



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062046

PROPOSAL: Deck & Pool Addition (Single Dwelling)

LOCATION: 53 Bayside Drive, Lauderdale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13/07/2026. 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 13/07/2026.

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.

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: **Proposed Pool & Deck**

Location: **53 Bayside Drive, Lauderdale**

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: **Residential**

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

Declaration

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

Acknowledgement

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

Personal Information Removed



Planning Application 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 140665	FOLIO 1
EDITION 3	DATE OF ISSUE 13-Oct-2025

SEARCH DATE : 11-June-2026

SEARCH TIME : 08.55 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan [140665](#)

Derivation : Part of 200 Acres Located to R. Mather

Prior CT [131049/1](#)

SCHEDULE 1

[N276433](#) TRANSFER to NICHOLAS ALEXANDER DAMEN and SOPHIE
LOUISE DAMEN Registered 13-Oct-2025 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [140665](#) EASEMENTS in Schedule of Easements

SP [140665](#) COVENANTS in Schedule of Easements

SP [140665](#) FENCING PROVISION in Schedule of Easements

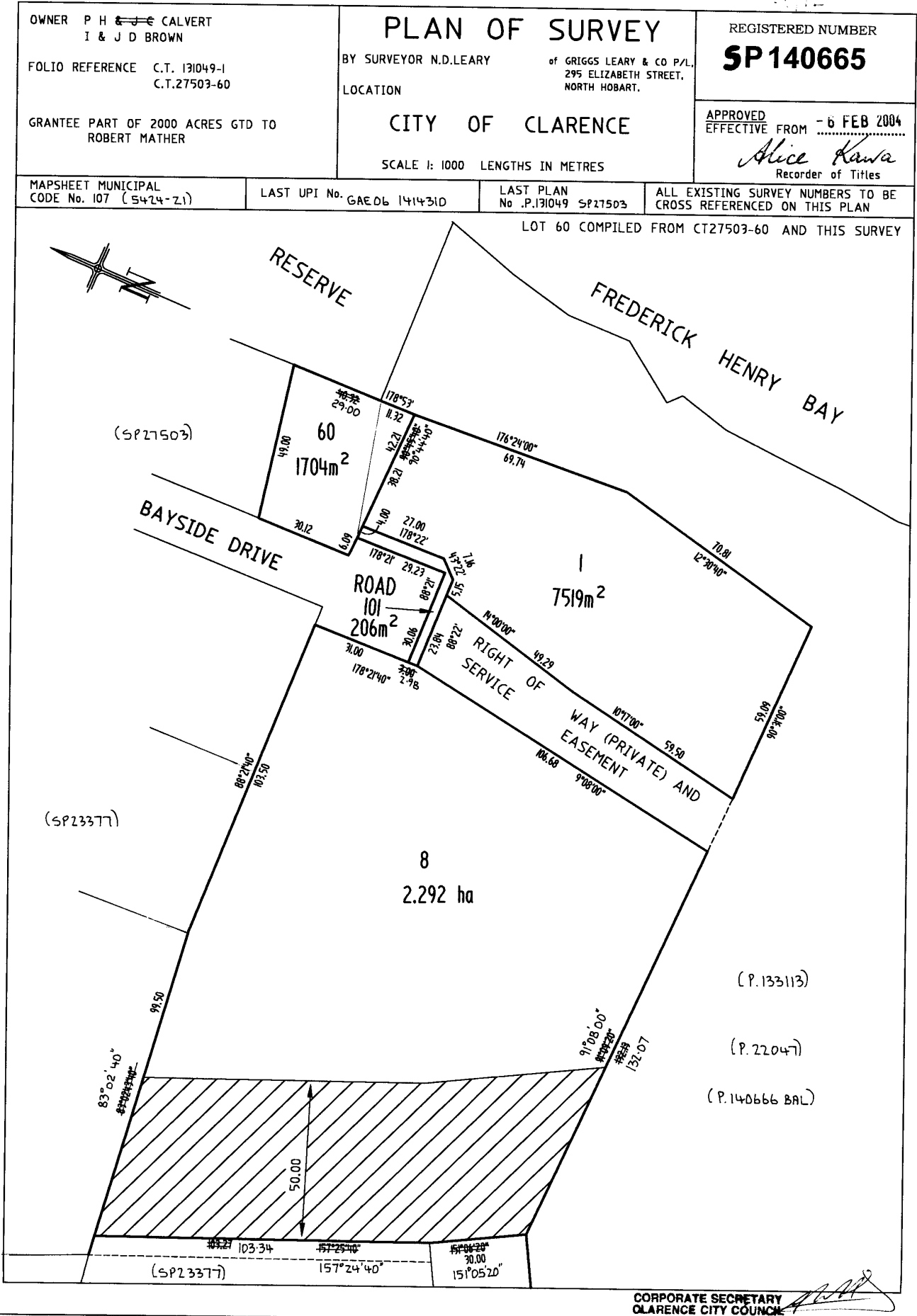
SP [140665](#) WATER SUPPLY RESTRICTION

SP [140665](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

[E428384](#) MORTGAGE to National Australia Bank Limited
Registered 13-Oct-2025 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p align="center">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 align="center">Registered Number</p> <p align="center" style="font-size: 2em;">SP 140665</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------

PAGE 1 OF 3 PAGE/S

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.

Lot 1 is

TOGETHER WITH a right of carriageway over the Right of Way (Private) and Service Easement shown hereon passing through the balance.

TOGETHER WITH a Service Easement over the Right of Way (Private) and Service Easement shown hereon passing through the balance.

Lot 8 is

TOGETHER WITH a right of carriageway over the Right of Way (Private) and Service Easement shown hereon passing through the balance.


TOGETHER WITH a Service Easement over the Right of Way (Private) and Service Easement shown hereon passing through the balance.




Andrew Cabernet *Witness*

Andrew Cabernet *Andrew Cabernet*

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER:</p> <p>FOLIO REF:</p> <p>SOLICITOR & REFERENCE:</p>	<p>PLAN SEALED BY: <i>Clarence City Council</i></p> <p>DATE: <i>23 Dec 2003</i></p> <p><i>5000119</i></p> <p>REF NO. </p> <p align="right">Council Delegate</p>
------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 140665</p>
<p>SUBDIVIDER: FOLIO REFERENCE:</p>	

COVENANTS

Lot 60 is affected by the covenants set forth in Sealed Plan 27503.

The Owner of Lot 8 covenants with the Vendor (Paul Henry Calvert) and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenant's lot and each every part thereof and the benefit thereof shall be annexed to and be devolved with each and every other lot shown on the said plan to observe the following stipulation:

- (a) Not to construct any dwelling within the hatched area marked on lot 8.
- (b) Not to erect a dwelling house within 50 metres of the rear boundary of Lot 8.

The Owners of Lots 1 & 8 covenant with the Vendor (Paul Henry Calvert) and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenant's lot and each every part thereof and the benefit thereof shall be annexed to and be devolved with each and every other lot shown on the said plan to observe the following stipulations:

- (a) Not to erect on the land any dwelling house, building or structure using any exterior building materials that contrast with the rural environment
- (b) Not to remove trees from the land without the prior consent of the Clarence City Council
- (c) Not to erect more than one residential building on each lot without the prior approval of the Clarence City Council.
- (d) Not to further subdivide the lot.

FENCING PROVISION

In respect of each lot (except lot 101) shown on the plan hereon the Vendor (Paul Henry Calvert) shall not be required to fence.

INTERPREATION

"Service Easement" means the full free right of every person who is entitled to an estate or interest in possession indicated as the dominant tenement or any part thereof with which said rights shall be capable of enjoyment in common with the owner of the servient tenement the Clarence City Council, Telstra, Aurora Energy Pty Ltd and Her Majesty the Queen to lay use and maintain forever water mains, pipes, drains, mains, channels, gutters, sewers, wires, cables and other conducting media of such size and number as shall from time to time be required in the strips of land shown on the plan hereon and marked "Right of Way (Private) and Service Easement" and the right for their surveyors and workmen from time to time and at all times hereafter to enter into and upon the said strips of land or any part thereof bringing upon the Service Easement such material machinery and other things as it shall think fit and proper to inspect the condition thereof and to repair amend and cleanse PROVIDED HOWEVER that any damage occasioned thereby shall be made good.

x P. H. Calvert *Paul Henry Calvert*

[Signature]

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.

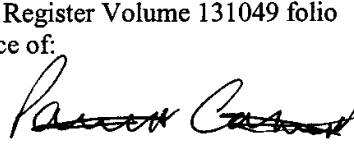
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 140665
SUBDIVIDER: FOLIO REFERENCE:	

“The Balance” means the land remaining in Certificate of Title Volume 131049 folio 1 after excepting thereout the lots hereon.

SIGNED by PAUL HENRY CALVERT the Registered Proprietor of the land comprised in the folio of the Register Volume 131049 folio 1 in the presence of:



witness
name: *
address:
occupation:



PAUL GREEN
35 RAO CHARLES AVE
SANDY BAY
ACCOUNTANT

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.

OSSA

03 6292 6024 - hello@ossa.design
www.ossa.design

**N. & S. DAMEN
P-25016 - PROPOSED POOL & DECK
53 BAYSIDE DRIVE,
LAUDERDALE, TAS 7021**

COVER SHEET

02-06-2026

001 OF 011

- 7 02-06-2026 ISSUED FOR PLANNING SUBMISSION
- 6 28-05-2026 ISSUED FOR CLIENT REVIEW
- 5 26-05-2026 ISSUED FOR CLIENT REVIEW
- 4 22-05-2026 ISSUED FOR CLIENT REVIEW
- 3 29-10-2025 ISSUED FOR CLIENT REVIEW
- 2 22-09-2025 ISSUED FOR CLIENT REVIEW
- 1 09-09-2025 ISSUED FOR CLIENT REVIEW

STANDARD COMPLIANCE & GENERAL NOTES

EFFECTIVE JULY 2025

GENERAL COMPLIANCE

1. THIS DOCUMENT IS PREPARED SOLELY FOR THE CLIENT OF OSSA DESIGN TASMANIA FOR THE PURPOSE COMMUNICATED TO THE DESIGNER. USE BY OTHERS WITHOUT WRITTEN CONSENT IS AT THEIR OWN RISK. THE DESIGNER ACCEPTS NO LIABILITY FOR UNAUTHORISED USE. ALL DISCREPANCIES MUST BE REFERRED TO THE DESIGNER BEFORE PROCEEDING.
2. THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS, AND INFORMATION PROVIDED BY THE CONSULTANTS NAMED HEREIN.
3. THE BUILDER AND SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS, LEVELS & SPECIFICATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. A COPY OF THE BUILDING & PLUMBING APPROVALS ARE TO BE KEPT ON THE PROJECT SITE AT ALL TIMES.
5. ALL DESIGN, DEMOLITION, CONSTRUCTION AND OCCUPANCY WORKS MUST COMPLY WITH THE BUILDING ACT 2016, BUILDING REGULATIONS 2016, WORKPLACE STANDARDS TASMANIA AND THE NATIONAL CONSTRUCTION CODE (NCC 2022) INCLUDING HOUSING PROVISIONS, VOLUMES 1, 2 & 3.
6. ALL MATERIALS, PRODUCTS AND WORKMANSHIP TO MEET THE RELEVANT AUSTRALIAN STANDARDS.

DRAWING CONVENTIONS

1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS IN MILLIMETRES, LEVELS IN METRES.
2. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
3. THESE DRAWINGS MUST BE PRINTED IN COLOUR.

PLANNING APPROVAL & PLANNING SCHEME

1. WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE CONDITIONS OF THE PLANNING APPROVAL ISSUED UNDER LAND USE PLANNING & APPROVALS ACT 1993 AND RELEVANT PLANNING SCHEME.

ENERGY EFFICIENCY & SUSTAINABILITY

1. BUILDING FABRIC, SERVICES AND ON-SITE RENEWABLE ENERGY SYSTEMS TO MEET NCC 2022 SECTION J (VOL 1) / PART 12 (VOL 2) DEEMED TO SATISFY PROVISIONS OR AN APPROVED PERFORMANCE SOLUTION.

STRUCTURAL DESIGN & CERTIFICATION

1. STRUCTURAL ELEMENTS TO BE DESIGNED AND CERTIFIED BY A TASMANIAN LICENSED ENGINEER TO AS/NZS 1170 LOADING CODES, AS 4100, AS 3600, AS 3700, AS 1720 AND / OR AS 1684 AS REQUIRED.
2. GEOTECHNICAL CONDITIONS TO BE CONFIRMED BY SITE INVESTIGATION AND FOOTING DESIGN UNDERTAKEN IN ACCORDANCE WITH AS 2870.

WORKPLACE HEALTH & SAFETY

1. PRINCIPAL CONTRACTOR TO PREPARE AND IMPLEMENT A CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) AND SITE SPECIFIC WHS MANAGEMENT PLAN MEETING THE OBLIGATIONS OF THE WORK HEALTH AND SAFETY ACT 2012 AND REGULATIONS.
2. ALL PERSONNEL TO HOLD CURRENT WHITE CARDS. HIGH RISK WORKS (E.G. EXCAVATION, CONFINED SPACES, WORKING AT HEIGHT) REQUIRE SAFE WORK METHOD STATEMENTS.

SITE WORKS, ENVIRONMENTAL & EROSION CONTROL

1. GRADING, DRAINAGE AND SEDIMENT CONTROL MEASURES TO COMPLY WITH COUNCIL STORMWATER MANAGEMENT CODE AND AS 3798 – GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
2. DUST, NOISE AND VIBRATION TO BE MANAGED IN ACCORDANCE WITH THE ENVIRONMENTAL MANAGEMENT AND POLLUTION CONTROL ACT 1994 AND COUNCIL ENVIRONMENTAL MANAGEMENT CONDITIONS.
3. EXISTING VEGETATION IDENTIFIED FOR RETENTION TO BE PROTECTED BY TREE PROTECTION ZONES PER AS 4970.

DEMOLITION & HAZARDOUS MATERIALS

1. DEMOLITION WORKS TO COMPLY WITH AS 2601; HAZARDOUS MATERIALS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH WORKSAFE TASMANIA CODES OF PRACTICE.
2. IF ASBESTOS CONTAINING MATERIALS ARE PRESENT, PREPARE AN ASBESTOS REMOVAL CONTROL PLAN IN LINE WITH WORK HEALTH AND SAFETY REGULATIONS 2012.

PLUMBING & DRAINAGE

1. PLUMBING AND DRAINAGE DESIGN AND INSTALLATION SHALL COMPLY WITH NCC 2022 VOLUME 3 AND AS/NZS 3500 SERIES.

ELECTRICAL & COMMUNICATIONS

1. ELECTRICAL INSTALLATION TO COMPLY WITH AS/NZS 3000 AND TASNETWORKS SERVICE & INSTALLATION RULES.

SERVICE AUTHORITY & UTILITY COORDINATION

1. COORDINATE WITH TASWATER, TASNETWORKS, AURORA, NBNCO, TELSTRA AND LOCAL COUNCIL FOR ASSET LOCATIONS, CONNECTION APPROVALS, OUTAGES AND INSPECTIONS.
2. MAINTAIN MINIMUM CLEARANCES TO OVERHEAD AND UNDERGROUND SERVICES, MARK ALL EXISTING SERVICES ON DRAWINGS AND CONSULT WITH AUTHORITIES AS REQUIRED.

COMPLETION

1. ON COMPLETION, THE BUILDER MUST ENSURE SUBMISSION OF ALL REQUIRED COMPLIANCE DOCUMENTATION TO THE DESIGNER, BUILDING SURVEYOR AND COUNCIL AS REQUIRED, INCLUDING, BUT NOT LIMITED TO:
 - A. FINAL STAMPED DRAWINGS
 - B. OCCUPANCY PERMIT AND / OR CERTIFICATE OF FINAL INSPECTION.
 - C. CERTIFICATES FOR PLUMBING, ELECTRICAL, STRUCTURAL ELEMENTS, ENERGY EFFICIENCY, WATERPROOFING, GLAZING, AND ANY FIRE SAFETY SYSTEMS
 - D. COUNCIL INSPECTION RECORDS AND COMPLIANCE DOCUMENTS PER PERMIT CONDITIONS
 - E. AS-BUILT PLANS (WHERE APPLICABLE)
2. A COMPLETE HANDOVER PACKAGE MUST BE PROVIDED TO THE CLIENT, INCLUDING:
 - A. WARRANTIES, PRODUCT MANUALS, AND MAINTENANCE GUIDES
 - B. AS-BUILT PLANS (WHERE APPLICABLE)
3. ALL PARTIES MUST RETAIN DIGITAL RECORDS OF PLANS, PERMITS, AND CERTIFICATES FOR A MINIMUM OF 7 YEARS IN ACCORDANCE WITH THE BUILDING ACT 2016.

DRAWING LIST

001	COVER SHEET
002	PROJECT INFORMATION
003	PROPOSED SITE PLAN
004	EXISTING PART SITE PLAN
005	PROPOSED PART SITE PLAN
006	CUT, FILL & WASTEWATER MANAGEMENT PLAN
007	EXISTING & DEMOLITION FLOOR PLAN
008	EXISTING ELEVATIONS
009	PROPOSED FLOOR PLAN
010	PROPOSED ELEVATIONS
011	PROPOSED PERSPECTIVES

SITE INFORMATION

CERTIFICATE OF TITLE REFERENCE:	LOT 1 ON SEALED PLAN 140665
PROPERTY IDENTIFICATION NUMBER:	2265563
LOCAL GOVERNMENT AREA:	CLARENCE CITY COUNCIL
PLANNING SCHEME:	TASMANIAN PLANNING SCHEME
PLANNING ZONE:	LANDSCAPE CONSERVATION
PLANNING OVERLAYS:	LOW LANDSLIP HAZARD BAND MEDIUM LANDSLIP HAZARD BAND LOW COASTAL EROSION HAZARD BAND AIRPORT OBSTACLE LIMITATION AREA WATERWAY AND COASTAL PROTECTION AREA PRIORITY VEGETATION AREA BUSHFIRE-PRONE AREAS

PROJECT INFORMATION

NCC BUILDING CLASSIFICATION:	CLASS 10a
NCC CLIMATE ZONE:	ZONE 7
WIND CLASSIFICATION:	TBC
GEOTECHNICAL CLASSIFICATION:	TBC
BUSHFIRE ATTACK LEVEL:	TBC
CORROSION ENVIRONMENT:	VERY HIGH
	REFER TO NCC HOUSING PROVISIONS STANDARD 2022 TABLE 6.3.9a

PROJECT CONSULTANTS

BUILDING SURVEYOR:	TBC
LAND SURVEYOR:	N / A
ENGINEER:	
STRUCTURAL:	TBC
CIVIL / HYDRAULIC:	N / A
ENERGY ASSESSOR:	N / A
GEOTECHNICAL ASSESSOR:	TBC
BUSHFIRE ASSESSOR:	TBC
ENVIRONMENTAL CONSULTANT:	N / A
TOWN PLANNER:	N / A
ASSET LOCATOR:	N / A

OSSA

03 6292 6024 - hello@ossa.design
www.ossa.design




CLIENT:
N. & S. DAMEN

PROJECT:
**P-25016
PROPOSED POOL & DECK**

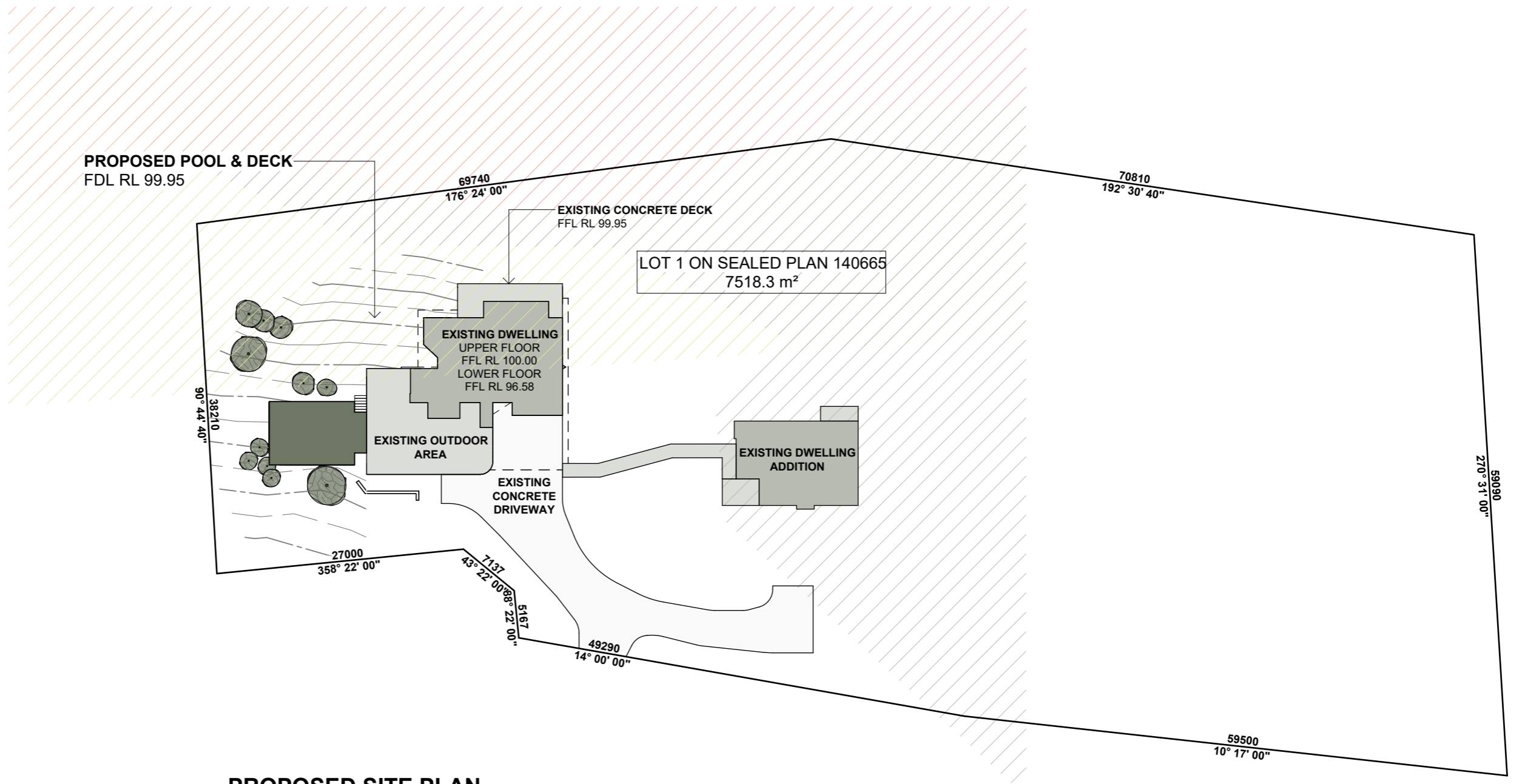
**53 BAYSIDE DRIVE,
LAUDERDALE, TAS 7021**

SHEET:
PROJECT INFORMATION

SITE ANALYSIS - PROPOSED		
AREA	m ²	% of SITE
EXISTING DWELLING	168.7 m ²	2.2%
EXISTING DWELLING ADDITION (INCLUDING DECKS)	134.4 m ²	1.8%
EXISTING OUTDOOR AREA	119.2 m ²	1.6%
EXISTING WALKWAY	32.2 m ²	0.4%
EXISTING COCNETRE DECK	29.8 m ²	0.4%
EXISTING BUILDINGS	484.4 m ²	6.4%
PROPOSED POOL AREA	70.0 m ²	0.9%
PROPOSED BUILDINGS	70.0 m ²	0.9%
REMAINING SITE AREA	6963.9 m ²	92.6%
SITE AREAS	6963.9 m ²	92.6%
TOTAL	7518.3 m ²	100.0%


-  DENOTES LANDSLIP HAZARD CODE - MEDIUM
-  DENOTES NATURAL ASSETS CODE - PRIORITY VEGETATION AREA
-  DENOTES EROSION HAZARD CODE - LOW COASTAL
- REFER TO SHEET 002 - PROJECT INFORMATION FOR ADDITIONAL OVERLAYS

PLANNING OVERLAY LEGEND



PROPOSED SITE PLAN
1 : 500

OSSA
 03 6292 6024 - hello@ossa.design
 www.ossa.design



CLIENT:
N. & S. DAMEN

PROJECT:
P-25016
PROPOSED POOL & DECK

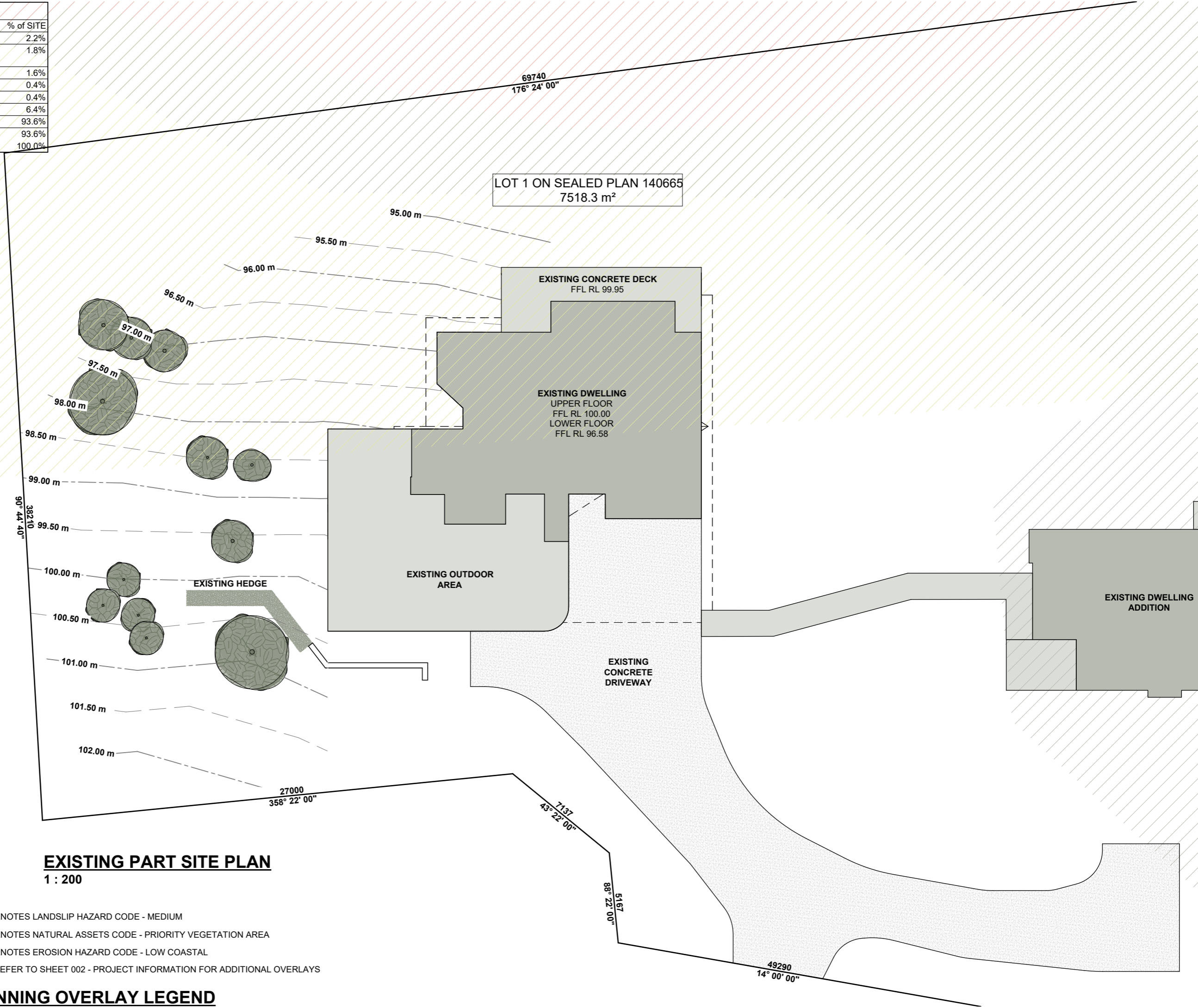
53 BAYSIDE DRIVE,
LAUDERDALE, TAS 7021

SHEET:
PROPOSED SITE PLAN

SCALE VARIES
02-06-2026 003 OF 011

Document Set ID: 5960643
Version: 2, Version Date: 22/06/2026

SITE ANALYSIS - EXISTING		
AREA	m ²	% of SITE
EXISTING DWELLING	168.7 m ²	2.2%
EXISTING DWELLING ADDITION (INCLUDING DECK)	134.4 m ²	1.8%
EXISTING OUTDOOR AREA	119.2 m ²	1.6%
EXISTING WALKWAY	32.2 m ²	0.4%
EXISTING CONCRETE DECK	29.8 m ²	0.4%
EXISTING BUILDINGS	484.4 m ²	6.4%
REMAINING SITE AREA	7033.9 m ²	93.6%
SITE AREAS	7033.9 m ²	93.6%
TOTAL	7518.3 m ²	100.0%



EXISTING PART SITE PLAN
1 : 200

- DENOTES LANDSLIP HAZARD CODE - MEDIUM
- DENOTES NATURAL ASSETS CODE - PRIORITY VEGETATION AREA
- DENOTES EROSION HAZARD CODE - LOW COASTAL
- REFER TO SHEET 002 - PROJECT INFORMATION FOR ADDITIONAL OVERLAYS

PLANNING OVERLAY LEGEND

OSSA
03 6292 6024 - hello@ossa.design
www.ossa.design

CLIENT:
N. & S. DAMEN

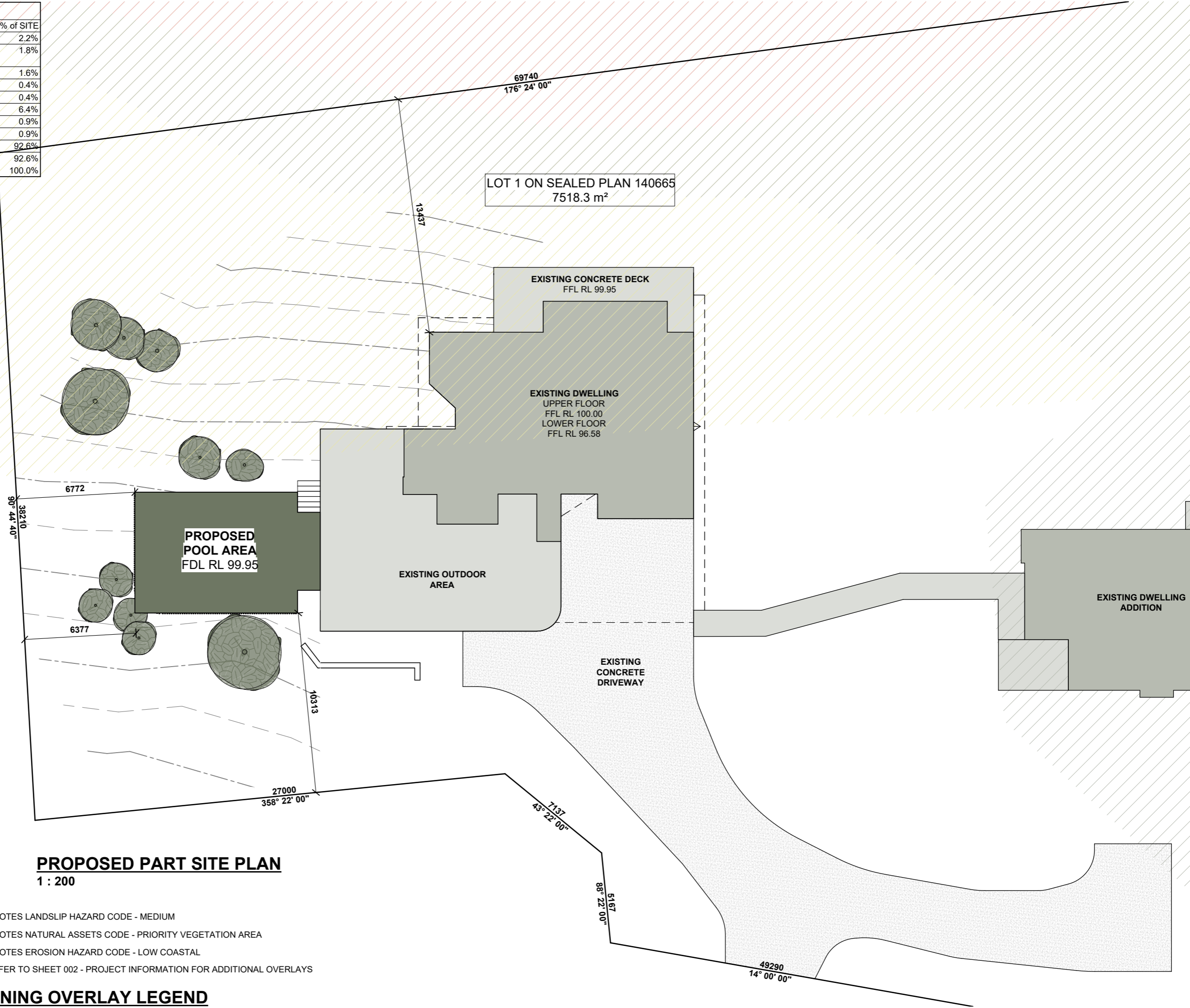
PROJECT:
**P-25016
PROPOSED POOL & DECK**

53 BAYSIDE DRIVE,
LAUDERDALE, TAS 7021

SHEET:
EXISTING PART SITE PLAN

SCALE VARIES
02-06-2026 004 OF 011
Document Set ID: 5960643
Version: 2, Version Date: 22/06/2026

SITE ANALYSIS - PROPOSED		
AREA	m ²	% of SITE
EXISTING DWELLING	168.7 m ²	2.2%
EXISTING DWELLING ADDITION (INCLUDING DECKS)	134.4 m ²	1.8%
EXISTING OUTDOOR AREA	119.2 m ²	1.6%
EXISTING WALKWAY	32.2 m ²	0.4%
EXISTING COCNRETE DECK	29.8 m ²	0.4%
EXISTING BUILDINGS	484.4 m ²	6.4%
PROPOSED POOL AREA	70.0 m ²	0.9%
PROPOSED BUILDINGS	70.0 m ²	0.9%
REMAINING SITE AREA	6963.9 m ²	92.6%
SITE AREAS	6963.9 m ²	92.6%
TOTAL	7518.3 m ²	100.0%



PROPOSED PART SITE PLAN
1 : 200

- DENOTES LANDSLIP HAZARD CODE - MEDIUM
- DENOTES NATURAL ASSETS CODE - PRIORITY VEGETATION AREA
- DENOTES EROSION HAZARD CODE - LOW COASTAL
- REFER TO SHEET 002 - PROJECT INFORMATION FOR ADDITIONAL OVERLAYS

PLANNING OVERLAY LEGEND

OSSA
03 6292 6024 - hello@ossa.design
www.ossa.design

CLIENT:
N. & S. DAMEN

PROJECT:
P-25016
PROPOSED POOL & DECK

53 BAYSIDE DRIVE,
LAUDERDALE, TAS 7021

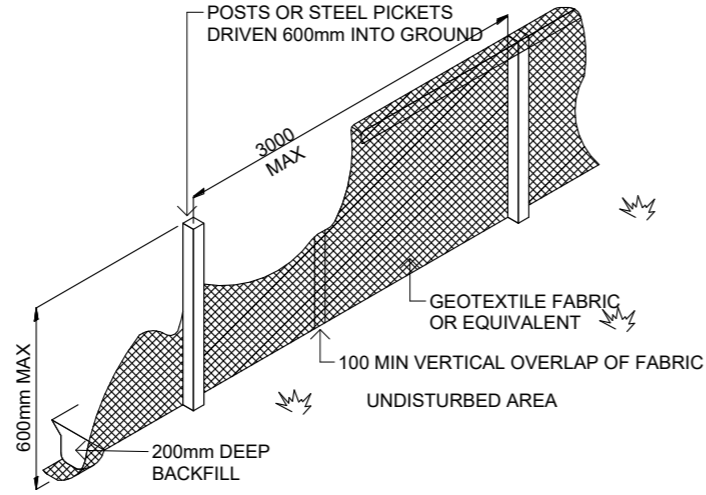
SHEET:
PROPOSED PART SITE PLAN

SCALE VARIES
005 OF 011

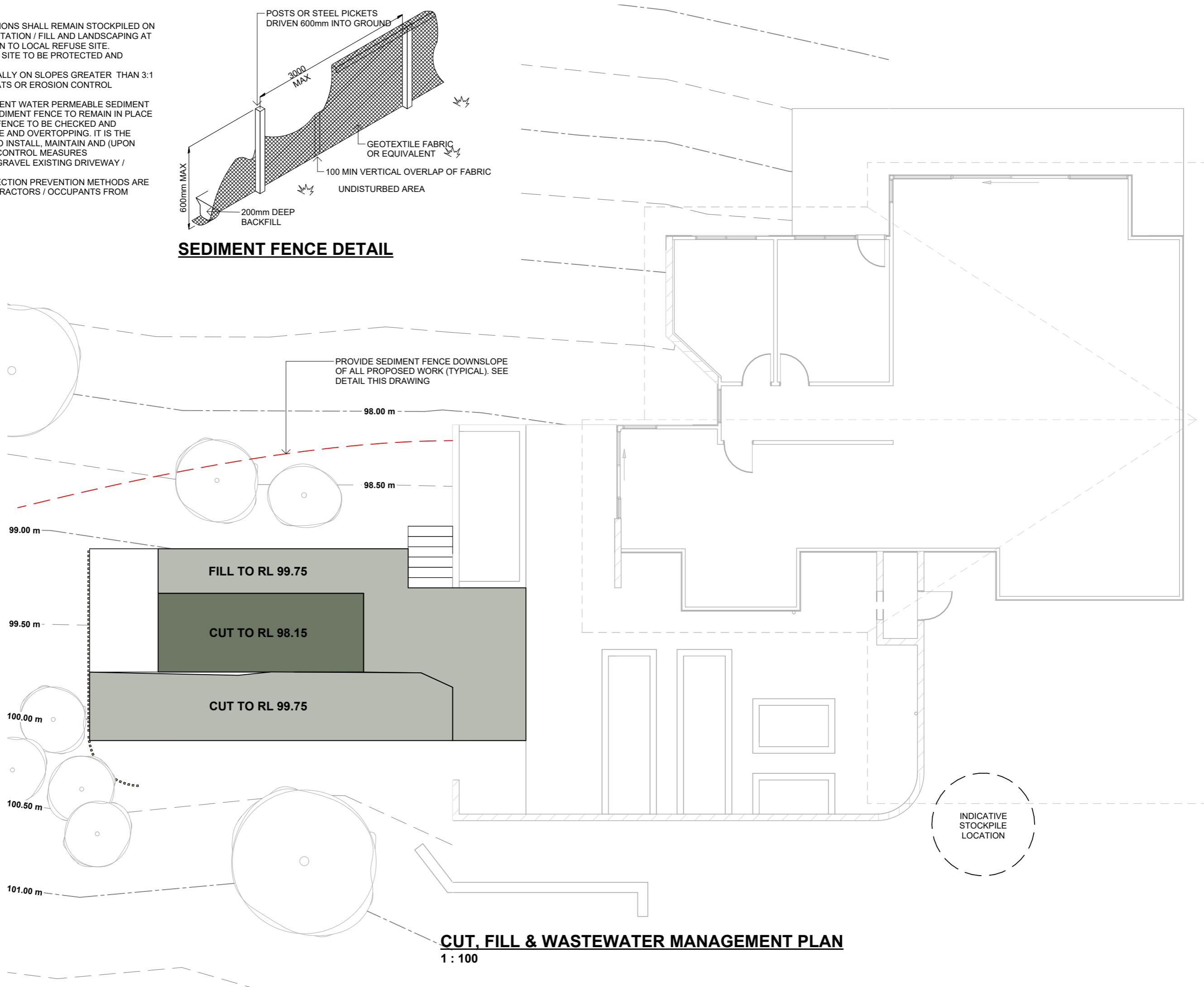
Document Set ID: 5960643
Version: 2, Version Date: 22/06/2026

CUT & FILL NOTES

1. EXCAVATED MATERIAL FROM FOUNDATIONS SHALL REMAIN STOCKPILED ON SITE FOR ANY REQUIRED SITE REHABILITATION / FILL AND LANDSCAPING AT COMPLETION, ANY EXCESS TO BE TAKEN TO LOCAL REFUSE SITE. EXCAVATED MATERIAL STOCKPILED ON SITE TO BE PROTECTED AND DIVERSION DRAINAGE PROVIDED
2. IDENTIFY AREAS OF BARE SOIL ESPECIALLY ON SLOPES GREATER THAN 3:1 THAT MAY NEED EROSION CONTROL MATS OR EROSION CONTROL BLANKETS
3. PROVIDE 600H GEOTEXTILE OR EQUIVALENT WATER PERMEABLE SEDIMENT FENCE. (SEE DETAIL THIS DRAWING) SEDIMENT FENCE TO REMAIN IN PLACE FOR DURATION OF WORKS. SEDIMENT FENCE TO BE CHECKED AND CLEANED DAILY TO PREVENT BREAKAGE AND OVERTOPPING. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL, MAINTAIN AND (UPON COMPLETION) REMOVE ALL SEDIMENT CONTROL MEASURES
4. PROVIDE STABILISED SITE ACCESS VIA GRAVEL EXISTING DRIVEWAY / CROSSOVER
5. BUILDER TO ENSURE ADEQUATE PROTECTION PREVENTION METHODS ARE INSTALLED TO PROTECT PUBLIC / CONTRACTORS / OCCUPANTS FROM INJURY



SEDIMENT FENCE DETAIL



CUT, FILL & WASTEWATER MANAGEMENT PLAN

1 : 100

OSSA
 03 6292 6024 - hello@ossa.design
 www.ossa.design

CLIENT:
N. & S. DAMEN

PROJECT:
**P-25016
 PROPOSED POOL & DECK**

53 BAYSIDE DRIVE,
 LAUDERDALE, TAS 7021

SHEET:
**CUT, FILL & WASTEWATER
 MANAGEMENT PLAN**

SCALE VARIES
 02-06-2026 006 OF 011

Document Set ID: 5960643
 Version: 2, Version Date: 22/06/2026


DEMOLITION NOTES

1. DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS2601, DEMOLITION WORK CODE OF PRACTICE AND OTHER CURRENT NATIONAL CONSTRUCTION CODES AND RELEVANT AUSTRALIAN STANDARDS.
2. ALL DEMOLITION TO BE CARRIED OUT DURING PERMIT HOURS ONLY.
3. BUILDER TO ENSURE ADEQUATE PROTECTION PREVENTION METHODS ARE INSTALLED TO PROTECT PUBLIC / CONTRACTORS / OCCUPANTS FROM INJURY.
4. SITE TO BE KEPT CLEAN AND TIDY DURING DEMOLITION.
5. MAKE GOOD ALL AFFECTED SURFACES & FINISHES FOR FUTURE USE.
6. DISPOSAL OF ALL WASTE MATERIAL SHALL BE AT AN APPROVED REFUSE SITE.
7. ALL CONTRACTORS TO CONFIRM ALL EXISTING MEASUREMENTS & PROPOSED SCOPE OF WORKS PRIOR TO STARTING ANY WORKS.
8. BUILDER TO INVESTIGATE AND LOCATE ANY MATERIALS THAT MAY CONTAIN ASBESTOS. IF ASBESTOS IS PRESENT, A SUITABLE ASBESTOS REMOVALIST IS TO BE ENGAGED TO REMOVE ANY MATERIALS THAT CONTAIN ASBESTOS IN ACCORDANCE WITH RELEVANT REMOVAL GUIDELINES.
9. ALL MATERIALS, FINISHES & PRODUCTS SHALL BE RE-USED / SALVAGED WHERE POSSIBLE AND APPROPRIATE.
10. BUILDER TO PROVIDE ADEQUATE MEASURES TO PREVENT TRACKING OF MUD AND DEBRIS ONTO ROAD.
11. DISCONNECT AND MAKE SAFE / TEMPORARILY CAP / DIVERT EXISTING SERVICES AFFECTED AS REQUIRED TO THE REQUIREMENTS OF RELEVANT AUTHORITIES.
12. ALL EXISTING STRUCTURES SHALL BE MAINTAINED IN A STABLE MANNER AND ALL TEMPORARY PROPPING SHALL BE DESIGNED AND CHECKED BY A QUALIFIED STRUCTURAL ENGINEER.

DEMOLITION LEGEND

- DENOTES EXISTING ELEMENTS TO BE RETAINED
- DENOTES EXISTING ELEMENTS TO BE REMOVED

OSSA
 03 6292 6024 - hello@ossa.design
 www.ossa.design



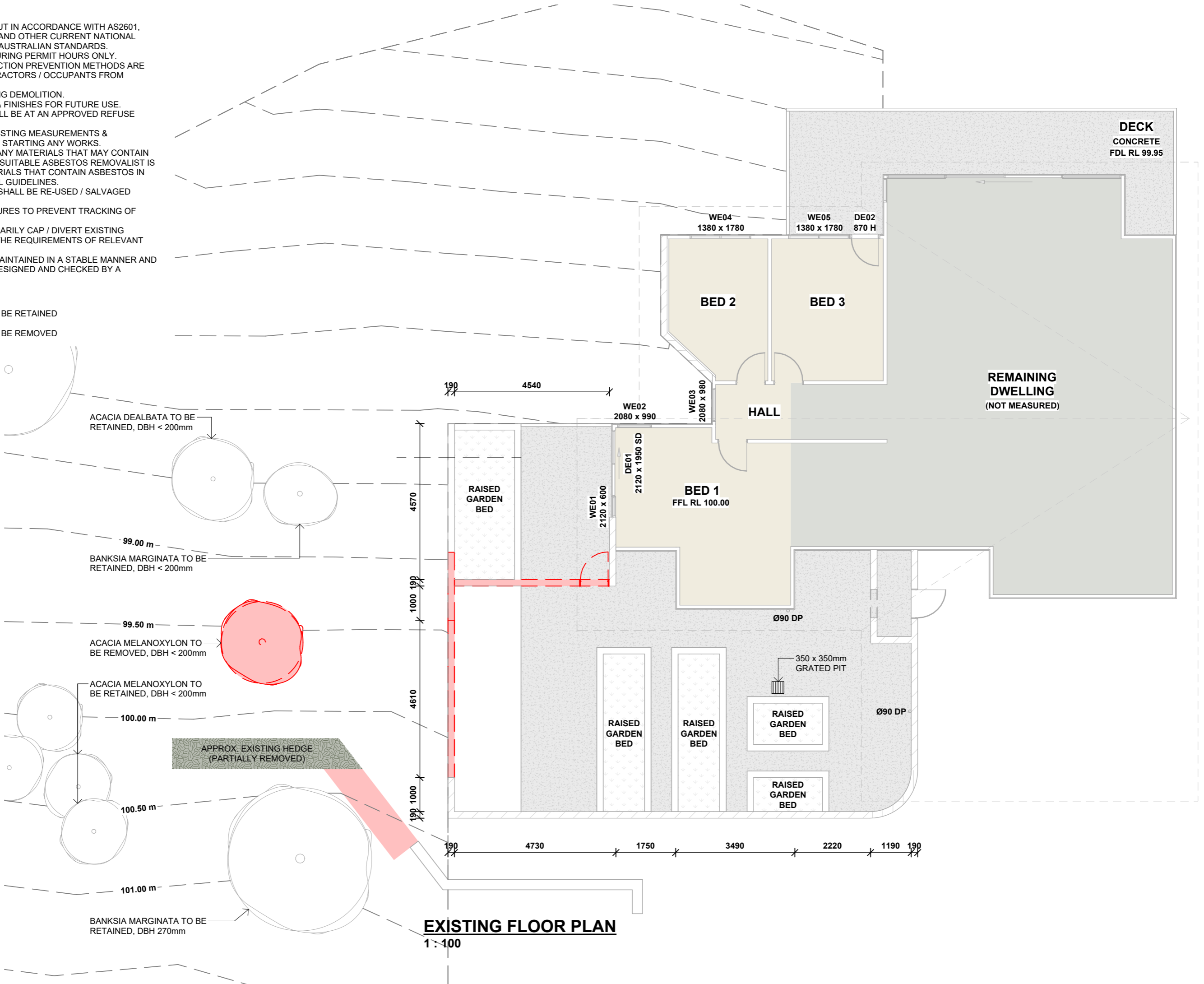
CLIENT:
N. & S. DAMEN

PROJECT:
**P-25016
 PROPOSED POOL & DECK**

53 BAYSIDE DRIVE,
 LAUDERDALE, TAS 7021

SHEET:
**EXISTING & DEMOLITION
 FLOOR PLAN**

1 : 100
 02-06-2026 007 OF 011
 Document Set ID: 5960645
 Version: 2, Version Date: 22/06/2026



EXISTING FLOOR PLAN
 1 : 100

DEMOLITION NOTES

1. DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS2601, DEMOLITION WORK CODE OF PRACTICE AND OTHER CURRENT NATIONAL CONSTRUCTION CODES AND RELEVANT AUSTRALIAN STANDARDS.
2. ALL DEMOLITION TO BE CARRIED OUT DURING PERMIT HOURS ONLY.
3. BUILDER TO ENSURE ADEQUATE PROTECTION PREVENTION METHODS ARE INSTALLED TO PROTECT PUBLIC / CONTRACTORS / OCCUPANTS FROM INJURY.
4. SITE TO BE KEPT CLEAN AND TIDY DURING DEMOLITION.
5. MAKE GOOD ALL AFFECTED SURFACES & FINISHES FOR FUTURE USE.
6. DISPOSAL OF ALL WASTE MATERIAL SHALL BE AT AN APPROVED REFUSE SITE.
7. ALL CONTRACTORS TO CONFIRM ALL EXISTING MEASUREMENTS & PROPOSED SCOPE OF WORKS PRIOR TO STARTING ANY WORKS.
8. BUILDER TO INVESTIGATE AND LOCATE ANY MATERIALS THAT MAY CONTAIN ASBESTOS. IF ASBESTOS IS PRESENT, A SUITABLE ASBESTOS REMOVALIST IS TO BE ENGAGED TO REMOVE ANY MATERIALS THAT CONTAIN ASBESTOS IN ACCORDANCE WITH RELEVANT REMOVAL GUIDELINES.
9. ALL MATERIALS, FINISHES & PRODUCTS SHALL BE RE-USED / SALVAGED WHERE POSSIBLE AND APPROPRIATE.
10. BUILDER TO PROVIDE ADEQUATE MEASURES TO PREVENT TRACKING OF MUD AND DEBRIS ONTO ROAD.
11. DISCONNECT AND MAKE SAFE / TEMPORARILY CAP / DIVERT EXISTING SERVICES AFFECTED AS REQUIRED TO THE REQUIREMENTS OF RELEVANT AUTHORITIES.
12. ALL EXISTING STRUCTURES SHALL BE MAINTAINED IN A STABLE MANNER AND ALL TEMPORARY PROPPING SHALL BE DESIGNED AND CHECKED BY A QUALIFIED STRUCTURAL ENGINEER.

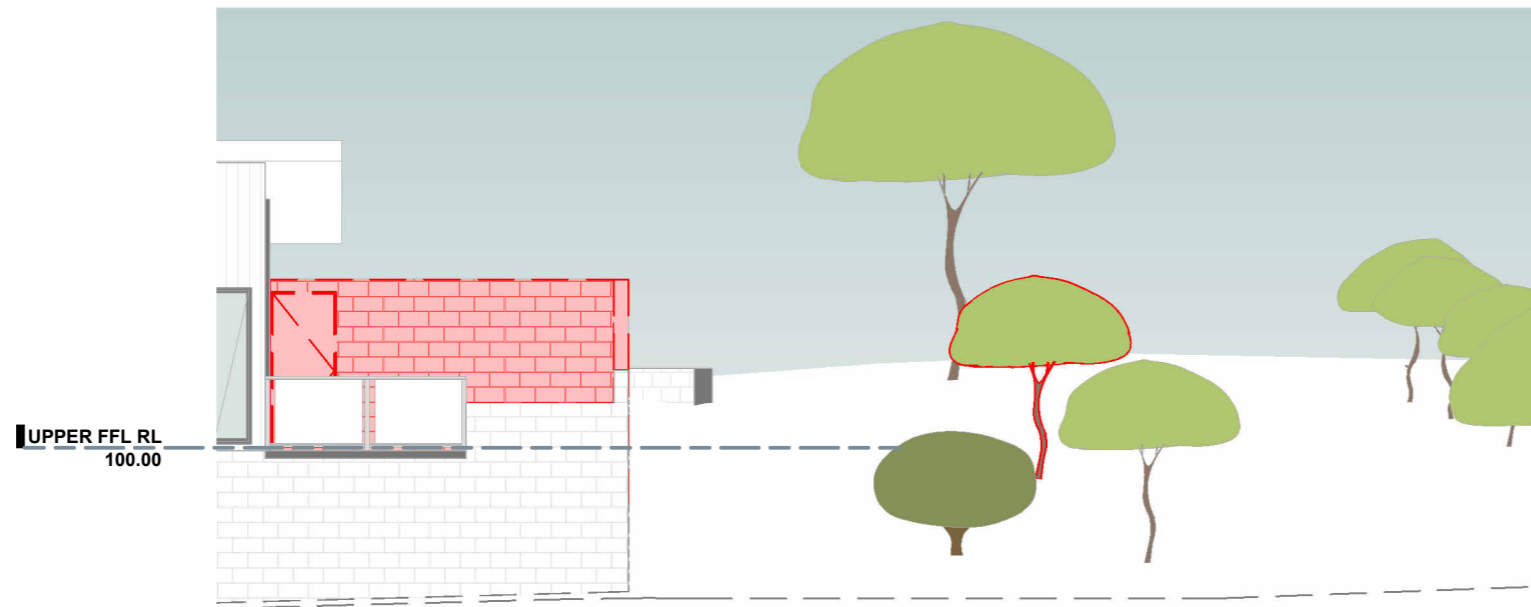
DEMOLITION LEGEND

- DENOTES EXISTING ELEMENTS TO BE RETAINED
- ▨ DENOTES EXISTING ELEMENTS TO BE REMOVED



EXISTING NORTHERN ELEVATION

1 : 100



EXISTING EASTERN ELEVATION

1 : 100



EXISTING WESTERN ELEVATION

1 : 100

OSSA

03 6292 6024 - hello@ossa.design
www.ossa.design

CLIENT:
N. & S. DAMEN

PROJECT:
P-25016
PROPOSED POOL & DECK

53 BAYSIDE DRIVE,
LAUDERDALE, TAS 7021

SHEET:
EXISTING ELEVATIONS

OSSA

03 6292 6024 - hello@ossa.design
www.ossa.design



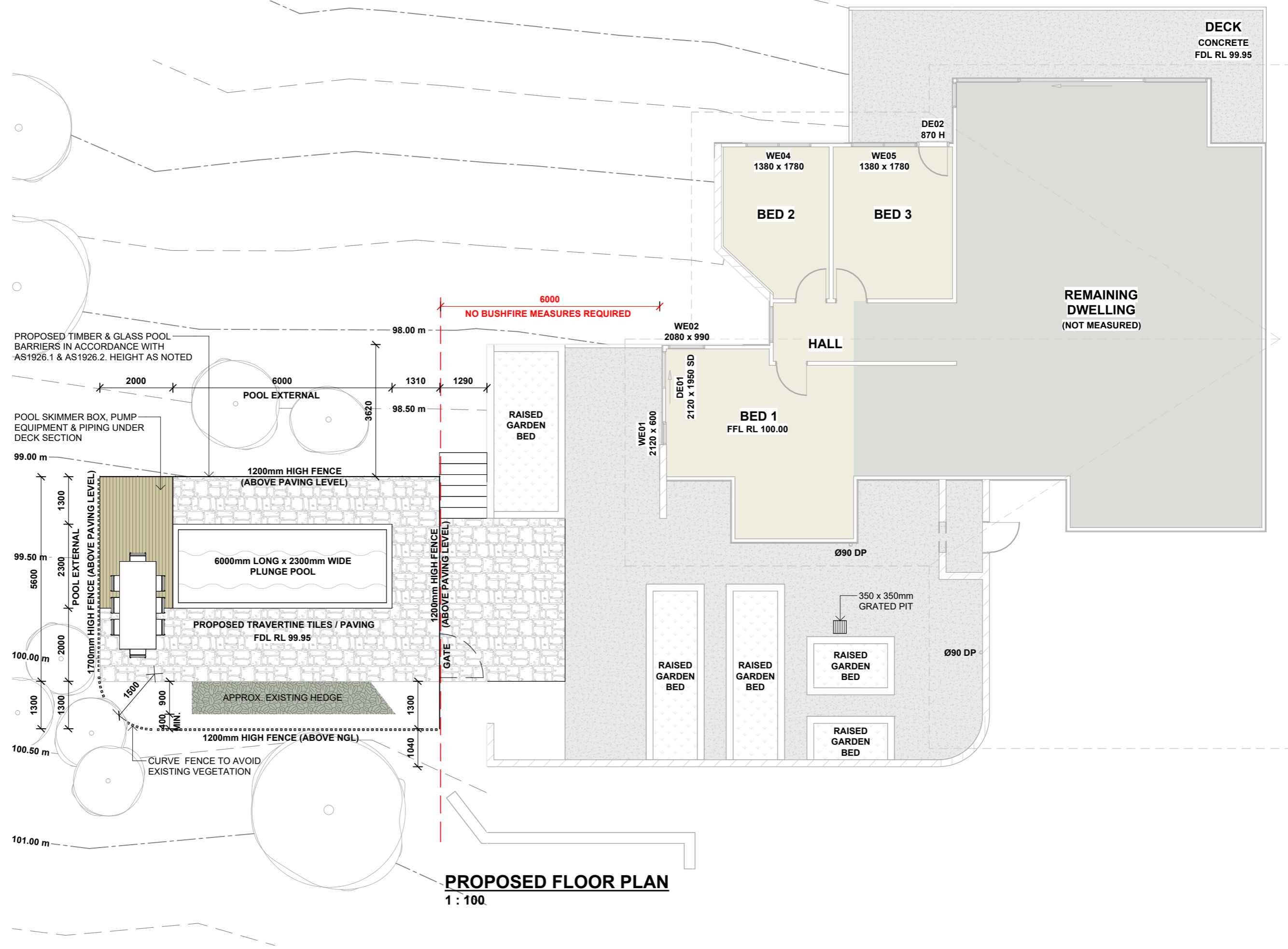
CLIENT:
N. & S. DAMEN

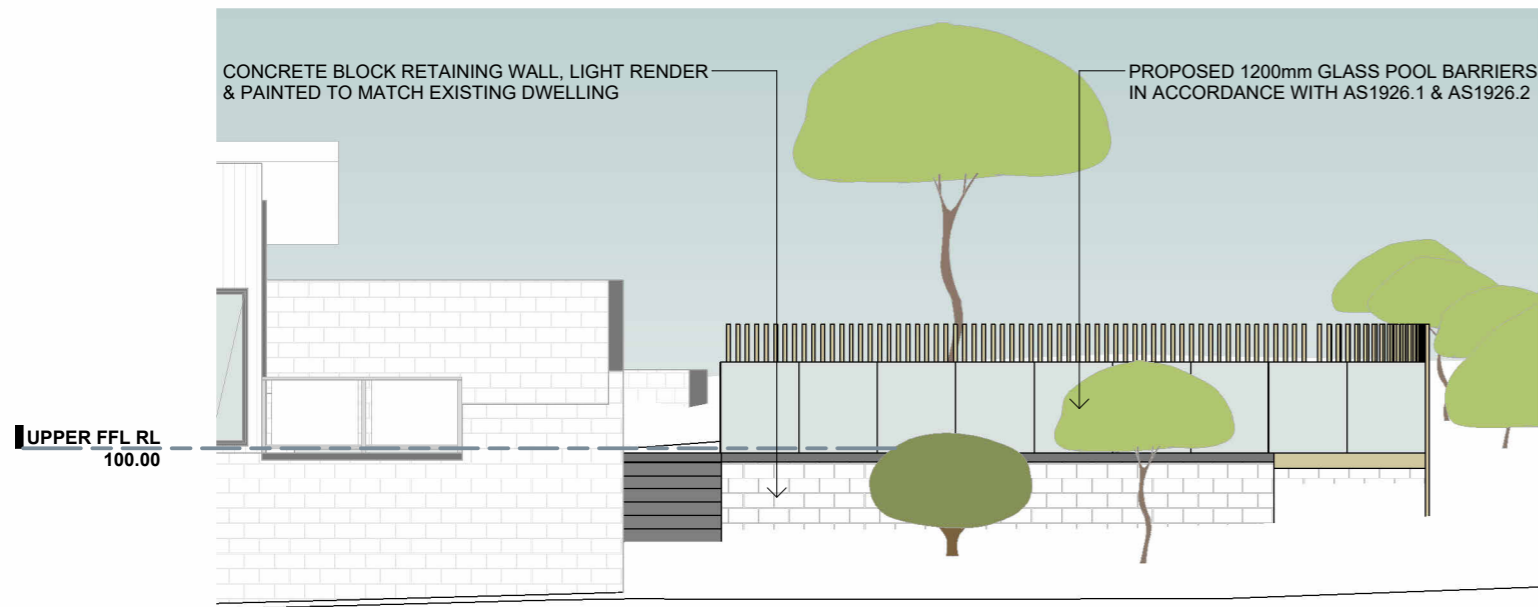
PROJECT:
**P-25016
PROPOSED POOL & DECK**

**53 BAYSIDE DRIVE,
LAUDERDALE, TAS 7021**

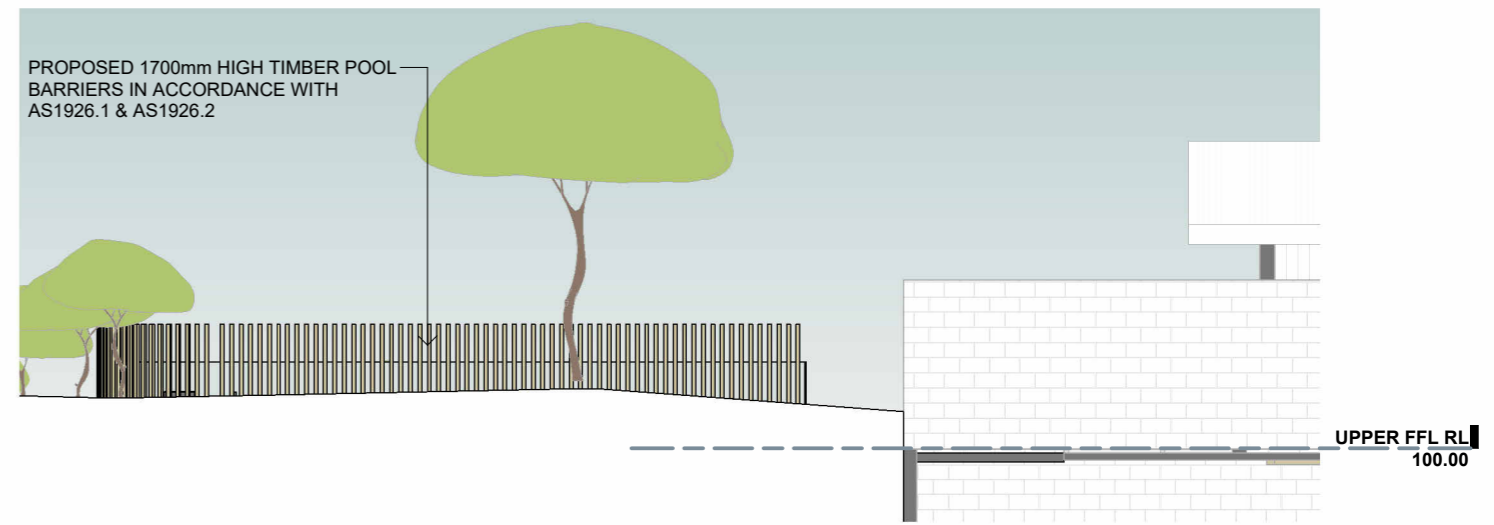
SHEET:
PROPOSED FLOOR PLAN

1 : 100
02-06-2026 009 OF 011
Version: 2, Version Date: 22/06/2026

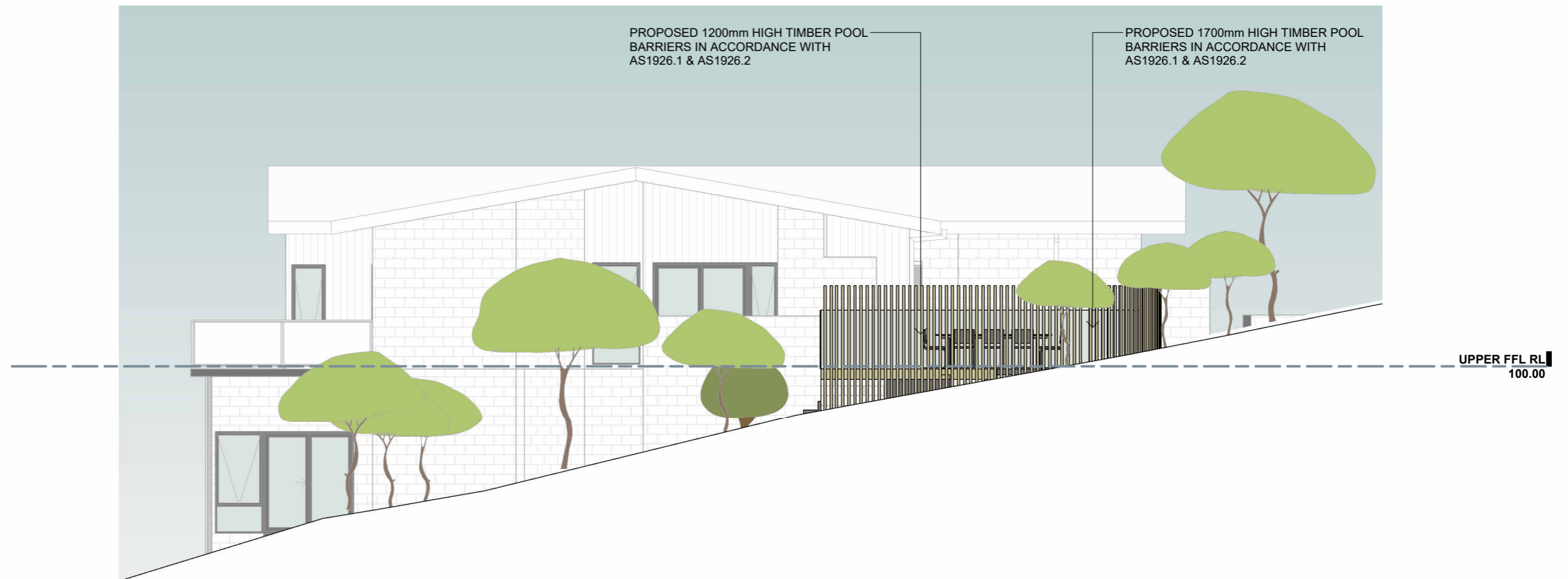




PROPOSED EASTERN ELEVATION
1 : 100



PROPOSED WESTERN ELEVATION
1 : 100



PROPOSED NORTHERN ELEVATION
1 : 100

OSSA

03 6292 6024 - hello@ossa.design
www.ossa.design

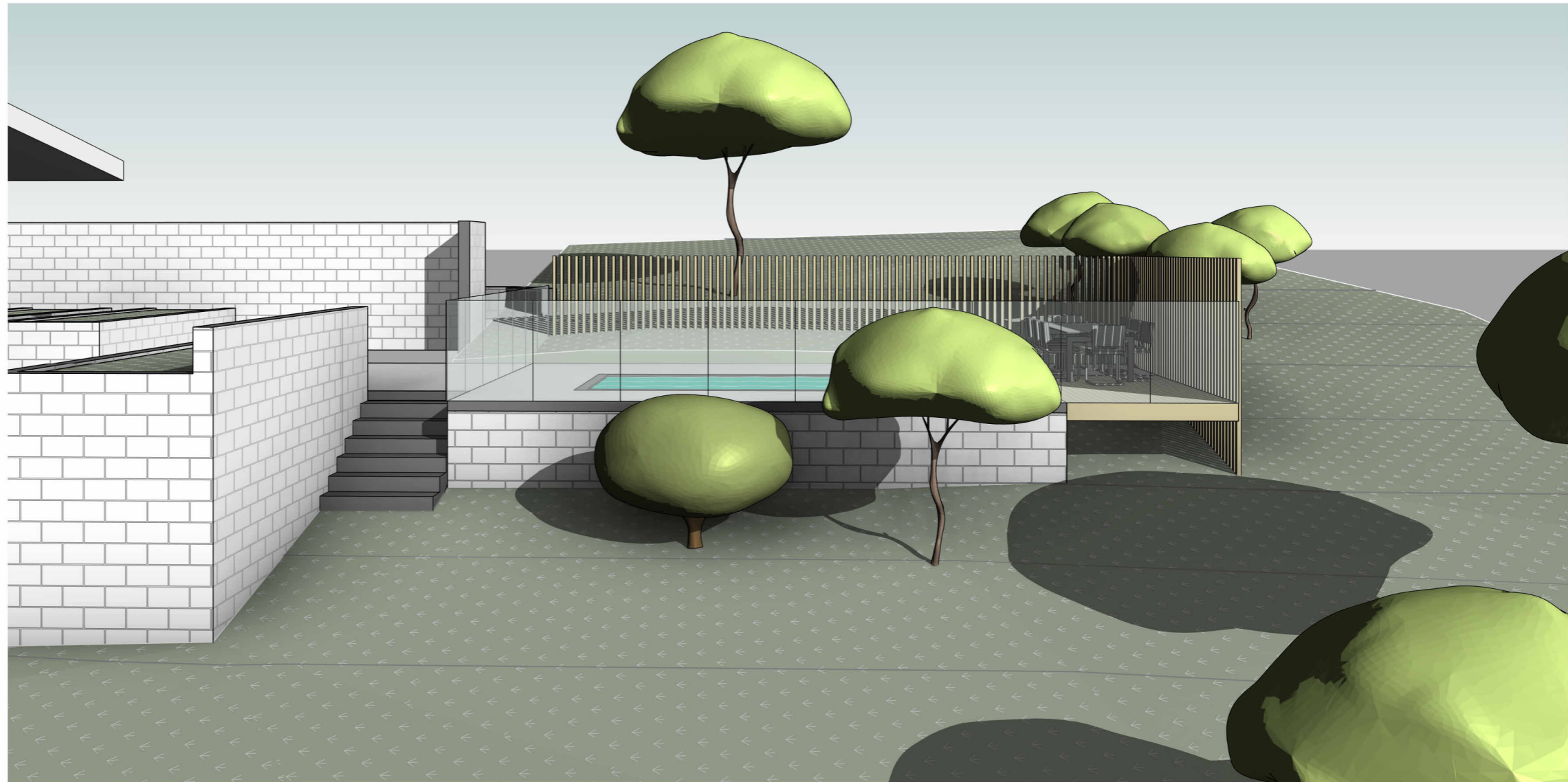
CLIENT:
N. & S. DAMEN

PROJECT:
P-25016
PROPOSED POOL & DECK

53 BAYSIDE DRIVE,
LAUDERDALE, TAS 7021

SHEET:
PROPOSED ELEVATIONS

1 : 100
02-06-2026 010 OF 011
Document Set ID: 5960643
Version: 2, Version Date: 22/06/2026



OSSA

03 6292 6024 - hello@ossa.design
www.ossa.design

CLIENT:
N. & S. DAMEN

PROJECT:
**P-25016
PROPOSED POOL & DECK**

**53 BAYSIDE DRIVE,
LAUDERDALE, TAS 7021**

SHEET:
PROPOSED PERSPECTIVES