



## DEVELOPMENT APPLICATION

**PDPLANPMTD-2023/035329**

**PROPOSAL:** Additions & Alterations (Single Dwelling)  
(Retrospective)

**LOCATION:** 1 Cohuna Street, Tranmere

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 23/06/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 23/06/2026. 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 23/06/2026.

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.

# Clarence City Council



Clarence... a brighter place

## APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our Privacy Policy, which is available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

MINOR EXTERNAL ADDITIONS TO RESIDENCE AND LANDSCAPE

Location:

Address... 110/1 COAHUNA STREET  
Suburb/Town... TRIMMER Postcode... 7018

Current Owners/s:

Applicant:

**Personal Information Removed**

Tax Invoice for application fees to be in the name of: (if different from applicant)

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 a Council Officer, please give their name

PAUL GRUBB

Current Use of Site:

RESIDENCE

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. Where the application is submitted under Section 43A, the owner's 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.*

Applicant's  
Signature:

**Personal Information Removed**

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.**

SEARCH OF TORRENS TITLE

VOLUME 48384	FOLIO 16
EDITION 5	DATE OF ISSUE 08-Jan-2021

SEARCH DATE : 17-Apr-2023

SEARCH TIME : 11.15 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 16 on Diagram 48384

Derivation : Part of 35a-2r-0p, Granted to Joseph Bedell

Derived from A17845

SCHEDULE 1

M860970 TRANSFER to SARAH EMILY SANSOM Registered

08-Jan-2021 at 12.01 PM

SCHEDULE 2

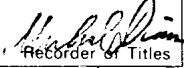
Reservations and conditions in the Crown Grant if any

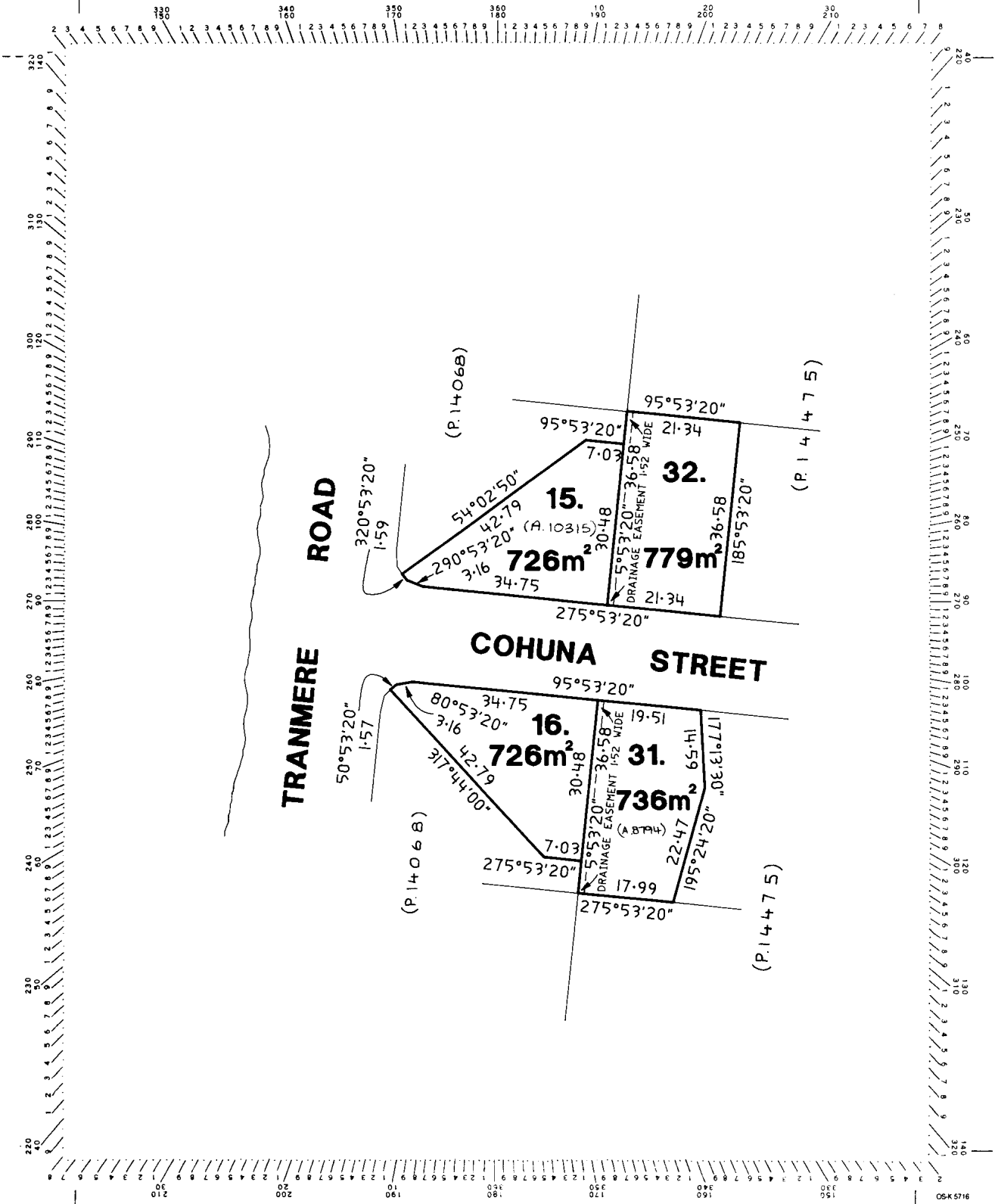
32/8431 CONVEYANCE Made Subject to Boundary Fences & other  
Conditions

E244780 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 08-Jan-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

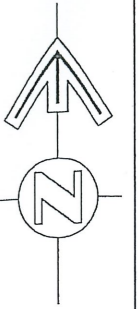
Owner: L.T.ACT 1980	<b>PLAN OF SURVEY</b> of land situated in the <b>CITY OF CLARENCE</b>  COMPILED FROM (66/46 D O )  SCALE 1: 750      MEASUREMENTS IN METRES	Registered Number: <b>D.48384</b>
Title Reference: A.8794		Approved: 22 FEB 1991
Grantee: PART OF 35-2-0 GTD. TO JOSEPH BEDELL		 Recorder of Titles



TRANMERE ROAD

COHUNA STREET

NOTES:  
1. BEARINGS ON APPROXIMATE MGA.



Post 1.61  
58°07'  
0.39  
0.57  
3.16  
88°07'  
CP Stars  
Open  
ST 2  
Spike

ST 1

ST 3  
R/S

(P 14068)

Fence bend  
0.01

LOT 16  
(D48384)

LOT 16  
728m<sup>2</sup>

Conc  
block  
shed

0.25  
No Mark  
0.59  
0.37  
7.03  
283°07'  
Post  
No Mark  
Paling fence

34.75 (14.87)  
Open

CP Star

Open (7.39)

0.05  
Post

Open

Brick pier

Paling fence

Fence bend

30.48  
193°07'10"  
Paling fence

THE INFORMATION SUPPLIED WITH THIS FILE  
MAY BE USED PROVIDING THE AUTHOR IS  
ACKNOWLEDGED ON THE PLANS.  
THIS DRAWING IS STRICTLY COPYRIGHT AND  
SHALL NOT BE COPIED, LENT OR USED FOR  
ANY PURPOSE WITHOUT THE WRITTEN  
PERMISSION OF C.L. ANDREWS & ASSOCIATES.

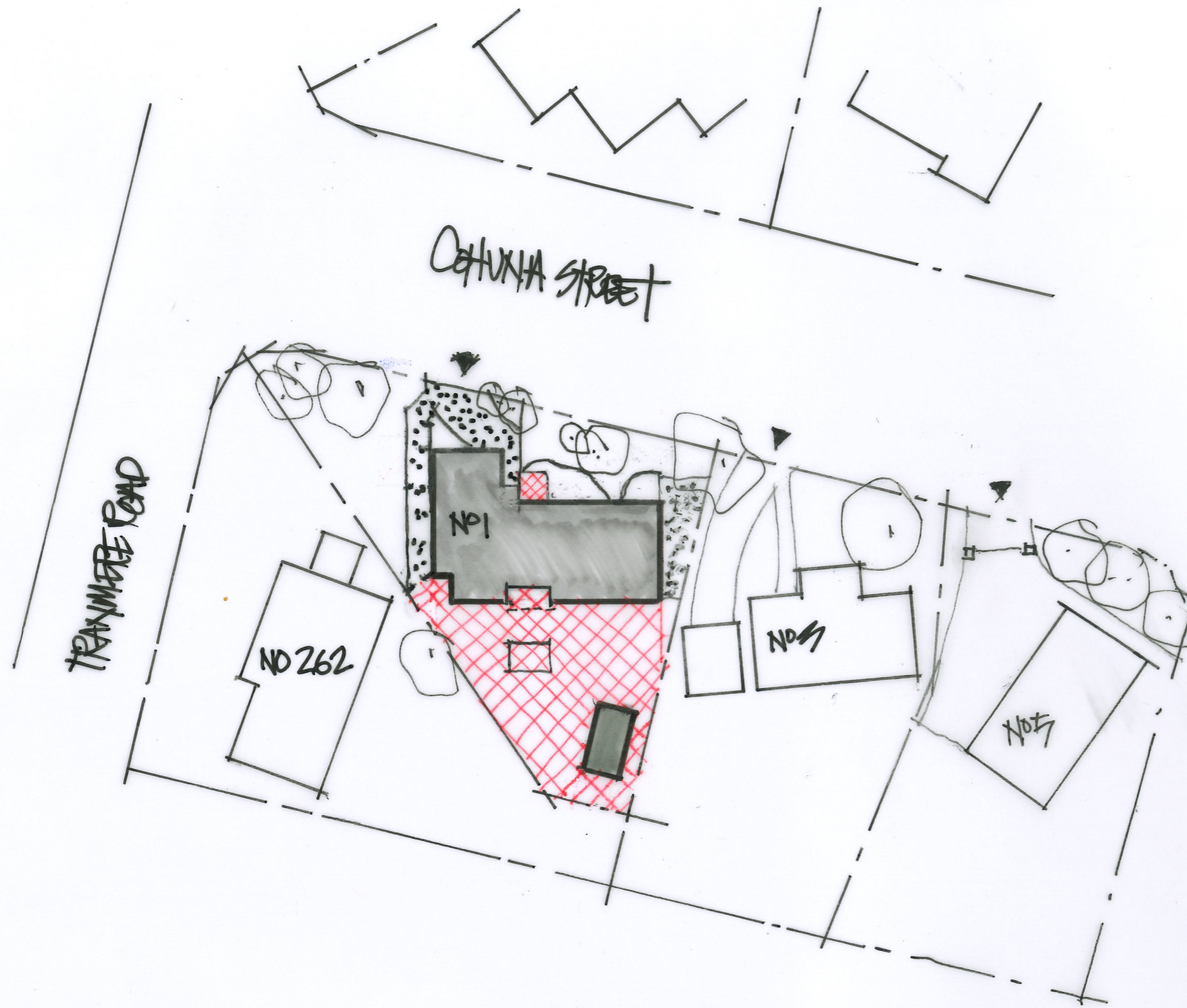


C.L. ANDREWS & ASSOC.  
LAND & ENGINEERING SURVEYORS  
57 MT RUMNEY ROAD, MT RUMNEY 7170  
PHONE 03 6248 5007  
EMAIL clandrews57@gmail.com  
A.B.N. 53 009 560 865

BOUNDARY SURVEY - C.T. 48384/16  
1 COHUNA STREET, TRANMERE  
FOR BOTANIC RESOURCES O.B.O. SARAH EMILY SANSOM

SCALE 1: 200 (A3) DATE: 4/3/2022 DRAWN: IDS/CLA DWG No. 22016





- TOTAL SITE AREA = 728m<sup>2</sup>
- EXISTING PRIVATE
- OPEN SPACE (PRIVATE) = 300m<sup>2</sup> (41%).
- RETAINED
- SITE COVERAGE = 110m<sup>2</sup> (16.5%)

- ▶ ENTRY (PEOPLE/CARS)
- EXISTING BUILDINGS
- ▨ OPEN PRIVATE SPACE
- ▤ CONCRETE DRIVE / PATH / HARDSTAND
- LANDSCAPE

NOTES:  
 REFER SURVEYOR'S DRAWING IDS/CLA NO 22016  
 FOR BOUNDARY DIMENSIONS.

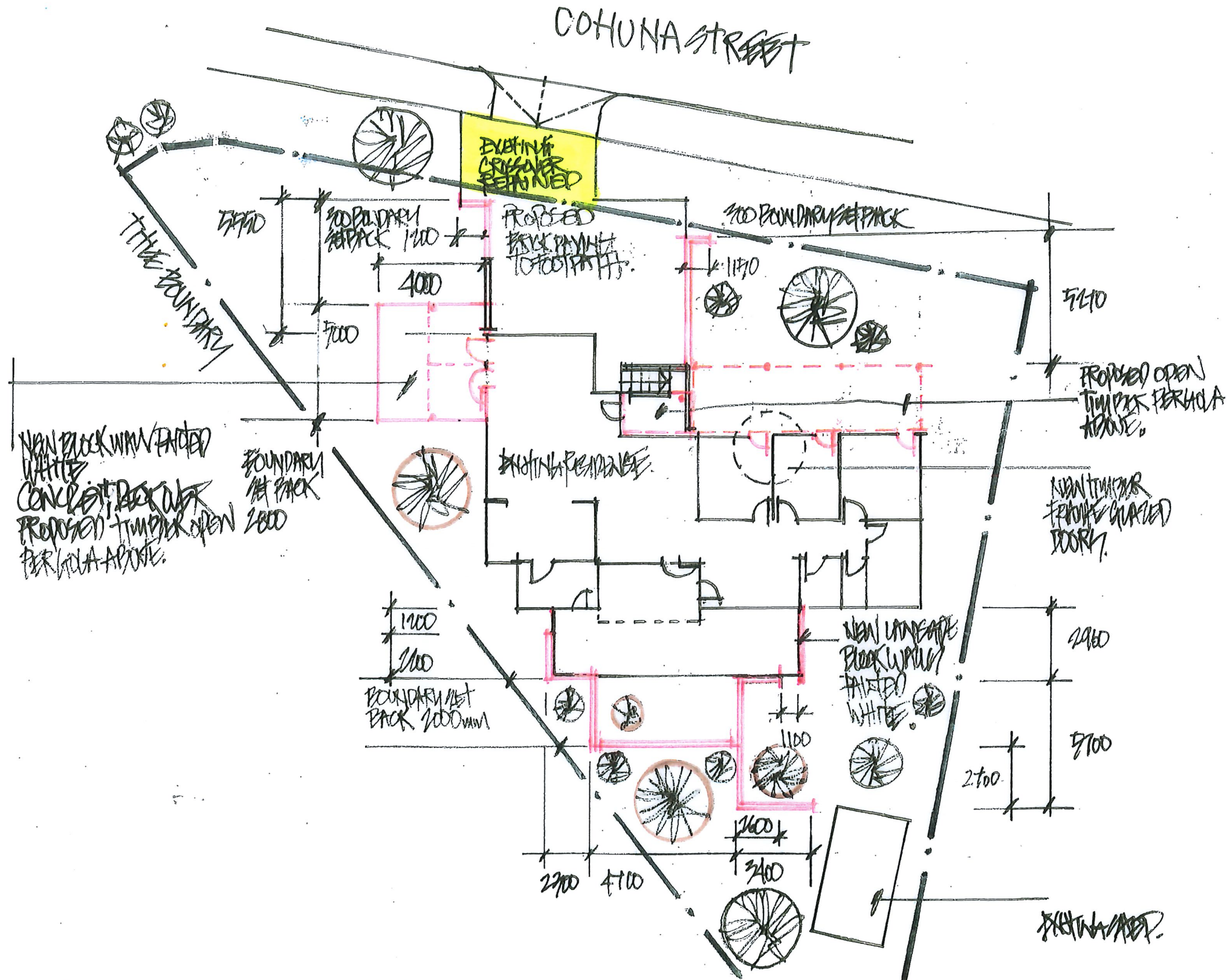
NO 1 CATHUNA STREET  
 TRANMERE

CARAH GANSON

LOCATION PLAN  
 EXISTING



SKOOA - RDA  
 APRIL 2023  
 SCALE: NTS



NOTES

- ⊖ EXISTING
- ⊗ EXISTING LANDSCAPE/TREE
- ⊖ PROPOSED WORK
- PROPOSED SURFACE CHANGE FROM CONCRETE TO BRICK PAVING



NO 1 COHUNA STREET  
TRAMWRE

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SARAH KANWOM

SITE PLAN



SK001-REV B  
APRIL 2015  
SCALE 1:200






NOTES:  
 [Red hatched box] PROPOSED OPEN DECK (20m<sup>2</sup>)  
 [Hatched box] EXISTING BUILDING & DECK



N<sup>o</sup> COHUNA STREET  
 TRANMERE  
 SARAH SANSOM

FLOOD-PRONE  
 HAZARD ZONE ①

SKOOP  
 APRIL 2024  
 SCALE 1:700



-  Boundary Line
-  Future Coastal Refugia Compatible Zone
-  Waterway and Coastal Protection Area Buffer Area

**NOTES:**  
 PROPOSED OPEN DECK (20M<sup>2</sup>)  
 EXISTING BUILDING & DECK.

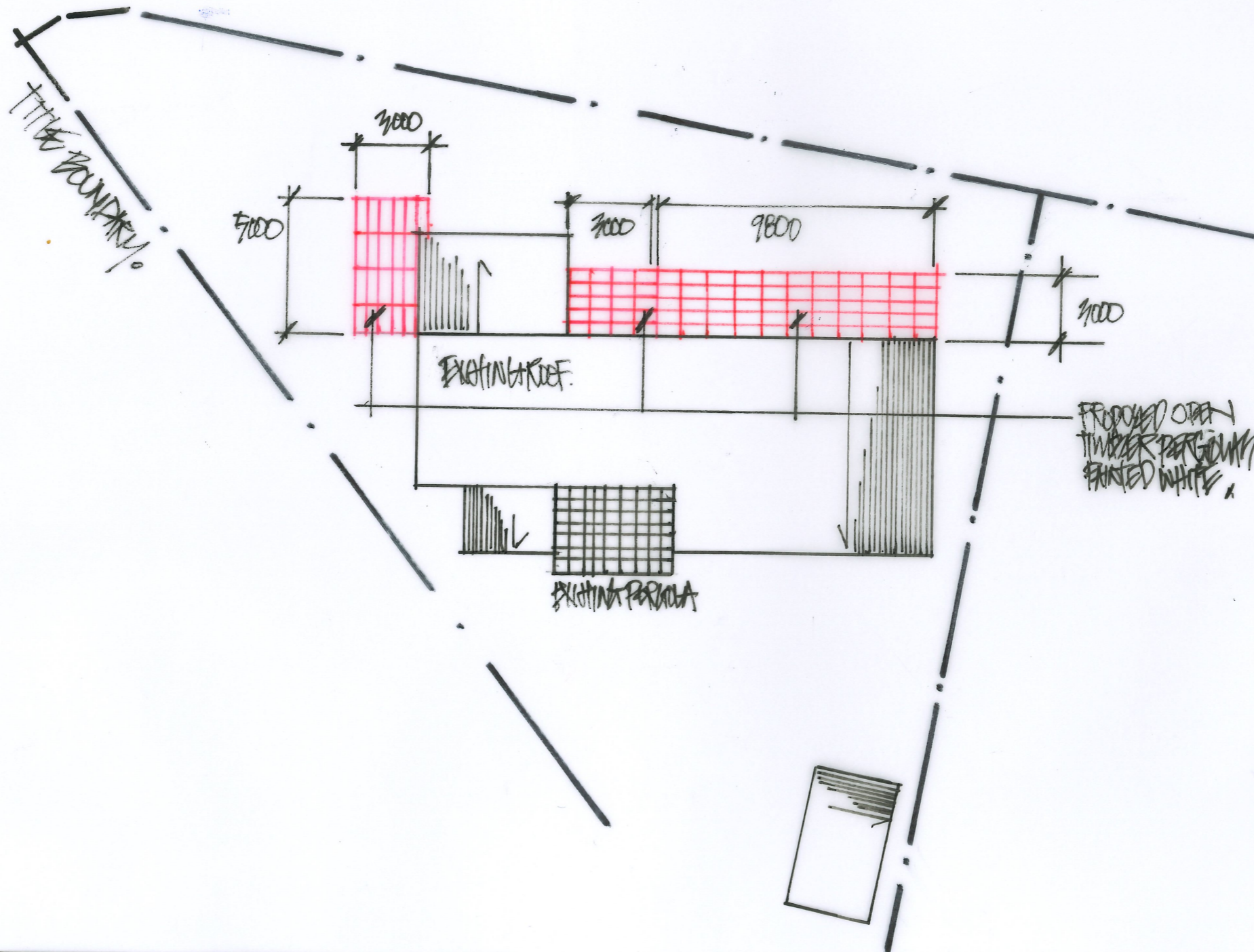
N/O COHUNA STREET  
 TRANMERE

WATERWAY & COASTAL  
 PROTECTION  
 AREA / FUTURE  
 COASTAL PROTECTION AREA

SKOOC  
 APRIL 2025  
 SCALE - 1:700



COTUNA STREET



NOTES:  
 (circle with horizontal line) EXISTING  
 (circle with vertical line) PROPOSED WORK



NO 1 COTUNA STREET  
 TRANMARE.

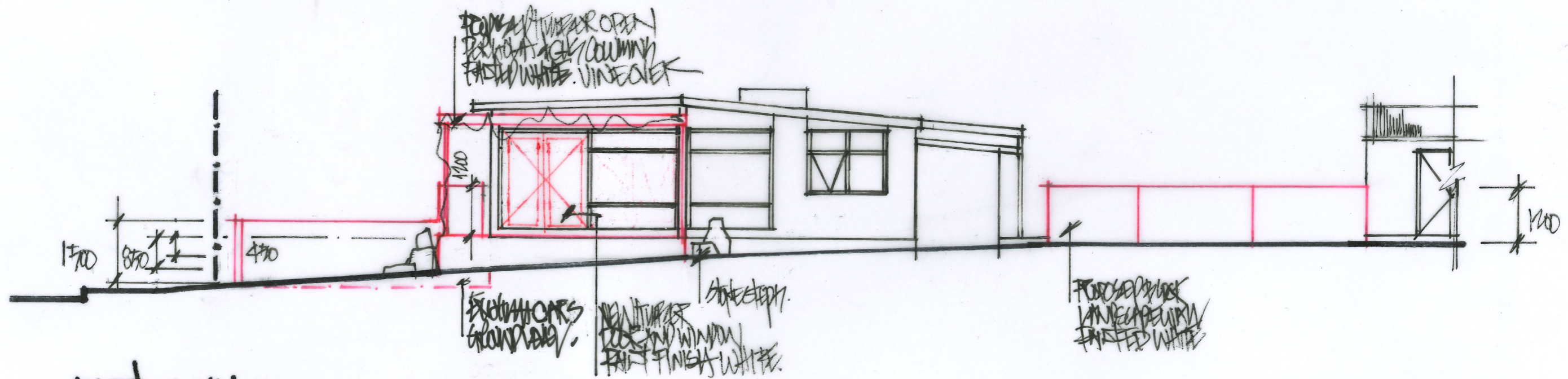
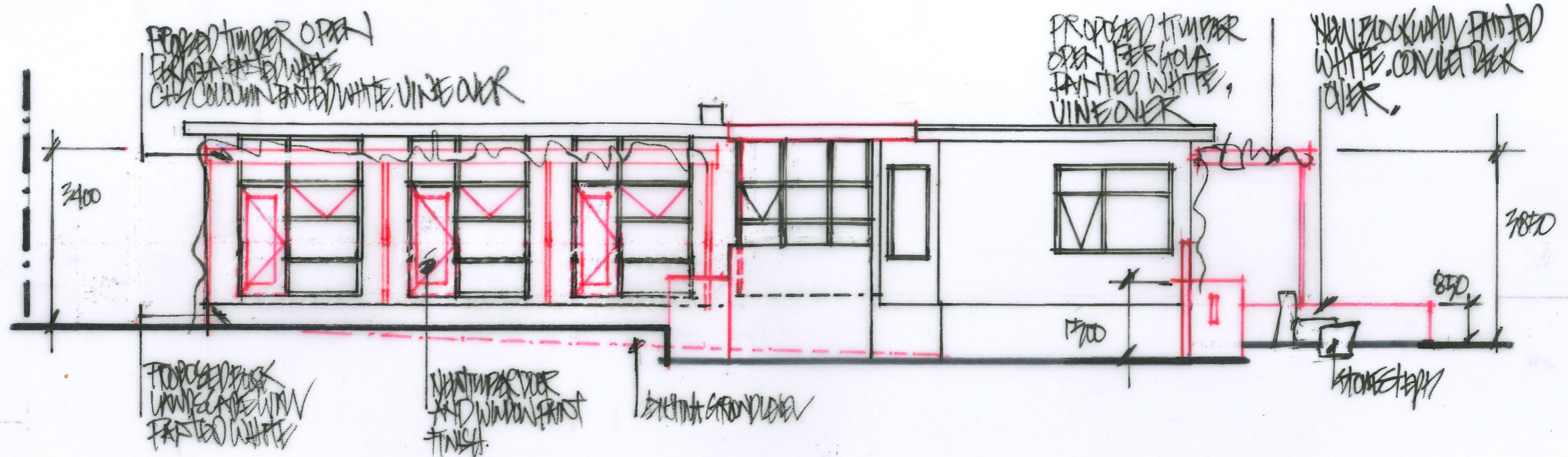
SARAH MANNION

ROOF PLAN



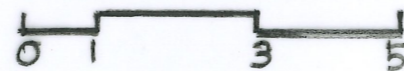
SK 002 - EDVA  
 APRIL 2005  
 SCALE 1:200

# NORTH ELEVATION



# WEST ELEVATION

- NOTES
- ⊖ EXISTING WORK
  - ⊕ PROPOSED WORK



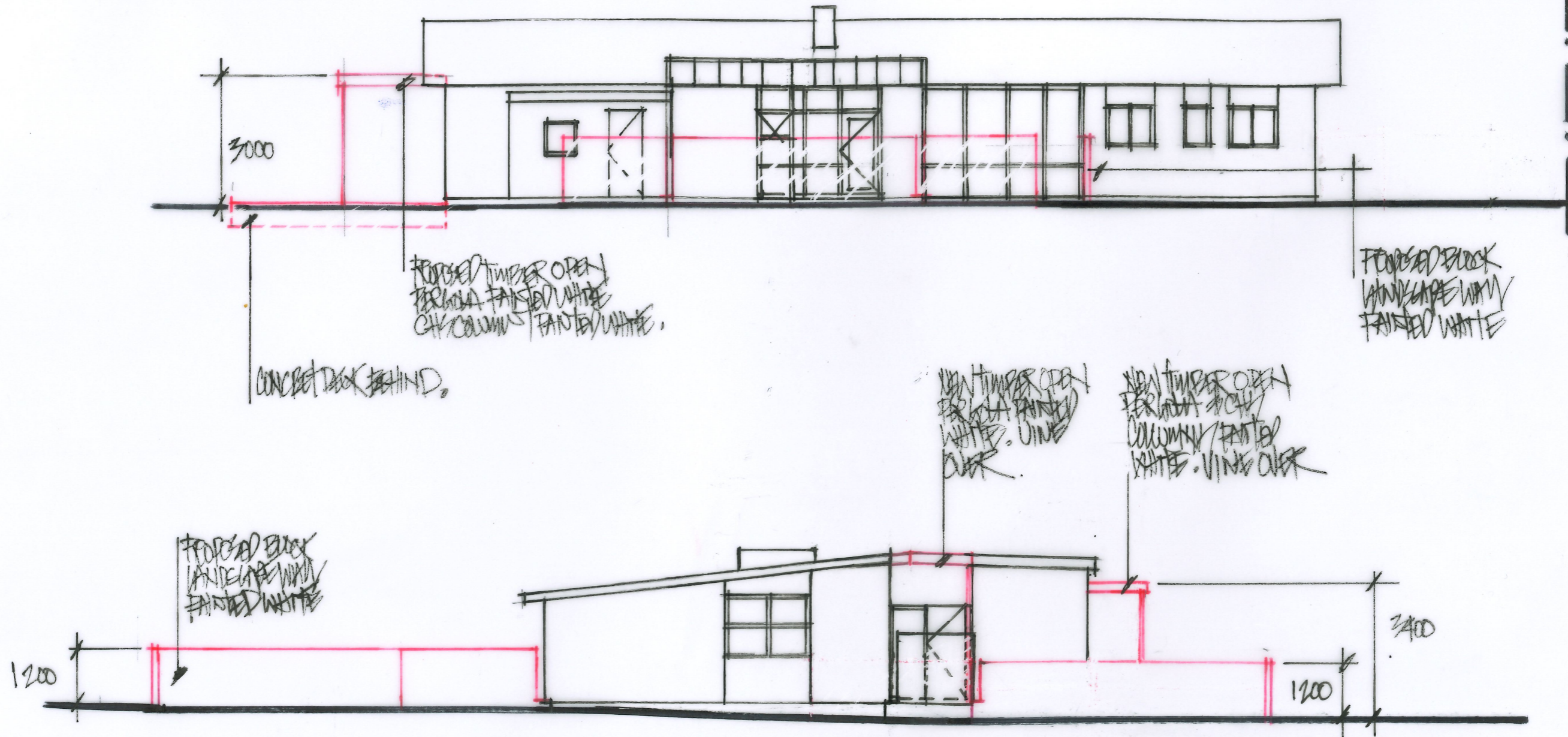
101 COLUNA STREET  
TERRIERE.

KARAH CANHAM

ELEVATIONS

4003-REV A  
APRIL 2025  
SCALE 1:100

# South Elevation



# East Elevation

- NOTES
- ⊖ EXISTING WORK
  - ⊕ PROPOSED WORK





NO 1 CHUNA STREET  
TERRACE

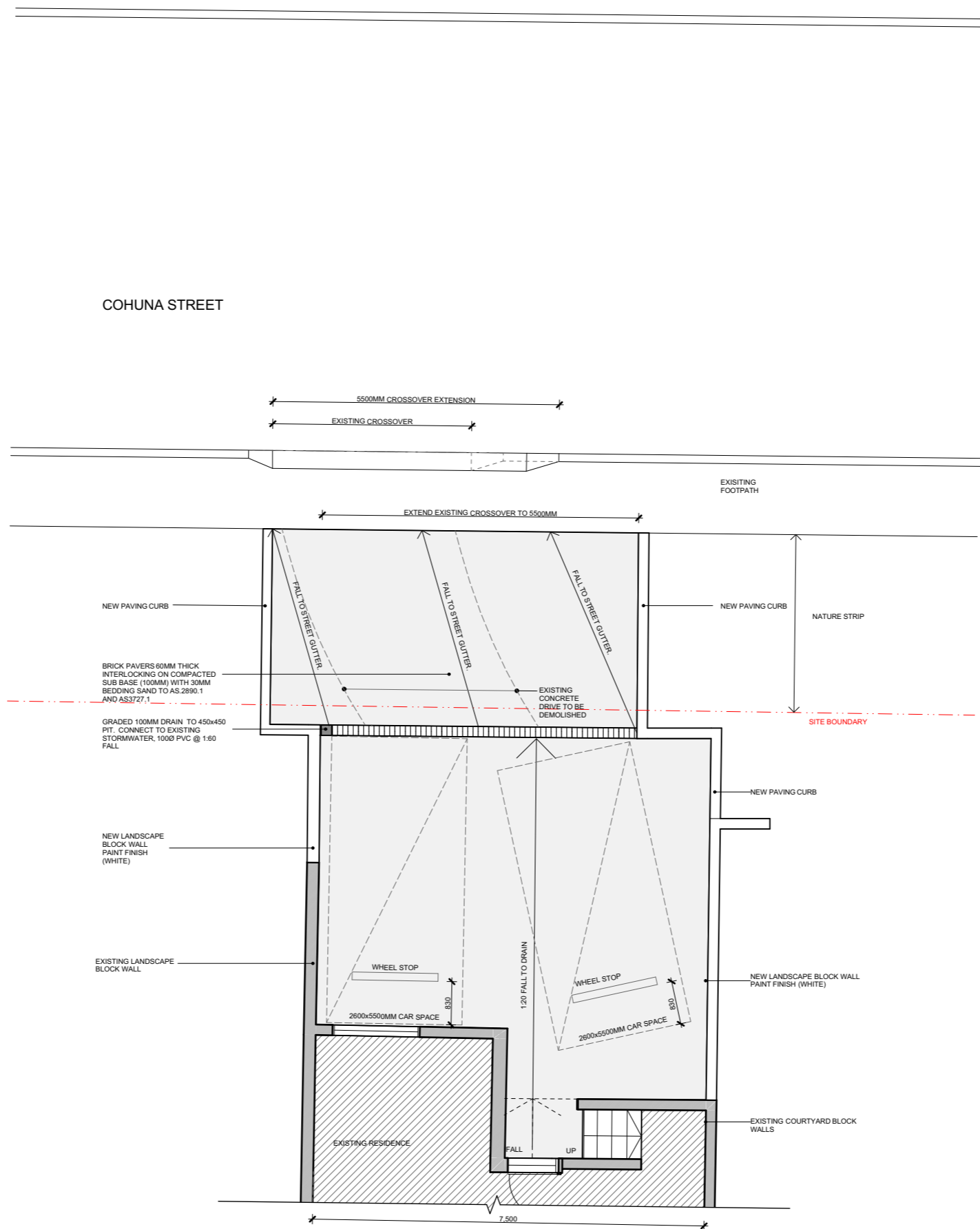
SARAH SANVOM

ELEVATION V

KK004 - RIVA  
APRIL 2025  
SCALE 1:100

LEGEND

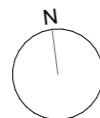
-  EXISTING BUILDING
-  EXISTING WALLS



COHUNA STREET



SCALE 1:100



No.1 COHUNA STREET  
TRANMERE

SARAH SANSOM

PROPOSED CROSSOVER  
EXTENSION AND NATURE  
STRIP PAVING PLAN

SK005 REV A  
MAY 2026  
SCALE 1:100