



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2026/061091**

**PROPOSAL:** Dwelling

**LOCATION:** 21 Titara Avenue, Rokeby

**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.



## Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: New residential dwelling

Location: 21 Titara Avenue, Rokeby

**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.

**Personal Information Removed**



## Planning Application checklist

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### Mandatory Documents

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

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- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

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### Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

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- Site analysis and site plan, including where relevant:
    - Existing and proposed use(s) on site.
    - Boundaries and dimensions of the site.
    - Topography, including contours showing AHD levels and major site features.
    - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
    - Soil type.
    - Vegetation types and distribution, and trees and vegetation to be removed.
    - Location and capacity of any existing services or easements on/to the site.
    - Existing pedestrian and vehicle access to the site.
    - Location of existing and proposed buildings on the site.
    - Location of existing adjoining properties, adjacent buildings and their uses.
    - Any natural hazards that may affect use or development on the site.
    - Proposed roads, driveways, car parking areas and footpaths within the site.
    - Any proposed open space, communal space, or facilities on the site.
- 



- Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
  - Private open space for each dwelling.
  - External storage spaces.
  - Car parking space location and layout.
  - Major elevations of every building to be erected.
  - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
  - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
  - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
  - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
  - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

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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 185273	FOLIO 34
EDITION 2	DATE OF ISSUE 01-Sept-2023

SEARCH DATE : 02-June-2026

SEARCH TIME : 11.49 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 34 on Sealed Plan 185273

Derivation : Part of Lot 36312, 87.56ha Gtd. to The Director of Housing.

Prior CT 242355/1

SCHEDULE 1

M957514 TRANSFER to MISSION AUSTRALIA HOUSING TASMANIA  
Registered 21-June-2022 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP185273 EASEMENTS in Schedule of Easements

SP185273 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

N205623 PRIORITY NOTICE reserving priority for 90 days  
TRANSFER MISSION AUSTRALIA HOUSING TASMANIA to  
VENKATESH KUMAR CHENNAPPEN and LOKESHWARI RAMAN  
MORTGAGE VENKATESH KUMAR CHENNAPPEN and LOKESHWARI  
RAMAN to Westpac Banking Corporation Lodged by JASON  
DOLBEL SOLICITOR on 29-Apr-2026 BP: N205623

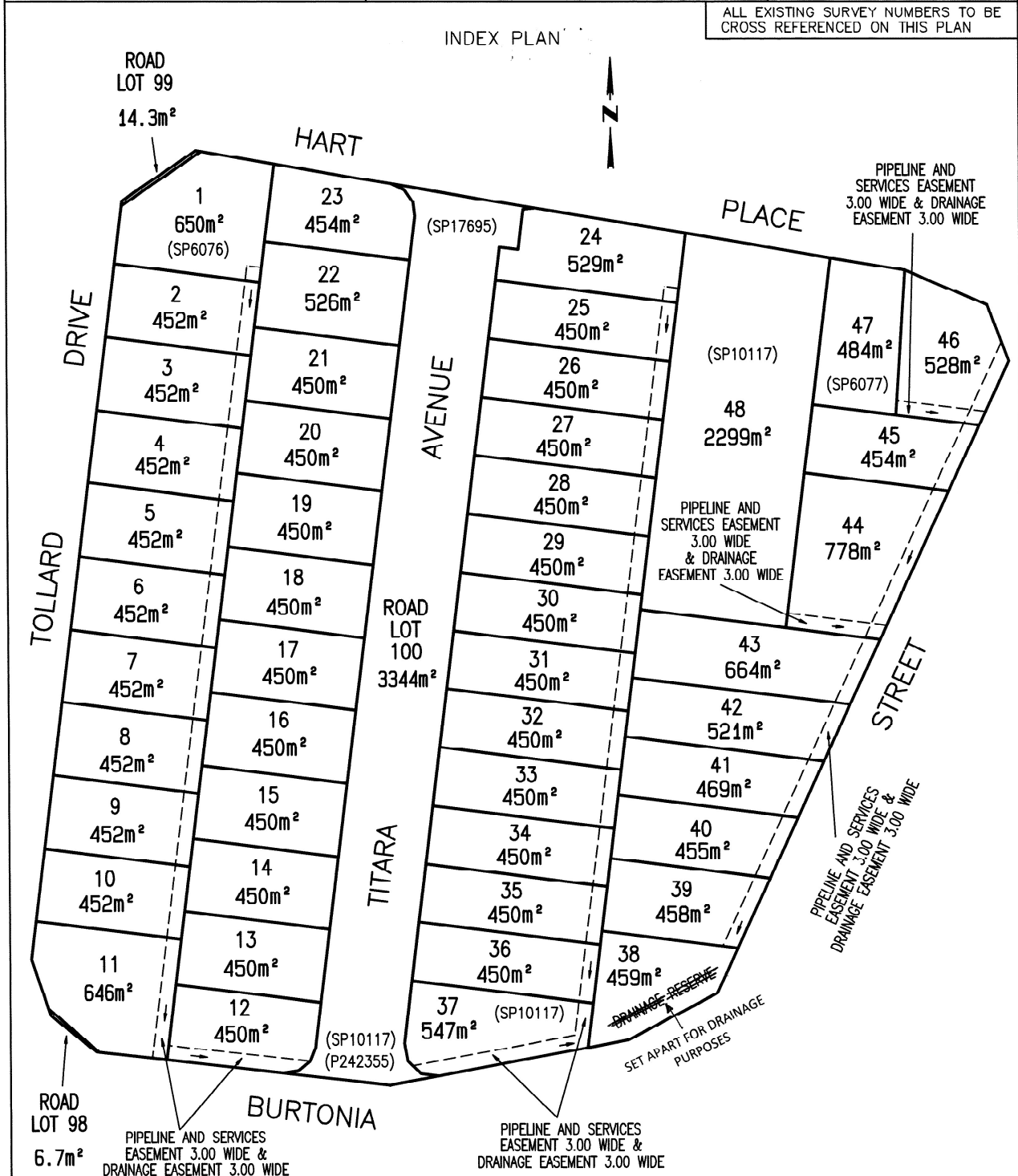
E459429 TRANSFER to VENKATESH KUMAR CHENNAPPEN and LOKESHWARI  
RAMAN Lodged by DOBSON MITCHELL ALLPORT on  
28-May-2026 BP: E459429

N204080 MORTGAGE to Westpac Banking Corporation Lodged by  
DOBSON MITCHELL ALLPORT on 28-May-2026 BP: E459429

PRIORITY FINAL PLAN

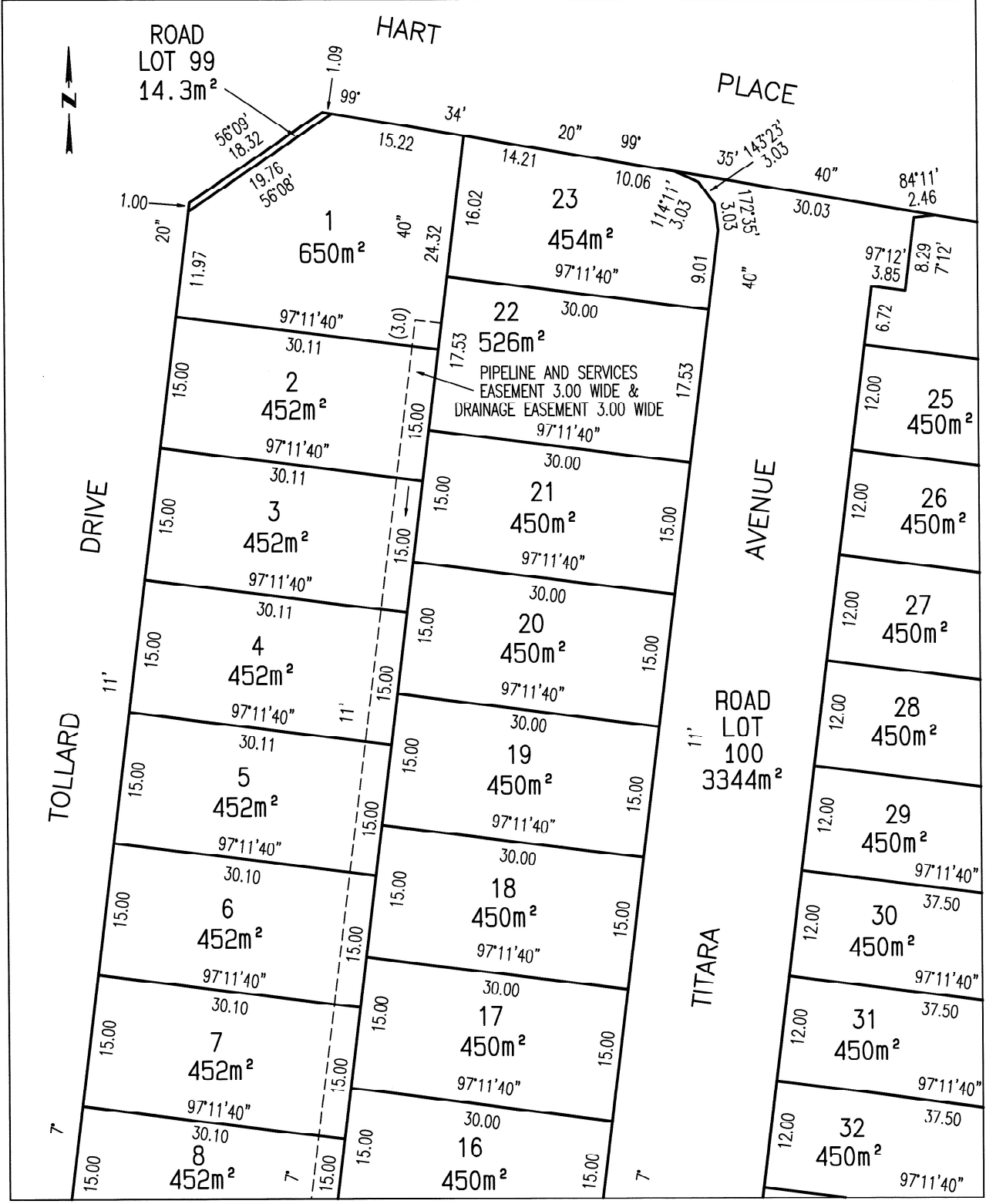
OWNER: MISSION AUSTRALIA HOUSING TASMANIA	<b>PLAN OF SURVEY</b>	REGISTERED NUMBER <b>SP185273</b>
FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1		BY SURVEYOR: RUSSELL JAMES SMITH
GRANTEE: PART OF LOT 36312 87.56ha GRANTED TO THE DIRECTOR OF HOUSING	LOCATION: CITY OF CLARENCE	Recorder of Titles
SCALE 1:750 LENGTHS IN METRES		

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

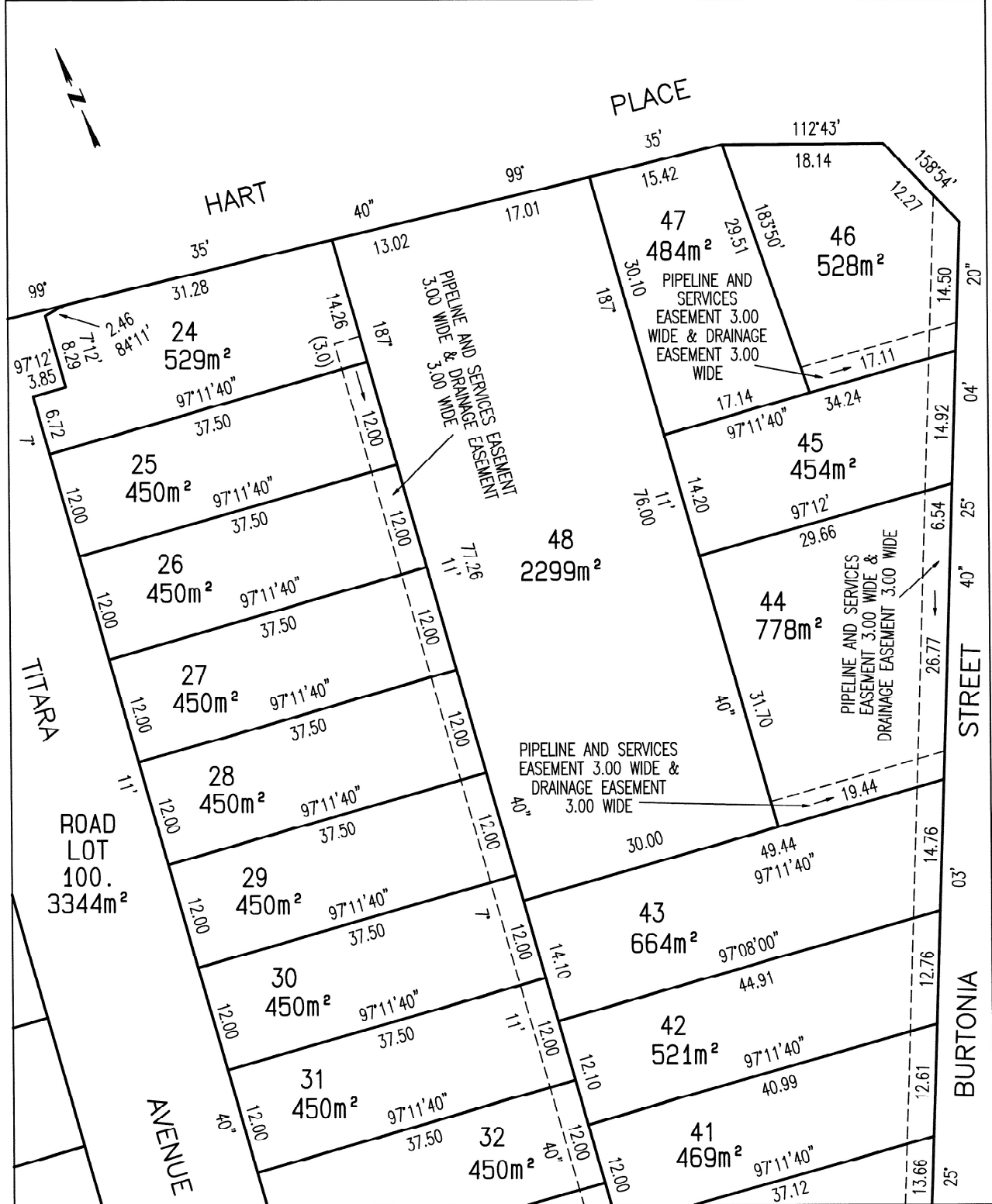


 Registered Land Surveyor Date: 4/6/2023	(SP143877)	 Council Delegate Clare Shea Date: 14.07.2023
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<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 4 SHEETS</p>	<p>OWNER: MISSION AUSTRALIA HOUSING TASMANIA FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, &amp; C/T 10117/1 SCALE 1:400 LENGTH IN METRES</p>	<p>Registered Number <b>SP 185273</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES    14.07.2023                  Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.    4/6/2023                  Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 31 JUL 2023                     Recorder of Titles</p>

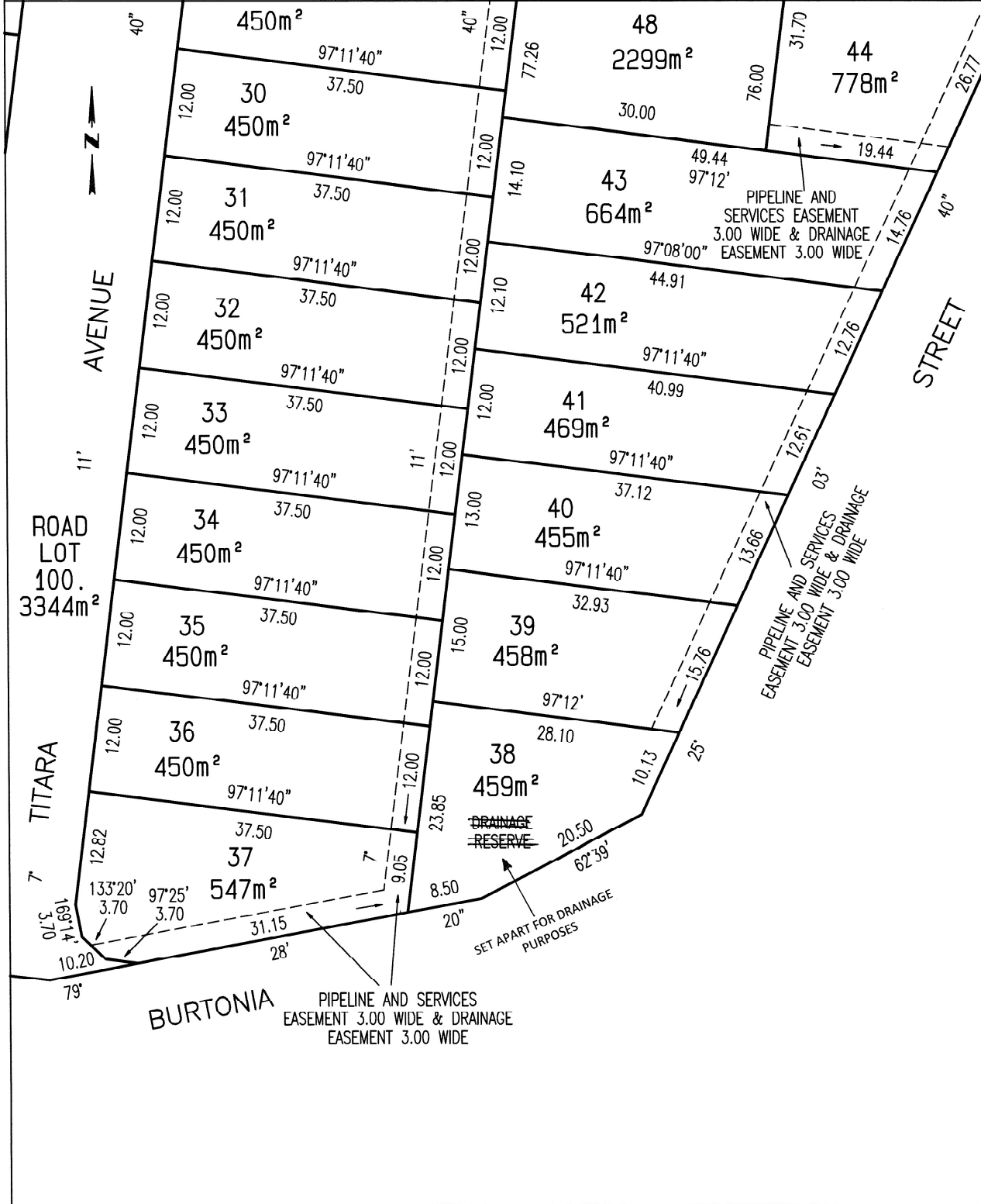


<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 4 SHEETS</p>	<p>OWNER: MISSION AUSTRALIA HOUSING TASMANIA FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, &amp; C/T 10117/1 SCALE 1:400 LENGTH IN METRES</p>	<p>Registered Number <b>SP.185273</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  .....<i>Chen</i>..... 14.07.2023 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  .....<i>[Signature]</i>..... 4/6/2023 Registered Land Surveyor Date</p>	<p>APPROVED FROM 31 JUL 2023 EFFECTIVE FROM ..... .....<i>[Signature]</i>..... Recorder of Titles</p>





<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 4 SHEETS</p>	<p>OWNER: MISSION AUSTRALIA HOUSING TASMANIA FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, &amp; C/T 10117/1 SCALE 1:400 LENGTH IN METRES</p>	<p>Registered Number <b>SP.185273</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES   <i>C. Dea</i> 14.07.2023                  Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.   <i>[Signature]</i> 4/6/2023                  Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 31 JUL 2023   <i>[Signature]</i>                  Recorder of Titles</p>



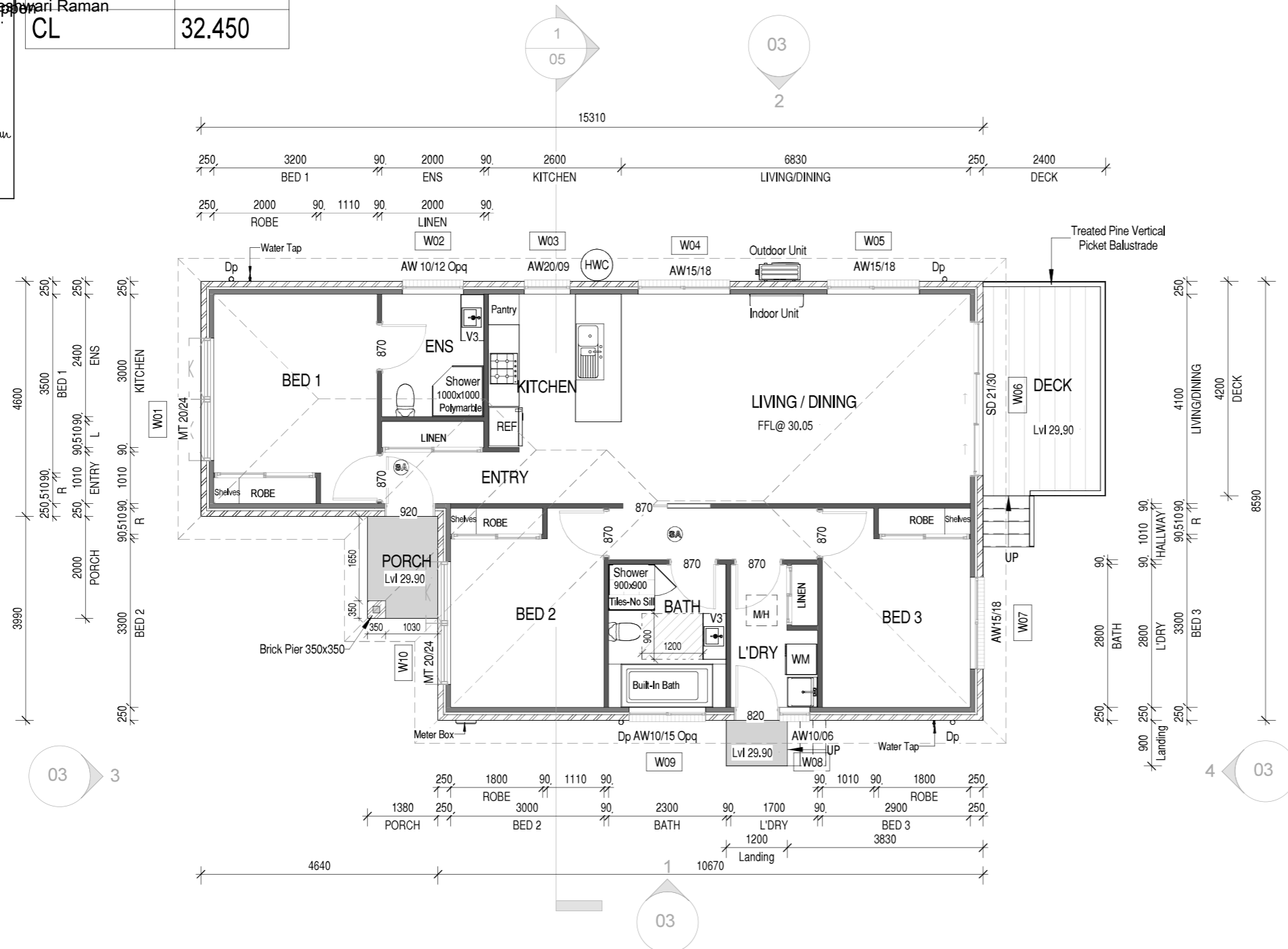




174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633

THIS PLAN IS ACCEPTED BY:  
**Venkatesh Kumar Chennappen Raman**  
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals).  
SIGNATURE:  
*Venkatesh Kumar Chennappen Raman*  
DATE: 03 May 2026

Ground FL	30.050
CL	32.450



NOTES:  
AJ Articulation Joint  
Dp Down Pipe

For Kitchen Details, Refer to Kitchen Joinery Design

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

**AREA SCHEDULE**

Site Area	: 450 m <sup>2</sup>
<u>Ground Floor</u>	: <u>113.0 m<sup>2</sup></u>
Porch/Landing	: 3.8 m <sup>2</sup>
Deck	: 10.1 m <sup>2</sup>
Driveway (Approx.)	: 50.0 m <sup>2</sup>

**GLAZING NOTE:**  
All Windows are Double glazed.

**Not Bushfire Prone**

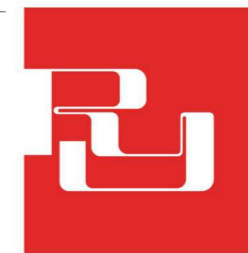
© This document is copyright and may not be reproduced without the written consent of Ronald Young & Co Builders Pty Ltd. Compliance No. CC102Y - James Collins

DRAWING: FLOOR PLAN  
DATE: 27.04.2026  
FILE NAME: 2378  
DRAWN BY: RK  
DWG No:

Rev.	Date	Revision Description	Drawn
	27.04.2026	BA PLANS	RK

**PROPOSED DWELLING FOR CHENNAPPEN & RAMAN  
AT 21 TITARA AVENUE, ROKEBY**

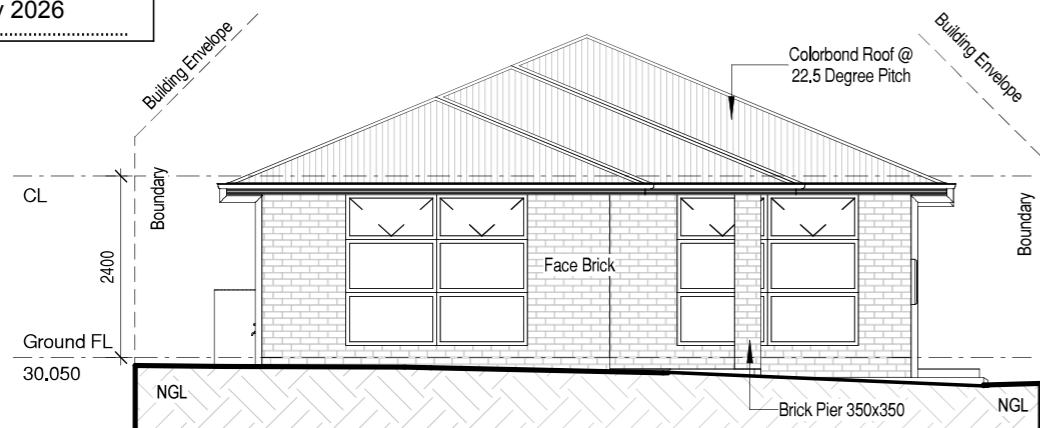
Scale: 1 : 100



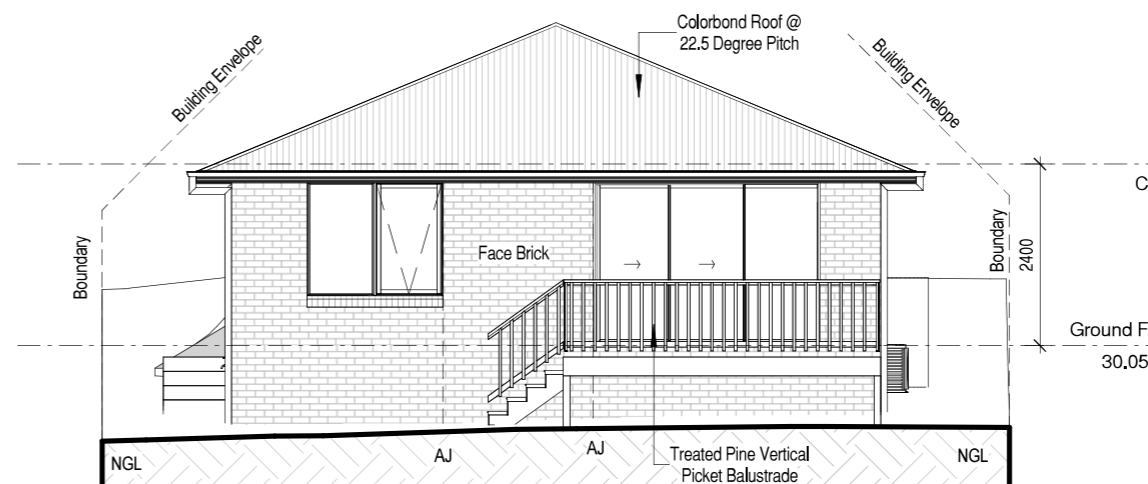
**RONALD  
YOUNG + CO  
BUILDERS**

**174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633**

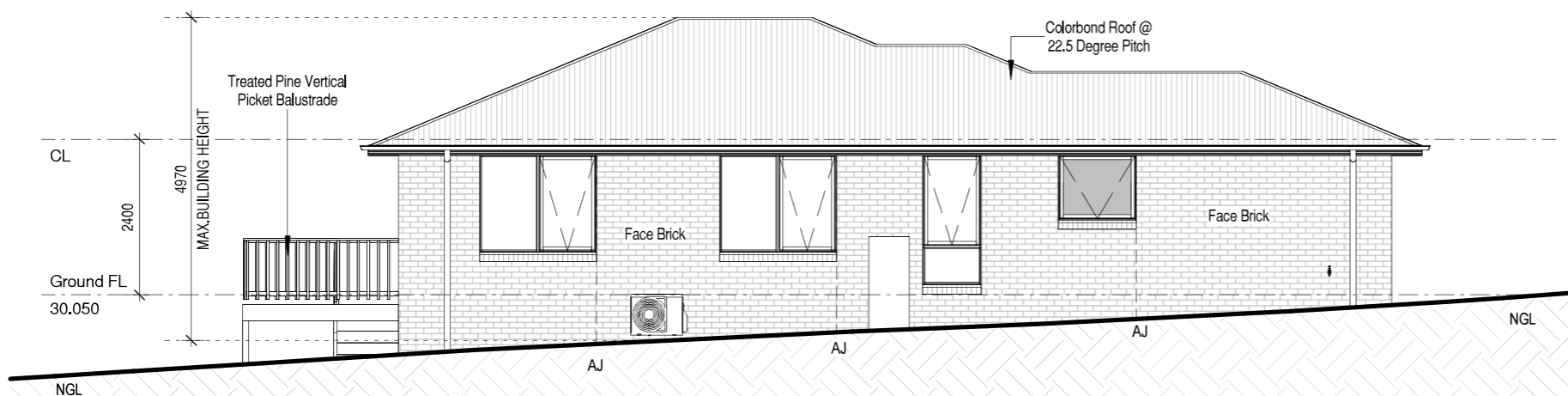
THIS PLAN IS ACCEPTED BY:  
**Venkatesh Kumar Chennappan Raman**  
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals).  
SIGNATURE:  
*Venkatesh Kumar Chennappan Raman*  
DATE: **03 May 2026**



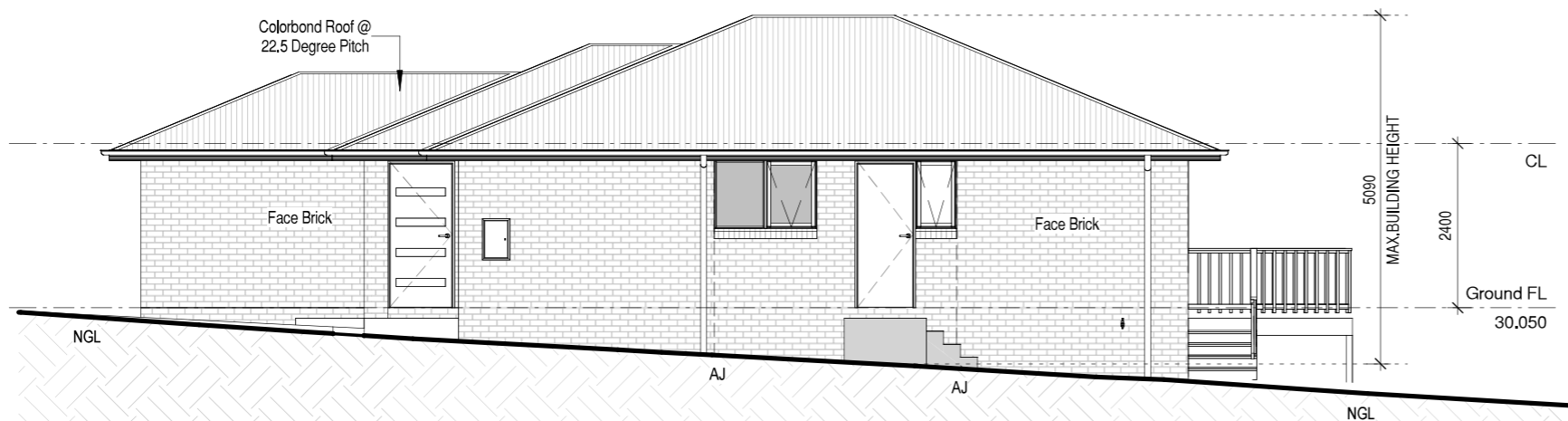
**West Elevation**



**East Elevation**



**North Elevation**



**South Elevation**

**PROPOSED DWELLING FOR CHENNAPPEN & RAMAN  
AT 21 TITARA AVENUE, ROKEBY**

Scale: 1 : 100

**GLAZING NOTE:**  
All Windows are Double glazed.

**Not Bushfire Prone**

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DRAWING: ELEVATIONS  
DATE: 27.04.2026  
FILE NAME: 2378  
DRAWN BY: RK  
DWG No:

Rev.	Date	Revision Description	Drawn
	27.04.2026	BA PLANS	RK



Attention: Ronald Young & Co Builders  
174 Bathurst Street  
Hobart TAS 7000

**21 Titara Avenue, Rokeby (RY ref: 2378 – Chennappen & Raman) – Letter of Assessment**

Rev No.	Description	Prepared by	Date
00	21 Titara Avenue, Rokeby, Flood Desktop Assessment.	MM	28.05.2026

**1. Purpose of this letter**

Flüssig Engineers has prepared this letter of assessment in relation to the proposed works at **21 Titara Avenue, Rokeby**, which has been identified as being within a mapped flood prone area as identified in the TheLIST and Clarence City Council flood prone hazard overlay.

This letter has been prepared following a desktop flood risk review to assess whether any proposed development of this lot would require a full Flood Inundation Hazard Report. This review is based solely on publicly available flood data, LiDAR terrain, and aerial imagery, noting that the current ListMap flood mapping overlay, was developed prior to the subdivision and does not include the updated ground model. No site-specific hydraulic or hydrologic modelling has been undertaken, and this summary is intended only to support Council’s review process, not for detailed design or certification purposes.

**2. Information reviewed**

The mapping extract provided shows the subject site in relation to the mapped flood prone overlay and an overland flow path originating from Titara Avenue to the south west and flowing in a north-easterly direction. The property appears to be located near the edge of the mapped overland flow extent, rather than within a significant flood storage or major watercourse corridor.

This assessment has been based on the following information:

- LISTmap Tasmania – flood-prone land overlay
- Topographic and aerial imagery (via LISTmap)

**3. Site and flood mapping context**

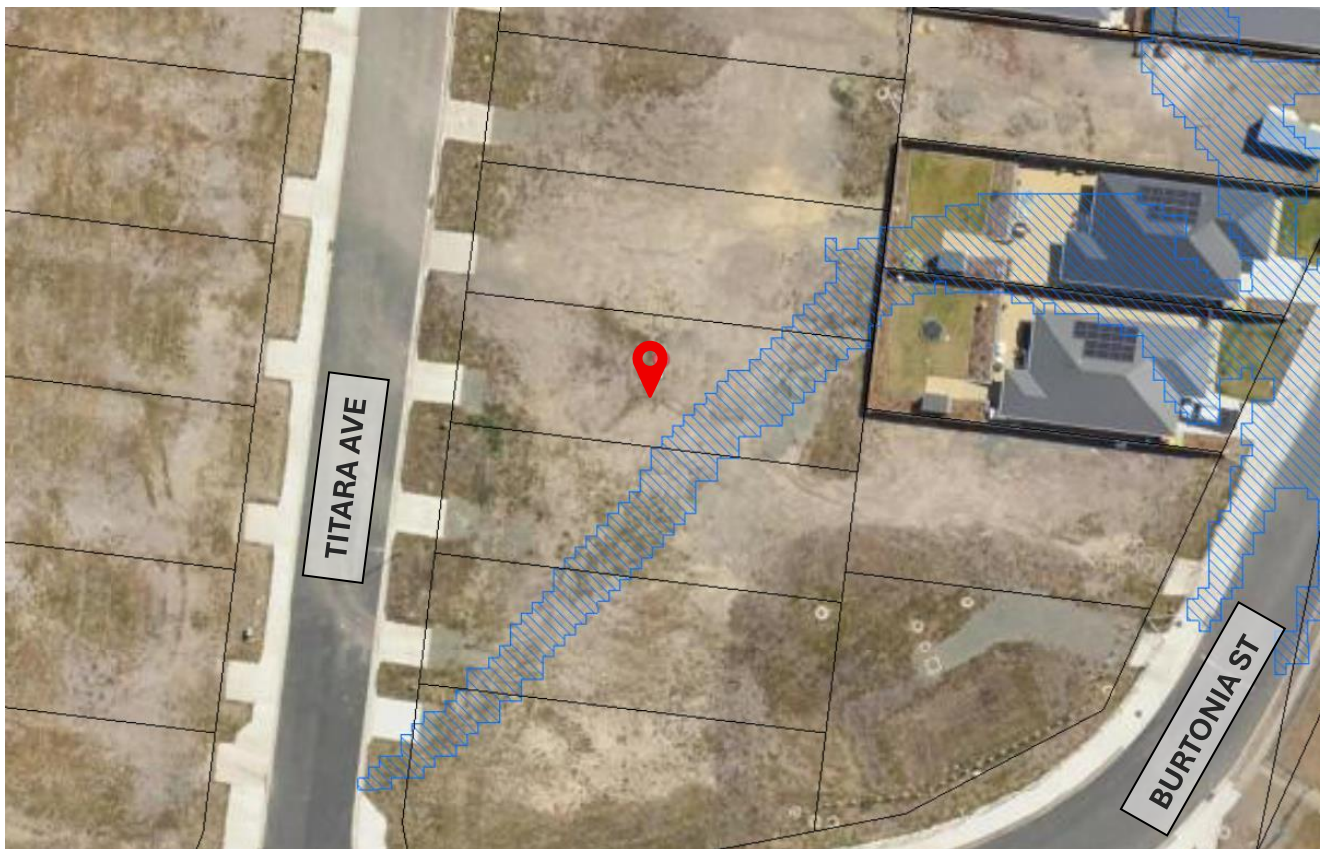
Based on the information reviewed, the mapped flood affectation appears to be associated with a shallow overland flow path through the subdivision. When inspecting the existing hillshade data in TheLIST as shown in Figure 1, it is evident that the raised ground area to the south of the subject lot resulted in a minor overland flow path forming and flowing to the north-east.



**Figure 1. Hillshade of subdivision at Titara Avenue Rokeby obtained from TheLIST**

However, when inspecting more recent aerial images as shown in Figure 2 , the available information indicates that the subdivision roads and individual lots appear to have been constructed after the flood mapping was prepared. As a result, the existing ground levels, road formation, kerb and channel, drainage infrastructure and lot grading would redirect this shallow overland flow towards the newly developed stormwater infrastructure which is not represented in the older flood mapping.

For this reason, the mapped flood overlay should be interpreted with caution at an individual lot scale. The flood mapping appears to provide a relatively minor indication of potential overland flow behaviour, but it may not accurately reflect the final constructed subdivision surface or the current drainage conditions at 21 Titara Avenue, Rokeby.



**Figure 2. 21 Titara Avenue, Rokeby showing TPS Flood Prone Area**

#### 4. Assessment Opinion

Based on the shallow nature of the mapped overland flow path, and noting that the subdivision appears to have been constructed after the flood mapping was prepared, Flüssig Engineers considers that a full flood report would not be warranted in this instance, unless Council requests further hydraulic modelling, detailed flood levels, finished floor level confirmation, or a more detailed site specific assessment.

#### 6. Conclusion

Based on the information provided, Flüssig Engineers considers that the flood affectation at **21 Titara Avenue, Rokeby** appears to be relatively minor and most likely not representative of the current conditions of the site.

The subdivision roads and lots appear to have been constructed after the flood mapping was prepared, meaning the available flood overlay may not fully represent the current finished surface conditions of the subdivision.

The assessment concludes that the subject site has been significantly modified by previous subdivision works, and the former overland flow path has been replaced by constructed drainage infrastructure.

## 7. Limitations

This letter is a desktop letter of assessment only. It is based on the information supplied by the client, Council correspondence, available mapping, and the levels identified in the information provided.

No detailed hydraulic modelling, site survey verification, flood model refinement, road design assessment or civil engineering design has been undertaken as part of this letter. If future works alter ground levels, obstruct overland flow paths, change the driveway alignment, or introduce new development within a mapped flood prone area, further assessment may be required.

Any further questions regarding this assessment, please feel free to contact me.

Regards,

A handwritten signature in black ink that reads "Max W. Moller".

### **Max W. Moller**

*BEng, FIEAust, EngExec, CPEng, NER, APEC Engineer, IntPE(Aus)*

**Managing Director / Senior Principal Civil, Hydraulic and Coastal Engineer**



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W: [www.flussig.com.au](http://www.flussig.com.au)  
A: Level 4, 116 Bathurst Street,  
Hobart TAS 7000