



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064636

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 4A Conara Road, Montagu Bay (with access over 4 Conara Road, Montagu Bay)

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 16/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 16/11/2026. 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 16/11/2026.

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 Alterations & Additions**

Location: **4a Conara Road, Montagu Bay with access over 4 Conara Road**

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 165080	FOLIO 1
EDITION 5	DATE OF ISSUE 09-Apr-2025

SEARCH DATE : 18-Sept-2026

SEARCH TIME : 03.50 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan [165080](#)Derivation : Part of 232 Acres & Part of 217 Acres Gtd. to A.
MontaguPrior CT [216335/23](#)SCHEDULE 1[N242875](#) TRANSFER to ROSA ANGELICA SUNNUCKS and RICHARD THOMAS
SUNNUCKS Registered 09-Apr-2025 at 12.01 pmSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP[165080](#) EASEMENTS in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER ALAIN PHILIPPE PASTRE SUSAN MARY ELEANOR DUNSFORD-PASTRE FOLIO REFERENCE C.T. 216335/23</p> <p>GRANTEE PART OF 232-0-0 & PART OF 217-0-0 GTD. TO A. MONTAGU</p>		<p>PLAN OF SURVEY</p> <p>BY SURVEYOR CHRISTOPHER LEWIS ANDREWS 57 MT. RUMNEY ROAD, MT RUMNEY</p> <p>LOCATION CITY OF CLARENCE</p> <p>SCALE 1: 250 LENGTHS IN METRES</p>		<p>REGISTERED NUMBER SP165080</p> <p>APPROVED EFFECTIVE FROM - 1 MAR 2013 <i>Alice Kawa</i> Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No 107 (5225-33)	LAST UPI No HLF59	LAST PLAN No P.67781	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



(SP.108639)

(482/5 D)

(P 67781)
(23/39 NS)

CONARA ROAD

114°09'50"

27.45 18.40

(P 67781)

2 625m² 1 403m²

22.97 22.94 200°18' 22.89 204°21'

19°36' (3.61)

RIGHT OF WAY.

294°10' 25.21 67°14' 2.73 (5.61)

R.O.W. (PRIVATE) DRAINAGE & SERVICE
VARIABLE WIDTH EASEMENT 3.00 WIDE

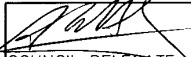
27.16 16.78

294°09'50"

(P 67379)
(12/35 NS)

(P.248809)
(413/2 D)

8007


COUNCIL DELEGATE 20-2-13
DATE

<p>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>Registered Number</p> <p>SP165080</p>
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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.

Right of Way

Lot 1 is together with a right of carriageway over the area marked R.O.W. (Private) variable width on the Plan.

Lot 1 is together with a drainage and service easement over the area marked "Drainage & Service Easement 3.00 wide on the Plan.

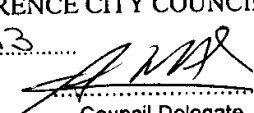
EASEMENTS CONTINUED ON PAGE 3

Interpretation

"Service easement" means:

1. The owner of the lot benefited may:
 - (a) use each lot burdened, but only within the site of this easement to provide services to or from each lot burdened, and
 - (b) do anything reasonably necessary for that purpose, including:
 - entering the lot burdened, and
 - taking anything onto the lot burdened, and
 - carrying out work, such as constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment.
2. In exercising those powers, the owner of the lot benefited must:

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: S. M. E. Dunsford-Pastre & A. P. Pastre</p> <p>FOLIO REF: C.T. 216335/23</p> <p>SOLICITOR Gunson Williams & REFERENCE: Ms. Marica Duvnjak</p>	<p>PLAN SEALED BY: CLARENCE CITY COUNCIL</p> <p>DATE: 20-2-2013</p> <p>30-2008/99</p> <p>REF NO.</p> <p></p> <p>Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP165080
SUBDIVIDER: S. M. E Dunsford-Pastre & A. P. Pastre FOLIO REFERENCE: C.T. 216335/23	

- (a) ensure all work is done properly, and
 - (b) cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened, and
 - (c) cause as little damage as is practicable to the lot burdened and any improvement on it, and
 - (d) restore the lot burdened as nearly as is practicable to its former condition, and
 - (e) make good any collateral damage.
3. For the purposes of this easement, services includes supply of water, gas, electricity and telecommunications and discharge of sewage, stormwater, sullage and other fluid wastes.

"Drainage easement" means:

A right of drainage (including the right of construction of drains) for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from the dominant tenement or any such part thereof over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last mentioned land and the right for every such person and his surveyors and workmen from time to time and at all times hereafter if he or they should think fit to enter into and upon the last mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

Signed by Susan Mary Eleanor
Dunsford-Pastre in the presence of

Witness signature.....

Print full name.....

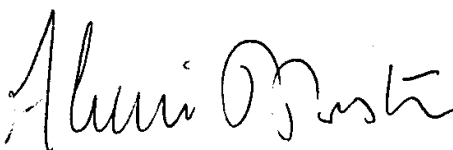
Occupation.....

Full address.....

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 165 080
SUBDIVIDER: S. M. E Dunsford-Pastre & A. P. Pastre FOLIO REFERENCE: C.T. 216335/23	

Signed by Alain Philippe Pastre
in the presence of

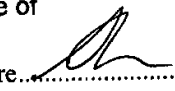


Witness signature.....

Print full name.....

Occupation.....

Full address.....



Constable Shelby THOMAS

Police Officer

Tasmania Police

EASEMENTS CONTINUED

Lot 2 on the Plan is subject to a right of carriageway (appurtenant to Lot 1) over the Right of Way (Private) variable width shown passing through such lot.

Lot 2 on the Plan is subject to a drainage easement & service easement (appurtenant to Lot 1) over the Drainage & Service Easement 3.00 wide shown passing through such lot.

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.

SEARCH OF TORRENS TITLE

VOLUME 165080	FOLIO 2
EDITION 3	DATE OF ISSUE 23-Feb-2026

SEARCH DATE : 27-Oct-2026

SEARCH TIME : 12.12 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan [165080](#)Derivation : Part of 232 Acres & Part of 217 Acres Gtd. to A.
MontaguPrior CT [216335/23](#)SCHEDULE 1[M467086](#) TRANSFER to GREGORY DONALD MONAGHAN and TAMMY ANN
MONAGHAN Registered 23-June-2014 at 12.01 pmSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP165080](#) EASEMENTS in Schedule of Easements[D129167](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 23-June-2014 at 12.02 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER ALAIN PHILIPPE PASTRE SUSAN MARY ELEANOR DUNSFORD-PASTRE FOLIO REFERENCE C.T. 216335/23 GRANTEE PART OF 232-0-0 & PART OF 217-0-0 GTD. TO A. MONTAGU		PLAN OF SURVEY BY SURVEYOR CHRISTOPHER LEWIS ANDREWS 57 MT. RUMNEY ROAD, MT RUMNEY LOCATION CITY OF CLARENCE SCALE 1: 250 LENGTHS IN METRES		REGISTERED NUMBER SP165080 APPROVED EFFECTIVE FROM - 1 MAR 2013 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No 107 (5225-33)	LAST UPI No HLF59	LAST PLAN No P.67781	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

(SP.108639)

(482/5 D)

CONARA ROAD

(P.248809)
(413/2 D)

8007

[Signature]
 COUNCIL DELEGATE

20-2-13
 DATE



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

A. & R. SUNNUCKS
P-26020 - PROPOSED ALTERATIONS & ADDITIONS
4A CONARA ROAD,
MONTAGU BAY, TAS 7018

COVER SHEET

09-10-2026

001

OF

009

2 09-10-2026 ISSUED FOR CLIENT REVIEW
1 22-09-2026 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 (VOL2) 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.

SITE INFORMATION

CERTIFICATE OF TITLE REFERENCE:
PROPERTY IDENTIFICATION NUMBER:
LOCAL GOVERNMENT AREA:
PLANNING SCHEME:
PLANNING ZONE:
PLANNING OVERLAY/S:

LOT 1 ON SEALED PLAN 165080
3226398
CLARENCE CITY COUNCIL
TASMANIAN PLANNING SCHEME
GENERAL RESIDENTIAL
ROAD OR RAILWAY ATTENUATION AREA
AIRPORT OBSTACLE LIMITATION AREA

PROJECT INFORMATION

NCC BUILDING CLASSIFICATION:
NCC CLIMATE ZONE:
WIND CLASSIFICATION:
GEOTECHNICAL CLASSIFICATION:
BUSHFIRE ATTACK LEVEL:
CORROSION ENVIRONMENT:

CLASS 1a
ZONE 7
TBC
TBC
N / A
MEDIUM
REFER TO NCC HOUSING PROVISIONS STANDARD 2022 TABLE 6.3.9a

PROJECT CONSULTANTS

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

TBC
N / A

TBC
N / A
N / A
N / A
N / A
N / A
N / A

OSSA

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

CLIENT:

A. & R. SUNNUCKS

PROJECT:

P-26020
PROPOSED ALTERATIONS
& ADDITIONS

4A CONARA ROAD,
MONTAGU BAY, TAS 7018

SHEET:

PROJECT INFORMATION

09-10-2026

002 OF 009

Document Set ID: 6098656
Version: 1, Version Date: 29/10/2026

SITE AREAS - EXISTING		
AREA	m²	% of SITE
EXISTING 2 STOREY DWELLING	100.4 m²	24.9%
EXISTING TIMBER DECKS	68.3 m²	17.0%
EXISTING BUILDINGS	168.7 m²	41.9%
EXISTING CONCRETE DRIVEWAY	57.1 m²	14.2%
REMAINING SITE AREA	176.8 m²	43.9%
SITE AREAS	233.9 m²	58.1%
TOTAL	402.6 m²	100.0%

OSSA

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

CLIENT:

A. & R. SUNNUCKS

PROJECT:

P-26020
PROPOSED ALTERATIONS
& ADDITIONS

4A CONARA ROAD,
MONTAGU BAY, TAS 7018

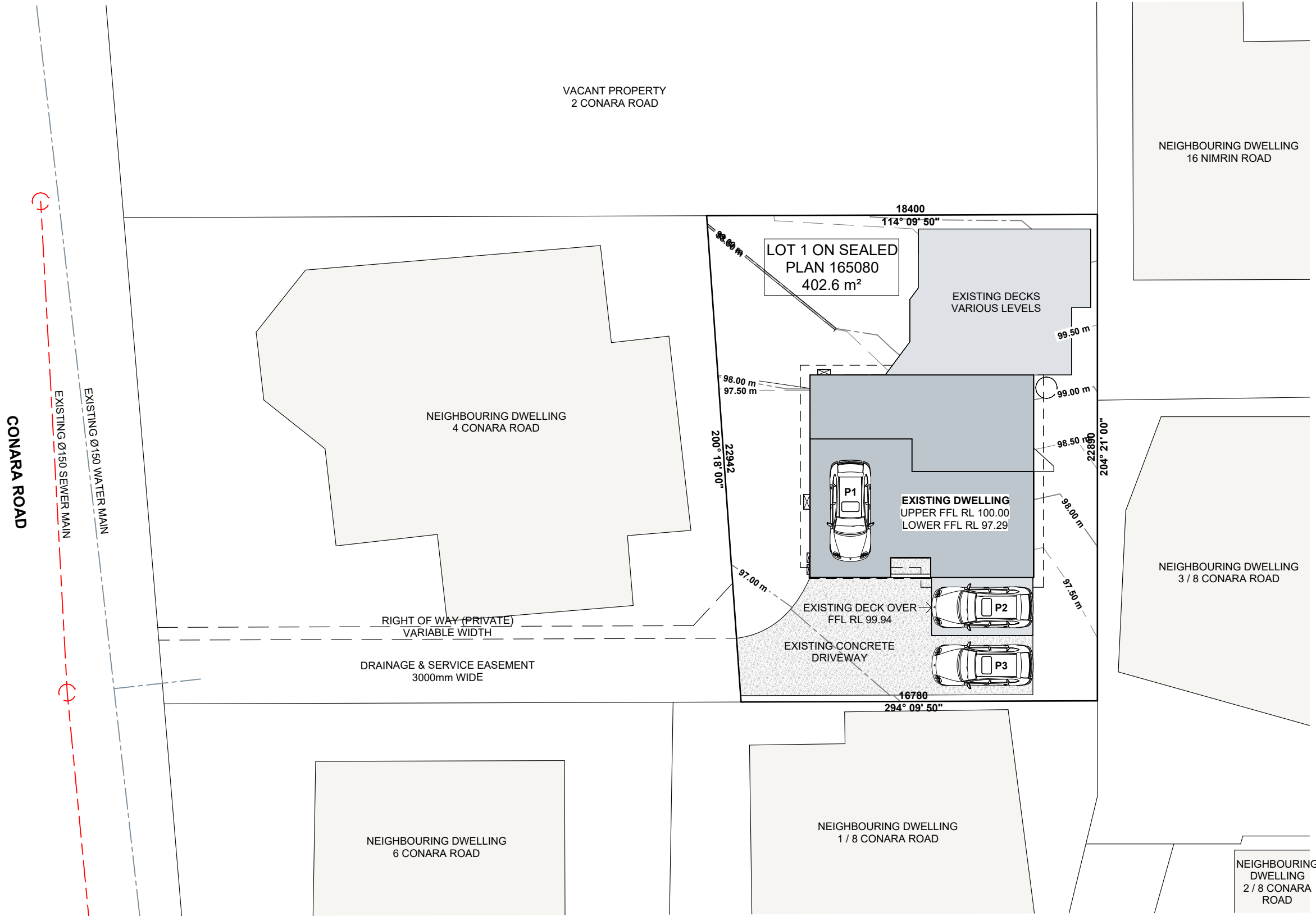
SHEET:

EXISTING SITE PLAN

1 : 200
09-10-2026

003 OF 009

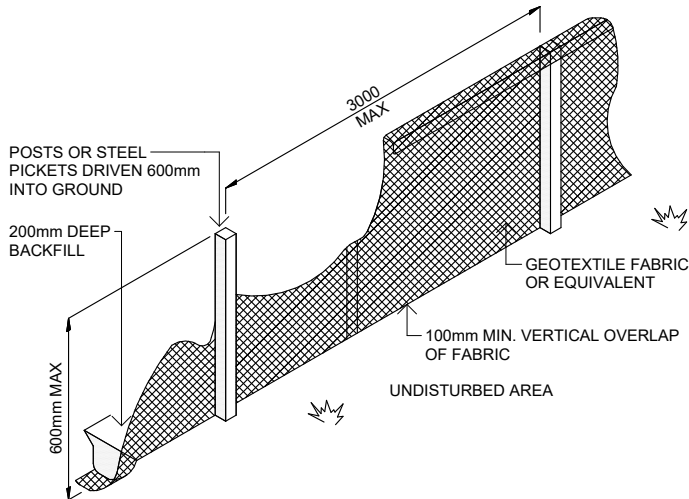
Document Set ID: 6098656
Version: 1, Version Date: 29/10/2026



EXISTING SITE PLAN
1 : 200

CUT & FILL NOTES

- 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
- IDENTIFY AREAS OF BARE SOIL ESPECIALLY ON SLOPES GREATER THAN 3:1 THAT MAY NEED EROSION CONTROL MATS OR EROSION CONTROL BLANKETS
- PROVIDE 600H GEOFABRIC 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
- PROVIDE STABILISED SITE ACCESS VIA GRAVEL EXISTING DRIVEWAY / CROSSOVER
- BUILDER TO ENSURE ADEQUATE PROTECTION PREVENTION METHODS ARE INSTALLED TO PROTECT PUBLIC / CONTRACTORS / OCCUPANTS FROM INJURY



SEDIMENT FENCE DETAIL
1 : 250

OSSA

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www.ossa.design

CLIENT:

A. & R. SUNNUCKS

PROJECT:

P-26020
PROPOSED ALTERATIONS
& ADDITIONS

4A CONARA ROAD,
MONTAGU BAY, TAS 7018

SHEET:

PROPOSED SITE PLAN

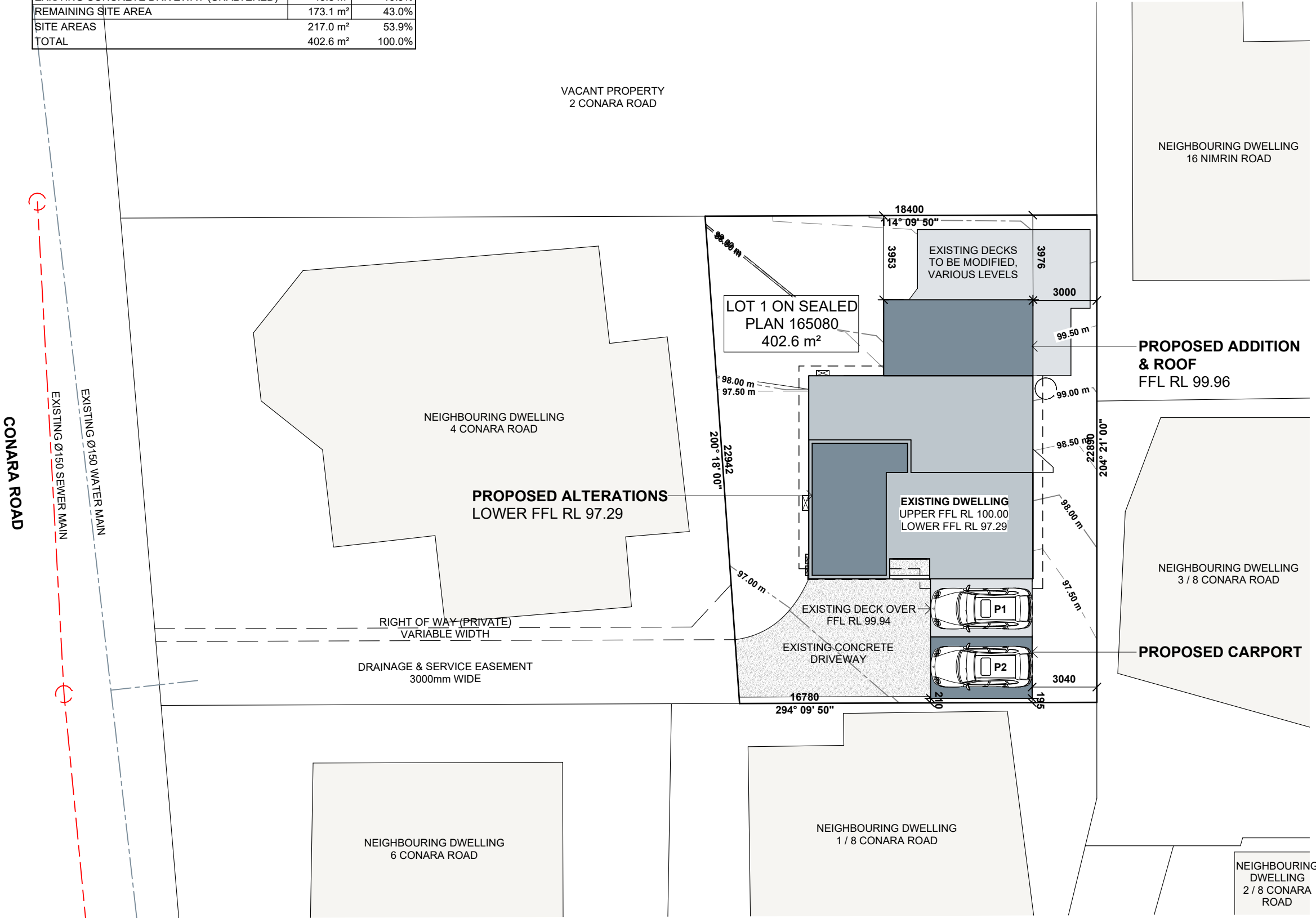
SCALE VARIES
09-10-2026

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SITE AREAS - PROPOSED		
AREA	m²	% of SITE
EXISTING 2 STOREY DWELLING (UNALTERED)	77.4 m²	19.2%
EXISTING TIMBER DECKS (UNALTERED)	46.5 m²	11.6%
EXISTING BUILDINGS	123.9 m²	30.8%
PROPOSED ADDITION & ROOF	25.0 m²	6.2%
PROPOSED ALTERATIONS	22.9 m²	5.7%
PROPOSED CARPORT	13.8 m²	3.4%
PROPOSED BUILDINGS	61.8 m²	15.3%
EXISTING CONCRETE DRIVEWAY (UNALTERED)	43.8 m²	10.9%
REMAINING SITE AREA	173.1 m²	43.0%
SITE AREAS	217.0 m²	53.9%
TOTAL	402.6 m²	100.0%



PROPOSED SITE PLAN
1 : 200

DEMOLITION NOTES

- 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.
- ALL DEMOLITION TO BE CARRIED OUT DURING PERMIT HOURS ONLY.
- BUILDER TO ENSURE ADEQUATE PROTECTION PREVENTION METHODS ARE INSTALLED TO PROTECT PUBLIC / CONTRACTORS / OCCUPANTS FROM INJURY.
- SITE TO BE KEPT CLEAN AND TIDY DURING DEMOLITION.
- MAKE GOOD ALL AFFECTED SURFACES & FINISHES FOR FUTURE USE.
- DISPOSAL OF ALL WASTE MATERIAL SHALL BE AT AN APPROVED REFUSE SITE.
- ALL CONTRACTORS TO CONFIRM ALL EXISTING MEASUREMENTS & PROPOSED SCOPE OF WORKS PRIOR TO STARTING ANY WORKS.
- 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.
- ALL MATERIALS, FINISHES & PRODUCTS SHALL BE RE-USED / SALVAGED WHERE POSSIBLE AND APPROPRIATE.
- BUILDER TO PROVIDE ADEQUATE MEASURES TO PREVENT TRACKING OF MUD AND DEBRIS ONTO ROAD.
- DISCONNECT AND MAKE SAFE / TEMPORARILY CAP / DIVERT EXISTING SERVICES AFFECTED AS REQUIRED TO THE REQUIREMENTS OF RELEVANT AUTHORITIES.
- 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

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CLIENT:

A. & R. SUNNUCKS

PROJECT:

P-26020
PROPOSED ALTERATIONS
& ADDITIONS

4A CONARA ROAD,
MONTAGU BAY, TAS 7018

SHEET:

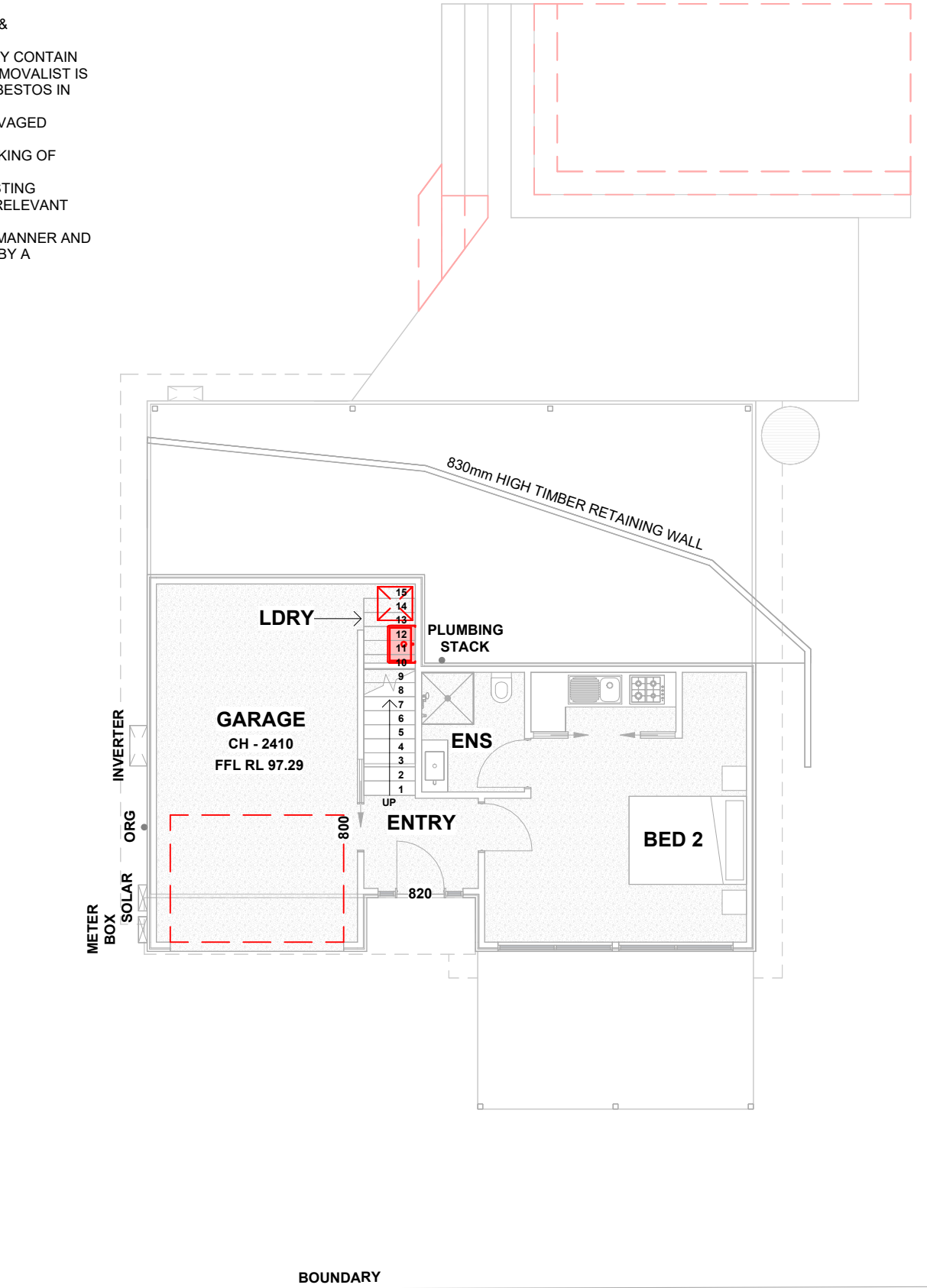
EXISTING / DEMOLITION
FLOOR PLANS

1 : 100
09-10-2026

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Document Set ID: 6098656

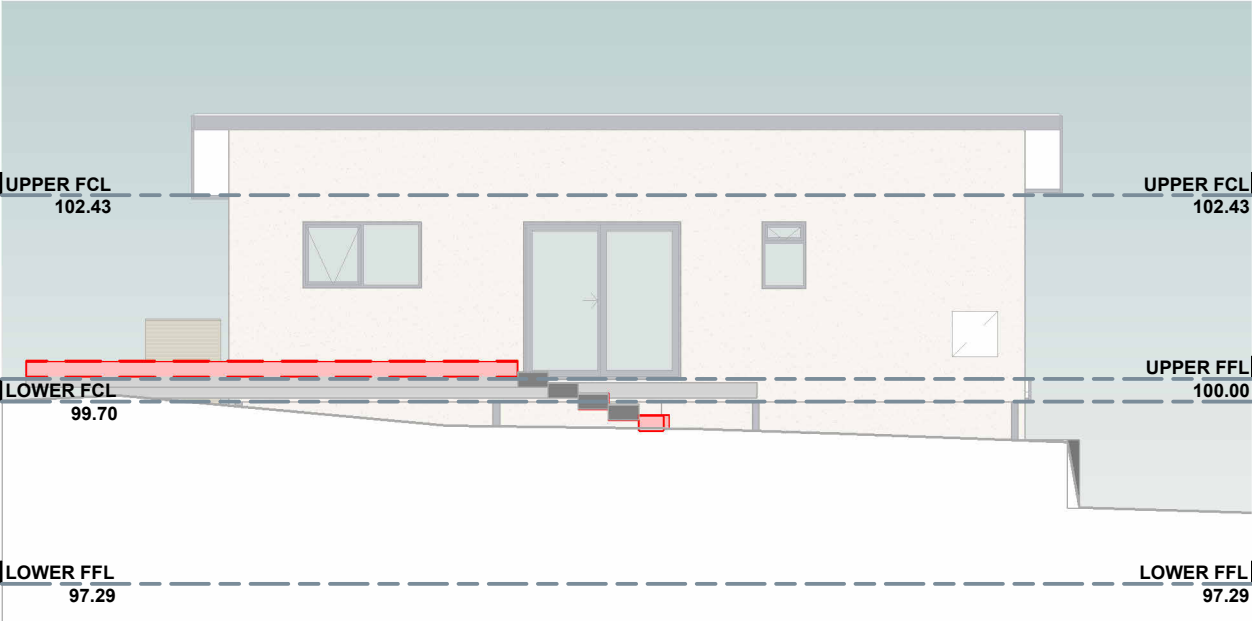
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EXISTING LOWER FLOOR PLAN
1 : 100



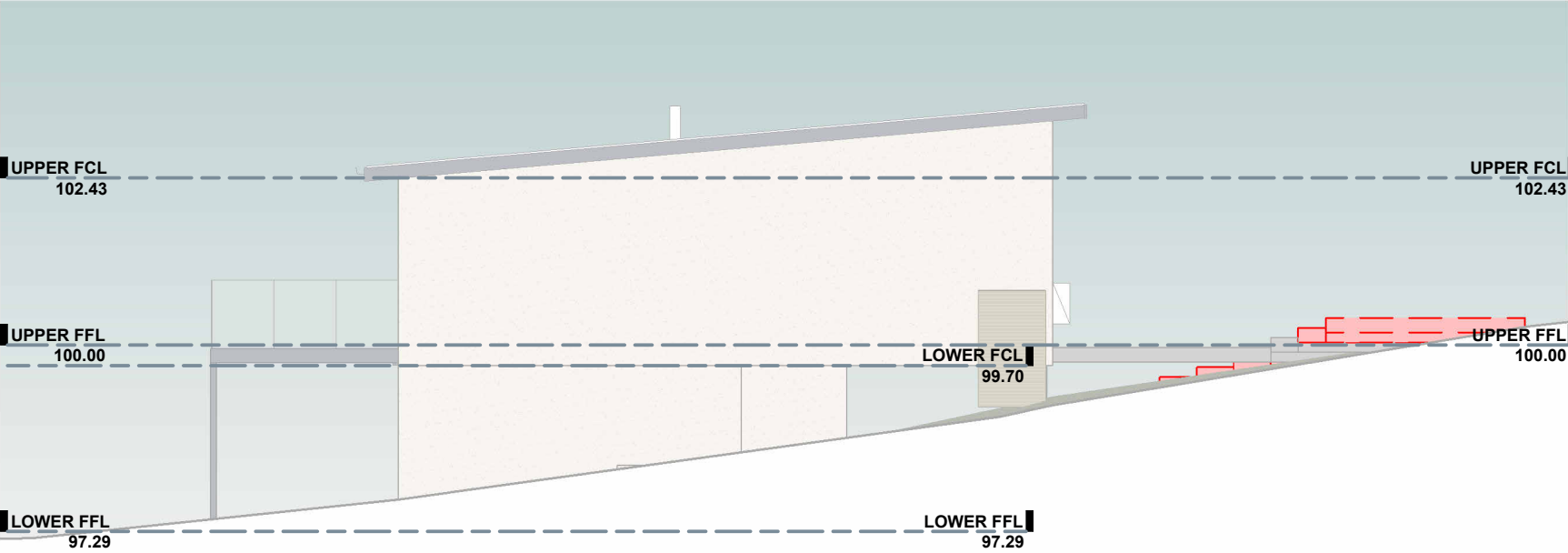
EXISTING UPPER FLOOR PLAN
1 : 100



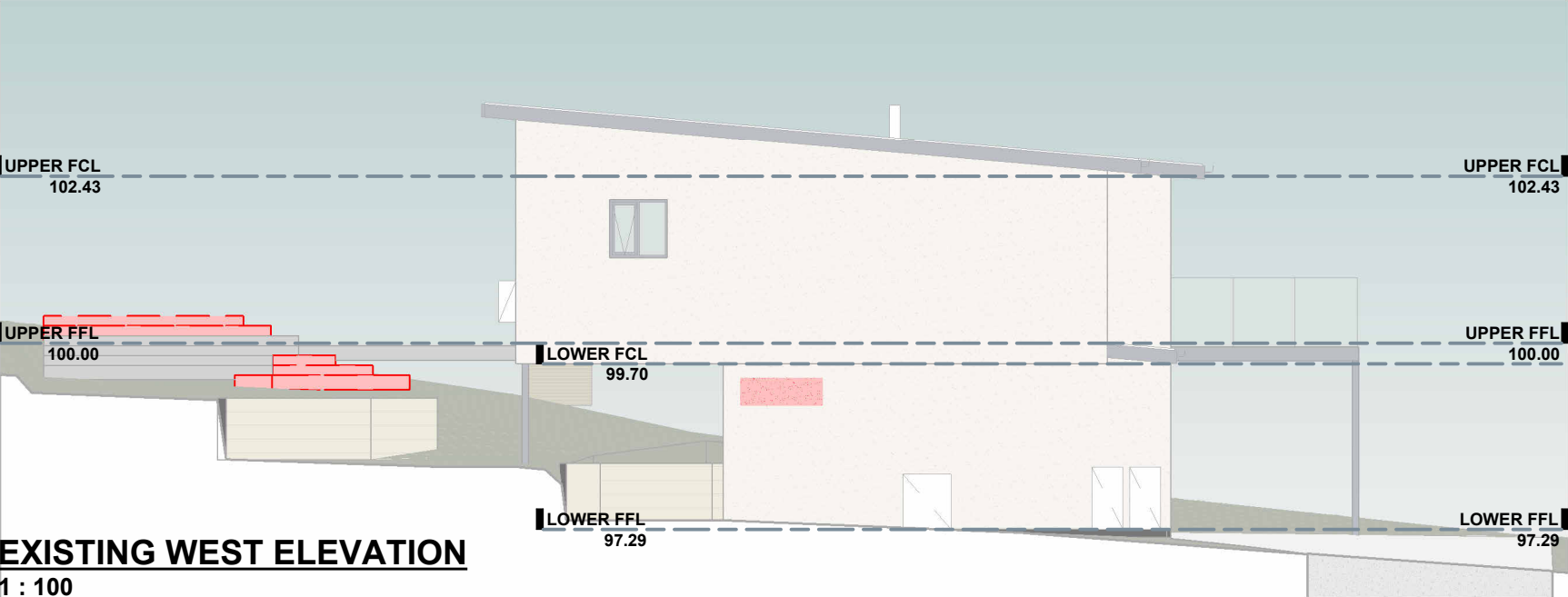
EXISTING NORTH ELEVATION
1 : 100



EXISTING SOUTH ELEVATION
1 : 100



EXISTING EAST ELEVATION
1 : 100



EXISTING WEST ELEVATION
1 : 100

DEMOLITION NOTES

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5. MAKE GOOD ALL AFFECTED SURFACES & FINISHES FOR FUTURE USE.
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DEMOLITION LEGEND

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

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CLIENT:
A. & R. SUNNUCKS

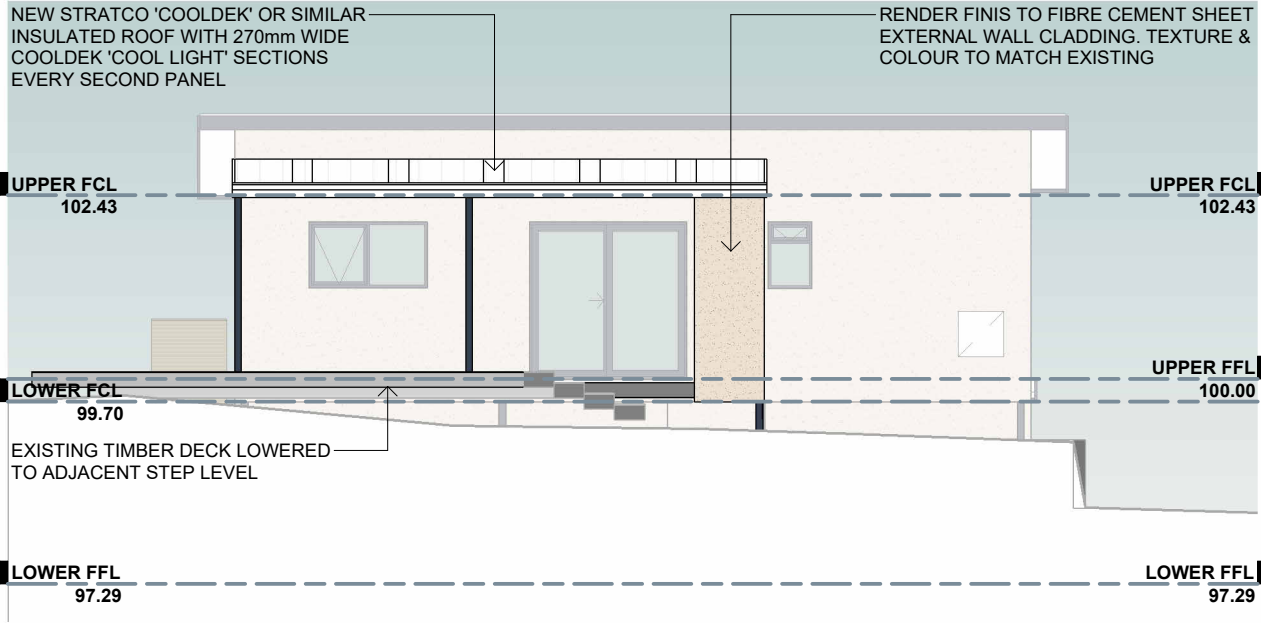
PROJECT:
P-26020
PROPOSED ALTERATIONS
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4A CONARA ROAD,
MONTAGU BAY, TAS 7018

SHEET:
EXISTING / DEMOLITION
ELEVATIONS

1 : 100
09-10-2026

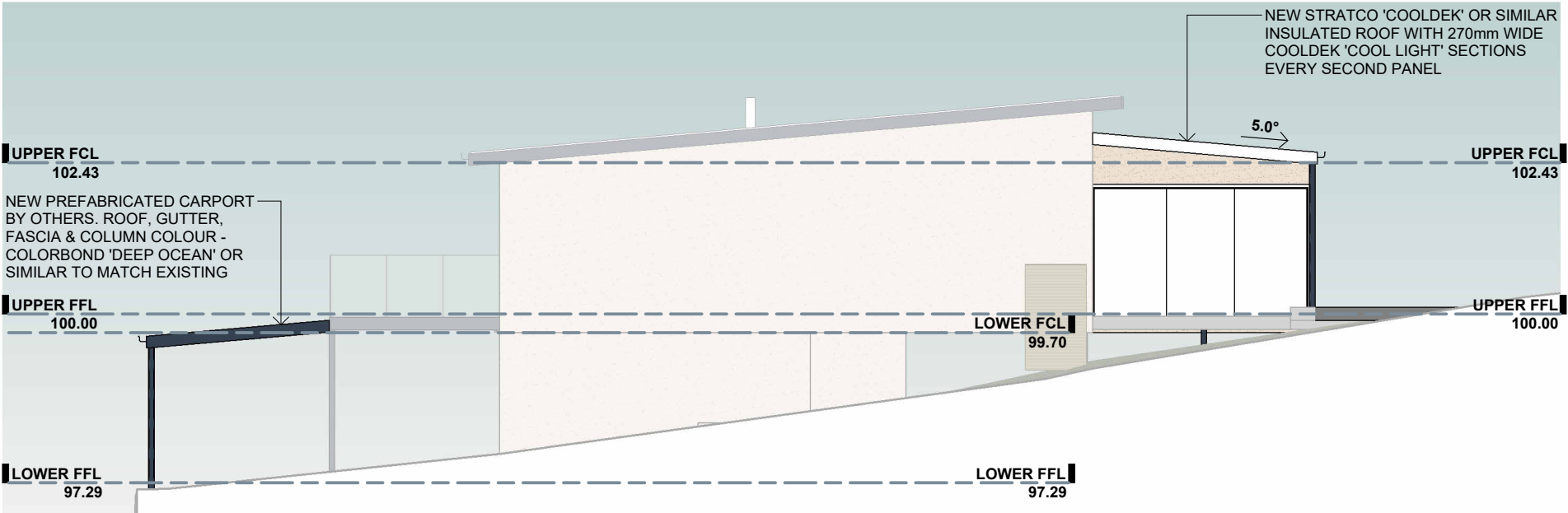
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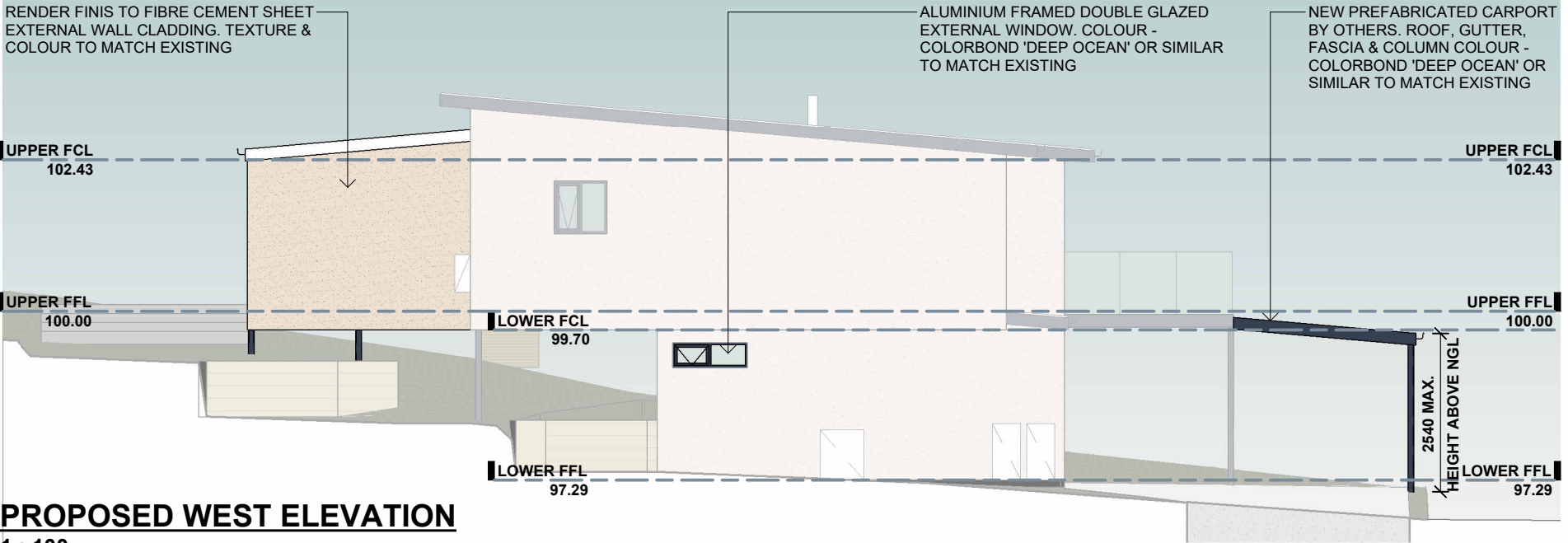
PROPOSED NORTH ELEVATION
1 : 100



PROPOSED SOUTH ELEVATION
1 : 100



PROPOSED EAST ELEVATION
1 : 100



PROPOSED WEST ELEVATION
1 : 100

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& ADDITIONS

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SHEET:
PROPOSED ELEVATIONS

PERSPECTIVE NOTES:
SHADOWS SHOWN ON 21-12-2026 AT 10am



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SHEET:
PROPOSED PERSPECTIVES

09-10-2026
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