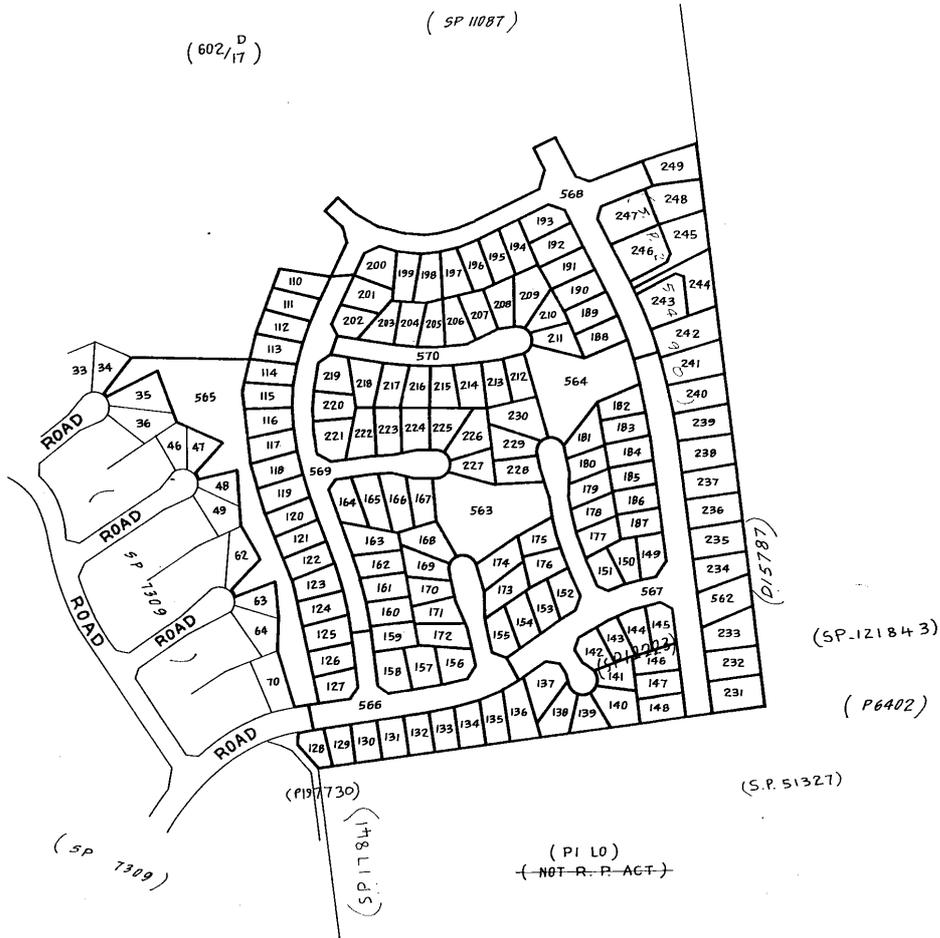
No unregistered dealings or other notations

General Owner: The Director of Housing & Construction		PLAN OF SURVEY by Surveyor A. C. Peacock of land situated in the	Registered Number: <b>S.P11276</b>
Title Reference: CONV 41/3029		TOWN OF ROKEBY	Effective from 31 AUG 1978
Grantee: Part of 823 Acres George Stokell & Ors		Scale 1:3000	 Recorder of Titles

MEMO 7-8-78

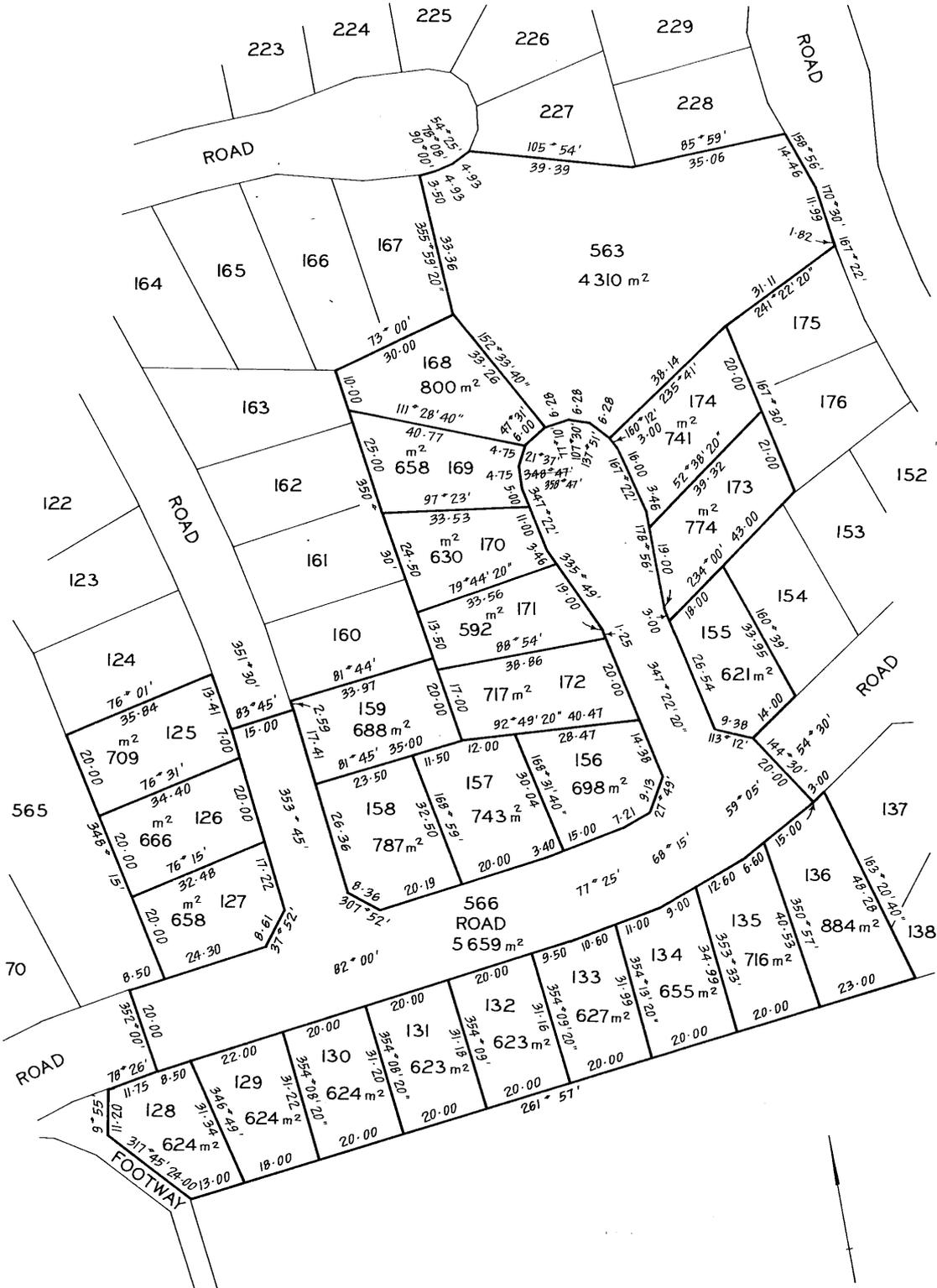
14/11/2025

INDEX PLAN

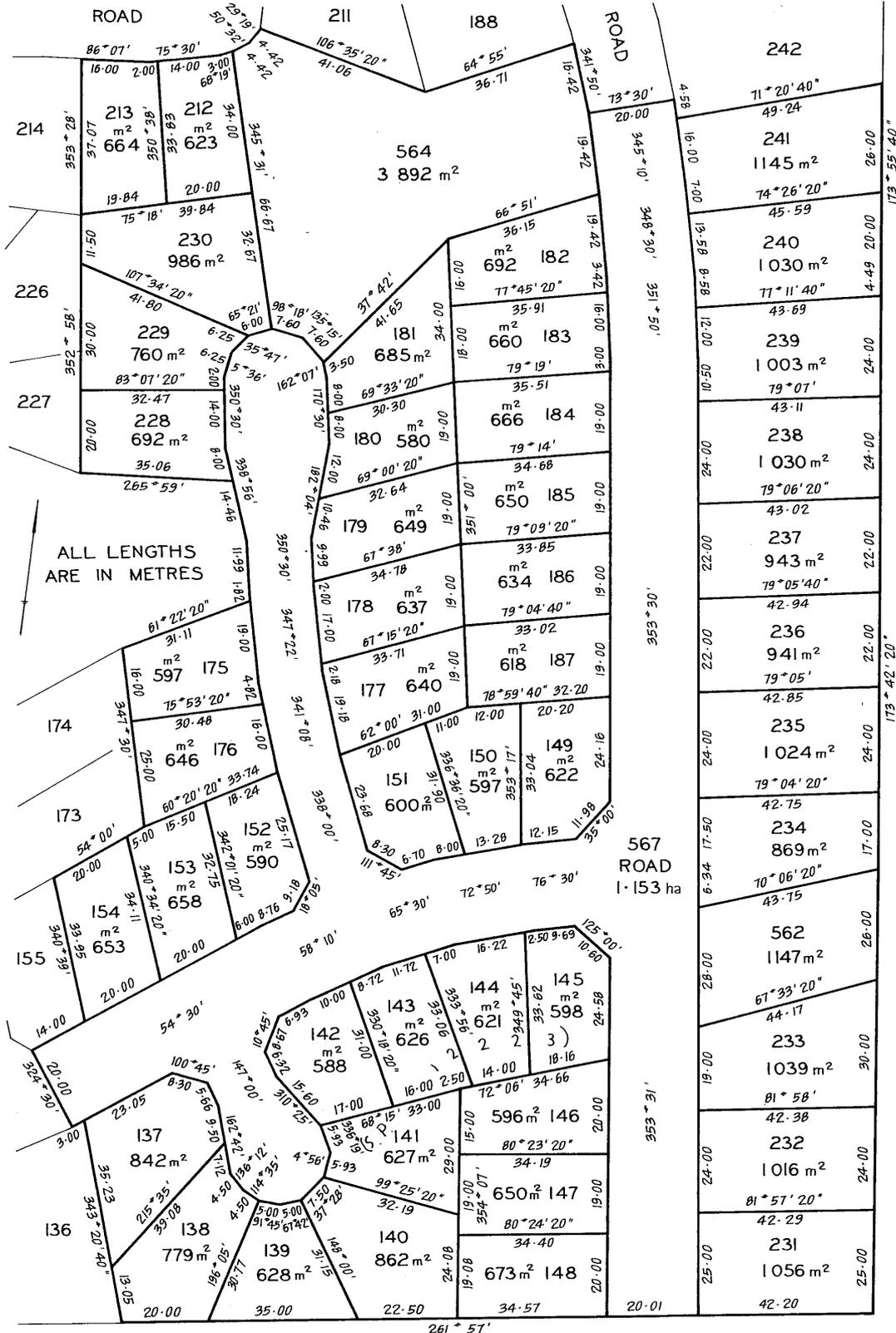


31/11/2025

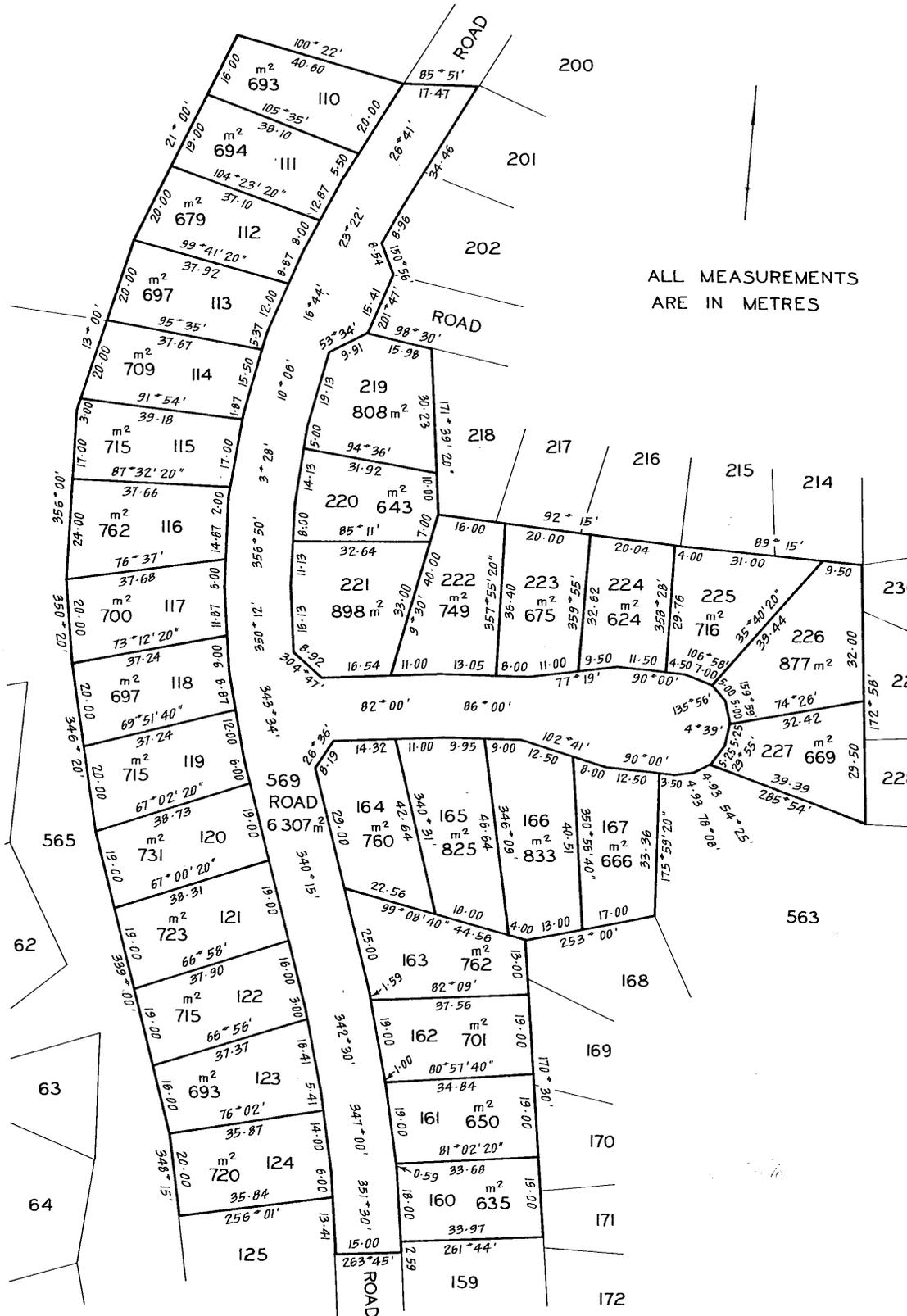
<p>ANNEXURE SHEET No. 1 (of 5 annexures) to plan by Surveyor A. C. Peacock</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 19-2-75 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P11276</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>A. C. Peacock</i> Owner: The Director of Housing &amp; Construction</p>	<p>Scale 1:750</p>
<p>Council Clerk</p>	<p>Title Reference: CONV 41/2829</p>	



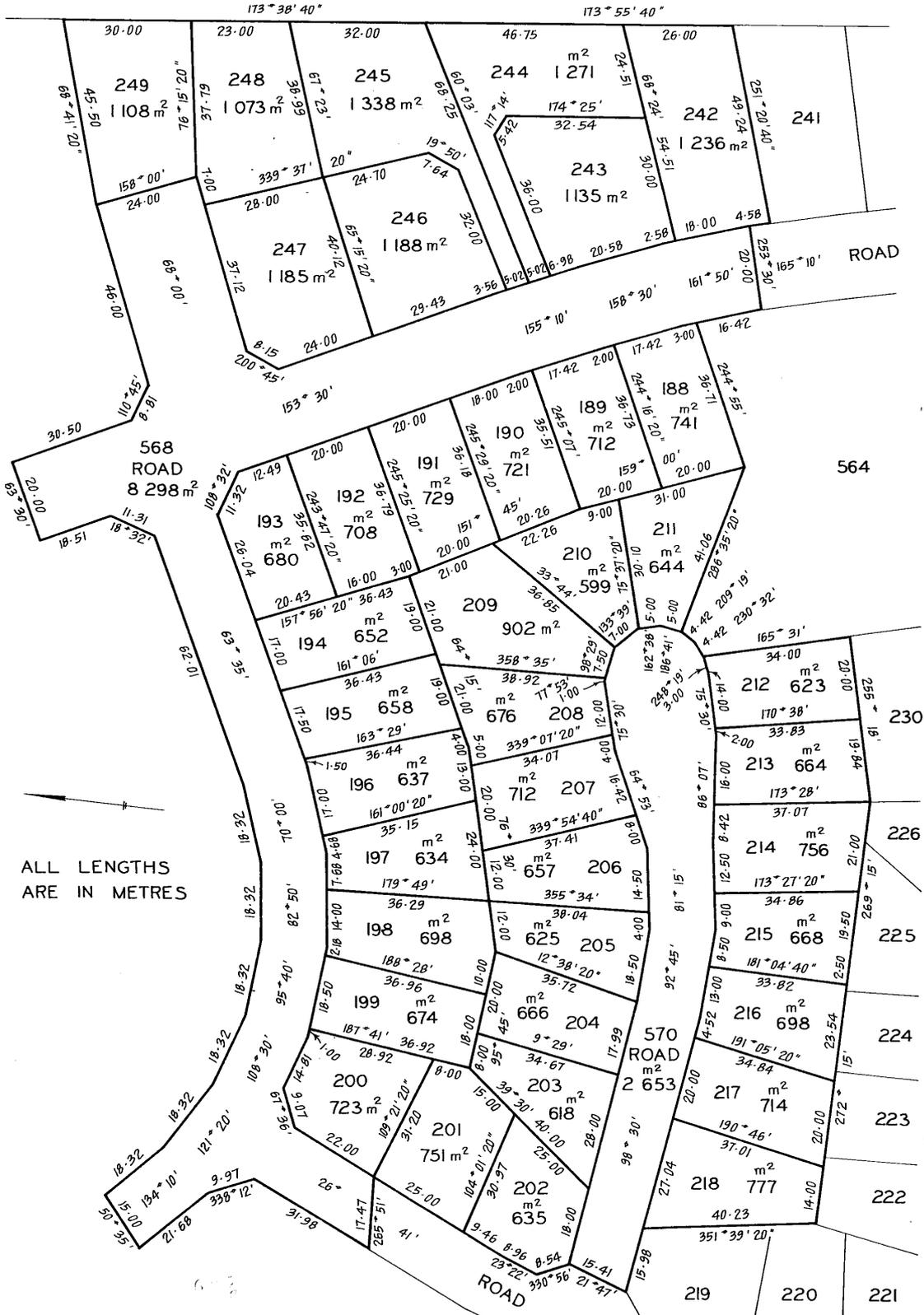
<p>ANNEXURE SHEET No. 2 (of 5 annexures) to plan by Surveyor A.C. Peacock</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 19.2.75 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P11276</b></p>
<p>Signed for the purposes of identification  Council Clerk</p>	<p>Surveyor: <i>A.C. Peacock</i> Owner: The Director of Housing &amp; Construction Title Reference: conv 41/3829</p>	<p>Scale 1 : 750</p>



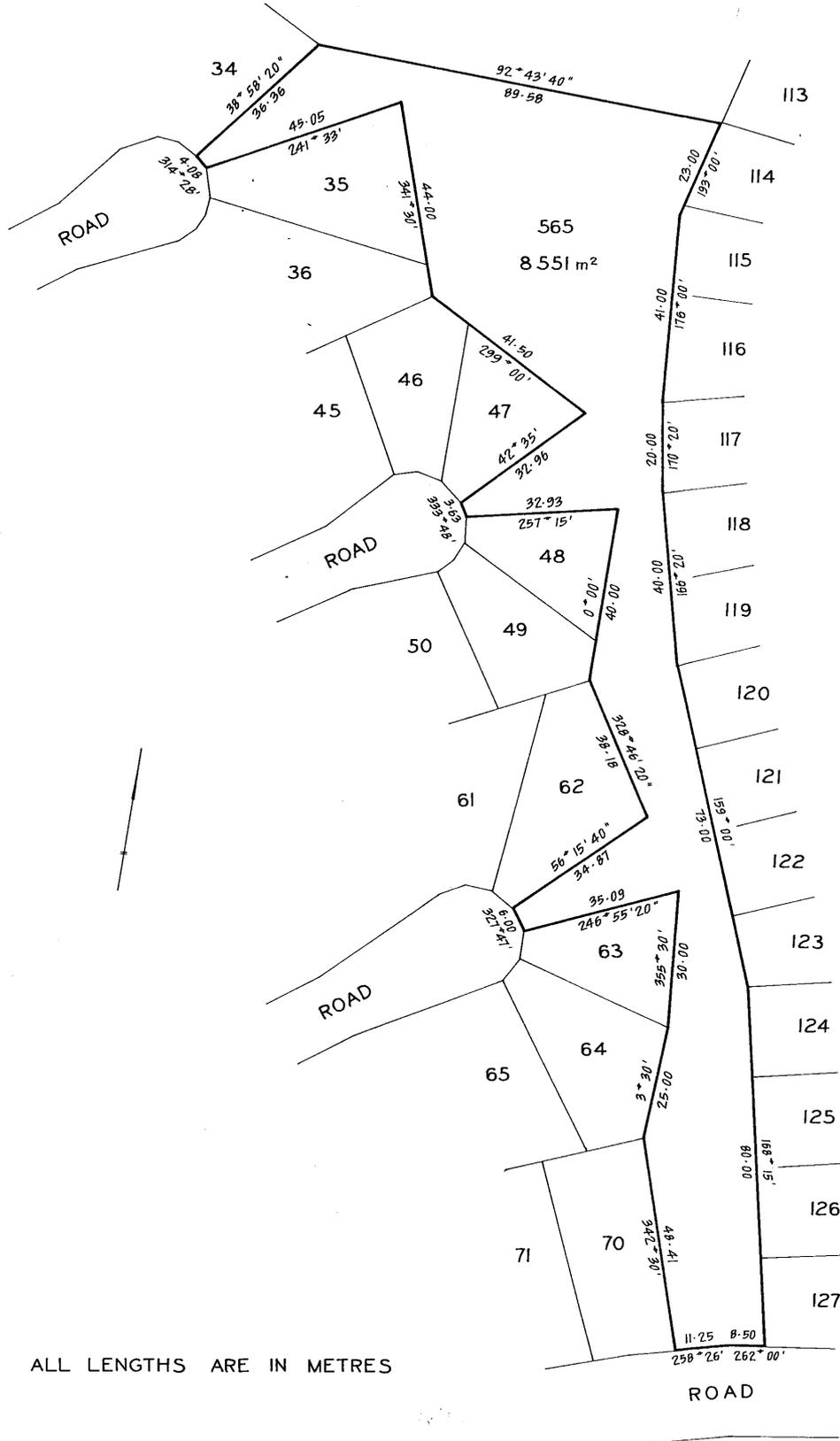
<p><b>ANNEXURE SHEET No. 3</b> (of 5 annexures) to plan by Surveyor A.C. Peacock</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 19-2-75 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P11276</b></p>
<p>Signed for the purposes of identification  Council Clerk</p>	<p>Surveyor: <i>[Signature]</i> General Owner: The Director of Housing &amp; Construction Title Reference: conv 41/3829</p>	<p>Scale 1: 750</p>



<p>ANNEXURE SHEET No. 4 (of 5 annexures) to plan by Surveyor A.C. Peacock</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 19.2.75 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P11276</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>A.C. Peacock</i></p>	<p>Scale 1:750</p>
<p>Council Clerk</p>	<p>Owner: The Director of Housing &amp; Construction Title Reference: CONV 41/3829</p>	



<p>ANNEXURE SHEET No. 5 (of 5 annexures) to plan by Surveyor A.C. Peacock</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 19.2.75 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P11276</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>A.C. Peacock</i> Owner: The Director of Housing &amp; Construction</p>	<p>Scale 1 : 750</p>
<p>Council Clerk</p>	<p>Title Reference: C.T. 41/3829</p>	



ALL LENGTHS ARE IN METRES



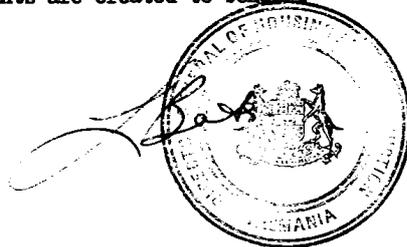
SCHEDULE OF EASEMENTS

PLAN NO. S.P 11276

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No easement profits a prendre or covenants are created to benefit or burden any lots shown on the plan.



The Director-General of Housing and Construction

Registered Proprietor of the land shown on the plan in the presence of :

[Handwritten signature]

Certified correct for the purposes of the Real Property Act 1862 as amended

[Handwritten signature]

Director-General of Housing and Construction.

[Handwritten signature]



11276

This is the schedule of easements attached to the plan of Clarendon Vale

Subdivision ..... comprising part of the land in

*(Insert Title Reference)*

Sealed by ..... on ..... 19.....

.....  
*Council Clerk/Town Clerk*

SEARCH OF TORRENS TITLE

VOLUME 11276	FOLIO 569
EDITION 2	DATE OF ISSUE 08-July-2015

SEARCH DATE : 23-Dec-2025

SEARCH TIME : 09.51 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 569 on Sealed Plan [11276](#)

Derivation : Part of 823 Acres Gtd. to G. Stokell & Ors.

Prior CT [3714/17](#)

SCHEDULE 1

[A665456](#) TRANSFER to CLARENCE CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

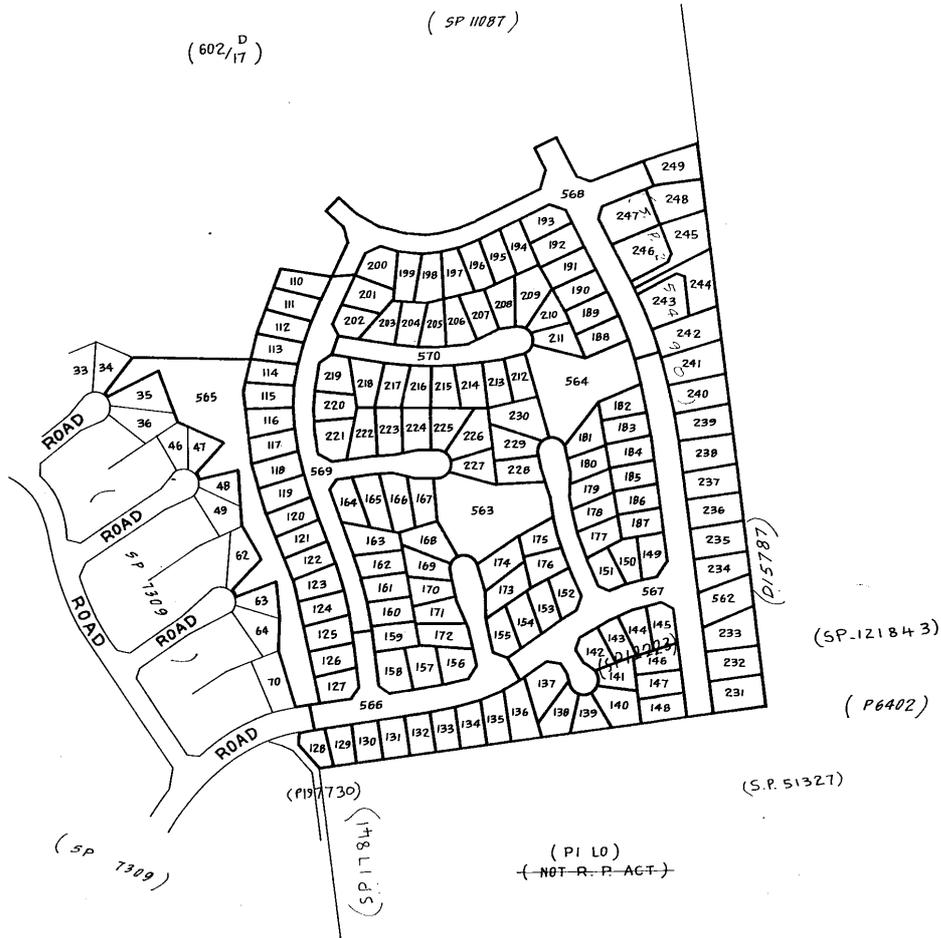
No unregistered dealings or other notations

General Owner: The Director of Housing & Construction		PLAN OF SURVEY by Surveyor A. C. Peacock of land situated in the	Registered Number: <b>S.P11276</b>
Title Reference: CONV 41/3029		TOWN OF ROKEBY	Effective from 31 AUG 1978
Grantee: Part of 823 Acres George Stokell & Ors		Scale 1:3000	 Recorder of Titles

MEMO 7-8-78

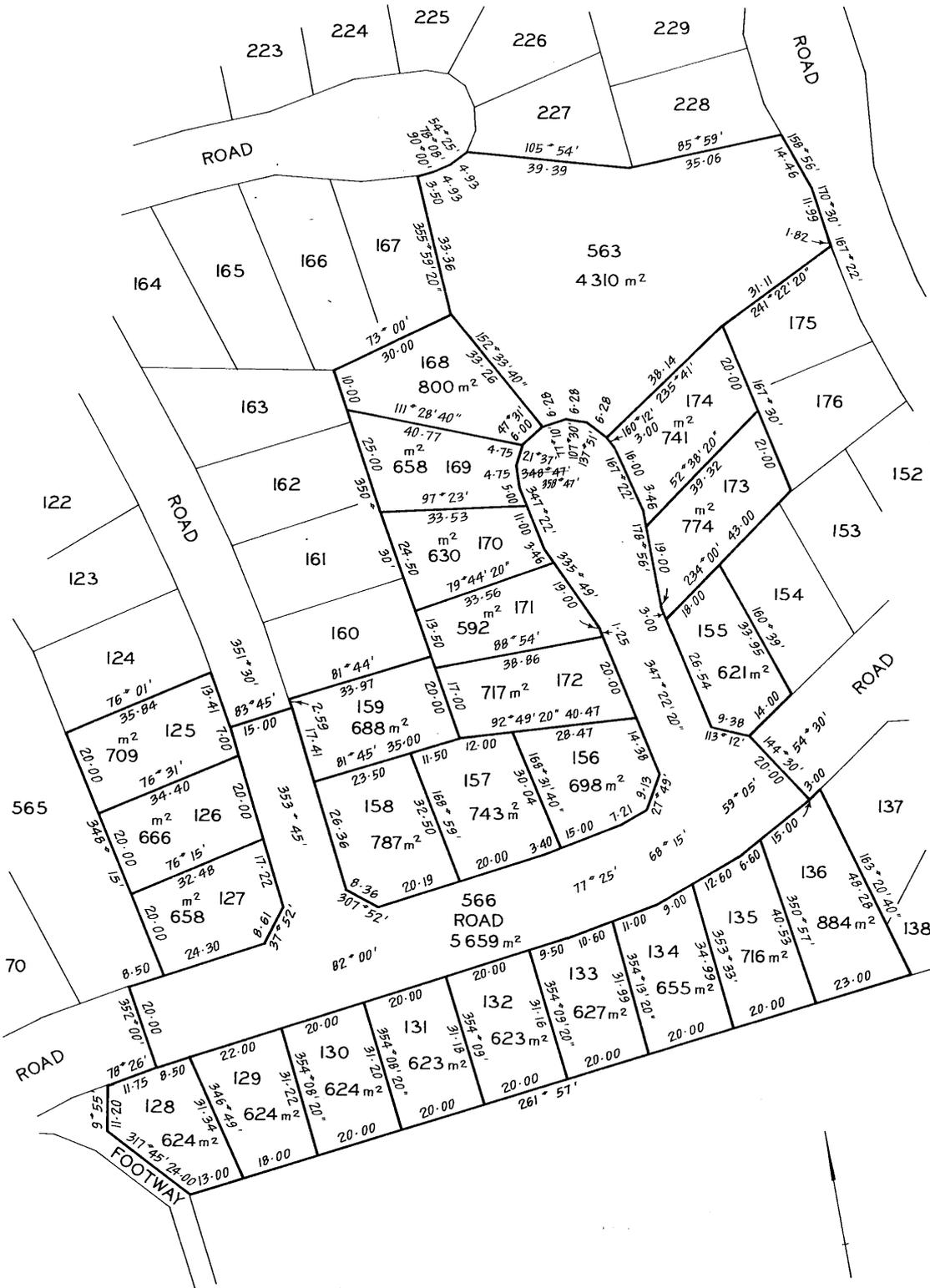
14/11/2019

INDEX PLAN

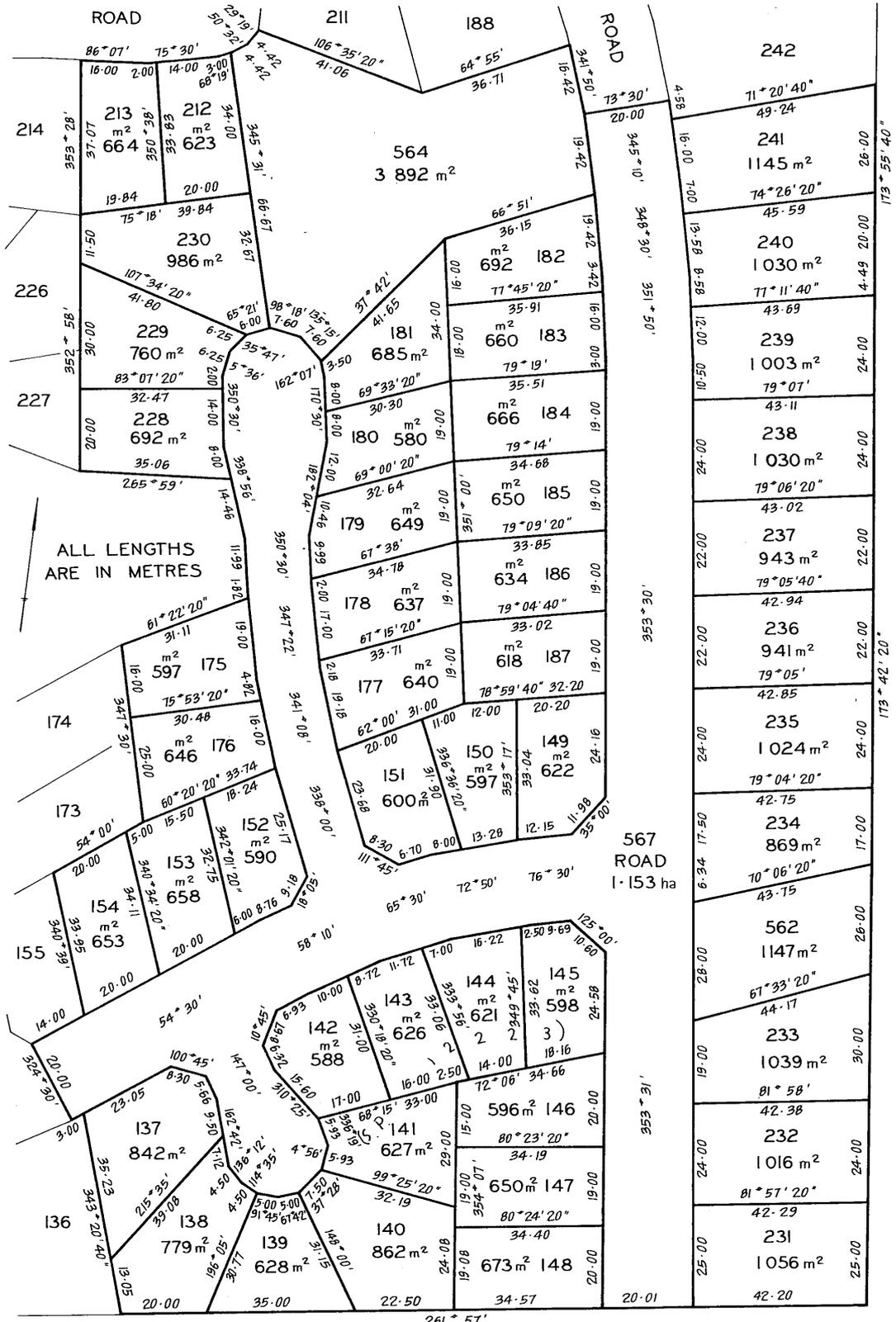


31/11/2019

<p>ANNEXURE SHEET No. 1 (of 5 annexures) to plan by Surveyor A. C. Peacock</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 19-2-75 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P11276</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>A. C. Peacock</i> Owner: The Director of Housing &amp; Construction</p>	<p>Scale 1:750</p>
<p>Council Clerk</p>	<p>Title Reference: CONV 41/2829</p>	

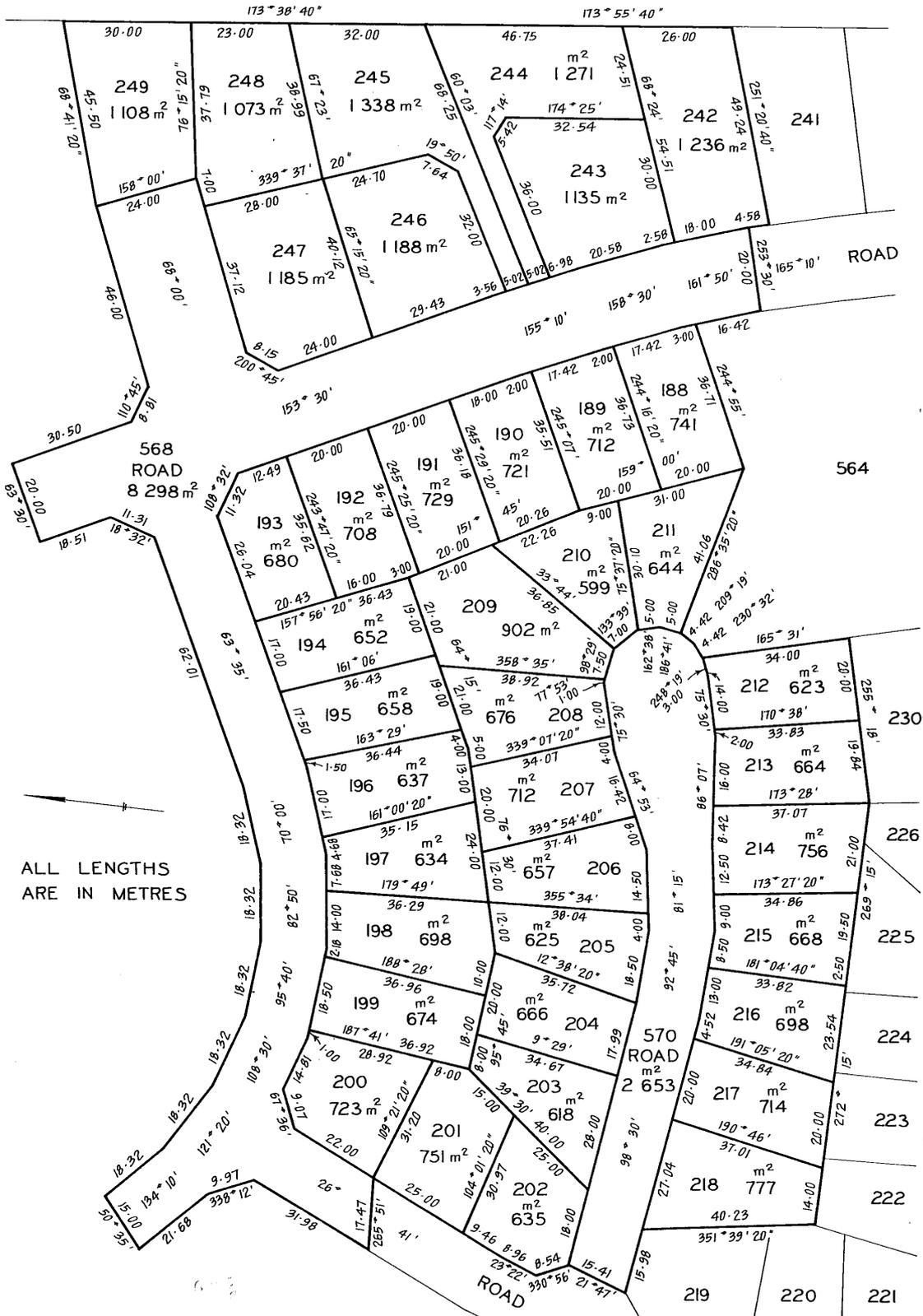


ANNEXURE SHEET No. 2 (of 5 annexures) to plan by Surveyor A.C. Peacock	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 19.2.75 and that certificate extends to the detail shown on this sheet.	Registered Number: <b>S.P11276</b>
	Signed for the purposes of identification  Council Clerk _____	Surveyor <i>A.C. Peacock</i> Owner: The Director of Housing & Construction Title Reference: conv 41/3829

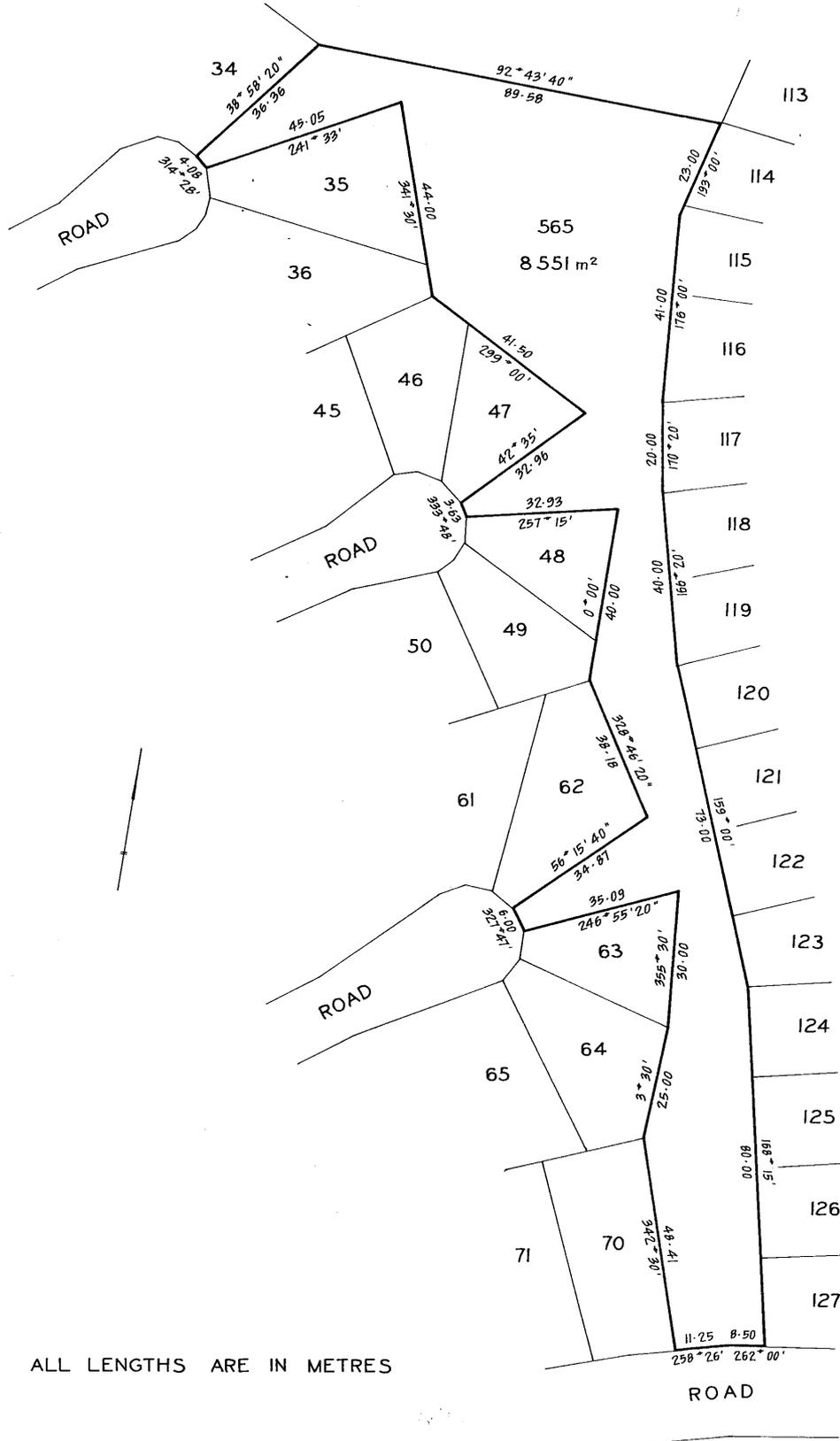




<p>ANNEXURE SHEET No. 4 (of 5 annexures) to plan by Surveyor A.C. Peacock</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 19.2.75 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P11276</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>A.C. Peacock</i></p>	<p>Scale 1:750</p>
<p>Council Clerk</p>	<p>Owner: The Director of Housing &amp; Construction Title Reference: CONV 41/3829</p>	



<p>ANNEXURE SHEET No. 5 (of 5 annexures) to plan by Surveyor A.C. Peacock</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 19.2.75 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P11276</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>A.C. Peacock</i> Owner: The Director of Housing &amp; Construction</p>	<p>Scale 1 : 750</p>
<p>Council Clerk</p>	<p>Title Reference: C.T. 41/3829</p>	



ALL LENGTHS ARE IN METRES



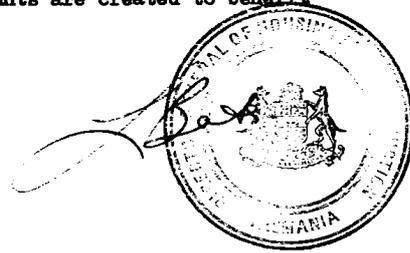
SCHEDULE OF EASEMENTS

PLAN NO. S.P 11276

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

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Registered Proprietor of the land shown on the plan in the presence of :

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Certified correct for the purposes of the Real Property Act 1862 as amended

[Handwritten signature]

Director-General of Housing and Construction.

[Handwritten signature]



11276

This is the schedule of easements attached to the plan of Clarendon Vale

Subdivision ..... comprising part of the land in

*(Insert Title Reference)*

Sealed by ..... on ..... 19.....

.....  
*Council Clerk/Town Clerk*



# HOLLYCROFT WAY NDIS HOUSING

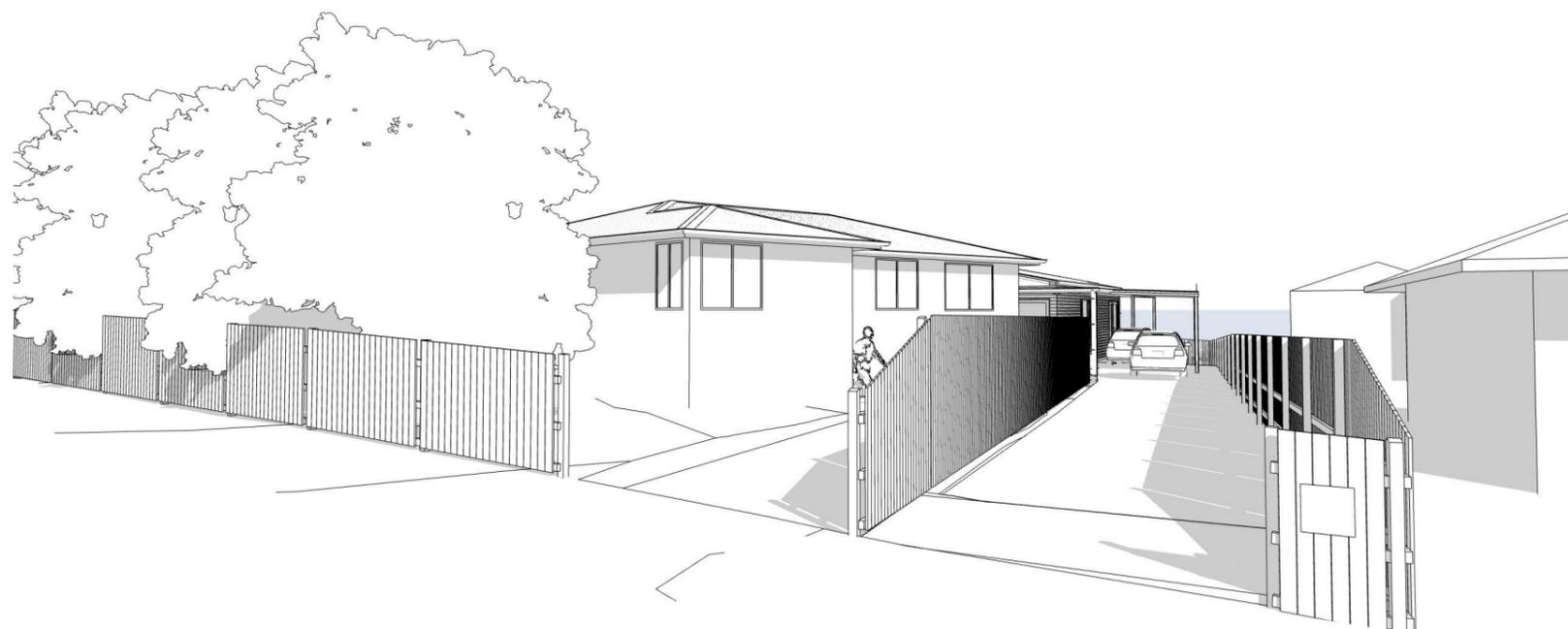
2025-0278  
12 HOLLYCROFT WAY, CLARENDON VALE TAS

P +61 2 4969 3631  
E HELLO@SDARCH.COM.AU  
A SUITE 1, LEVEL 1, 187 UNION ST, THE JUNCTION NSW 2291  
SDARCH.COM.AU

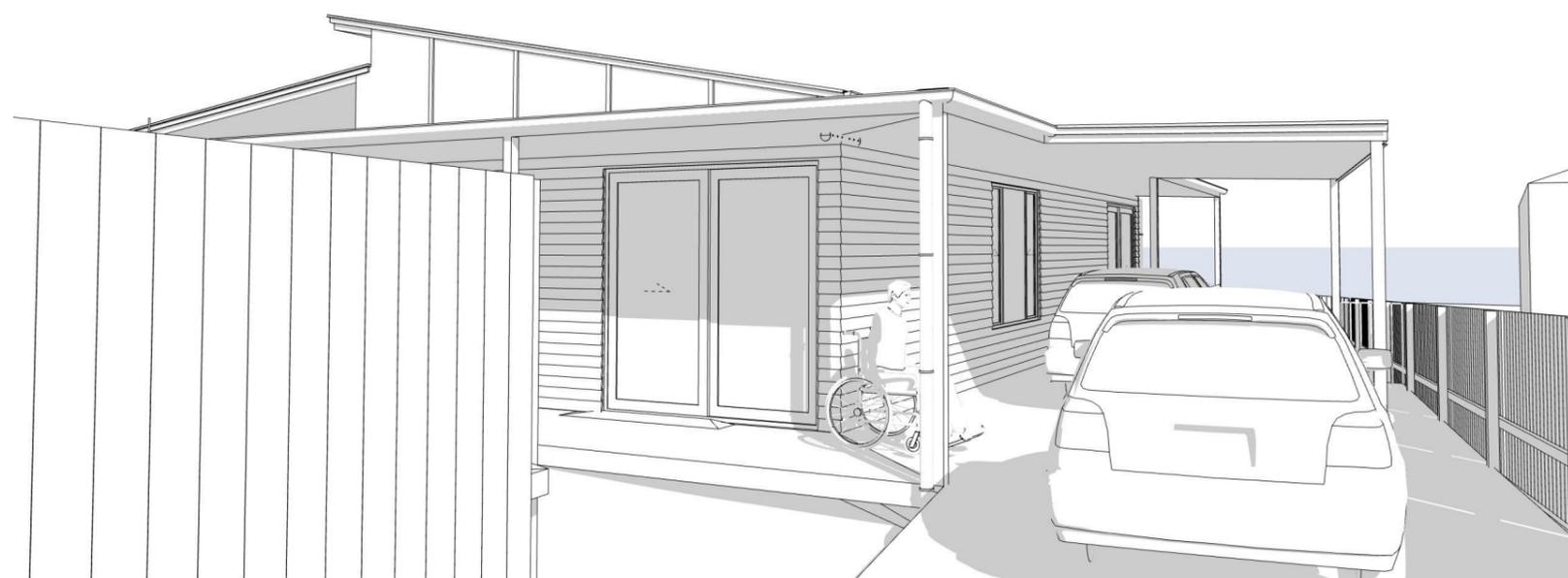


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 P:\2025\2025-027 Kunama NDIS Projects\02 Drawings\02\_b Working Files\K12 Hollycroft Way\2025-027 12 Hollycroft Way DA.pln

LEGEND  
 (e) - EXISTING



○ HOLLYCROFT WAY NORTH-WEST PERSPECTIVE



○ DWELLING 02 DRIVEWAY PERSPECTIVE

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 SDARCH.COM.AU

ISSUE	DESCRIPTION	BY	CHK	DATE
A	FOR DA MINOR AMMENDMENT	MF		17/09/2025
B	FOR DA MINOR AMENDMENT UPDATED	RM	RM	4/11/2025

PROJECT  
 HOLLYCROFT WAY NDIS HOUSING

DRAWING  
 3D PERSPECTIVES

LOCATION  
 12 HOLLYCROFT WAY, CLARENDON VALE  
 TAS

CLIENT  
 KUNAMA CONSTRUCTIONS

PROJECT NO.  
 2025-0278

DRAWING NO. DD002  
 ISSUE NO. B  
 SCALE @A3



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 E HELLO@SDARCH.COM.AU  
 A SUITE 1, LEVEL 1, 187 UNION ST, THE JUNCTION NSW 2291  
 SDARCH.COM.AU

ISSUE	DESCRIPTION	BY	CHK	DATE
A	FOR DA MINOR AMMENDMENT	MF		17/09/2025
B	FOR DA MINOR AMMENDMENT UPDATED	RM	RM	4/11/2025

PROJECT  
 HOLLYCROFT WAY NDIS HOUSING

DRAWING  
 SITE ANALYSIS PLAN

LOCATION  
 12 HOLLYCROFT WAY, CLARENDON VALE  
 TAS

CLIENT  
 KUNAMA CONSTRUCTIONS

PROJECT NO.  
 2025-0278

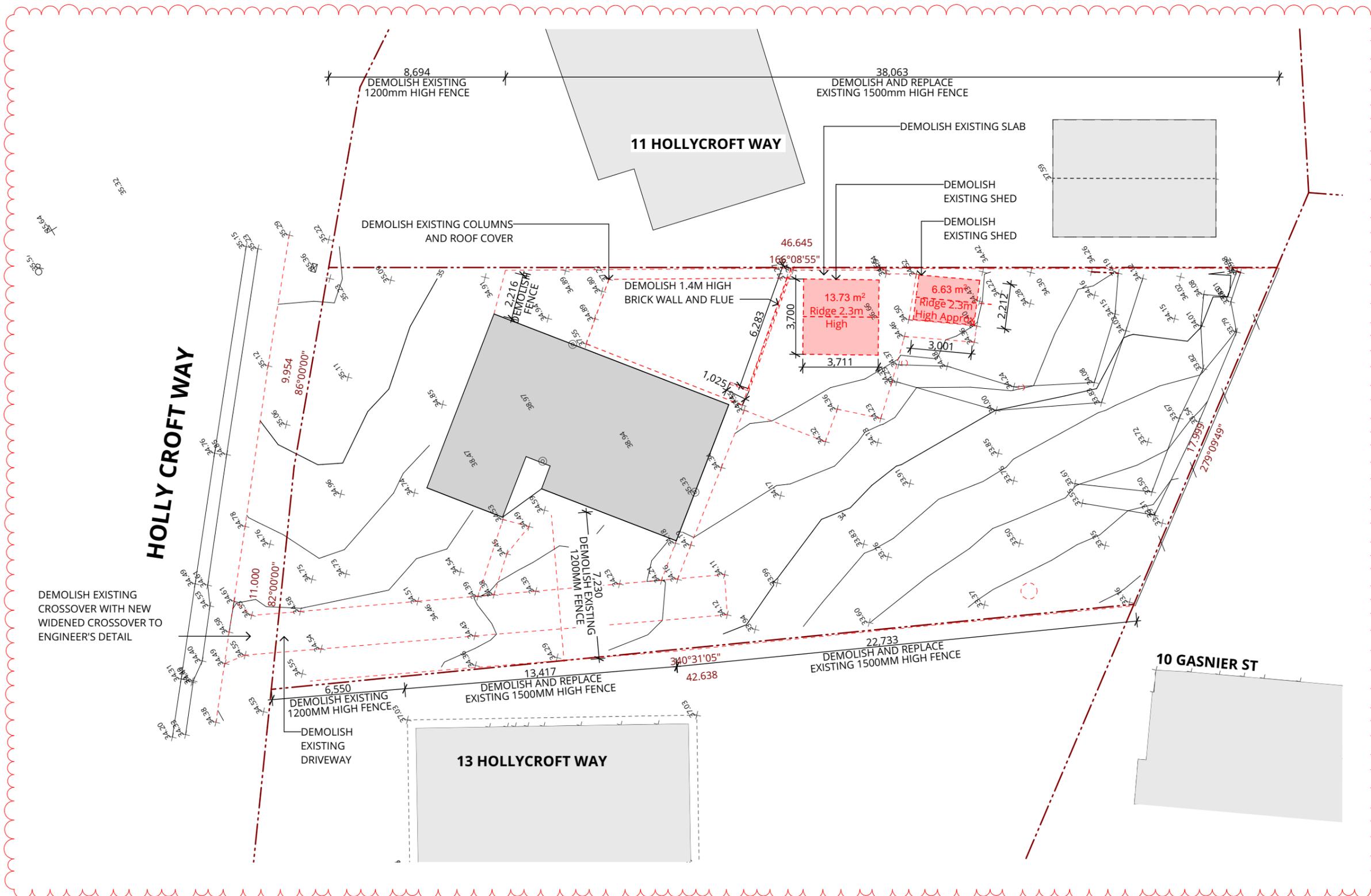
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 ISSUE NO. B  
 SCALE 1:1@A3



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GRAPHIC LEGEND

- DEMOLISHED ELEMENTS
- EXISTING ELEMENTS



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 E HELLO@SDARCH.COM.AU  
 A SUITE 1, LEVEL 1, 187 UNION ST, THE JUNCTION NSW 2291  
 SDARCH.COM.AU

ISSUE	DESCRIPTION	BY	CHK	DATE
D	FOR DA MINOR AMENDMENT UPDATED	AF		5/02/2026
E	FOR DA MINOR AMENDMENT UPDATED	AF		6/02/2026

PROJECT HOLLYCROFT WAY NDIS HOUSING

CLIENT KUNAMA CONSTRUCTIONS

DRAWING EXISTING | DEMOLITION SITE PLAN

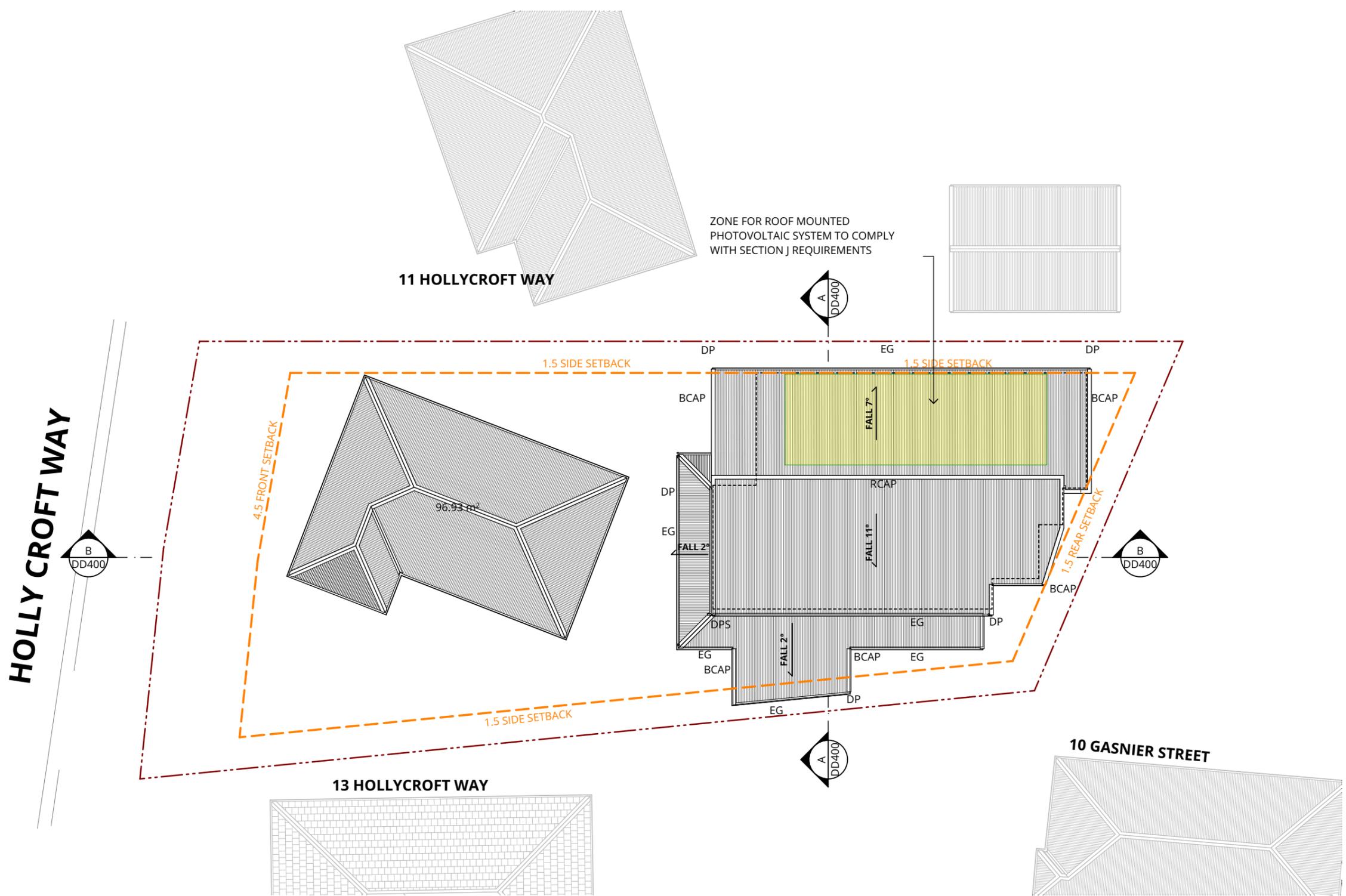
PROJECT NO. 2025-0278

LOCATION 12 HOLLYCROFT WAY, CLARENDON VALE TAS

DRAWING NO. DD102 ISSUE NO. E SCALE 1:200@A3



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 P:\2025\2025-027 Kunama NDIS Projects\02 Drawings\02\_b Working Files\K12 Hollycroft Way\2025-027 12 Hollycroft Way DA.pln



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 SDARCH.COM.AU

ISSUE	DESCRIPTION	BY	CHK	DATE
A	FOR DA MINOR AMMENDMENT	MF		17/09/2025
B	FOR DA MINOR AMMENDMENT UPDATED	RM	RM	4/11/2025

PROJECT  
 HOLLYCROFT WAY NDIS HOUSING

CLIENT  
 KUNAMA CONSTRUCTIONS

DRAWING  
 ROOF PLAN

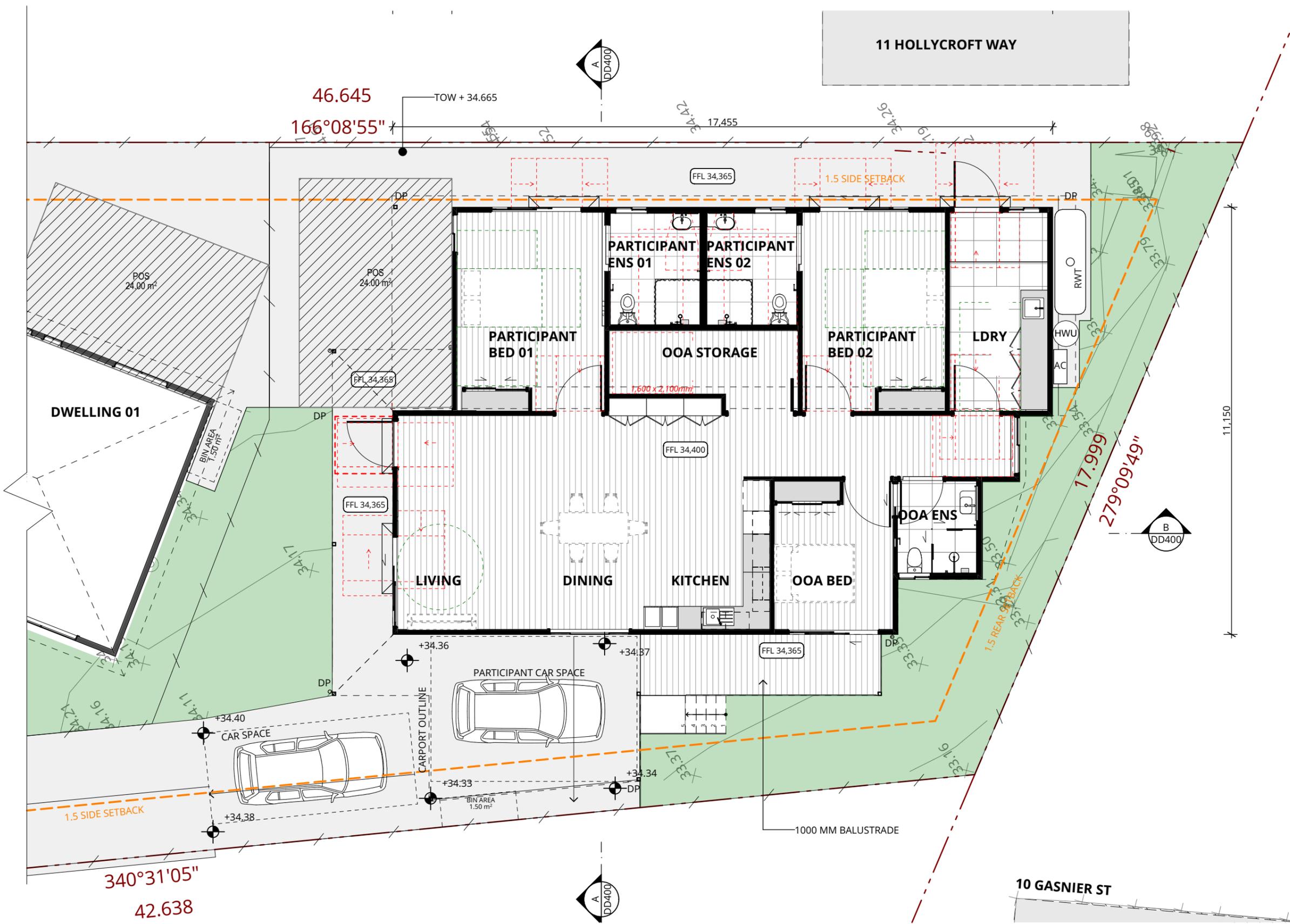
PROJECT NO.  
 2025-0278

LOCATION  
 12 HOLLYCROFT WAY, CLARENDON VALE TAS

DRAWING NO. DD200  
 ISSUE NO. B  
 SCALE 1:200@A3



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ISSUE	DESCRIPTION	BY	CHK	DATE
A	FOR DA MINOR AMMENDMENT	MF		17/09/2025
B	FOR DA MINOR AMMENDMENT UPDATED	RM	RM	4/11/2025

PROJECT  
 HOLLYCROFT WAY NDIS HOUSING

CLIENT  
 KUNAMA CONSTRUCTIONS

DRAWING  
 GROUND FLOOR PLAN

PROJECT NO.  
 2025-0278

LOCATION  
 12 HOLLYCROFT WAY, CLARENDON VALE TAS

DRAWING NO.  
 DD201

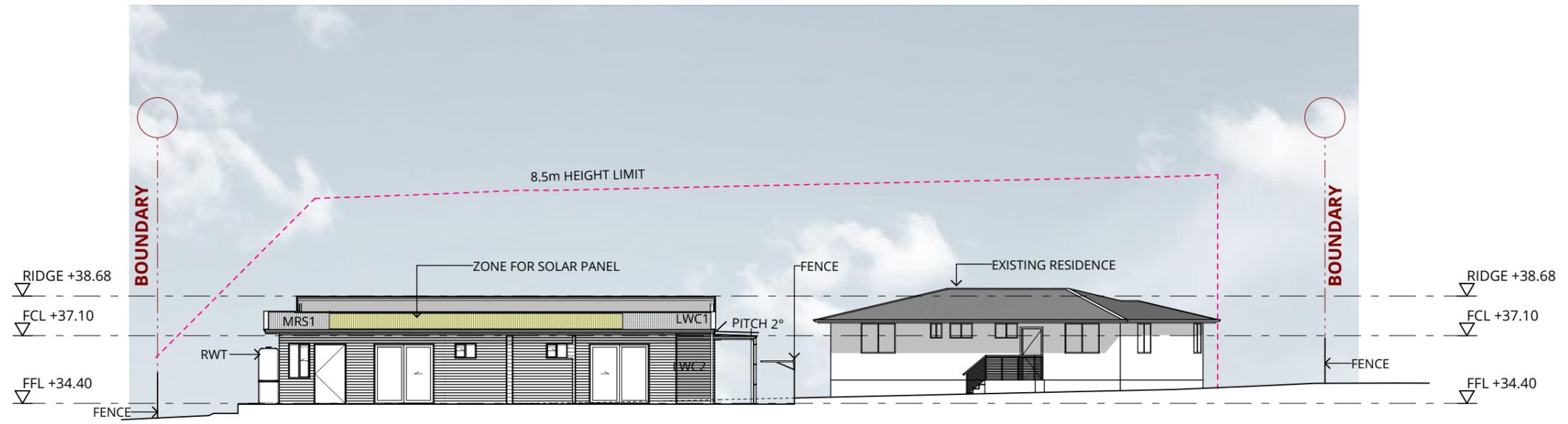
ISSUE NO.  
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SCALE  
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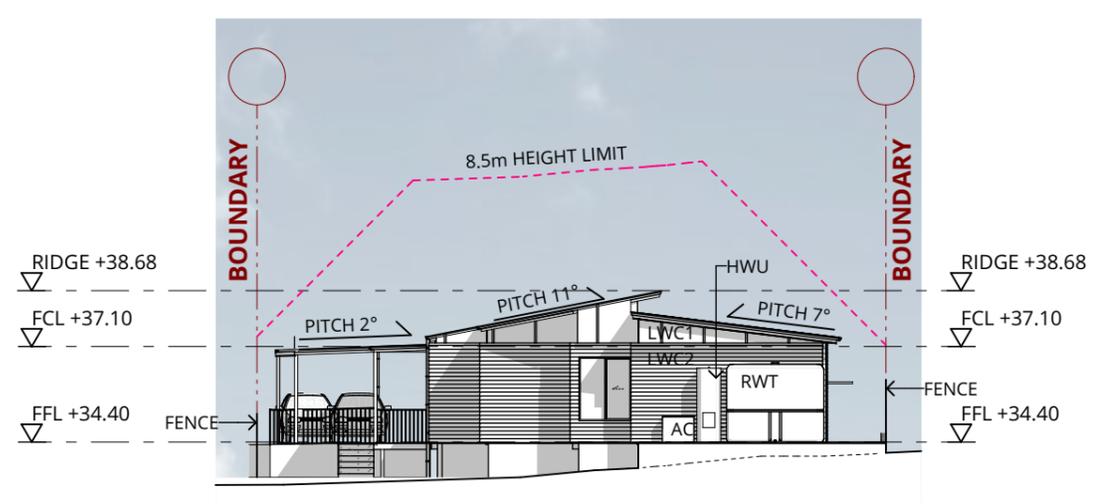


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HOLLYCROFT WAY



EAST ELEVATION  
SCALE 1:200



DWELLING 02 NORTH ELEVATION  
SCALE 1:200

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PROJECT  
HOLLYCROFT WAY NDIS HOUSING

CLIENT  
KUNAMA CONSTRUCTIONS

DRAWING  
ELEVATIONS - SHEET 1

PROJECT NO.  
2025-0278

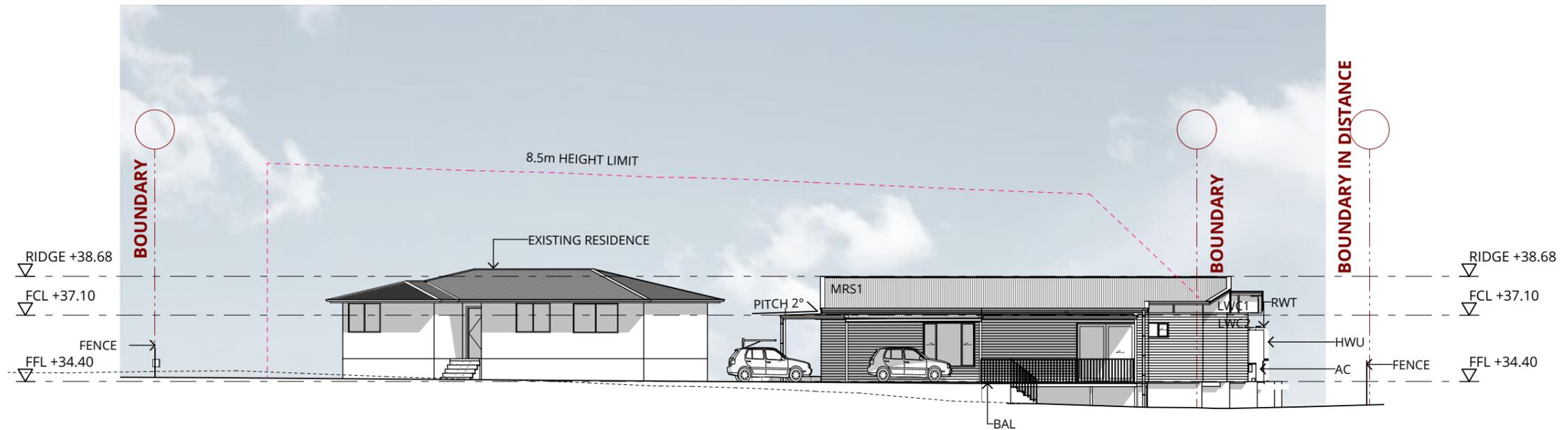
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DRAWING NO. DD300  
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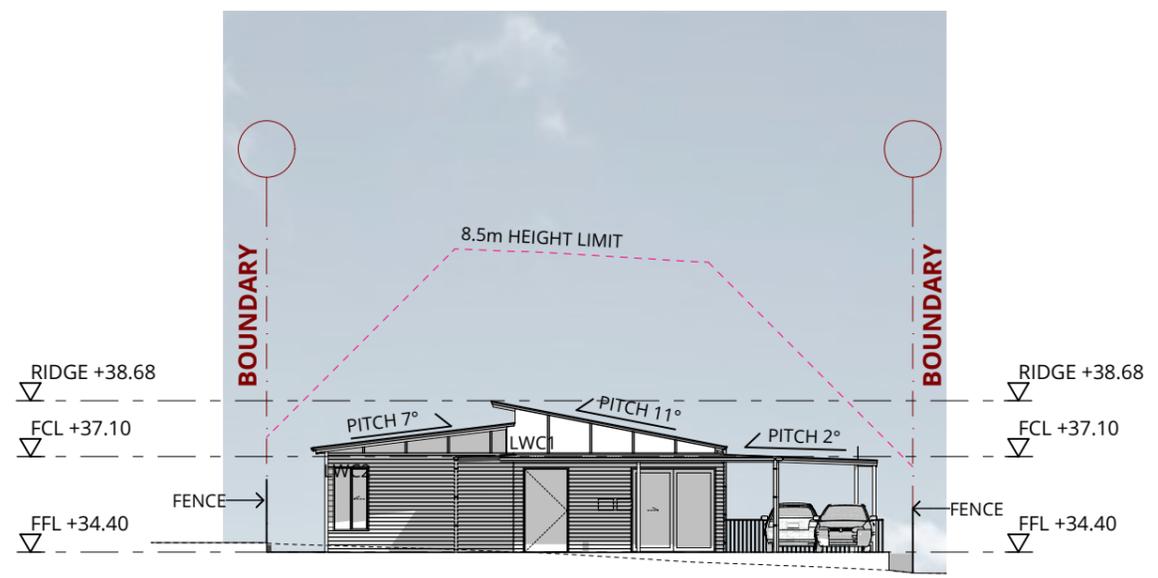


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HOLLYCROFT WAY



WEST ELEVATION  
SCALE 1:200



DWELLING 02 SOUTH ELEVATION  
SCALE 1:200

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PROJECT  
HOLLYCROFT WAY NDIS HOUSING

CLIENT  
KUNAMA CONSTRUCTIONS

DRAWING  
ELEVATIONS - SHEET 2

PROJECT NO.  
2025-0278

LOCATION  
12 HOLLYCROFT WAY, CLARENDON VALE TAS

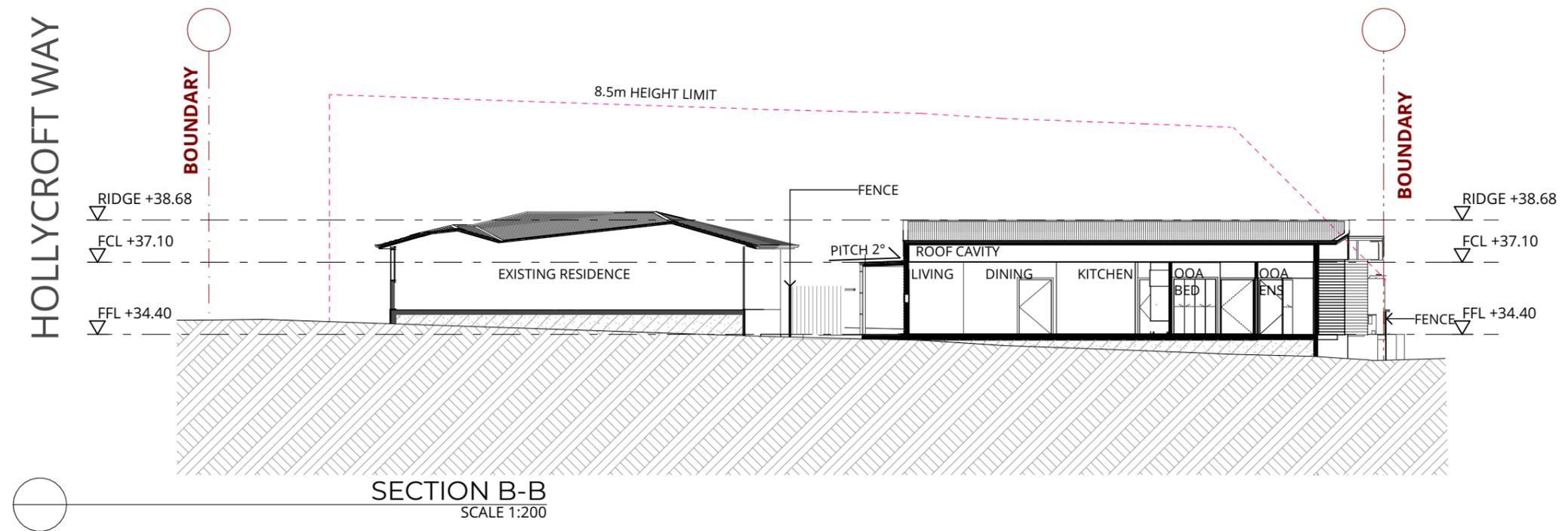
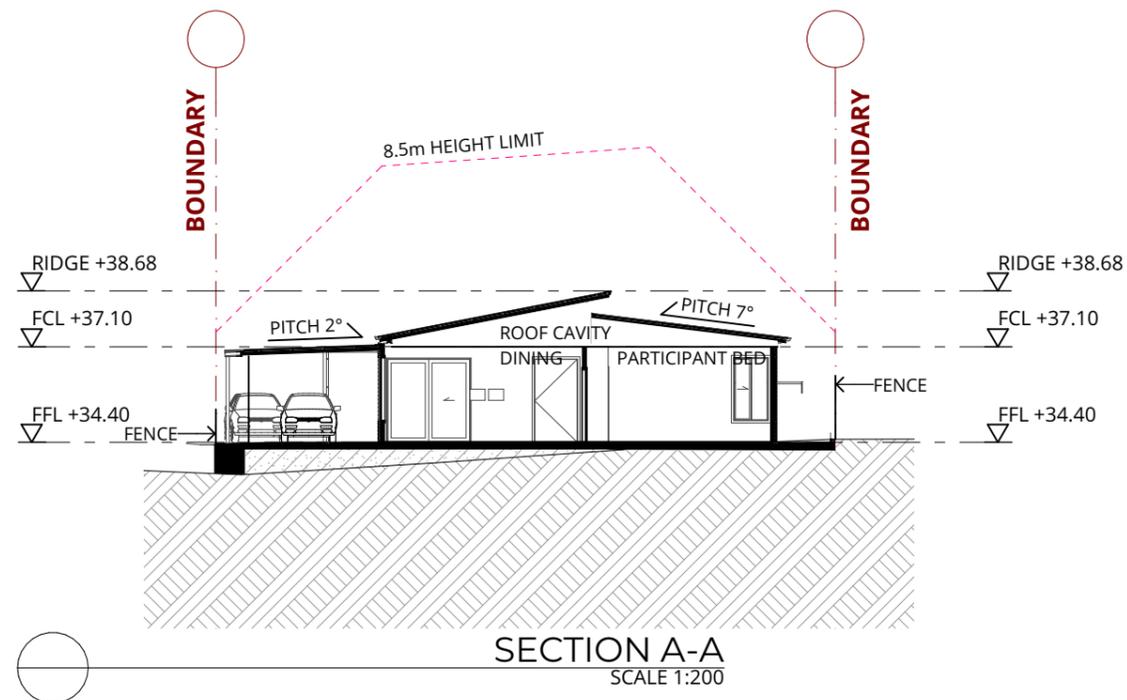
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ISSUE NO. B

SCALE  
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PROJECT  
 HOLLYCROFT WAY NDIS HOUSING

DRAWING  
 SECTIONS - SHEET 1

LOCATION  
 12 HOLLYCROFT WAY, CLARENDON VALE TAS

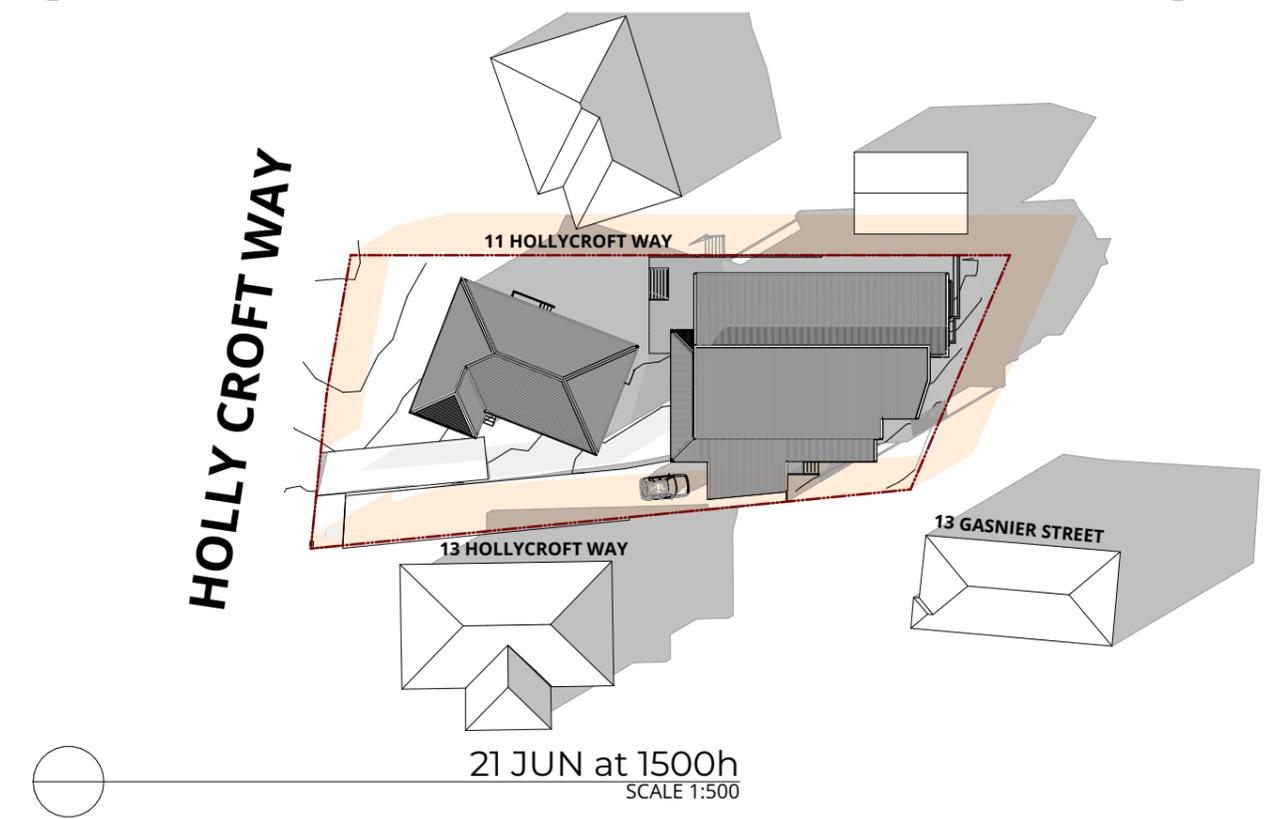
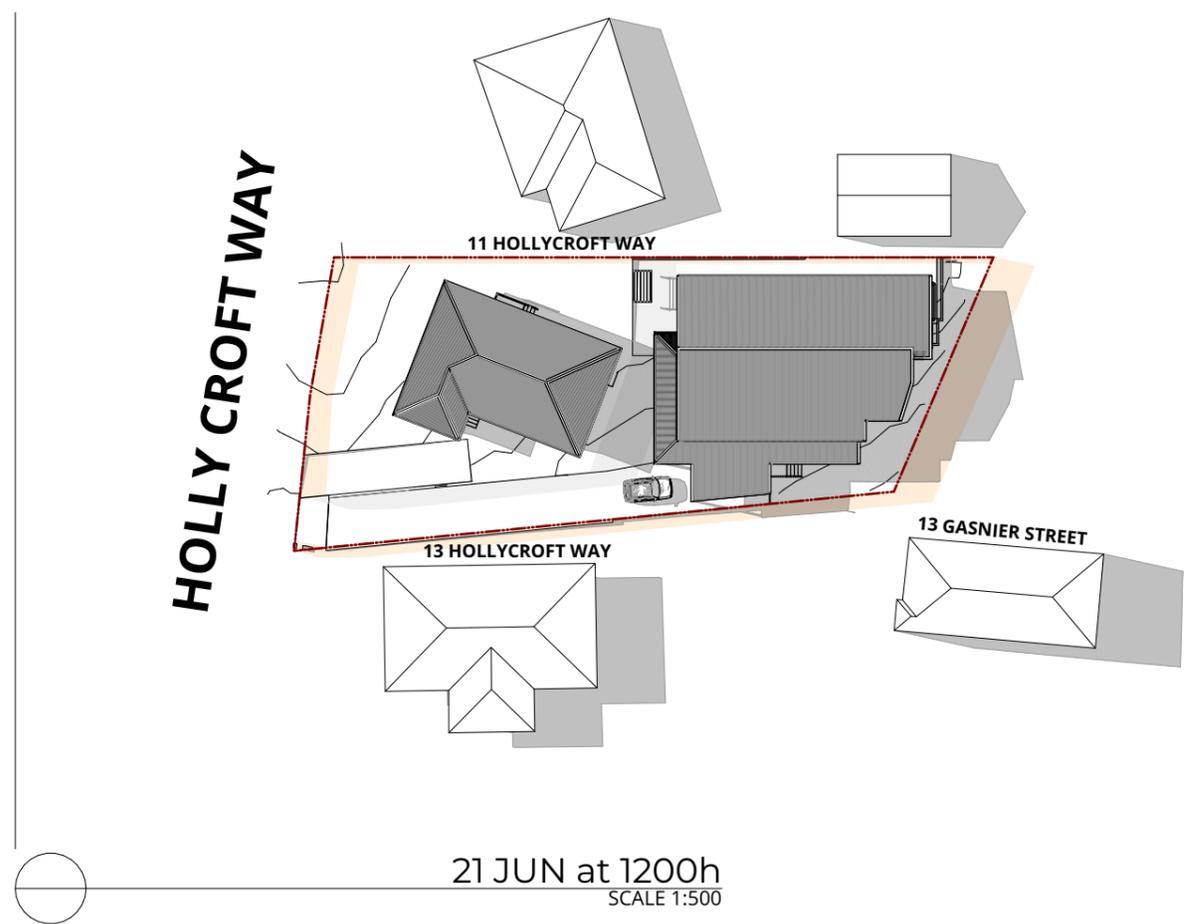
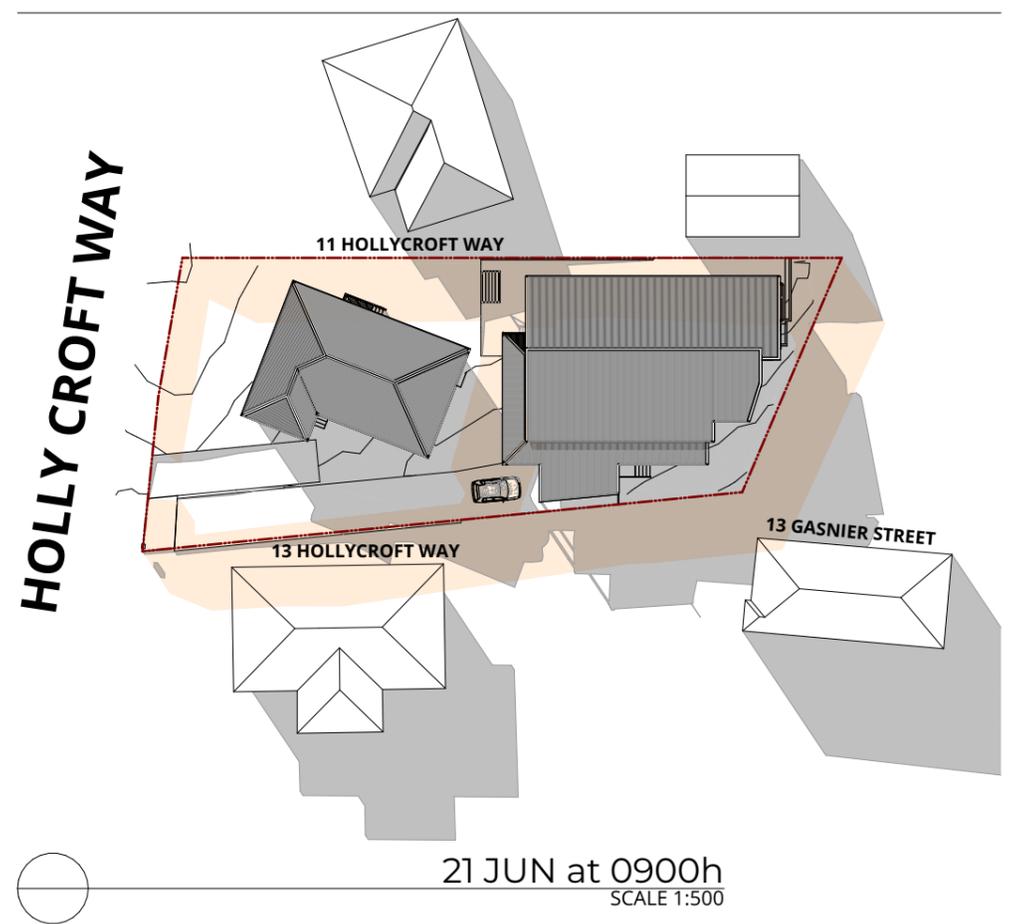
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 KUNAMA CONSTRUCTIONS

PROJECT NO.  
 2025-0278

DRAWING NO. DD400  
 ISSUE NO. B  
 SCALE 1:200@A3

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SHADOW GENERATED BY FENCE  
 SHADOW GENERATED BY DWELLINGS



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PROJECT  
 HOLLYCROFT WAY NDIS HOUSING

CLIENT  
 KUNAMA CONSTRUCTIONS

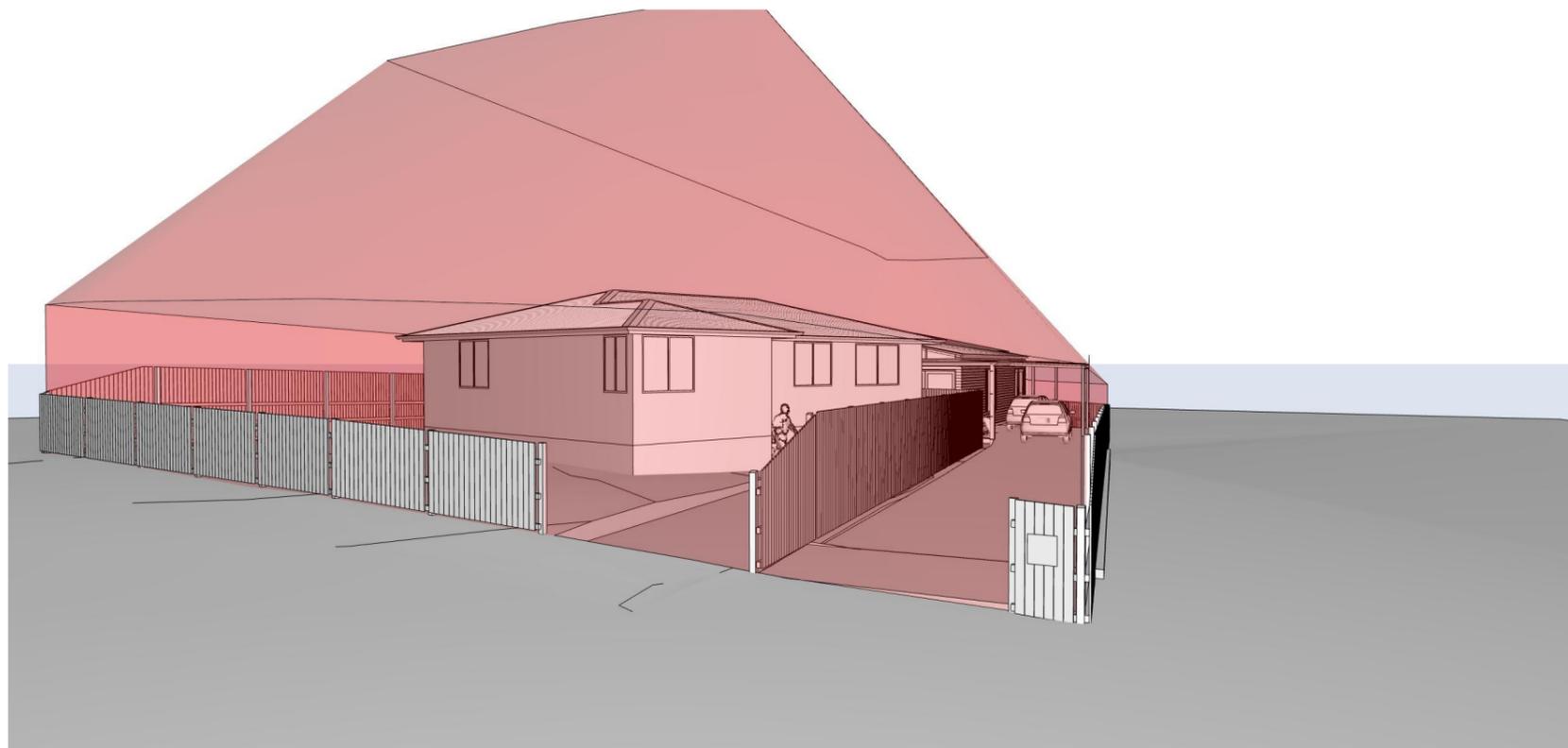
DRAWING  
 SHADOW DIAGRAMS - SHEET 1

PROJECT NO.  
 2025-0278

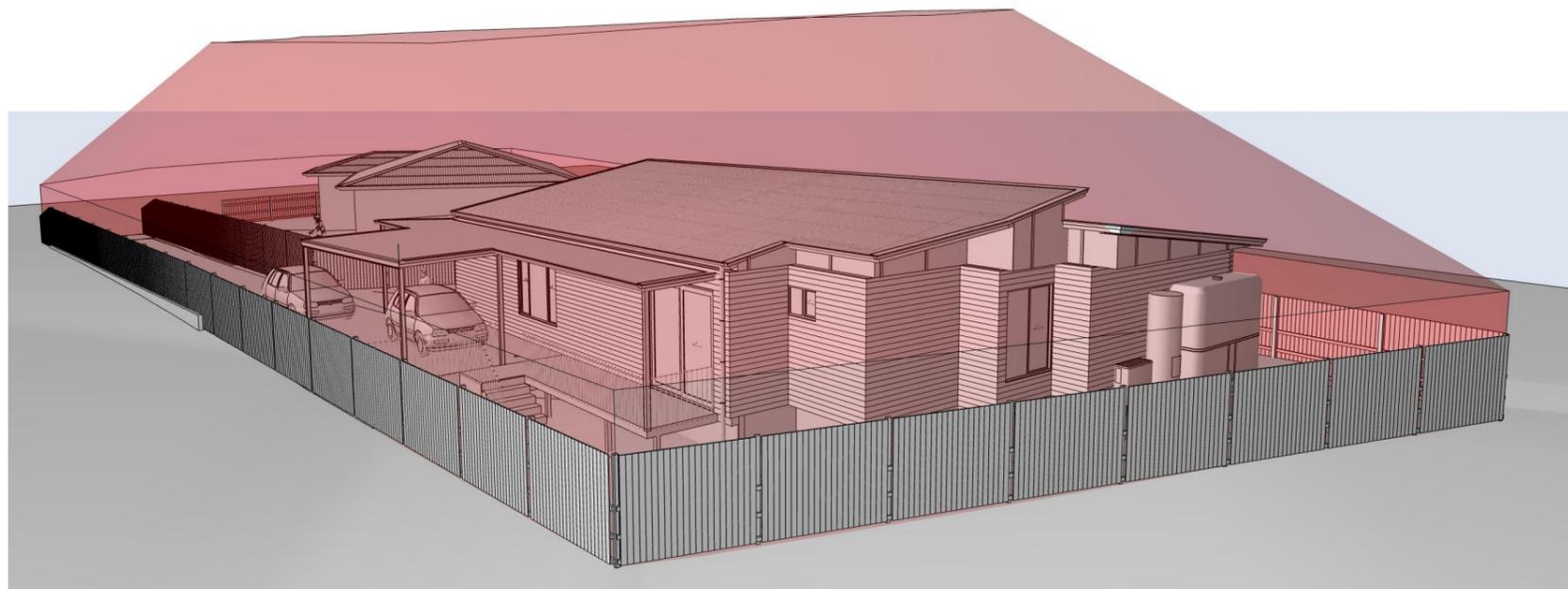
LOCATION  
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DRAWING NO. DD500  
 ISSUE NO. B  
 SCALE 1:500@A3





○ BUILDING ENVELOPE PERSPECTIVE - HOLLYCROFT WAY NORTH WEST



○ BUILDING ENVELOPE PERSPECTIVE - REAR BOUNDARY SOUTH WEST

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**PROJECT**  
 HOLLYCROFT WAY NDIS HOUSING

**CLIENT**  
 KUNAMA CONSTRUCTIONS

**DRAWING**  
 BUILDING ENVELOPE PERSPECTIVES

**PROJECT NO.**  
 2025-0278

**LOCATION**  
 12 HOLLYCROFT WAY, CLARENDON VALE TAS

**DRAWING NO.** DD700  
**ISSUE NO.** B  
**SCALE** @A3