



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061552

PROPOSAL: Multiple Dwellings (1 Existing, 2 New)

LOCATION: 2 Edgeworth Street, Warrane

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 11/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 11/11/2026. 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 11/11/2026.

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 2 Dwellings + 1 Existing Dwelling**

Location: **2 Edgeworth St., Warrane 7018**

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:

Previous approved DA

Current use of site: **Existing single dwelling**

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 57326	FOLIO 14
EDITION 7	DATE OF ISSUE 16-Jan-2023

SEARCH DATE : 11-June-2026

SEARCH TIME : 09.38 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 14 on Plan [57326](#) (formerly being P1376(F))

Derivation : 7A-3R-34.3/10Ps Granted to the Director of Housing

Prior CT [2001/78](#)SCHEDULE 1

[N102512](#) TRANSFER to LEE VANCE HOLDINGS PTY LTD Registered
16-Jan-2023 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[A364969](#) BENEFITING EASEMENT: Right of drainage over the
Drainage Easement passing through Lots 8 - 13, 28 &
29 on Plan No. [57326](#)

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Separate Titles Issued Program No. 5 (Sec F.N.)

P1

TOWN OF WARRANE

- WARRANE SUBDIVISION -

SCALE: $\frac{1}{4}$ INCH TO AN INCH

Crown A.L.I.A.S.
18378

Whole of 7-3-34² (Lots 1-34) Gtd. to Director of Housing.
(50 of 50 f. of Act for the Erection of Homes)

SEC. F.

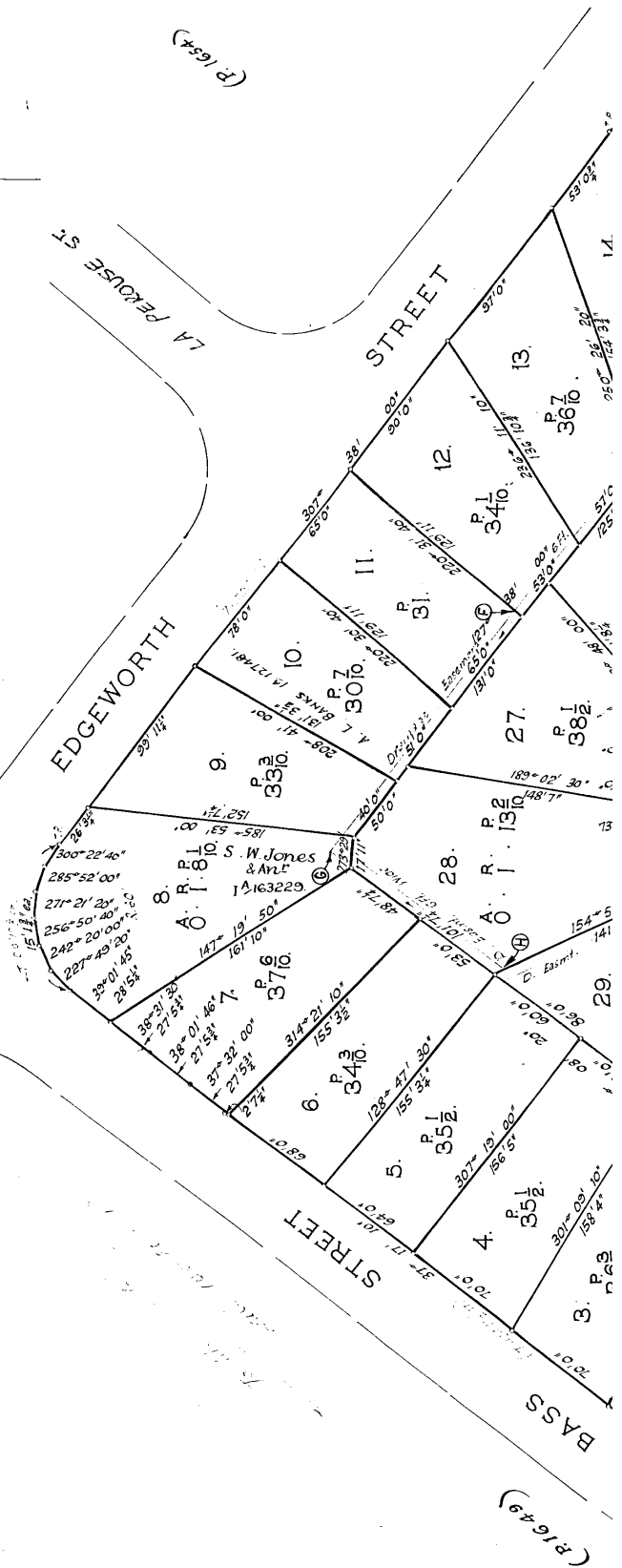
REGISTERED NUMBER
57326

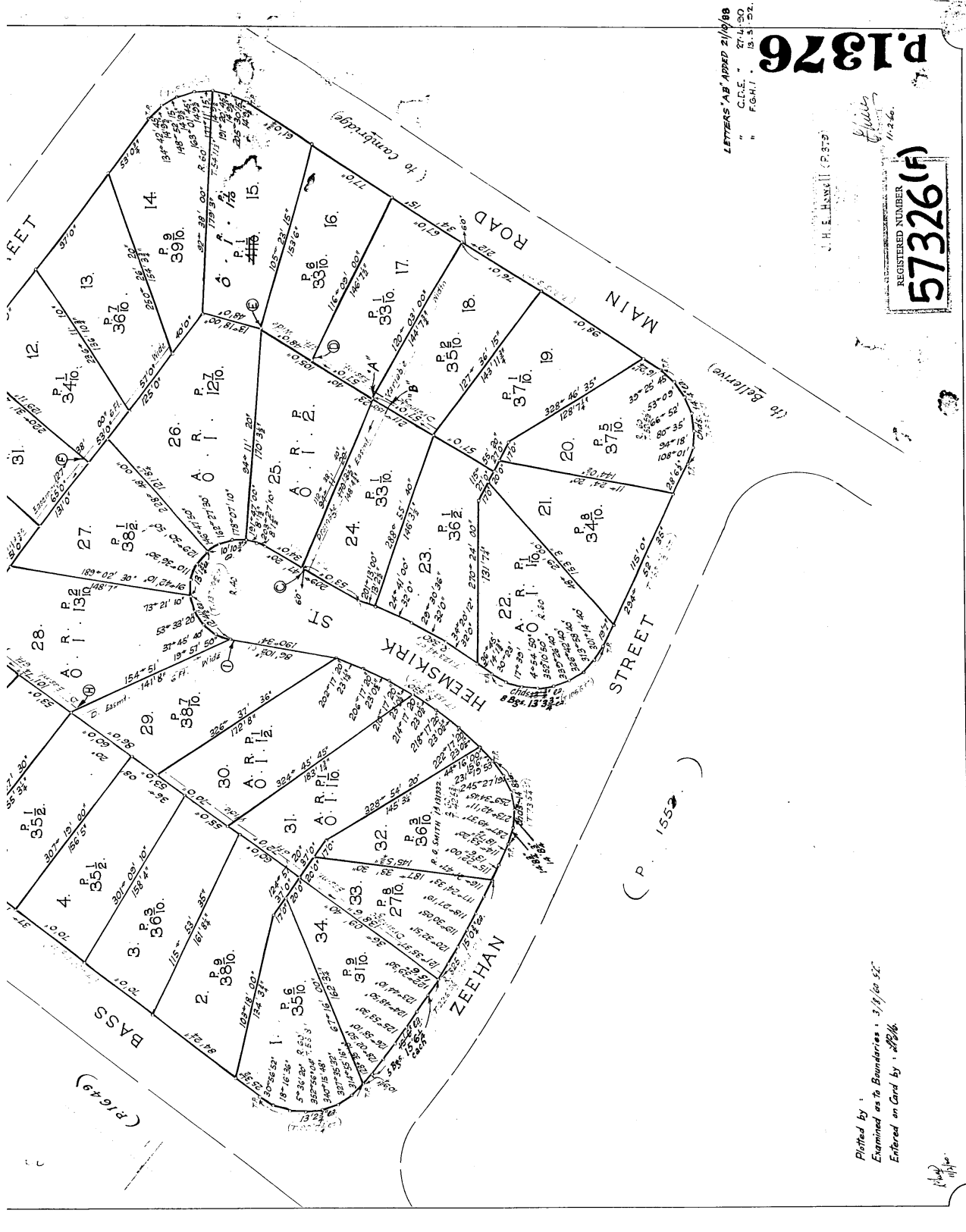
The Common Seal of the Municipality of Clarence has been hereunto affixed in the presence of us this 24th day of January one thousand nine hundred and sixty in pursuance of a resolution given at a meeting of the Commissioners held on the 25th day of January 1960

[Signature] Chairman
[Signature] Commissioner
[Signature] Secretary

Director of Housing
(245-92 G.)

P. 1376





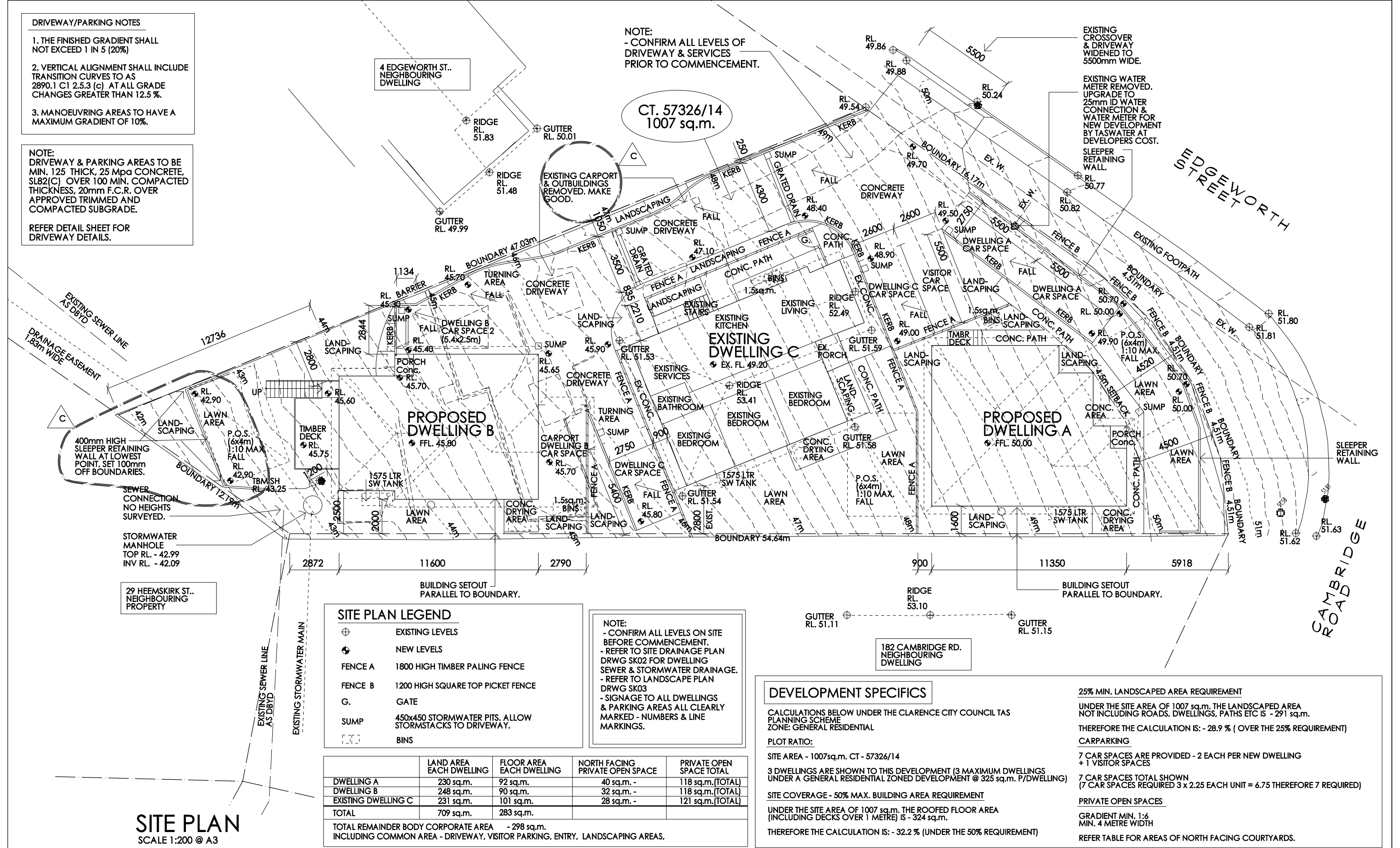
DRIVEWAY/PARKING NOTES

1. THE FINISHED GRADIENT SHALL NOT EXCEED 1 IN 5 (20%)
2. VERTICAL ALIGNMENT SHALL INCLUDE TRANSITION CURVES TO AS 2890.1 C1 2.5.3 (c) AT ALL GRADE CHANGES GREATER THAN 12.5 %.
3. MANOEUVRING AREAS TO HAVE A MAXIMUM GRADIENT OF 10%.

NOTE:
DRIVEWAY & PARKING AREAS TO BE MIN. 125 THICK, 25 Mpa CONCRETE, SL82(C) OVER 100 MIN. COMPACTED THICKNESS, 20mm F.C.R. OVER APPROVED TRIMMED AND COMPACTED SUBGRADE.

REFER DETAIL SHEET FOR DRIVEWAY DETAILS.

NOTE:
- CONFIRM ALL LEVELS OF DRIVEWAY & SERVICES PRIOR TO COMMENCEMENT.



SITE PLAN
SCALE 1:200 @ A3

SITE PLAN LEGEND

- EXISTING LEVELS
- NEW LEVELS
- FENCE A 1800 HIGH TIMBER PALING FENCE
- FENCE B 1200 HIGH SQUARE TOP PICKET FENCE
- G. GATE
- SUMP 450x450 STORMWATER PITS. ALLOW STORMSTACKS TO DRIVEWAY.
- BINS

	LAND AREA EACH DWELLING	FLOOR AREA EACH DWELLING	NORTH FACING PRIVATE OPEN SPACE	PRIVATE OPEN SPACE TOTAL
DWELLING A	230 sq.m.	92 sq.m.	40 sq.m. -	118 sq.m.(TOTAL)
DWELLING B	248 sq.m.	90 sq.m.	32 sq.m. -	118 sq.m.(TOTAL)
EXISTING DWELLING C	231 sq.m.	101 sq.m.	28 sq.m. -	121 sq.m.(TOTAL)
TOTAL	709 sq.m.	283 sq.m.		

TOTAL REMAINDER BODY CORPORATE AREA - 298 sq.m.
INCLUDING COMMON AREA - DRIVEWAY, VISITOR PARKING, ENTRY, LANDSCAPING AREAS,

NOTE:
- CONFIRM ALL LEVELS ON SITE BEFORE COMMENCEMENT.
- REFER TO SITE DRAINAGE PLAN DRWG SK02 FOR DWELLING SEWER & STORMWATER DRAINAGE.
- REFER TO LANDSCAPE PLAN DRWG SK03
- SIGNAGE TO ALL DWELLINGS & PARKING AREAS ALL CLEARLY MARKED - NUMBERS & LINE MARKINGS.

DEVELOPMENT SPECIFICS

CALCULATIONS BELOW UNDER THE CLARENCE CITY COUNCIL TAS PLANNING SCHEME
ZONE: GENERAL RESIDENTIAL

PLOT RATIO:

SITE AREA - 1007sq.m. CT - 57326/14

3 DWELLINGS ARE SHOWN TO THIS DEVELOPMENT (3 MAXIMUM DWELLINGS UNDER A GENERAL RESIDENTIAL ZONED DEVELOPMENT @ 325 sq.m. P/DWELLING)

SITE COVERAGE - 50% MAX. BUILDING AREA REQUIREMENT

UNDER THE SITE AREA OF 1007 sq.m. THE ROOFED FLOOR AREA (INCLUDING DECKS OVER 1 METRE) IS - 324 sq.m.

THEREFORE THE CALCULATION IS: - 32.2 % (UNDER THE 50% REQUIREMENT)

25% MIN. LANDSCAPED AREA REQUIREMENT

UNDER THE SITE AREA OF 1007 sq.m. THE LANDSCAPED AREA NOT INCLUDING ROADS, DWELLINGS, PATHS ETC IS - 291 sq.m.

THEREFORE THE CALCULATION IS: - 28.9 % (OVER THE 25% REQUIREMENT)

CARPARKING

7 CAR SPACES ARE PROVIDED - 2 EACH PER NEW DWELLING + 1 VISITOR SPACES

7 CAR SPACES TOTAL SHOWN (7 CAR SPACES REQUIRED 3 x 2.25 EACH UNIT = 6.75 THEREFORE 7 REQUIRED)

PRIVATE OPEN SPACES

GRADIENT MIN. 1:6
MIN. 4 METRE WIDTH

REFER TABLE FOR AREAS OF NORTH FACING COURTYARDS.

- REVISION A: - 11/06/26
- 1.5sq.m. HAS BEEN SHOWN AT EACH BIN AREA
- FENCE B INFO ADDED TO SITE PLAN LEGEND.
- POS NOTES UPDATED AND LOCATION TO DWELLING A ADJUSTED.
- REVISION B: - 08/09/26
- DWELLING B PARKING AREA ADJUSTED TO SUIT TURNING.
- REVISION C: - 21/10/26
- DWELLING B P.O.S. NOTES, HEIGHTS UPDATED.
- CARPORT NOTE UPDATED.
- REVISION D: - 23/10/26
- FRONT BOUDANRY WALL HEIGHT NOTED.

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TAS BUILDING DESIGN Pty Ltd

residential
commercial

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a. p.o.box 2018
howrah 7018

e. tas.buildingdesign@bigpond.com

cc 652

Project and Address:

**Proposed Development
at No. 2 Edgeworth St.,
Warrane**

Client:

Lee Vance Holdings Pty Ltd

Drawing Title:

Site Plan

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

Plot Date: 21/10/2026

Drawn: KJR

Approval: planning

Scale: 1:200 @ A3

Project No.:

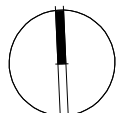
22.08

Drawing No.:

sk01

Rev.

D



NORTH

SITE DRAINAGE PLAN

SCALE 1:200 @ A3

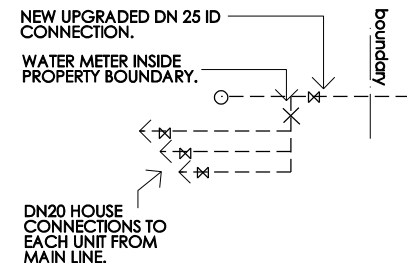
SITE DRAINAGE PLAN LEGEND

S100	SEWER LINE	450x450 STORMWATER PITS. (S) 7 No. ALLOW STORMSTACKS TO DRIVEWAY. (CLASS B)	EXISTING LEVELS
SW100/SW150	STORMWATER LINE		NEW LEVELS
25 ID	WATER LINE		

GENERAL NOTES

- ALL ABOVE GROUND EXTERNAL PIPES TO BE TYPE 'B' COPPER. ALL BELOW GROUND LEVEL EXTERNAL PIPES TO BE PN16 HDPE OR APPROVED SIMILAR. ALL UNDER SLAB PIPES TO BE TYPE 'B' COPPER LAGGED TO PREVENT CONTACT WITH SOILS OR CONCRETE. ALL INTERNAL COLD/HOT/TEMPERED WATER PIPES TO BE TYPE 'B' COPPER OR APPROVED SIMILAR. ALL INTERNAL FIRE SERVICE PIPES ABOVE GROUND/FLOOR LEVEL TO BE GALVANISED STEEL FS PIPE.
- MINIMUM COVER TO BE 750mm UNDER TRAFFICABLE AREAS.
- PIPEWORK SHALL BE LAID IN POSITIONS SHOWN.
- ALL TRENCHES UNDER TRAFFICABLE AREAS TO BE FULL DEPTH BACK FILLED WITH APPROVED COMPACTED FCR.
- ELECTROMAGNETIC TRACKER TAPE TO BE PLACED OVER ALL WATER MAINS.
- ALL WATER WORKS ARE TO BE IN ACCORDANCE WITH A.S. 3500, THE TASMANIAN PLUMBING CODE, WATER SERVICES ASSOCIATION OF AUSTRALIA, THE LOCAL COUNCIL AND 'TASWATER' REQUIREMENTS.
- INDIVIDUAL UNIT CONNECTION VALVES TO BE 1/2". ALL LOT CONNECTIONS TO BE IN ACCORDANCE WITH 'TASWATER' STANDARD DRAWING TW-SD-W-20 WITH METER WITH INTEGRAL DUAL CHECK VALVE, GATE VALVE AND PVC BOX AS SPECIFIED BY TASWATER.
- SEWER PIPE - 100 DIA. UPVC MIN. GRADE 1:80.
- STORMWATER PIPE - 90 DIA. /150 DIA. UPVC MIN. GRADE 1:100 (CONFIRM ALL OTHER GRADES WITH AS 3500)
- GENERALLY ALL SURFACE DRAINAGE FALLS ARE TO BE 1-2% CROSSFALL.
- ALLOW 2 No. EXTERNAL TAPS TO EACH DWELLING.
- WATER SUPPLY GENERALLY 20 DIA. WITH 15 DIA. BRANCHES TO SINGLE FIXTURES NOT EXCEEDING 3 METRES.
- TEMPERING VALVE FITTED TO LIMIT HOT WATER TO MAX 50 DEGREES C TO ABLUTION AREAS.

EXISTING WATER METER REMOVED. UPGRADE TO MASTER METER -25mm ID WATER CONNECTION & WATER METER FOR NEW DEVELOPMENT BY TASWATER AT DEVELOPERS COST.



METER BOX CONNECTION DIAGRAM

REVISION A: - 08/09/26
- DWELLING B PARKING AREA ADJUSTED TO SUIT TURNING.

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Project and Address:
Proposed Development at No. 2 Edgeworth St., Warrane

Client:
Lee Vance Holdings Pty Ltd

Drawing Title:
Site Drainage Plan

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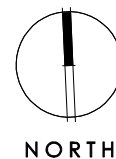
Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 08/09/2026 Drawn: KJR

Approval: planning Scale: 1:200 @ A3

Project No.:
22.08

Drawing No.: sk02 Rev. A



SITE LANDSCAPE PLAN

SCALE 1:200 @ A3

REVISION A: - 08/09/26
- DWELLING B PARKING AREA ADJUSTED TO SUIT TURNING.

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Project and Address:
**Proposed Development
at No. 2 Edgeworth St.,
Warrane**

Client:
Lee Vance Holdings Pty Ltd

Drawing Title:
Site Landscape Plan

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Please note: - Verify all dimensions on site. Figured
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Plot Date: 08/09/2026

Approval: planning

Drawn: KJR

Scale: 1:200 @ A3

Project No.:
22.08

Drawing No.:
sk03

Rev.
A

The plan shows three proposed dwellings (A, B, and C) with their respective car spaces, driveways, and landscaping. The plan includes boundary lines, existing structures, and various landscape features like lawns, rockeries, and fences. Dimensions and elevations are provided for key areas.

- PROPOSED DWELLING A**: FFL 50.00. Features include a car space, driveway, and various landscape areas.
- PROPOSED DWELLING B**: FFL 45.80. Features include a car space, driveway, and various landscape areas.
- EXISTING DWELLING C**: EX. FL. 49.20. Features include a car space, driveway, and various landscape areas.

Other features include: FENCE A (1800 HIGH TIMBER PALING FENCE), FENCE B (1200 HIGH SQUARE TOP PICKET FENCE), G. (GATE), SUMP (450x450 STORMWATER PITS), BINS, and various landscape areas (LAWN AREA, ROCKERY GARDEN/LANDSCAPING).

LANDSCAPE LEGEND

FENCE A	1800 HIGH TIMBER PALING FENCE
FENCE B	1200 HIGH SQUARE TOP PICKET FENCE
G.	GATE
SUMP	450x450 STORMWATER PITS 4 No. STORM SACKS TO DRIVEWAY.
BINS	

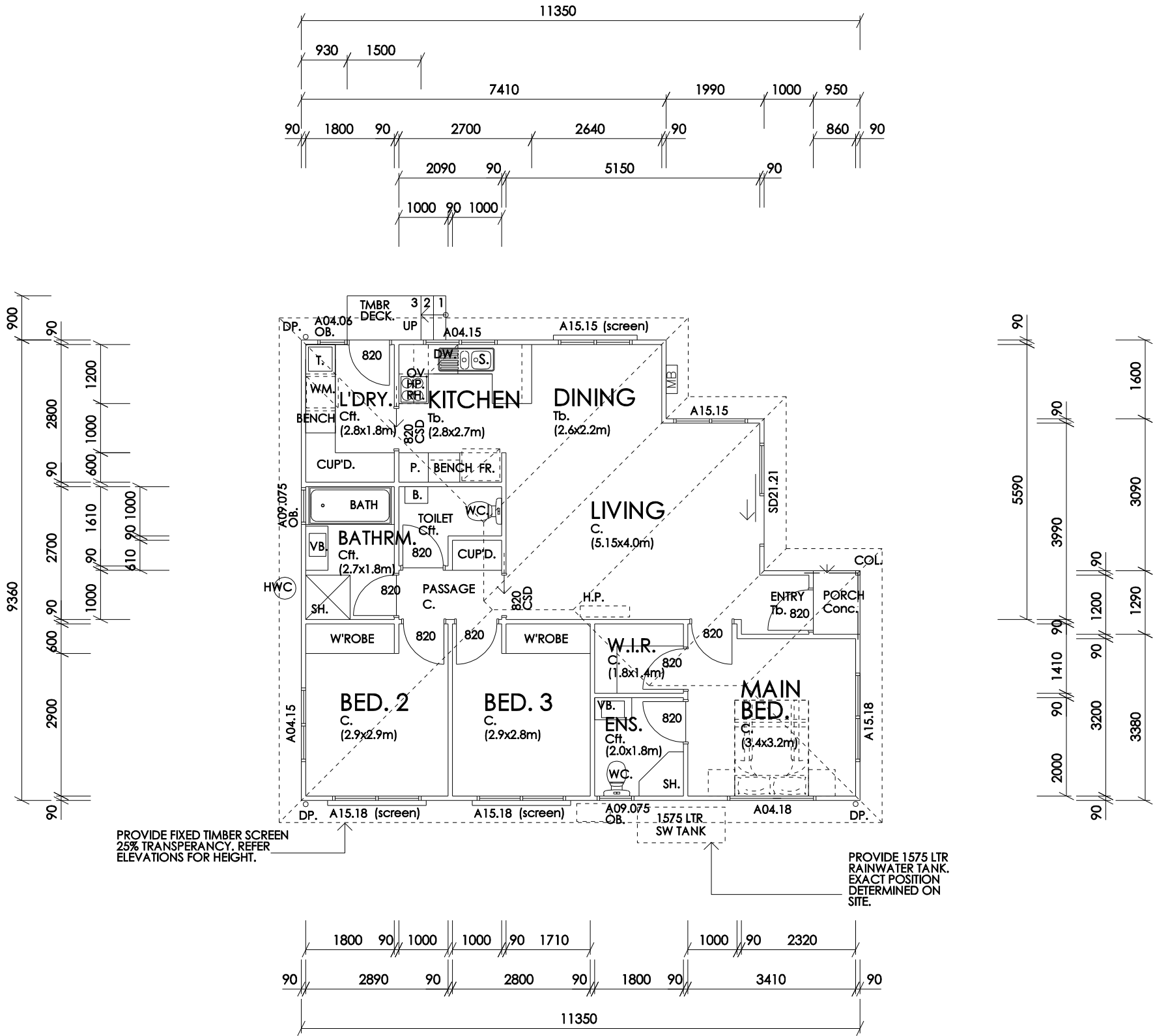
ROCKERY GARDEN/LANDSCAPING -
MULCHED GARDEN BED WITH
LOW SHRUBS (LS), HEDGING (H)
& GROUNDCOVERS (G) INCLUDING
- ADENANDRA UNOFLORAS (LS) 1m x 1m
- ANISIDONTEA CAPENSIS (LS) 1m x 1m
- BRAHYSOME MULTIFIDA (GC) 30cm x 60cm
- CALLISTEMON SPECIES (H) 3m x 1.5m
- CISTUS SPECIES (LS) 1m x 1m
- CONVIVULUS CNEORUM (GC) 30cm x 1m
- DIANELLA VARIETIES (GRASS SPECIES) 1m x 20cm
- LAVENDER - DWARF VARIETIES (LS) 1m x 1m
- PITTOSPORUM VARIETIES (H) 3m x 1m
- ROSEMARY GROUNDCOVER (G) 20cm x 75cm
- WESTRINGIA JERVIS GEM (LS) 1m x 1m

LAWN AREA

NOTE:
QUANTITIES OF SHRUBS TO BE CO-ORDINATED
ON SITE WITH COUNCIL/BUILDER/LANDSCAPER.

DWELLING A

REVISION A: - 08/09/26
- NO CHANGES, RE-ISSUED



FLOOR PLAN - DWELLING A
SCALE 1:100

TOTAL FLOOR AREA : - 92 sq.m, 9.9 sq.
PORCH AREAS: - 1.5 sq.m.

FLOOR PLAN LEGEND	
	90mm STUD WALLS.
C.	CARPET
T.	TIMBER OVERLAY FLOORING
Cft.	CERAMIC FLOOR TILES
Conc.	CONCRETE FLOOR FINISH.

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Project and Address:
Proposed Development
at No. 2 Edgeworth St.,
Warrane

Client:
Lee Vance Holdings Pty Ltd

Drawing Title:
Floor Plan - Dwelling A

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

Plot Date: 08/09/2026	Drawn: KJR
Approval: planning	Scale: 1:100 @ A3

NORTH

Project No.:
22.08

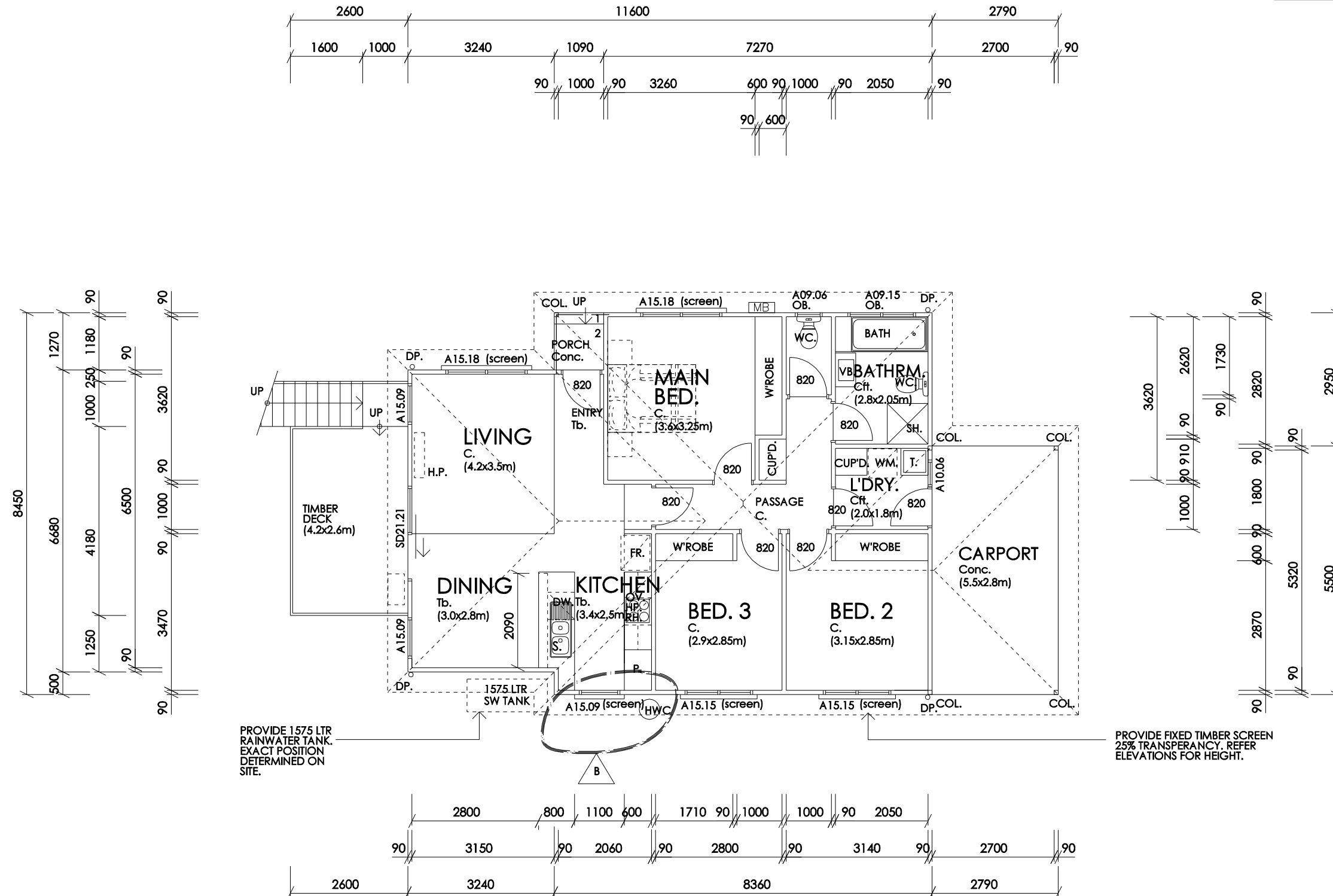
Drawing No.:
sk05

Rev.:
A

DWELLING B

REVISION A: - 08/09/26
- EXTRENAL DWELLING B PARKING AREA
INFO REMOVED FROM PLAN

REVISION B: - 21/10/26
- SCREEN ADDED TO KITCHEN WINDOW.



FLOOR PLAN - DWELLING B

SCALE 1:100

TOTAL FLOOR AREA : - 90 sq.m, 9.7 sq.

PORCH AREAS: - 1.5 sq.m.

CARPORT AREA :- 15 sq.m.

DECK AREA :- 12 sq.m.

FLOOR PLAN LEGEND

===== 90mm STUD WALLS.

C.	CARPET
----	--------

T. TIMBER OVERLAY FLOORING

Cft.	CERAMIC FLOOR TILES
------	---------------------

Conc.	CONCRETE FLOOR FINISH.
-------	------------------------

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Project and Address:

**Proposed Development
at No. 2 Edgeworth St.,
Warrane**

Client:

Lee Vance Holdings Pty Ltd

Drawing Title:

Floor Plan - Dwelling B

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

Plot Date: 21/10/2026

Drawn: KJR

Approval: planning

Scale: 1:100 @ A3

Project No.:
22.08

Drawing No.:

ev.

sk06

3

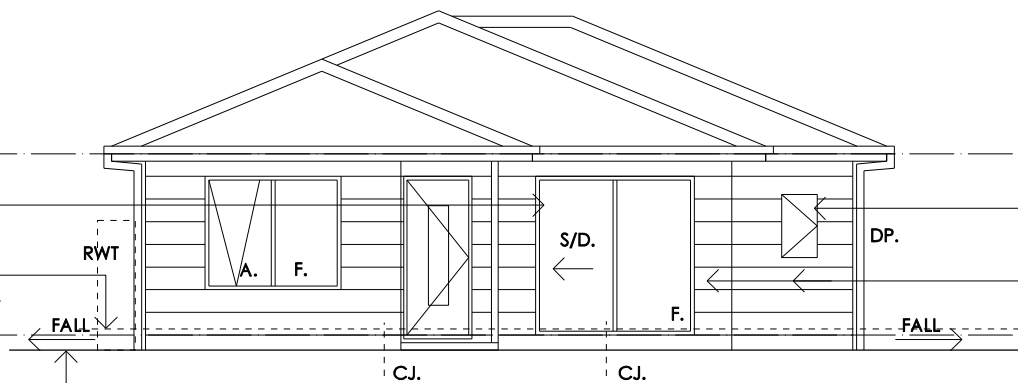
DWELLING A

REVISION A: - 11/06/26
- MAXIMUM HEIGHT SHOWN TO WEST
ELEVATION

REVISION B: - 08/09/26
- NO CHANGES, RE-ISSUED

REVISION C: - 21/10/26
- NOTE ADDED

ceiling level
POWDERCOATED
ALUMINIUM SLIDING
DOOR.
EXISTING GROUND
LINE SHOWN DOTTED.
floor level

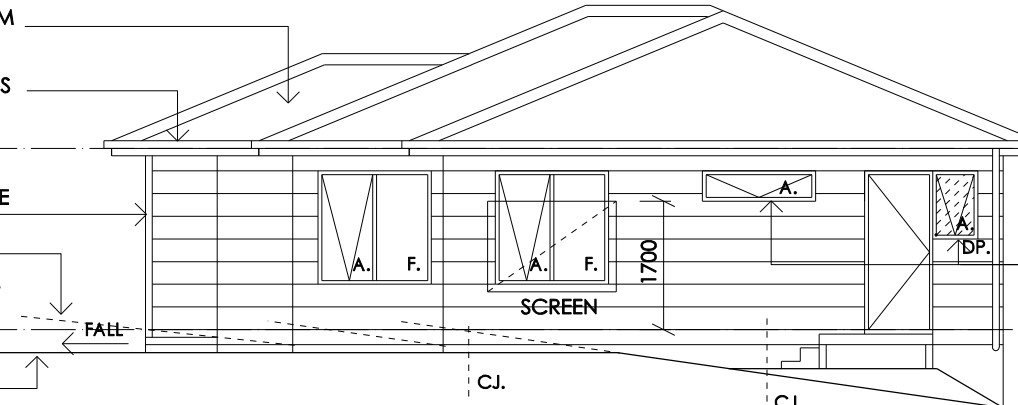


METER BOX.
JAMES HARDIE STRIA
CLADDING. (HORIZONTAL).

EAST ELEVATION - DWELLING A
SCALE 1:100

COLORBOND CUSTOM
ORB ROOF SHEETING.
COLORBOND GUTTERS
& FASCIAS.

ceiling level
90x90 F5 TREATED PINE
COLUMN.
EXISTING GROUND
LINE SHOWN DOTTED.
floor level



POWDERCOATED
ALUMINIUM AWNING
WINDOWS.

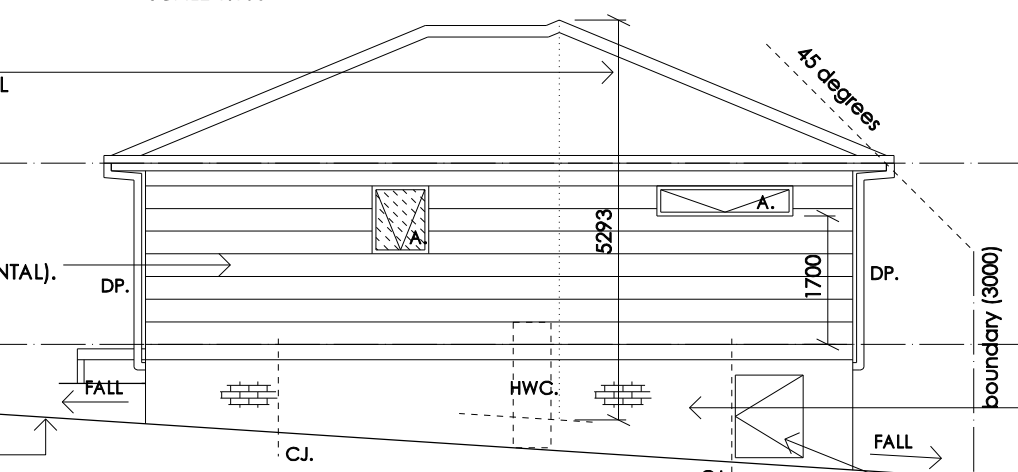
NORTH ELEVATION - DWELLING A
SCALE 1:100

HIGHEST POINT OF
BUILDING TO NATURAL
GROUND LINE
(DIRECTLY BELOW).

ceiling level

JAMES HARDIE STRIA
CLADDING. (HORIZONTAL).

floor level



FACE BRICKWORK
TO U/SIDE.

ACCESS DOOR.

WEST ELEVATION - DWELLING A
SCALE 1:100

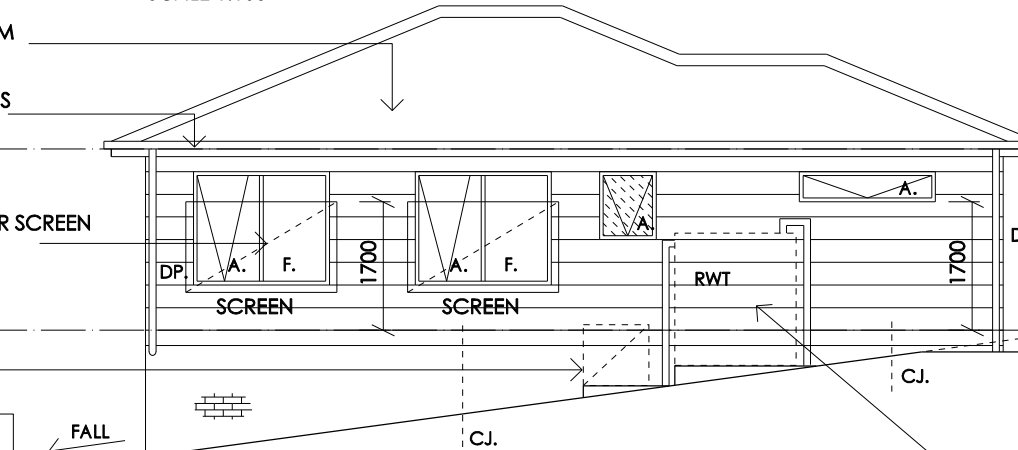
COLORBOND CUSTOM
ORB ROOF SHEETING.
COLORBOND GUTTERS
& FASCIAS.

ceiling level
PROVIDE FIXED TIMBER SCREEN
25% TRANSPERANCY.

floor level

EXTERNAL HEAT
PUMP UNIT.

EXISTING
GROUND LINE.



EXISTING GROUND
LINE SHOWN DOTTED.

SLEEPER
RETAINING WALL
WITH AG DRAIN

NEW GROUND
LINE.
PROVIDE 1575 LTR
RAINWATER TANK.
EXACT POSITION
DETERMINED ON
SITE.

NOTE:
- ALL FIXED TIMBER SCREEN
25% TRANSPERANCY. + 1700 HIGH
ABOVE FLOOR LEVEL.

SOUTH ELEVATION - DWELLING A
SCALE 1:100

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TAS BUILDING DESIGN Pty. Ltd.

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residential
commercial

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Project and Address:
**Proposed Development
at No. 2 Edgeworth St.,
Warrane**

Client:
Lee Vance Holdings Pty Ltd

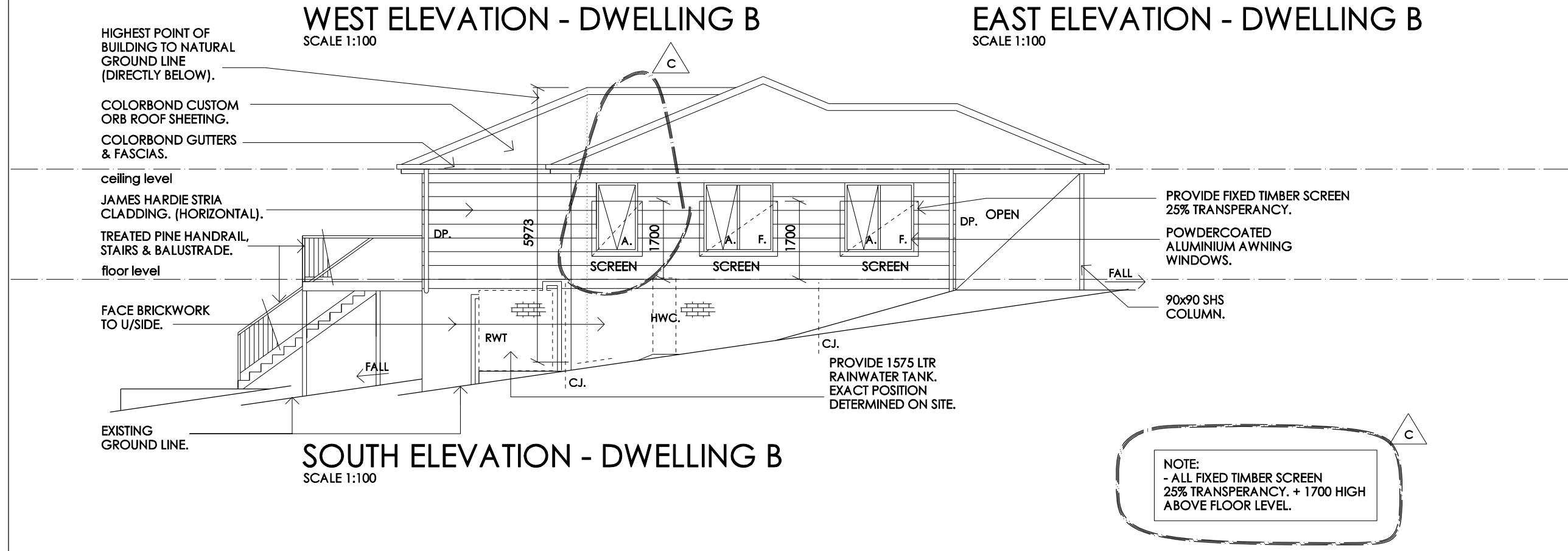
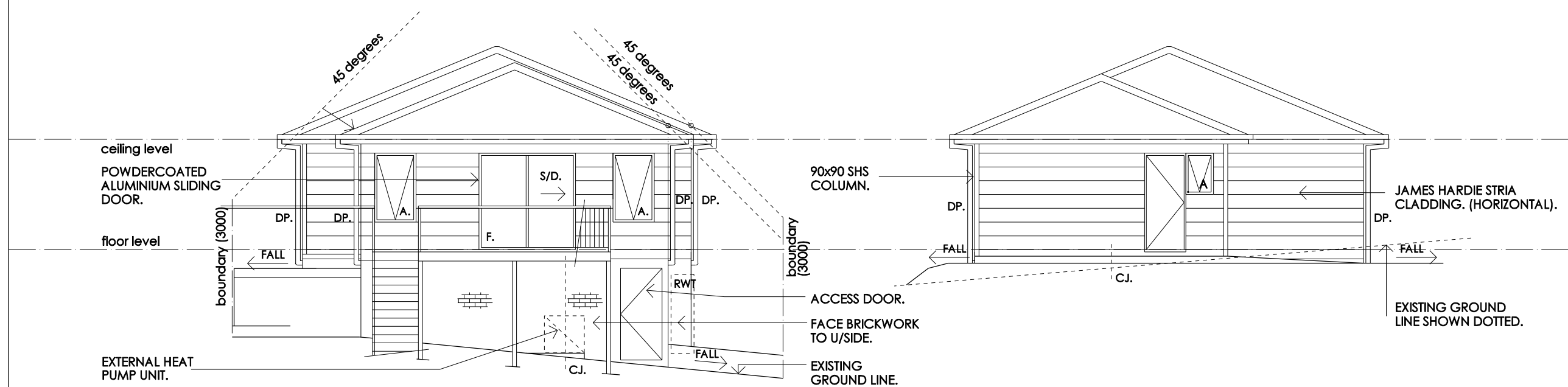
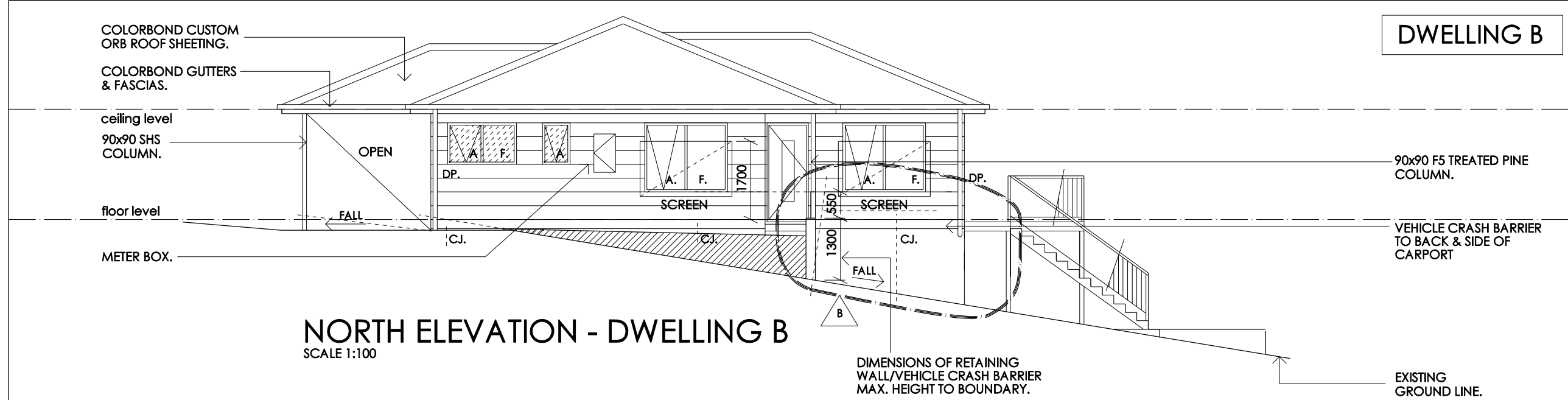
Drawing Title:
Elevations - Dwelling A

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

Plot Date: 21/10/2026 Drawn: KJR

Approval: planning Scale: 1:100 @ A3

Project No.:
22.08
Drawing No.:
sk07 Rev.
C



DWELLING B

REVISION A: - 11/06/26
- MAXIMUM HEIGHT SHOWN TO SOUTH ELEVATION
- HEIGHT OF RETAINING WALL NOTED ON NORTH ELEVATION
REVISION B: - 08/09/26
- NO CHANGES, RE-ISSUED
REVISION C: - 21/10/26
- NOTE ADDED
- SOUTH ELEVATION SCREEN ADDED TO KITCHEN WINDOW.

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

Kevin J. Roberts

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Drawing Title:
Elevations - Dwelling B

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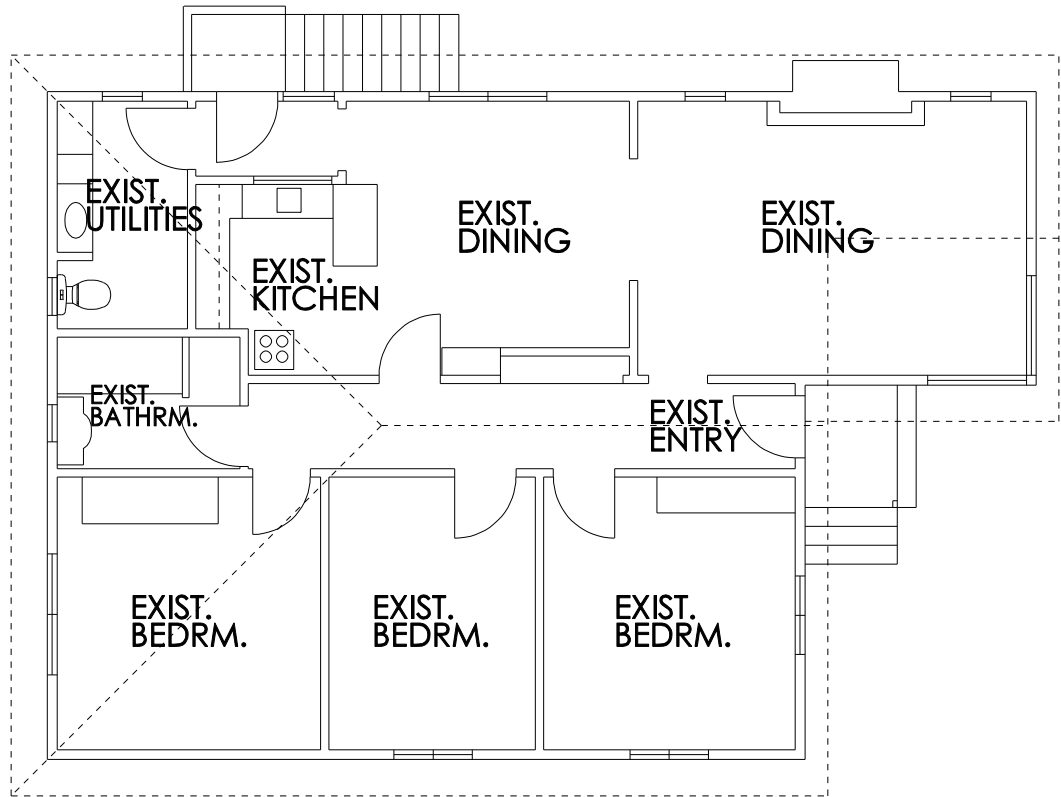
Plot Date: 21/10/2026 Drawn: KJR

Approval: planning Scale: 1:100 @ A3

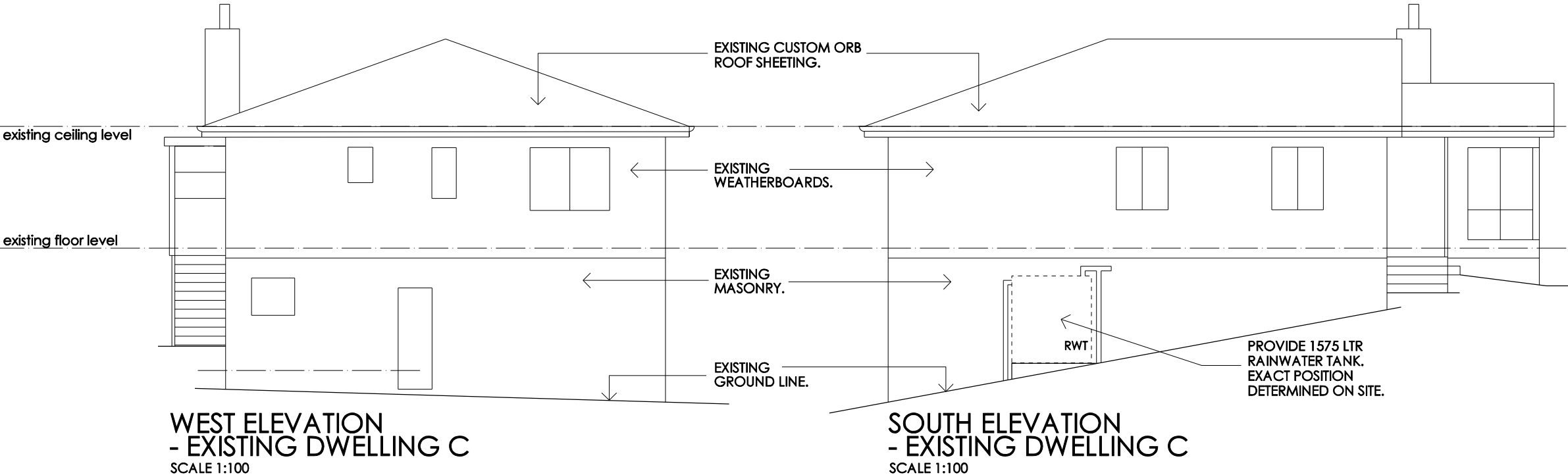
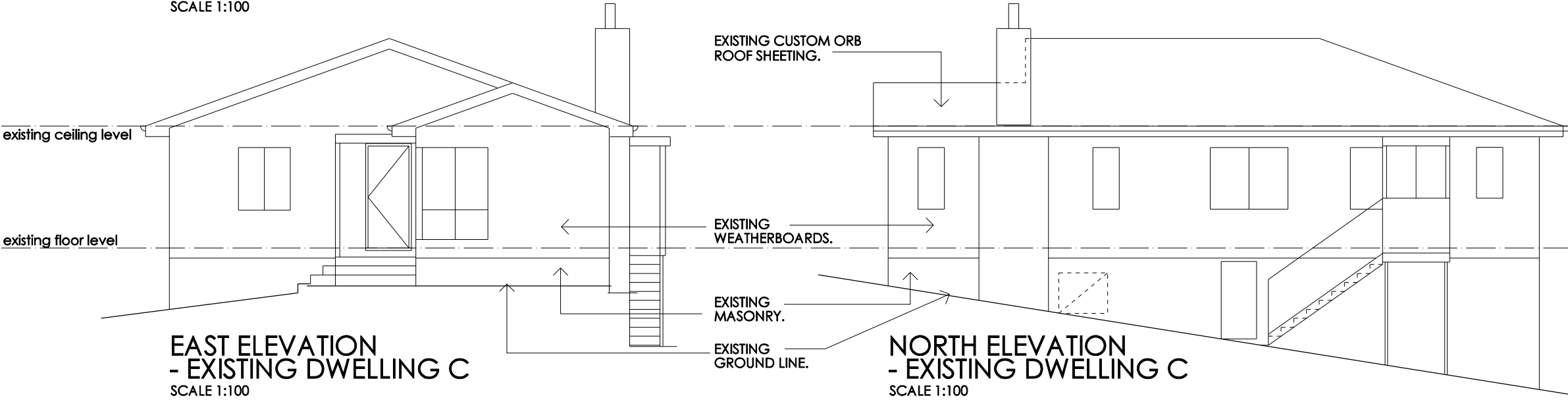
Project No.:
22.08

Drawing No.: sk08 Rev. C

NOTE:
- ALL FIXED TIMBER SCREEN
25% TRANSPERANCY. + 1700 HIGH
ABOVE FLOOR LEVEL.



FLOOR PLAN - EXISTING DWELLING C
SCALE 1:100



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Proposed Development
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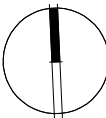
Client:
Lee Vance Holdings Pty Ltd

Drawing Title:
Floor Plan and Elevations
- Existing Dwelling C

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Plot Date: 08/09/2026 Drawn: KJR

Approval: planning Scale: 1:100 @ A3



Project No.:
22.08

Drawing No.: sk09 Rev. A

SITE ACCESS PLAN

SCALE 1:200 @ A3

DRIVEWAY/PARKING NOTES

1. THE FINISHED GRADIENT SHALL NOT EXCEED 1 IN 5 (20%)

2. VERTICAL ALIGNMENT SHALL INCLUDE TRANSITION CURVES TO AS 2890.1 C1 2.5.3 (c) AT ALL GRADE CHANGES GREATER THAN 12.5 %.

3. MANOEUVRING AREAS TO HAVE A MAXIMUM GRADIENT OF 10%.

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Project and Address:
Proposed Development
at No. 2 Edgeworth St.,
Warrane

Client:
Lee Vance Holdings Pty Ltd

Drawing Title:
Site Access Plan

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Plot Date: 21/05/2026

Approval: planning

Drawn: KJR

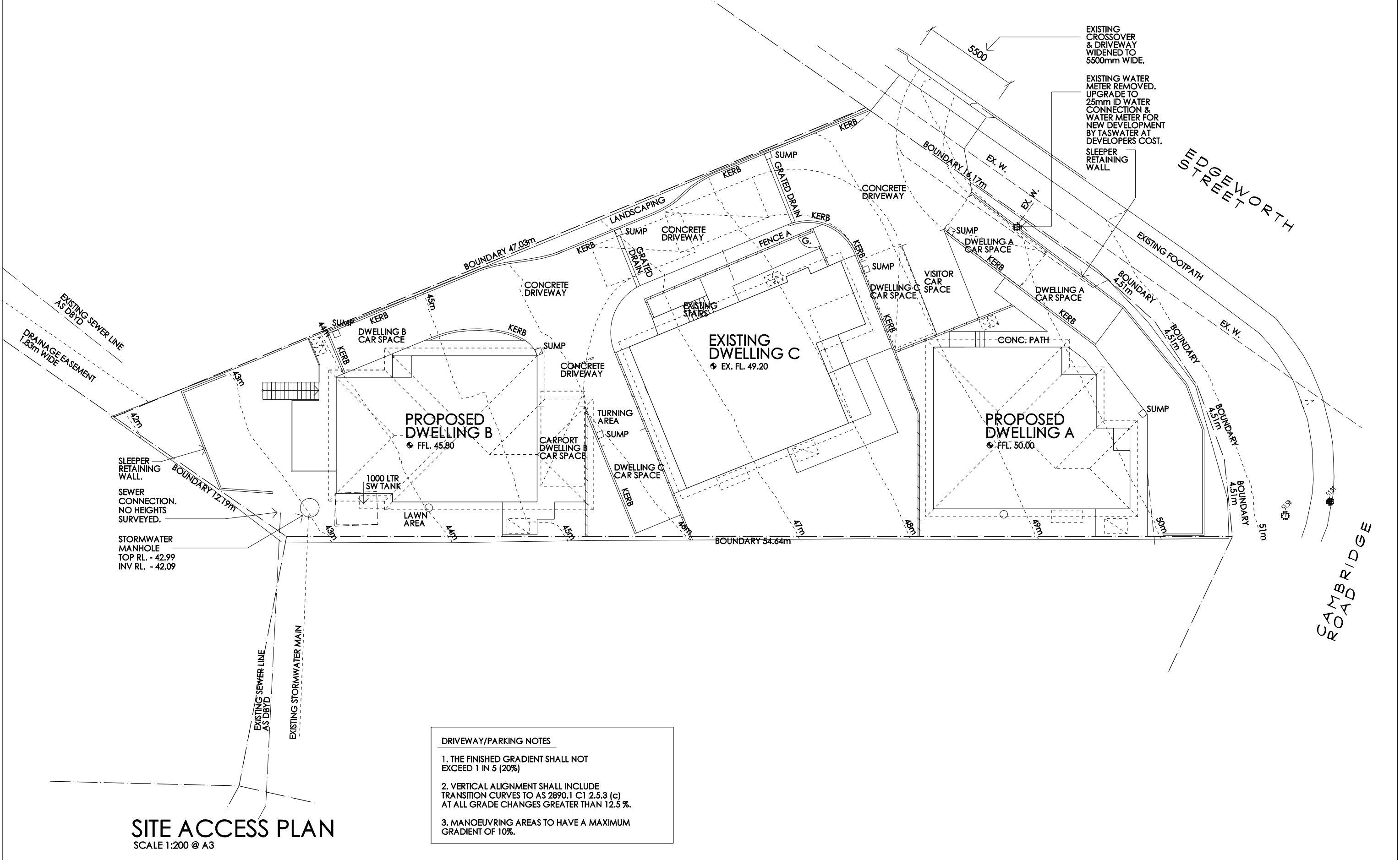
Scale: 1:200 @ A3

Project No.: 22.08

Drawing No.: SK10

Rev. -

NORTH



NOTES:

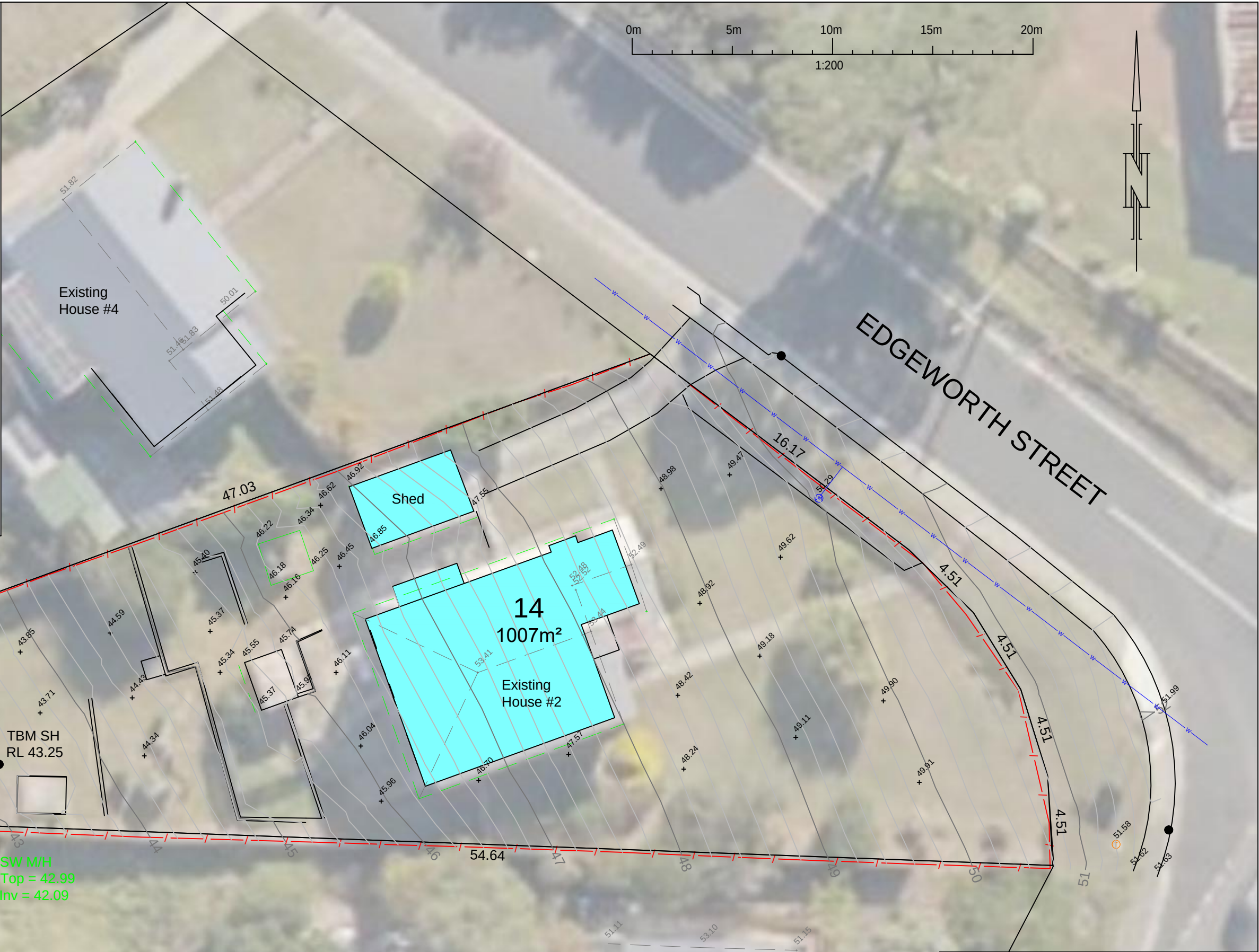
This plan and associated digital model is prepared for Elise Allen from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the Land Titles Office to support the boundary definition.

Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.



HORIZONTAL DATUM is GDA2020, Coordinates are Plane
Coordinate Origin: SPM2555
E 530928.141 N 5254563.287 PER SURCOM

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
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WEB: www.rbsurveyors.com

Contour & Detail Plan

FOR: ELISE ALLEN

LOCATION: 2 EDGEWORTH STREET
WARRANE

Date:	Contour interval:	Reference:
25-02-2022	0.200m	9999-01 HARVS01-071
Drawn:	Scale:	Bearing Datum: MGA2020 per SPM2555
SH	1:200 (A3)	
Approved:	C.T. Reference:	Vertical Datum:
SH	57326/14	AHD83 per SPM2555

Planning Submission

Proposed 2 Dwellings + 1 Existing Dwelling

at

2 Edgeworth Street
Warrane
Tasmania

for

Lee Vance Holdings Pty Ltd

Tas Building Design Pty Ltd
P.O.Box 2018
Howrah 7018
e. tas.buildingdesign@bigpond.com
p. 0408 882 283

May 2026.

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2. Site Location
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 - f.) Colour scheme/finishes
 - g.) Site levels
 - h.) Lighting
 - i.) Landscaping
 - j.) Waste Management/Waste Collections
5. Impact to neighbouring sites
6. Site Servicing
7. Access and Parking
8. Conclusion

appendix

- i. - Certificate of title information
- ii – Rogerson and Birch Survey

attachments

Tas Building Design Pty Ltd
sk01 – Site Plan
sk02 - Site Drainage Plan
sk03 - Site Landscape Plan
sk04 - Soil & Water Management Plan
sk05- sk06– Floor Plans
sk07 – sk08 – Elevations
sk09 – Existing Dwelling C – Floor Plan and Elevations

1. - Introduction

The application is for two new dwellings and one existing dwelling for Lee Vance Holdings Pty Ltd.

The site is zoned General Residential under the Clarence City Council Tas Planning Scheme. The proposed development submitted is for two new single storey strata title dwellings (and one existing dwelling) with 3 bedrooms to each new dwelling.

2. – Site Location

The proposed two dwelling development site address is located at 2 Edgeworth St. on one title. The development is located on the southern/lower side of Edgeworth St. The land falls slightly to the south aspect and is within an existing homes area. The lot abuts existing residential homes.

3.- Design statement

The proposed development is designed for a strata title development and is aimed to provide general low maintenance dwellings. The dwellings are located within an existing homes area and is close to all local services.

Careful design allows for comfortable access to the new dwelling for pedestrians and vehicles.

The new dwelling will have Linea cement sheet weatherboard walls and colorbond hip roofs. The weatherboards lines copy neighbouring dwellings generally through the Warrane suburb.

Living spaces are located to the north for all dwellings with access to the east/north/west facing court yards. Placement of windows and planting will be used to give privacy and hide overlooking of open spaces to each dwelling and the surrounding properties.

4. – Proposed Development Facts

a.) Strata Title outline

The property at 2 Edgeworth Street, Warrane consists of one title (CT.57326/14). If approved, the development would be built as a staged strata title development.

b.) Dwelling density/plot ratio

The General Residential Zone allows for multiple residential with a minimum of 325 sq.m. per dwelling site. The site area is 1007 sq.m. The plot ratio allows for a maximum 3 dwellings for the site under the General Residential zone requirements. We are applying for 3 dwellings (2 new+1 existing) for this application which calculates out to 335.6 sq.m. per dwelling site.

c.) Height

The maximum height for this development is Dwellings B at 6100mm.

d.) Setbacks to boundaries

Proposed Dwelling A complies to the front setback of 4.5 metres. has Both Proposed Dwellings A & B comply to the building envelope for side and rear boundaries.

e.) Private open spaces

Private open spaces are located facing on the east/north/west side for Proposed Dwellings A & B. The Existing Dwelling C private one space is located facing north between the Existing Dwelling C and Dwelling A.

f.) Colour scheme/finishes

The proposed development will provide non-reflective colours to blend into the existing landscape and neighbouring properties. Selection of wall colour and colorbond roofing provide the main finishes. Fencing, driveway and landscaping provide a secondary colour scheme adding variety of colour and finishes separation.

g.) Site levels

Generally the site falls to the south. Consideration has been given for the sloping driveway. Level parking for all 3 dwellings will be provided by cut and fill to parking areas.

h.) Lighting

Parking and vehicle circulation will have external lighting covering these areas. This lighting will enable safe access for vehicles and pedestrians alike without light transferring into adjoining properties.

i.) Landscaping

Landscaping within the development will be low maintenance including shrubs, plantings, trees, fencing, driveway and courtyards. Refer to Landscape Plan for further information.

j.) Waste Management/Waste Collections

The bin placement/waste collection on collection day will be located in front of the property on Edgeworth St and kept in each private courtyard area as indicated on the drawings.

5. – Impact to neighbouring sites

The property is within an existing homes area. The infill site with the open spaces to the front and rear is a good use of residential land development. The impact to the existing neighbouring sites is low-impact and the development generally complies to the planning scheme requirements.

6. – Site servicing

The existing 100mm dia sewer is connected at the rear of the site as located by the land surveyors and will service all three dwellings. There is a new 25 (ID) water connection shown to the front of the property.

There is an existing 150mm dia stormwater main located also at the rear of the property. A new 150mm connection is shown within the property.

Detention will be in the form of stormwater tanks to the new dwellings and stormstack pits to the driveway. Detention calculations were previously provided for the building/plumbing application.

Power and NBN close to the front boundary.

7. – Access and parking

The property requires a wider crossover and driveway access. The wider driveway width is 5500mm in the main driveway area and then reduces to 4300mm/3500mm at the closest point beside the existing dwelling.

The proposed development includes 7 car spaces. The new dwellings have 2 car spaces each and the existing dwelling has 2 new car spaces. There is 1 visitor car space located mainly centrally. All car spaces meet the acceptable turning areas.

8. – Conclusion

The proposal for the two strata dwellings and one existing dwelling will be a quality residential development for the Warrane suburb. The location in the existing homes area is best suited for an infill residential development and the General Residential Zone allows the for this type of development.

The proposed development would be a valuable addition to the Clarence City Council municipality.

Traffic Impact Statement

Residential Development at
2 Edgeworth Street, Warrane



Hubble Traffic

September 2026

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This report has been prepared specifically for the exclusive use of the client named in the report and to the extent necessary, Hubble Traffic Pty Ltd disclaim responsibility for any loss or damage occasioned by use of or reliance upon this report, or the data produced herein, by any third party.

Version	Date	Reason for Issue
Draft	September 2026	Draft issued for client feedback
Final	September 2026	Final issued

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1. Introduction

Tas Building Design has engaged Hubble Traffic to prepare an independent Traffic Impact Statement to evaluate the parking implications for a residential development at 2 Edgeworth Street, Warrane.

The proposal seeks to retain the existing dwelling while constructing two additional residential dwellings on the site, increasing the total number of on-site parking spaces to seven. As a result, the development is required to demonstrate compliance with Clause C2.6.2 A1.1(a)(ii), which requires vehicles to enter and exit the site in a forward direction.

In response to Council's request, swept path analysis has been undertaken to verify that all vehicles can safely manoeuvre within the site and enter and leave the site in a forward driving direction. The swept path diagrams confirm that the proposed access and parking arrangement complies with the planning scheme.

This report has been prepared to satisfy the requirements of Austroads' Guide to Traffic Management Part 12: Traffic Impacts of Developments, 2019, and refers to the following information and resources:

- Tasmanian Planning Scheme (Clarence)
- Australian Standard AS 2890.1:2004 – the Standard
- Autoturn Online vehicle turning software

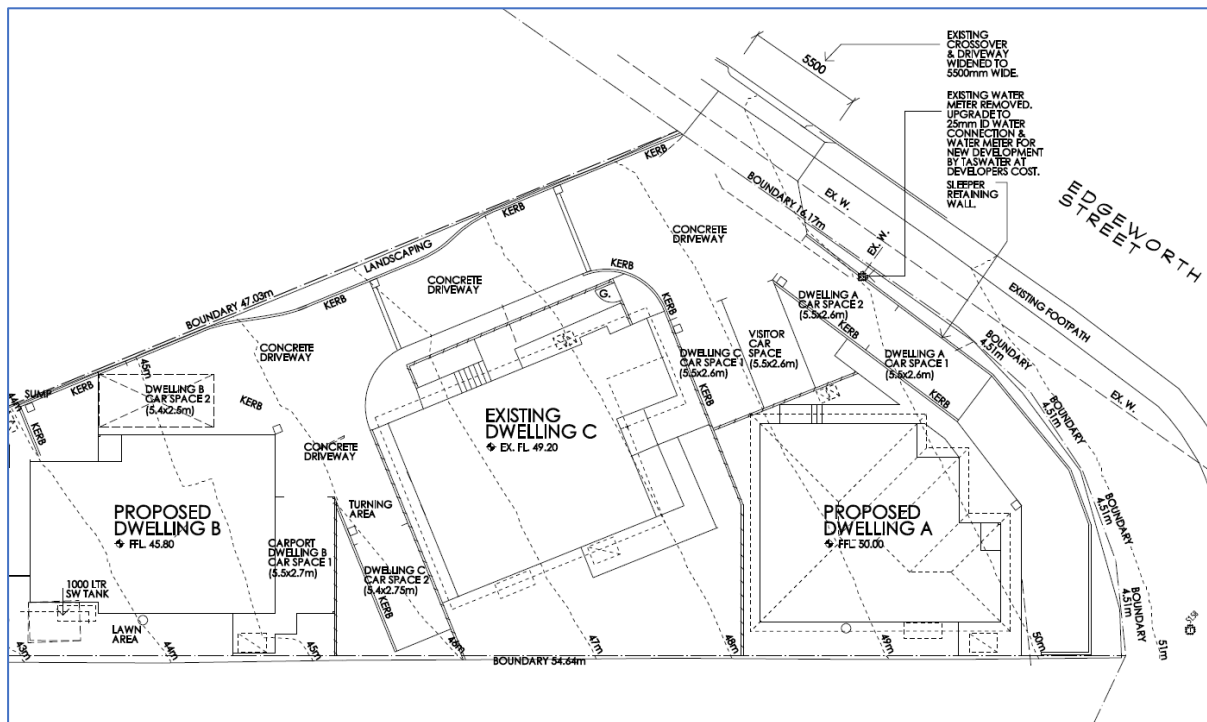
2. Site description and development proposal

Located at 2 Edgeworth Street, Warrane, the site is an irregular shaped parcel of land, occupied by a residential dwelling. The site is located within an established urban residential area and operates with an existing vehicular access onto Edgeworth Street.

The proposal seeks to construct two additional residential dwellings, with the existing dwelling to be retained. Each dwelling will have two dedicated on-site car parking spaces, located within close proximity to the dwelling, along with one space designated for visitors.

The existing vehicular access onto Edgeworth Street will be retained and widened to a minimum of 5.5 metres, suitable to accommodate two-way traffic flow and assist with vehicles entering and leaving the site in a forward direction.

Diagram 2.0 – Development proposal



3. Swept path analysis of on-site car parking spaces

The increase in the number of on-site car parking spaces to seven triggers Clause C2.6.2 A1.1 (a)(ii) of the planning scheme. This clause requires vehicles to enter and leave the site in a forward direction where more than four parking spaces are provided.

Autoturn Online vehicle swept path software has been used to verify that a B85 vehicle can enter and leave each on-site car parking space in an efficient manner, and enter and leave the site in a forward direction.

In accordance with Appendix B of the Standard AS 2890.1:2004, a 0.3 metre manoeuvring clearance has been applied to both sides of the vehicle. This clearance envelope is shown in green on the swept path diagrams, with the vehicle line indicating the body outline, and grey lines being the vehicle tyres.

3.1 Dimensions of parking spaces

Due to site constraints, all on-site car parking spaces have been designed to comply with the Standard, as user class 1A, suitable for residential or domestic use. Each space will measure a minimum of 2.4 metres wide, 5.4 metres long, supported with a minimum manoeuvring area of 5.8 metres.

Where a parking space is located adjacent to a vertical obstruction higher than 150 millimetres, an additional 0.3 metres of width will be provided between the space and obstruction. If there is a vertical obstruction on both sides, 0.3 metres will be provided on both sides of the space.

Multiple parking spaces grouped together, allocated to different dwellings or visitors, will be delineated with pavement markings. All parking spaces will have grades that comply with Section 2.4.6 of the Standard and shall not exceed five percent.

The dimensions of each proposed on-site car parking space is summarised within the table below.

Table 3.1 – Car parking dimensions

Parking space	Width	Length	Manoeuvring area	Comment
Dwelling A – Space 1	2.6m	5.5m	6.4m	Compliant, with kerbing required to measure less than 150mm in height, allowing for vehicular overhang
Dwelling A – Space 2	2.6m	5.5m	6.4m	
Dwelling C – Space 1	2.6m	5.5m	6.4m	
Visitor Space	2.6m	5.5m	6.4m	
Dwelling B – Space 1	2.5m	5.5m	5.8m	Compliant
Dwelling B – Space 2	2.4m	5.4m	5.8m	Compliant
Dwelling C – Space 2	2.4m	5.4m	5.8m	Compliant

3.2 Dwelling A's parking spaces

Two parking spaces will be provided adjacent to Dwelling A, operating as tandem spaces. The kerbing in this section will measure less than 150mm in height, allowing for vehicular overhang.

Diagram 3.2A – Swept path of B85 vehicle entering the parking spaces

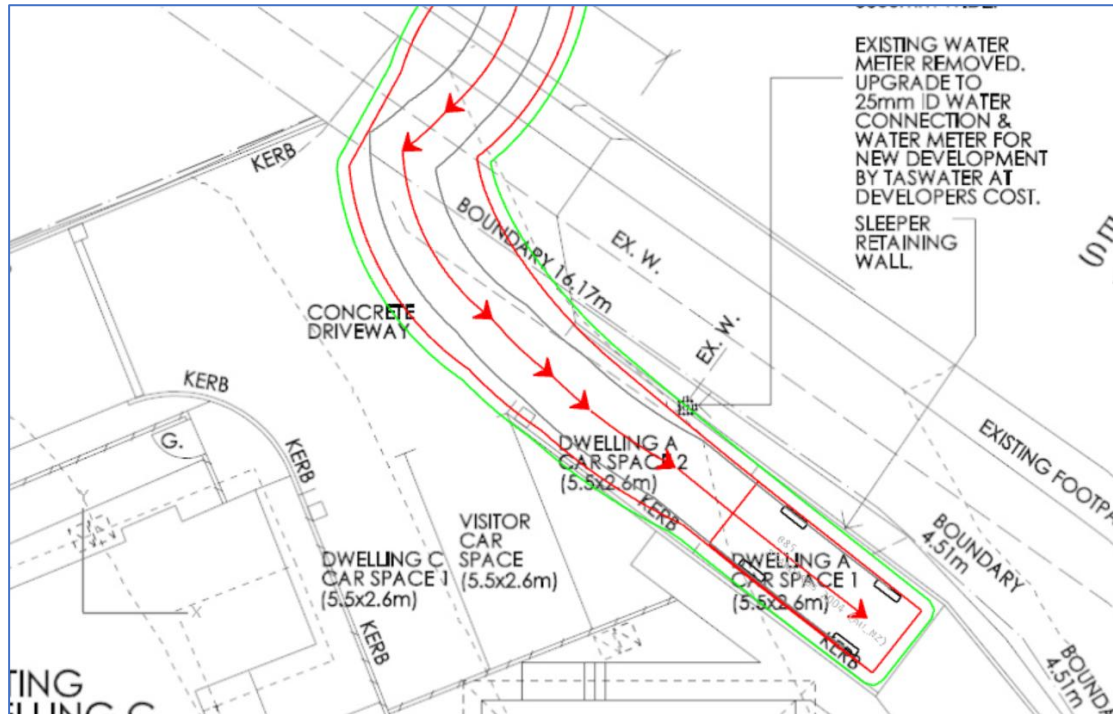
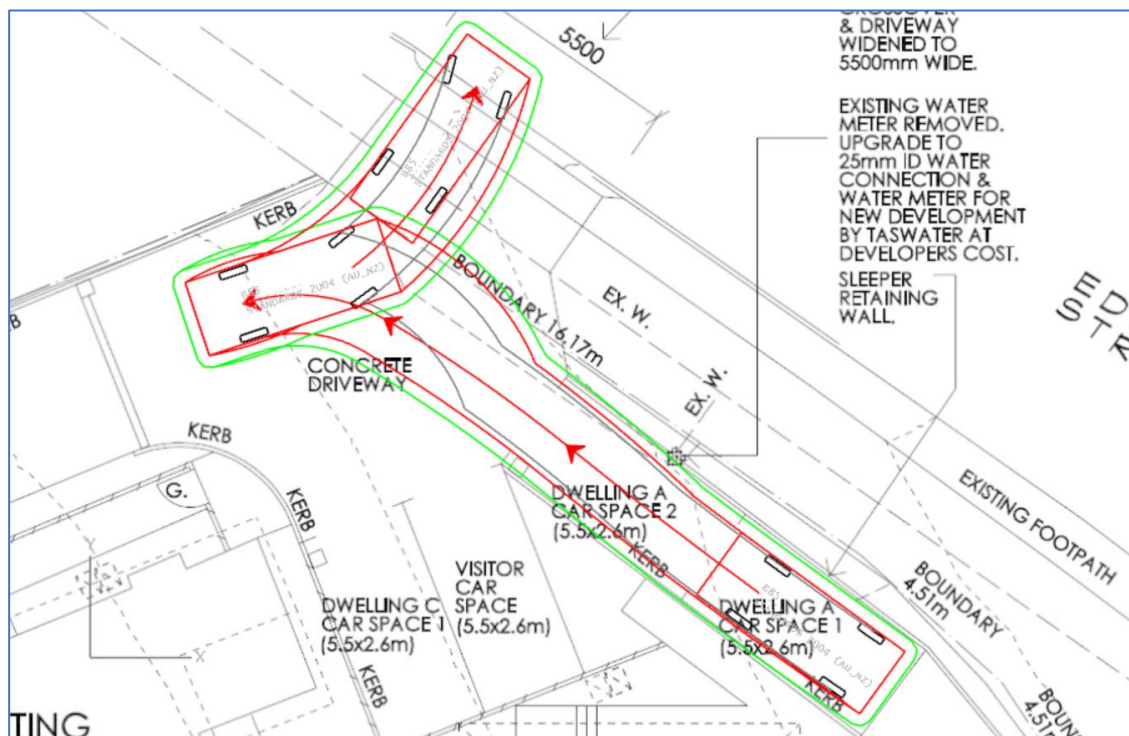


Diagram 3.2B – Swept path of B85 vehicle leaving the parking spaces



3.3 Dwelling B's parking spaces

Two dedicated spaces, one located at the front of the dwelling (Space 2) and one adjacent to the dwelling as a carport (Space 1).

Diagram 3.3A – Swept path of B85 vehicle entering Dwelling B Space 1

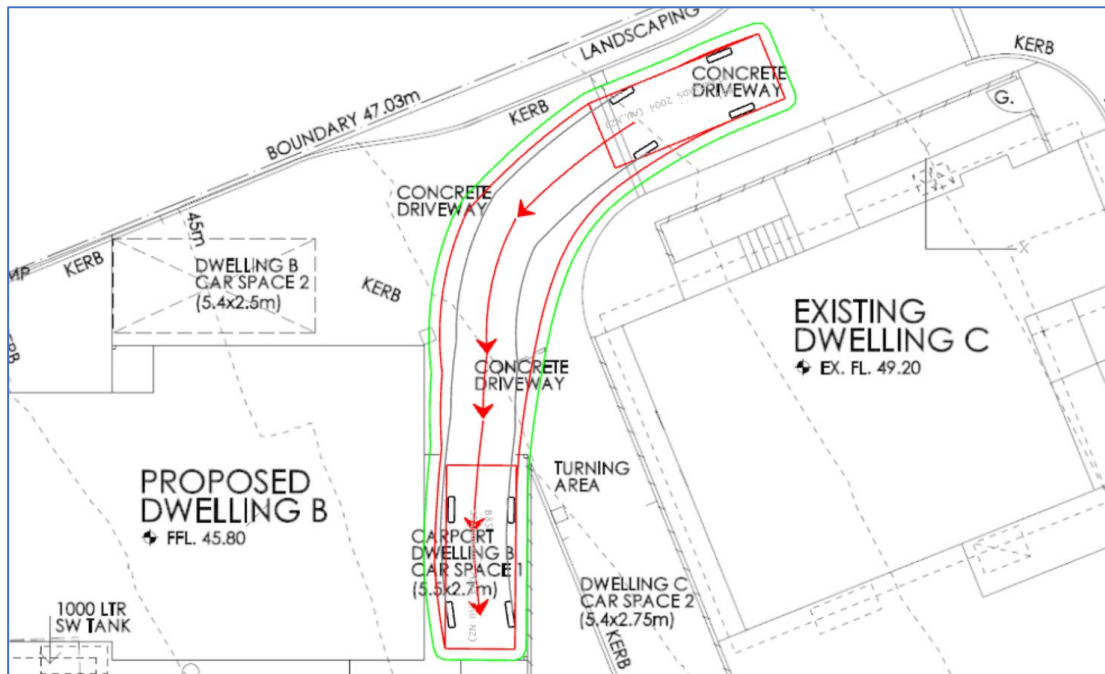


Diagram 3.3B – Swept path of B85 vehicle leaving Dwelling B Space 1

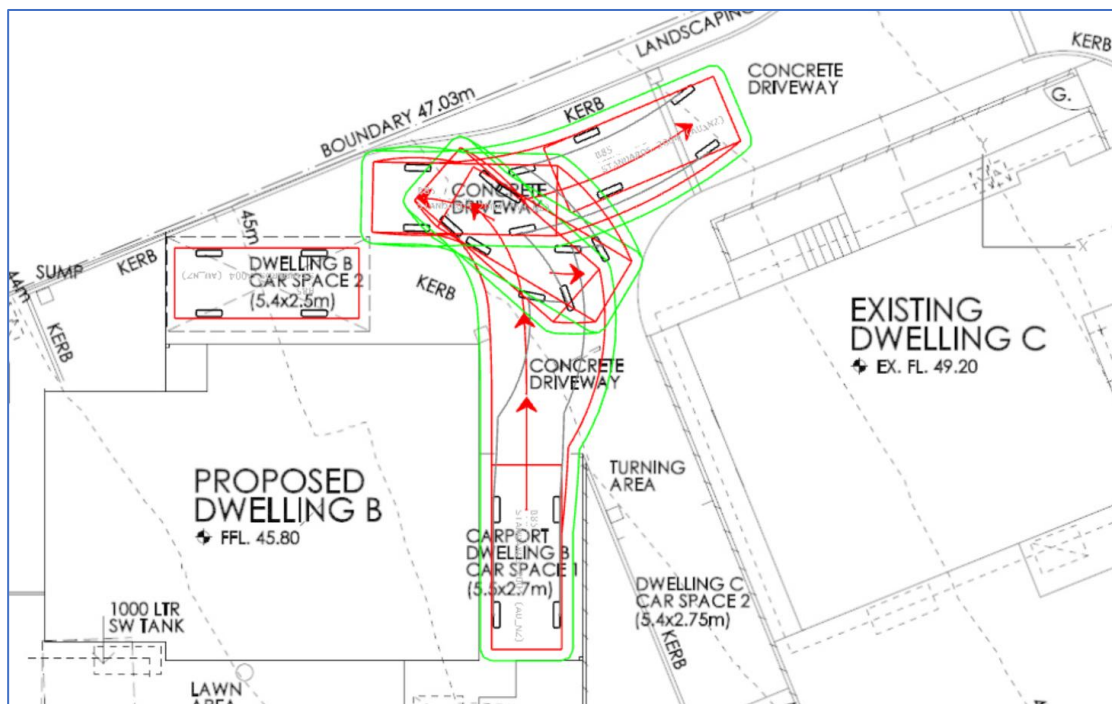


Diagram 3.3C – Swept path of B85 vehicle entering Dwelling B Space 2

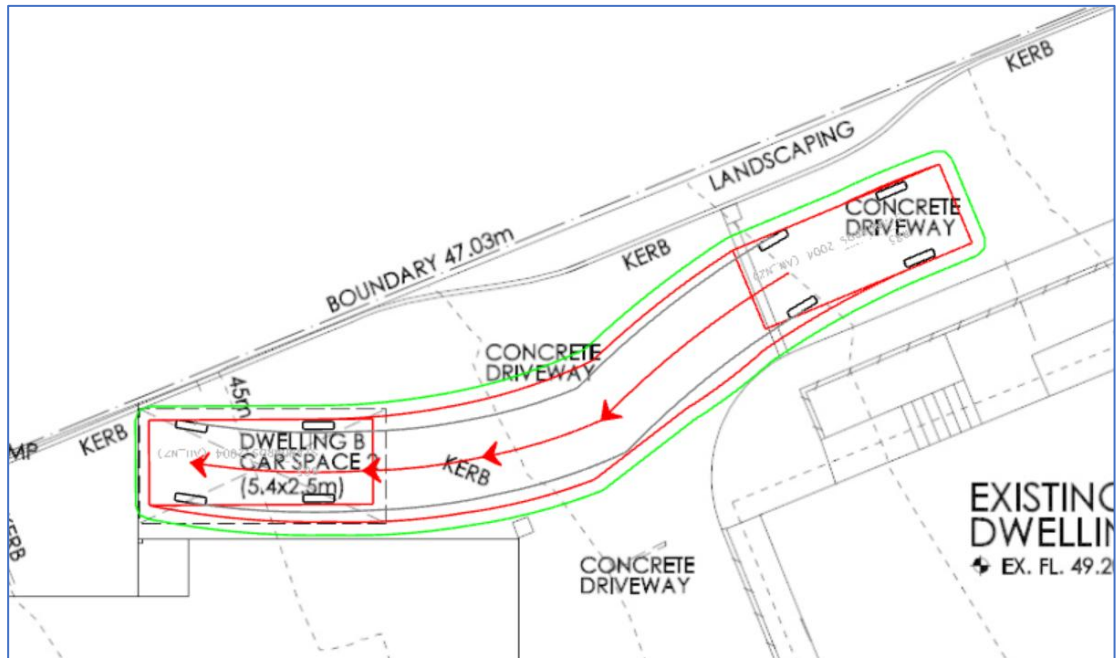
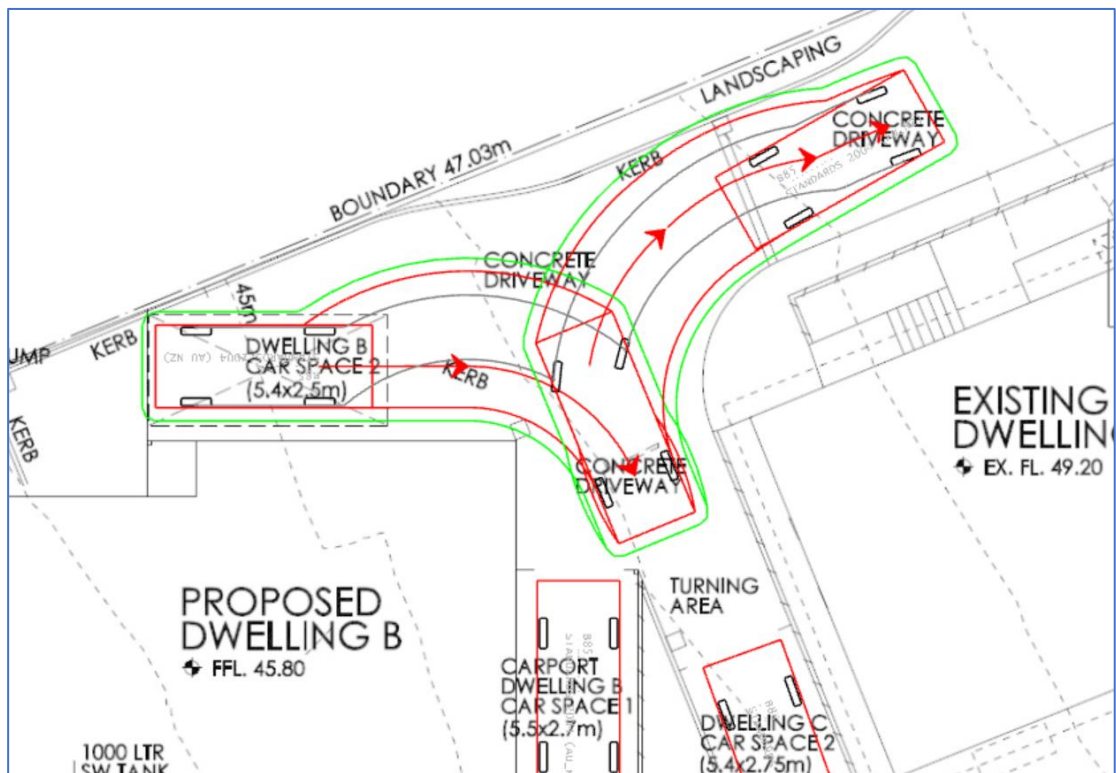


Diagram 3.3D – Swept path of B85 vehicle leaving Dwelling B Space 2, using a designated turning area behind the side space allocated for dwelling C.



3.4 Dwelling C's parking spaces

Two parking spaces, with one space located either side of the dwelling. The kerbing adjacent to Space 1 will measure less than 150mm in height, accommodating vehicular overhang.

Diagram 3.4A – Swept path of B85 vehicle entering Dwelling C Space 1

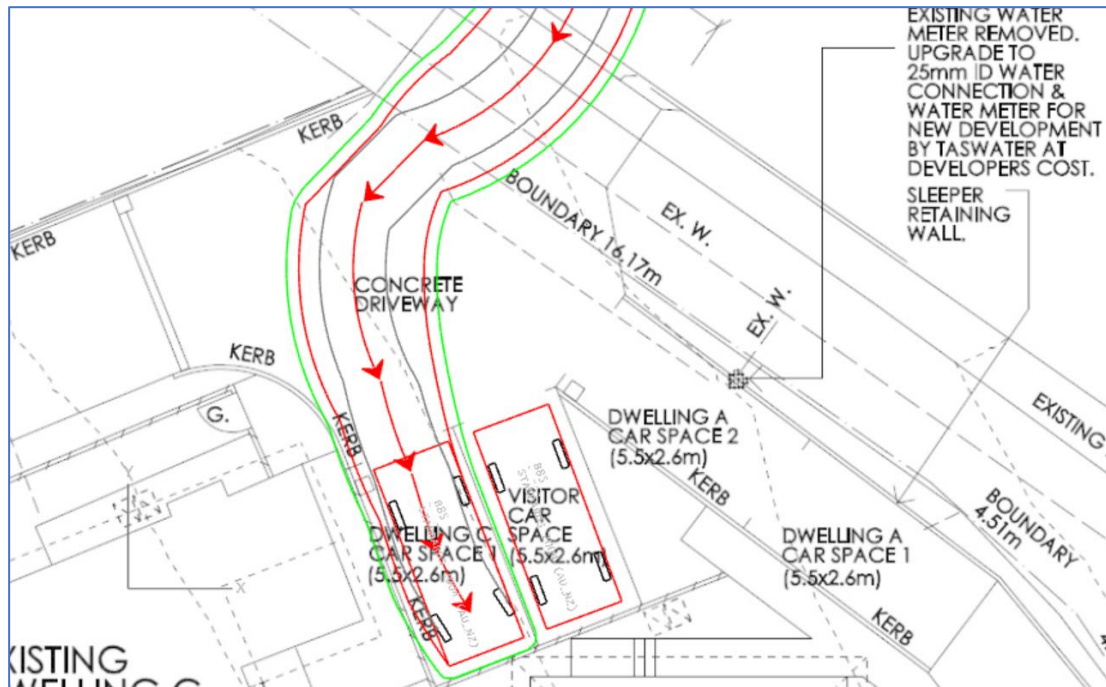


Diagram 3.4B – Swept path of B85 vehicle leaving Dwelling C Space 1

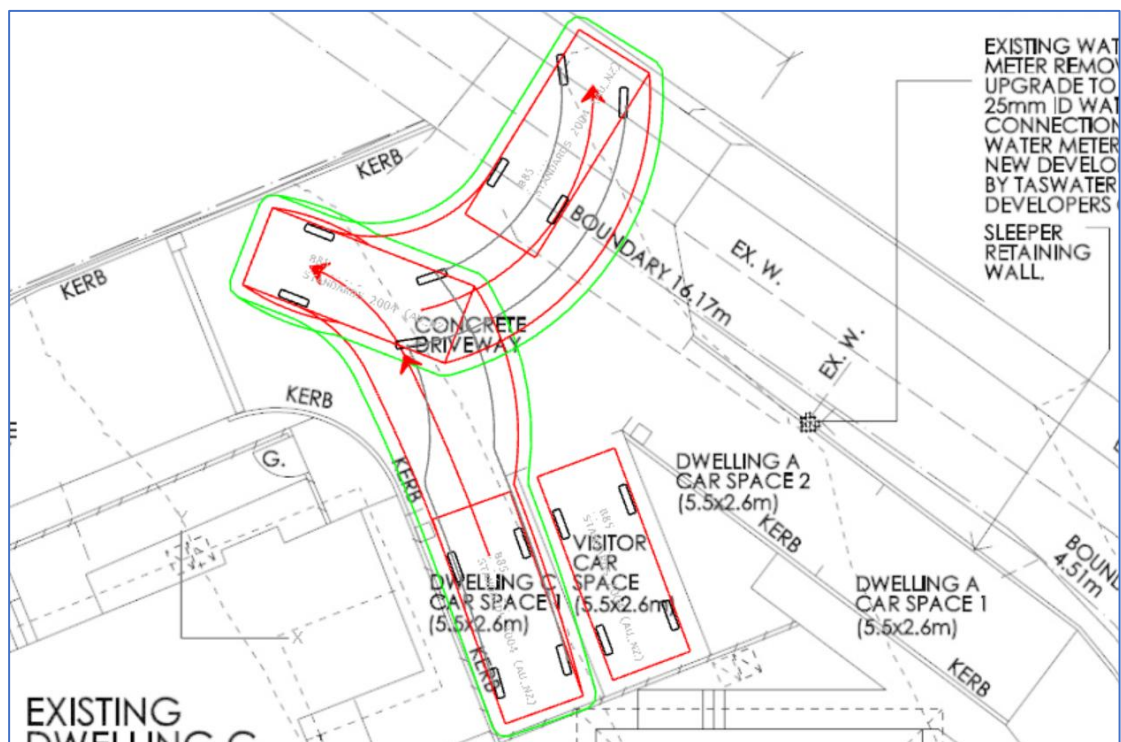


Diagram 3.4C – Swept path of B85 vehicle entering Dwelling C Space 2

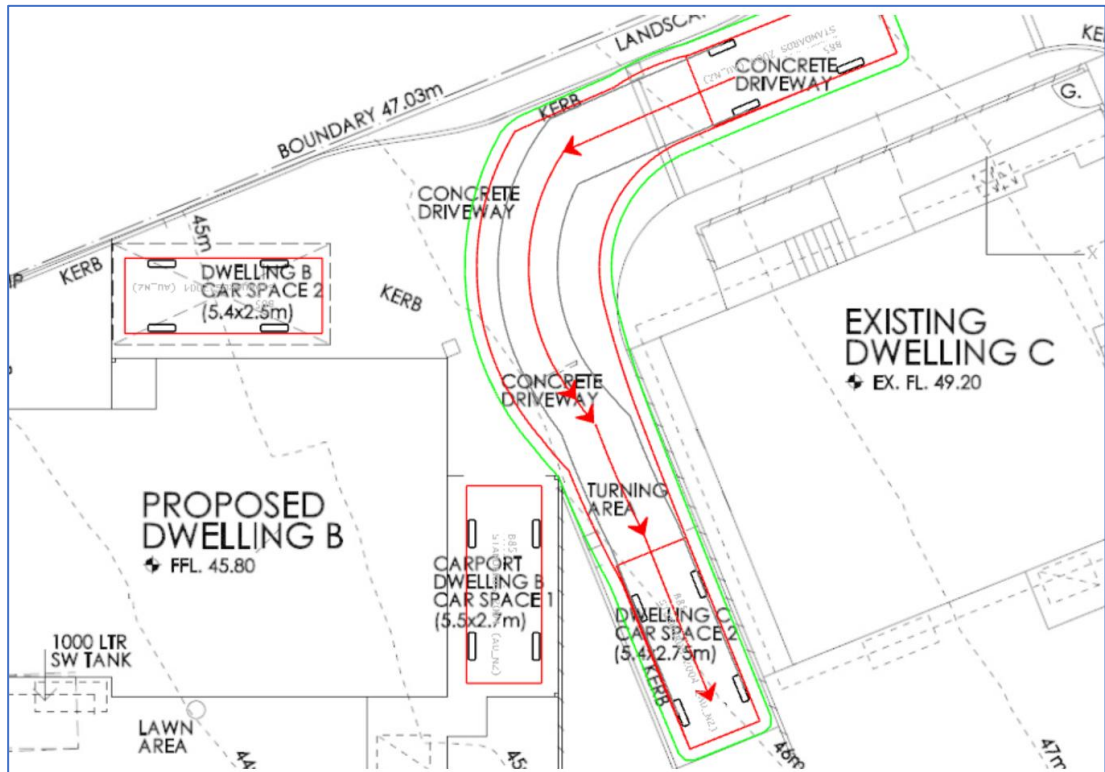
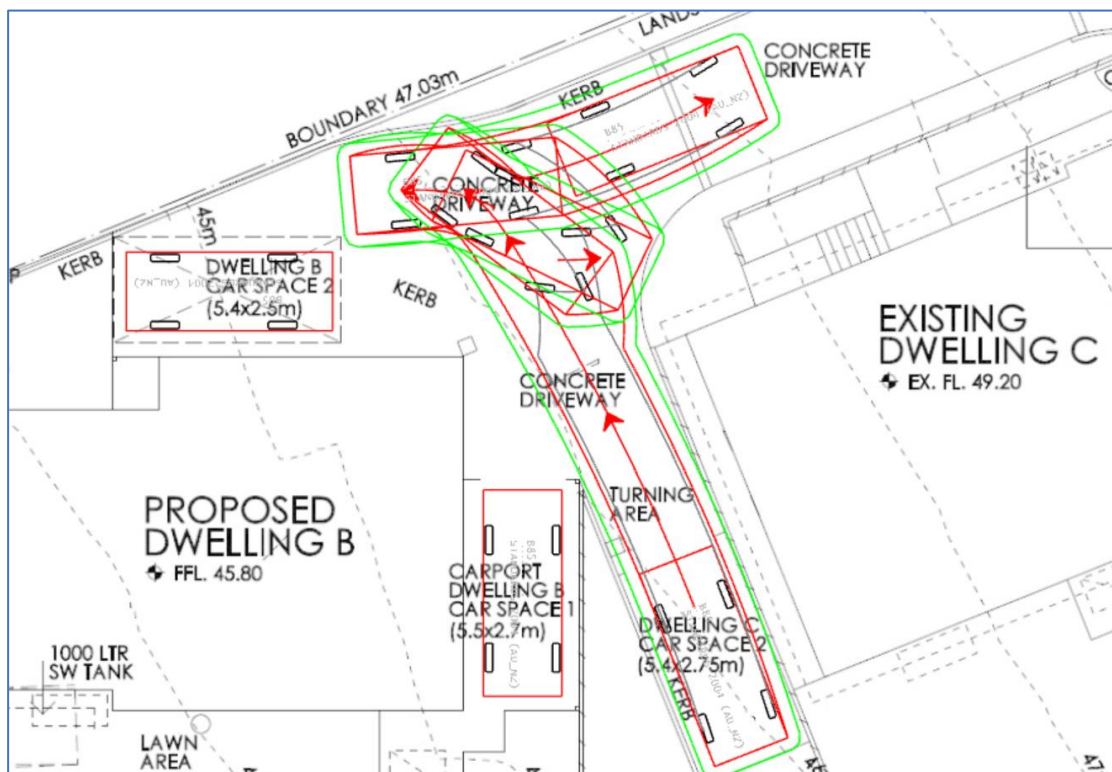


Diagram 3.4D – Swept path of B85 vehicle leaving Dwelling C Space 2



3.5 Visitor parking space

One designated visitor parking space will be located adjacent to Dwelling C Space 1 and the tandem parking for Dwelling A.

Diagram 3.5A – Swept path of B85 vehicle entering the visitor parking space

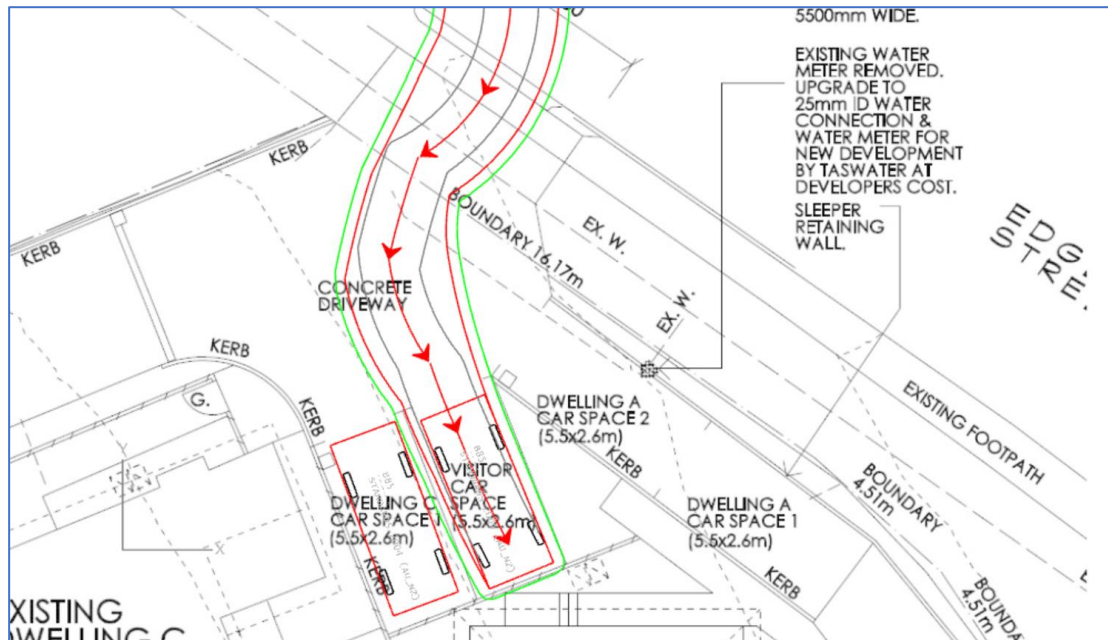
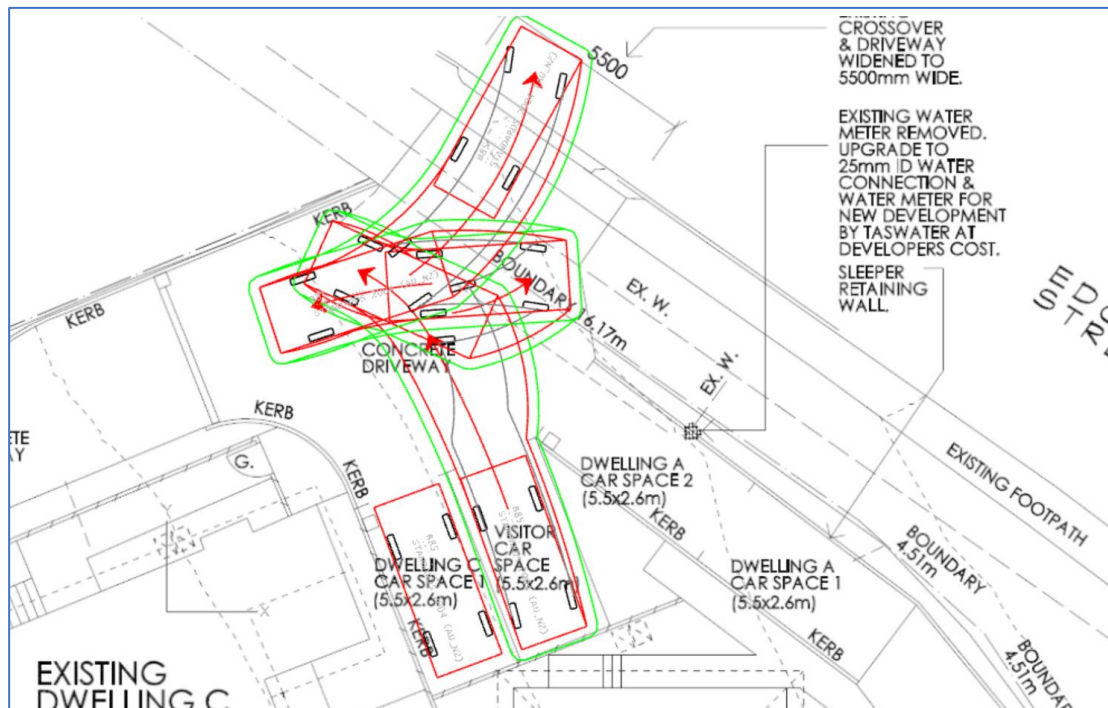


Diagram 3.5B – Swept path of B85 vehicle leaving the visitor parking space



3.6 Summary of swept path analysis

Although the site is constrained, swept path analysis confirms that vehicles can manoeuvre into and out of each parking space in an efficient manner. The majority of spaces provide sufficient manoeuvring area to allow vehicles to reverse from the parking space in a single movement.

The Standard recognises that residential developments generate low parking turnover, with users generally prepared to accept a greater degree of manoeuvring convenience than would be expected in commercial developments. Accordingly, where necessary, the undertaking of a three-point turn is considered acceptable.

4. Conclusion

The assessment confirms that the proposed parking layout will operate safely and efficiently for the intended residential use. Vehicles are able to enter and exit each parking space in a safe and practical manner, with the majority of spaces providing sufficient manoeuvring area to allow vehicles to reverse from the space in a single movement and depart in a forward direction.

Consistent with the Standard's recognition that residential developments generate low parking turnover, a greater degree of manoeuvring is considered acceptable than would typically be expected in commercial developments. Where required, vehicles can undertake a three-point turn within the available manoeuvring area without compromising safety or functionality.

Overall, the swept path analysis demonstrates that all vehicles can enter and leave the site in a forward driving direction, satisfying the requirements of Clause C2.6.2 A1.1(a)(ii) of the planning scheme. Accordingly, this Traffic Impact Statement identifies no traffic or parking-related constraints that would preclude approval of the proposed development.