



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058840

PROPOSAL: Single Dwelling and Secondary Residence

LOCATION: 33 Remi Place, Sandford

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: Proposed Dwelling and Garage / *second Dwelling*

Location: **33 Remi Place, Sandford**

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 land**

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: 01/02/2026

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 172917	FOLIO 4
EDITION 3	DATE OF ISSUE 08-Oct-2025

SEARCH DATE : 15-Oct-2025

SEARCH TIME : 01.55 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 4 on Sealed Plan 172917

Derivation : Part of Lot 3071 Gtd to William Richardson and
Part of 99 Acres Gtd to John Easy

Prior CT 30596/4

SCHEDULE 1

N285309 TRANSFER to LUBOMIRA MURPHY and BRETT MURPHY
Registered 08-Oct-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP172917 EASEMENTS in Schedule of Easements

SP172917 COVENANTS in Schedule of Easements

SP172917 FENCING PROVISION in Schedule of Easements

SP172917 COUNCIL NOTIFICATION under Section 83(5) of the Local
Government (Building and Miscellaneous Provisions)
Act 1993.

SP14041 & SP30596 COVENANTS in Schedule of Easements

SP 30596 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER LOUISA JEANNE DUGGAN & BARRY JOHN DUGGAN

FOLIO REFERENCE C.T.30596/4 & C.T.159889/2

GRANTEE PART OF LOT 3071 GRANTED TO WILLIAM RICHARDSON AND PART OF 99 ACRES GRANTED TO JOHN EASY, PART OF 26A-2R-0P GRANTED TO CHARLES DOWLING

PLAN OF SURVEY

BY SURVEYOR CRAIG BRADLEY ROGERSON
ROGERSON AND BIRCH SURVEYORS
UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0418-120-796

CITY OF CLARENCE

SCALE 1: 3000 LENGTHS IN METRES

REGISTERED NUMBER

SP172917

APPROVED EFFECTIVE FROM 24 MAY 2017

Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 107 (5424 & 5224)

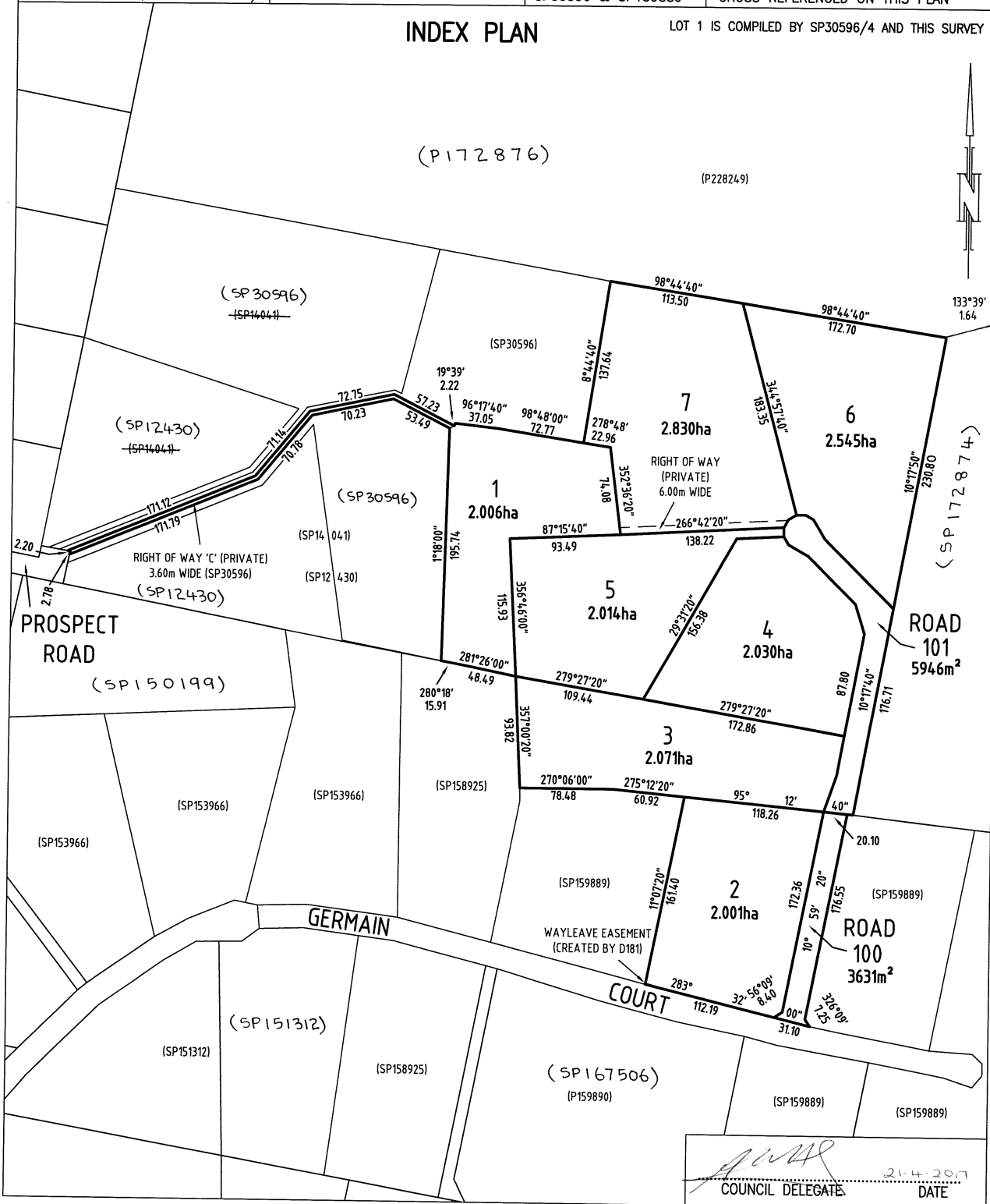
LAST UPI No.

LAST PLAN No. SP30596 & SP159889

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

INDEX PLAN

LOT 1 IS COMPILED BY SP30596/4 AND THIS SURVEY



[Signature]
COUNCIL DELEGATE DATE 24.5.2017

<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p>SP 1729 17</p>
---	---

EASEMENTS AND PROFITS

PAGE 1 OF 2 PAGE/S
2

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 7 on the Plan is subject to a right of carriageway appurtenant to Lot 1 on the Plan over the land shown on the Plan and marked Right of Way (Private) 6.00m wide.

Lot 1 on the Plan is together with a right of carriageway over the land shown on the Plan and marked Right of Way (Private) 6.00m wide.

~~Lot 2 on the Plan is affected by restrictive covenants and a fencing provision set forth in Sealed Plan 159889 and is affected by a burdening wayleave easement created by D184.~~

~~The Lots on the Plan which formerly comprised part of Lot 4 on Sealed Plan 30596 are affected by easements and restrictive covenants set forth in SP30596 and are affected by restrictive covenants set forth in SP14041.~~

EASEMENTS & COVENANTS CONTINUED ON PAGE 2

Fencing provision:

In respect of each Lot on the Plan, the Vendor shall not be required to fence.

The owners of each Lot on the Plan covenant with Barry John Duggan and Louisa Jeanne Duggan 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 covenantor's Lot and every part thereof and that the benefit thereof may be annexed thereto and devolve with each and every part of every other Lot on the Plan, to observe the following stipulation:

Not to use (or permit to be used) zincalume steel, or unpainted galvanised steel materials, as external surfaces in the construction of any building, wall or fence on the Lot.

Signed by **BARRY JOHN DUGGAN**
in the presence of:

Witness Signature: *[Signature]*

Witness Full Name:

Witness Address:

Anne Katherine Direen
.....
Australian Legal Practitioner (Tas No. 247)
Suite 2, 7 Bayfield St, Rosny Park TAS 7018

Signed by **LOUISA JEANNE DUGGAN**
in the presence of:

Witness Signature: *[Signature]*

Witness Full Name:

Witness Address:

Anne Katherine Direen
.....
Australian Legal Practitioner (Tas No. 247)
Suite 2, 7 Bayfield St, Rosny Park TAS 7018

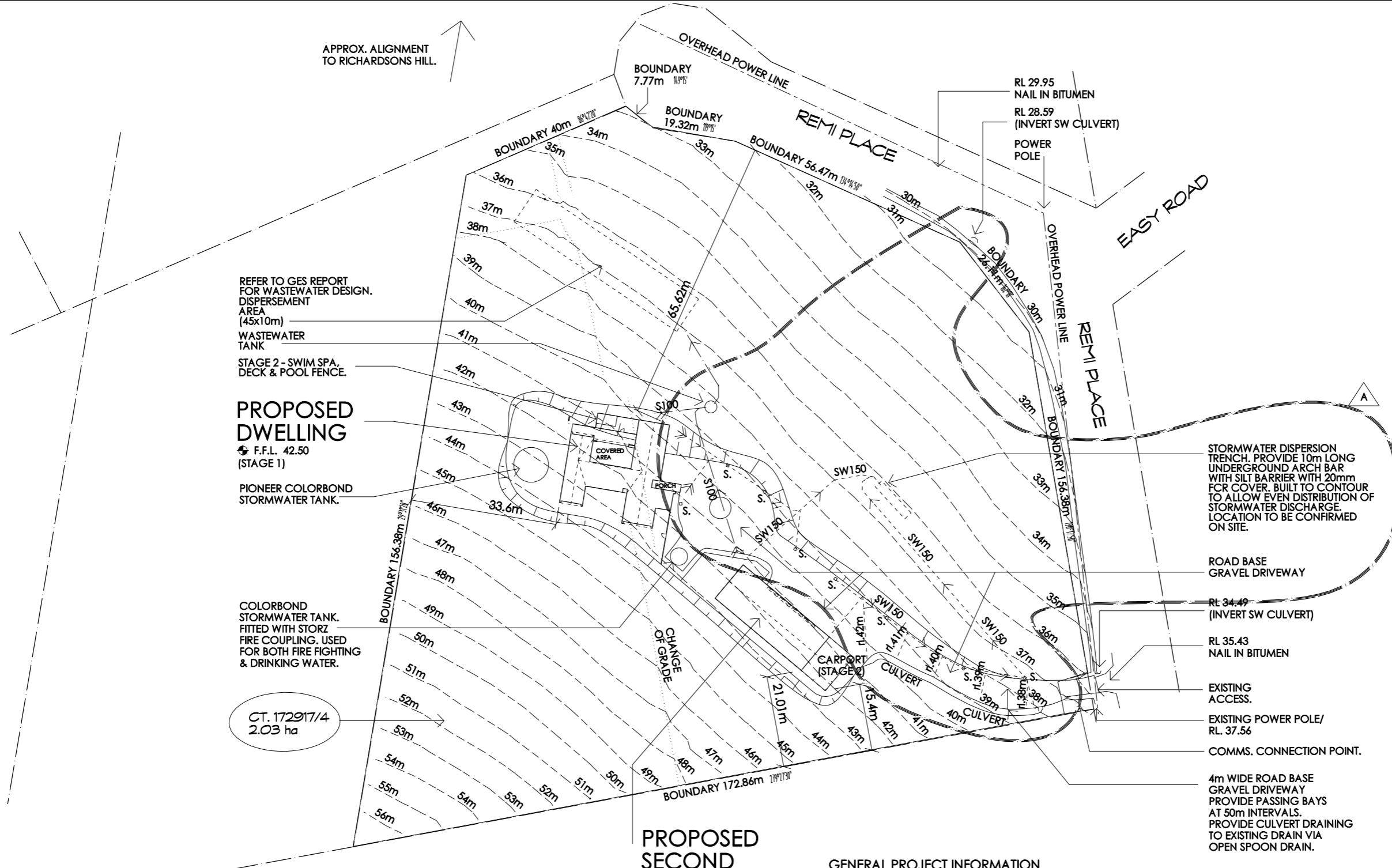
SUBDIVIDER: BJ & LJ Duggan
FOLIO REF: 30596/4 and 159889/2
SOLICITOR Justin McMullen Lawyer
& REFERENCE: AKD: 160767

PLAN SEALED BY: Clarence City Council
DATE: 21-4-2017
SP 2015-30
REF NO. *[Signature]*
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 2 PAGES</p>	<p>Registered Number</p> <p>SP172917</p>
<p>SUBDIVIDER: - LOUISA JEANNE DUGGAN & BARRY JOHN DUGGAN</p> <p>FOLIO REFERENCE: - 30596/4 & 159889/2</p>	
<p>EASEMENTS & COVENANTS CONTINUED</p> <p>Lot 2 on the Plan is subject to a wayleave easement with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the Wayleave Easement shown on the Plan more fully defined in D.181.</p> <p>Lots 1, 3-7 incl. & 101 on the Plan are each together with a right of carriageway over the Right of Way 'A' (Private) 4.80 wide, Right of Way 'B' (Private) 3.60 wide & Right of Way 'D' (Private) 6.00 wide shown on Sealed Plan 30596.</p> <p>Lot 1 on the Plan is subject to a right of carriageway (appurtenant to Lots 1, 2, 3, 5 & 6 on SP30596) over the Right of Way 'C' (Private) 3.60 wide (SP30596) shown on the Plan.</p> <p>Lots 2 & 100 on the Plan are each burdened by the restrictive covenants created by Sealed Plan 159889.</p> <p>Lots 1, 3-7 incl. & 101 on the Plan are each burdened by the restrictive covenants created by Sealed Plans 14041 & 30596.</p>	
<p>NOTE: - Every annexed sheet 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>	

REVISION A: - 09/04/2026
 - STORMWATER INFORMATION UPDATED TO SHOW DISPERSION TRENCH WITHIN PROPERTY.
 - STORMWATER ROAD RESERVE CONNECTION DELETED.
 - CULVERT ADDED TOPSIDE OF DRIVEWAY
 - STORMWATER GRATED PITS ADDED TO DRIVEWAY.



APPROX. ALIGNMENT TO RICHARDSONS HILL

REFER TO GES REPORT FOR WASTEWATER DESIGN. DISPERSMENT AREA (45x10m) WASTEWATER TANK

STAGE 2 - SWIM SPA, DECK & POOL FENCE.

PROPOSED DWELLING

F.F.L. 42.50 (STAGE 1)

PIONEER COLORBOND STORMWATER TANK.

COLORBOND STORMWATER TANK. FITTED WITH STORZ FIRE COUPLING. USED FOR BOTH FIRE FIGHTING & DRINKING WATER.

CT. 172917/4
2.03 ha

SITE PLAN
SCALE 1:1000

PROPOSED SECOND DWELLING/ GARAGE

F.F.L. 42.00 (STAGE 1)

SITE PLAN LEGEND	
⊕	EXISTING LEVELS
⊕	NEW LEVELS
S.	GRATED PIT/SUMP
---	STORMWATER
---	SEWER

GENERAL PROJECT INFORMATION

TITLE	CT. 172917/4
PID	3514074
LAND AREA	2.03 ha
BUILDING AREA	315sq.m. - DWELLING, 256 sq.m. - SHED
ZONING	RURAL LIVING ZONE
CLASS OF BUILDING	CLASS 1A, 10A
DESIGN WIND SPEED	N2
SOIL TEST CLASSIFICATION	CLASS 'M'
CLIMATE ZONE	7
CORROSION ENVIRONMENT	CLASSIFICATION: MEDIUM - NCC TABLE 6.3.9
BUSHFIRE ASSESSMENT	TO BE ADVISED
PLANNING OVERLAYS	- AIRPORT OBSTACLE LIMITATION AREA OVERLAY, PRIORITY VEGETATION AREA OVERLAY, BUSHFIRE PRONE AREA OVERLAY

STORMWATER DISPERSION TRENCH. PROVIDE 10m LONG UNDERGROUND ARCH BAR WITH SILT BARRIER WITH 20mm FOR COVER. BUILT TO CONTOUR TO ALLOW EVEN DISTRIBUTION OF STORMWATER DISCHARGE. LOCATION TO BE CONFIRMED ON SITE.

ROAD BASE GRAVEL DRIVEWAY

RL 34.49 (INVERT SW CULVERT)

RL 35.43 NAIL IN BITUMEN

EXISTING ACCESS.

EXISTING POWER POLE/ RL. 37.56

COMMS. CONNECTION POINT.

4m WIDE ROAD BASE GRAVEL DRIVEWAY PROVIDE PASSING BAYS AT 50m INTERVALS. PROVIDE CULVERT DRAINING TO EXISTING DRAIN VIA OPEN SPOON DRAIN.

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Project and Address:
Proposed Dwelling & Garage at 33 Remi Place, Sandford.

Client:
Mr B. & Mrs. L. Murphy

Drawing Title:
Site Plan

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

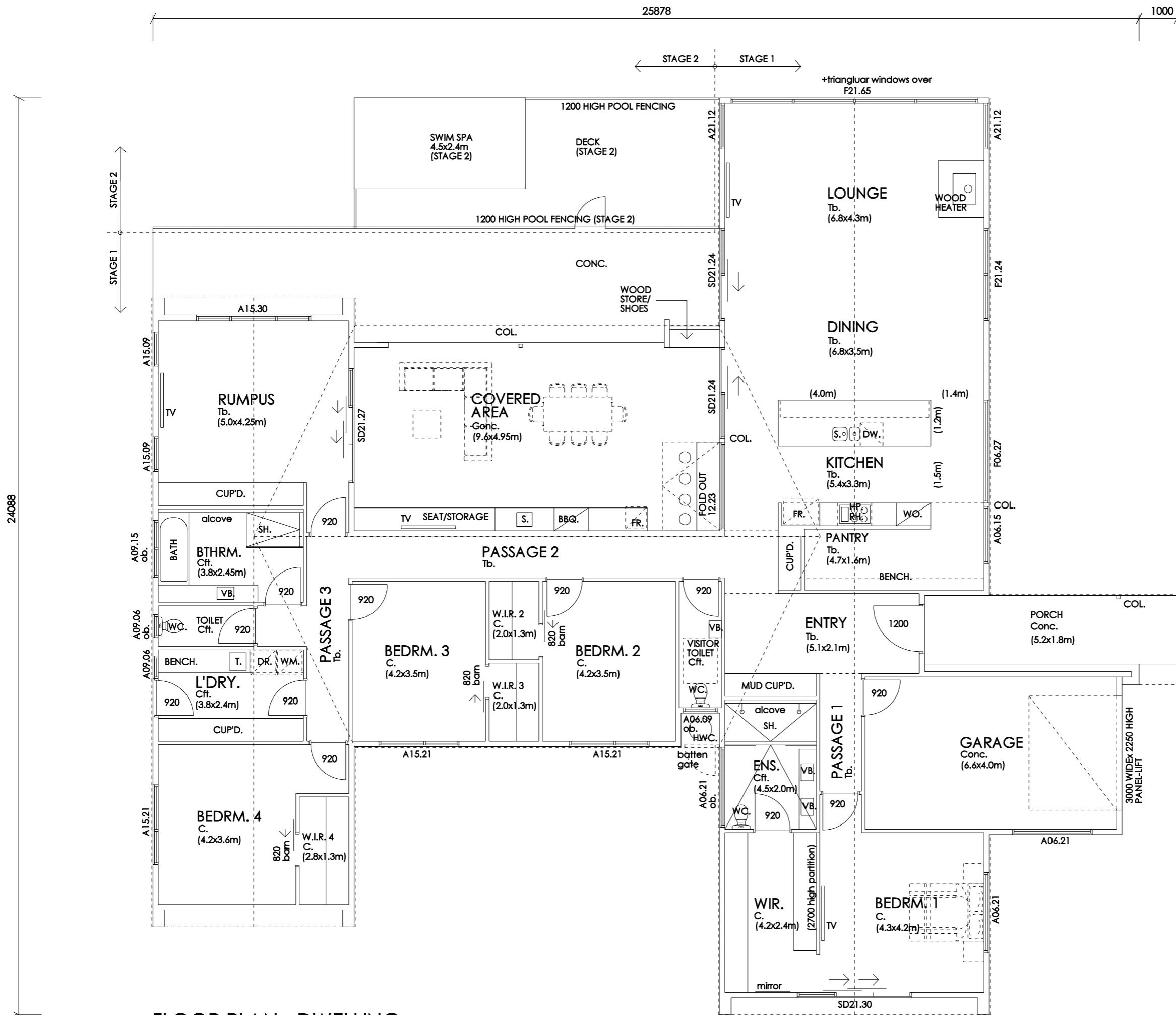
Plot Date: 09/04/2026 Drawn: KJR

Approval: preliminary Scale: 1:1000 @ A3

Project No.:
25.27

Drawing No.: sk01 Rev. A





FLOOR PLAN - DWELLING
SCALE 1:100

TOTAL FLOOR AREA:- 315 sq.m, 33.9 sq.
COVERED AREA:- 47 sq.m.
PORCH AREA:- 12 sq.m.

FLOOR PLAN LEGEND	
	OBLIQUE/TIMBER CLADDING
	90mm STUD WALLS.
C.	CARPET
Tb.	TIMBER FLOOR
Cft.	CERAMIC FLOOR TILES
Conc.	CONCRETE FLOOR FINISH

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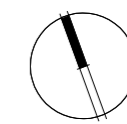
Project and Address:
Proposed Dwelling & Garage at 33 Remi Place, Sandford.

Client:
Mr B. & Mrs. L. Murphy

Drawing Title:
Floor Plan - Dwelling

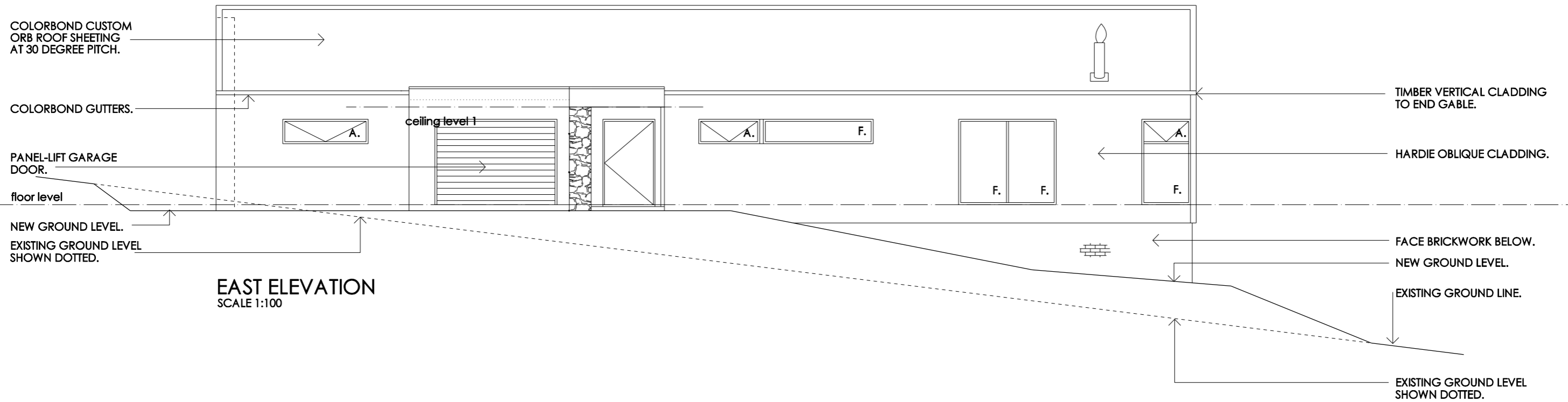
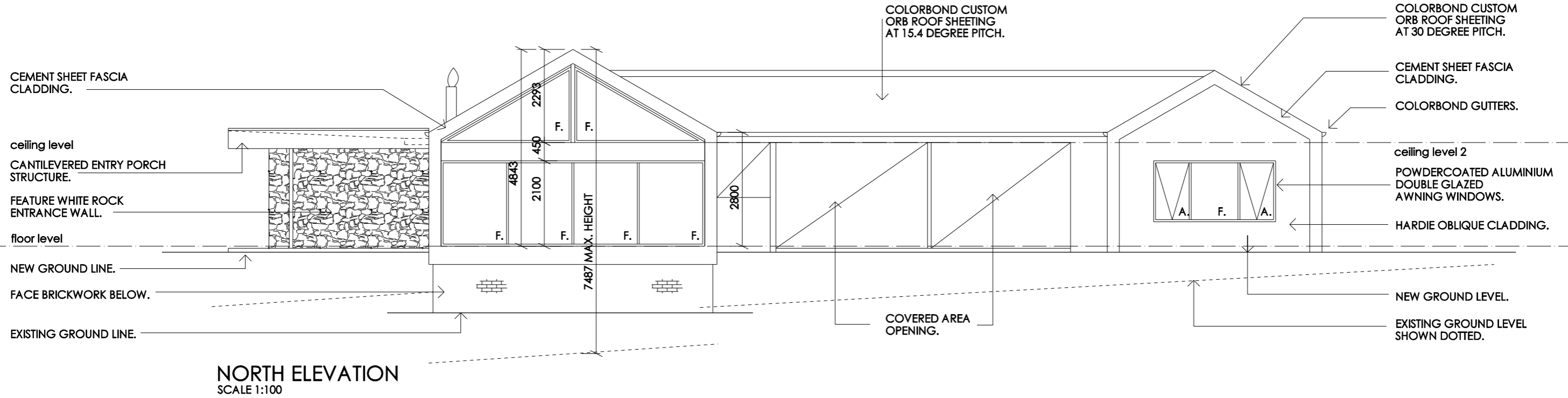
Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 01/02/2026 Drawn: KJR
Approval: preliminary Scale: 1:100 @ A3



NORTH

Project No.:
25.27
Drawing No.: sk02 Rev. -



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Proposed Dwelling & Garage at 33 Remi Place, Sandford.

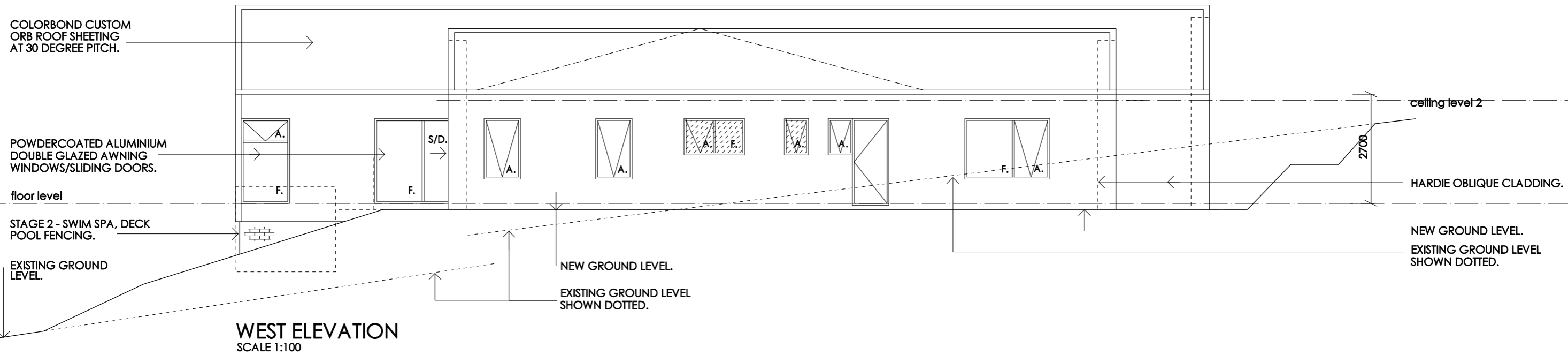
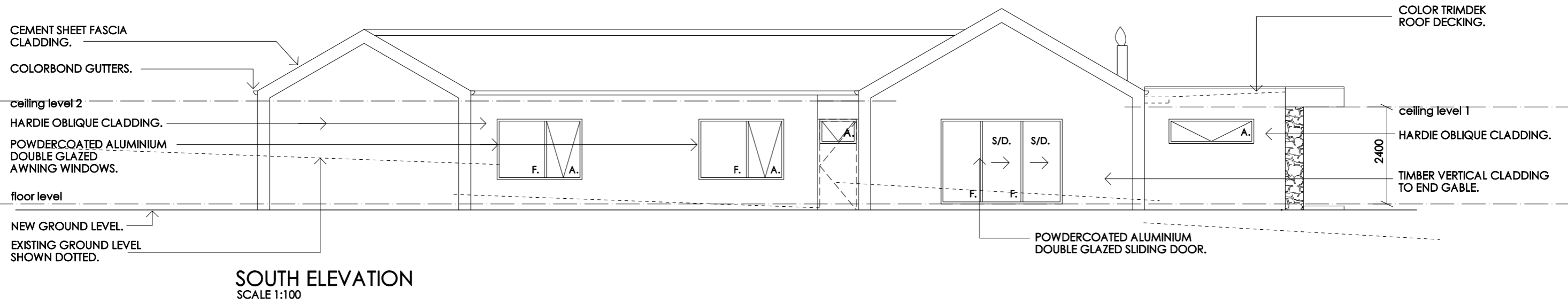
Client:
Mr B. & Mrs. L. Murphy

Drawing Title:
Elevations - Dwelling

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Plot Date: 01/02/2026	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A3
Project No.:	25.27
Drawing No.:	sk03
Rev.:	-



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Proposed Dwelling & Garage at 33 Remi Place, Sandford.

Client:
Mr B. & Mrs. L. Murphy

Drawing Title:
Elevations - Dwelling

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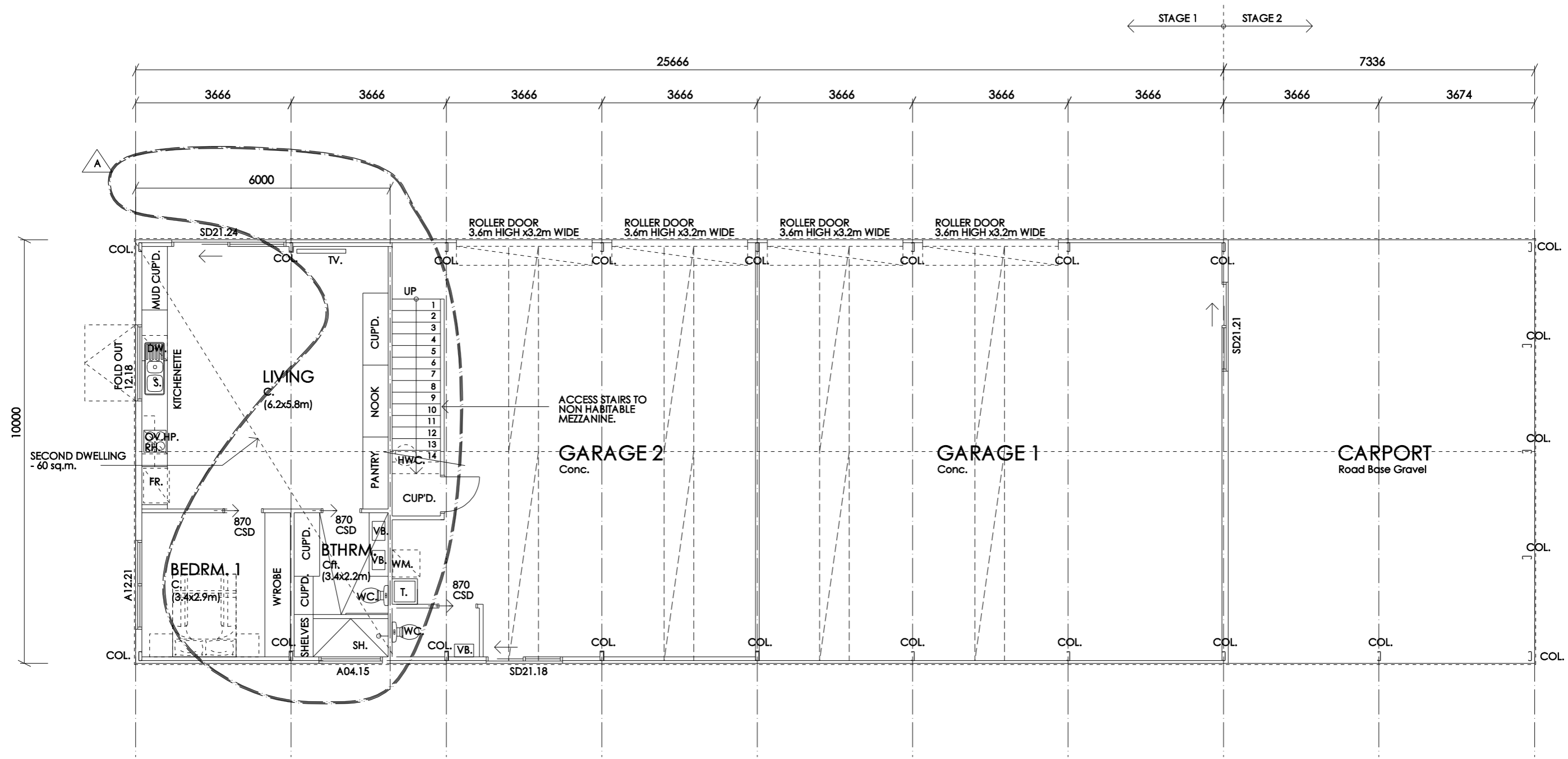
Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 01/02/2026 Drawn: KJR

Approval: preliminary Scale: 1:100 @ A3

Project No.:
25.27

Drawing No.: **sk04** Rev. -



FLOOR PLAN - GARAGE
SCALE 1:100

GARAGE AREA :- 256 sq.m.
CARPORT AREA :- 72 sq.m.

REVISION A: - 09/04/2026
- MINOR REVISION TO COMMON WALL ALIGNMENT.
- SECONDARY DWELLING DIMENSION ADDED
- 820 CSD DOOR REMOVED TO GARAGE 2

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Project and Address:
Proposed Dwelling & Garage at 33 Remi Place, Sandford.

Client:
Mr B. & Mrs. L. Murphy

Drawing Title:
Floor Plan - Garage

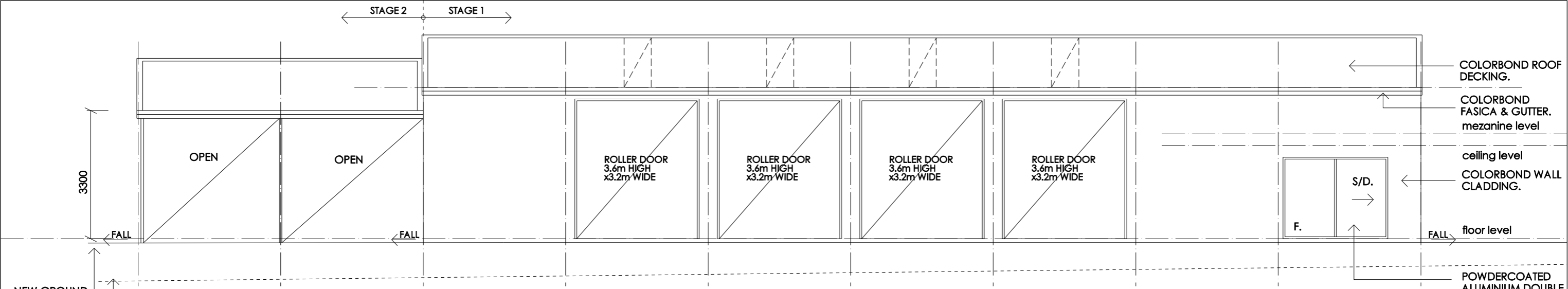
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Plot Date: 09/04/2026 Drawn: KJR
Approval: preliminary Scale: 1:100 @ A3

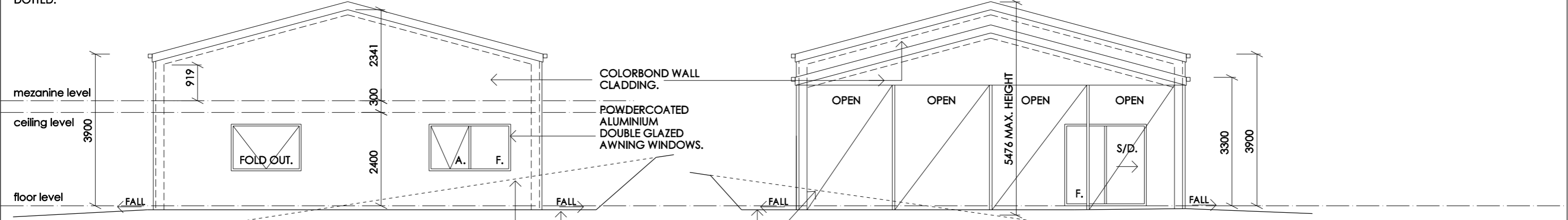
Project No.:
25.27
Drawing No.: **sk05** Rev. **A**





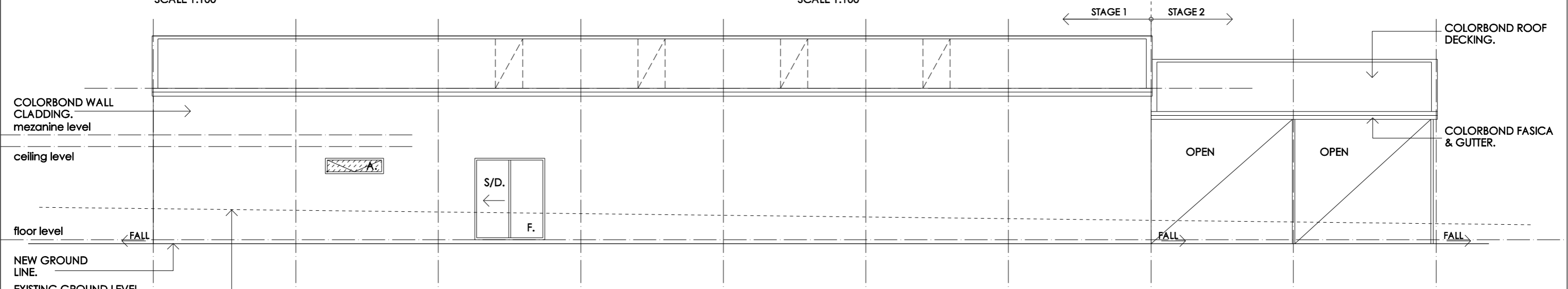
NORTH-EAST ELEVATION - GARAGE
SCALE 1:100

NEW GROUND LINE.
EXISTING GROUND LEVEL SHOWN DOTTED.



NORTH-WEST ELEVATION - GARAGE
SCALE 1:100

SOUTH-EAST ELEVATION - GARAGE
SCALE 1:100



SOUTH-WEST ELEVATION - GARAGE
SCALE 1:100

NEW GROUND LINE.
EXISTING GROUND LEVEL SHOWN DOTTED.

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Proposed Dwelling & Garage at 33 Remi Place, Sandford.

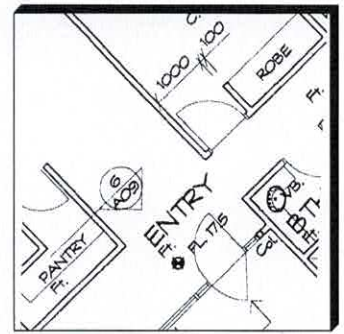
Client:
Mr B. & Mrs. L. Murphy

Drawing Title:
Elevations - Garage

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Plot Date: 01/02/2026	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A3
Project No.:	25.27
Drawing No.:	sk06
Rev.:	-

Planning Department
Clarence City Council
38 Bligh St.
Rosny Park



Dear Sir/Madam,

Re: PDPLANPMTD-2026/058840 – 33 Remi Place, Sandford.

In response to your letter dated 17th of February, 2026, please find attached further information below and attached.

1. Secondary Residence

I confirm that the secondary residence will share all services including access and parking, water, sewer/wastewater, power and telecommunications including meters.

The secondary floor plan has been slightly adjusted with the measurement being at the centre of the common wall. I confirm that the secondary dwelling floor area is 60 sq.m.

The 820 csd access to the Garage 2 has been removed.

2. Sandford Specific Area Plan

Re: CLA-S11.7.1 Residential Amenity P1

– The NIA (Noise Impact Assessment) was emailed yesterday to council but please find attached copy again for the compliance of P1.

3. Attenuation Code

Re: C9.5.2 Sensitive Use within an Attenuation Area – As noted above the NIA is attached. The report covers the P1 information and confirm that there is are no issues related to the new development.

4. Parking and Sustainable Transport Code

C2.6.1 Construction of Parking Areas

In response to the further information relating to C2.6.1 P1 please see below and attached.

- a) The nature of the use is for residential access use only.
- b) The topography of the land slopes to the north east over the full site area. The slope is gradual and careful design of the road follows the grade

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limiting any steep access and ensures near level access.

- c) Driveway drainage/collection has been updated on drawings Sk01/A. The stormwater will be collected via an internal dispersion trench within the property collecting both driveway run-off and roof overflow.
- d) The likelihood of transporting sediment or debris from the site onto a road or public place will be very minimal. The driveway and parking areas are to be constructed of an all-weather road base gravel driveway. The driveway will be graded and compacted on site with quality road base material.
- e) There will no generating of dust from the quality road base material.
- f) As noted, the proposed surfacing will be a quality road base material and compacted on site.

I trust this covers the required information for the planning application to progress to advertisement.

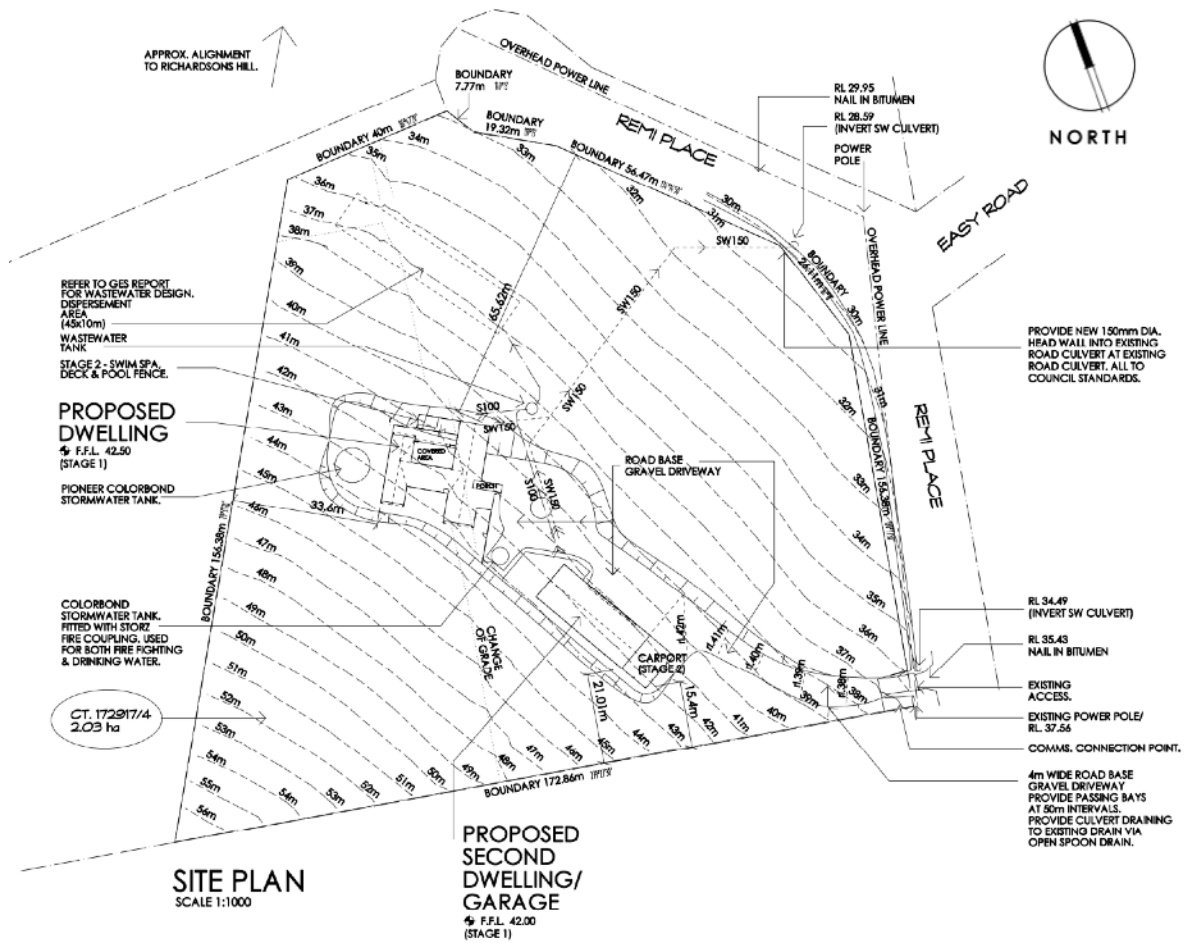
Your sincerely,



Kevin Roberts
TAS BUILDING DESIGN Pty. Ltd.
Date: 09/04/2025

33 Remi Place

Noise Impact Assessment



Ref: 26020 33 Remi Place Sandford NIA

1 April 2026

NVC

NOISE VIBRATION CONSULTING

Executive Summary

A residential dwelling is proposed at 33 Remi Place, Sandford. As the site is located within the attenuation area of an existing quarry located at 100 School Road, Sandford, a Noise Impact Assessment has been requested to show that the proposed residential use satisfies Clause C9.5.2 of the Tasmanian Planning Scheme. NVC has been engaged by Tas Building Design to carry out such an assessment.

To quantify the noise emissions from the quarry, software noise modelling of worst-case operations (continuous and simultaneous operation of key equipment on site) was carried out, with the results showing that predicted noise levels reach approximately 36 dBA at the proposed dwelling. This predicted noise level comfortably satisfies the Quarry Code of Practice criterion of 45 dBA Leq externally. As such, there are no specific requirements for facade construction or acoustic screening.

No loss of amenity at the proposed dwelling site is expected as a result of noise emissions from the quarry. As such, the proposed residential dwelling is not expected to interfere with or constrain the quarry's operations, and thus satisfies Clause C9.5.2 of the Tasmanian Planning Scheme and Clause CLA-S11.7.1 of the Clarence Local Provisions Schedule.

33 Remi Place Noise Impact Assessment

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1. INTRODUCTION

A residential dwelling is proposed for construction at 33 Remi Place, Sandford. The site is located within the attenuation area of an existing quarry located at 100 School Road, Sandford, and thus, Council has issued an RFI requiring a Noise Impact Assessment to demonstrate likely compliance against Clause C9.5.2 - Sensitive use within an attenuation area of the Tasmanian Planning Scheme (the Scheme). This report presents such an assessment that addresses the requirements from Council, completed by NVC in March/April 2026.

2. BACKGROUND

2.1. Site and Surrounding Area

The proposed dwelling is located at 33 Remi Place, Sandford. Figure 2.1, below, shows the lot boundary (solid white outline), the quarry site and mining lease (1511P/M) at 100 School Road (white dashed outline). The quarry, the proposed site, and the surrounding area are all within a Rural Living zone under the Scheme.

As seen in Figure 2.1, below, there is a significant number of existing residential dwellings surrounding the quarry, with three dwellings located directly between the quarry and 33 Remi Place itself.

The proposed site is currently a vacant block that slopes steadily up to the southwest away from the quarry. The intervening land between the lot and the quarry is predominantly flat, the proposed dwelling will therefore have a clear line of sight to the quarry.



FIGURE 2.1: SITE AND SURROUNDING AREA

2.2. Existing Quarry Operations

Existing quarry operations comprise extraction of product using an excavator, screening of unprocessed product using a Rangerscreens Husky vibratory screen, crushing of oversized product using a stationary jaw crusher, and stockpiling of sized product using a Daewoo 300 V wheeled front-end loader. Product is then loaded into semi-trailers and light vehicles / trailers, using the excavator or the front-end loader, before being transported off-site. NVC has been informed that extraction activities involving the excavator occur only once every few weeks and are therefore considered infrequent. In contrast, crushing, screening, and transport of product off-site are undertaken on a more regular basis, typically occurring for approximately 3 to 4 hours per day.

The quarry machinery operates from 7:30AM to 4:00PM, and thus are within daytime hours only. NVC has been informed that the location of the key quarrying equipment is not expected to change significantly from its current position.

Figure 2.2, below, shows a detailed view of the quarry and the locations of the key quarrying equipment.



FIGURE 2.2: DETAILED VIEW OF EXISTING QUARRY

2.3. Proposed Development

Figure 2.3, below, shows the proposed site layout, with the proposed dwelling to be constructed nominally 440 m west of the nearest quarry boundary, and nominally 560 m from the nearest quarry operation.

The dwelling is proposed to be constructed of Hardie Oblique Cladding (14mm thick fibre cement) on the facades and a typical Colorbond sheet metal roof. Windows are indicated on all facades of the proposed dwelling, with double-glazing proposed.

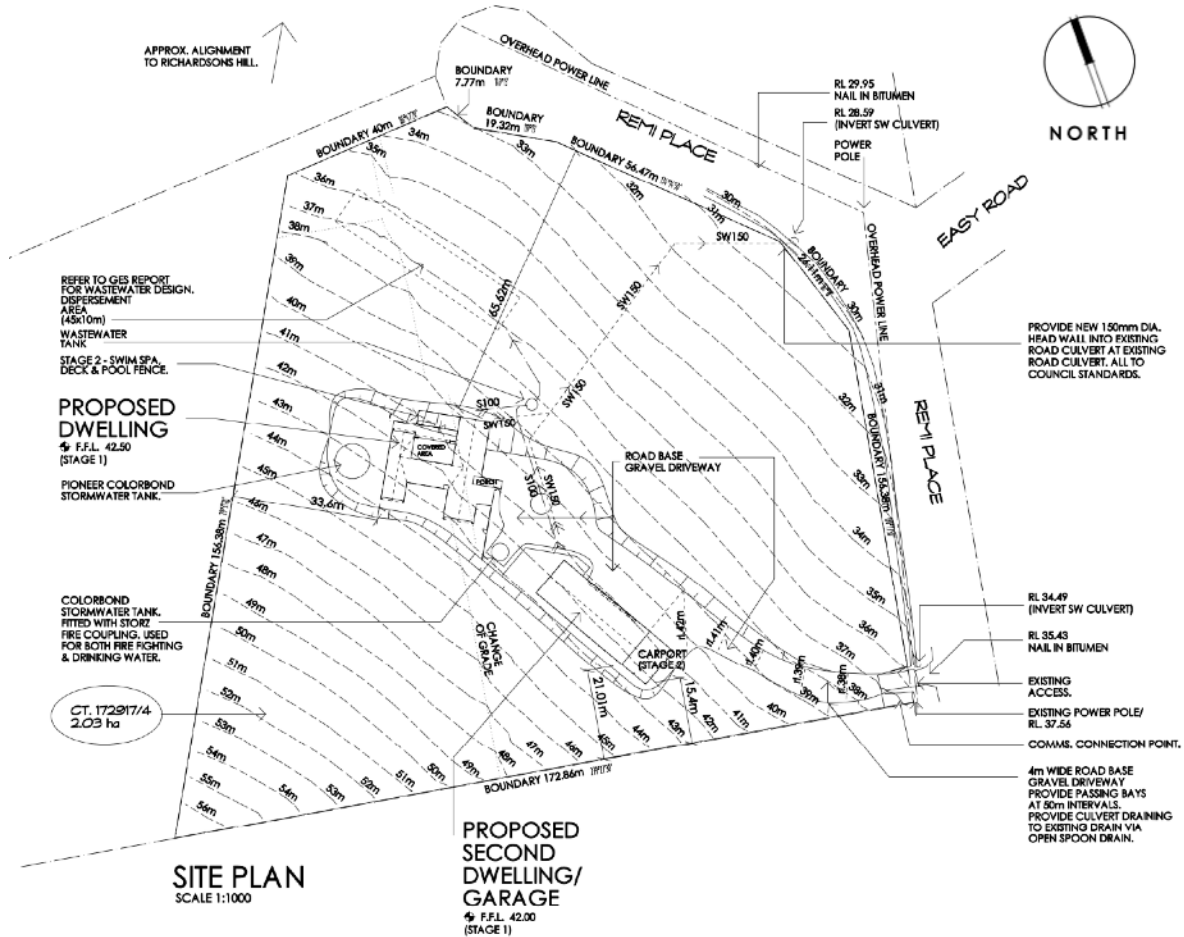


FIGURE 2.3: PROPOSED DWELLING SITE LAYOUT

3. ASSESSMENT CRITERIA

Section C9.0 of the Tasmanian Planning Scheme (the Attenuation Code) contains criteria relevant to sensitive use within proximity to use with potential to cause environmental harm. Since quarry operations include crushing, the relevant attenuation distance is 750 m from the quarry boundary. Therefore, any sensitive use within this distance must satisfy the attenuation code, the objective of which is to ensure:

“That sensitive use located within an attenuation area does not interfere with or constrain the operation of an existing activity listed in Tables C9.1 or C9.2.”

To satisfy this objective, the following Acceptable Solutions and Performance Criteria are stated under clause C9.5.2:

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the activity with potential to cause emissions including: <ul style="list-style-type: none"> (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of hazard or pollution that may be emitted from the activity; (b) the nature of the sensitive use; (c) the extent of encroachment by the sensitive use into the attenuation area; (d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity; (e) any advice from the Director, Environment Protection Authority; and (f) any advice from the Director of Mines.

Section CLA-S11 of the Clarence Local Provisions Schedule contains criteria relevant to development of dwellings within proximity of this specific quarry, the objective of which is:

“(a) That the quarry located at 100 School Road, Sandford does not have an unreasonable impact on nearby residential amenity; and

(b) To protect the quarry from potential land use conflict arising from the development of dwellings in proximity to it.”

To satisfy this objective, the following Acceptable Solutions and Performance Criteria are stated under Clause CLA-S11.7.1:

Acceptable Solutions	Performance Criteria
<p>A1</p> <ul style="list-style-type: none"> (a) Buildings must not be for a Residential use; or (b) development is a non-habitable building or structure associated with an existing single dwelling; or (c) the quarry at 100 School Road, Sandford has ceased to operate. 	<p>P1</p> <p>Development of a single dwelling is to take into account potential impacts from the quarry including noise, dust and visual amenity and be designed, sited or screened accordingly.</p>

To determine what constitutes an ‘unreasonable impact on nearby residential amenity’, the TAS Noise EPP¹ is referred to. In *Table 1* of the TAS Noise EPP, a list of *Acoustic Environmental Indicator* levels are given for which the environmental values specified in the TAS Noise EPP “...will be protected for the majority of the human population where the acoustic environment indicator levels are not exceeded...” A section of that table is reproduced here in *Table 3.1*. As the quarry operates during the daytime only, the table indicates a criterion of 50 dBA is appropriate to prevent annoyance.

TABLE 3.1: ACOUSTIC ENVIRONMENTAL INDICATOR LEVELS - TAS NOISE EPP

Specific Environment	Critical Health Effect	LAeq dBA	Time hrs	LMax dBA
Outdoor living area	Serious annoyance, daytime and evening	55	16	-
	Moderate annoyance, daytime and evening	50	16	-
Outside bedrooms	Sleep disturbance, window open (outdoor values)	45	8	60

Additionally, the EPA maintain a *Quarry Code of Practice* (the QCoP²), which defines noise criteria for quarrying and associated activities. Specifically, section 7.2.2.2 states the following pertaining to noise emissions from quarrying activities:

“Noise from quarrying and associated activities, including equipment maintenance, when measured at any neighbouring sensitive use must not exceed the greater of;

- *the A-weighted 10 minute L90, excluding noise from the quarry, plus 5 dBA, or,*
- *the following levels;*
 - *45 dBA from 0700 to 1900 hours (daytime),*
 - *40 dBA from 1900 to 2200 hours (evening),*
 - *35 dBA from 2200 to 0700 hours (night time).”*

It is noted that the QCoP defines *Sensitive use* as the following:

“Noise sensitive premises including but not limited to, residential premises, libraries, schools, hospitals, aged and child-care facilities, caravan parks and other places at which individuals may abide for long periods for reasons other than employment or active recreation.”

The intent of the QCoP is to protect the amenity of particularly noise sensitive premises or locations in which individuals may abide for long periods, such as residential dwellings.

Relevant to appropriate internal noise levels for residential dwellings, AS 2107³ defines internal sound levels for houses in suburban areas or near minor roads. The recommended ambient noise levels are specified as:

Living areas (daytime)	30 – 40 dBA Leq
Sleeping areas (night time)	30 – 35 dBA Leq

Since quarry operation is constrained to daytime hours, an internal noise level of 30 – 40 dBA from quarry noise emissions is then deemed appropriate for all internal areas under AS 2107.

¹ Tasmanian Environmental Protection Policy (Noise) 2009 (the Noise EPP)

² ‘*Quarry Code of Practice*’, EPA Tasmania, 3rd Edition, May 2017

³ AS/NZS 2107:2016 *Acoustics - Recommended design sound levels and reverberation times for building interiors*, Standards Australia, 2016.

3.1. Adopted Project Criteria

As the quarry only operates during the daytime period, the criteria for this assessment are relevant to the daytime period only (7:00AM to 7:00PM). Taking a conservative approach, the tightest of the above criteria have been adopted for this assessment, as follows:

External	45 dBA Leq_(10-min)	(QCoP)
Internal	35 dBA Leq_(10-min)	(AS 2107)

Satisfying the above criteria is appropriate in minimising adverse impacts on the health, safety and amenity of future sensitive use. As such, where the above criteria are satisfied, the proposed sensitive use is taken to not interfere with or constrain the quarry’s operations.

4. NOISE MODELLING

Noise levels as a result of general operations at the neighbouring quarry have been modelled using iNoise⁴ software, which implements the ISO 9613⁵ algorithms for environmental noise. The predictions account for geometric divergence, topographical screening, barrier attenuation, atmospheric absorption, reflections/screening from buildings, and ground absorption.

4.1. Model Input Data

The following key considerations are relevant to the software noise model:

- The main sources of quarry noise have been modelled using sound power level data from previous measurements taken by NVC at the quarry in April 2024, with the specific sound power levels utilised in the model summarised in Table 4.1.
 - Noise sources have been modelled at a height of 1.5 m above ground level, operating continuously and simultaneously.
 - The front-end loader is modelled as a moving source around the quarry (see Figure 4.1, below). The loader is modelled as continuously operational, and thus is conservative.
 - The crusher and screen have been modelled as stationary point sources in their existing locations.
 - The excavator is used on site for extraction activities, which occur on briefly every few weeks. It may also be used intermittently for loading of product into the crusher when the front-end loader is not in operation. However, these activities are infrequent and do not represent routine daily operation. Accordingly, the excavator has been excluded from the predictive model. Given the other equipment on site, its contribution to overall noise levels is considered negligible and its inclusion would not materially influence the predicted results.
 - It is noted that NVC has been informed that, since onsite measurements were conducted in April 2024, the equipment on site has not changed, but its use has been reduced to around 3-4 hours a day. Modelling each source as continuous for the entire daytime hours is therefore conservative.
- 1 m topographical contours (from LIDAR data) have been used for the site and surrounding area.
 - The topographical contours on site have been adjusted manually to be reasonably representative of the current topography within and surrounding the quarry.
- The ground has been assumed to have a ground factor of 0.5 (50% reflective). This is conservative due to the land between the quarry and site consisting primarily of grass.
- All building façades and barriers are modelled with a reflection factor of 0.8 (80% reflective).
- The software noise model is representative of worst-case noise emissions expected to occur during normal daily operations if the quarry were to resume operation at full capacity.
- As per the Tasmanian Noise Measurement Procedures Manual⁶, noise levels across the site are predicted at 1.2 m above ground level.

⁴ iNoise V2024.3 Pro, DGMR Software

⁵ 'ISO 9613 - Attenuation of sound during propagation outdoors', International Organization for Standardization, 1996

⁶ 'Noise Measurement Procedures Manual 2008 - Revised Second Edition (July 2025)', EPA Tasmania, July 2025

TABLE 4.1: MODELLED SOURCE SOUND POWER LEVELS

Source	Qty.	Sound Power Level (dBA)	Modelled Height (m)
Jaw Crusher	1	99	1.5
Vibratory Screen	1	94	1.5
Front-End Loader	1	100	1.5

Figure 4.1, below, shows the modelled quarrying equipment and prediction locations.



FIGURE 4.1: NOISE MODEL LAYOUT

4.2. Predicted Results

The results of the software noise modelling of noise emissions as a result of worst-case quarry operations are presented below in Table 4.2 with a coloured noise contour map shown in Figure 4.2, below.

TABLE 4.2: SUMMARY OF PREDICTED NOISE LEVEL - LOCATION A

	Sound Pressure Level (dBA)
Jaw Crusher	30
Vibratory Screen	25
Front-End Loader	34
Total	36

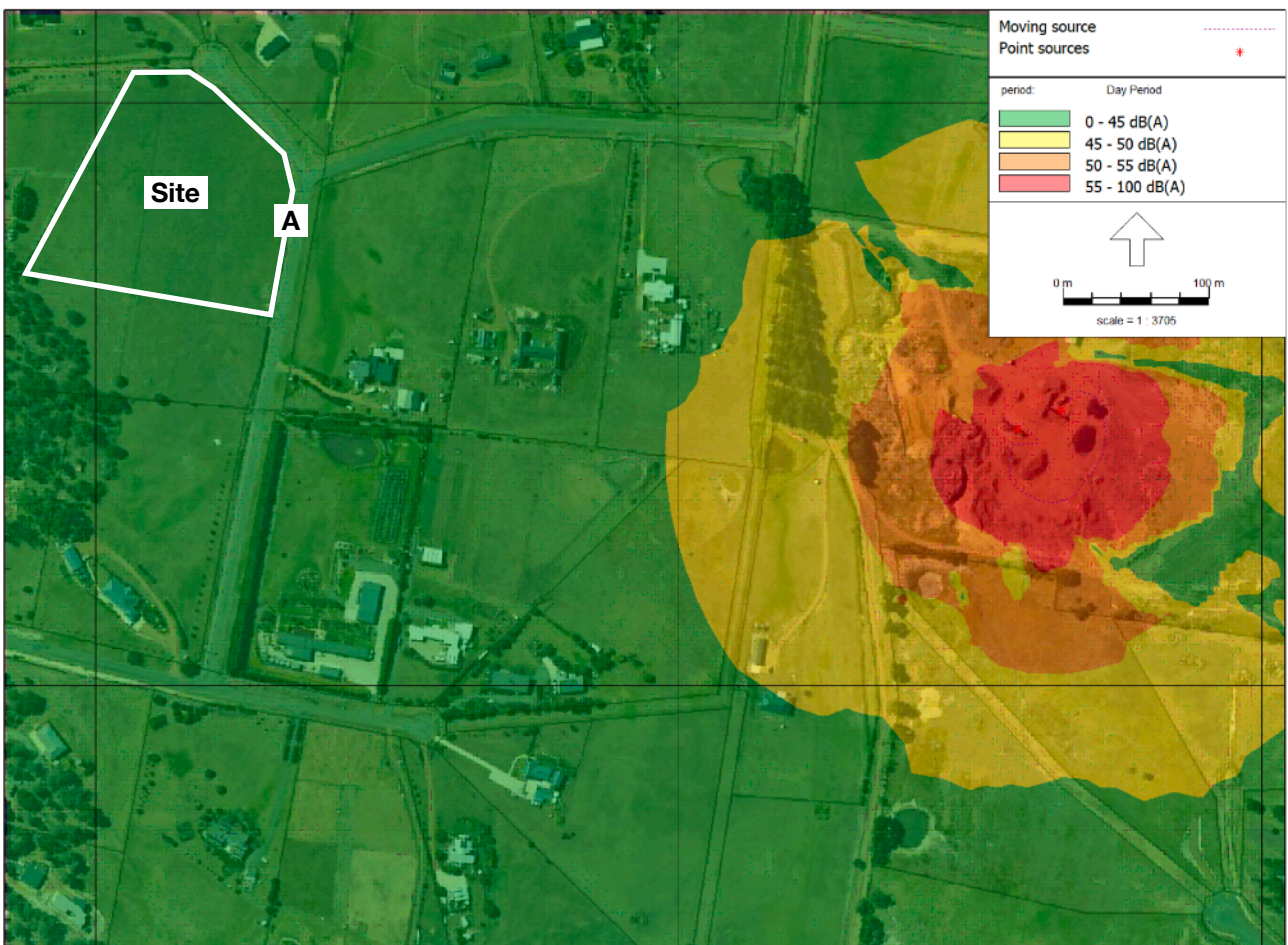


FIGURE 4.2: PREDICTED NOISE CONTOURS

5. DISCUSSION

The following key points are relevant to the predicted noise emissions from worst-case quarry operations:

- Predicted noise levels from quarry operations have been assessed for intrusive or dominant characteristics, as per the Tasmanian Noise Measurement Procedure Manual, with a tonality adjustment of < 1 dB required. As such, the adjusted predicted noise level at the site boundary (Location A) becomes **36 dBA_{Adj}**.
- Noise emissions from the quarry operations are predicted to be 36 dBA_{Adj} at the proposed site boundary - 9 dB below the defined criteria under the QCoP. Therefore, there are no specific requirements for facade construction or building design.
- To achieve the recommended internal noise level of ≤ 35 dBA as outlined by AS 2107, a minimum noise level reduction of nominally 1 dB is required. Any modern facade construction will comfortably achieve this, as will any double glazing. Therefore, the proposed Hardie Oblique Cladding and double-glazed windows are expected to result in noise levels that comfortably satisfy the internal noise level criterion.
 - The internal noise level criterion is also achieved when windows are open. For an open window, the difference between external and internal noise levels is typically taken to be 10 dB⁷, resulting in a predicted internal noise level of nominally 26 dBA.
 - Noise emissions from the quarry are expected to be inaudible within the proposed dwelling.

6. ASSESSMENT

As presented in Section 4, predicted noise emissions from worst-case quarry operations at the boundary of the proposed dwelling at 33 Remi Place, Sandford, are 36 dBA_{Adj} Leq, which is below the applicable QCoP external noise criterion of 45 dBA Leq.

On this basis, noise impacts at the proposed dwelling are expected to be negligible. Accordingly, the development is not anticipated to be adversely affected by quarry noise, nor to impose constraints on the ongoing operation of the quarry. The proposal is therefore considered to satisfy the intent of Clause C9.5.2-P1 of the Tasmanian Planning Scheme and Clause CLA-S11.7.1 of the Clarence Local Provisions Schedule.

⁷ *Environmental Noise Guidelines for the European Region*, World Health Organisation, 2018.

Appendix A – Acoustic Glossary

<i>Ambient Noise</i>	All noise associated with a measurement, and typically ignoring the particular noise under investigation. Typically measured as Leq and will usually comprise noise from many sources.
<i>Background Noise</i>	Background noise describes the underlying level of noise present in the ambient noise. It may be described as the average of the minimum noise levels measured, and is typically measured by the statistical L90 level.
<i>Decibel [dB]</i>	The scale used for describing sound. It is a logarithmic scale that uses a reference sound pressure of 20 µPa, or reference sound power of 10 ⁻¹² Watts.
<i>dBA</i>	A-weighted decibel. The human ear does not perform linearly and is better at hearing high frequency rather than low frequency sounds, ie. low frequency sound at the same dB level as a high frequency sound will be perceived as quieter. To replicate the human ear response a frequency weighting, denoted as an A-weighting, is applied to the sound. A sound measured in this way is then an A-weighted sound pressure level with units dBA. Practically all noise is measured using the A-weighting.
<i>Leq</i>	Energy averaged sound pressure level over a period of time, usually 10 to 15 minutes. Units of decibels, typically A weighted (LAeq). Because the decibel scale is a logarithmic ratio, the higher noise levels have far more sound energy, and therefore the Leq level tends to indicate an average which is strongly influenced by short-term, high level noise events. Many studies show that human reaction to level-varying sounds tends to relate closer to the LAeq noise level than any other descriptor.
<i>Frequency</i>	Frequency is synonymous with pitch and has the units of Hertz (Hz) or cycles per second. A bass drum produces a low frequency sound, and a small bell a high frequency sound. The frequency range for human hearing is approximately 30 Hz to 16 kHz.
<i>L10, L90...</i>	L _{nn} is the sound pressure level that is exceeded for nn% of the time. Hence the L10 describes the noisier events during the interval, and L90 the quieter events. The L90 is often used to describe the background level. A significant variation between the L10 and L90 would indicate an environment where there is a strong variation in noise levels, and the background is not the dominant source. As the variation between the L10 and L90 decreases, the background becomes a more dominant.
<i>Lmax</i>	The instantaneous maximum level using the time response and frequency weighting set for the meter (typically Fast response, A weighted).
<i>Inversion</i>	A condition typically occurring on clear, still nights which is characterised by the air near the ground being colder than air at higher altitudes. The increasing speed of sound with altitude bends the sound back towards the ground causing a focussing of the sound in a small area. The inversion effect can cause increases in noise levels of 5 to 10 dB with greater increases in exceptional circumstances.