



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063468

PROPOSAL: Two Multiple Dwellings (One New & One Existing)

LOCATION: 12 La Perouse Street, Warrane

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03/11/2026. 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 03/11/2026.

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.

Clarence City Council

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

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

Proposal:

MULTIPLE DWELLINGS- EXISTING DWELLING RETAINED
& ONE PROPOSED DWELLING

Location:

Address 12 LA PEROUSE STREET,
Suburb/Town WARRANE, TAS Postcode 7018

Current
Owners/s:

Applicant:

Personal Information Removed

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

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Residential 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. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

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

Personal Information Removed

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

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ☐ 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 Council.

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

2. **ADDITIONAL DOCUMENTATION**

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 plan 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.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 55402	FOLIO 14
EDITION 8	DATE OF ISSUE 17-Sept-2024

SEARCH DATE : 13-Aug-2026

SEARCH TIME : 11.05 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 14 on Plan 55402 (formerly being P1393)

Derivation : Part of 4A-0R-28.3/10Ps Granted to The Director
of Housing

Prior CT 2002/10

SCHEDULE 1M418874 TRANSFER to D & C LEON NOMINEES PTY LTD Registered
14-June-2013 at 12.01 pmSCHEDULE 2Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of drainage over the Drainage
Easement shown passing through Lots 15 & 16 and
marked A.E.B.F. on Plan No. 55402UNREGISTERED DEALINGS AND NOTATIONS

N286534 PRIORITY NOTICE reserving priority for 90 days
TRANSFER D & C LEON NOMINEES PTY LTD TO TBOJ
INVESTMENTS PTY LTD
MORTGAGE TBOJ INVESTMENTS PTY LTD TO ATHENA MORTGAGE
PTY LTD Lodged by TAS CONVEYANCING PTY LTD on
02-July-2026 BP: N286534

E374428 MORTGAGE to Athena Mortgage Pty Ltd Lodged by EB
CONVEYANCING on 27-July-2026 BP: N282000

N282000 TRANSFER to TBOJ INVESTMENTS PTY LTD Lodged by EB
CONVEYANCING on 27-July-2026 BP: N282000

Separate Titles Issued Program No.

The Common Seal of the Municipality of Clarence has been hereunto affixed in the presence of us this 11th day of April one thousand nine hundred and Sixty, in pursuance of authorisation given at a meeting of the Commissioners held on the 7th day of April 1960

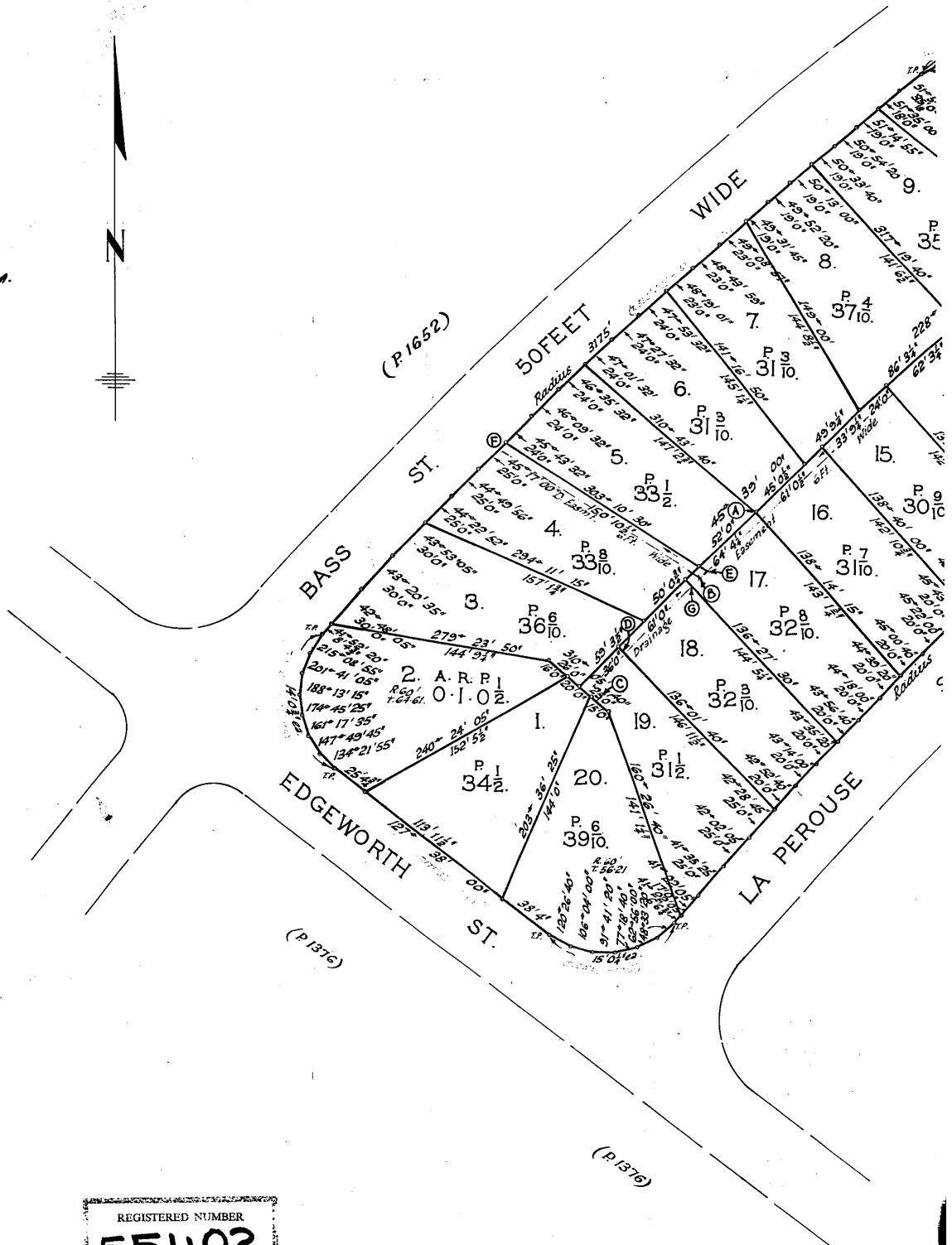
[Signature] Chairman
[Signature] Commissioner
[Signature] Secretary

Director of Housing
247-40 G.

Plotted by
Examined as to boundaries *[Signature]* 2/11/60.
Mathematically checked
Entered on card by *R.I.*

17/3/60 **1393**

REGISTERED NUMBER
55402



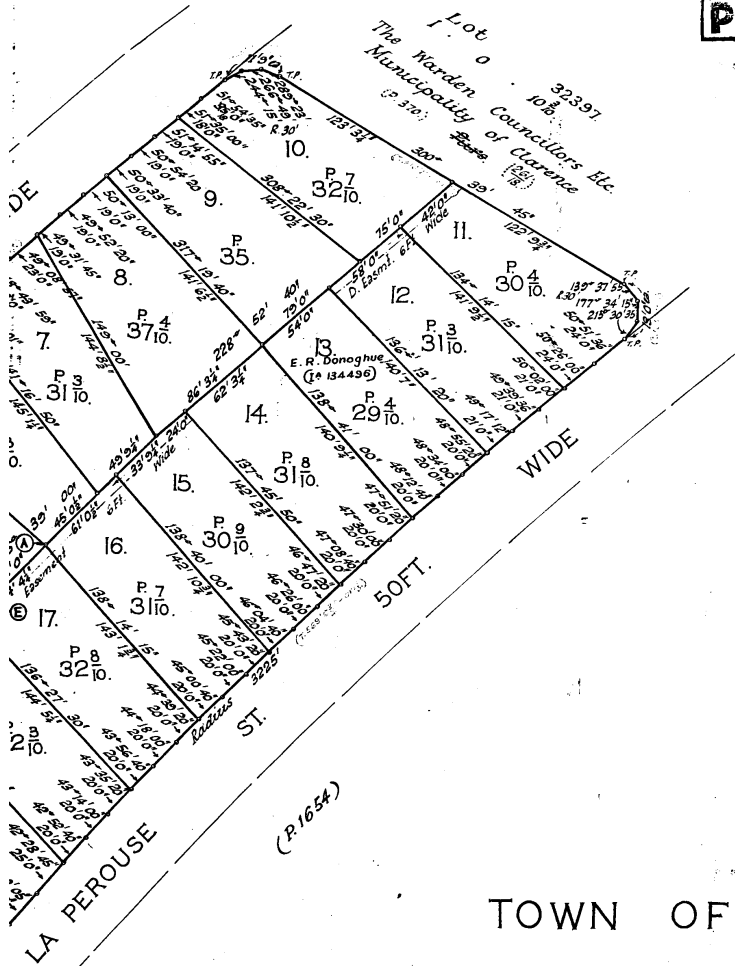
Rate Titles Issued Program No. 6 (See FN 3)

3681

P1

Crane Hill
2355

1/4/07



TOWN OF WARRANE WARRANE SUBDIVISION

SCALE 50 FT. TO AN INCH

SEC. N.

Part of 52.1.18 Acq'd for the erection of houses
Whole of 4.0.282 Granted to Director of Housing (247/2)

(LETTERS ADDED
2/9/88)

I hereby certify that this is a correct copy of the plan of survey by F. Miles & P. 3661 deposited in the office of the Surveyor-General, in which the findings of the Surveyor-General have been added to me as required by the Director of Housing.

F. Miles
Surveyor-General
16/3/80.

12 La Perouse Street, Warrane TAS 7018

Planning application PDPLANPMTD-2026/063468 | Applicant: TBOJ Investments Pty Ltd

Revision D - window/elevation dimensions, privacy clarification and landowner consent package

RFI RESPONSE REGISTER

A	Council landowner consent	Completed City of Clarence Council Landowner Consent Form dated 14/09/2026 is included with the submission package. The form identifies the La Perouse Street road reserve, crossover widening and TSD-R09-v3.	COMPLETED / ATTACHED
B	Crossover / road reserve	Site plan and crossover detail now state that all crossover alterations are to be undertaken in accordance with Tasmanian Standard Drawing TSD-R09-v3. RFI-02 provides the site-specific construction / geometry notes and permit note.	ADDRESSED
C	Clause 8.4.6 A2 - proposed dwelling priva	W6, W11 and W12 are confirmed as permanent fixed obscure glazing across the full window width to not less than 1.7 m above FFL, with uniform transparency not greater than 25% within the privacy zone. Rear deck privacy screen remains 1.7 m minimum above deck FFL and <=25% transparent.	
D	Clause 8.4.6 A3 - existing dwelling	RFI-01A/B now identifies all relevant existing openings, states planning window heights, records the existing Bedroom 1 finished floor level as 1.20 m above adjacent ground, and separates habitable and non-habitable rooms consistently with the Tasmanian Planning Scheme.	ADDRESSED
E	Existing vs proposed work	Existing driveway, existing dwelling/openings and proposed privacy glazing / crossover work are separately identified. No alteration to existing opening sizes is proposed.	ADDRESSED

REVISION / LODGEMENT NOTES

- 1

LANDOWNER CONSENT
Completed and signed City of Clarence Landowner Consent Form is included immediately after this cover sheet in the combined submission PDF.
- 2

CROSSOVER STANDARD
All crossover alterations in the Council road reserve are noted to comply with TSD-R09-v3, with final levels / services subject to Council verification.
- 3

WINDOW DIMENSIONS
RFI-01B states planning opening heights and records the Bedroom 1 rear/NW finished floor level as 1.20 m above adjacent ground.
- 4

PRIVACY / A3
All existing habitable-room openings relevant to the shared driveway / parking interface are identified and coordinated with RFI-03.
- 5

KITCHEN CLASSIFICATION
Kitchen remains labelled HABITABLE because it is not excluded by the Tasmanian Planning Scheme definition of habitable room.

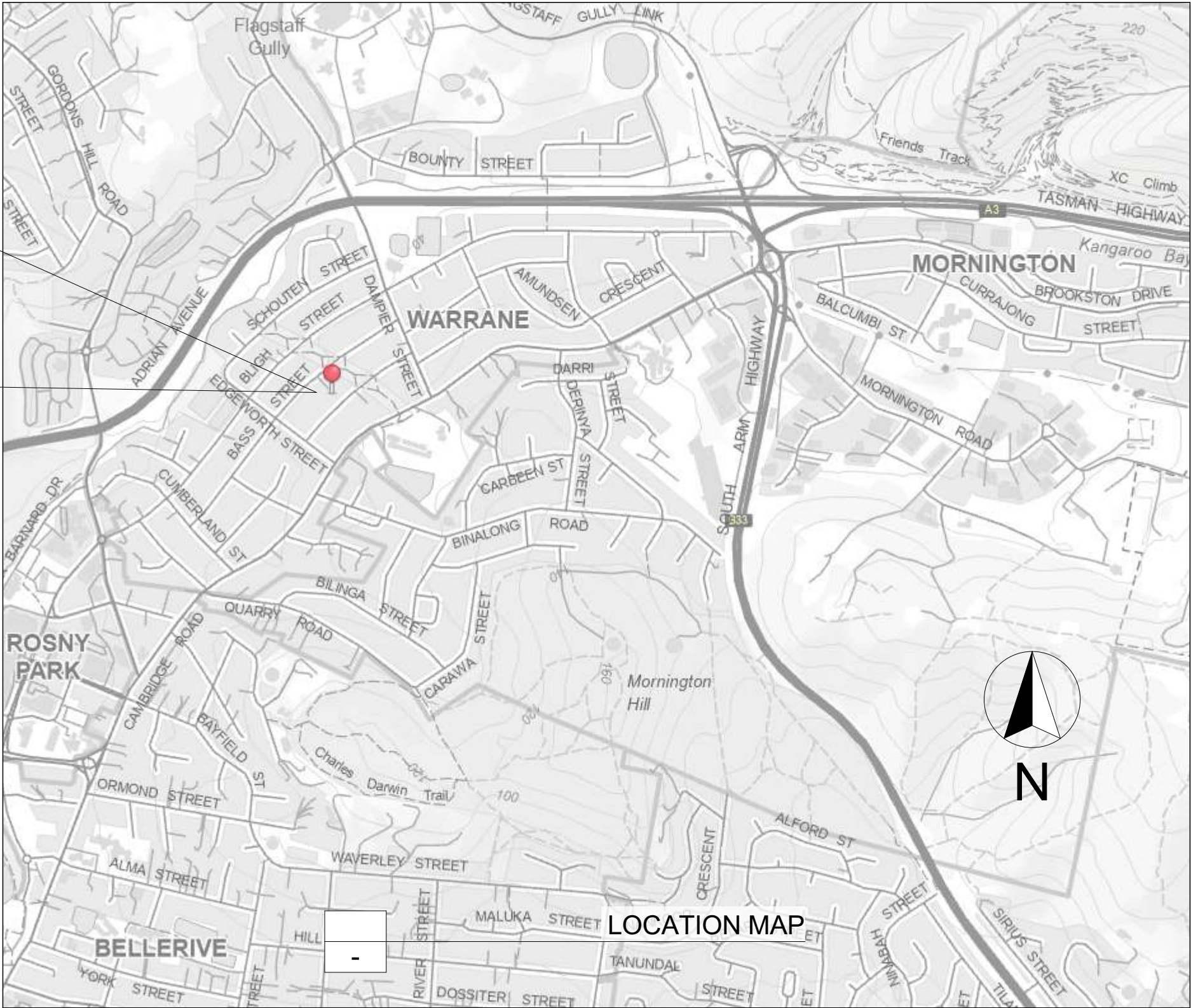
DRAWING STATUS

PLANNING RFI AMENDMENT - NOT FOR CONSTRUCTION. The purpose of this issue is to resolve Council validation / planning information requirements. Construction dimensions and road-reserve levels are to be confirmed by the relevant designer / contractor and Council before work.

Do not use the planning window-height schedule as construction setout without site verification.

DEVELOPMENT APPLICATION

MULTIPLE DWELLINGS- EXISTING DWELLING RETAINED
& ONE PROPOSED DWELLING
CLIENT: TBOJ INVESTMENTS
ADDRESS: 12 LA PEROUSE STREET, WARRANE, TAS, 7018
TITLE REFERENCE: 55402/14 PROPERTY ID: 5171941



SITE DESCRIPTION

CLIMATE ZONE: 7
REGION: A
WIND RATING: TBC
SOIL CLASS: TBC
BAL: N/A
ZONE: GENERAL RESIDENTIAL
MUNICIPALITY: CLARENCE COUNCIL
OVERLAYS: AIRPORT OBSTACLE
LIMITATION AREA

AREAS

PORCH	1.83 M2
INDOOR LIVING	159.14 M2
DECK	6.84 M2
LANDING	1.65 M2
TOTAL	169.46 M2

SITE COVERAGE

LOT	804.00m²
EXISTING	115.00m²
PROPOSED	169.46m²
SITE COVER	284.46m²/35.38%
IMPERVIOUS	478.52M2/59.86%

DRAWING INDEX

PAGE	TITLE
01	COVER PAGE
02-03	3D PERSPECTIVES
04	SITE PLAN
05	SWMP GENERAL NOTES
06	SOIL & WATER MANAGEMENT
07	FLOOR PLAN
08-09	ELEVATIONS
10	WINDOW/DOOR SCHEDULE
11-14	SHADOW DIAGRAMS
15	B85 MANOEUVRABILITY

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Building Design Services- Port Sorell, Tasmania
M: 0435 090 758 E: darren.idesignresidential@gmail.com
ABN: 66 925 623 647 TAS 692360969/VBA: DP-AD 64131/QBCC: 15042468

CLIENT SIGNATURE

DATE

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REV	AMENDMENTS	DATE	INT
A	DEVELOPMENT APPLICATION	13.08.26	DM
B	REDUCED DECK SIZE	26.08.26	DM
C			
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PROJECT:
DEVELOPMENT APPLICATION

DISCLAIMER:
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CLIENT:
TBOJ INVESTMENTS

SITE ADDRESS:
12 LA PEROUSE STREET,
WARRANE, TAS, 7018

PROPOSED DUAL OCCUPANCY			
COVER PAGE			
DRAWN: DM	DATE: 26.08.26	REV: B	
CHECKED: DM	SCALE:		
SHEET: 1 OF 15	JOB NO: 4496		



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PROJECT:	CLIENT:
DEVELOPMENT APPLICATION	TBOJ INVESTMENTS
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PROPOSED DUAL OCCUPANCY
3D PERSPECTIVES (1 OF 2)
DRAWN: DM
CHECKED: DM
SHEET: 2 OF 15

DATE: 26.08.26	REV: B
SCALE:	
JOB NO: 4496	



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PROPOSED DUAL OCCUPANCY

3D PERSPECTIVES (2 OF 2)

DRAWN: DM

CHECKED: DM

SHEET: 3 OF 15

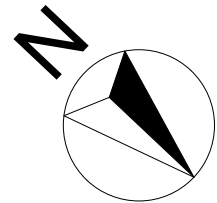
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JOB NO: 4496

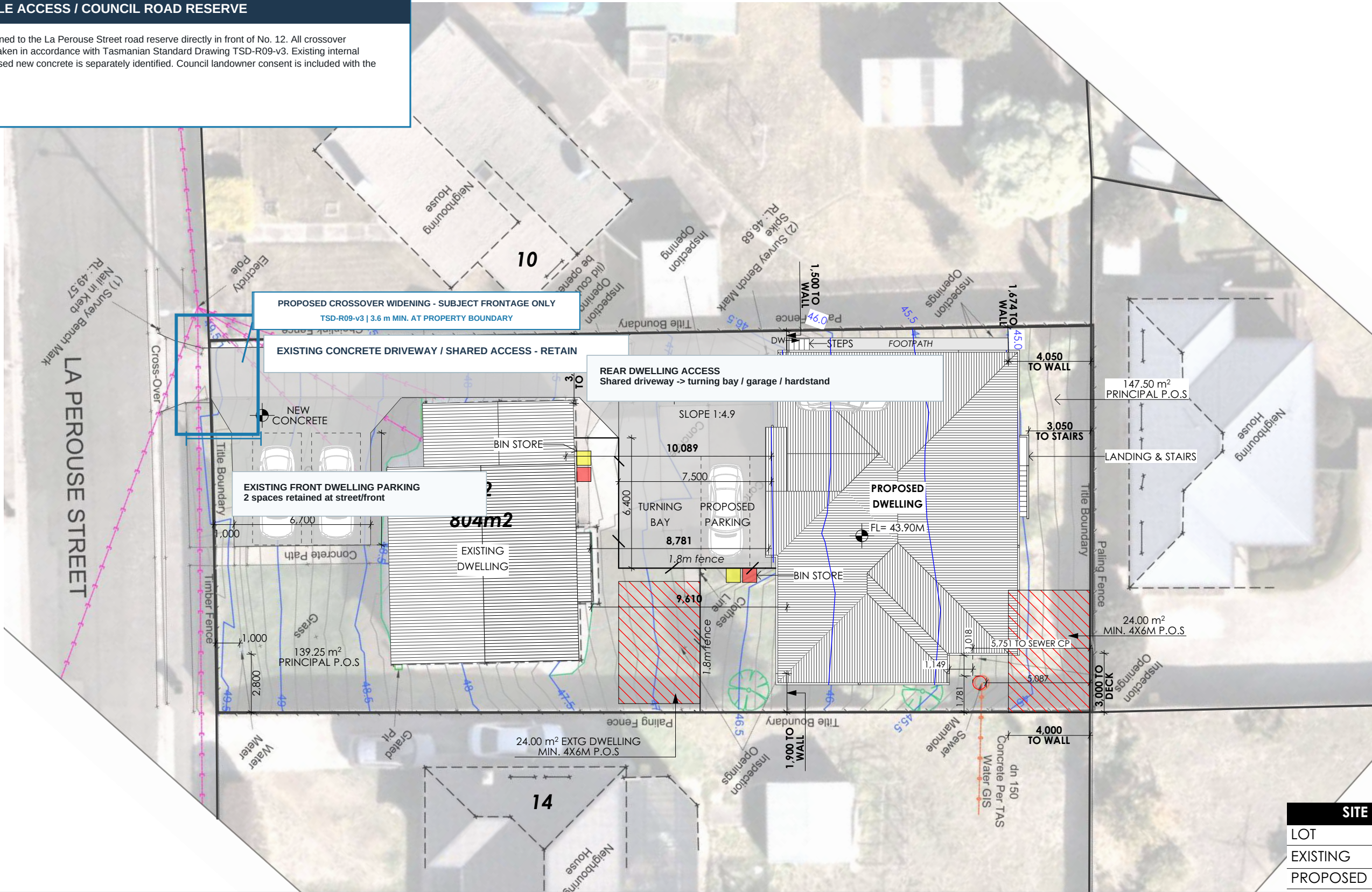
REV: B

NOTE: NO SUBDIVISION OR STRATA TITLING PROPOSED



RFI REV D - VEHICLE ACCESS / COUNCIL ROAD RESERVE

Crossover widening is confined to the La Perouse Street road reserve directly in front of No. 12. All crossover alterations are to be undertaken in accordance with Tasmanian Standard Drawing TSD-R09-v3. Existing internal driveway is retained. Proposed new concrete is separately identified. Council landowner consent is included with the RFI submission.



SITE COVERAGE	
LOT	804.00m ²
EXISTING	115.00m ²
PROPOSED	169.46m ²

DRIVEWAY / CROSSOVER NOTES: Existing crossover and internal concrete driveway to be retained except where widened at the subject frontage. Proposed road-reserve alteration to TSD-R09-v3, minimum 3.6 m width at property boundary, with final kerb/footpath/levels/services verified to Council requirements. No crossover work is proposed on adjoining properties. Read with RFI-02, B85 manoeuvrability and CT Engineering stormwater/service drawings.

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TBOJ INVESTMENTS

SITE ADDRESS:
12 LA PEROUSE STREET,
WARRANE, TAS, 7018

PROJ

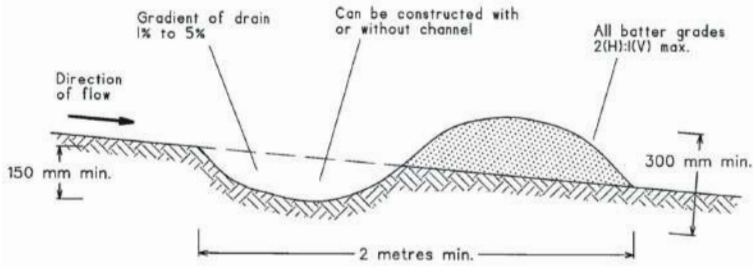
RFI REV D OVERLAY - 14/09/2026

SITE PLAN

DRAWN: DM	DATE: 26.08.26	REV: B
CHECKED: DM	SCALE: 1:200	
SHEET: 4 OF 15	JOB NO: 4496	

DIVERT UPSLOPE STORMWATER

Avoid contamination of stormwater with sediment. Use flow diversion devices to reduce the volume of stormwater reaching the disturbed area.



NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres.

WASTE AND WASHING

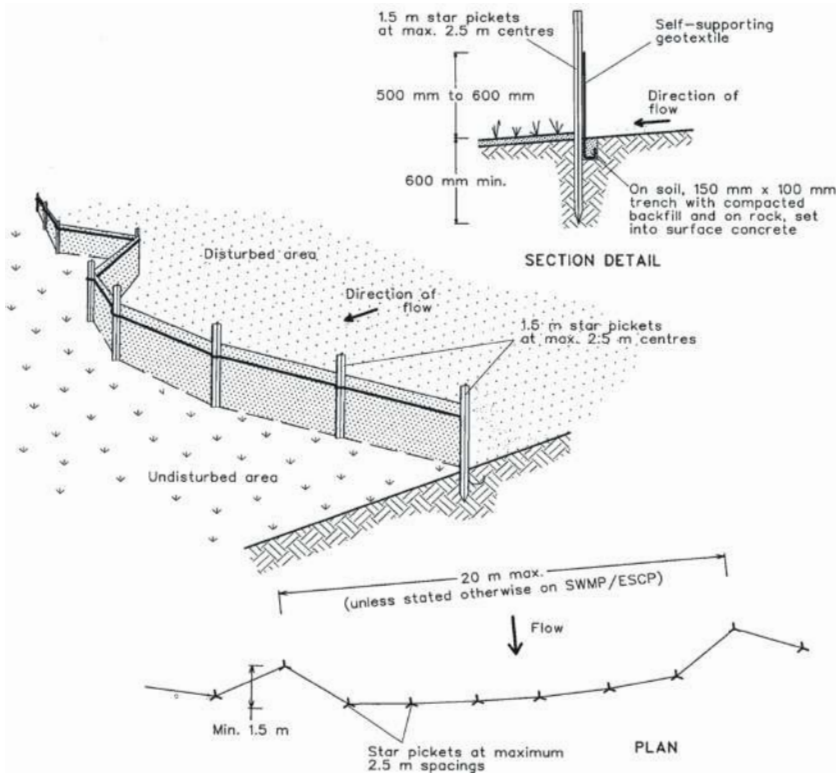
Cut bricks, tiles or masonry and clean equipment on a pervious surface such as grass or loosened soil within the property boundary. Waste concrete, paint and other solutions used on site must not be allowed to wash into the gutters or the street.

SITE DISTURBANCE

Delay removing vegetation or beginning earthworks until just before the start of construction. Minimise site disturbance and stabilise disturbed surfaces. Use biodegradable erosion control mats to protect exposed earth. Preserve grassed areas and vegetation where possible.

SEDIMENT BARRIERS

Install sediment barriers downslope of the building site to trap sediment.



CONNECT RAINWATER DRAINAGE

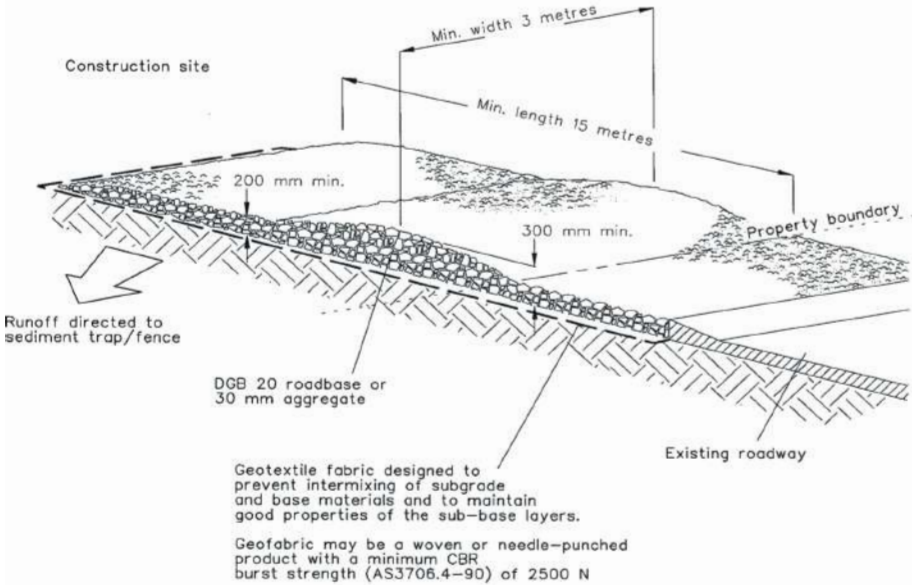
Complete the final stormwater drainage system before the roof is installed. Discharge rainwater to the stormwater system, unless rainwater is being harvested. Connect using temporary or permanent downpipes.

WASTE COLLECTION

Contain waste in covered bins or traps made from geotextile. Prevent airborne contamination of neighbouring land.

SITE ACCESS POINT

Construct a single vehicle entry/exit pad to minimise tracking of sediment onto roadways. A raised hump across the entry/exit pad to direct stormwater into a sediment trap to the side of the pad.

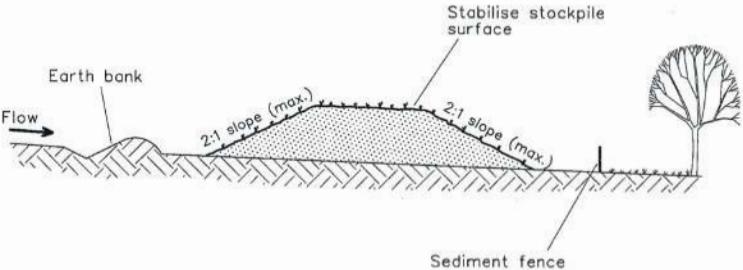


FOOTPATH PROTECTION

Protect kerbside vegetation. Do not use nature strips or footpaths for parking or stockpiling unless unavoidable (council permission is required).

SECURE STOCKPILES

Prevent material stockpiles from collecting or discharging sediment. Protect materials that may erode, particularly sand and soil, with waterproof coverings. Place stockpiles wholly on the construction site and behind a sediment barrier.



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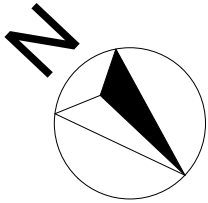
CLIENT: TBOJ INVESTMENTS

SITE ADDRESS:
12 LA PEROUSE STREET,
WARRANE, TAS, 7018

PROPOSED DUAL OCCUPANCY		
SWMP GENERAL NOTES		
DRAWN: DM	DATE: 26.08.26	REV: B
CHECKED: DM	SCALE:	
SHEET: 5 OF 15	JOB NO: 4496	

LEGEND:

- A= SITE ACCESS
- B= DIVERT UPSLOPE STORMWATER (N/A)
- C= WASTE COLLECTION
- D= SEDIMENT BARRIERS (N/A)
- E= WASTE & WASHING AREA
- *STOCKPILES TO BE SECURED IN DESIGNATED AREAS



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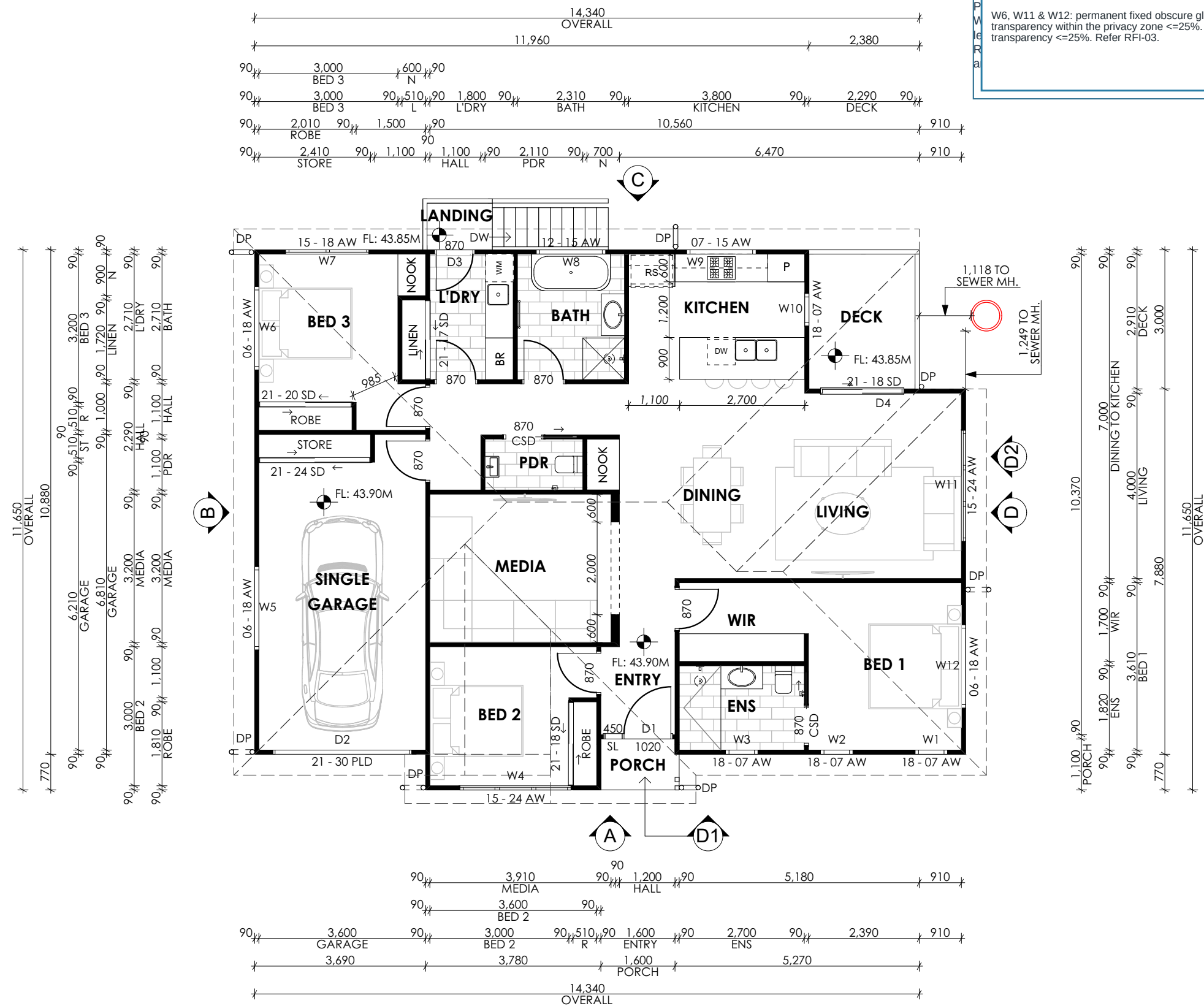
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SHEET: 6 OF 15	JOB NO: 4496		

RFI REV C - PRIVACY OVERRIDE

W6, W11 & W12: permanent fixed obscure glazing across full window width to >=1.7 m above FFL. Uniform transparency within the privacy zone <=25%. Rear deck privacy screen: fixed from deck FFL to >=1.7 m high, transparency <=25%. Refer RFI-03.



CEILING HEIGHT= 2400MM

TIMBER FRAME

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PROJECT:

DEVELOPMENT APPLICATION

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CLIENT:

TBOJ INVESTMENTS

SITE ADDRESS:

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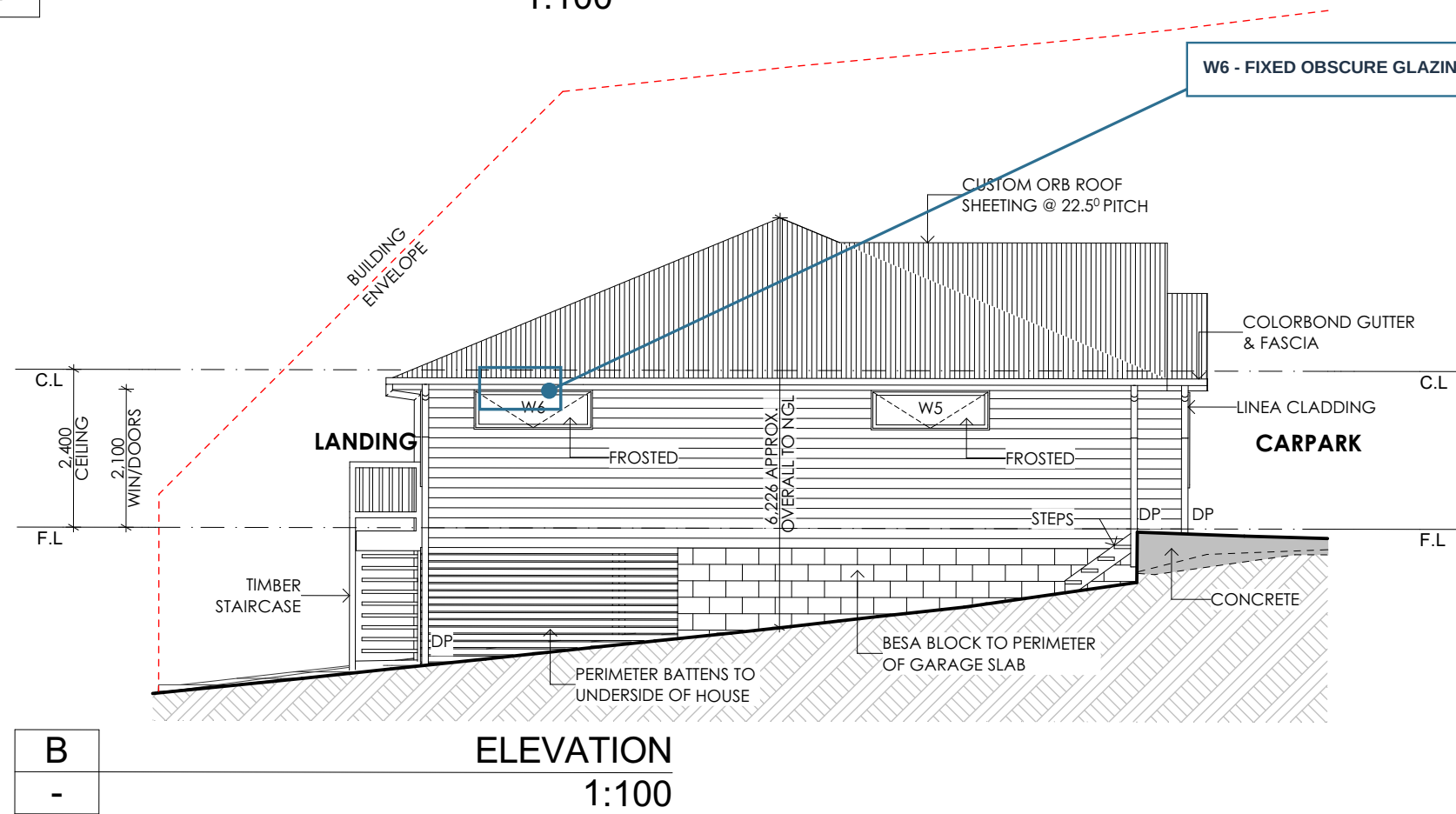
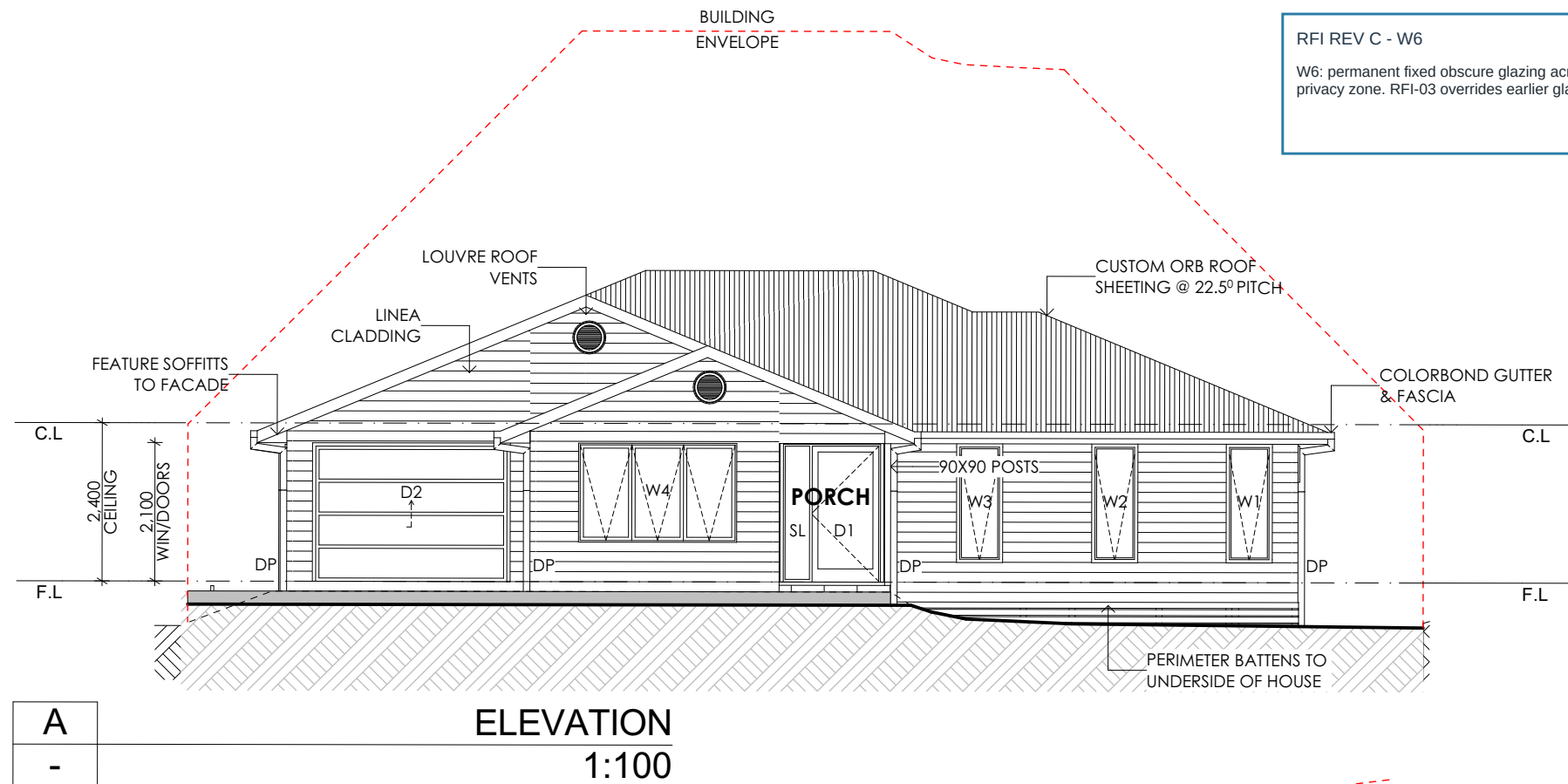
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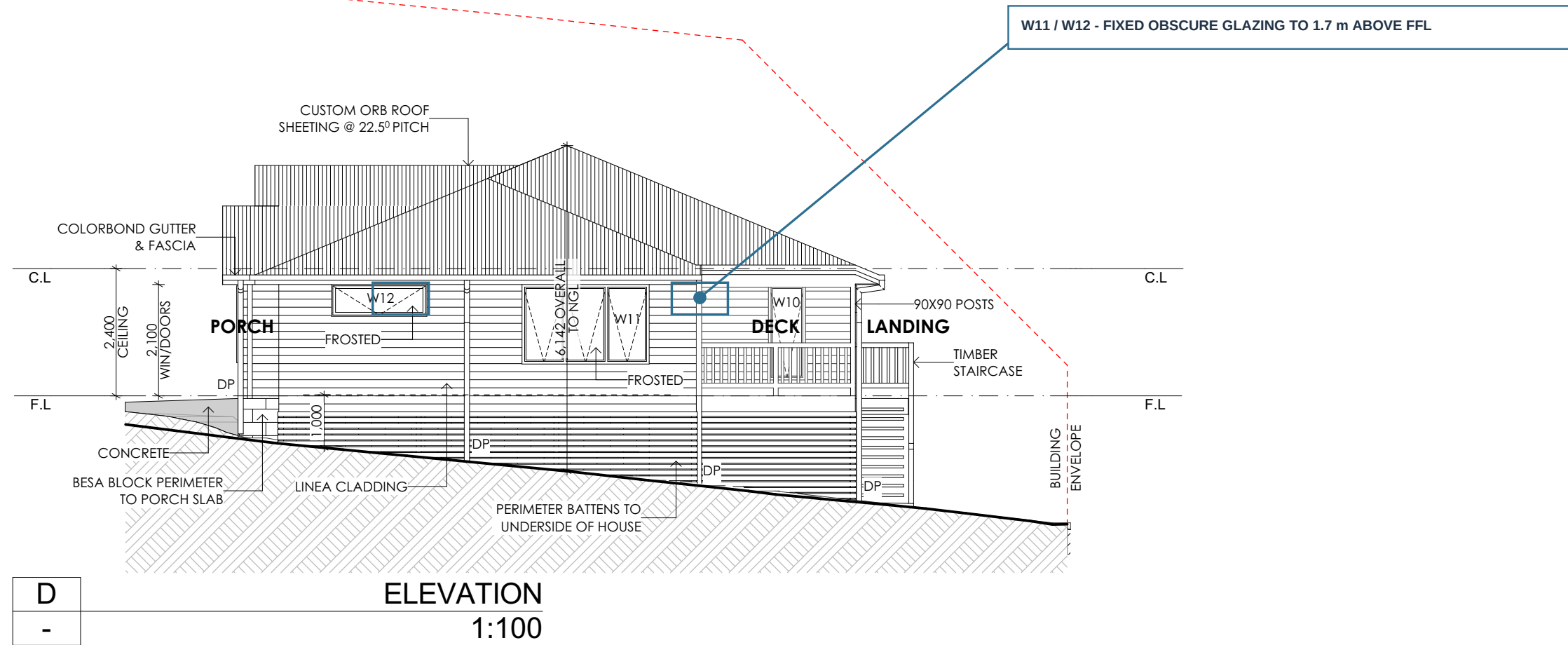
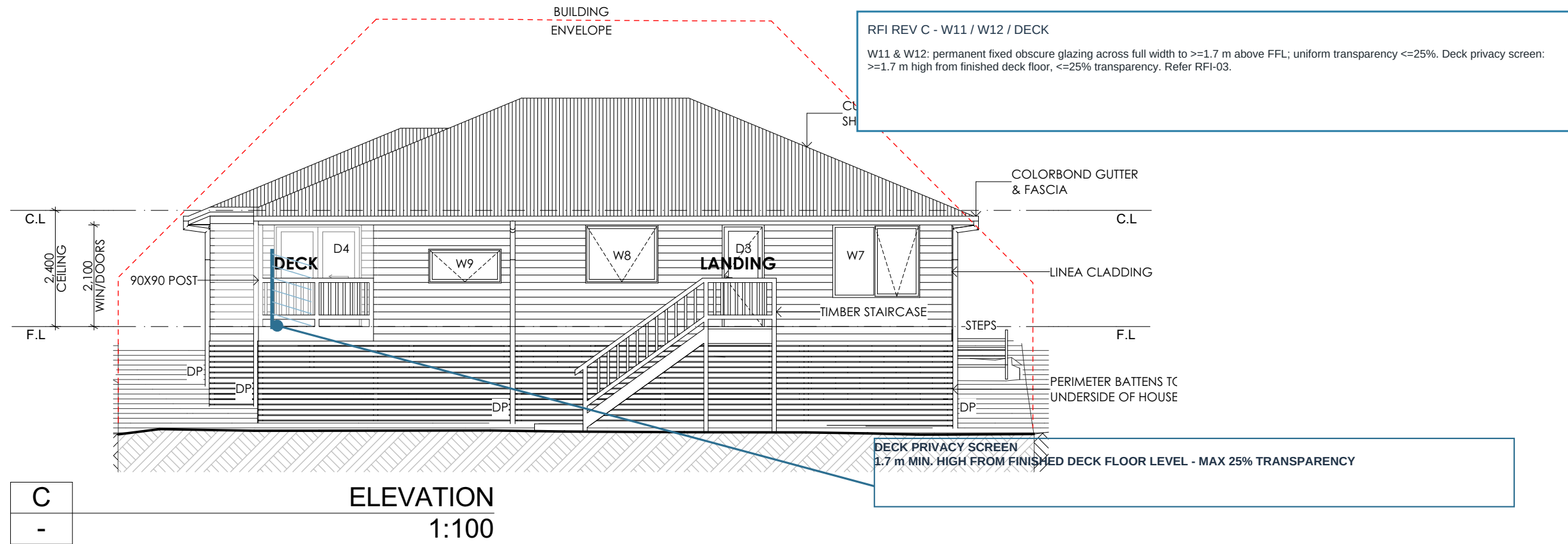
PORCH	1.83 M2
INDOOR LIVING	159.14 M2
DECK	6.84 M2
LANDING	1.65 M2
TOTAL	169.46 M2

PROPOSED DUAL OCCUPANCY

FLOOR PLAN

DRAWN: DM	DATE: 26.08.26	REV: B
CHECKED: DM	SCALE: 1:100	
SHEET: 7 OF 15	JOB NO: 4496	





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CLIENT SIGNATURE

DATE

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REV	AMENDMENTS	DATE	INT
A	DEVELOPMENT APPLICATION	13.08.26	DM
B	REDUCED DECK SIZE	26.08.26	DM
C			
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PROPOSED DUAL OCCUPANCY		
ELEVATIONS (2 OF 2)		
DRAWN: DM	DATE: 26.08.26	REV: B
CHECKED: DM	SCALE: 1:100	
SHEET: 9 OF 15	JOB NO: 4496	

WINDOW & DOOR SCHEDULE NOTES

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS (ENTRY EXEMPT).
GLAZING TYPES AVAILABLE IN TASMANIA CAN BE ACCESSED AT WWW.WERS.NET.

SHOWER SCREENS

1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH ABCB HOUSING PROVISIONS TABLE 8.4.2 & AS1288. MINIMUM 4mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

OPAQUE BANDS

WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:

- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT;
- THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR;
- THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR.

FLASHINGS TO WALL OPENINGS

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS2904. REFER TO DRAWING A15 FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.

PROTECTION OF OPENABLE WINDOWS

A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH.

SANITARY COMPARTMENT (WC OR TOILET) DOORS

SANITARY COMPARTMENT DOORS TO COMPLY WITH PART 10.4.2 OF ABCB HOUSING PROVISION. "CONSTRUCTION OF SANITARY COMPARTMENTS". SANITARY COMPARTMENT DOORS MUST BE FITTED WITH "LIFT OFF" HINGES (EXCLUDING SLIDING & OUTWARD OPENING DOORS), UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m, MEASURED IN ACCORDANCE WITH BCA FIGURE 10.4.2, BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY. PROTECT THE WINDOWS BY ONE OF THE FOLLOWING METHODS:
A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
B) A SCREEN WITH SECURE FITTINGS.

NOTE:

ALL WINDOWS & DOORS ARE SHOWN AS REPRESENTATIONAL ONLY. IT IS THE RESPONSIBILITY OF THE BUILDER AND CLIENT TO REVIEW ALL WINDOW & DOOR STYLE'S PRIOR TO ORDERING. THIS INCLUDES DOOR MATERIAL (I.E. ALUMINUM/TIMBER) & COLOUR, FRAME COLOUR, AWNING/SLIDING OPERATION (INCLUDING SLIDING DOORS), GLASS TINT & TRANSOM & MULLION LAYOUT. THE DEVICE OR SCREEN MUST:
A) NOT PERMIT A 125mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE: WINDOW RESTRAINED BY A DEVICE; OR SCREEN PROTECTING THE OPENING; AND
C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

BAL COMPLIANCE

ALL WINDOWS TO BE ALUMINIUM FRAMED. SCREENS TO BE MADE FROM ALUMINIUM FRAME WITH MESH OF 2mm MAX APERTURE. MESH TO BE MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. WHEN FITTED THE GAP FROM THE EDGE OF THE WINDOW FRAME TO THE EDGE OF THE SCREEN FRAME SHALL NOT BE GREATER THAN 3mm. AS PER AS-3595:2018 5.5.1A

SAFETY GLAZING NOTE

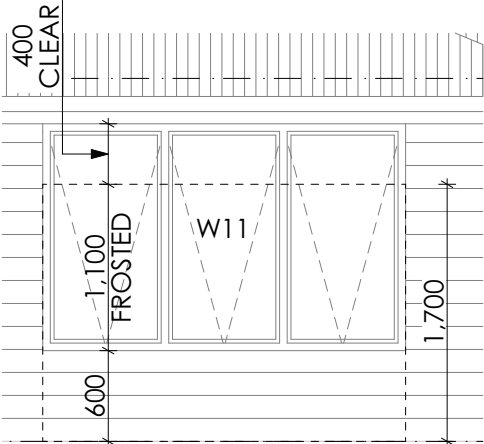
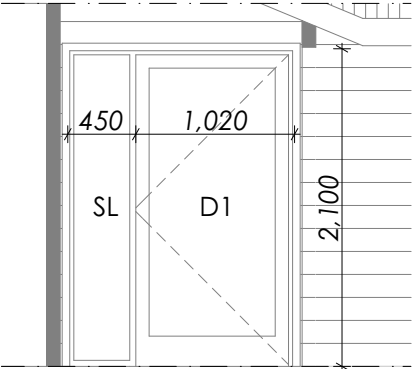
WINDOWS AND GLASS MARKED WITH THIS SYMBOL ARE WITHIN 400mm OR CLOSER TO THE GROUND AND AS SUCH THE GLAZING PANEL MARKED WITH THIS SYMBOL SHALL BE 4mm THICK MIN SAFETY GLASS ALL AS PER AS-3959:2018 5.5.2 (c) (iii).

WINDOWS & DOORS TO BE DESIGNED & INSTALLED TO MANUF. SPEC. & COMPLY WITH AS2047

DOOR SCHEDULE							
(ALL ALUMINIUM DOORS TO BE SINGLE GLAZED)							
ID	ROOM	MATERIAL	TYPE	HEIGHT	WIDTH	GLAZING	SCREEN
D1	ENTRY	TBC	HINGED + SIDE LIGHT	2100	1020	TBC	N/A
D2	GARAGE	METAL	PANEL LIFT DOOR	2100	3000	N/A	N/A
D3	LAUNDRY	ALUMINIUM	HINGED	2100	870	CLEAR	N/A
D4	DEC	RFI REV C - WINDOW SCHEDULE OVERRIDE					

Notwithstanding the glazing entries in the base schedule: W6, W11 and W12 are to use permanent fixed obscure glazing across the full window width within the privacy zone to >=1.7 m above FFL, with uniform transparency <=25%. Any clear glazing is only above 1.7 m. Refer RFI-03.

WINDOW SCHEDULE							
(ALL ALUMINIUM WINDOWS TO BE SINGLE GLAZED)							
ID	ROOM	MATERIAL	TYPE	HEIGHT	WIDTH	GLAZING	SCREEN
W1	BED 1	ALUMINIUM	AWNING	1800	700	CLEAR	FLY
W2	BED 1	ALUMINIUM	AWNING	1800	700	CLEAR	FLY
W3	ENS	ALUMINIUM	AWNING	1800	700	FROSTED	FLY
W4	BED 2	ALUMINIUM	3 X AWNING	1500	2400	CLEAR	FLY
W5	GARAGE	ALUMINIUM	AWNING	600	1800	CLEAR	FLY
W6	BED 3	ALUMINIUM	AWNING	600	1800	CLEAR	FLY
W7	BED 3	ALUMINIUM	AWNING	1500	1800	CLEAR	FLY
W8	BATH	ALUMINIUM	AWNING	1200	1500	FROSTED	FLY
W9	KITCHEN	ALUMINIUM	FIXED	700	1500	CLEAR	N/A
W10	KITCHEN	ALUMINIUM	AWNING	1800	700	CLEAR	FLY
W11	LIVING	ALUMINIUM	3 X AWNING	1500	2400	CLEAR/FROSTED	FLY
W12	BED 1	ALUMINIUM	AWNING	600	1800	FROSTED	FLY



LEGEND:

TBC= TO BE CONFIRMED

D1
-

ENTRY DOOR
1:50

D2
-

LIVING WINDOW
1:50

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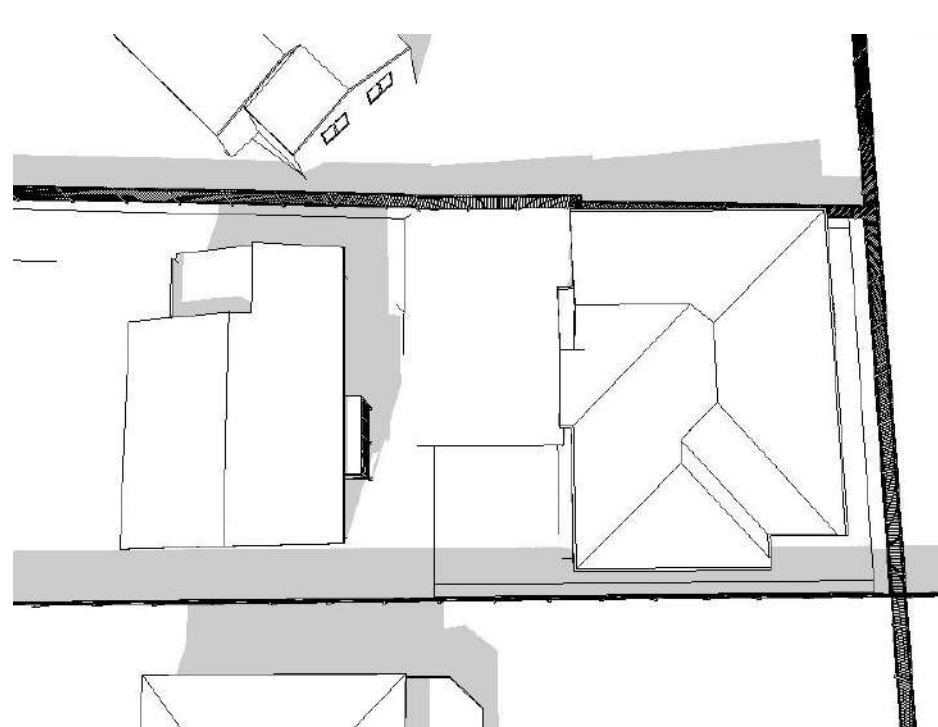
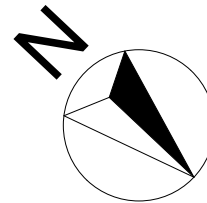
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CLIENT SIGNATURE	DATE

REV	AMENDMENTS	DATE	INT
A	DEVELOPMENT APPLICATION	13.08.26	DM
B	REDUCED DECK SIZE	26.08.26	DM
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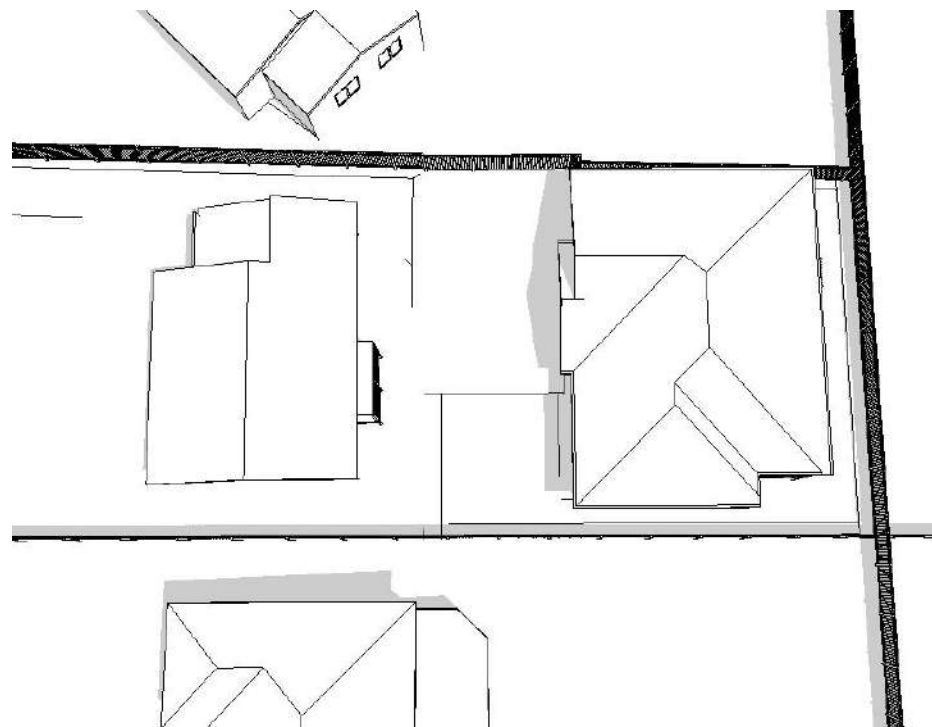
CLIENT:	TBOJ INVESTMENTS
SITE ADDRESS:	12 LA PEROUSE STREET, WARRANE, TAS, 7018

PROPOSED DUAL OCCUPANCY		
WINDOW/DOOR SCHEDULE		
DRAWN: DM	DATE: 26.08.26	REV: B
CHECKED: DM	SCALE: 1:50	
SHEET: 10 OF 15	JOB NO: 4496	



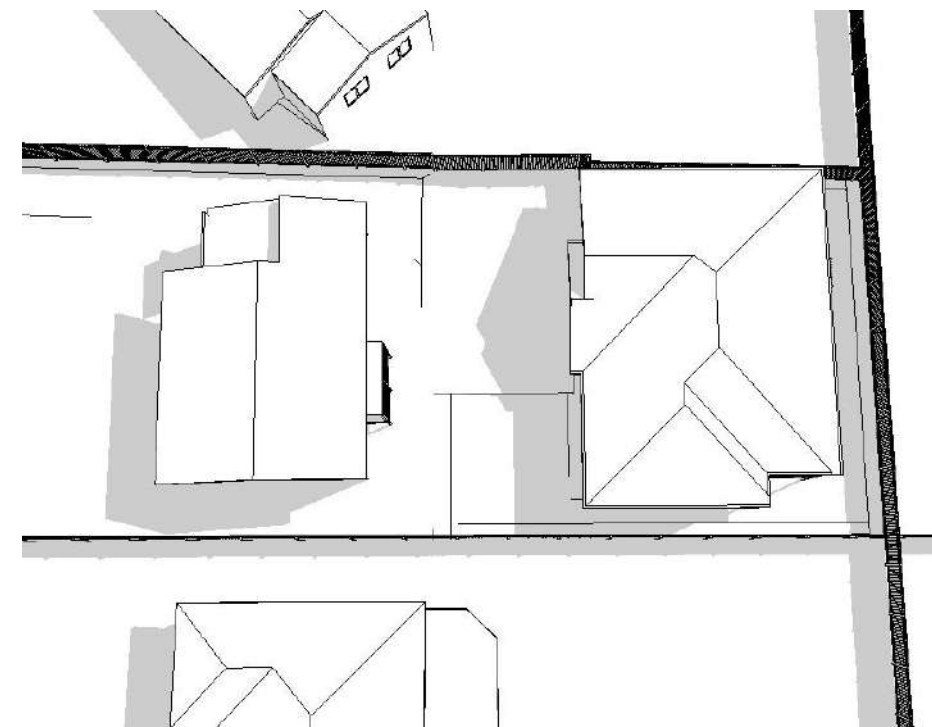
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MARCH 9AM



-

MARCH 12PM



-

MARCH 3PM

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PROPOSED DUAL OCCUPANCY

SUN DIAGRAMS (MARCH)

DRAWN: DM

DATE: 26.08.26

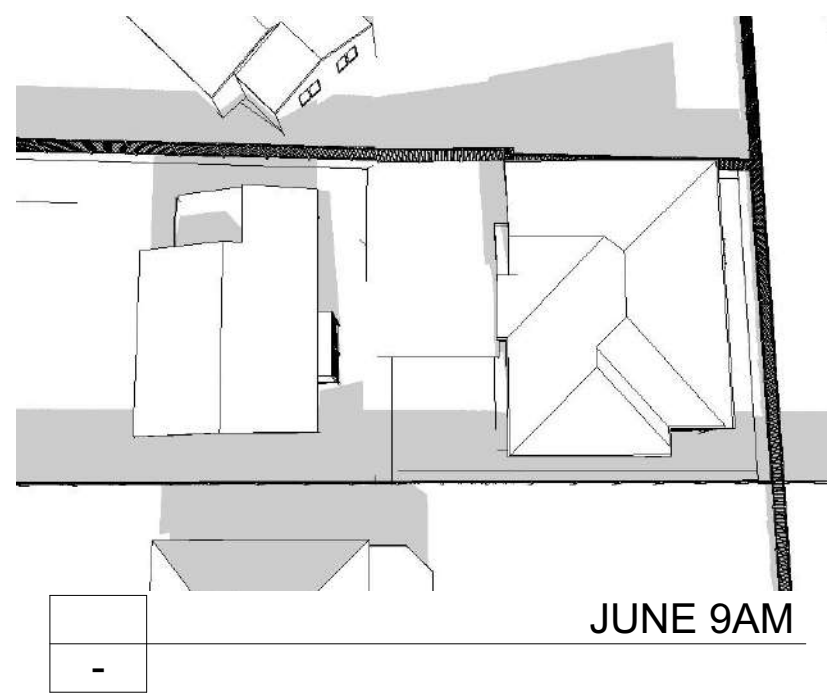
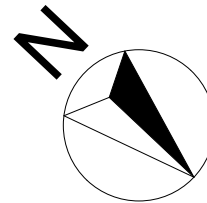
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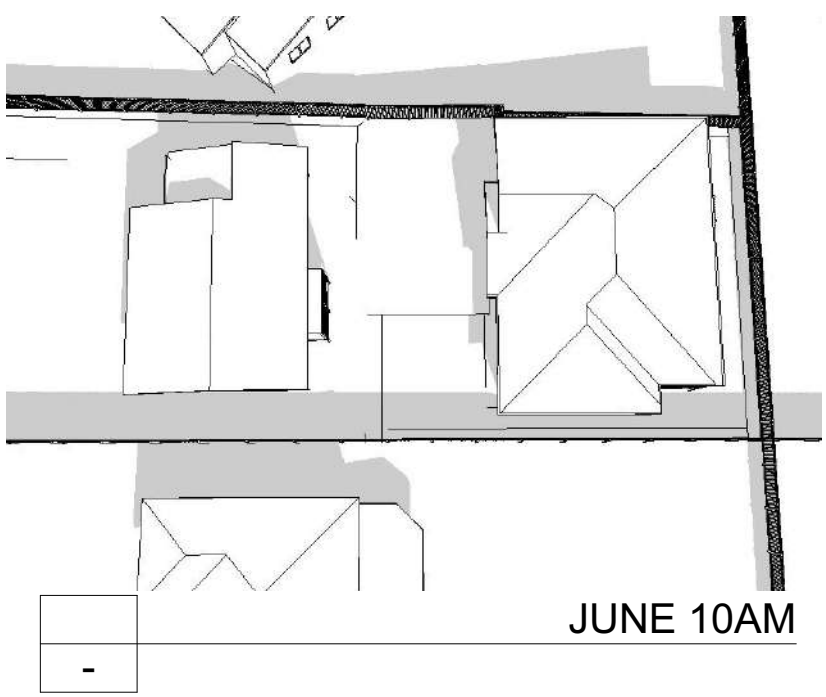
SCALE:

SHEET: 11 OF 15

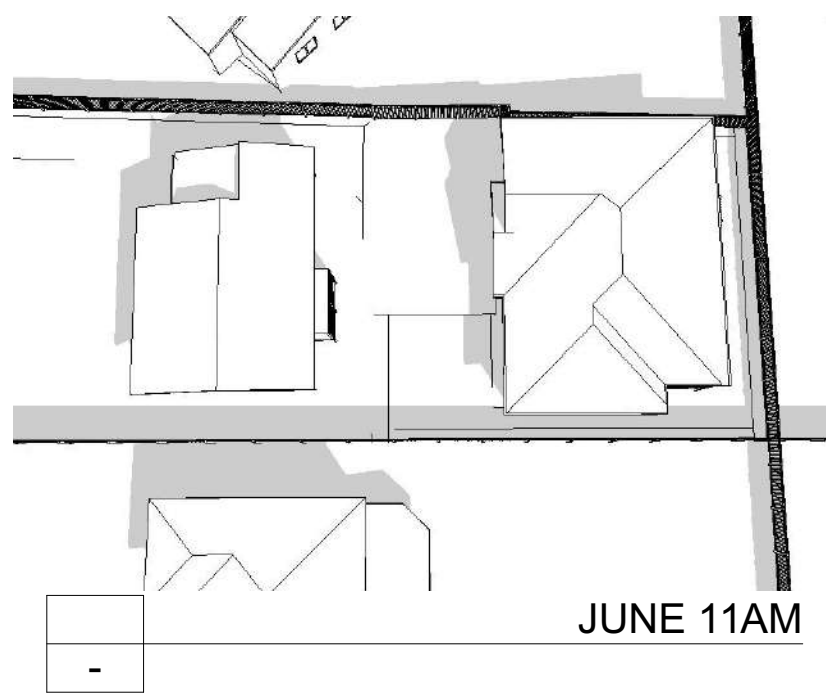
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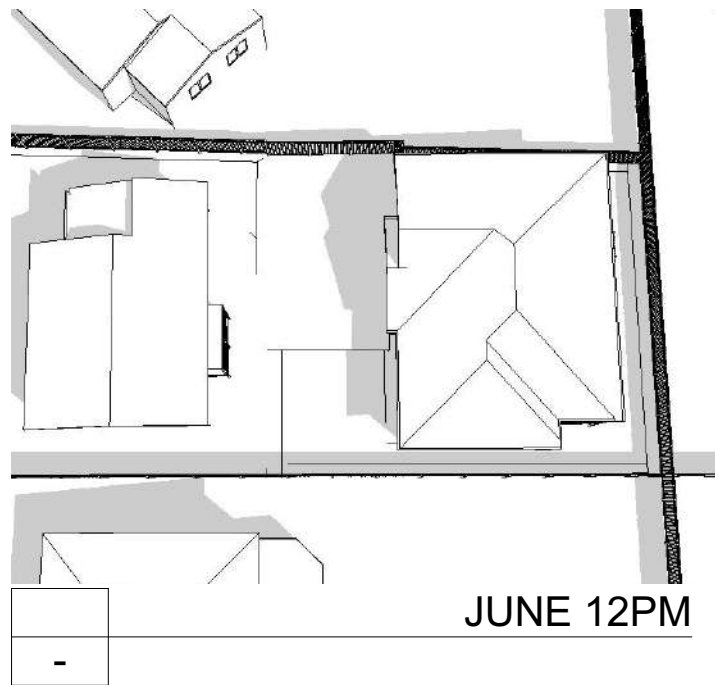
JUNE 9AM



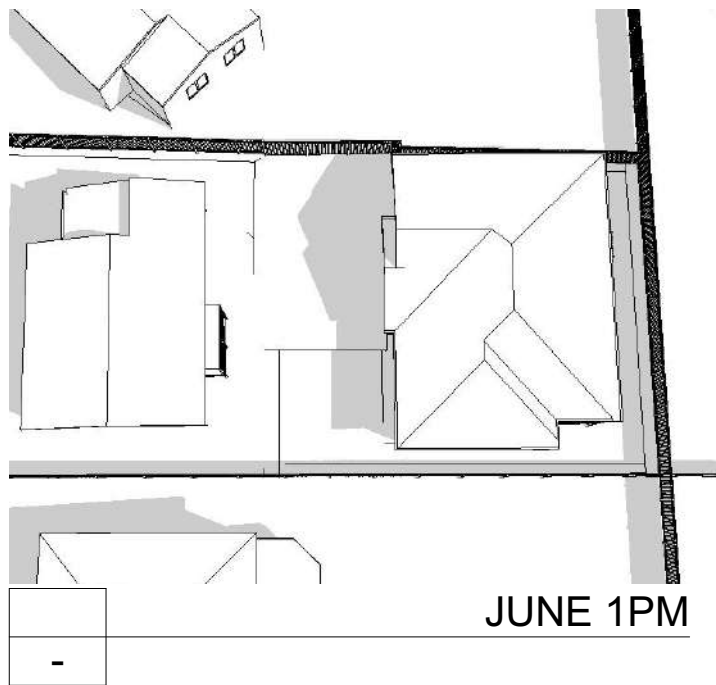
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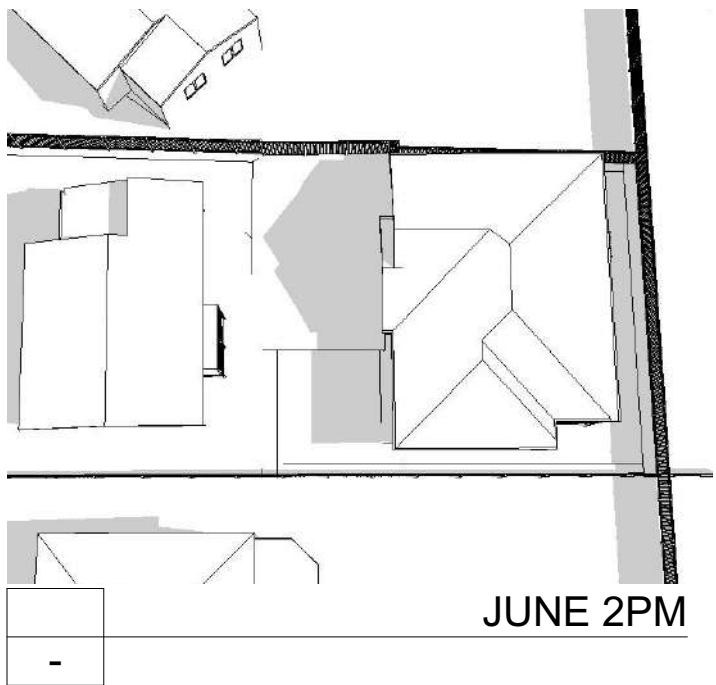
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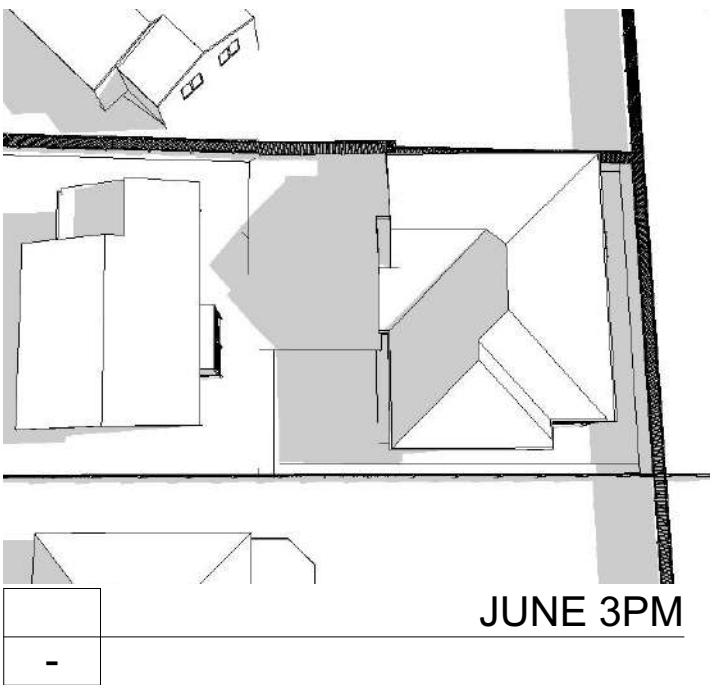
JUNE 12PM



JUNE 1PM



JUNE 2PM



JUNE 3PM

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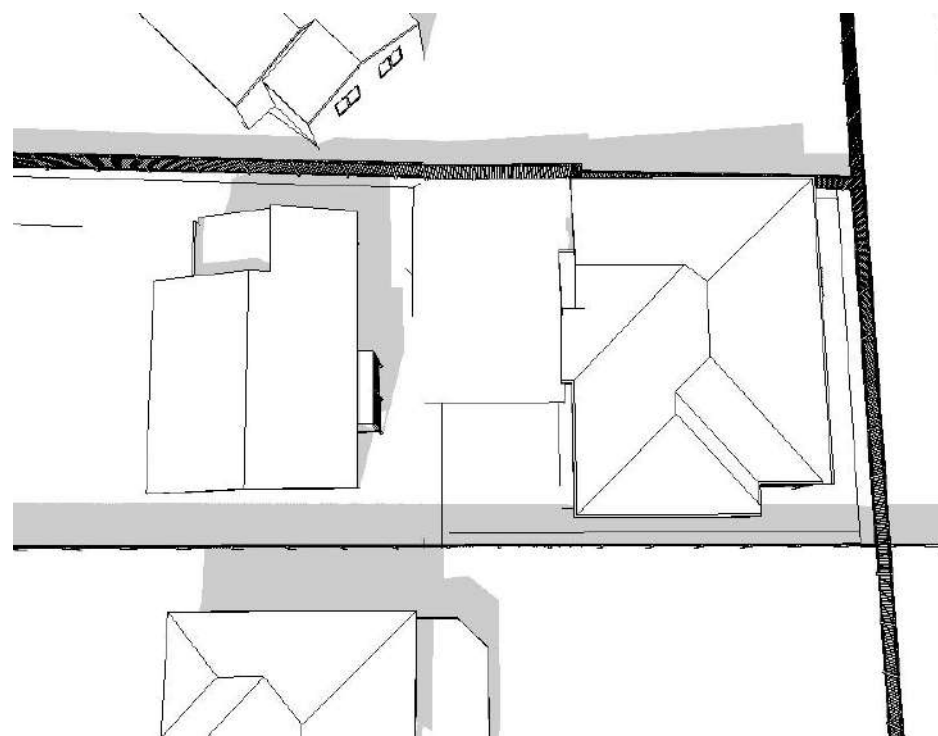
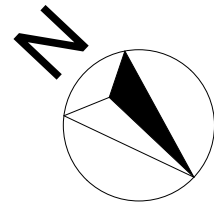
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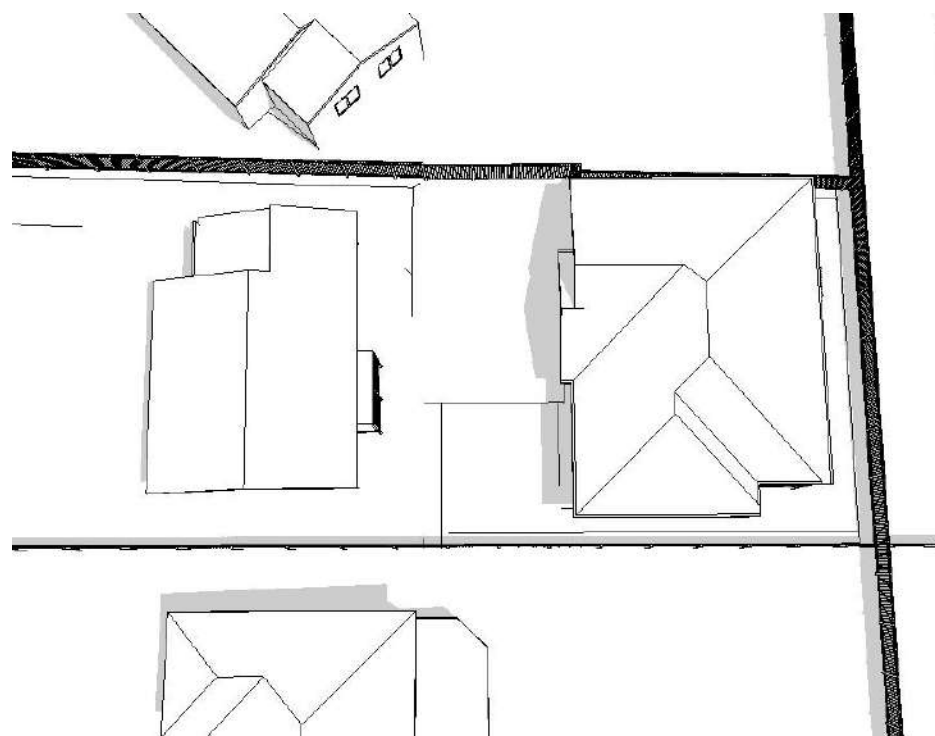
SITE ADDRESS:
12 LA PEROUSE STREET,
WARRANE, TAS, 7018

PROPOSED DUAL OCCUPANCY		
SUN DIAGRAMS (JUNE)		
DRAWN: DM	DATE: 26.08.26	REV: B
CHECKED: DM	SCALE:	
SHEET: 12 OF 15	JOB NO: 4496	



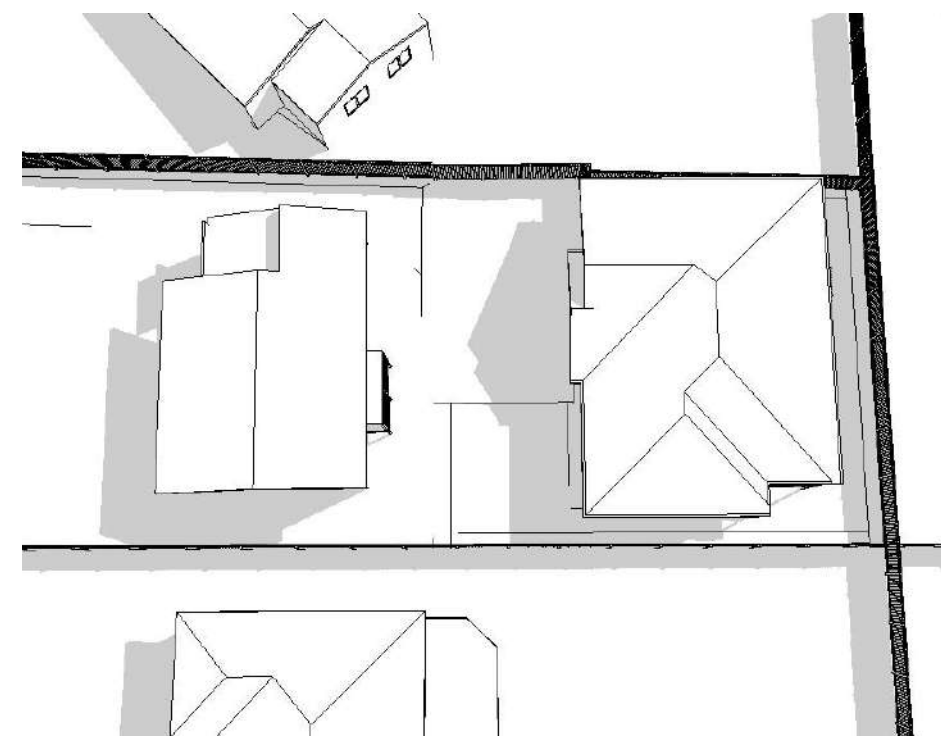
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SEPT 9AM



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SEPT 12PM



-

SEPT 3PM

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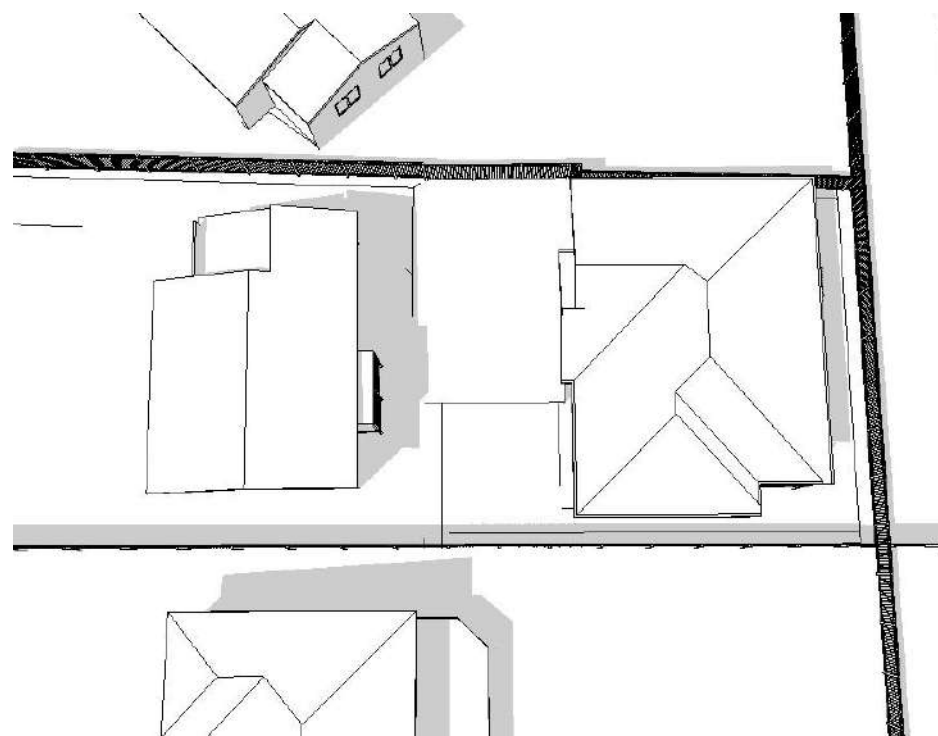
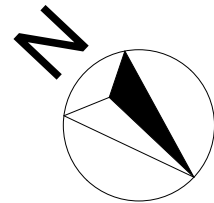
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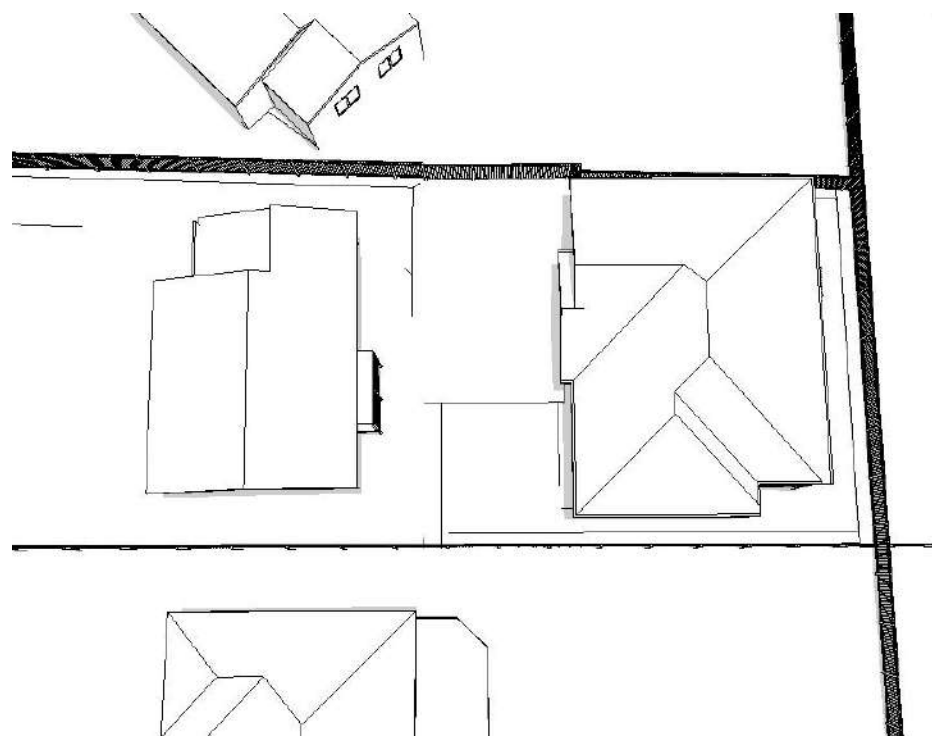
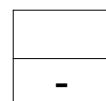
PROPOSED DUAL OCCUPANCY

SUN DIAGRAMS (SEPT)

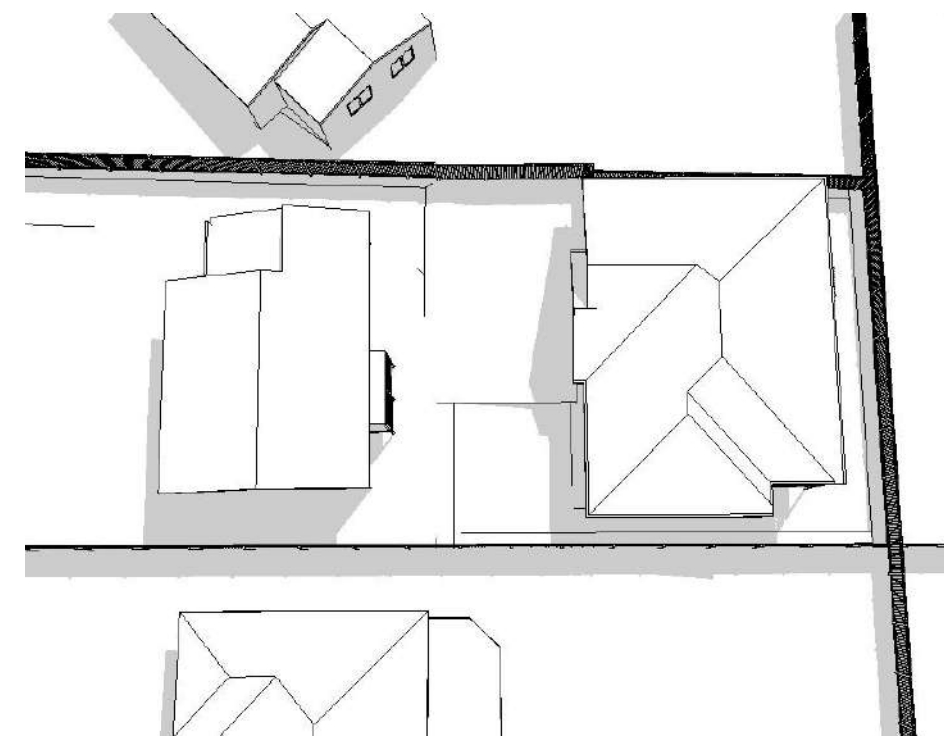
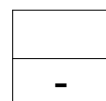
DRAWN: DM	DATE: 26.08.26	REV: B
CHECKED: DM	SCALE:	
SHEET: 13 OF 15	JOB NO: 4496	



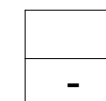
DEC 9AM



DEC 12PM



DEC 3PM



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SUN DIAGRAMS (DEC)

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PROPOSED DUAL OCCUPANCY		
B85 MANOEUVRABILITY		
DRAWN: DM	DATE: 26.08.26	REV: B
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SHEET: 15 OF 15	JOB NO: 4496	

RFI-01A

All existing habitable rooms/openings shown in relation to shared driveway and parking

SHARED DRIVEWAY / ACCESSWAY - PROPOSED REAR DWELLING VEHICLE ACCESS



NW-01 Bedroom 1: habitable; existing fixed obscure glazing and internal blackout blind retained. Existing finished floor level at the rear/NW bedroom window is 1.20 m above adjacent ground (site advice).

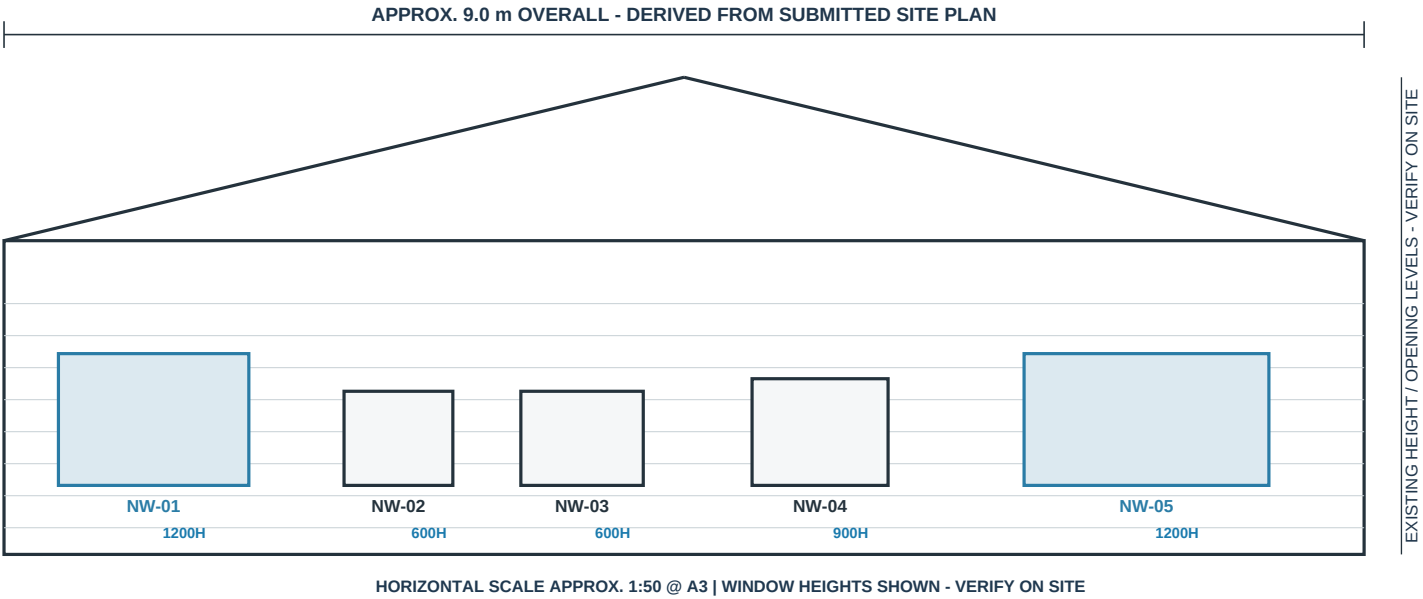
NW-05 Kitchen: habitable under the Tasmanian Planning Scheme definition; existing opening retained and privacy treatment remains applicable. WC, bathroom and laundry are non-habitable. Dining and living areas are habitable. Window opening heights and sill heights are scheduled on RFI-01B. Planning dimensions are to be verified on site before construction.

[illegible]

Parking at the street/front of the existing dwelling is allocated to the existing dwelling. Rear dwelling vehicle access continues past the north-west side via the shared driveway.

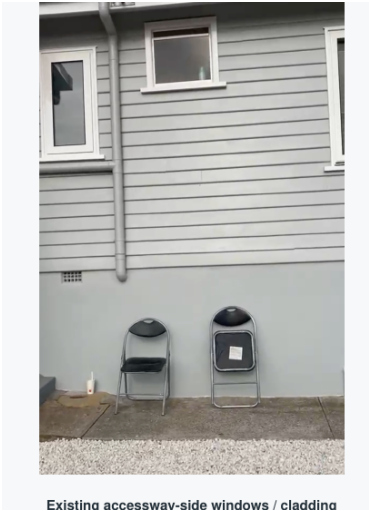
ID	ROOM	TYPE	STATUS / TREATMENT	RFI
NW-01	Bedroom 1	Habitable	Existing obscure glazing retained	A3 privacy
NW-02	WC	Non-habitable	Existing	For completeness
NW-03	Bathroom	Non-habitable	Existing	For completeness
NW-04	Laundry	Non-habitable	Existing	For completeness
NW-05	Kitchen	Habitable	Existing opening; privacy treatment retained / refer RFI-03	A3 privacy
SW-01	Bedroom 2	Habitable	Existing	Shown on SW elevation
SW-02	Bedroom 1	Habitable	Existing obscure glazing retained	Shown on SW elevation
SW-03	Entry door	Door	Existing	Shown on SW elevation
SW-04	Living	Habitable	Existing	Shown on SW elevation

NORTH-WESTERN ELEVATION - SHARED DRIVEWAY SIDE

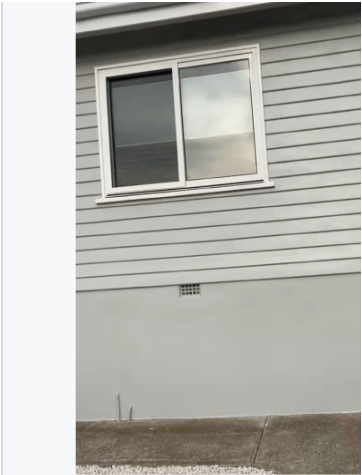


BEDROOM 1 / NW-01: existing finished floor level is 1.20 m above adjacent ground at the rear/NW bedroom window (site advice). Planning sill shown at approx. 900 mm above FFL, giving an indicative sill level approx. 2.10 m above adjacent ground/shared driveway. Existing fixed obscure glazing is retained. NW-05 is the kitchen window and remains a habitable-room opening for planning purposes.

EXISTING-CONDITION PHOTO REFERENCE



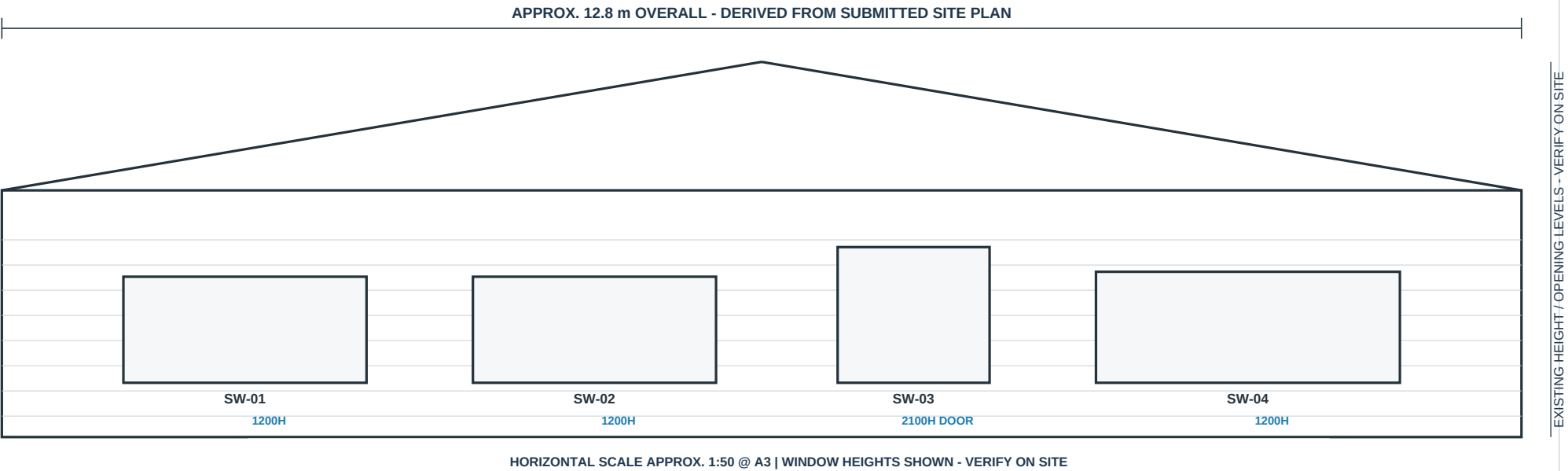
Existing accessway-side windows / cladding



Existing bedroom privacy glazing

Existing NW/accessway-side cladding and windows - supplied photographs

SOUTH-WESTERN ELEVATION - STREET / FRONT PARKING SIDE



SW elevation openings are existing and retained. Front parking is allocated to the existing dwelling; no rear-dwelling standing bay is proposed immediately against this elevation. All opening positions are shown for Council privacy assessment.

EXISTING OPENING HEIGHT SCHEDULE - PLANNING

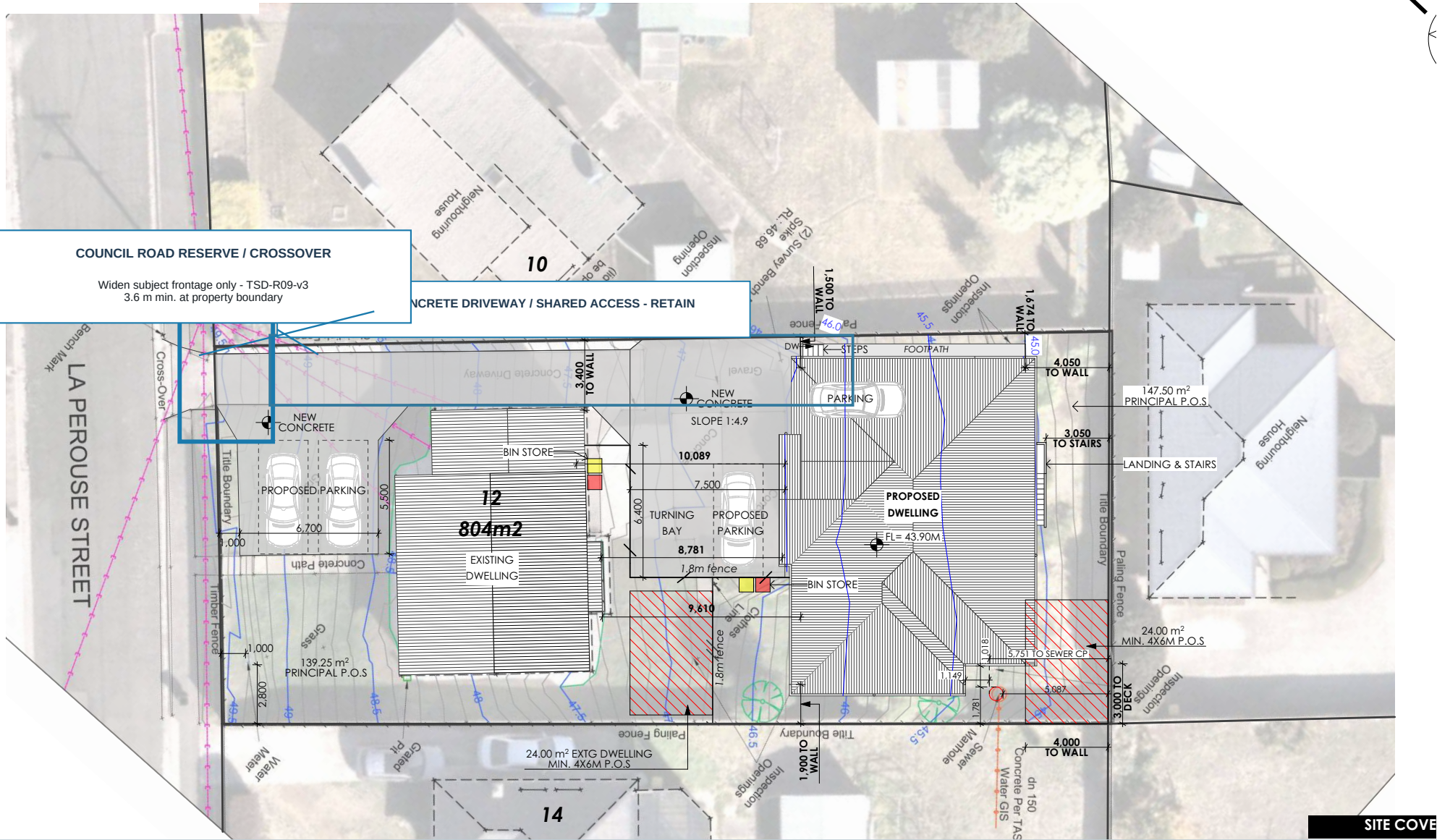
Heights below are planning dimensions for the RFI response. Existing conditions are to be site-verified before construction / glazing orders.

ID	ROOM	OPENING H	SILL AFFL	STATUS
NW-01	Bed 1	1200	900	Habitable / obscure
NW-02	WC	600	1500	Non-habitable
NW-03	Bath	600	1500	Non-habitable
NW-04	Laundry	900	1200	Non-habitable
NW-05	Kitchen	1200	900	Habitable / privacy
SW-01	Bed 2	1200	900	Habitable
SW-02	Bed 1	1200	900	Habitable / obscure
SW-03	Entry	2100	0	Door
SW-04	Living	1200	900	Habitable

IMPORTANT: Kitchen remains a habitable room under the Tasmanian Planning Scheme definition. Do not relabel NW-05 as non-habitable for Council lodgement.

SITE-SPECIFIC PLAN - EXISTING + PROPOSED DRIVEWAY / CROSSOVER

ORIGINAL DA SITE PLAN - RFI REV D OVERLAY



PLAN NOTES: EXISTING crossover/driveway retained except widening at the subject frontage, PROPOSED NEW CONCRETE is shown on the architectural plan. Existing front-dwelling parking remains at the street/front. Rear-dwelling vehicles use the shared driveway to the rear turning bay / garage. No road-reserve or crossover work is proposed on adjoining properties.

COUNCIL / TSD-R09-v3 NOTES

- 1 LANDOWNER CONSENT**
Completed Council Landowner Consent Form dated 14/09/2026 accompanies this plan.
- 2 ROAD RESERVE**
The crossover widening occupies only the La Perouse Street road reserve directly in front of No. 12.
- 3 STANDARD**
All crossover alterations are to comply with TSD-R09-v3 - Urban Roads Driveways.
- 4 WIDTH**
Minimum crossover / driveway width is 3.6 m at the property boundary, subject to Council acceptance.
- 5 EXISTING WORK**
Existing crossover and internal concrete driveway are retained except where expressly shown widened.
- 6 PROPOSED WORK**
New crossover concrete / widening and new internal hardstand are to be clearly distinguished from existing work.
- 7 NO ADJOINING WORK**
No crossover, concrete or road-reserve work is proposed on adjoining properties.
- 8 VEHICLE USE**
Front dwelling parking remains at the street/front; rear dwelling uses the shared accessway, turning bay and garage.
- 9 FINAL LEVELS**
Kerb profile, footpath, grades, drainage interfaces, services and tie-in levels are to be field verified to Council requirements.
- 10 READ WITH**
Read with architectural site plan, B85 manoeuvrability drawing and CT Engineering stormwater/service drawings.

TSD-R09-v3 - CONSTRUCTION / PROFILE SUMMARY

150 mm N25 REINFORCED CONCRETE - SL72 MESH CENTRALLY LOCATED



TSD-R09-v3 B85 domestic vehicle profile. Edge-tool / broom finish. Transition wings and final kerb/footpath tie-in to suit existing conditions and Council approval. Road-opening / works-in-road-reserve approval remains required before construction.

LANDOWNER CONSENT - INCLUDED

Requester: TBOJ Investments Pty Ltd (Attn: Luke Powell)
Council land: La Perouse Street road reserve directly in front of 12 La Perouse Street
Purpose: alter / widen existing crossover for rear-dwelling access
Standard nominated: TSD-R09-v3
Declaration signed: Luke Ernest Powell - 14/09/2026

FORM COMPLETED / ATTACHED

A2 - PROPOSED DWELLING HABITABLE WINDOWS / DECK

W6 / W11 / W12 - PRIVACY GLAZING OVERRIDE

W6, W11 and W12 are to have permanently fixed obscure glazing across the full window width within the privacy zone to not less than 1.7 m above the finished floor level. The obscure treatment within that required privacy zone is to provide uniform transparency of not more than 25%. Any clear glazing is permitted only above 1.7 m AFFL.

REAR DECK: provide a permanently fixed privacy screen to the affected rear-facing edge, commencing at finished deck floor level and extending a minimum 1.7 m vertically. Screen transparency is not to exceed 25%.

THIS RFI-03 NOTE OVERRIDES ANY CONFLICTING “CLEAR”, “FROSTED” OR EARLIER PRIVACY DESCRIPTION IN THE BASE WINDOW SCHEDULE.

A3 - EXISTING DWELLING / SHARED DRIVEWAY & PARKING

- 1

All existing habitable rooms and relevant windows / glazed doors are identified on RFI-01A, with NW and SW elevations and opening heights on RFI-01B.
- 2

NW-01 Bedroom 1 is a habitable-room window. Existing fixed obscure glazing is retained. Existing FFL at this rear/NW bedroom window is 1.20 m above adjacent ground (site advice); planning sill is shown approx. 900 mm AFFL.
- 3

NW-05 serves the kitchen. Under the Tasmanian Planning Scheme definition, a kitchen is a habitable room; it is therefore not labelled non-habitable. Existing/privacy treatment remains identified to avoid conflict with Clause 8.4.6 A3.
- 4

WC, bathroom and laundry are non-habitable and are shown for completeness. Dining and living areas remain habitable.
- 5

Front parking is allocated to the existing dwelling. Rear-dwelling vehicles use the shared accessway to the rear garage / hardstand; no rear-dwelling standing bay is proposed immediately against the SW elevation.
- 6

Window opening heights / sill levels are planning dimensions and are to be field verified before any construction or glazing order. No enlargement, relocation or new window/door opening is proposed to the existing dwelling.

PLAN SET OVERRIDES / LODGEMENT CHECK

SITE PLAN / SHEET 4 OF 15

Crossover note revised to TSD-R09-v3; shared driveway and parking allocation clarification added.

ELEVATIONS / SHEETS 8-9 OF 15

RFI privacy glazing / deck-screen note applies and overrides earlier wording.

B85 MANOEUVRABILITY / SHEET 15 OF 15

Swept paths to be read with RFI-02 and TSD-R09-v3 crossover geometry.

FLOOR PLAN / SHEET 7 OF 15

W6 / W11 / W12 privacy note superseded by this RFI-03: fixed obscure glazing to 1.7 m AFFL and <=25% transparency.

WINDOW SCHEDULE / SHEET 10 OF 15

Glazing cells are overridden by RFI-03 for W6 / W11 / W12 to avoid any conflict.

COUNCIL LANDOWNER CONSENT

COMPLETED / INCLUDED

Completed City of Clarence Council Landowner Consent Form is included in the combined submission package. The form identifies the subject road reserve, the crossover widening, TSD-R09-v3 and confirms no crossover work is proposed on adjoining properties.