



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057166

PROPOSAL: Two Assisted Housing Units

LOCATION: 863 Oceana Drive, Tranmere

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 04/05/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 04/05/2026. 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 04/05/2026.

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: **assisted housing (involving 2 dwellings)**

Location: **863 Oceana Drive, 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 in electronic format only.

Date: **11/17/25**

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 176222	FOLIO 67
EDITION 4	DATE OF ISSUE 02-Jun-2023

SEARCH DATE : 17-Nov-2025

SEARCH TIME : 11.27 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 67 on Sealed Plan [176222](#)
 Derivation : Part of 115 Acres Gtd. to James Young
 Prior CT [174376/101](#)

SCHEDULE 1

[N136018](#) TRANSFER to AS TRADING PTY LTD Registered
 02-Jun-2023 at noon

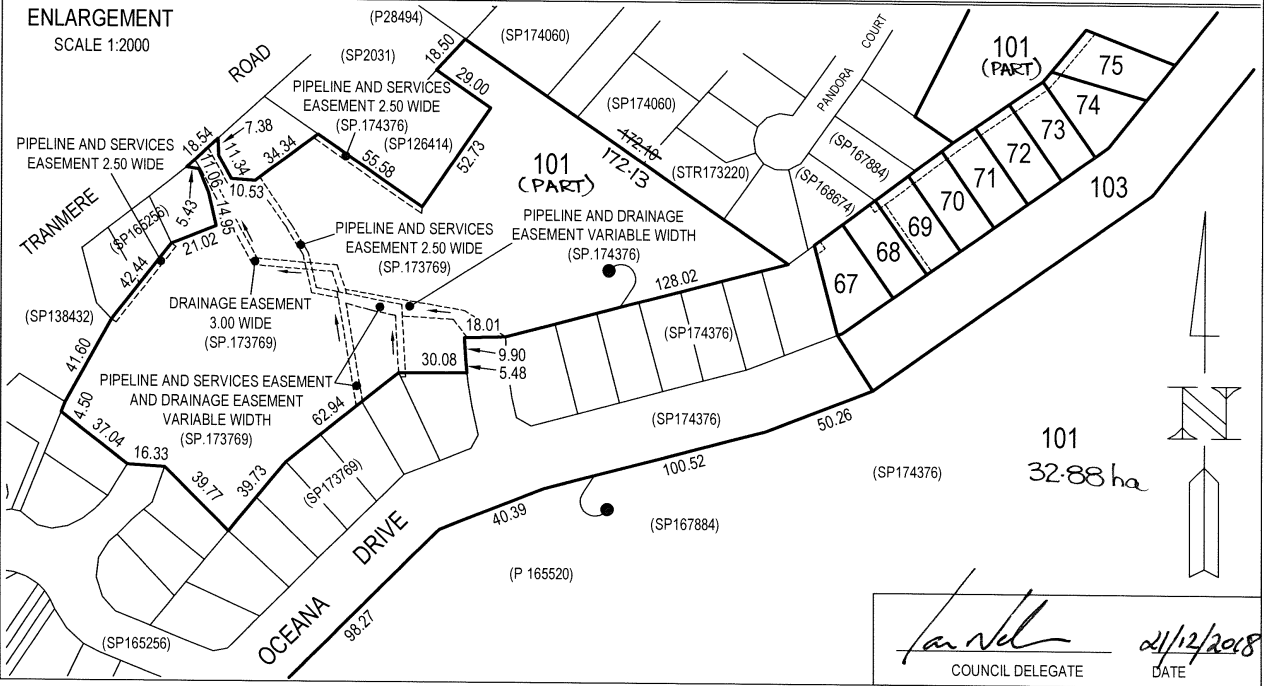
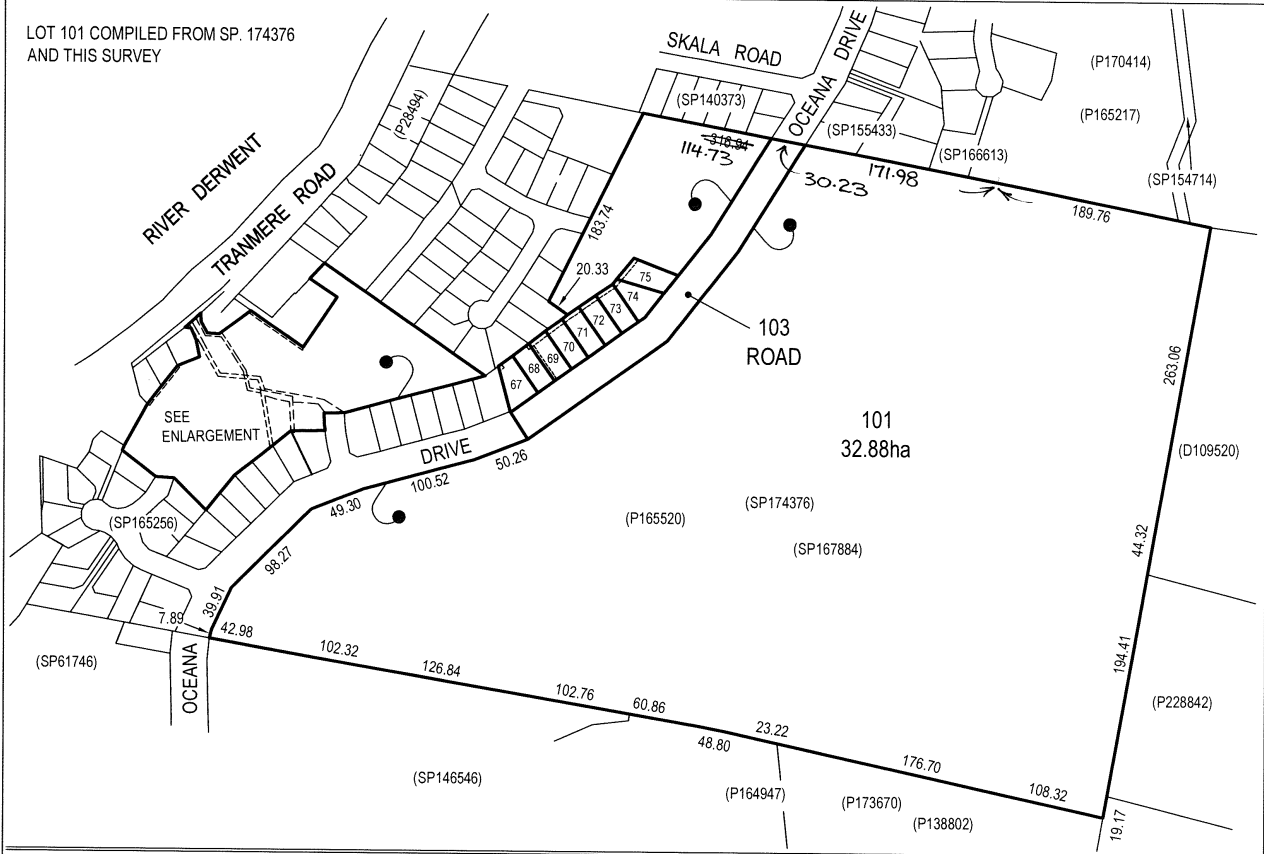
SCHEDULE 2

[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
[SP176222](#) EASEMENTS in Schedule of Easements
[SP176222](#) COVENANTS in Schedule of Easements
[SP176222](#) FENCING PROVISION in Schedule of Easements
[SP167884](#), [SP173769](#) & [SP174376](#) FENCING PROVISION in Schedule of
 Easements
[C94425](#) FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: C.M, P.L, J.M & G.A LUCKMAN	FOLIO REFERENCE: C.T. 174376 - 101	GRANTEE: PART OF 115 ACRES GTD TO JAMES YOUNG	PLAN OF SURVEY			REGISTERED NUMBER SP176222
			BY SURVEYOR T. W. COX of LEARY AND COX SURVEYORS G04 / 40 MOLLE STREET, HOBART 7000 PH. 61182030 EMAIL. admin@learyandcox.com	LOCATION CITY OF CLARENCE		APPROVED EFFECTIVE FROM - 4 JAN 2019 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107 (5224-14)	LAST UPI No	LAST PLAN No. SP 174376	SCALE 1: 4000	LENGTHS IN METRES	Surveyors Ref. 9403	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN





SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 176222

PAGE 1 OF 5 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.

Lots 67-75 are each subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & SERVICE AND DRAINAGE EASEMENT 4.00 WIDE passing through such lot on the plan

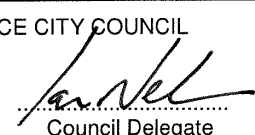
Lots 67-75 are each subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICE AND DRAINAGE EASEMENT 4.00 WIDE ("the Easement Land") passing through such lot on the plan

Lot 69 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICE EASEMENT 2.50 WIDE ("the Easement Land") passing through that lot on the plan

Lot 101 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH, DRAINAGE EASEMENT 3.00 WIDE and PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan

Lot 101 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH, PIPELINE & SERVICES EASEMENT 2.50 WIDE and PIPELINE & 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: 174376-101 SOLICITOR & REFERENCE: TREMAYNE FAY & RHEINBERGER	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 21/12/2018 SD-2009/29 REF NO.
 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 5 PAGES</p>	<p>Registered Number</p> <p>SP 176222</p>
<p>SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REFERENCE: 174376-101</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 67-75 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 covenanted 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)




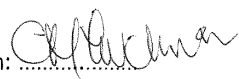
INTERPRETATION

"TasWater" means the Tasmanian Water and Sewerage Corporation Pty Limited its successors & assigns

"Pipeline and services easement" means-

THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;

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




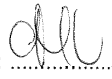
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 176222</p>
<p>SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REFERENCE: 174376-101</p>	

- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

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 5 PAGES</p>	<p>Registered Number</p> <p>SP 176222</p>
<p>SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REFERENCE: 174376-101</p>	

- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
- (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace anything that supported, protected or covered the Infrastructure.

"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) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the 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: 


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<p>SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REFERENCE: 174376-101</p>	

Signed by PAUL LAMONT LUCKMAN) 
 in the presence of-)
 Witness: *A. B. O'Connell*)
 Print Full Name: *Anita Elizabeth O'Connell*
 Postal Address: *38 Bangala st
Lauderdale 7021*

Signed by JANICE MARY LUCKMAN) 
 in the presence of-)
 Witness: *A. B. O'Connell*)
 Print Full Name: *ANDREW DIPROSE*
 Postal Address: *9/379 JANDENONGA RD
ARMADALE, 3143*

Signed by GREGORY ALAN LUCKMAN) 
 in the presence of-)
 Witness: *R. L. Smith*)
 Print Full Name: *ROBERT LOUIS SMITH*
 Postal Address: *52 Grosvenor St,
Sandy Bay
7005*

Signed by CAROLYN MARGARET LUCKMAN) 
 in the presence of-)
 Witness: *R. L. Smith*)
 Print Full Name: *ROBERT LOUIS SMITH*
 Postal Address: *52 Grosvenor St,
Sandy Bay
7005*

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Reference: 20250055-L01_flood desktop review [B].docx

Date: November 10, 2025

Kunama

Attention: Salim Chedid

By email salim@kunama.com.au

Dear Sir,

RE: 863 OCEANA DRIVE, TRANMERE – FLOOD DESKTOP REVIEW

INTRODUCTION

A residential development is proposed at the above site address in the form of two NDIS units. Clarence City Council (CCC) requires a flood review to be undertaken to determine if the proposal has any adverse impacts on the flooding regime on the site and in its vicinity.

This report is prepared for Kunama (The Client) in support of the proposal.

REFERENCE DOCUMENTS

The following documents have been referenced in this report:-

1. Site survey prepared by Leary Cox & Cripps Land & Engineering Surveyors ref. 12846 dated 16/05/2022 (Appendix 2);
2. Architectural drawings prepared by SDA (Appendix 3);
3. Flood hazard map obtained from Council's website (Appendix 1); and
4. Tasmanian Planning Scheme – C12.0 Flood-Prone Areas Hazard Code.

AUTHOR

This report is prepared by Samer El Haddad with the following qualifications and CV included in Appendix 4.

Qualifications: MIE Aust CPEng NER Civil 2247040.

NATURAL & BUILT ENVIRONMENT

The site is currently a vacant lot and falls in the Local Government Area of the Clarence City Council.

The site is bounded by Oceana Drive to the South and adjoining properties in all other directions.

The site has a trapezoidal shape and is characterised by a steep sloping natural gradient from South to North with approximately 5m difference in level between the frontage and the



Phone: 02 8883 4239

Address: Suite 311, Level 3,
480 Pacific Highway St Leonards NSW 2065

Web: www.sgce.com.au

Postal: PO Box 7855,
Baulkham Hills, NSW 2153

rear of the site. The site is defined by the title CT 176222/67. Figure 1 shows the location of the site.



Figure 1 Locality Plan

PROPOSED DEVELOPMENT

The proposal is for the construction of two NDIS units as depicted on the architectural plans by Kunama. Figure 2 below shows an extract of the site plan from the architectural drawings.

The design of the units has considered the recommendations of this flood review as detailed in the following sections of the report.

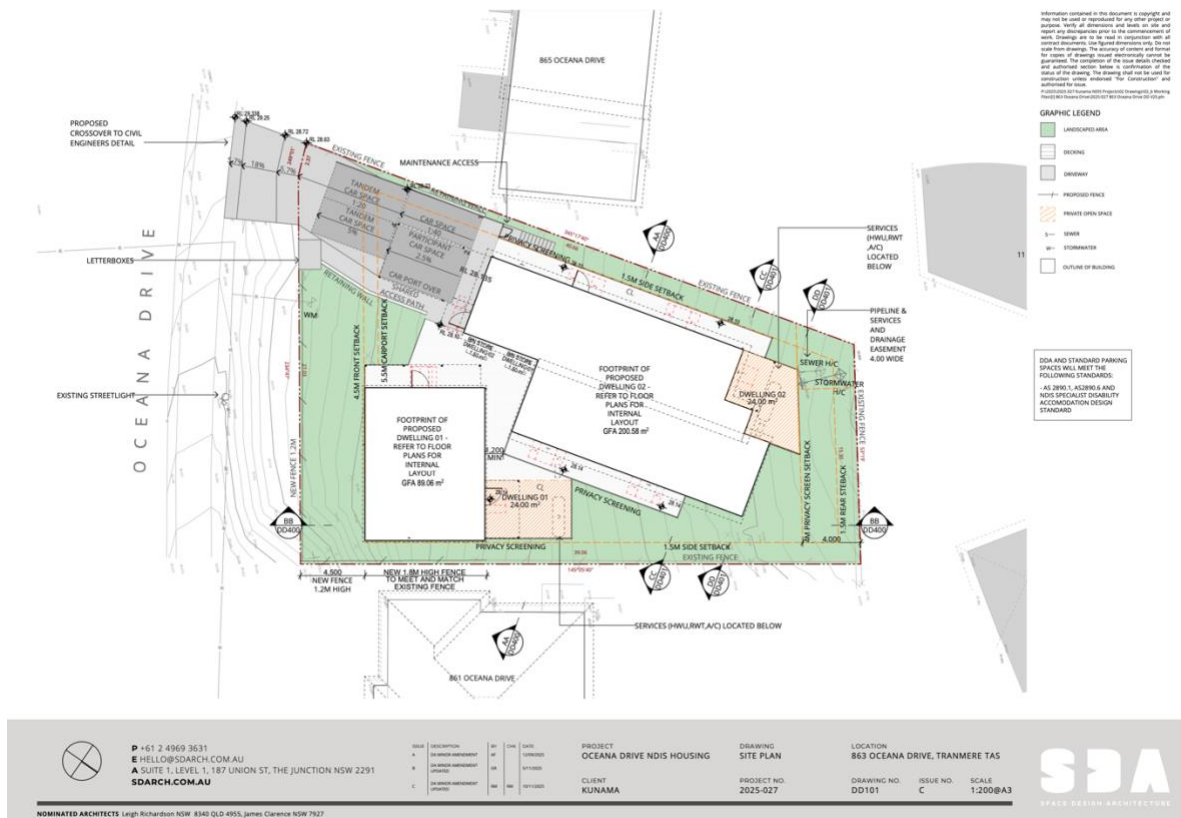


Figure 2 Proposed Site Plan

FLOOD REVIEW & ASSESSMENT

The purpose of this flood review report is to establish the Flood Planning Levels for the proposed units and determines measures that need to be implemented for the development not to have any adverse impacts on the flooding characteristics.

It also addresses the requirements of overlay code “C12.0 Flood-Prone Areas Hazard Code”.

The flood maps available on Council’s website do not take into account the drainage works undertaken at subdivision stage which will more than likely remove any overland flooding on the site because:

- Ocean Drive cuts off the overland flow and conveys it in a westerly direction towards Carella Street where it continues downhill towards the north; and
- The cut off drain on the uphill side of Oceana Drive collects the runoff from the upstream catchment and discharges it into the infrastructure provided at subdivision stage.

A review of the flood maps and information available on Council’s website indicates:

- The site is traversed by overland flow from the upstream catchment along the eastern and northern boundaries only in a 1% AEP plus climate change;
- The depth of flow varies between 50mm to 200mm;

- The upstream catchment is small with a low-lying natural gully draining the area just opposite 861 Oceana Drive;
- The flows across the site are low hazard because the depth is less than 300mm;
- The extents of the overland flooding impacts unit 02 only as shown in the overlay image below.

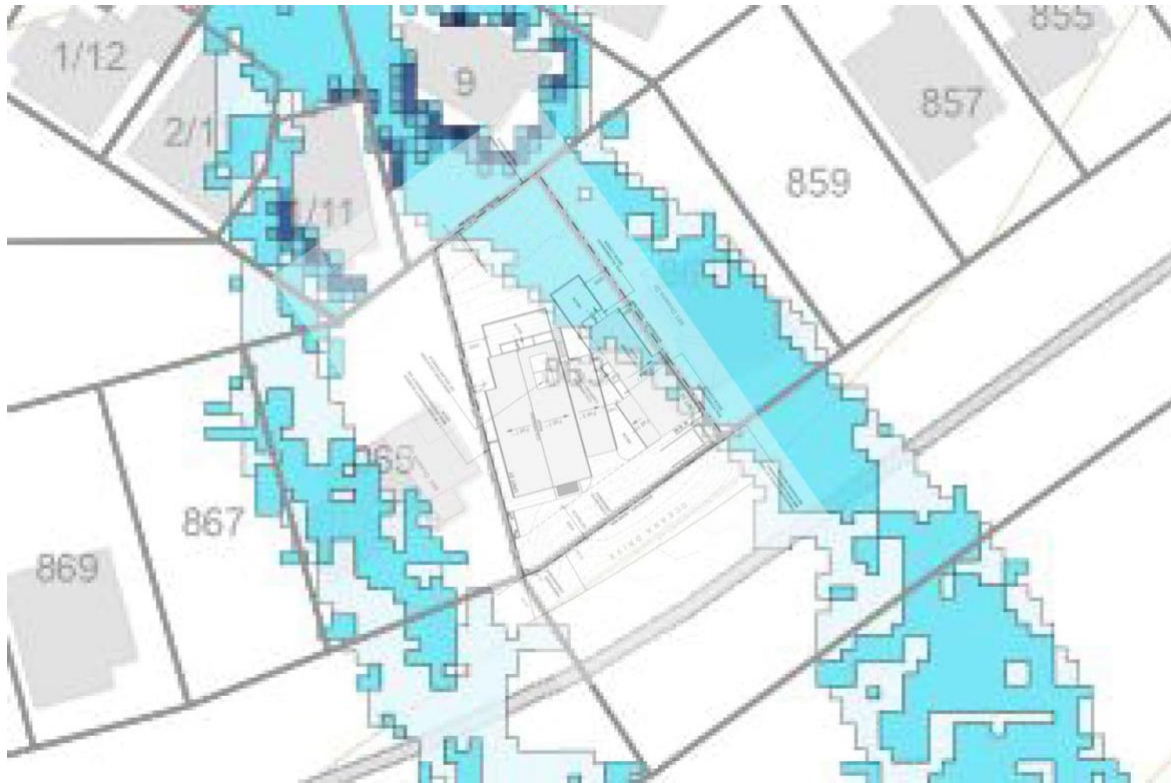


Figure 3 Overlay of flood extents map and site plan

To address the requirements of “C12.0 Flood Prone Areas Hazard Code” of the Tasmanian Planning Scheme, it is important to understand the purpose of the code which is outlined in C12.1 as per the extract below.

C12.1 Code Purpose

The purpose of the Flood-Prone Areas Hazard Code is:

- C12.1.1 To ensure that use or development subject to risk from flood is appropriately located and managed, so that:
- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
 - (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and
 - (c) it does not increase the risk from flood to other land or public infrastructure.
- C12.1.2 To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

Figure 4 Extract from Tasmanian Planning Scheme C12.0



As there are no acceptable solutions, the following recommendations are proposed:

1. The floor level of unit 02 is raised 700mm above the existing levels. This allows for 200mm depth of overland flow and 500mm freeboard;
2. The kitchen/dining room and the rear deck are raised on piers so that the overland flows are not obstructed and/or diverted elsewhere;
3. There is no increase in level of risk because access to and from the site is not constrained by flooding. The risk is tolerable because the units are above the 1% AEP flood level plus climate change and emergency evacuation is available off site;
4. Any fencing along the northern and eastern boundaries will have 200mm opening at the bottom to allow overland flows to continue to travel unobstructed; and
5. The proposal does not require any flood hazard reduction or protection measures to be provided.

In our opinion, the proposal meets the criteria outlined in C12.6.1 P1.1 and P1.2 of the Tasmanian Planning Scheme and should be approved by Council.

Should you require any additional information, please contact the undersigned.

Yours faithfully
S&G Consultants Pty Limited

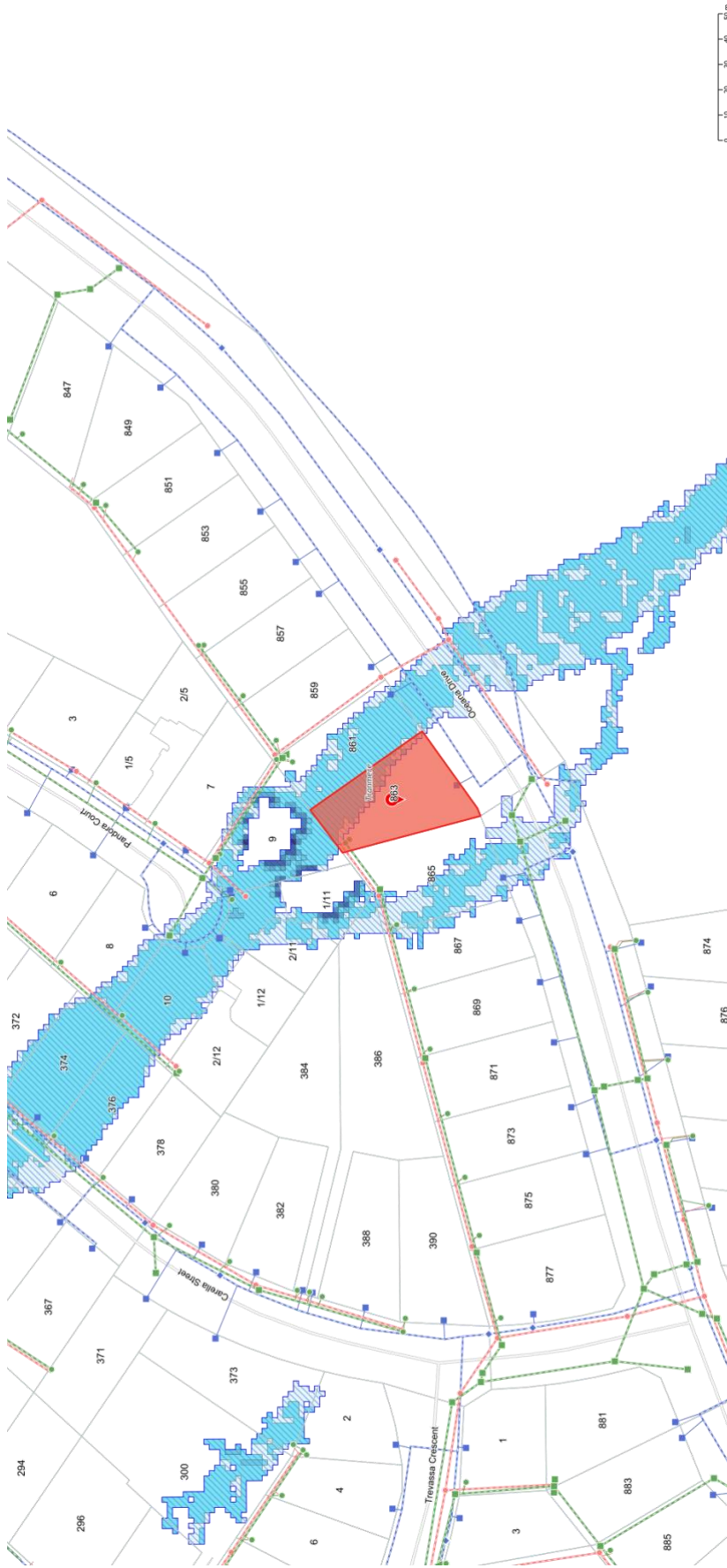
A handwritten signature in blue ink, appearing to read 'S Haddad', is written over a faint, light blue circular stamp or watermark.

Sam Haddad
Director (Civil)
MIEAust CPEng NER



A1 Appendix 1

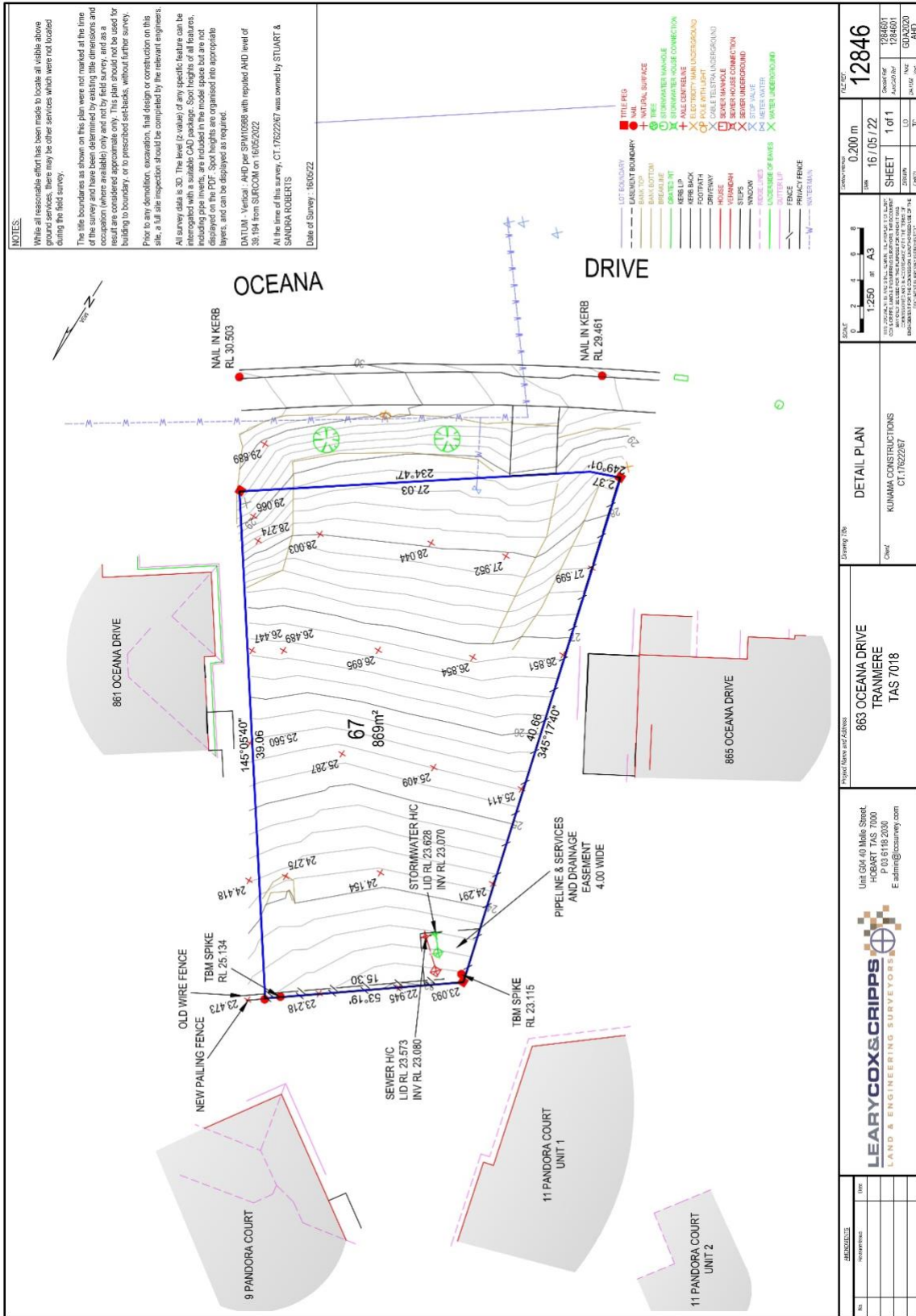
Flood Information





A2 Appendix 2

Survey Plan



NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The site boundaries as shown on this plan were not marked at the time of the survey and are shown as inferred from the occupation (where available) and field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, that design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organized into appropriate layers, and can be displayed as required.

DATUM: Vertical: AHD per SP0110598 with reported AHD level of 38.194 from SURCOM on 16/05/2022.

At the time of this survey, CT.1762/2017 was owned by STUART & SANDRA ROBERTS

Date of Survey: 16/05/22

<p>SCALE: 1:250 at A3</p> <p>0 2 4 6 8</p>		<p>DATE: 16/05/22</p>	<p>PROJECT NO: 12846</p>
<p>Client: KUMMA CONSTRUCTIONS CL1762/2017</p>		<p>DATE: 16/05/22</p>	<p>PROJECT NO: 12846</p>
<p>Project Name and Address: 863 OCEANA DRIVE TRANMERE TAS 7018</p>		<p>DATE: 16/05/22</p>	<p>PROJECT NO: 12846</p>
<p>Unit 6/4, 40 Mable Street, Hobart TAS 7000 P 03 54 18 2030 E admin@ozsurvey.com</p>		<p>DATE: 16/05/22</p>	<p>PROJECT NO: 12846</p>
<p>LEARYCOX&CRIPPS LAND & ENGINEERING SURVEYORS</p>		<p>DATE: 16/05/22</p>	<p>PROJECT NO: 12846</p>
<p>NO.</p>	<p>REVISIONS</p>	<p>DATE</p>	<p>PROJECT NO: 12846</p>



A3 Appendix 3

Architectural Plans

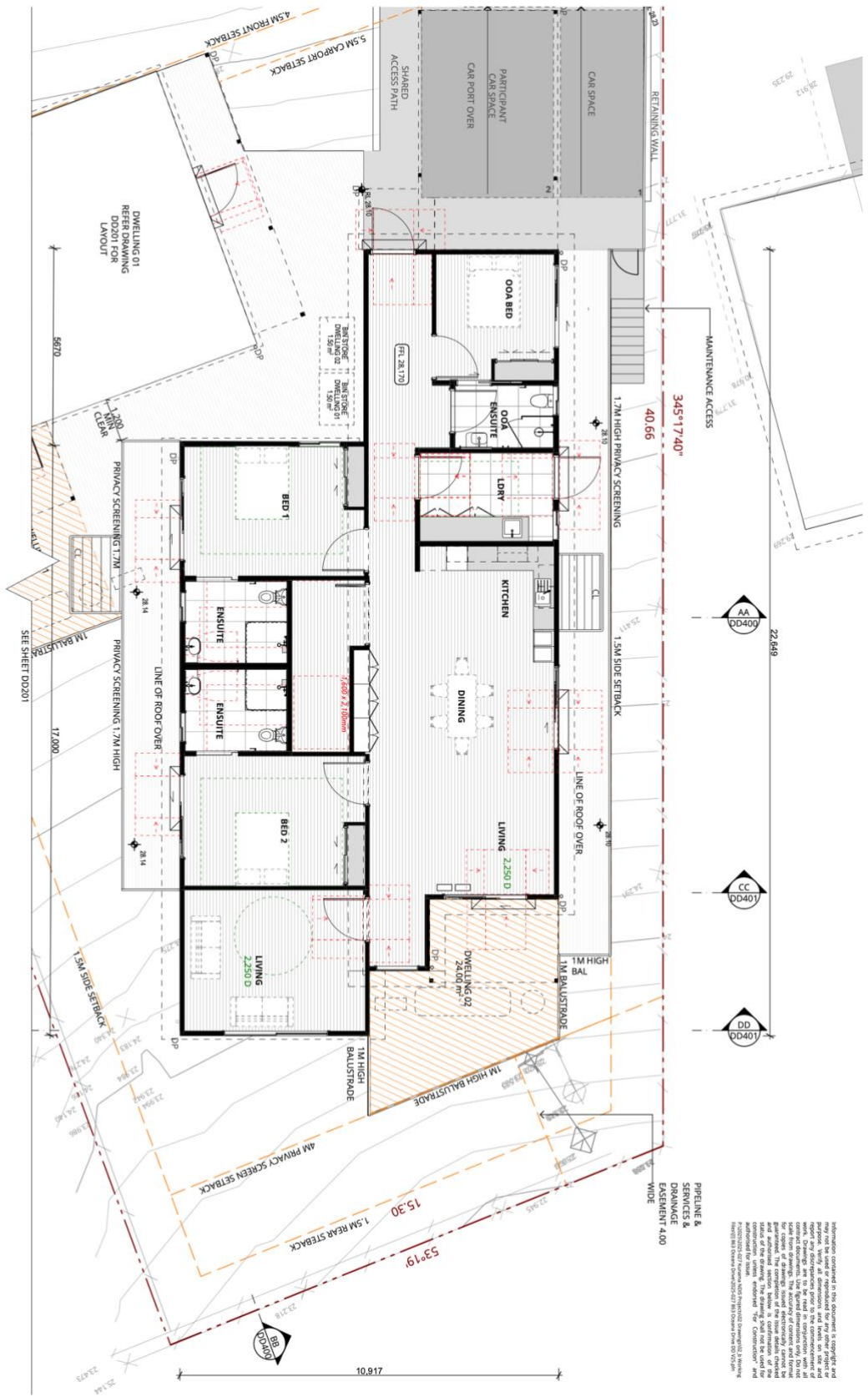
NOMINATED ARCHITECTS: Leigh Richardson NSW 8340 QLD 4955, James Clarence NSW 7927

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PROJECT
 OCEANA DRIVE NDIS HOUSING
CLIENT
 KUNIMAMA

DRAWING
 GROUND FLOOR PLAN
 DWELLING 02
 PROJECT NO. 2025-027
LOCATION
 863 OCEANA DRIVE, TRANMERE TAS
 DRAWING NO. DD202
 ISSUE NO. B
 SCALE 1:100@A3

SPACE DESIGN ARCHITECTURE



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A4 Appendix 4

Curriculum Vitae – Samer El Haddad



Sam Haddad

Sam established S&G Consultants Pty Ltd in 2003, a civil engineering consultancy firm specialising in: -

- Pavement design;
- Road and grading design;
- Subdivision design;
- Stormwater drainage design;
- Flood studies;
- Catchment management studies;
- Water sensitive urban design; and
- Erosion and sediment control.

Sam has extensive experience in the civil design of residential, commercial, and industrial projects. His strength lies in hydrology, hydraulics, and flood management. The expertise of Sam extends to road and subdivision including grading and pavement designs.

Sam started his career as a site engineer in 1997 and then progressed to become a project engineer in 2002 when he moved to Australia and started his local career as a civil designer working with the LHO Group and then a senior Civil Engineer with GHD Group. Sam established SGC in 2003 at the same time and carried out several civil and structural design projects.

Employment History

2003-Present	Director, S&G Consultants Pty Limited
2005-2007	Senior Civil Design Engineer, GHD Pty Ltd
2002-2005	Senior Design Engineer, LHO Group
2001-2002	Project Engineer, Associated Consulting Engineers (ACE)
1999-2001	Site Engineer, NSE
1997-1999	Graduate Site Engineer, CMC

Education

B.E. Civil Engineering;
M.E.M. Masters of Engineering Management;
Accredited Provisional Designer for Sydney Water Corporation;
Building Design Practitioner DEP0000101 & PRE0000093; and
Registered Designer with RailCorp (stormwater infrastructure).

Affiliation

Chartered Member of Engineers Australia (MIEAust CPEng 2247040);
Registered Professional Engineer NER 3 – Civil;
Queensland Board of Professional Engineers RPEQ 18399.



Phone: 02 8883 4239
Address: Suite 5.03, Level 5,
156 Pacific Highway St Leonards NSW 2065

Web: www.sgce.com.au
Postal: PO Box 7855,
Baulkham Hills, NSW 2153



SPACE · DESIGN · ARCHITECTURE

OCEANA DRIVE NDIS HOUSING

2025-027
863 OCEANA DRIVE, TRANMERE TAS

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LEGEND

LEGEND:			
AC	AIR CONDITIONING	PB	PLASTERBOARD
AP	ACCESS PANEL	PT#	PAINT - TYPE #
AP	APRON FLASHING	PTY	PANTRY
ASD	ASPIRATING SMOKE DETECTOR	PVP	PHOTOVOLTAIC PANEL
BCAP	BARGE CAPPING	REF	REFRIGERATOR
BSN1	BASIN - TYPE 1	RF1	RESILIENT FLOORING - TYPE 1
BSN2	BASIN - TYPE 2	RWP	RAINWATER PUMP
BT1	BENCHTOP - TYPE 1	RWT	RAINWATER TANK
CF	CEILING FAN	SA	SMOKE ALARM
COL	COLUMN	SHR	SHOWER ROSE
CON1	CONCRETE - TYPE 1	SK1	SKIRTING - TYPE 1
CR1	CORNICE - TYPE 1	SNK1	SINK - TYPE 1
CT1	COOKTOP - TYPE 1	SNK2	SINK - TYPE 2
CUR1	SHOWER CURTAIN - TYPE 1	SSC1	SHOWERSCREEN - TYPE 1
DL1	DOWNLIGHT - TYPE 1	SWM	SUB WATER METER
DP	DOWNPIPE	SWP	STORMWATER PIT
DRY	DRYER	TAP1	TAPWARE - TYPE 1
DW	DISHWASHER	TMV	THERMOSTATIC MIXING VALVE
EG	EAVES GUTTER	TPH1	TOILET PAPER HOLDER - TYPE 1
EL	EMERGENCY LIGHT	TRP	THRESHOLD RAMP
EXH	EXHAUST FAN	TRS1	TRANSLUCENT ROOF SHEETING - TYPE 1
FC	FIBRE CEMENT	VMD	VALVE MONITORING DEVICE
FDCIE	FIRE DETECTION CONTROL & INDICATING EQUIPMENT	WC1	WC - TYPE 1
FT1	FLOOR TILE - TYPE 1	WC2	WC - TYPE 2
FW1	FLOOR WASTE - TYPE 1	WM	WASHING MACHINE
HT	HOSE TAP	WM	WATER METER
HWU	HOT WATER UNIT	WPM	WATERPROOF MEMBRANE
LM1	LAMINATE - TYPE 1	WT1	WALL TILE - TYPE 1
LM2	LAMINATE - TYPE 2	WT2	WALL TILE - TYPE 2
LWC1	LIGHTWEIGHT CLADDING - TYPE 1	WT3	WALL TILE - TYPE 3
LWC2	LIGHTWEIGHT CLADDING - TYPE 2		
LWC3	LIGHTWEIGHT CLADDING - TYPE 3		
MIR1	MIRROW - TYPE 1		
MR-PB	MOISTURE RESISTANT PLASTERBOARD		
MRS1	METAL ROOF SHEETING - TYPE 1		

NOTES

SITE AREA	869M ²
SITE COVERAGE	293.65M ²
LANDSCAPE AREA	313.15M ²
ZONING	General Residence
HEIGHT LIMIT	8.5
MIN PRIVATE OPEN AREA	24M ²
SITE COVERAGE MAXIMUM	50%
SITE COVERAGE - PROPOSED	335.90M ² (38.65%)
HERITAGE	N/A
LAND RESERVATION ACQUISITION	N/A
FORESHORE BUILDING LINE	N/A
ACID SULFATE SOILS	N/A
MINES SUBSIDENCE DEVELOPMENT	N/A
BUSHFIRE	TBC
FLOOD REPORT	REFER TO: 2050055-L01_flood destop review - July 25,2025

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DRAWING LIST

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DD	TRANSMITTAL	C
DD000	COVER PAGE	C
DD001	LEGEND NOTES DRAWING LIST	C
DD002	3D PERSPECTIVES - SOUTH VIEW	D
DD100	SITE ANALYSIS PLAN	C
DD101	SITE PLAN	E
DD102	EXISTING DEMOLITION SITE PLAN	C
DD200	ROOF PLAN	C
DD201	GROUND FLOOR PLAN DWELLING...	D
DD202	GROUND FLOOR PLAN DWELLING...	D
DD300	ELEVATIONS - SHEET 1	C
DD301	ELEVATIONS - SHEET 2	E
DD400	SECTIONS - SHEET 1	C
DD500	SHADOW DIAGRAMS	D
DD600	BUILDING ENVELOPE PERSPECTIVES	D

LOCATION MAP



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PROJECT
 OCEANA DRIVE NDIS HOUSING

CLIENT
 KUNAMA

DRAWING
 LEGEND | NOTES |
 DRAWING LIST

PROJECT NO.
 2025-027

LOCATION
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DRAWING NO. DD001
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PROJECT
 OCEANA DRIVE NDIS HOUSING

CLIENT
 KUNAMA

DRAWING
 3D PERSPECTIVES -
 SOUTH VIEW

PROJECT NO.
 2025-027

LOCATION
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DRAWING
 SITE ANALYSIS PLAN

PROJECT NO.
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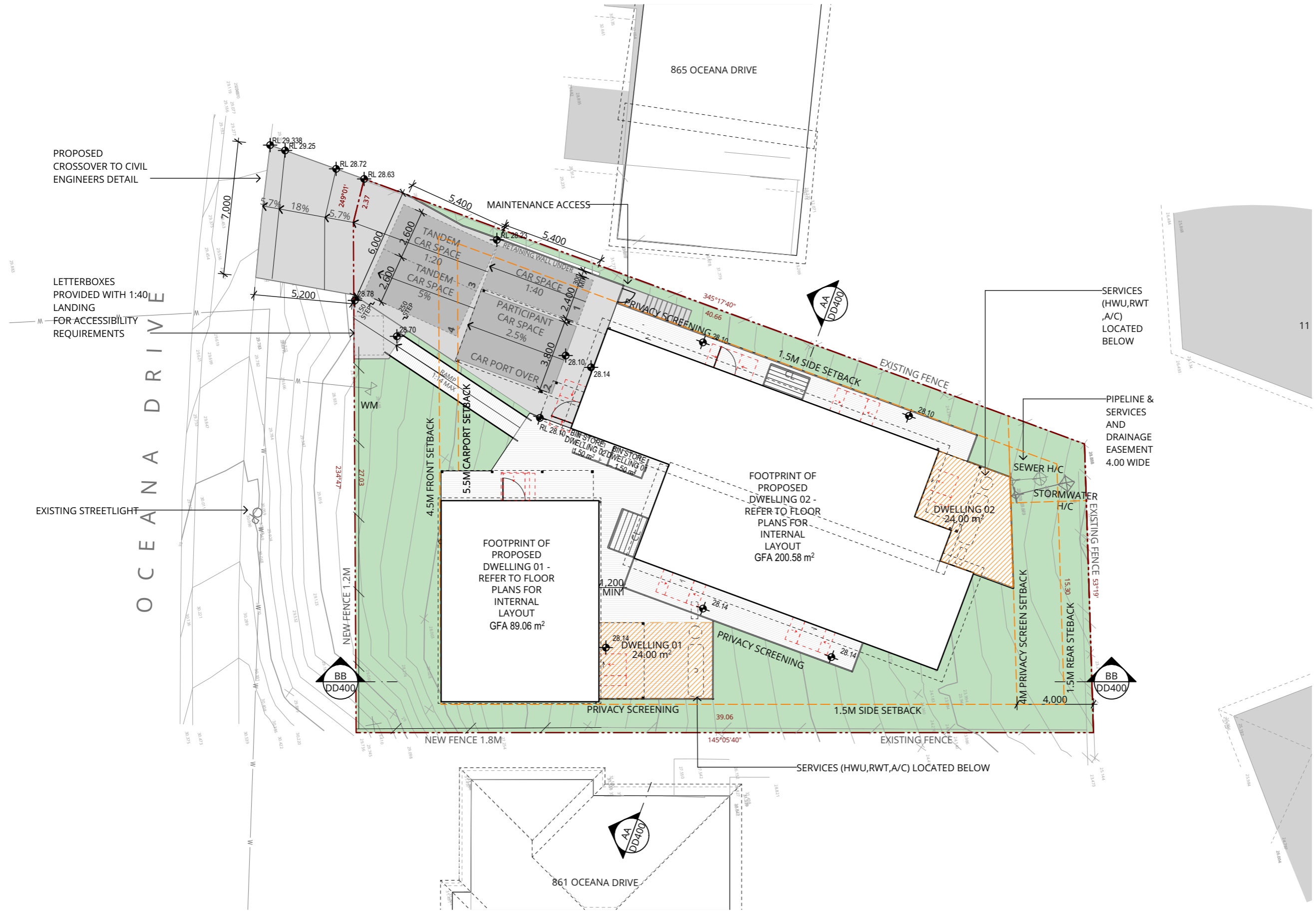
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GRAPHIC LEGEND

- LANDSCAPED AREA
- DECKING
- DRIVEWAY
- PROPOSED FENCE
- PRIVATE OPEN SPACE
- S - SEWER
- W - STORMWATER
- OUTLINE OF BUILDING

OVERALL GFA = 293.65 M²
 SITE COVERAGE = 335.90M²
 LANDSCAPED AREA = 313.15M²

DDA AND STANDARD PARKING SPACES WILL MEET THE FOLLOWING STANDARDS:
 - AS 2890.1, AS2890.6 AND NDIS SPECIALIST DISABILITY ACCOMODATION DESIGN STANDARD



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PROJECT
 OCEANA DRIVE NDIS HOUSING

CLIENT
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DRAWING
 SITE PLAN

PROJECT NO.
 2025-027

LOCATION
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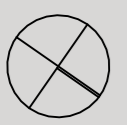
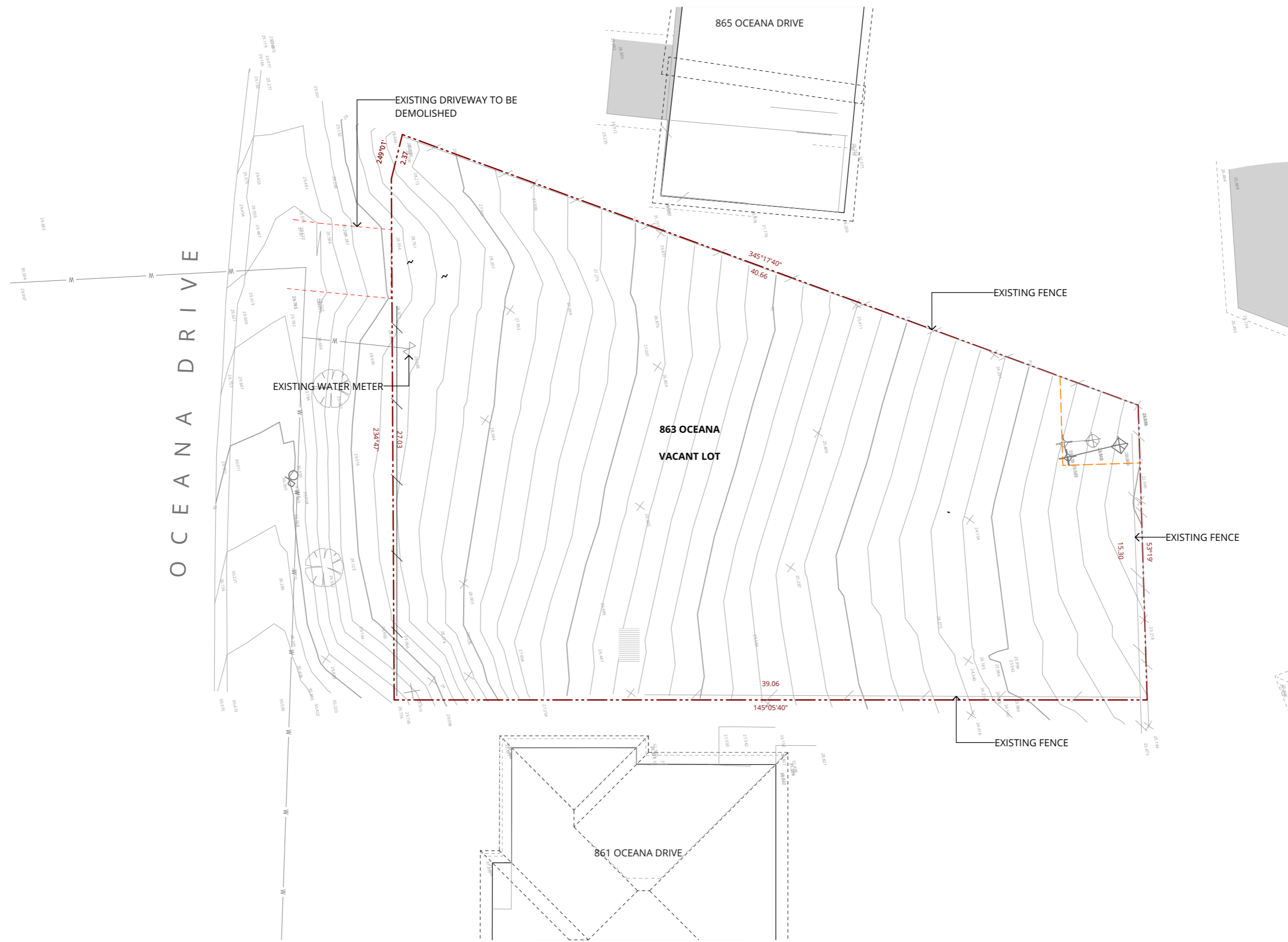
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PROJECT
 OCEANA DRIVE NDIS HOUSING

CLIENT
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DRAWING
 EXISTING | DEMOLITION
 SITE PLAN

PROJECT NO.
 2025-027

LOCATION
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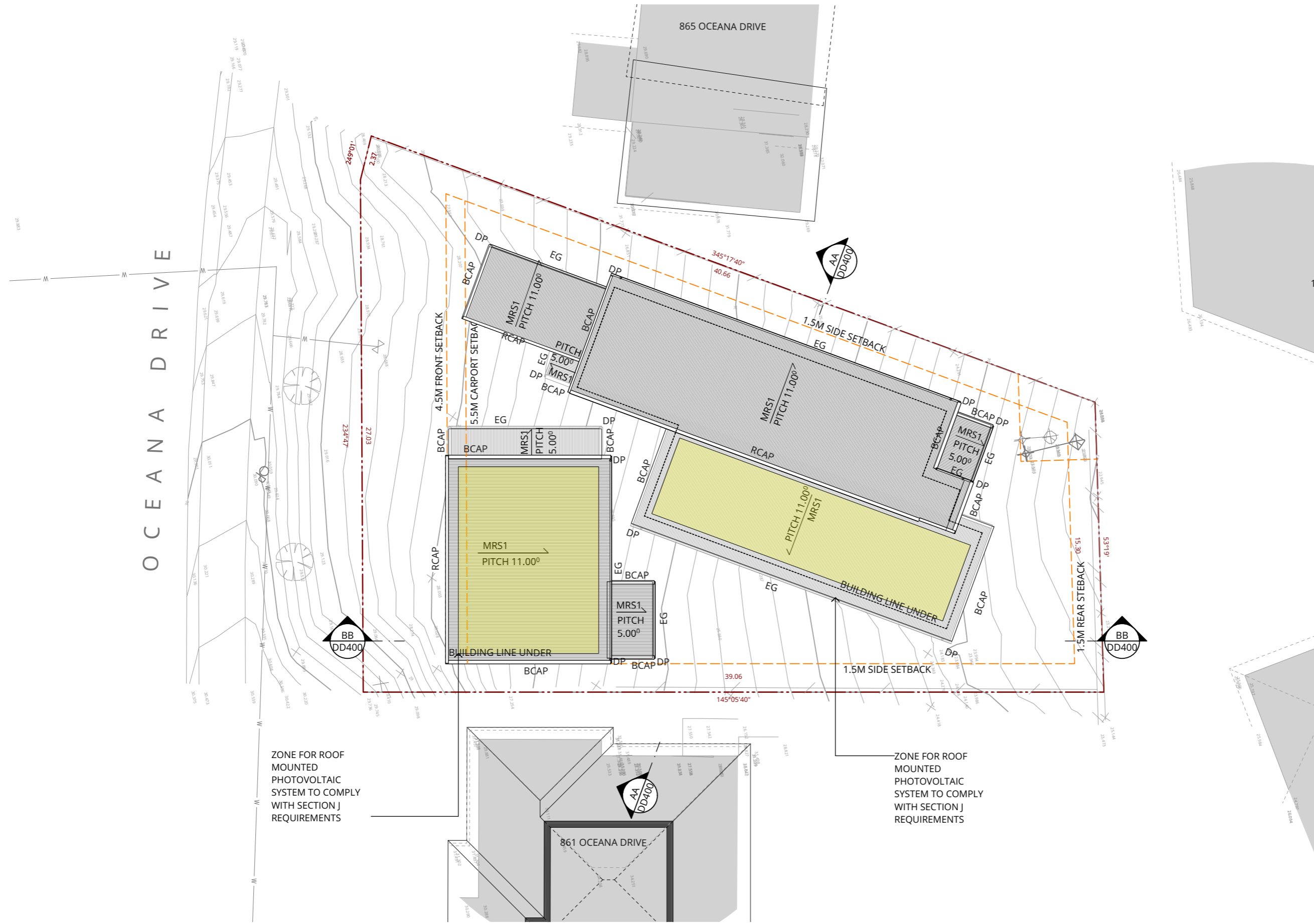
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ISSUE NO.
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OCEANA DRIVE

ZONE FOR ROOF MOUNTED PHOTOVOLTAIC SYSTEM TO COMPLY WITH SECTION J REQUIREMENTS

ZONE FOR ROOF MOUNTED PHOTOVOLTAIC SYSTEM TO COMPLY WITH SECTION J REQUIREMENTS



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PROJECT OCEANA DRIVE NDIS HOUSING

CLIENT KUNAMA

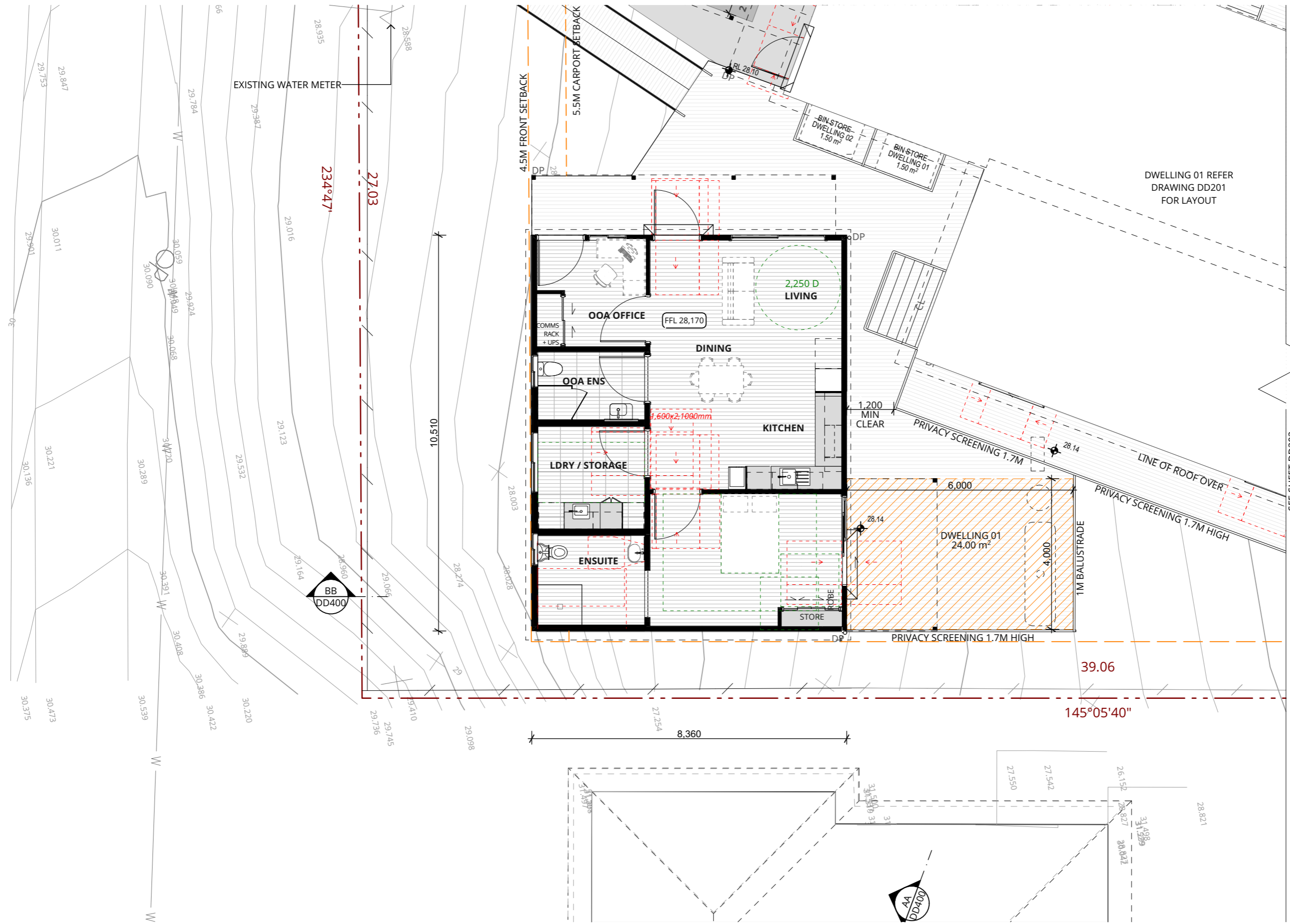
DRAWING ROOF PLAN

PROJECT NO. 2025-027

LOCATION 863 OCEANA DRIVE, TRANMERE TAS

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DWELLING 01 REFER DRAWING DD201 FOR LAYOUT

SEE SHEET DD202



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PROJECT
 OCEANA DRIVE NDIS HOUSING

CLIENT
 KUNAMA

DRAWING
 GROUND FLOOR PLAN
 DWELLING 01

PROJECT NO.
 2025-027

LOCATION
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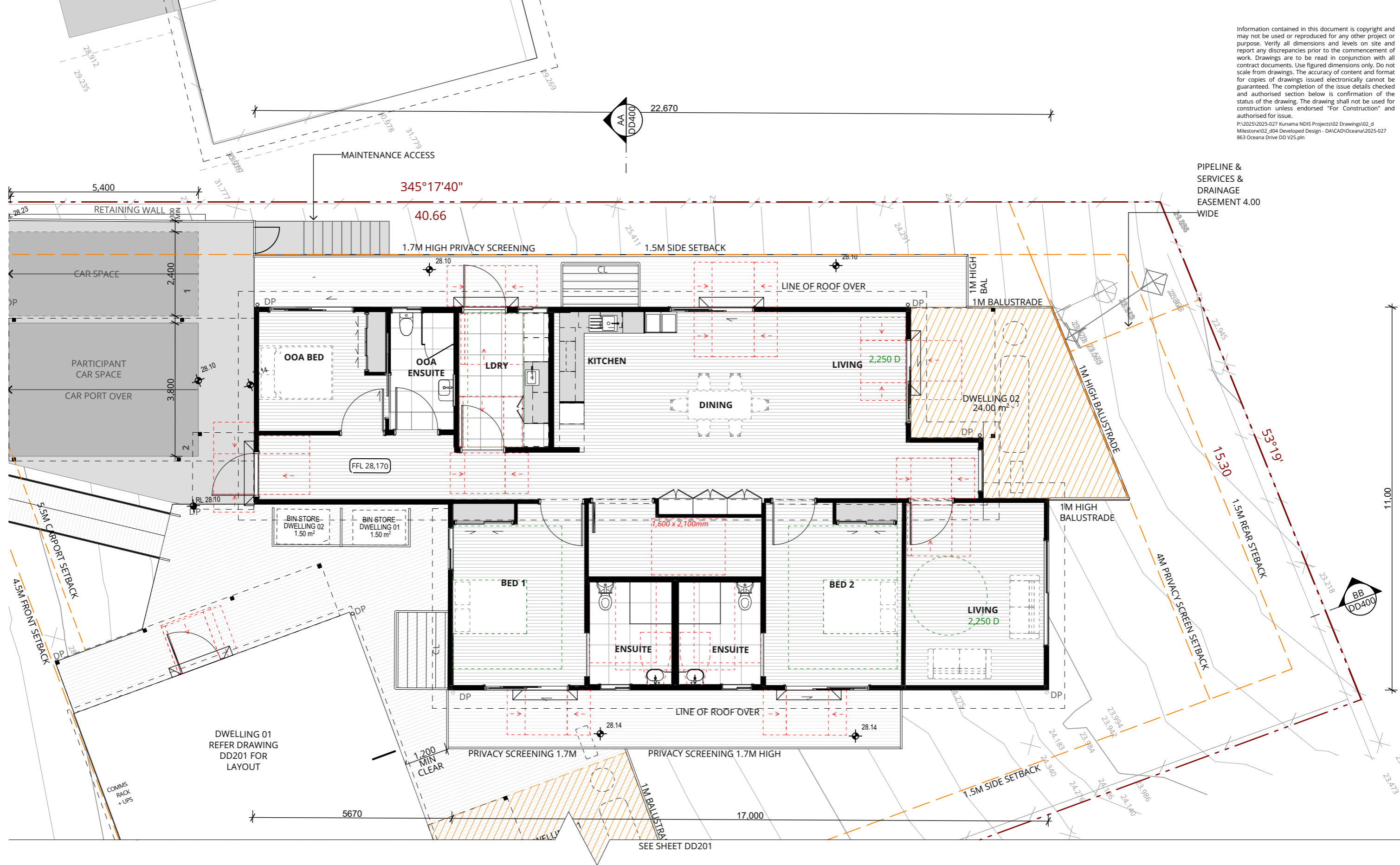
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PROJECT
 OCEANA DRIVE NDIS HOUSING

CLIENT
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DRAWING
 GROUND FLOOR PLAN
 DWELLING 02

PROJECT NO.
 2025-027

LOCATION
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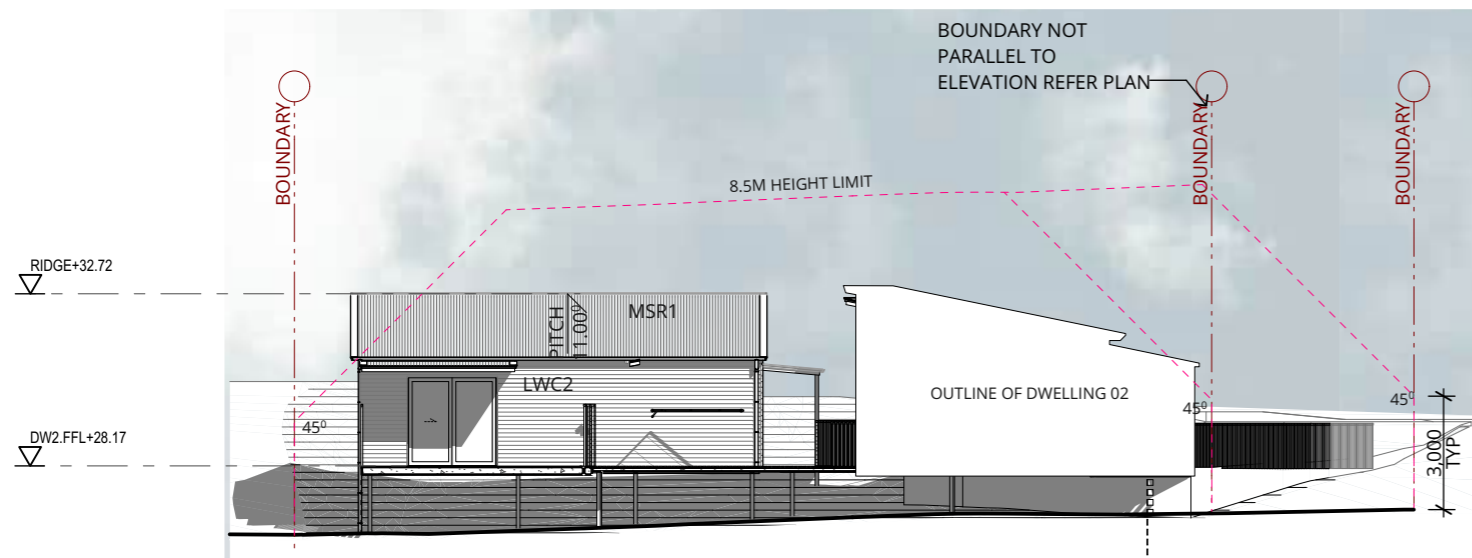
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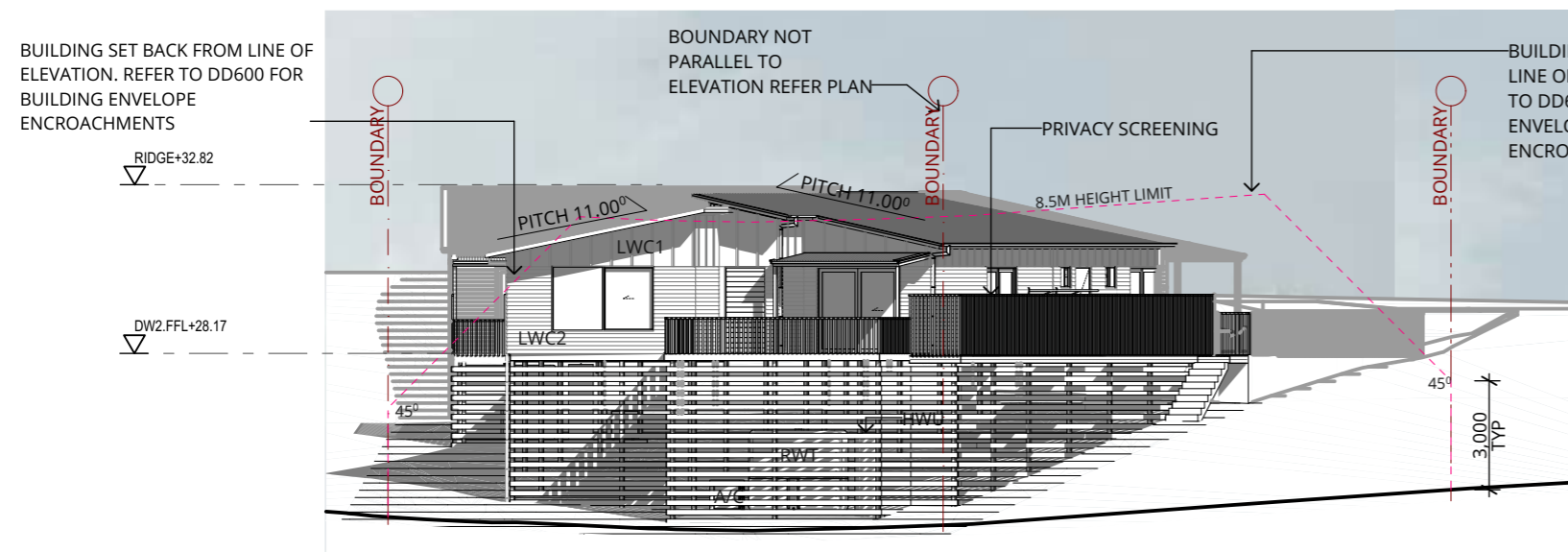
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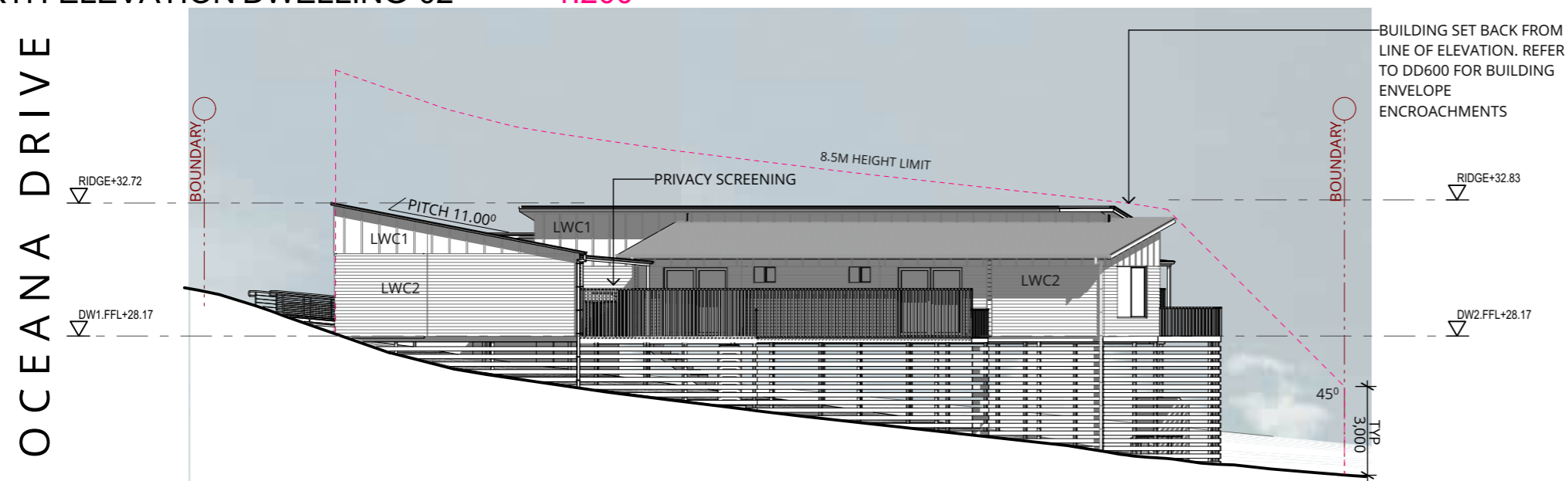
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NORTH ELEVATION DWELLING 01 1:200



NORTH ELEVATION DWELLING 02 1:200



EAST ELEVATION 1:200

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PROJECT
 OCEANA DRIVE NDIS HOUSING

CLIENT
 KUNAMA

DRAWING
 ELEVATIONS - SHEET 1

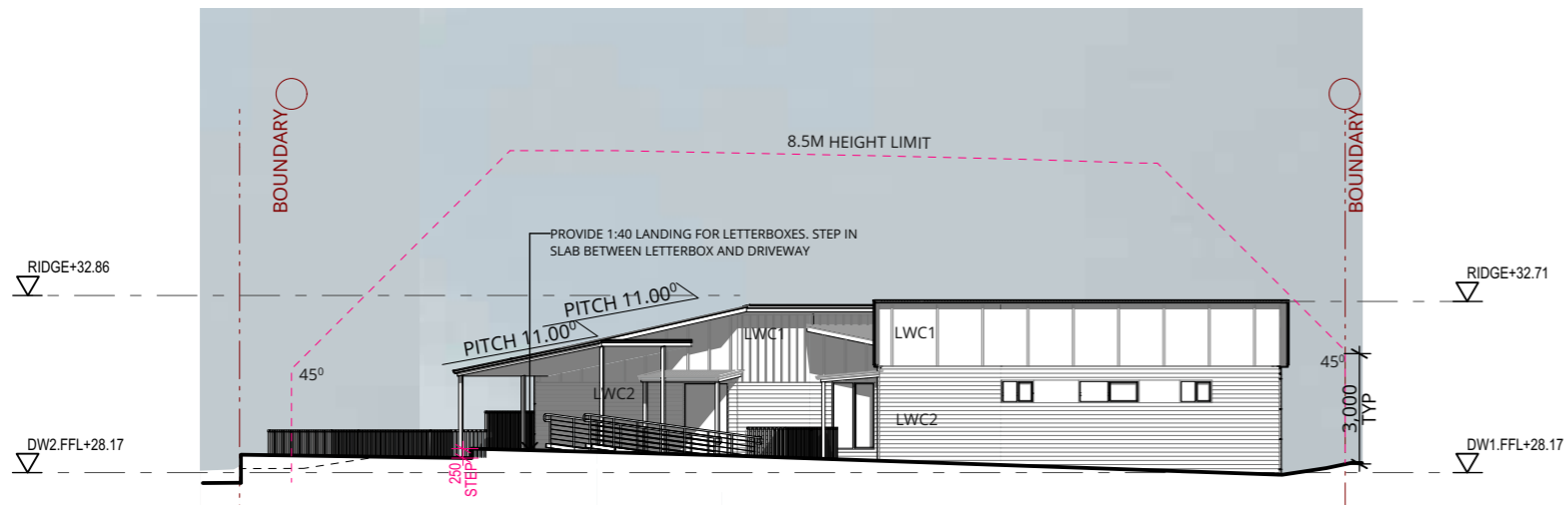
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LOCATION
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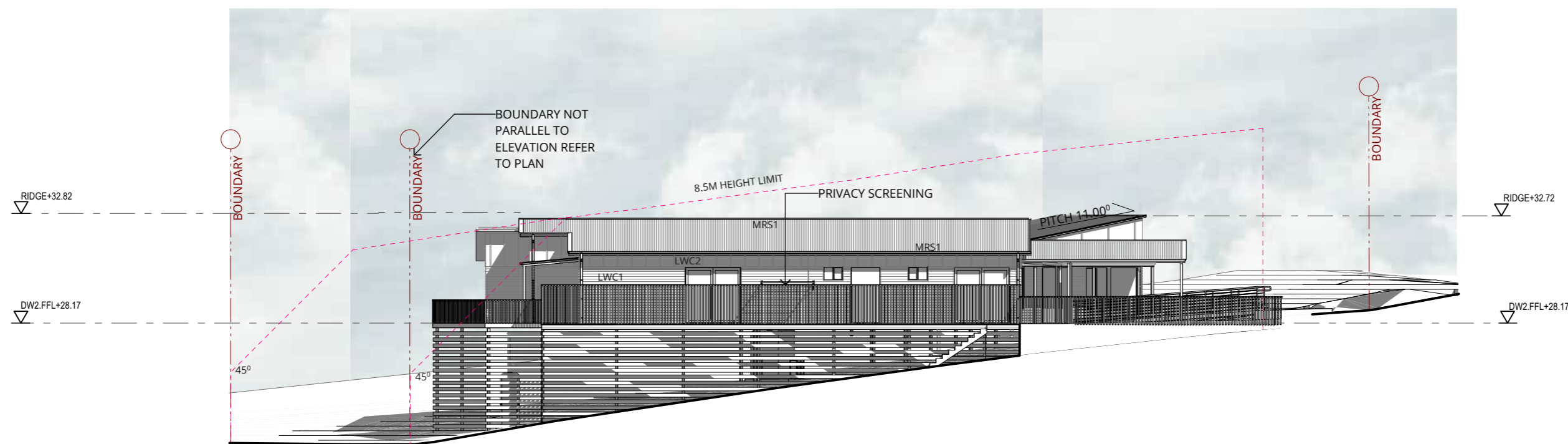
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SOUTH ELEVATION 1:200



WEST ELEVATION 1:200

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E	DA MINOR AMENDMENT	AF		15/04/2026

PROJECT OCEANA DRIVE NDIS HOUSING

DRAWING ELEVATIONS - SHEET 2

LOCATION 863 OCEANA DRIVE, TRANMERE TAS

CLIENT KUNAMA

PROJECT NO. 2025-027

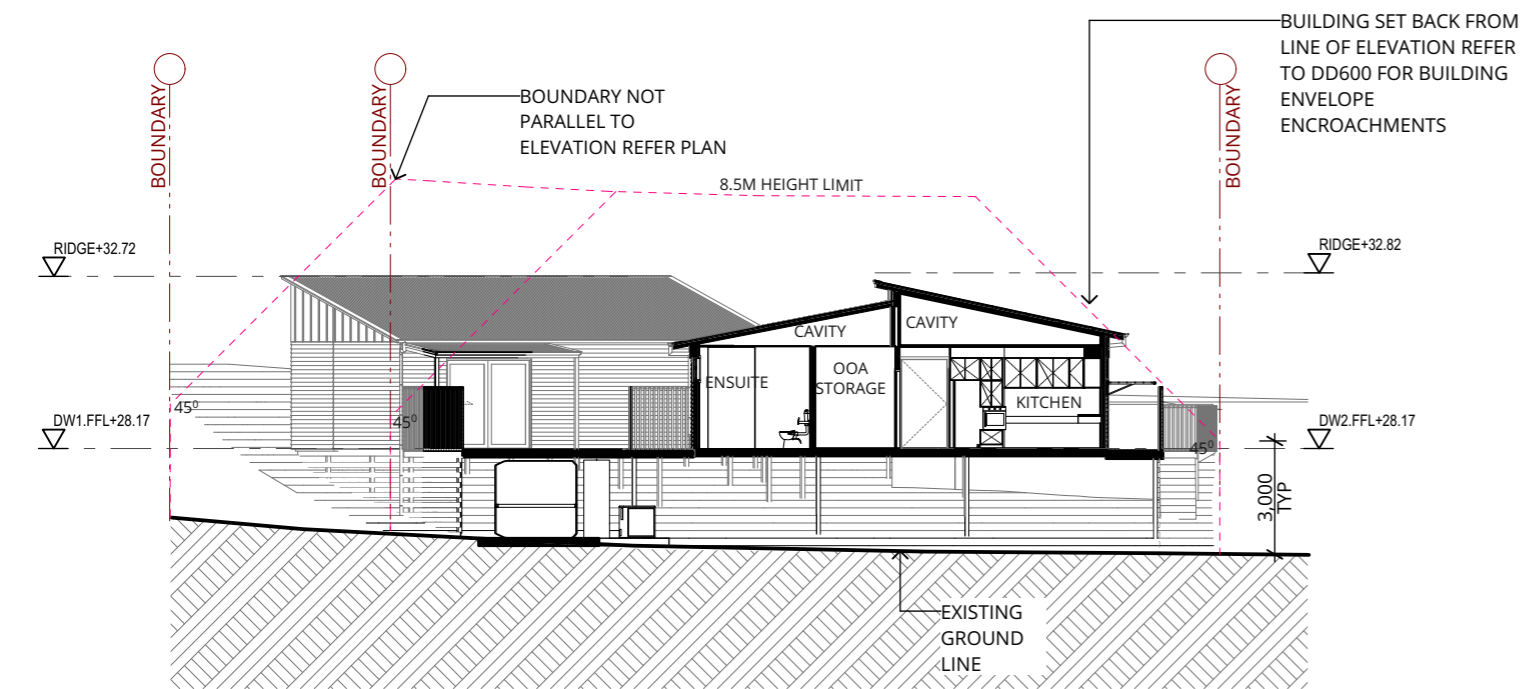
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ISSUE NO. E

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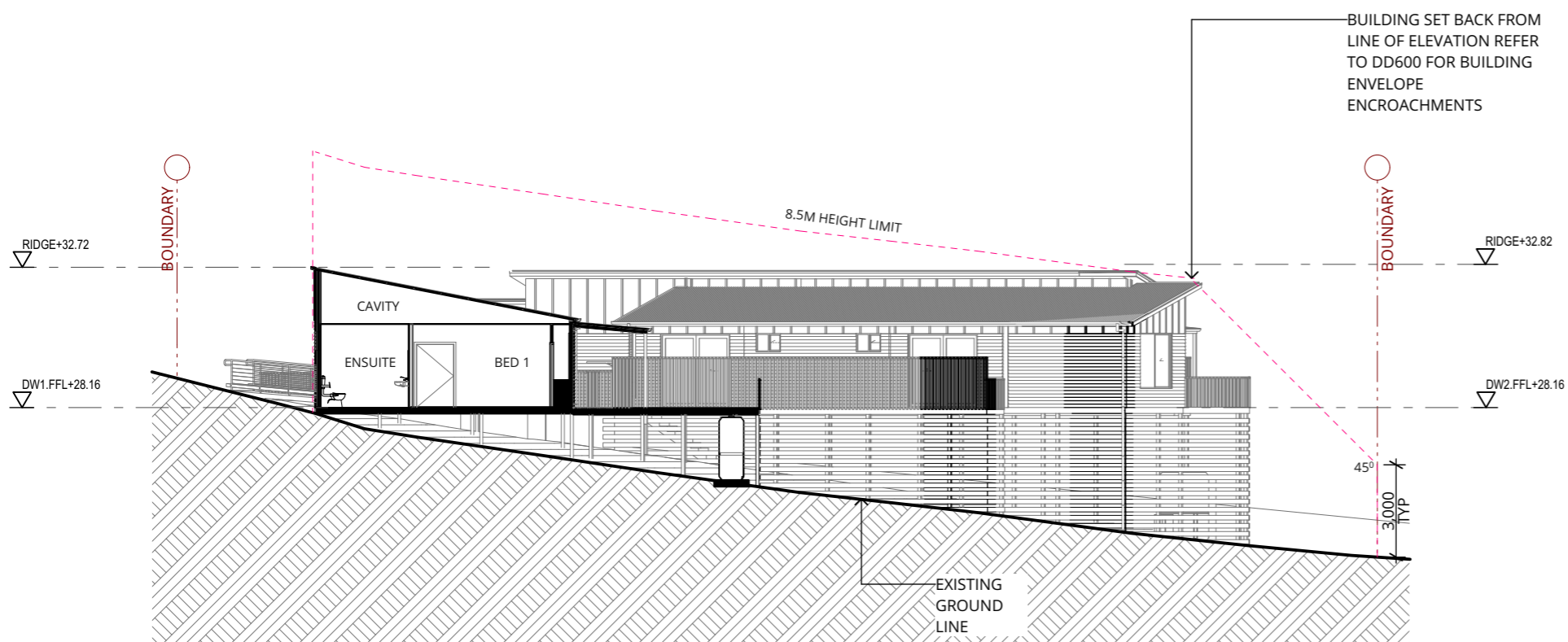


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SECTION A-A 1:200

OCEANA DRIVE



SECTION B-B 1:200

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ISSUE	DESCRIPTION	BY	CHK	DATE
A	DA MINOR AMENDMENT	AF		12/09/2025
B	DA MINOR AMENDMENT	JM		8/01/2026
C	DA MINOR AMENDMENT	AF		18/03/2026

PROJECT
 OCEANA DRIVE NDIS HOUSING

DRAWING
 SECTIONS - SHEET 1

LOCATION
 863 OCEANA DRIVE, TRANMERE TAS

CLIENT
 KUNAMA

PROJECT NO.
 2025-027

DRAWING NO.
 DD400



ISSUE NO.
 C

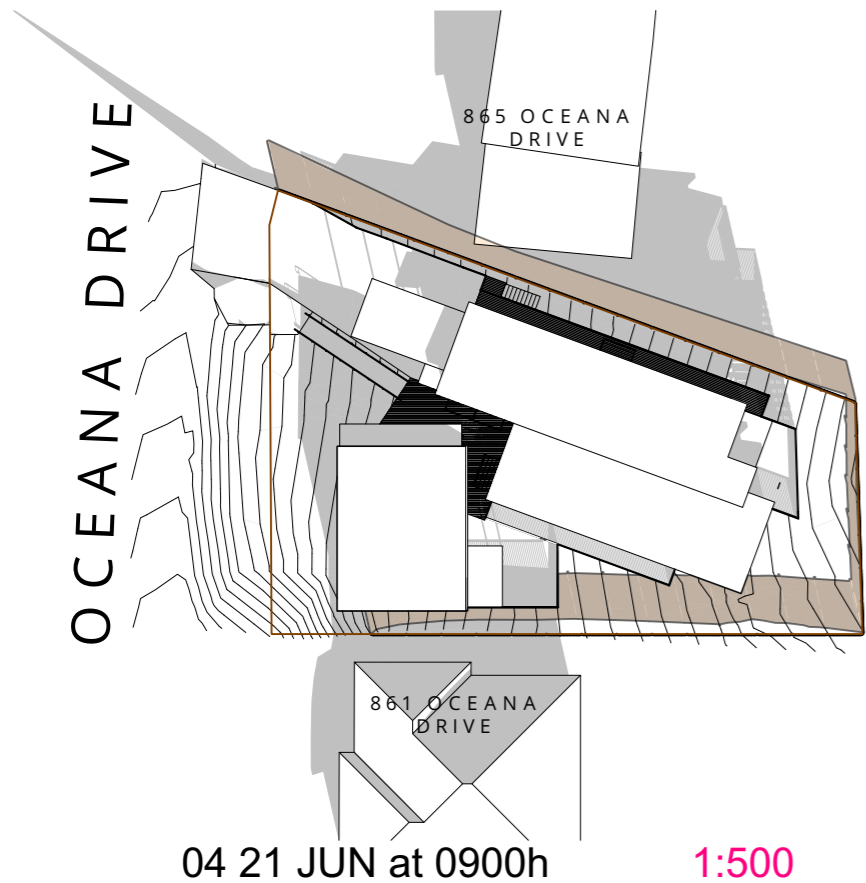
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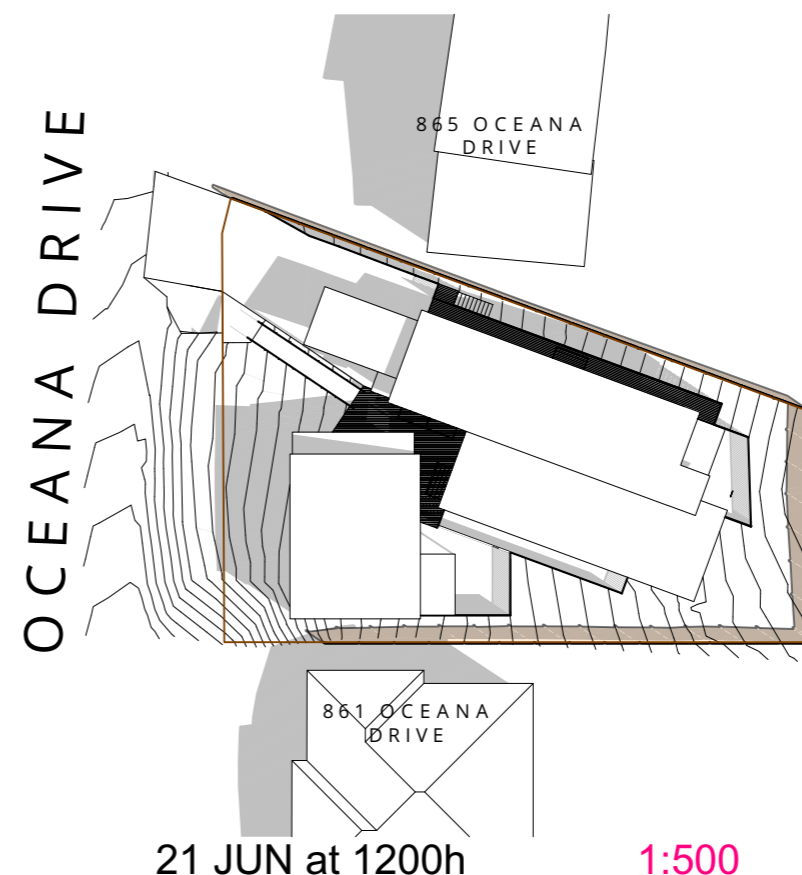
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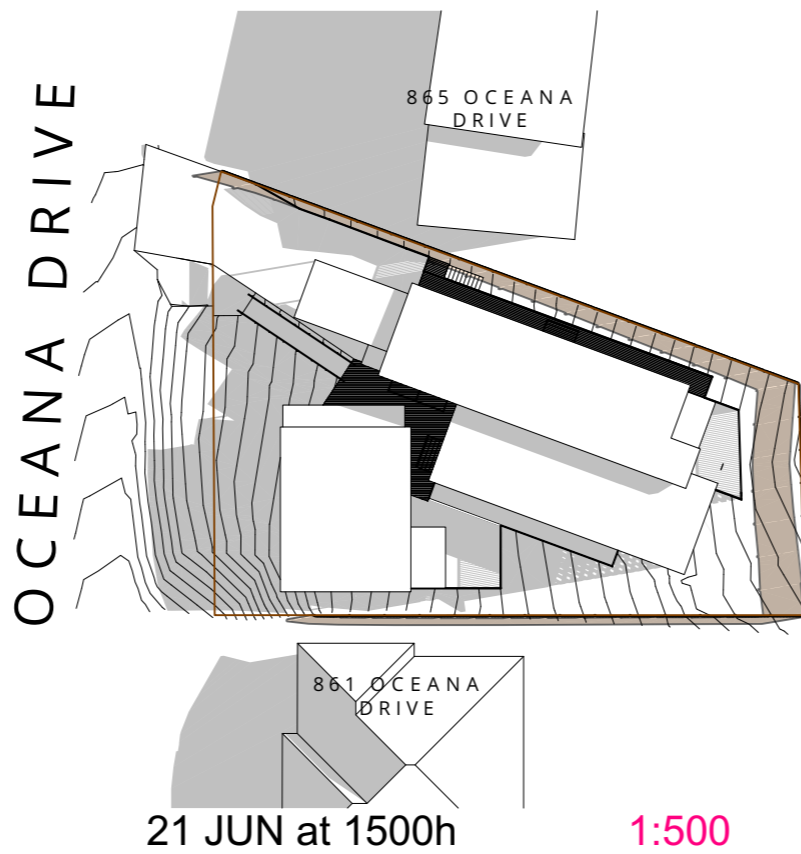
-  EXISTING FENCE
-  PROPOSED DWELLING



04 21 JUN at 0900h 1:500



21 JUN at 1200h 1:500



21 JUN at 1500h 1:500



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D	DA MINOR AMENDMENT	AF		15/04/2026

PROJECT OCEANA DRIVE NDIS HOUSING

CLIENT KUNAMA

DRAWING SHADOW DIAGRAMS

PROJECT NO. 2025-027

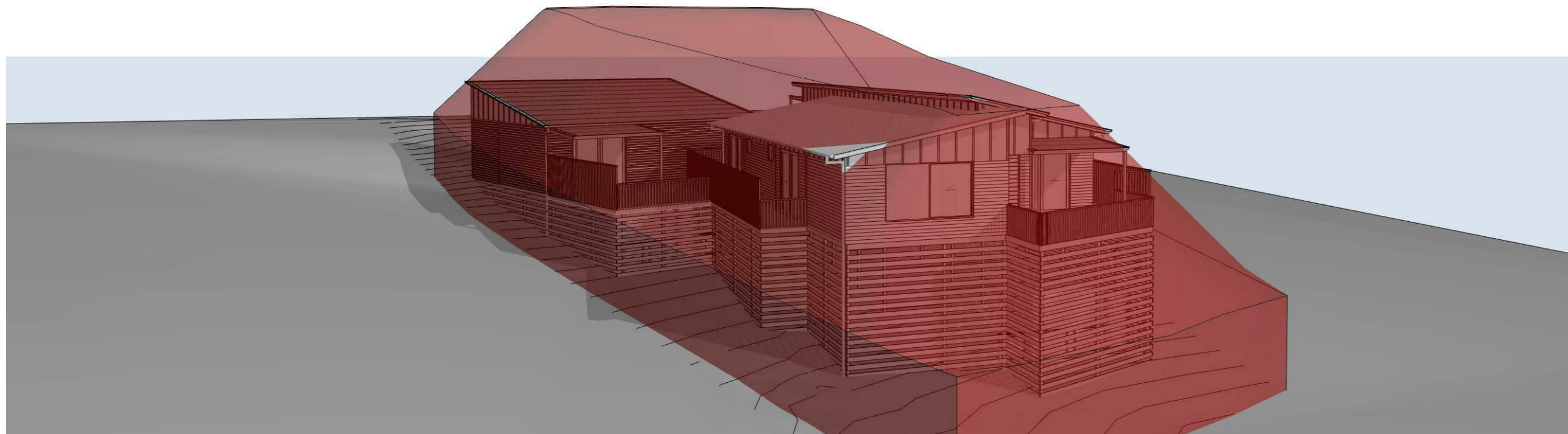
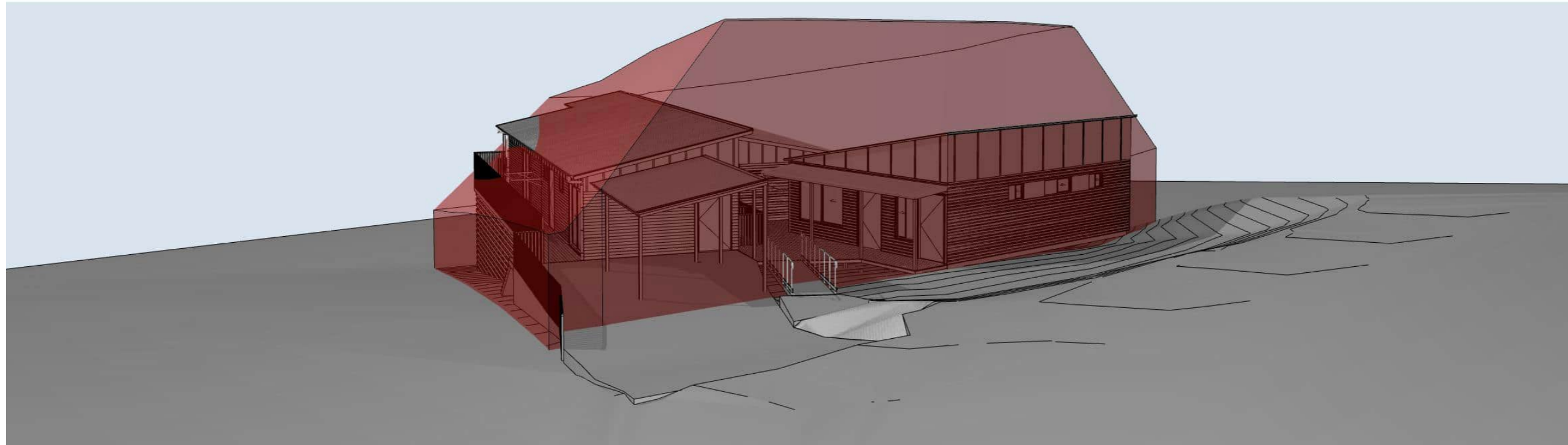
LOCATION 863 OCEANA DRIVE, TRANMERE TAS

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 ISSUE NO. D
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PROJECT
 OCEANA DRIVE NDIS HOUSING

CLIENT
 KUNAMA

DRAWING
 BUILDING ENVELOPE
 PERSPECTIVES

PROJECT NO.
 2025-027

LOCATION
 863 OCEANA DRIVE, TRANMERE TAS

DRAWING NO. DD600
 ISSUE NO. D
 SCALE @A3

