



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/059429

PROPOSAL: Additions & Alterations & Outbuilding (Multiple Dwelling)

LOCATION: 2/652 Oceana Drive, Tranmere

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 19/03/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 19/03/2026 00:00:00. 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 19/03/2026 00:00:00.

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: Alterations & additions, outbuilding.

Location: Unit 2, 652 Oceana Drive, Tranmere, 7018

Personal Information Removed



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: **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 161443	FOLIO 2
EDITION 3	DATE OF ISSUE 26-Nov-2014

SEARCH DATE : 12-Jan-2026

SEARCH TIME : 01.01 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Strata Plan 161443 and a general unit entitlement operating for all purposes of the Strata Scheme being a 1 undivided 1/2 interest

Derived from Strata Plan 161443

Derivation : Part of 730 Acres Gtd to F. Butler & Anor

SCHEDULE 1

M489062 TRANSFER to GENEVIEVE JESSICA KONING Registered
26-Nov-2014 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property
Folio of the Register volume 161443 folio 0

SP139898 COVENANTS in Schedule of Easements

SP139898 FENCING PROVISION in Schedule of Easements

D143852 MORTGAGE to National Australia Bank Limited
Registered 26-Nov-2014 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 161443	FOLIO 0
EDITION 1	DATE OF ISSUE 07-Mar-2011

SEARCH DATE : 12-Jan-2026

SEARCH TIME : 01.01 pm

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme [161443](#)

Derivation : Part of 730 Acres Gtd to F. Butler & Anor

Prior CT [139898/43](#)

SCHEDULE 1

STRATA CORPORATION NUMBER [161443](#), 652 OCEANA DRIVE, TRANMERE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP139898](#) COVENANTS in Schedule of Easements

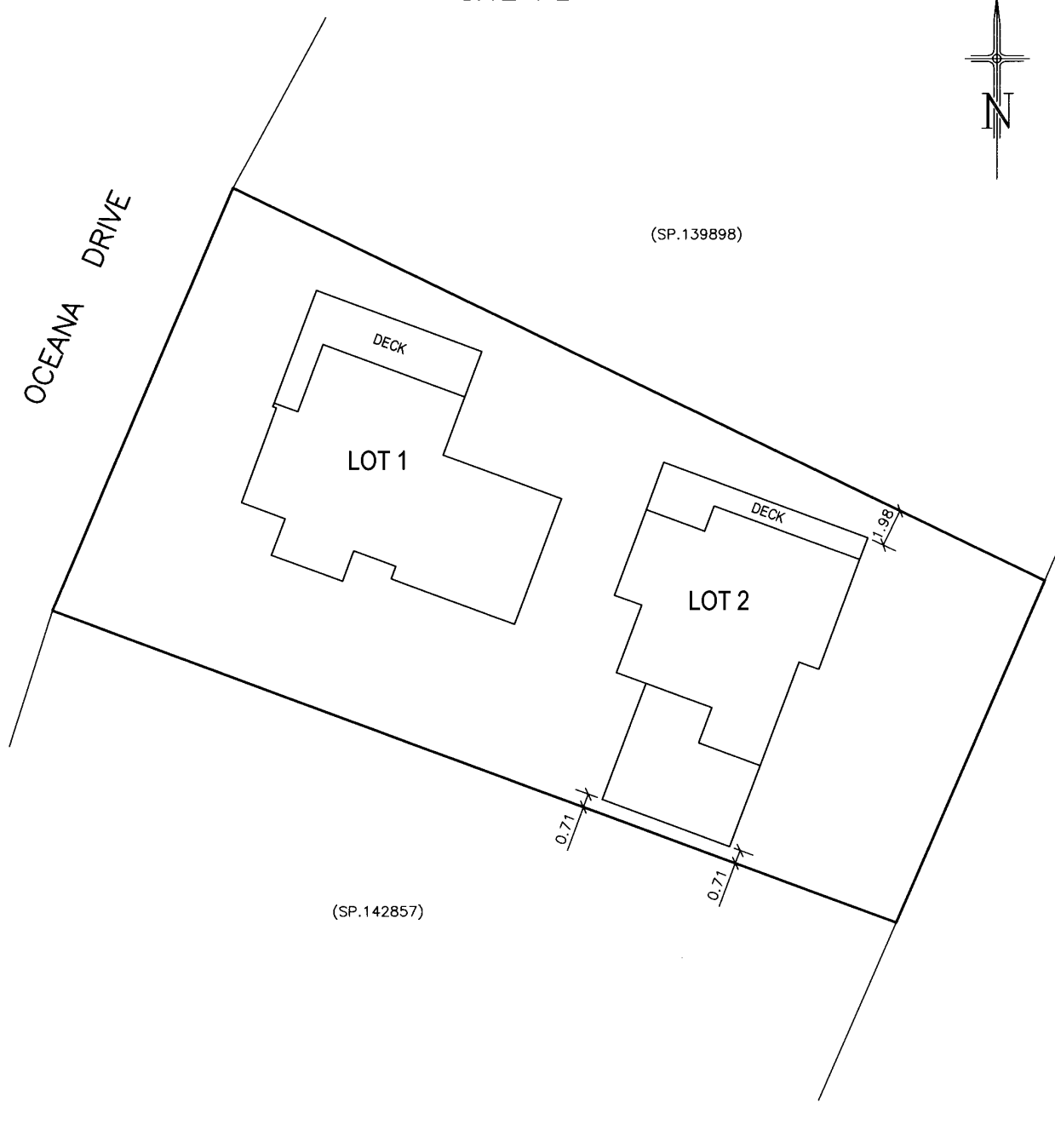
[SP139898](#) FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS


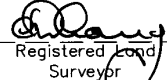
No unregistered dealings or other notations

CITY OF CLARENCE SUBURB/LOCALITY TRANMERE FOLIO REFERENCE CT.139898-43 SITE COMPRISES THE WHOLE OF LOT 43 ON PLAN No. SP.139898		STRATA PLAN SHEET 1 OF 3 SHEETS		REGISTERED NUMBER 161443
MAPSHEET MUNICIPAL CODE No.107		LAST UPI No. <i>GQP24</i>	SCALE 1:200	LENGTHS IN METRES
NAME OF STRATA SCHEME 652 OCEANA DRIVE TRANMERE			STRATA TITLES ACT 1998 REGISTERED 7 MAR 2011 <i>Mick Kava</i> Recorder of Titles	

SITE PLAN



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1.
(ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.

 Council Delegate	17-12-10 Date	 Registered Land Surveyor	24-11-10 Date
---	------------------	---	------------------

STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE)

LODGED BY *CLERK WALKER LAWYERS*

STRATA PLAN

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number

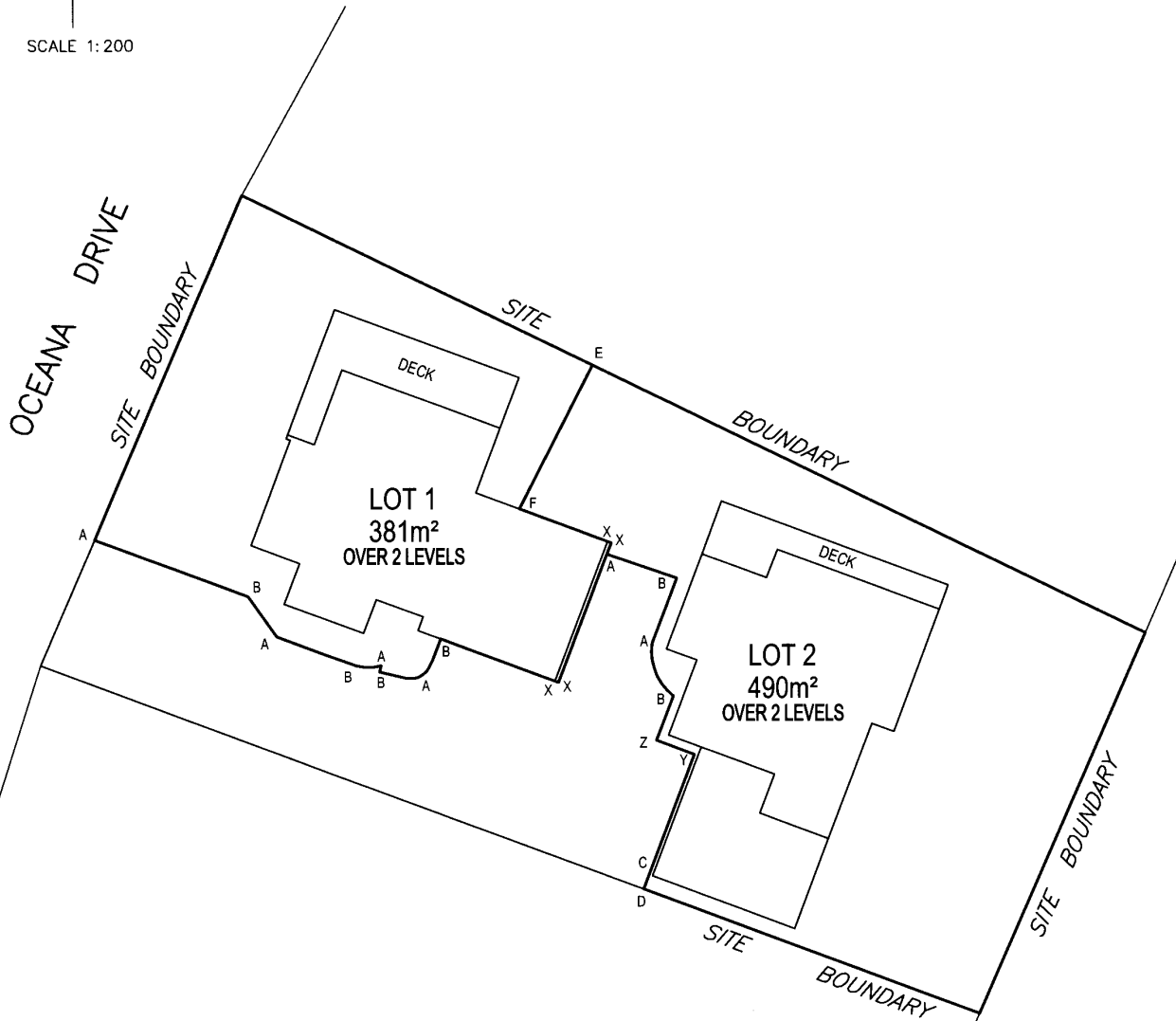
161443

[Signature]
Council Delegate

17-12-10
Date



SCALE 1:200



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

- THE SITE BOUNDARIES
- THE EDGE OF THE CONCRETE DRIVEWAY LABELLED AB
- THE FACE OF THE BRICK WALL LABELLED BX & XF
- THE EDGE OF GUTTER LABELLED XA & YC
- THE EDGE OF EAVES LABELLED YZB
- THE PROLONGATION OF THE BRICK WALL TO THE EDGE OF GUTTER LABELLED XX
- THE PROLONGATION OF THE EDGE OF GUTTER TO THE SITE BOUNDARY LABELLED CD
- THE CENTRE OF THE TIMBER FENCE LABELLED FE

THE VERTICAL LOT BOUNDARIES EXTEND FROM ONE (1) METRE BELOW GROUND LEVEL TO A HEIGHT OF TEN (10) METRES ABOVE GROUND LEVEL.

[Signature]
Registered Land Surveyor

24-11-10
Date

GENERAL SURVEY NOTES

THESE DRAWINGS HAVE BEEN CREATED USING SURVEY INFORMATION FROM: *SURVEY PLUS*
 Contour Interval: 0.2m
 Contour Index: 1.0m
 Dwg. No.: SP252129-01 (13 November 2025)

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 - TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
 - SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
 - SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
 - THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
 - HORIZONTAL DATUM IS MGA (GDA94).
 - VERTICAL DATUM IS AHD.
 - CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
 - SURVEY BY ROBOTIC TOTAL STATION AND RTK GPS.
 - DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY BY A REGISTERED LAND SURVEYOR WILL BE REQUIRED.
 - IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.
- LIST DATA IMPORT
- TasWater-SewerLateralline
 - TasWater-SewerMain
 - TasWater-SewerMaintenanceHole
 - TasWater-SewerPressurisedMain
 - TasWater-WaterHydrant
 - TasWater-WaterLateralline
 - TasWater-WaterMain
- BOUNDARIES ARE COMPILED ONLY FROM STRATA PLAN 161443, SP139898 AND SP139512 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
 - ALL WINDOWS WERE NOT ABLE TO BE LOCATED DUE TO OBSTRUCTION OF LINE OF SIGHT FROM TOTAL STATION. WINDOW LOCATIONS ARE APPROXIMATE ONLY DUE TO BEING UNABLE TO BE PERPENDICULAR TO WINDOWS WHEN LOCATING WITH TOTAL STATION.
 - 3D DATA TURNED OFF IN LAYER CONTROL.
 - 3D TIN
 - MAJOR CONTOUR 3D
 - MINOR CONTOUR 3D

SITE NOTES

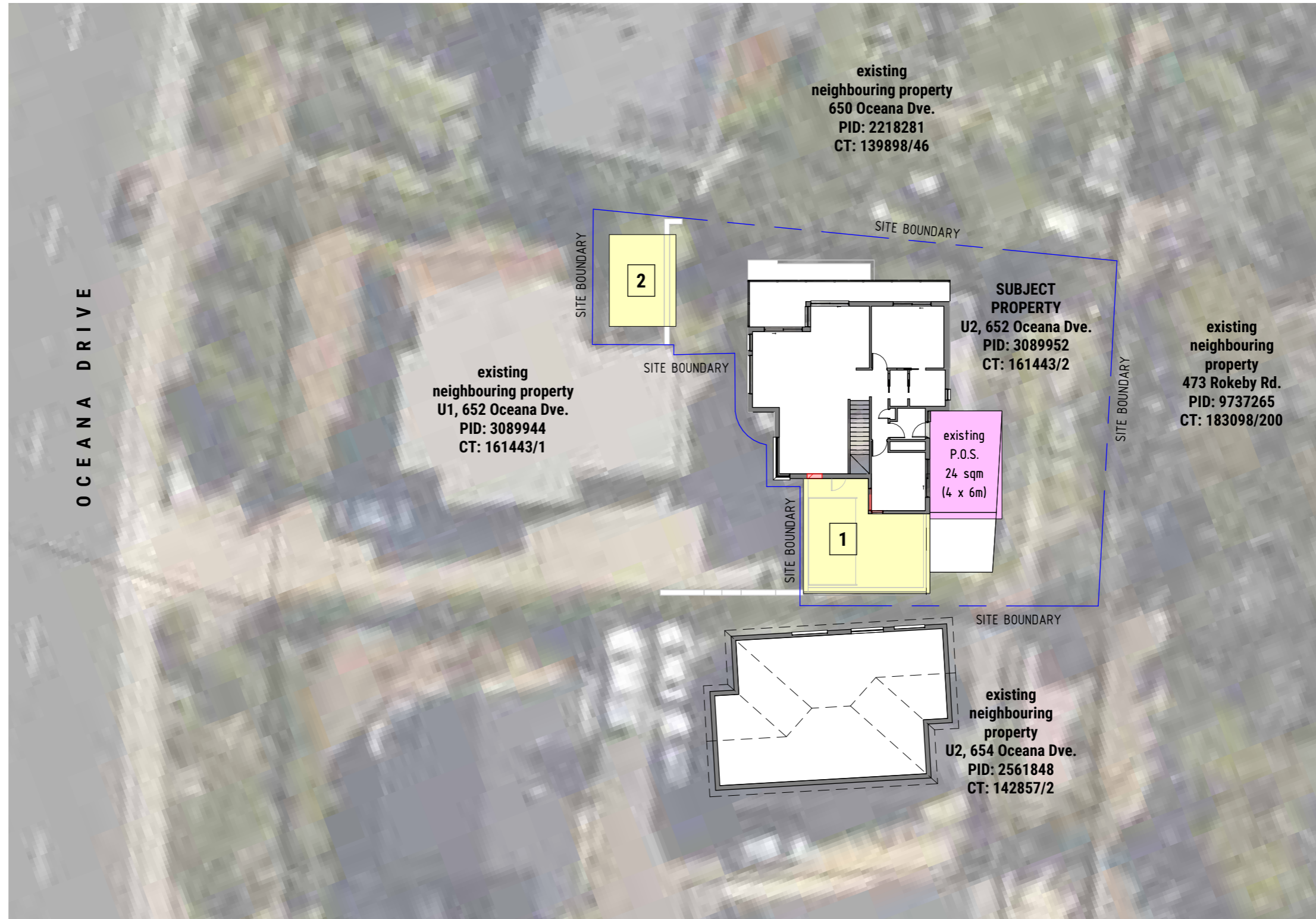
Address: U2, 652 Oceana Drive
 Tranmere, TAS, 7018
Location: GDA94 MGA55 : 534417E, 5249480N
Property ID: 3089952
Title Ref.: 161443/2
Site Area: 490 sqm.
Municipality: Clarence City Council
Zone: 8 General Residential (CLPS)

PROPOSED AREAS

EXISTING GROUND FLOOR AREA (unchanged) = 77.1 sqm.
 PROPOSED FIRST FLOOR AREA = 123.9 sqm.
 PROPOSED TOTAL FLOOR AREA = 201 sqm.
 (Approx. 21.6 SQUARES).
 BUILDING(S) TOTAL FOOTPRINT AREA = 157.7 sqm.
 35 % OF TOTAL SITE AREA LOT 2 = 450 sqm.

PROPOSED WORKS SCHEDULE

MARK	DESCRIPTION
1	PROPOSED SECOND STOREY DWELLING EXTENSION (OVER EXISTING GARAGE).
2	PROPOSED GARDEN SHED. Size: 5100 x 3100.

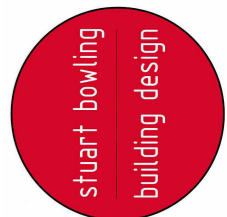
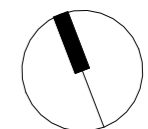
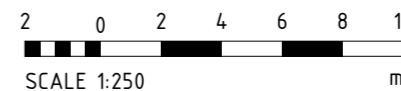


Project:	Proposed Alterations & Additions at Unit 2, 652 Oceana Drive, Tranmere, 7018 for Genevieve Ettia
Drawing:	SITE PLAN

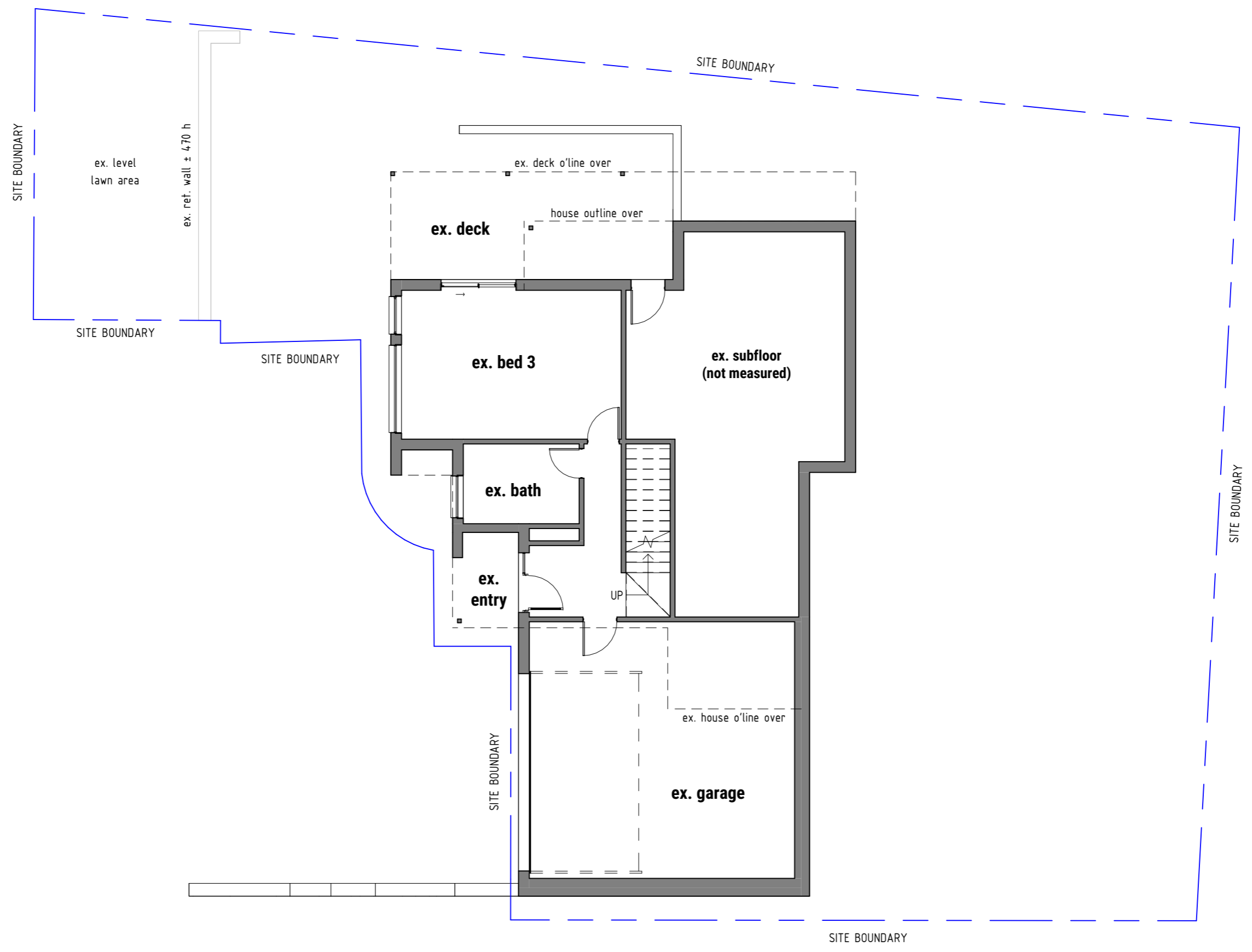
DWG. No.:	0238	Date:	23.02.26
Scale:	1 : 250	Drawn:	S.Bowling
	DA01		

STUART BOWLING BUILDING DESIGN B. Environmental Design	Phone: 0418 380 391 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735
---	---

B	RFI's as requested.	27.02.2026
A	Development Application.	20.02.2026
REV.	DESCRIPTION	DATE



B	RFI's as requested.	27.02.2026
A	Development Application.	20.02.2026
REV.	DESCRIPTION	DATE



Project:
**Proposed Alterations & Additions
at Unit 2, 652 Oceana Drive, Traralgon, 7018
for Genevieve Ettia**

Drawing:
EXISTING GROUND FLOOR PLAN

DWG. No.:
**0238
DA02**

Date:
23.02.26

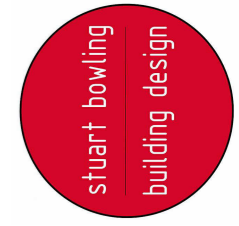
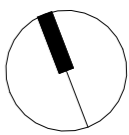
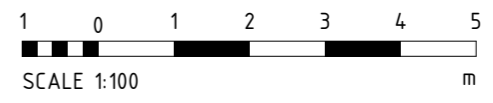
Scale:
1 : 100

Drawn:
S.Bowling

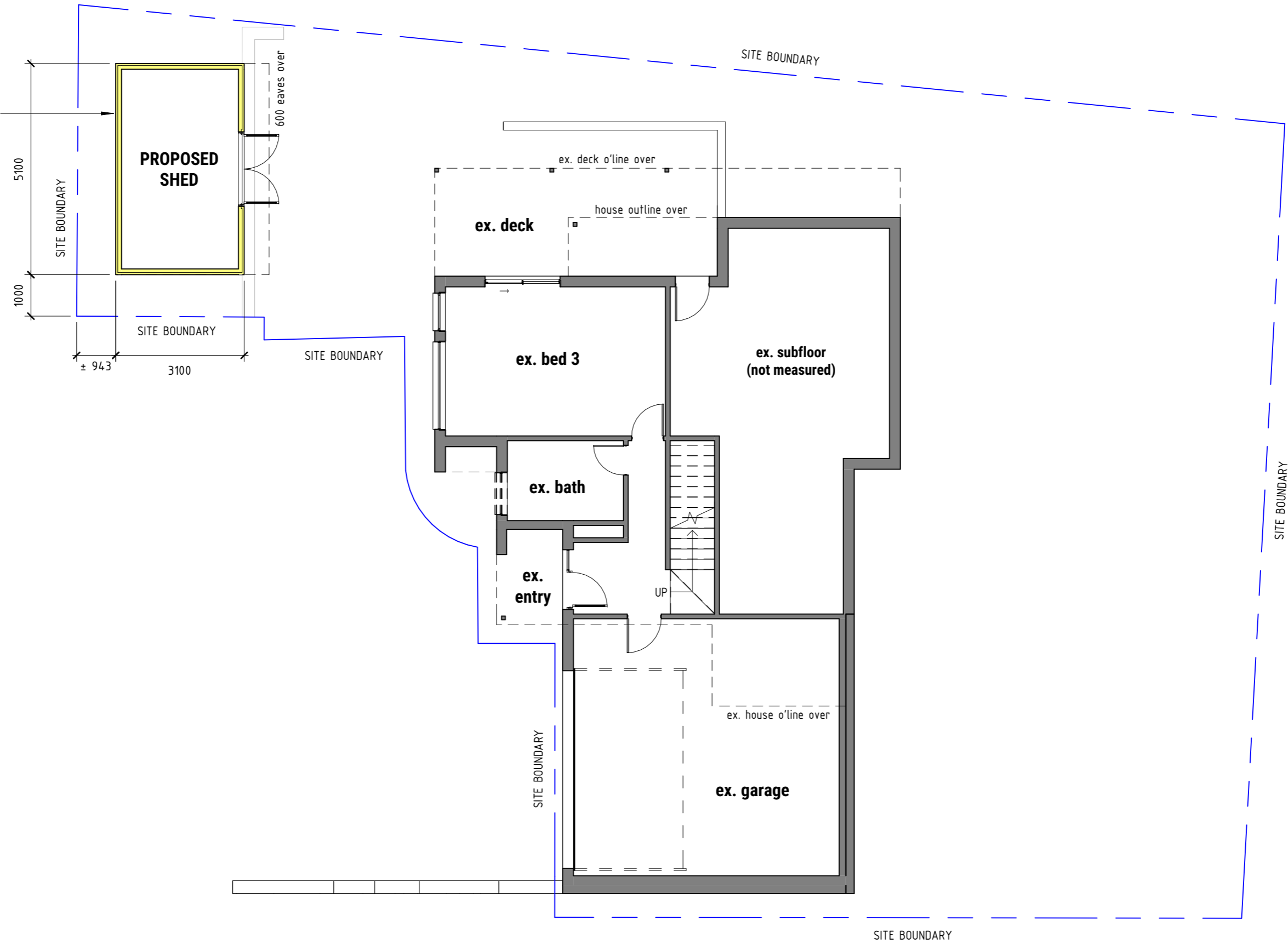
STUART BOWLING BUILDING DESIGN
B. Environmental Design

Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735

EXISTING GROUND FLOOR AREAS	
EXISTING GROUND FLOOR AREA =	37.3 sqm.
EXISTING GARAGE FLOOR AREA =	39.8 sqm.
EXISTING TOTAL GROUND FLOOR AREA =	77.1 sqm.



PROPOSED STORAGE SHED.
600 EAVES TO EAST,
FLUSH EAVES ELSEWHERE.



EXISTING GROUND FLOOR AREAS	
EXISTING GROUND FLOOR AREA =	37.3 sqm.
EXISTING GARAGE FLOOR AREA =	39.8 sqm.
EXISTING TOTAL GROUND FLOOR AREA =	77.1 sqm.

Project:
**Proposed Alterations & Additions
at Unit 2, 652 Oceana Drive, Tranmere, 7018
for Genevieve Ettia**

DWG. No.:
**0238
DA03**

Date:
23.02.26

Scale:
1 : 100

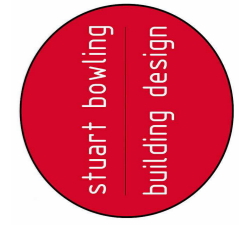
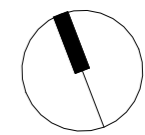
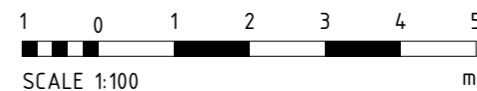
Drawn:
S.Bowling

DESCRIPTION
PROPOSED GROUND FLOOR PLAN

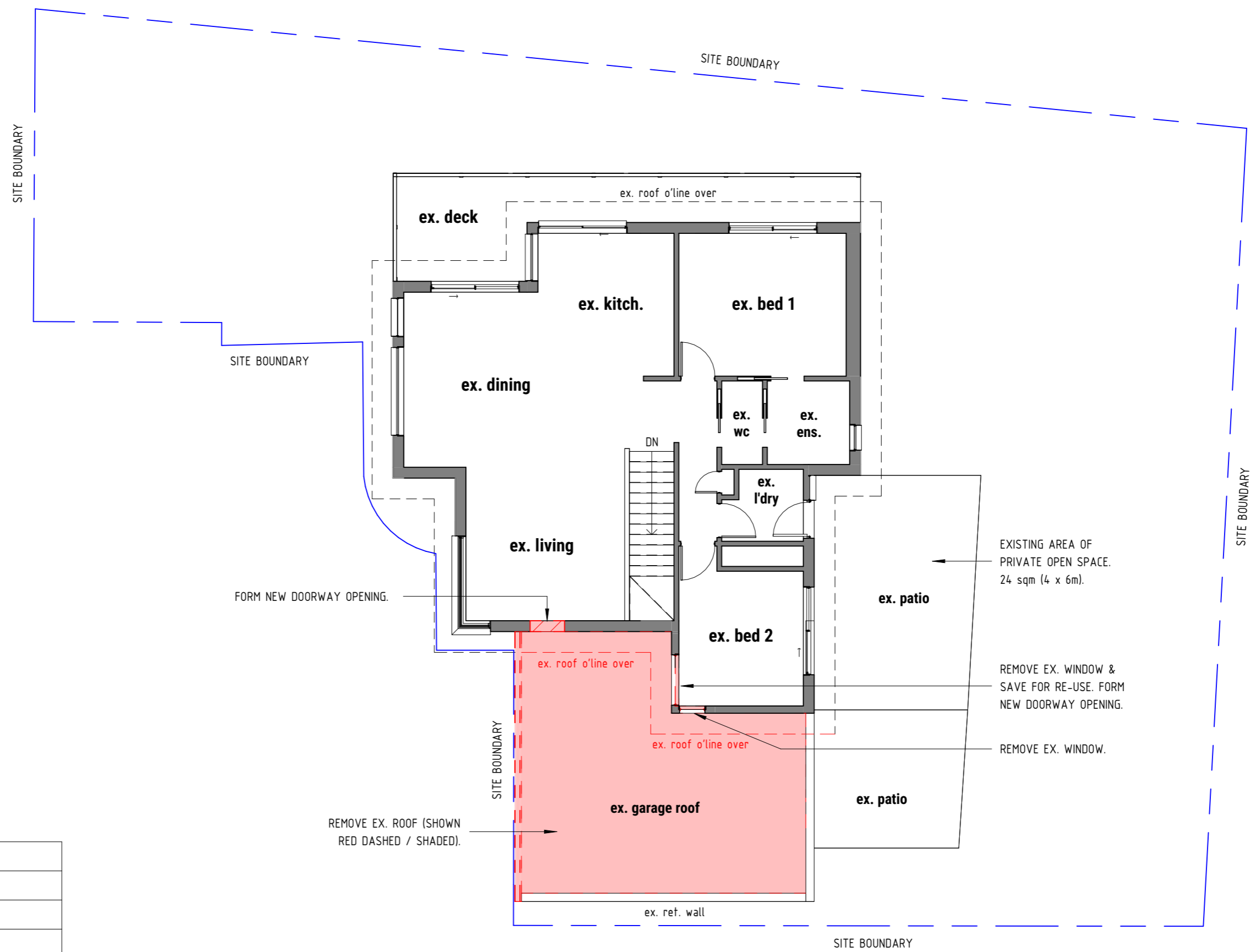
STUART BOWLING BUILDING DESIGN
B. Environmental Design

Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735

REV.	DESCRIPTION	DATE
B	RFI's as requested.	27.02.2026
A	Development Application.	20.02.2026



B	RFI's as requested.	27.02.2026
A	Development Application.	20.02.2026
REV.	DESCRIPTION	DATE



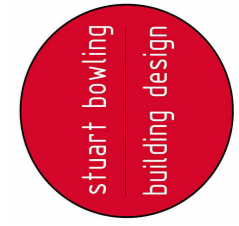
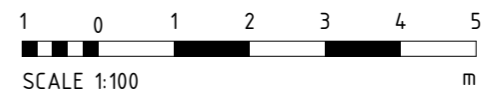
Project: **Proposed Alterations & Additions at Unit 2, 652 Oceana Drive, Tranmere, 7018 for Genevieve Ettia**
 Drawing: **EXISTING / DEMOLITION FIRST FLOOR PLAN**

DWG. No.: **0238 DA04**
 Scale: **1 : 100**
 Date: **23.02.26**
 Drawn: **S.Bowling**

STUART BOWLING BUILDING DESIGN
 B. Environmental Design
 Phone: 0418 380 391
 Email: stuart.bowling@outlook.com
 Licence: CC 7560
 ABN: 34 531 056 735

WALL LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS SHOWN SHADED.
	DEMOLITION SHOWN RED DASHED.
	NEW WALLS SHOWN YELLOW SHADED.

EXISTING FIRST FLOOR AREAS	
EXISTING FIRST FLOOR AREA =	87 sqm.
EXISTING FIRST FLOOR DECK AREA =	17.9 sqm.



B	RFI's as requested.	27.02.2026
A	Development Application.	20.02.2026
REV.	DESCRIPTION	DATE

Project:
**Proposed Alterations & Additions
at Unit 2, 652 Oceana Drive, Tranmere, 7018
for Genevieve Ettia**

Drawing:
PROPOSED FIRST FLOOR PLAN

DWG. No.:
**0238
DA05**

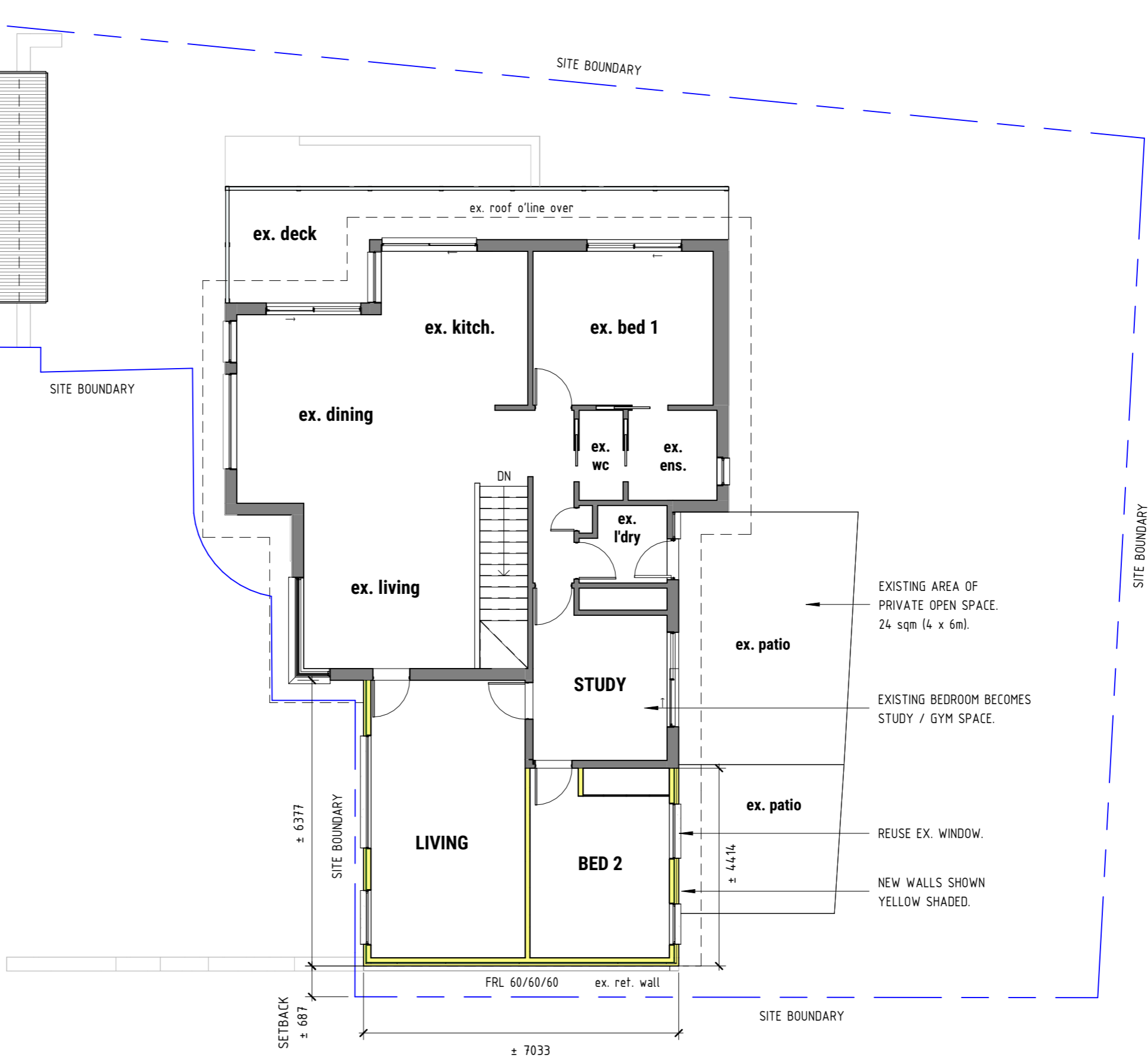
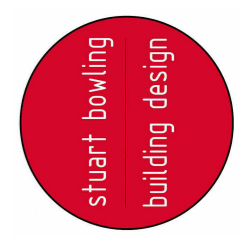
Date:
23.02.26

Scale:
1 : 100

Drawn:
S.Bowling

STUART BOWLING BUILDING DESIGN
B. Environmental Design

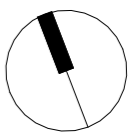
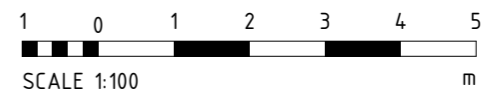
Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735



PROPOSED STORAGE SHED.
600 EAVES TO EAST,
FLUSH EAVES ELSEWHERE.

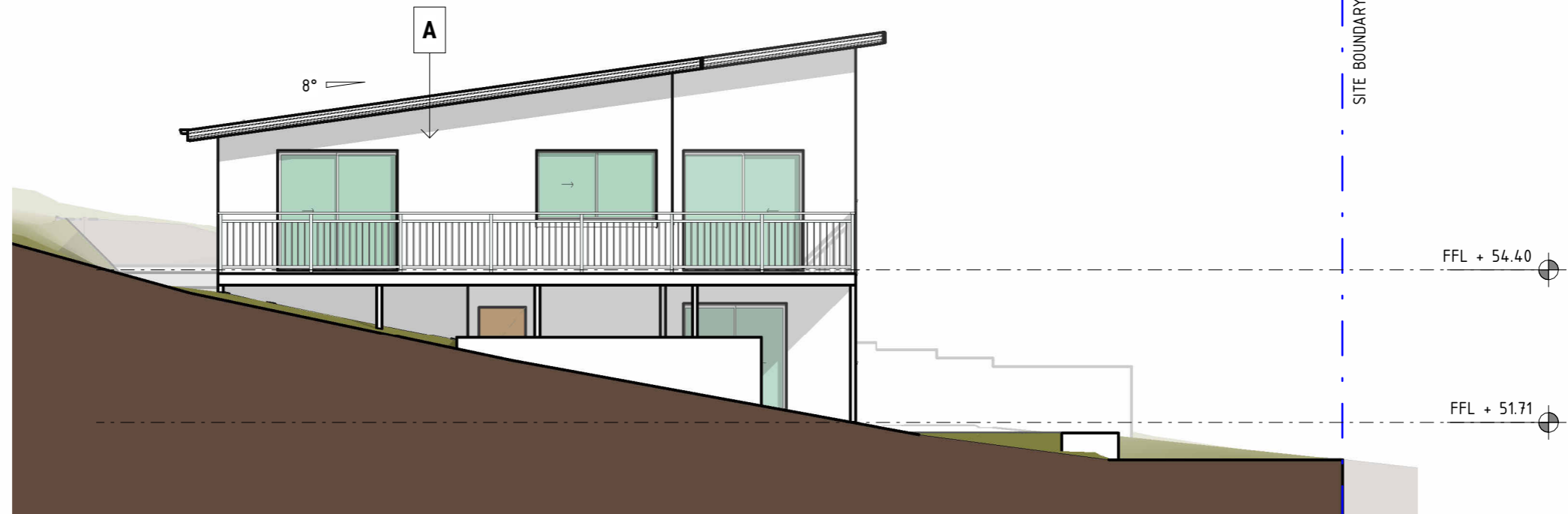
WALL LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS SHOWN SHADED.
	DEMOLITION SHOWN RED DASHED.
	NEW WALLS SHOWN YELLOW SHADED.

PROPOSED FIRST FLOOR AREAS	
PROPOSED FIRST FLOOR AREA =	123.9 sqm.
EXISTING FIRST FLOOR DECK AREA =	17.9 sqm.

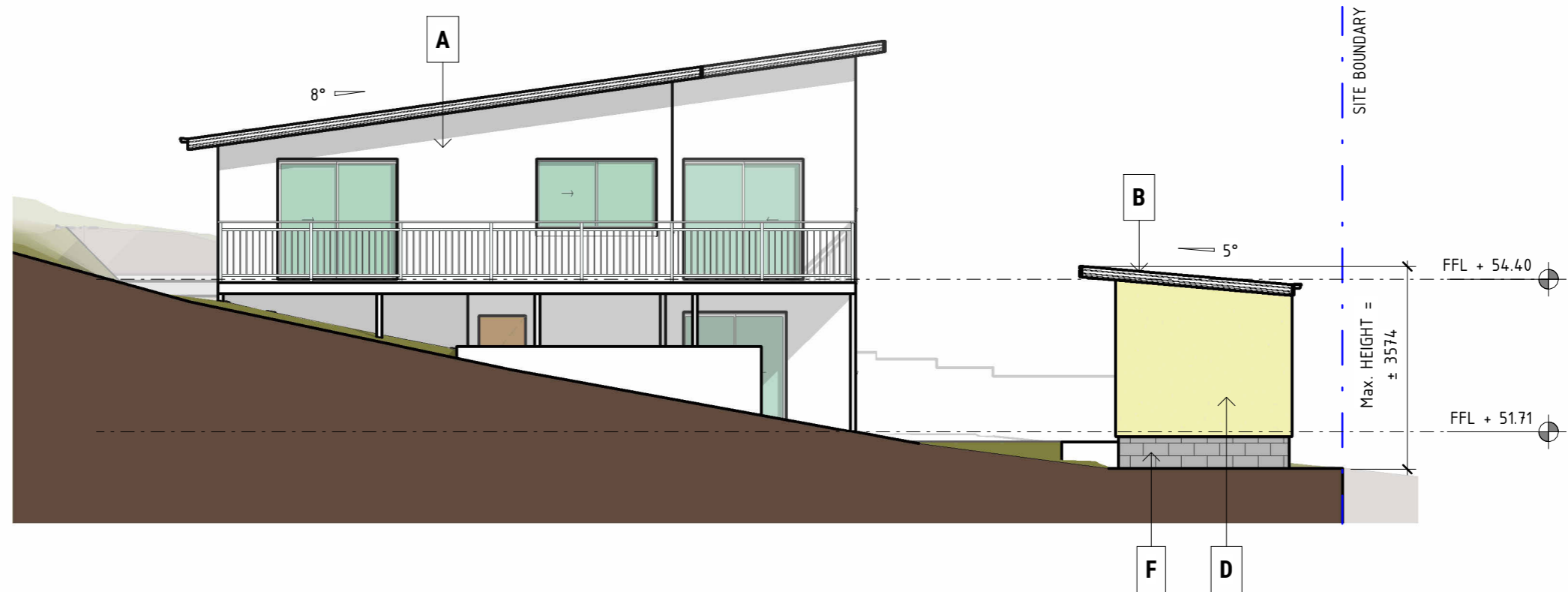


EXTERNAL FINISHES SCHEDULE

MARK	DESCRIPTION
A	EXISTING 2-STOREY, SINGLE DWELLING. METAL ROOF SHEETING (EX. ± 8° PITCH), RENDERED WALLS, ALUMINIUM WINDOW FRAMES.
B	0.42mm BMT 'CUSTOM ORB®' ROOF SHEETING. Pitch: AS SHOWN. Finish: COLORBOND® FINISH TO MATCH EX.
C	COLORBOND® FASCIA, CAPPINGS, FLASHINGS & GUTTERING TO MATCH EX. Finish: COLORBOND® FINISH TO MATCH EX.
D	MASTERWALL M-SERIES PRE-COATED WALL SYSTEM (installation to manufacturers spec's). Finish: RENDERED FINISH TO MATCH EX. BAL: UP TO BAL-29 CERTIFIED.
E	ALUMINIUM WINDOW & DOOR FRAMES. Finish: POWDER COATED TO MATCH EX. BAL: T.B.C.
F	BLOCKWORK OR SIMILAR RISER WALLS. Finish: CARBON NEUTRAL TECH-DRY BLOCKS.



EXISTING NORTH ELEVATION
1 : 100



PROPOSED NORTH ELEVATION
1 : 100

Project:
**Proposed Alterations & Additions
at Unit 2, 652 Oceana Drive, Trarke, 7018
for Genevieve Ettia**

Drawing:
EXISTING / PROPOSED NORTH ELEVATIONS

DWG. No.:
**0238
DA06**

Date:
23.02.26

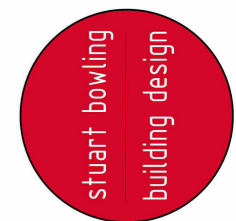
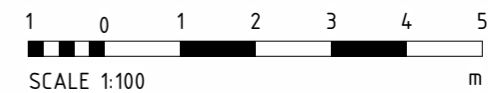
Scale:
1 : 100

Drawn:
S.Bowling

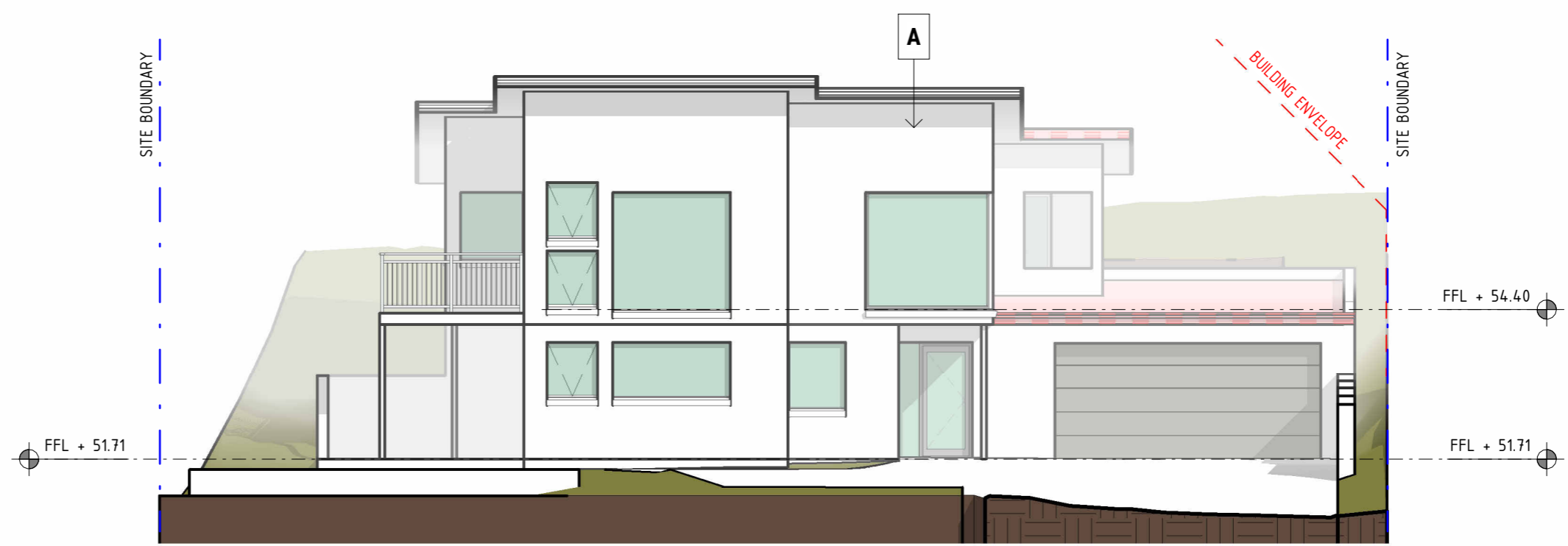
STUART BOWLING BUILDING DESIGN
B. Environmental Design

Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735

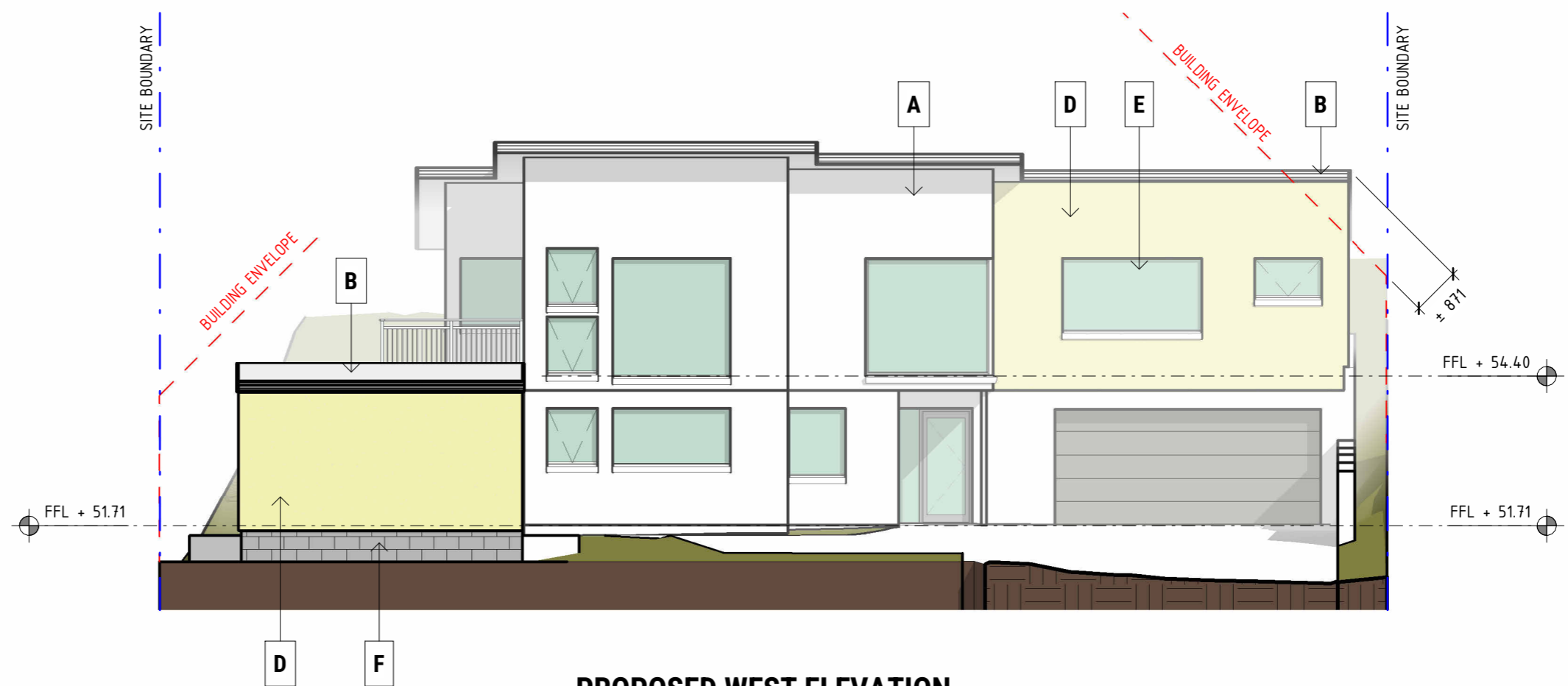
REV.	DESCRIPTION	DATE
B	RFI's as requested.	27.02.2026
A	Development Application.	20.02.2026



EXTERNAL FINISHES SCHEDULE	
MARK	DESCRIPTION
A	EXISTING 2-STOREY, SINGLE DWELLING. METAL ROOF SHEETING (EX. ± 8° PITCH), RENDERED WALLS, ALUMINIUM WINDOW FRAMES.
B	0.42mm BMT 'CUSTOM ORB®' ROOF SHEETING. Pitch: AS SHOWN. Finish: COLORBOND® FINISH TO MATCH EX.
C	COLORBOND® FASCIA, CAPPINGS, FLASHINGS & GUTTERING TO MATCH EX. Finish: COLORBOND® FINISH TO MATCH EX.
D	MASTERWALL M-SERIES PRE-COATED WALL SYSTEM (installation to manufacturers spec's). Finish: RENDERED FINISH TO MATCH EX. BAL: UP TO BAL-29 CERTIFIED.
E	ALUMINIUM WINDOW & DOOR FRAMES. Finish: POWDER COATED TO MATCH EX. BAL: T.B.C.
F	BLOCKWORK OR SIMILAR RISER WALLS. Finish: CARBON NEUTRAL TECH-DRY BLOCKS.



EXISTING WEST ELEVATION
1 : 100



PROPOSED WEST ELEVATION
1 : 100

REV.	DESCRIPTION	DATE
B	RFI's as requested.	27.02.2026
A	Development Application.	20.02.2026

Project:
**Proposed Alterations & Additions
at Unit 2, 652 Oceana Drive, Tranmere, 7018
for Genevieve Ettia**

Drawing:
EXISTING / PROPOSED WEST ELEVATIONS

DWG. No.:
**0238
DA07**

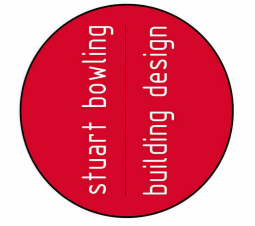
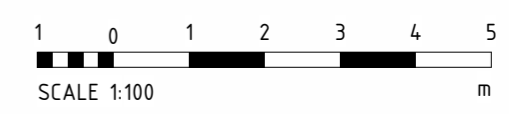
Date:
23.02.26

Scale:
1 : 100

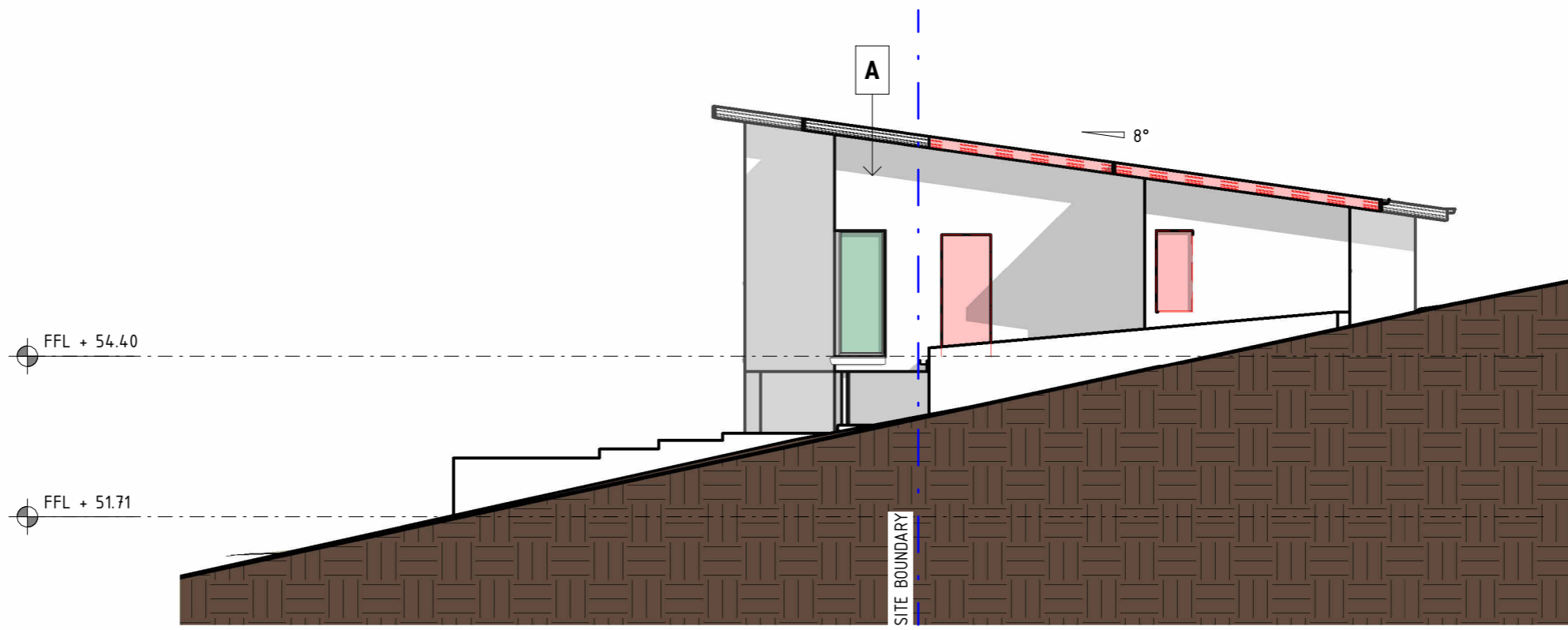
Drawn:
S.Bowling

STUART BOWLING BUILDING DESIGN
B. Environmental Design

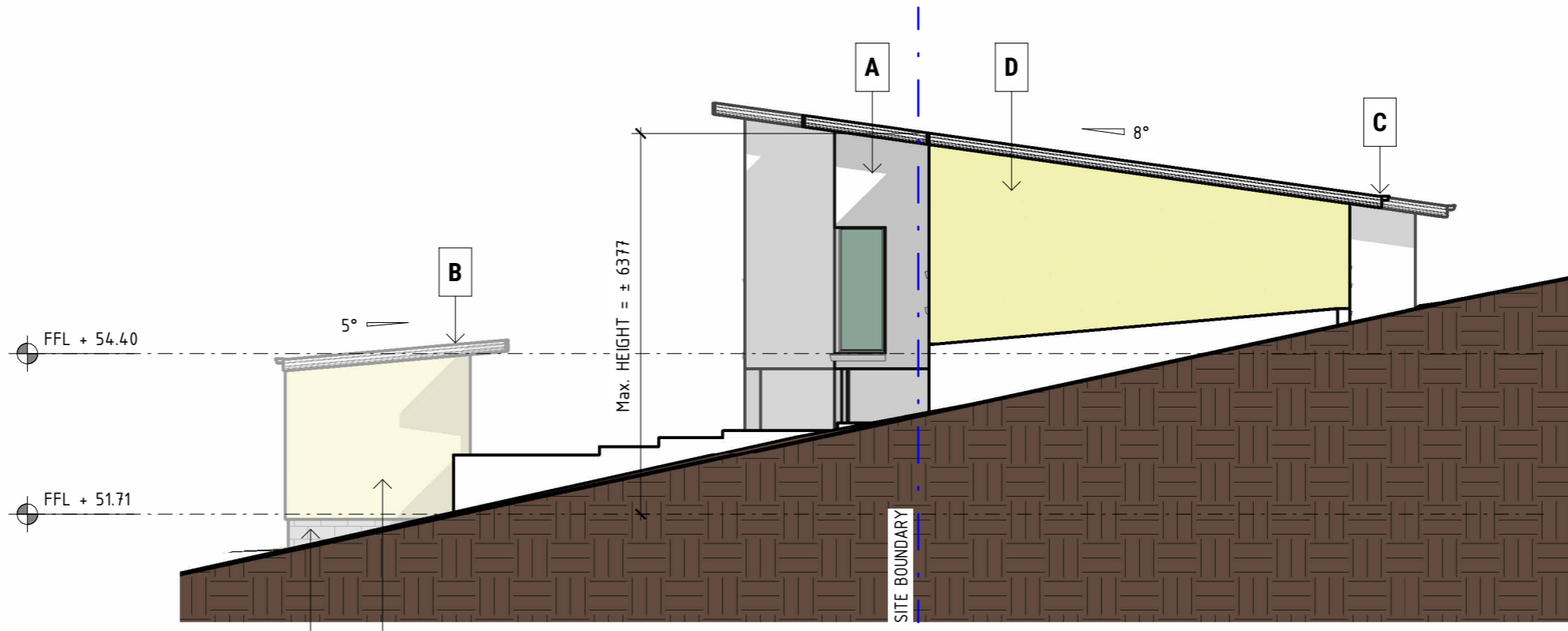
Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735



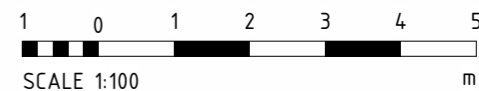
EXTERNAL FINISHES SCHEDULE	
MARK	DESCRIPTION
A	EXISTING 2-STOREY, SINGLE DWELLING. METAL ROOF SHEETING (EX. ± 8° PITCH), RENDERED WALLS, ALUMINIUM WINDOW FRAMES.
B	0.42mm BMT 'CUSTOM ORB®' ROOF SHEETING. Pitch: AS SHOWN. Finish: COLORBOND® FINISH TO MATCH EX.
C	COLORBOND® FASCIA, CAPPINGS, FLASHINGS & GUTTERING TO MATCH EX. Finish: COLORBOND® FINISH TO MATCH EX.
D	MASTERWALL M-SERIES PRE-COATED WALL SYSTEM (installation to manufacturers spec's). Finish: RENDERED FINISH TO MATCH EX. BAL: UP TO BAL-29 CERTIFIED.
E	ALUMINIUM WINDOW & DOOR FRAMES. Finish: POWDER COATED TO MATCH EX. BAL: T.B.C.
F	BLOCKWORK OR SIMILAR RISER WALLS. Finish: CARBON NEUTRAL TECH-DRY BLOCKS.



EXISTING SOUTH ELEVATION
1 : 100



PROPOSED SOUTH ELEVATION
1 : 100



REV.	DESCRIPTION	DATE
B	RFI's as requested.	27.02.2026
A	Development Application.	20.02.2026

Project:
**Proposed Alterations & Additions
at Unit 2, 652 Oceana Drive, Tranmere, 7018
for Genevieve Ettia**

Drawing:
EXISTING / PROPOSED SOUTH ELEVATIONS

DWG. No.:
**0238
DA08**

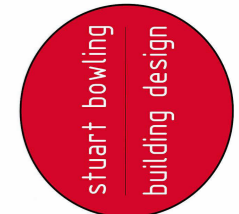
Date:
23.02.26

Scale:
1 : 100

Drawn:
S.Bowling

STUART BOWLING BUILDING DESIGN
B. Environmental Design

Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735

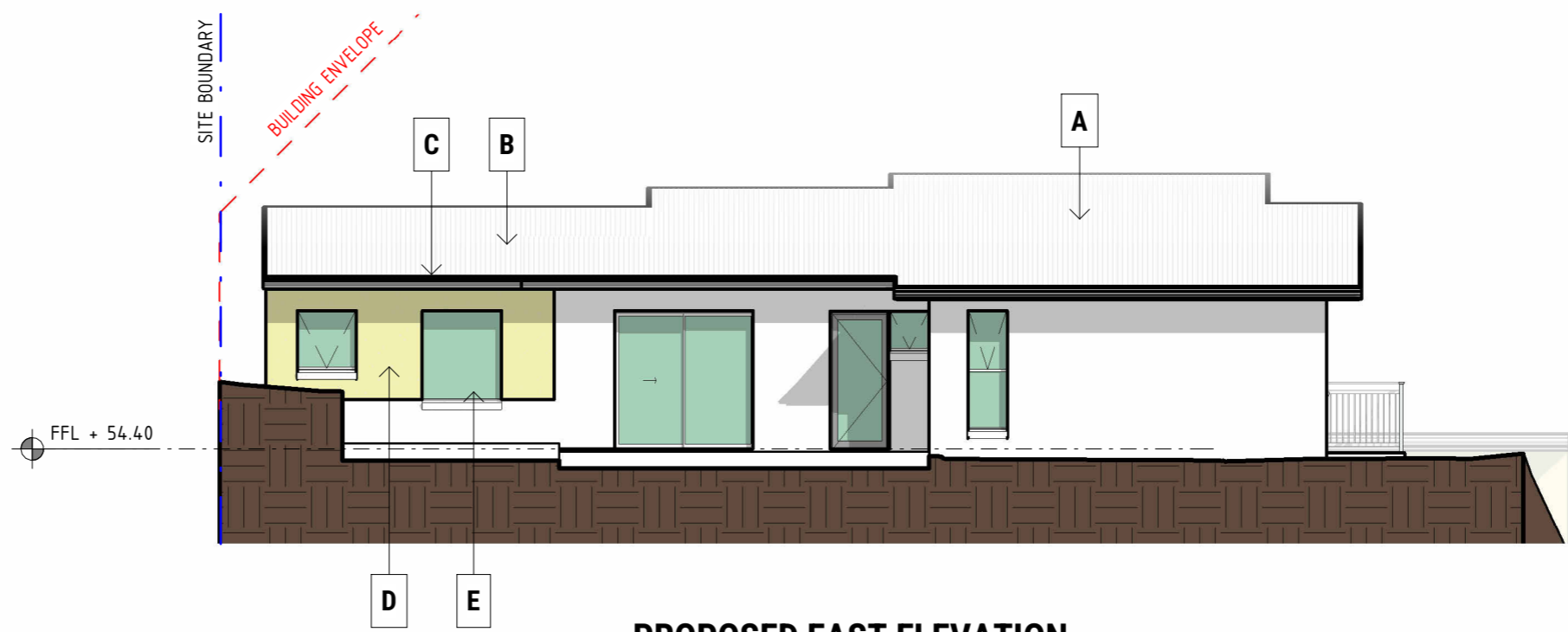


EXTERNAL FINISHES SCHEDULE

MARK	DESCRIPTION
A	EXISTING 2-STOREY, SINGLE DWELLING. METAL ROOF SHEETING (EX. ± 8° PITCH), RENDERED WALLS, ALUMINIUM WINDOW FRAMES.
B	0.42mm BMT 'CUSTOM ORB®' ROOF SHEETING. Pitch: AS SHOWN. Finish: COLORBOND® FINISH TO MATCH EX.
C	COLORBOND® FASCIA, CAPPINGS, FLASHINGS & GUTTERING TO MATCH EX. Finish: COLORBOND® FINISH TO MATCH EX.
D	MASTERWALL M-SERIES PRE-COATED WALL SYSTEM (installation to manufacturers spec's). Finish: RENDERED FINISH TO MATCH EX. BAL: UP TO BAL-29 CERTIFIED.
E	ALUMINIUM WINDOW & DOOR FRAMES. Finish: POWDER COATED TO MATCH EX. BAL: T.B.C.
F	BLOCKWORK OR SIMILAR RISER WALLS. Finish: CARBON NEUTRAL TECH-DRY BLOCKS.



EXISTING EAST ELEVATION
1 : 100



PROPOSED EAST ELEVATION
1 : 100

REV.	DESCRIPTION	DATE
B	RFI's as requested.	27.02.2026
A	Development Application.	20.02.2026

Project:
**Proposed Alterations & Additions
at Unit 2, 652 Oceana Drive, Tranmere, 7018
for Genevieve Ettia**

Drawing:
EXISTING / PROPOSED EAST ELEVATIONS

DWG. No.:
**0238
DA09**

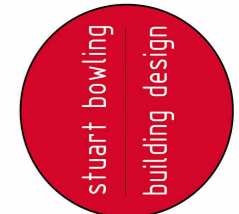
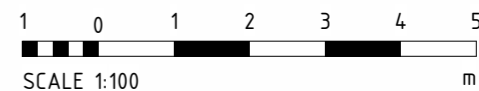
Date:
23.02.26

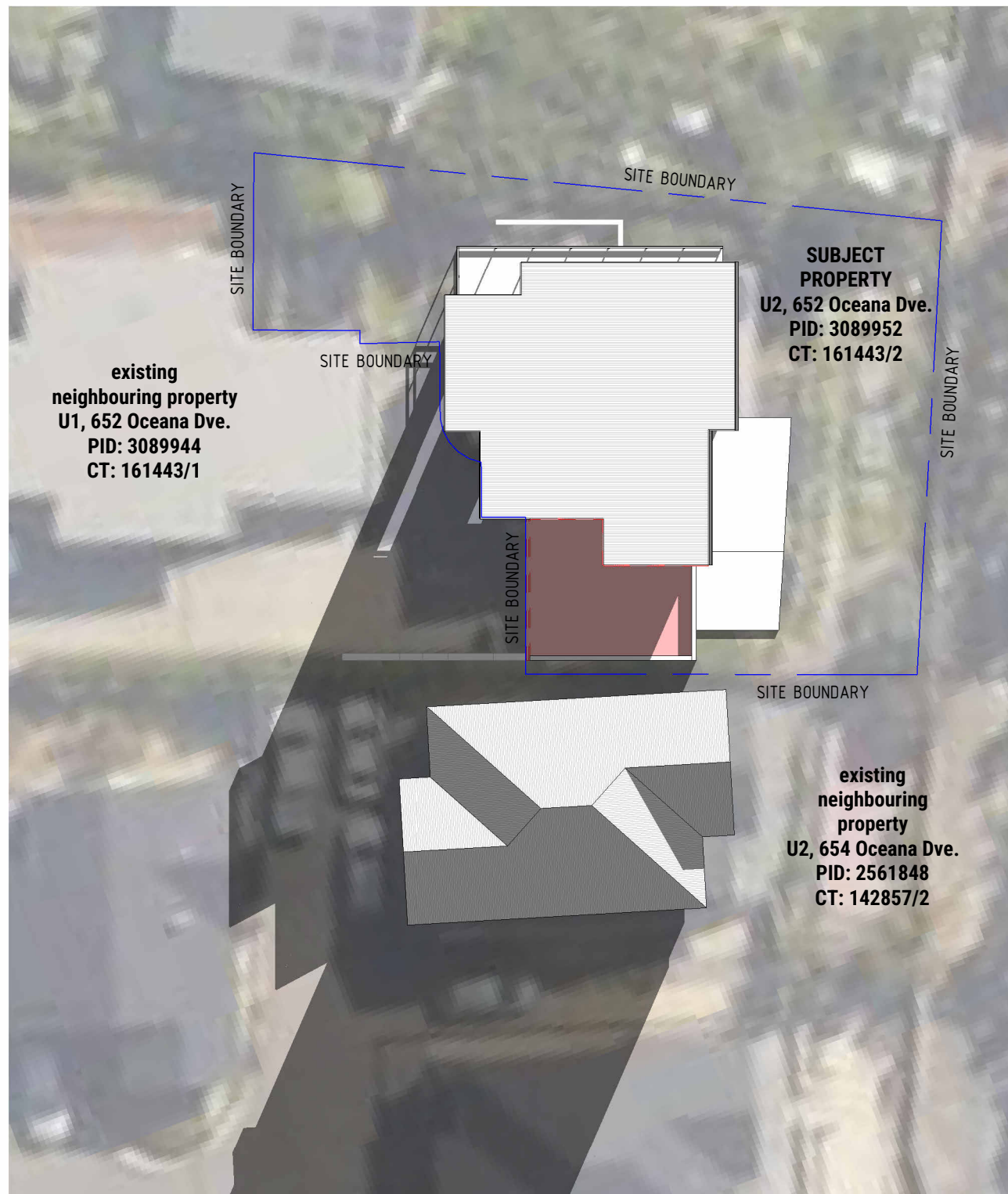
Scale:
1 : 100

Drawn:
S.Bowling

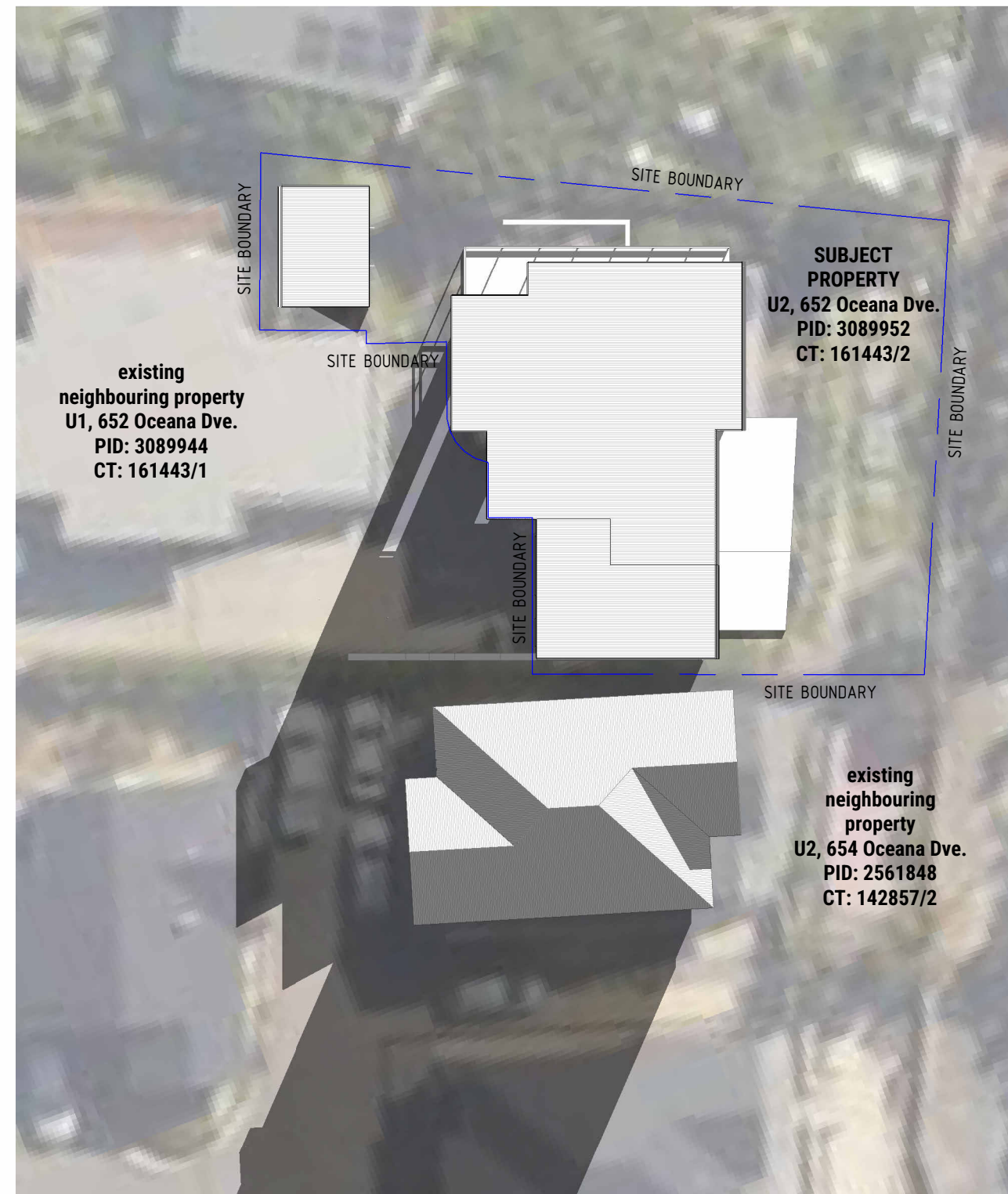
STUART BOWLING BUILDING DESIGN
B. Environmental Design

Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735





EXISTING SHADOW - June 21st @ 9am



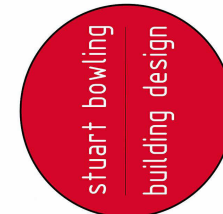
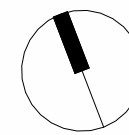
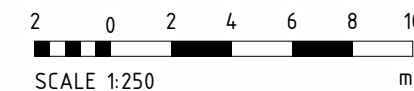
PROPOSED SHADOW - June 21st @ 9am

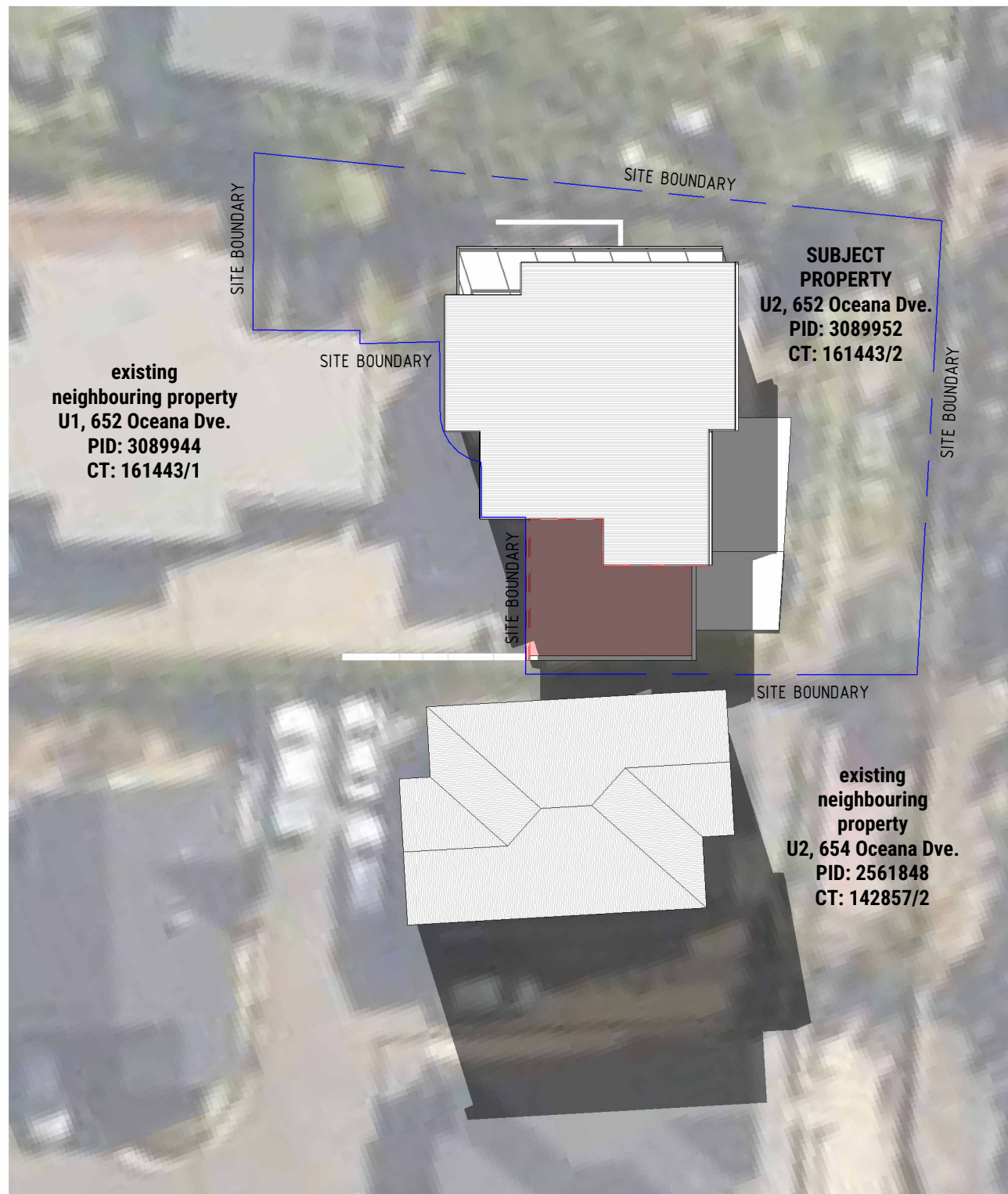
REV.	DESCRIPTION	DATE
A	RFI's as requested.	27.02.2026

Project:	Proposed Alterations & Additions at Unit 2, 652 Oceana Drive, Tranmere, 7018 for Genevieve Ettia
Drawing:	SUN SHADOWS - June 21st @ 9am

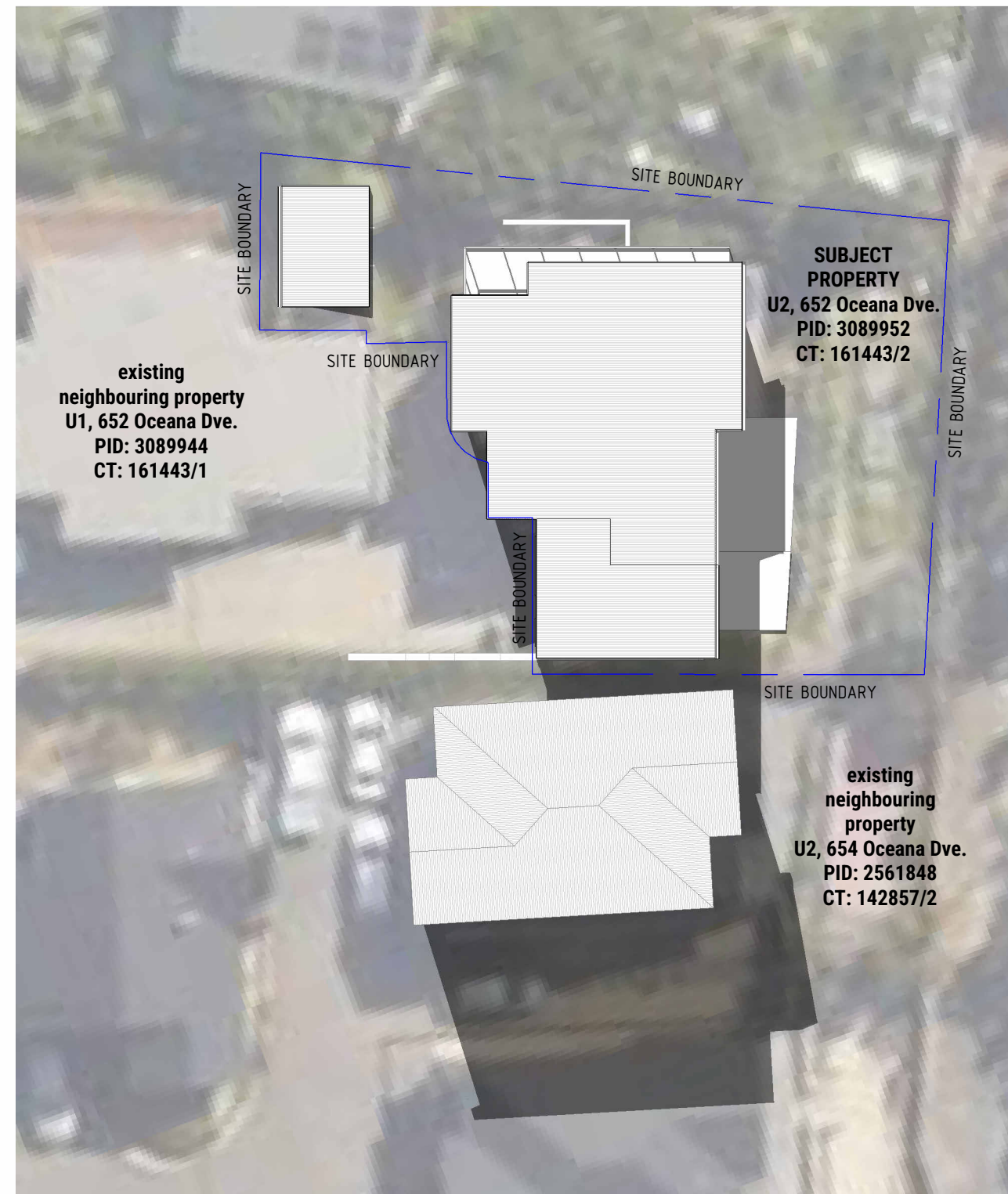
Scale:	1 : 250	DWG. No.:	0238
Drawn:	S.Bowling	Date:	23.02.26
			SS01

STUART BOWLING BUILDING DESIGN B. Environmental Design	Phone: 0418 380 391 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735
---	---





EXISTING SHADOW - June 21st @ 12 noon



PROPOSED SHADOW - June 21st @ 12 noon

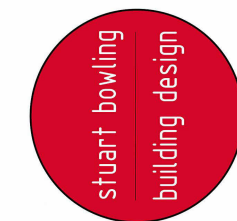
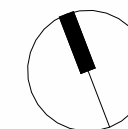
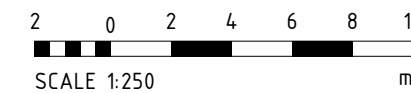
N.B.: NEGLIGIBLE DIFFERENCE IN SHADOW CAST.

Project:	Proposed Alterations & Additions at Unit 2, 652 Oceana Drive, Tranmere, 7018 for Genevieve Ettia
Drawing:	SUN SHADOWS - June 21st @ 12 noon

Scale:	1 : 250
DWG. No.:	0238 SS02
Drawn:	S. Bowling
Date:	23.02.26

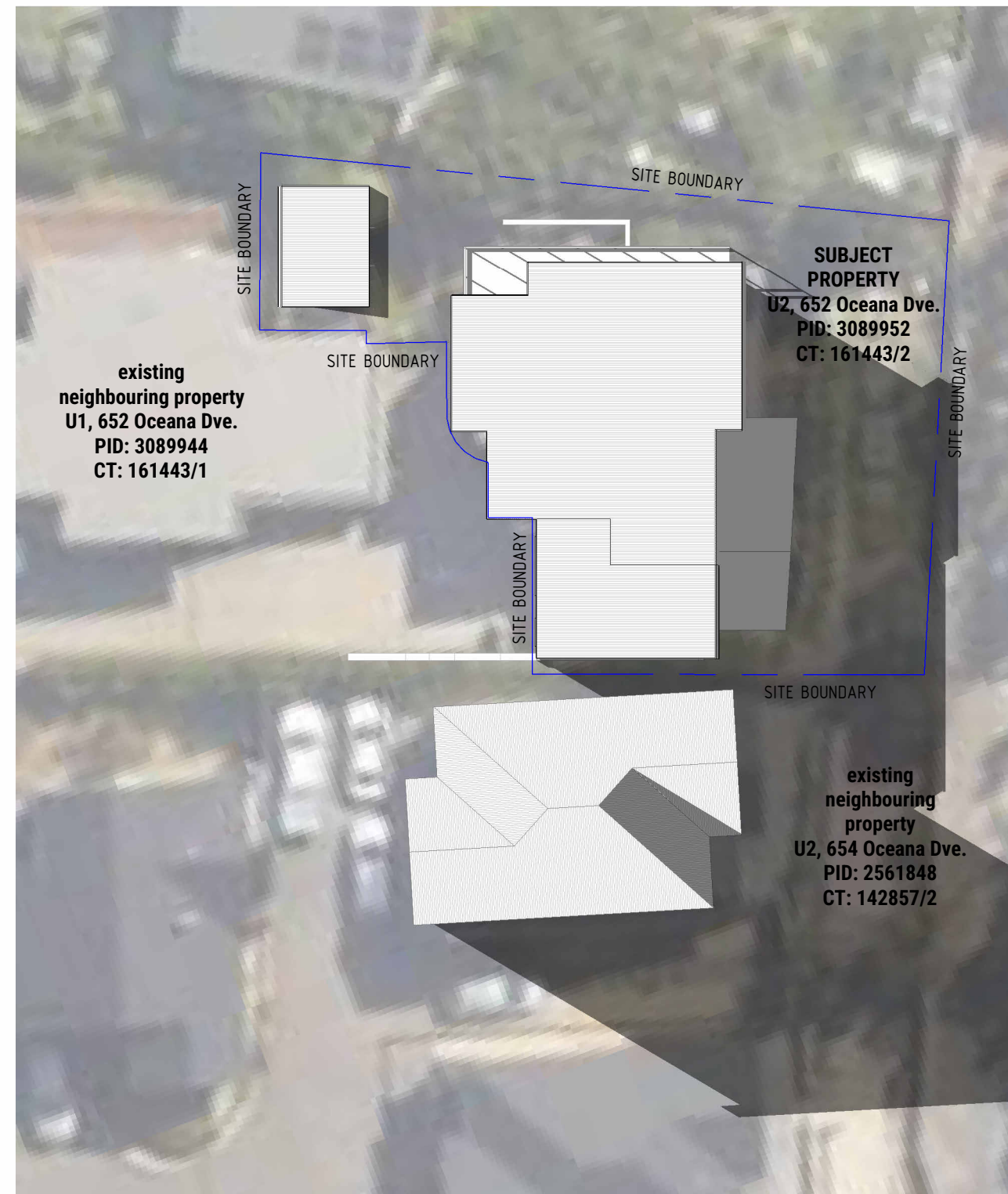
STUART BOWLING BUILDING DESIGN B. Environmental Design	Phone: 0418 380 391 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735
---	---

REV.	DESCRIPTION	DATE
A	RFI's as requested.	27.02.2026





EXISTING SHADOW - June 21st @ 3pm



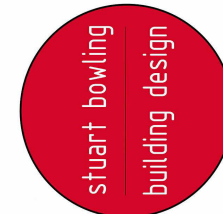
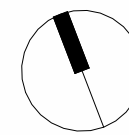
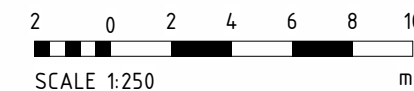
PROPOSED SHADOW - June 21st @ 3pm

REV.	DESCRIPTION	DATE
A	RFI's as requested.	27.02.2026

Project:	Proposed Alterations & Additions at Unit 2, 652 Oceana Drive, Trarmer, 7018 for Genevieve Ettia
Drawing:	SUN SHADOWS - June 21st @ 3pm

Scale:	1 : 250	DWG. No.:	0238 SS03
Drawn:	S.Bowling	Date:	23.02.26

STUART BOWLING BUILDING DESIGN B. Environmental Design	Phone: 0418 380 391 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735
---	---





EXISTING SHADOW - March 21st @ 9am



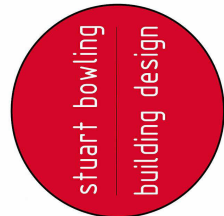
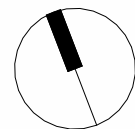
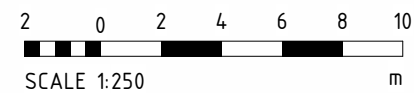
PROPOSED SHADOW - March 21st @ 9am

Project:	Proposed Alterations & Additions at Unit 2, 652 Oceana Drive, Tranmere, 7018 for Genevieve Ettia
Drawing:	SUN SHADOWS - March 21st @ 9am

Scale:	1 : 250
DWG. No.:	0238 SS04
Drawn:	S. Bowling
Date:	23.02.26

STUART BOWLING BUILDING DESIGN B. Environmental Design	Phone: 0418 380 391 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735
---	---

REV.	DESCRIPTION	DATE
A	RFI's as requested.	27.02.2026





EXISTING SHADOW - March 21st @ 12 noon



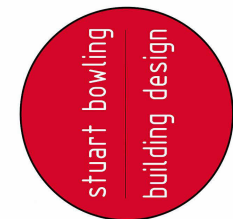
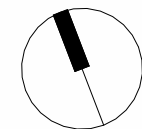
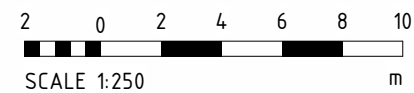
PROPOSED SHADOW - March 21st @ 12 noon

Project:	Proposed Alterations & Additions at Unit 2, 652 Oceana Drive, Trarmerre, 7018 for Genevieve Ettia
Drawing:	SUN SHADOWS - March 21st @ 12 noon

Scale:	1 : 250	DWG. No.:	0238
Drawn:	S.Bowling	Date:	23.02.26
			SS05

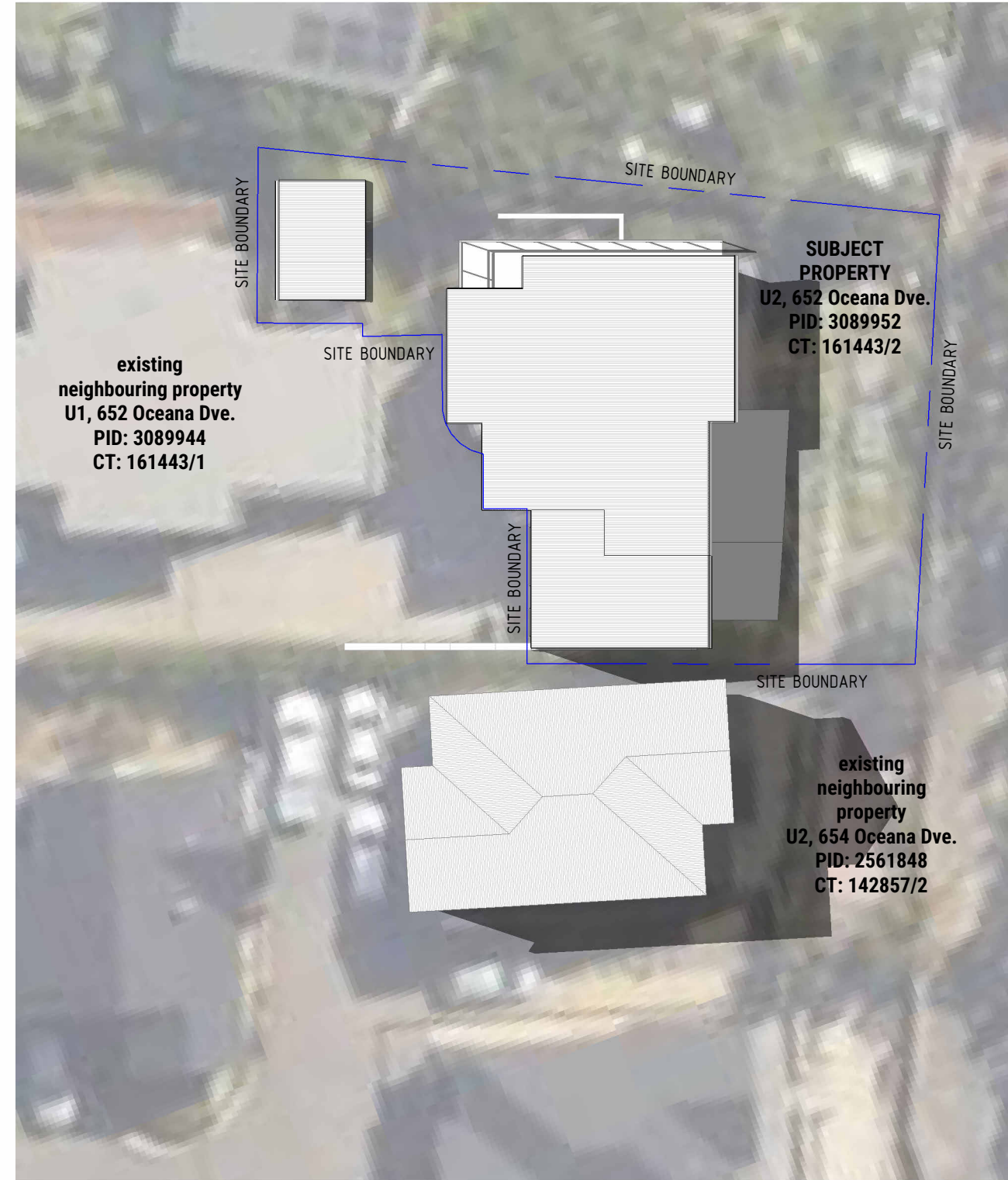
STUART BOWLING BUILDING DESIGN B. Environmental Design	Phone: 0418 380 391 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735
---	---

REV.	DESCRIPTION	DATE
A	RFI's as requested.	27.02.2026





EXISTING SHADOW - March 21st @ 3pm



PROPOSED SHADOW - March 21st @ 3pm

Project:
**Proposed Alterations & Additions
 at Unit 2, 652 Oceana Drive, Trarmer, 7018
 for Genevieve Ettia**

Drawing:
SUN SHADOWS - March 21st @ 3pm

Scale: **1 : 250**

DWG. No.: **0238**
SS06

Drawn: **S.Bowling**

Date: **23.02.26**

STUART BOWLING BUILDING DESIGN
 B. Environmental Design

Phone: 0418 380 391
 Email: stuart.bowling@outlook.com
 Licence: CC 7560
 ABN: 34 531 056 735

REV.	DESCRIPTION	DATE
A	RFI's as requested.	27.02.2026

