



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/057161**

**PROPOSAL:** Two Multiple Dwelling

**LOCATION:** 10 Tranquil Place, Tranmere

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 15 January 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 15 January 2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 15 January 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](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

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Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: x2 Townhouse Development

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Location: Lot 112 Tranquil Pl, Tranmere

**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: **Vacant residential land**

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**

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



SEARCH OF TORRENS TITLE

VOLUME 188881	FOLIO 112
EDITION 2	DATE OF ISSUE 29-Oct-2025

SEARCH DATE : 17-Nov-2025

SEARCH TIME : 11.33 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 112 on Sealed Plan [188881](#)

Derivation : Part of 115 Acres Gtd. to James Young

Prior CT [183275/201](#)

SCHEDULE 1

[N283473](#) TRANSFER to MICHAEL JAMES DART and KAREN MICHELLE DART Registered 29-Oct-2025 at noon

SCHEDULE 2

[C30241](#) Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown

[SP188881](#) COVENANTS in Schedule of Easements

[SP188881](#) FENCING PROVISION in Schedule of Easements

[SP167884](#), [SP173769](#), [SP174376](#), [SP176222](#), [SP178685](#), [SP179560](#), [SP180503](#), [SP181972](#) & [SP183275](#) FENCING PROVISION in Schedule of Easements

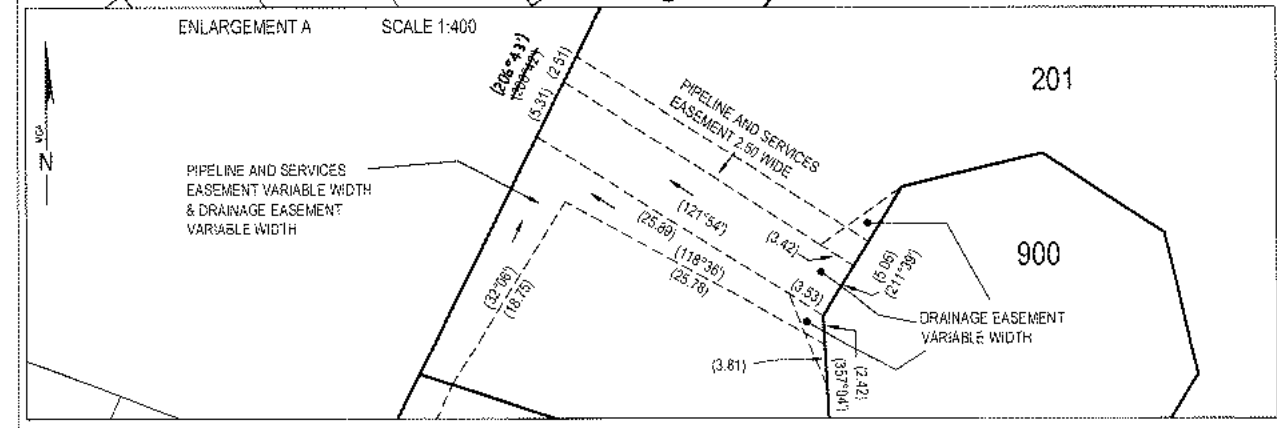
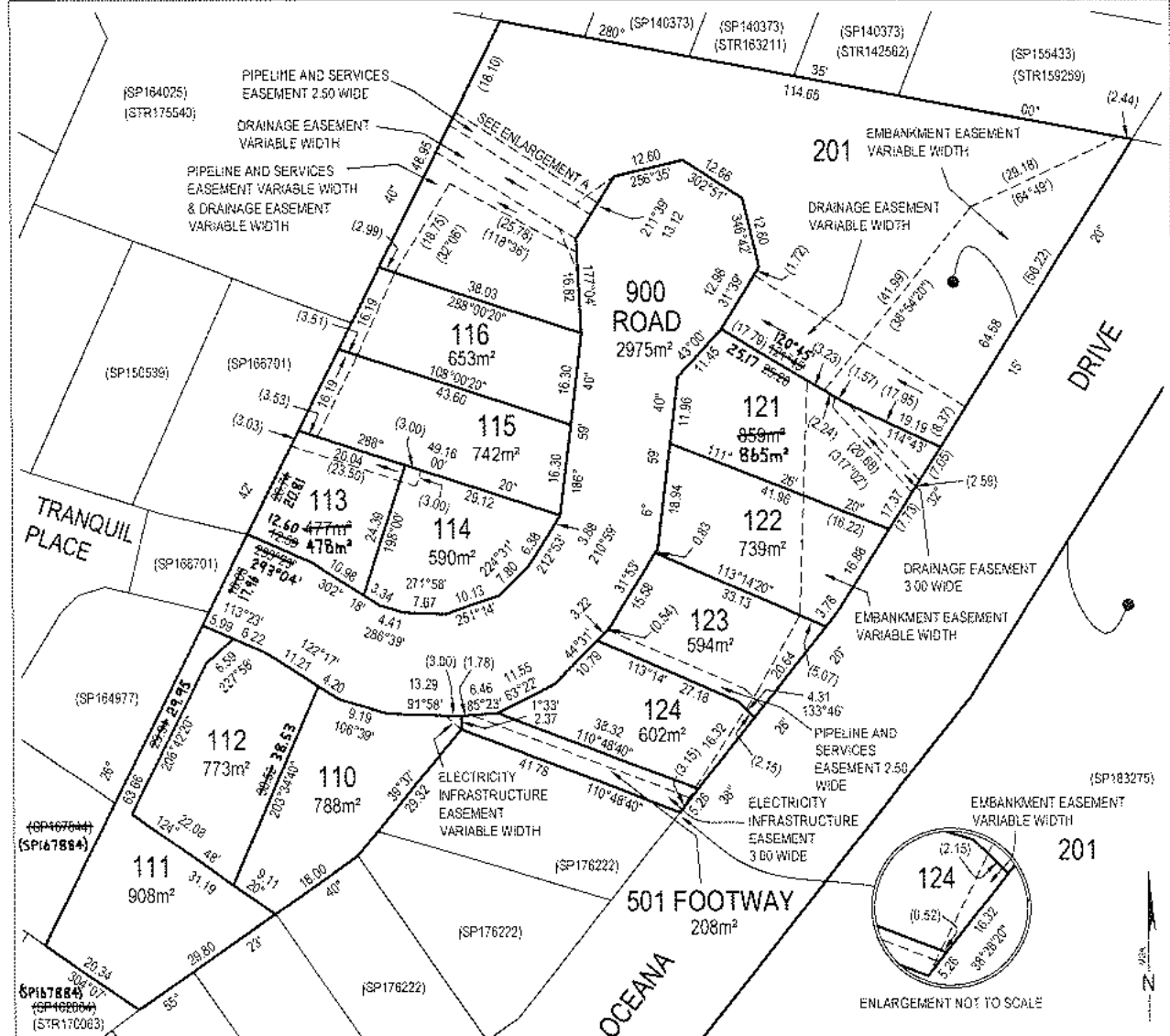
[C94425](#) FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b></p> <p>SHEET 1 OF 1 SHEETS</p>	<p>OWNER: CAROLYN MARGARET LUCKMAN PAUL LAMONT LUCKMAN JANICE MARY LUCKMAN GREGORY ALAN LUCKMAN</p> <p>FOLIO REFERENCE: CT. 183275/201</p> <p>SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP 188881</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> 11/7/25 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 30/6/2025 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 11 AUG 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 188881</b>

PAGE 1 OF 6 PAGES

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.

*electricity + ~~Septic~~ (as defined herein)*

Lot 110 is subject to an ~~electrical~~ infrastructure easement with the benefit of a restriction as to user of land in gross (in favour of TasNetworks) over the land marked ELECTRICITY INFRASTRUCTURE EASEMENT VARIABLE WIDTH passing through that lot on the plan

Lots 113-116 are each subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked DRAINAGE EASEMENT VARIABLE WIDTH passing through such lot on the plan

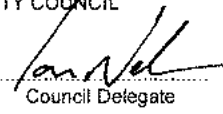
Lots 113-116 are each subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH ("the Easement Land") passing through such lot on the plan

Lot 121 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lots 121-124 are each subject to an embankment easement in gross as defined herein (in favour of Clarence City Council) over the land marked EMBANKMENT EASEMENT VARIABLE WIDTH within such lot on the plan

Lot 201 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan

Lot 123 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE AND SERVICES EASEMENT 2.50 WIDE ("the Easement Land") passing through that lot on the plan. *\* Septic*  
 (USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REF: 183275-201 SOLICITOR & REFERENCE: TFR LAWYERS (SH 25-04240)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: <i>11/7/25</i> SD-2009-29 REF NO.  Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

*\* Septic*  
 Sam Platts  
 Leary Cox andripps Survey  
 Surveyor for the owners  
 6/11/25

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 6 PAGES	Registered Number <b>SP 188881</b>
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~~and Lot 213~~  
 Lot 201 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH and PIPELINE & SERVICES EASEMENT 2.50 WIDE ("the Easement Land") passing through that lot on the plan

and Lot 501 \* ~~subplots~~  
 Lot 201 is subject to an embankment easement in gross as defined herein (in favour of Clarence City Council) over the land marked EMBANKMENT EASEMENT VARIABLE WIDTH within that lot on the plan

electricity \* ~~subplots~~ (as defined herein)  
 Lot 501 is subject to an ~~electric~~ infrastructure easement with the benefit of a restriction as to user of land in gross (in favour of TasNetworks) over the land marked ELECTRICITY INFRASTRUCTURE EASEMENT 3.00 WIDE passing through that lot on the plan





**FENCING PROVISION**

In respect to the lots on the plan the vendor (Paul Lamont Luckman, Janice Mary Luckman, Gregory Alan Luckman and Carolyn Margaret Luckman) shall not be required to fence

**COVENANTS**

The owners of lots 110-116 & 121-124 on the plan covenant with Paul Lamont Luckman, Janice Mary Luckman, Gregory Alan Luckman and Carolyn Margaret Luckman and the owners for the time being of every other lot on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot on the plan to observe the following stipulations-

1. Not to carry on the whole or any part or any process of any business upon such lot subject to the exception that the whole of any dwelling erected on such lot may be let by the owner
2. Not without the consent of Clarence City Council to cut down, lop or destroy on such lot any tree, shrub or growth of a like character providing always that this covenant shall not apply to cutting down, topping, lopping, destruction or renewal of any tree, shrub or growth of a like character for the purpose of obtaining access to such lot for building thereon, installation of services or by reasons of considerable safety
3. Not to further subdivide such lot (provided the stipulation shall not apply to a boundary adjustment)

P L Luckman:  J M Luckman:  G A Luckman:  C M Luckman: 

**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.

\*  Sarah Holloway  
 TFR Lawyers P/L 3/6/25  
 Solicitor for the owners

 \* ~~subplots~~  
 Sam Platts  
 Leary Cox and Gripps Surveyors  
 Surveyor for the owners 3/6/25  
 8/9/12

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 188881</b></p>
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INTERPRETATION

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653) its successors and assigns

"Pipeline and Services Easement" means-




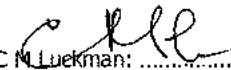
FIRSTLY, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (a) without doing unnecessary damage to the Easement Land; and
  - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;

P L Luckman:  J M Luckman:  G A Luckman:  C M Luckman: 

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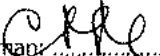
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- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

"Electricity infrastructure easement with the benefit of a restriction as to user of land" means-

FIRSTLY all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "TasNetworks") at all times hereafter:

- a) to maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including power lines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity Infrastructure") of such materials and type as TasNetworks may determine above, on or under the land respectively marked "Electricity Infrastructure Easement XX Wide" on the plan (hereinafter called the "servient land")
- b) to enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby
- c) to erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of TasNetworks these are necessary for reasons of safety
- d) to cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure
- e) to enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land

P L Luckman:  J M Luckman:  G A Luckman:  C M Luckman: 

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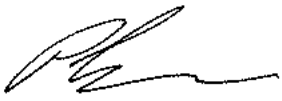
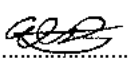



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


f) nothing herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land provided that such use does not derogate from this grant or, in the opinion of TasNetworks compromise the safe operation of TasNetworks electricity infrastructure located on, above or under the servient land

SECONDLY the benefit of a covenant for TasNetworks and its successors with the registered proprietors for themselves and their successors in title of the servient land not to erect any buildings or place any structures or objects within the said easement without the prior written consent of TasNetworks to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described

"Embankment Easement" means the right for Clarence City Council its contractors and agents to enter upon the land shown as "Embankment Easement Variable Width" on the plan to carry out any works from time to time that may be necessary to retain and maintain the earthworks and drainage associated with Oceana Drive but not precluding the servient tenement, subject to approval of the local authority, from constructing or erecting any structure on the land as required to provide access to any part of or to maintain the stability of the servient land

Signed by PAUL LAMONT LUCKMAN )   
 in the presence of- )  
 Witness signature:  )  
 Print Full Name: Emma Sullivan  
 Postal Address: 119 Macquarie St  
 Hobart TAS 7000


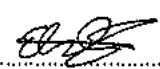
Signed by JANICE MARY LUCKMAN )  
 in the presence of-  )  
 Witness signature: Janice Luckman  
 Print Full Name: Emma Sullivan  
 Postal Address: 119 Macquarie St  
 Hobart TAS 7000


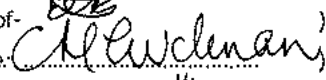
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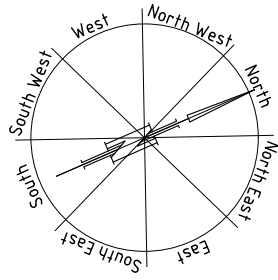
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SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REFERENCE: 183275-201	

  
 Signed by GREGORY ALAN LUCKMAN )  
 in the presence of- )  
 Witness signature:  )  
 Print Full Name: Emma Sullivan  
 Postal Address: 119 Macquarie St  
 Hobart TAS 7000

Signed by CAROLYN MARGARET LUCKMAN )  
 in the presence of-  )  
 Witness signature:  )  
 Print Full Name: Emma Sullivan  
 Postal Address: 119 Macquarie St  
 Hobart TAS 7000

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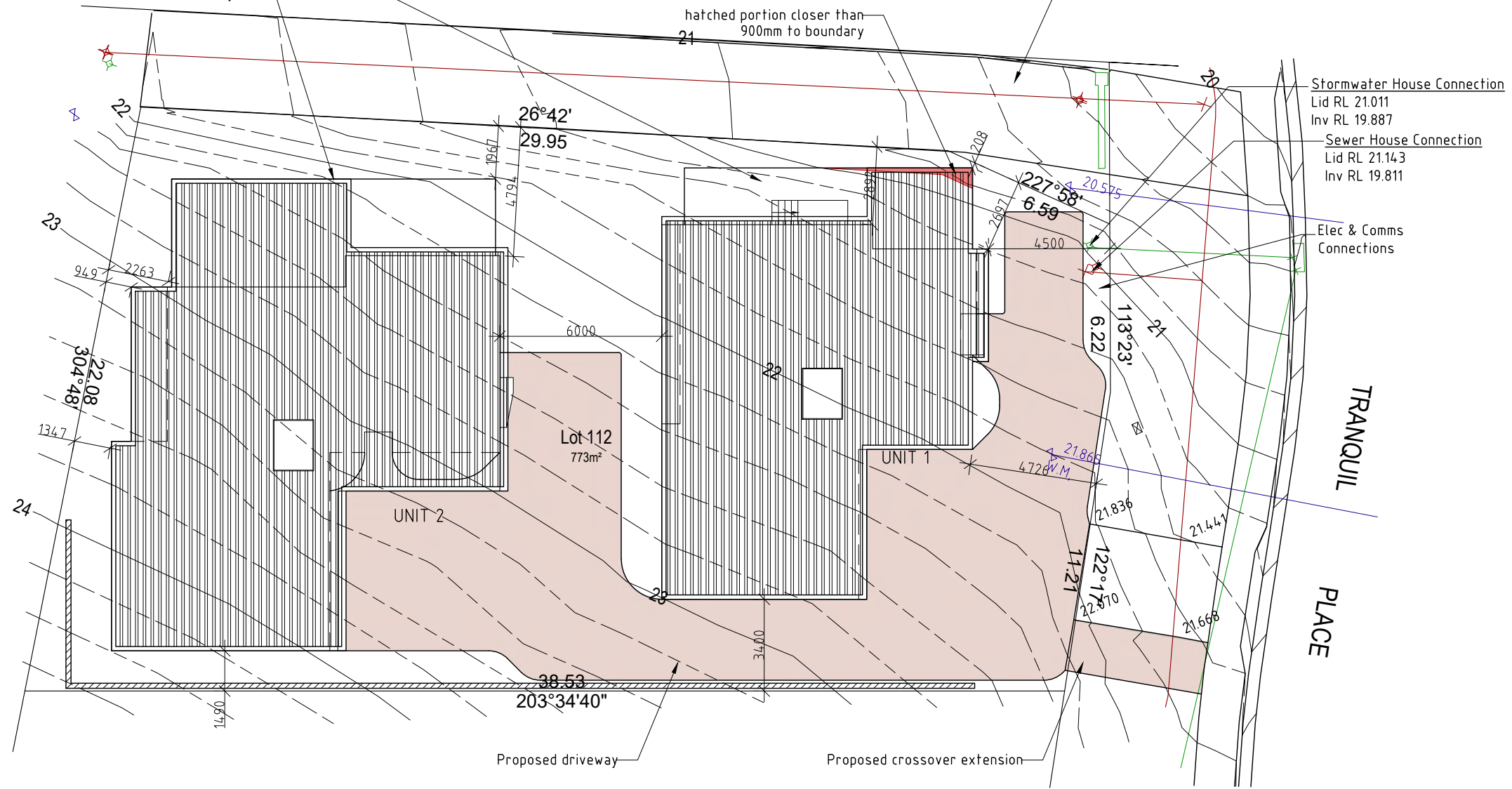


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17. Unit 2 Elevations

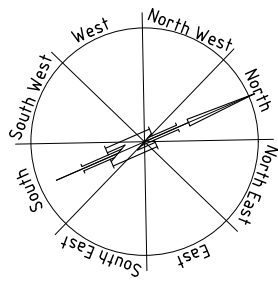
Privacy screen omitted from western face, the decks exceeding the setback will not cause any lack of privacy due to the neighbouring western side being dedicated as the neighbouring southern blocks access/driveway.

Southern neighbouring block's driveway/access that the proposed unit's decks overlook

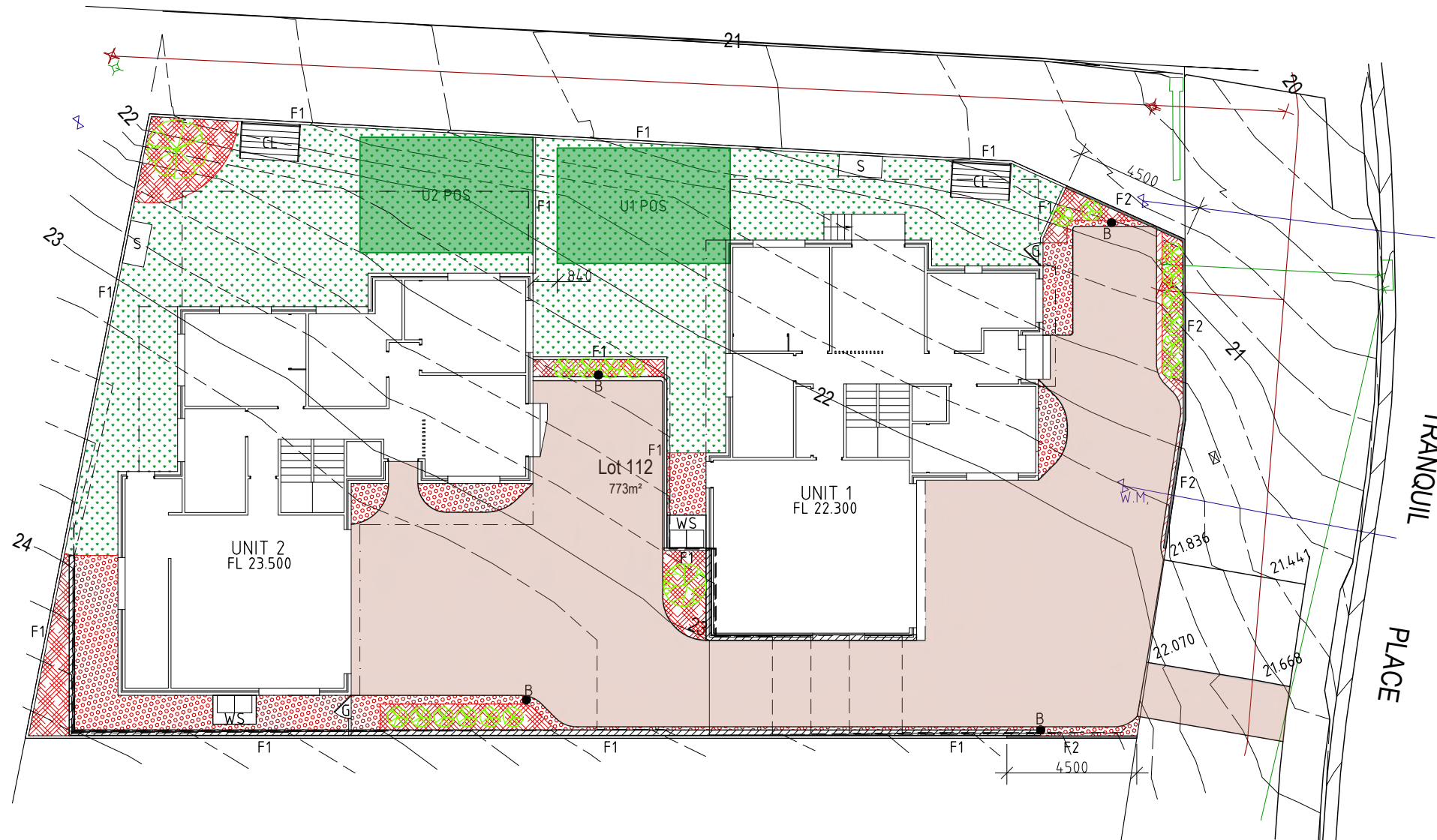


**DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION**

PROPOSED UNIT DEVELOPMENT FOR MR. B. DART AT LOT 112 TRANQUIL PLACE, TRANMERE	SITE PLAN	DATE 08/12/25	DRAWN BY J. TILLEY email: jtilley7@biopond.com phone ph 0400 671 582
	SCALE 1:200 0 2000 4000	AMENDED	DRAWING NO. 01 OF 17



- CL Freestanding Retractable clothes line
- F1 1800 high paling fence
- F2 1200 high paling fence
- G Gate
- S 750x1500 shed
- WS 1.5m<sup>2</sup> impervious area for waste storage  
1000x1500 concrete pad/paving
- B● B off Thorn Bollard lights  
Satin black 1500-840 400K  
24.5 watt LED  
140φ x 230mm high



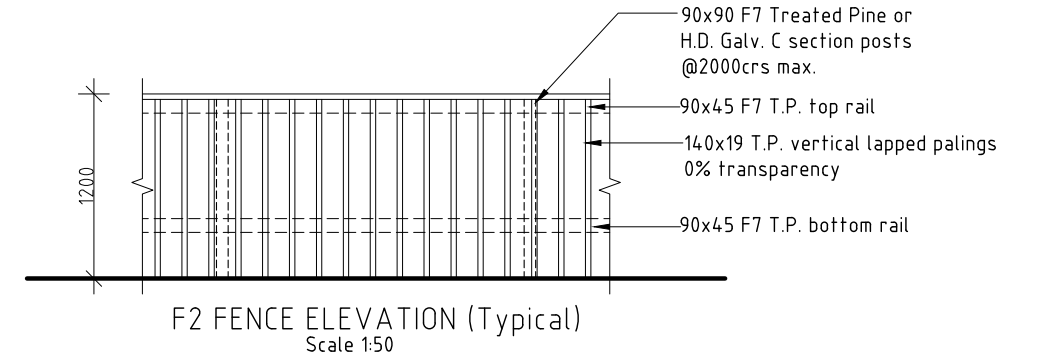
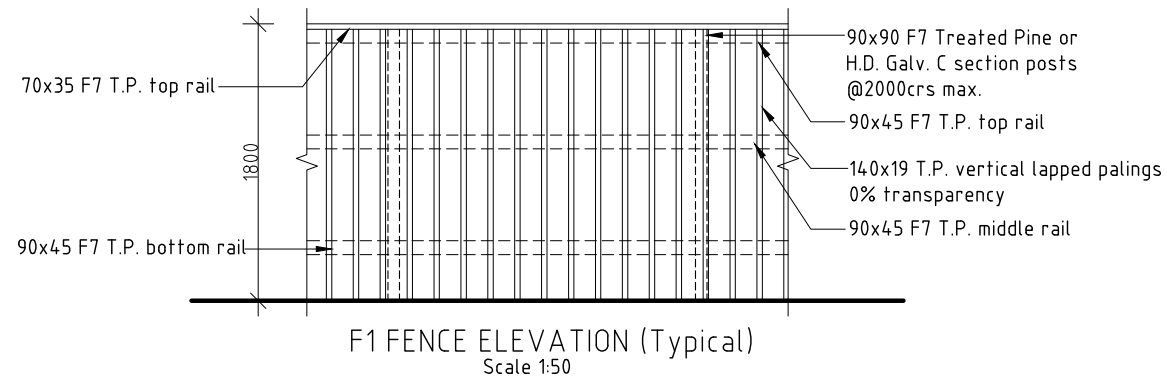
Unit 1 Private Open Space	96.13m <sup>2</sup>
Unit 2 Private Open Space	119.34m <sup>2</sup>
Impervious surface	491.41m <sup>2</sup> divide by 773m <sup>2</sup> = 63.57%
Pervious surface	281.59m <sup>2</sup> divide by 773m <sup>2</sup> = 36.43%

**DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION**

PROPOSED UNIT DEVELOPMENT FOR MR. B. DART AT LOT 112 TRANQUIL PLACE, TRANMERE	LANDSCAPE PLAN	DATE 08/12/25	DRAWN BY J. TILLEY email: jttilley7@biopond.com phone ph 0400 671 582
	SCALE 1:200 	AMENDED	DRAWING NO. 02 OF 17

Note:  
The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

SHRUBS AND GROUND COVER  
Mass planting to assist in building presentation to the streetscape and to provide visual amenity;  
Course pine bark mulch to cover ground and minimize moisture loss and to act as a weed suppressant

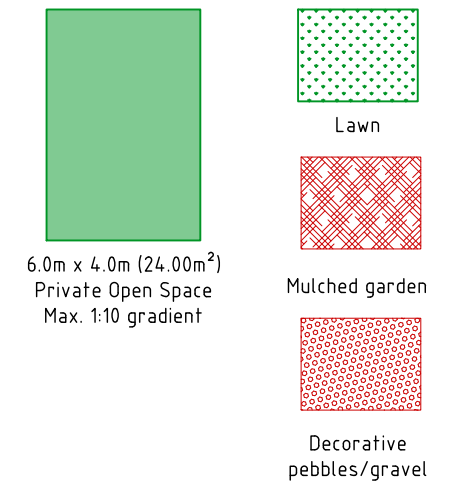


PROPOSED FEATURE PLANTING	COMMON NAME	POT SIZE	SPACING	HEIGHT(m)	WIDTH(M)
1	Leucadendron	200mm	15	2.0	1.5
2	Leucadendron	200mm	2.0	2.5	2.0
PROPOSED SHRUBS AND GROUNDCOVERS	COMMON NAME	POT SIZE	SPACING	HEIGHT(m)	WIDTH(m)
3	Buxus sempervirens	50mm	0.45	0.6	0.5



NOTE: Plant height stated is matured height apart from the hedge which can be managed to desired height.

Garden bed not to extend against building, refer to CSIRO report for info



**DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION**

PROPOSED UNIT DEVELOPMENT FOR  
MR. B. DART AT  
LOT 112 TRANQUIL PLACE, TRANMERE

LANDSCAPE NOTES

SCALE 1:50  
0 500 1000

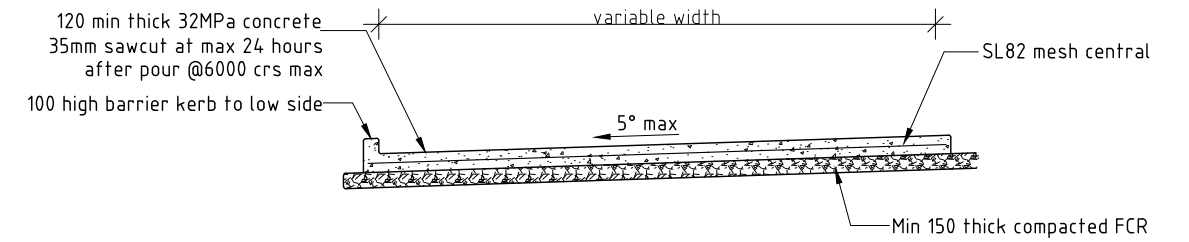
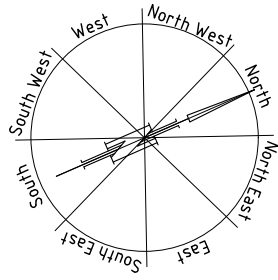
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DATE  
08/12/25

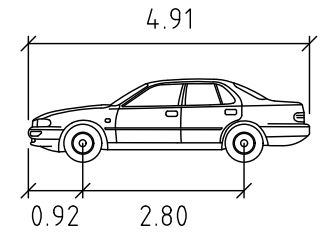
DRAWING NO.  
03 OF 17

DRAWN BY J.TILLEY  
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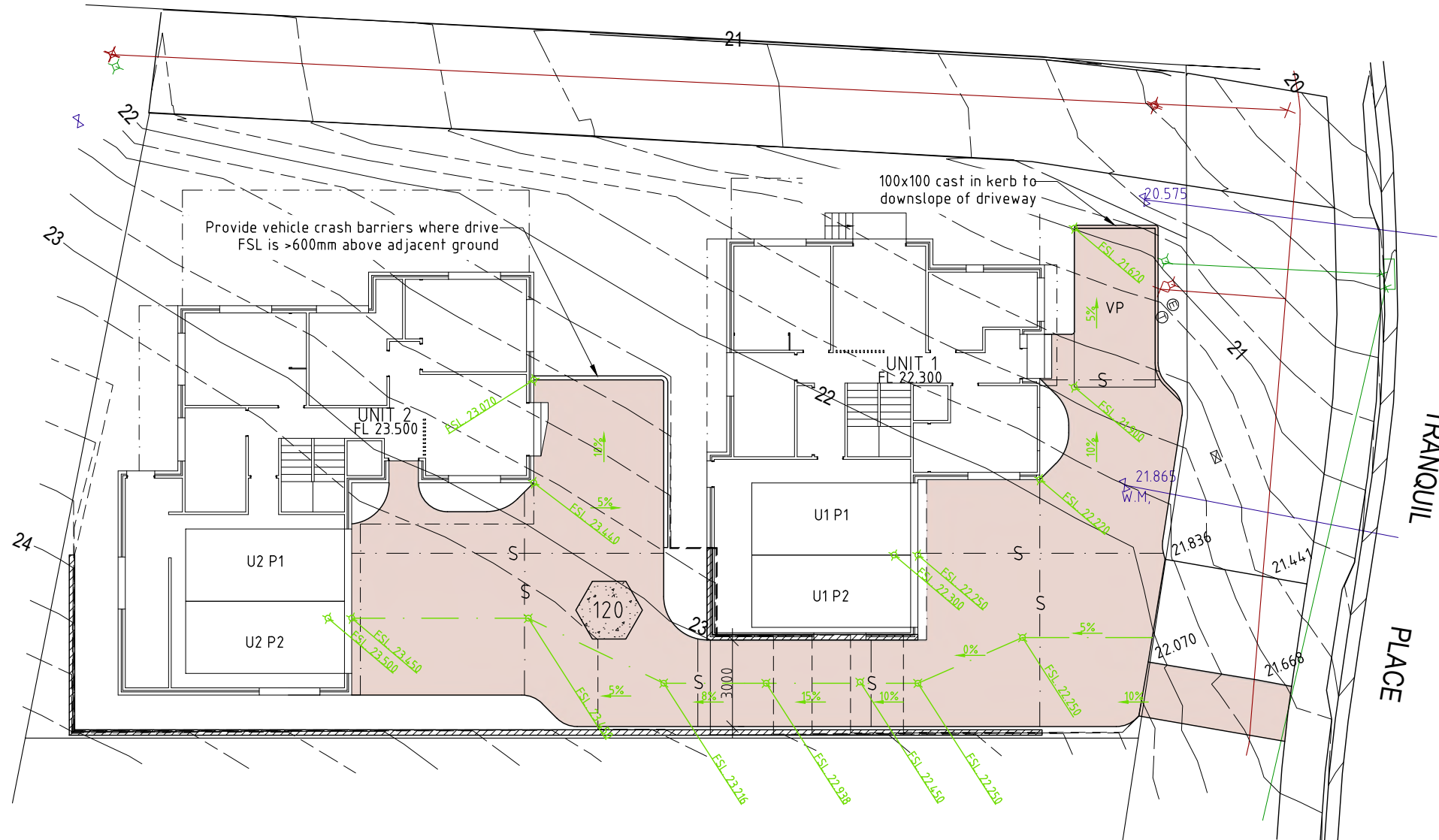
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DRIVEWAY CROSS SECTION (TYPICAL)  
SCALE 1:50



B85	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.00
Steering Angle	: 34.00



— S — Sawcut to 25% of slab thickness as soon as able to cut without dragging out the aggregate

120 120mm Slab on grade, N25, 100 slump SL82 Central

Natural coloured concrete broom finished paving slab to driveway/access & parking

NOTE: All parking & turning areas to be clearly marked

Carparking and vehicle maneuvering to be of sealed construction and comply with AS2890.1-2004  
NO PARKING/KEEP CLEAR signage to be installed for the turning bays so as to remain clear of vehicles at all times.  
Visitor parking signs to be installed at visitor parking bays  
Signage noting residential parking for all units to be installed for Unit parking spaces.  
Parking and vehicle circulation roadways & pedestrian paths to be provided with bollard lighting. Refer to landscape plan for lighting locations.

**DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION**

PROPOSED UNIT DEVELOPMENT FOR  
MR. B. DART AT  
LOT 112 TRANQUIL PLACE, TRANMERE

DRIVEWAY PLAN

SCALE 1:200  
0 2000 4000

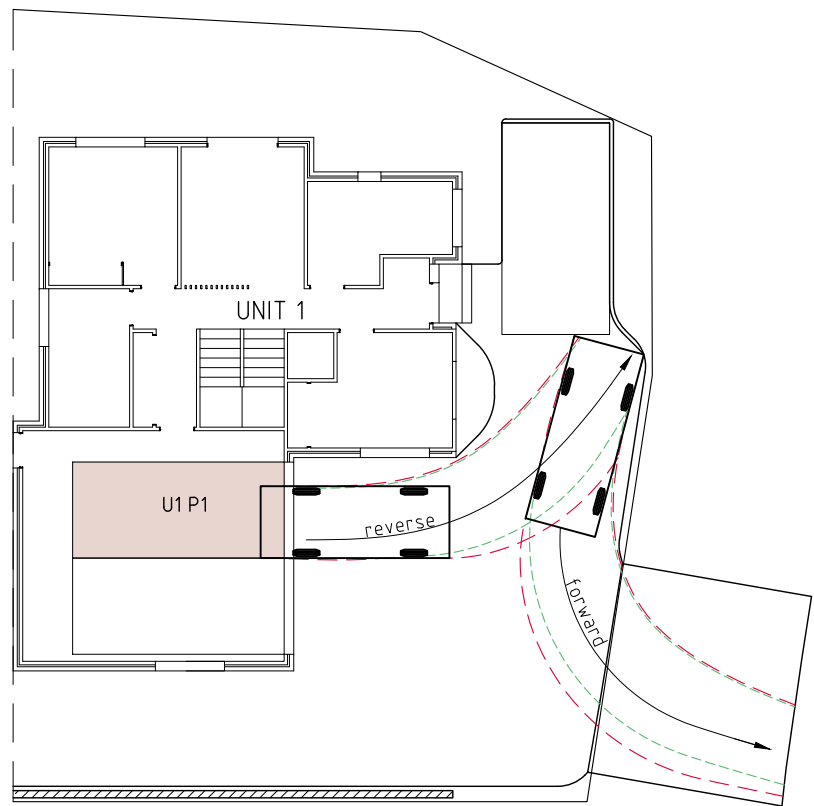
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DATE  
08/12/25

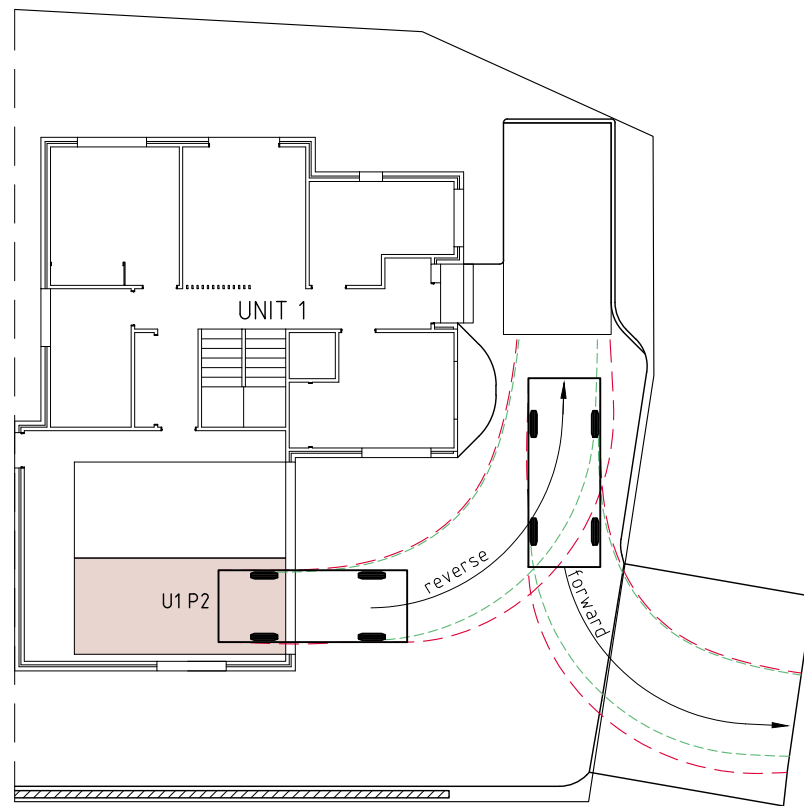
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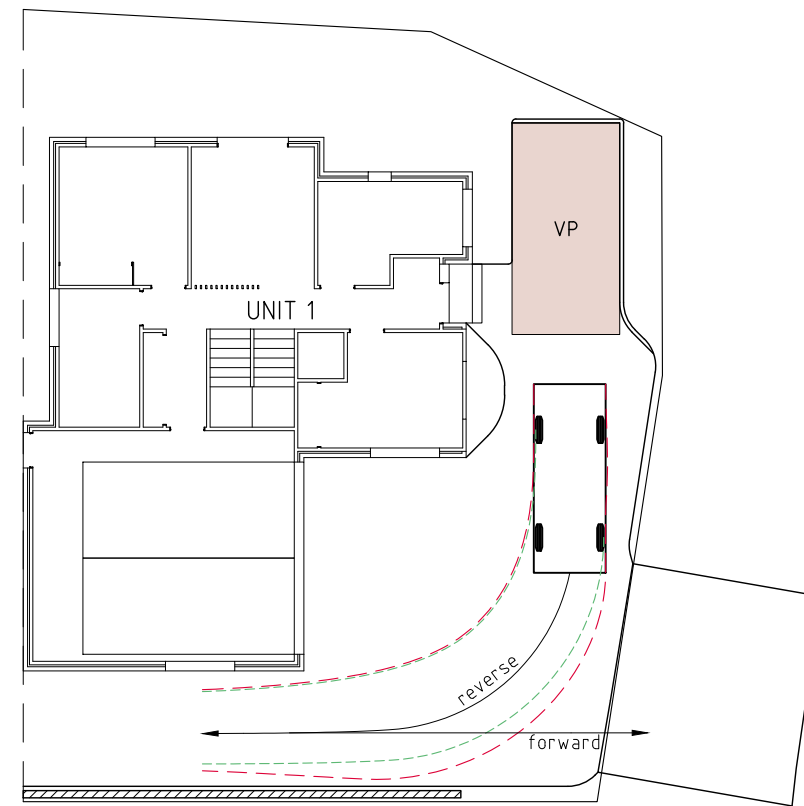
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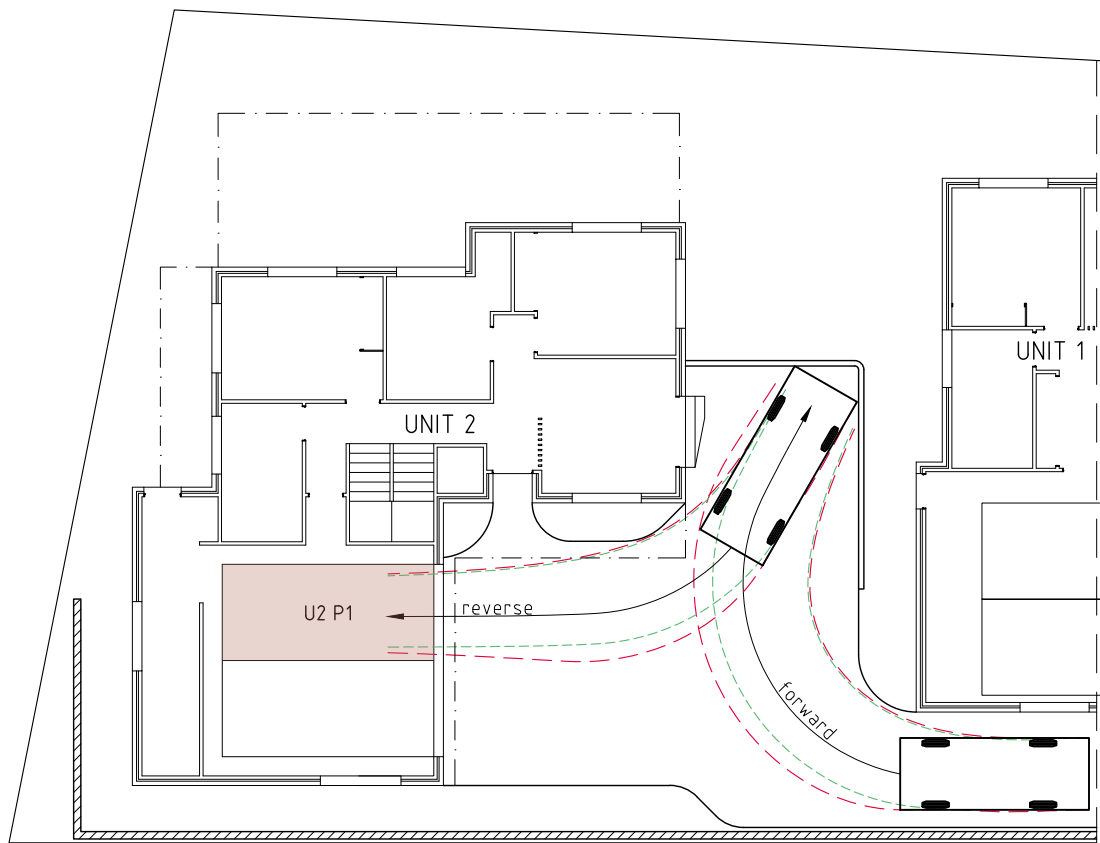
U1 P1 Turning



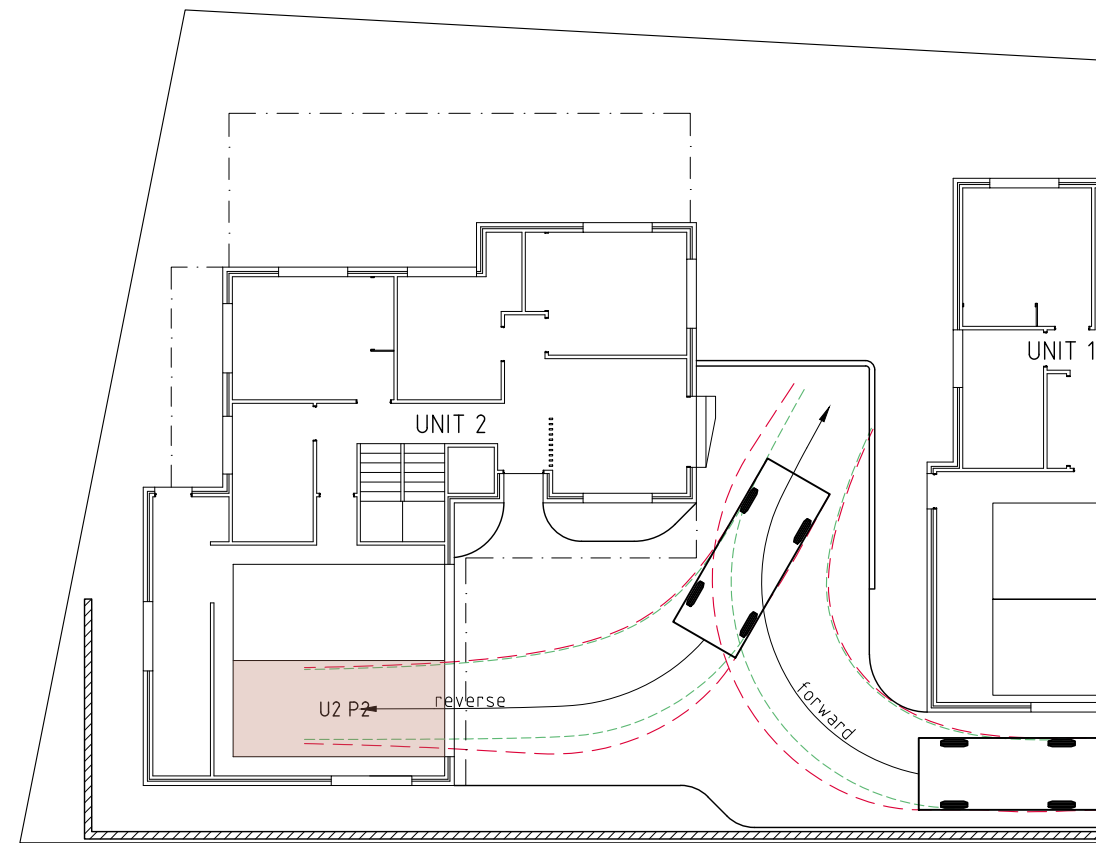
U1 P2 Turning



VP Turning



U2 P1 Turning



U2 P2 Turning

**DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION**

PROPOSED UNIT DEVELOPMENT FOR  
MR. B. DART AT  
LOT 112 TRANQUIL PLACE, TRANMERE

TURNING TEMPLATES

SCALE 1:100  
0 1000 2000

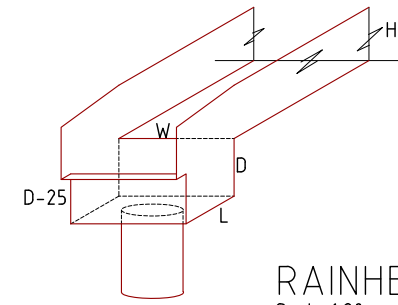
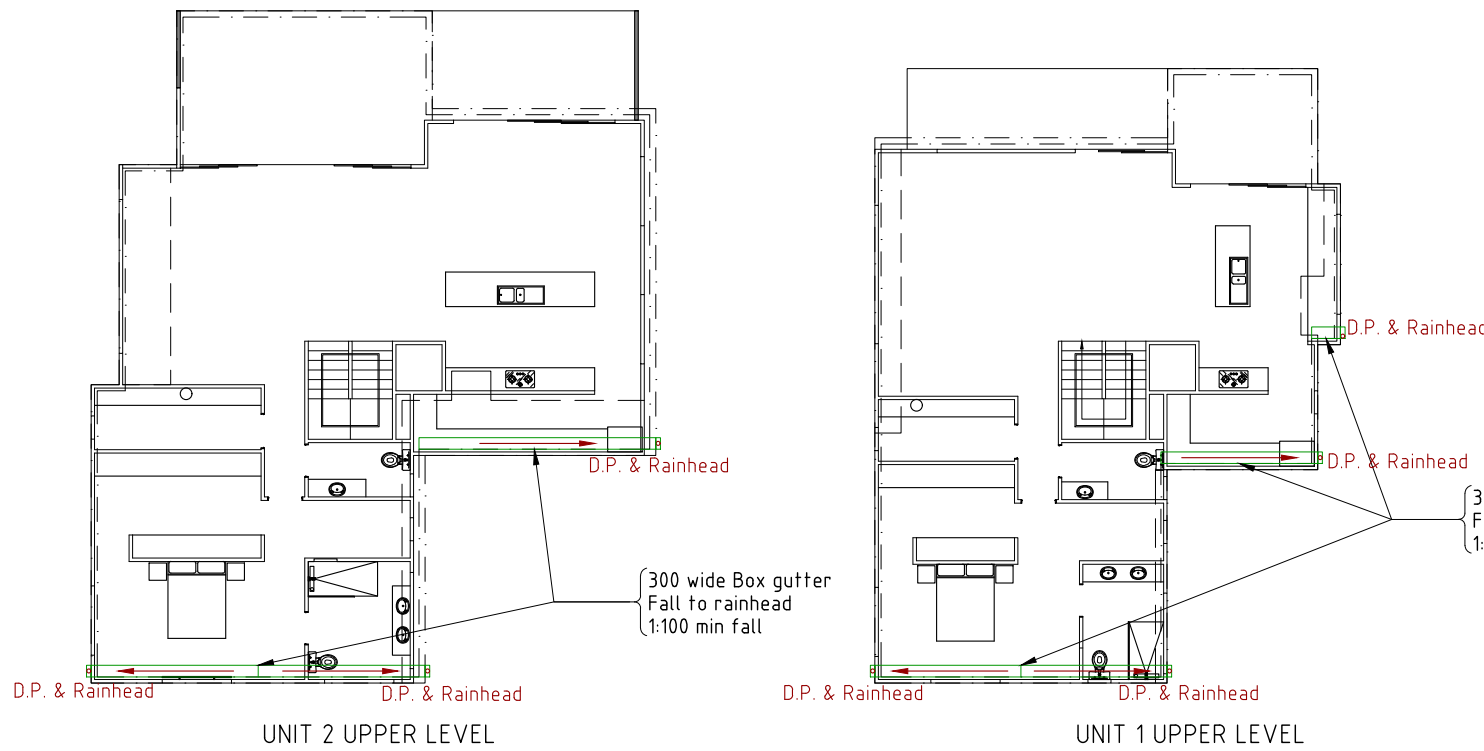
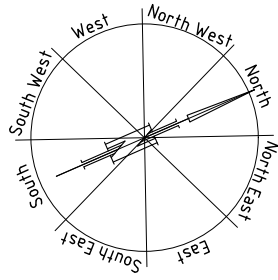
AMENDED

DATE  
08/12/25

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05 OF 17

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W(Width) 300  
H(Height) 120  
D(Depth) 150  
L(Length) 125  
D-25 125

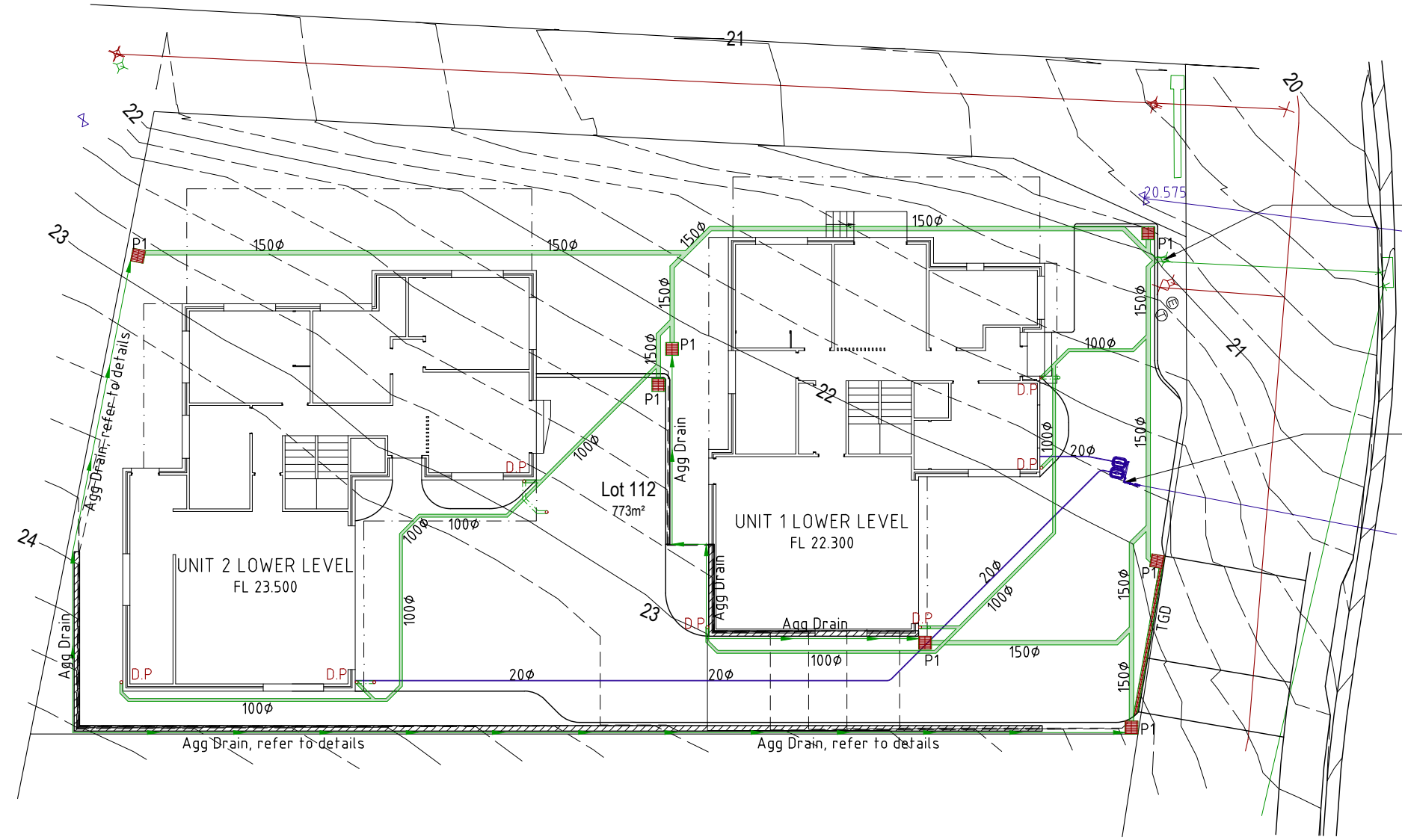
RAINHEAD DETAIL  
Scale 1:20

- TGD Trafficable grate drain
- P1 450x450 Trafficable pit. Each grate pit to be fitted with water quality improvement device. Designed & installed in accordance with manufacturers instructions
- I.O. Inspection opening

Agg drains to be installed prior to slab preparation. Evidence of the agg drainage installation to be supplied to the Engineer.

Plumber to confirm the location of existing on-site services prior to commencement of any excavations

- 150φ 150uPVC stormwater 1:100 min. fall
- S100φ 100uPVC sewerage 1.67% min. fall
- 100φ 100uPVC stormwater 1:100 min. fall
- 100x100 cast in kerb to downslope of driveway perimeter I.O. at each intersection & bend



Locate & connect to existing on-site lot connection

Replace existing water connection with new DN32 ID25 water connection with 2x20mm sub meters on a manifold to TWS-W-0002sht. 9 by TasWater at developer's cost. Locate within trafficable box A with concrete surround.

Water meters for strata developments must be located in common property to allow unfettered access to enable reading, testing, inspection, maintenance and exchange without impediment and must be kept clear of obstructions at all times. Water meters in trafficable areas must be housed in trafficable boxes with a class "B" lid.

NOTE All works are to be in accordance with the Water supply code of Australia WSA03-2011-3.1 Version 3.1 MRWA Edition V2.0 & sewerage Code of Australia Melbourne Retail water agencies Code WSA02-2002 Version 2.3 MRWA Edition 1.0 & TasWater's supplements to those codes.

**DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION**

PROPOSED UNIT DEVELOPMENT FOR MR. B. DART AT LOT 112 TRANQUIL PLACE, TRANMERE	STORMWATER CONCEPTS PLAN	DATE 08/12/25	DRAWN BY J.TILLEY email: jttilley7@biopond.com phone ph 0400 671 582
	SCALE 1:200 0 2000 4000	AMENDED	DRAWING NO. 06 OF 17

**WET AREAS TO COMPLY WITH NCC VOL. 2 PART H4D2, ABCB HOUSING PROVISIONS PART 10.2 AND AS 3740**

**WATERPROOFING OF ENCLOSED & UNENCLOSED SHOWERS:**

**FLOOR:** Waterproof entire floor if no preformed shower base provided  
**WALLS:** Waterproof to not less than 1800mm above the floor substrate  
**WALL JUNCTIONS AND JOINTS:** Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction  
**WALL/FLOOR JUNCTIONS:** Waterproof internal and external corners and joints  
**PENETRATIONS:** Waterproof all penetrations

**AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB OR FC FLOORING:**

**FLOORS:** Entire floor to be water resistant  
**WALLS/FLOOR JUNCTIONS:** Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm

**AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR:**

**FLOORS:** Waterproof entire floor  
**WALL/FLOOR JUNCTIONS:** Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm.

**AREAS ADJACENT TO NON-FREESTANDING BATHS AND SPAS (without showers):**

**FLOOR:** Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.  
**WALLS:** Water resistant walls to a height of not less than 150mm above the vessels, for the full extent, where the vessel is within 75mm of a wall.  
**WALL JUNCTIONS AND JOINTS:** Water resistant within 150mm above the vessel for the extent of the vessel to a width of 40mm either side of the junction  
**WALL/FLOOR JUNCTIONS:** Waterproof for the extent of the vessel

**AREAS ADJACENT TO INSERTED BATHS AND SPAS (without showers):**

**FLOOR:** Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.  
**HORIZONTAL SURFACES:** Waterproof shelf adjoining bath or spa and include a waterstop under the vessel lip  
**WALLS:** Waterproof walls to not less than 150mm above the lip of the vessel  
**WALL JUNCTIONS AND JOINTS:** Waterproof junctions within 150mm of vessel to a width of 40mm either side of the junction  
**WALL/FLOOR JUNCTIONS:** Waterproof wall/floor junctions 25mm above finished floor level  
**PENETRATIONS:** Waterproof penetrations where they occur in horizontal surfaces, seal penetrations where they occur in vertical surfaces

**OTHER AREAS (LAUNDRIES AND WCs):**  
**FLOOR:** Water resistant floor to entire room  
**WALLS:** Water resistant wall to a height of not less than 150mm above the vessel for the extent of the vessel, where the vessel is within 75mm of wall  
**WALL JUNCTIONS AND JOINTS:** Waterproof junctions where a vessel is fixed to a wall  
**WALL/FLOOR JUNCTIONS:** Water resistant wall/floor junctions with horizontal leg not less than 40mm where flashing used  
**PENETRATIONS:** Waterproof penetrations where they occur in surfaces required to be waterproof or water resistant.

**WATERPROOFING SYSTEMS:**  
 Waterproofing systems to be in accordance with ABCB Housing Provisions Part 10.2.6.  
**FALLS TO WET AREA FLOORS:**  
 Where a floor waste is installed the continuous fall of a floor plane to the waste must be no less than 1:80 and no more than 1:50.  
**STEPDOWN SHOWERS:**  
 Where stepdown showers are used, the shower area must be stepped down a minimum of 25mm below the finished floor level outside the shower. Refer to ABCB Housing Provisions Part 10.2.15 & relevant figures for details.  
**HOB CONSTRUCTION:**  
 Shower hobs are to be constructed in accordance with ABCB Housing Provisions Part 10.2.16.  
**ENCLOSED SHOWERS WITH LEVEL THRESHOLD:**  
 Enclosed showers with a level threshold must be provided with a waterstop in accordance with ABCB Housing Provisions Part 10.2.17 & relevant figures.

**UNENCLOSED SHOWERS:**  
 Unenclosed showers are to have a waterstop min. 1500mm from the shower rose with the vertical leg finishing flush with the top surface of the floor. Waterproof all all joints and junctions. Waterproof entire bathroom floor where unenclosed showers are installed. Refer to ABCB Housing Provisions Part 10.2.18 & relevant figures for details.

**PENETRATIONS:**  
 All penetrations in showers and wet areas must be waterproofed in accordance with ABCB Housing Provisions part 10.2.23.

**FLASHINGS/JUNCTIONS:**  
 All flashings and junctions in wet areas to be installed in accordance with ABCB Housing Provisions Part 10.2.24 & relevant figures.

**SHOWER SCREENS:**  
 1900H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.6 & AS 1288:2021. Minimum 6mm toughened safety organic coated glass, labelled to comply with industry standards. Install shower screens in accordance with ABCB Housing Provisions Part 10.2.32.

- HYDRAULIC NOTES:**
- All plumbing shall be in accordance with the Tasmanian Plumbing Regulations, AS 3500 and to the local authority approval.
  - The location of the existing services where shown are approximate only and shall be confirmed on site where possible. Determine location of existing power, Telstra, water and drainage services prior to commencing new work.
  - Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc. unless otherwise approved.
  - Refer to designers drawings and fixture and equipment technical specifications for pipework connections.
  - Make good all disturbed surfaces to match existing.
  - Remove all excess soil and surplus materials from site.
  - All plumbing to be installed by a licensed plumber.

Install inspection openings at major bends for stormwater and all low points of downpipes.  
 All plumbing & drainage to be in accordance with local Council requirements. Provide surface drain to back of bulk excavation to drain leveled pad prior to commencing footing excavation.  
 Stormwater line (100mm uPVC)  
 Sewer line (100mm uPVC)

**SERVICES**  
 The heated water system must be designed & installed with Part B2 of NCC Vol. 3 - Plumbing Code of Australia  
 Thermal insulation for heated water piping must:  
 a) be protected against the effects of weather and sunlight; and  
 b) be able to withstand the temperatures within the piping; and  
 c) use thermal insulation in accordance with AS/NZS 4859.1

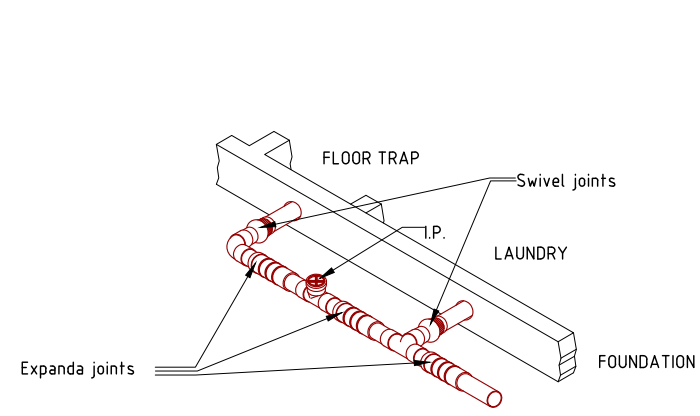
Heated water piping that is not within a conditioned space must be thermally insulated as follows:

- Internal piping:
  - All flow and return internal piping that is -
    - within an unventilated wall spaces
    - within an internal floor between storeys; or
    - between ceiling and insulation and a ceiling
 Must have a minimum R-value of 0.2 (ie. 9mm of closed cell polymer insulation)
- Piping located within a ventilated wall space, an enclosed building subfloor or a roof space:
  - All flow and return piping
  - Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
 Must have a minimum R-value of 0.45 (ie. 19mm of closed cell polymer insulation)
- Piping located outside the building or in an unenclosed building sub-floor or roof space:
  - All flow and return piping.
  - Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
 Must have a minimum R-value of 0.6 (ie. 25mm of closed cell polymer insulation)  
 Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

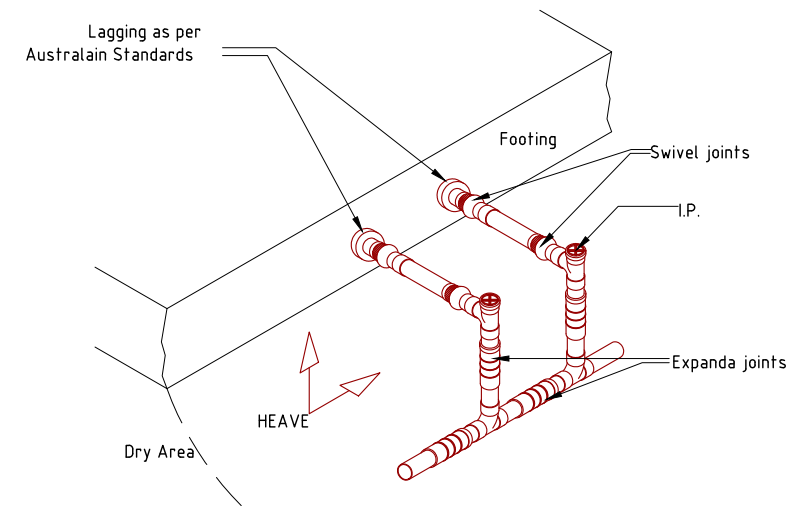
Hot & Cold Water Nominal Diameters	
Branch off takes	Min. DN20
Max. off take length 6m	DN18
Max. off take length 3m	DN15
Max. off take length 1m	DN10

Insulation Schedule		
Heated water pipes Type	Size Range	Insulation
Circulating Line	32-40	25mm Rockwool with foil wrap
Branch Line Offtake	20-25 18	19mm Bradflex 13mm Bradflex
Cold water pipes exposed		
Type	Size Range	Insulation
All	>20	13mm Bradflex
Other cold water pipes		
Type	Size Range	Insulation
All	All	Not required

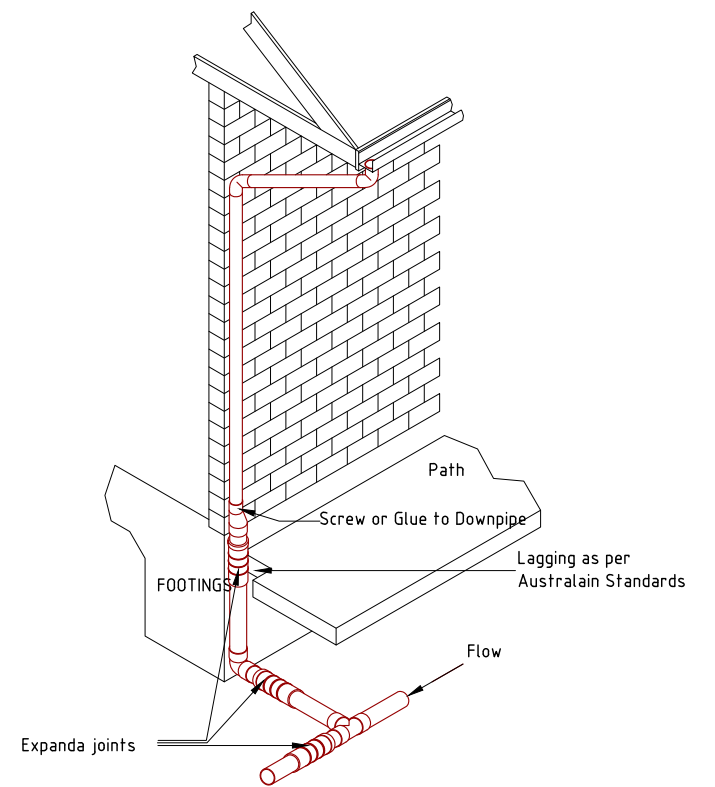
NOTE: Water pipes associated directly with plan equipment shall be insulated in accordance with the manufacturers instructions for a typical installation



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



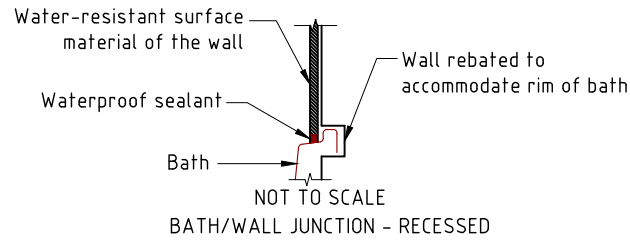
GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS

Surface drainage to conform with NCC Vol. 2 Part H2D2. NOTE: 50mm fall required over first 1m from building.

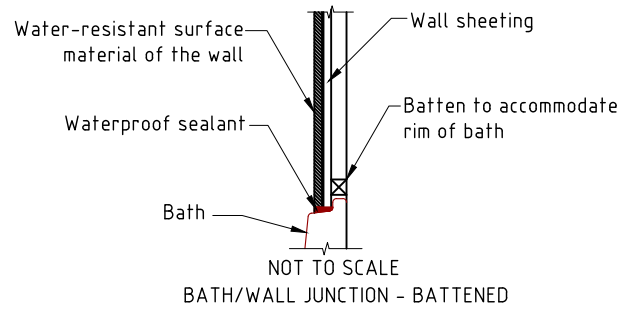
**IMPORTANT NOTICE FOR ATTENTION OF OWNER:**  
 The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSRIO Building Technology File 18 and it is the owners responsibility to maintain the site in accordance with that document.

**DEVELOPMENT DRAWINGS ONLY  
 NOT FOR CONSTRUCTION**

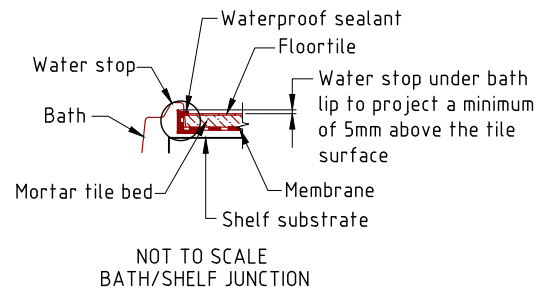
PROPOSED UNIT DEVELOPMENT FOR MR. B. PART AT LOT 112 TRANQUIL PLACE, TRANMERE	PLUMBING NOTES		DATE 08/12/2025	DRAWN BY J.TILLEY email: jttilley7@biopond.com phone ph 0400 671 582
	SCALE N/A	AMENDED	DRAWING NO. 07 OF 17	Certified: G. Tilley Accreditation No. CC620H © copyright 2025 4325



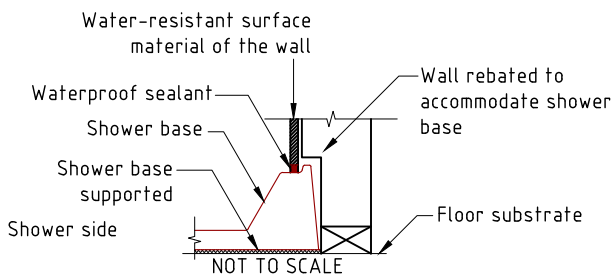
BATH/WALL JUNCTION - RECESSED



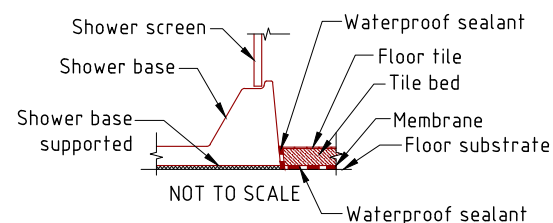
BATH/WALL JUNCTION - BATTENED



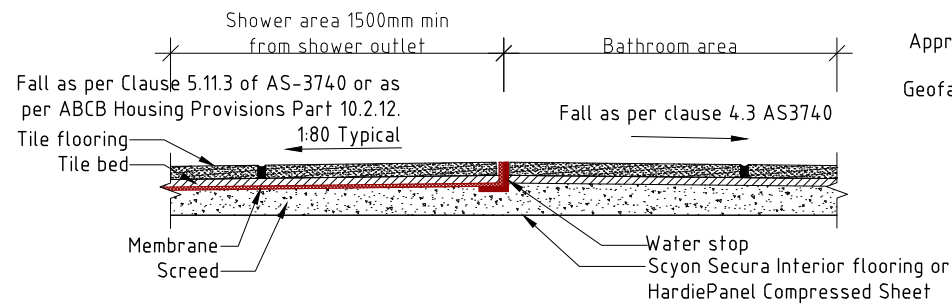
BATH/SHELF JUNCTION



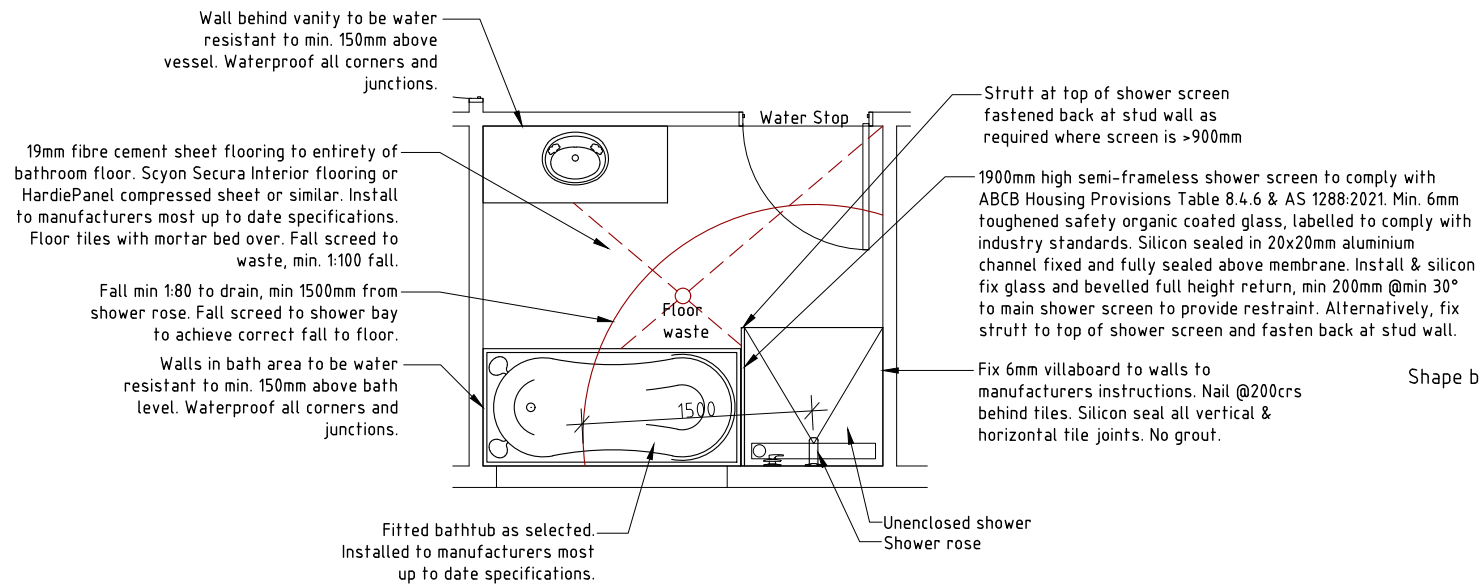
TYPICAL PREFORMED SHOWER BASE WALL/FLOOR JUNCTION



TYPICAL PREFORMED SHOWER BASE/FLOOR JUNCTION ON TIMBER FLOORS, INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER MATERIALS

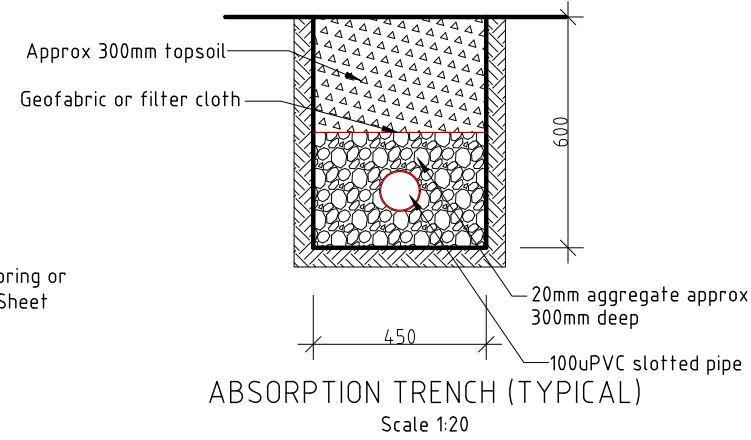


TYPICAL TERMINATION OF MEMBRANE AT EXTENT OF SHOWER AREA Scale 1:5

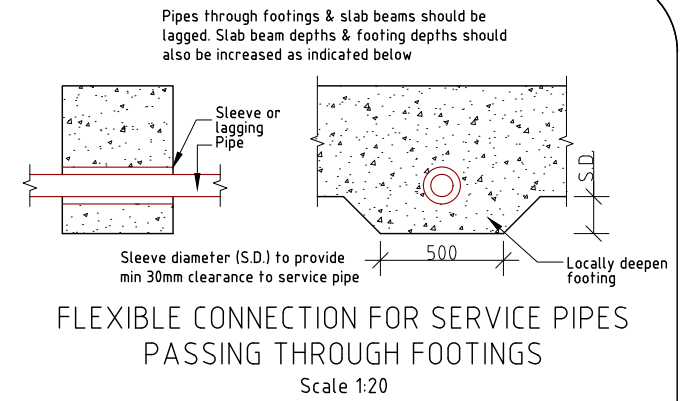


WET AREA DETAIL - BATHROOM Scale 1:50

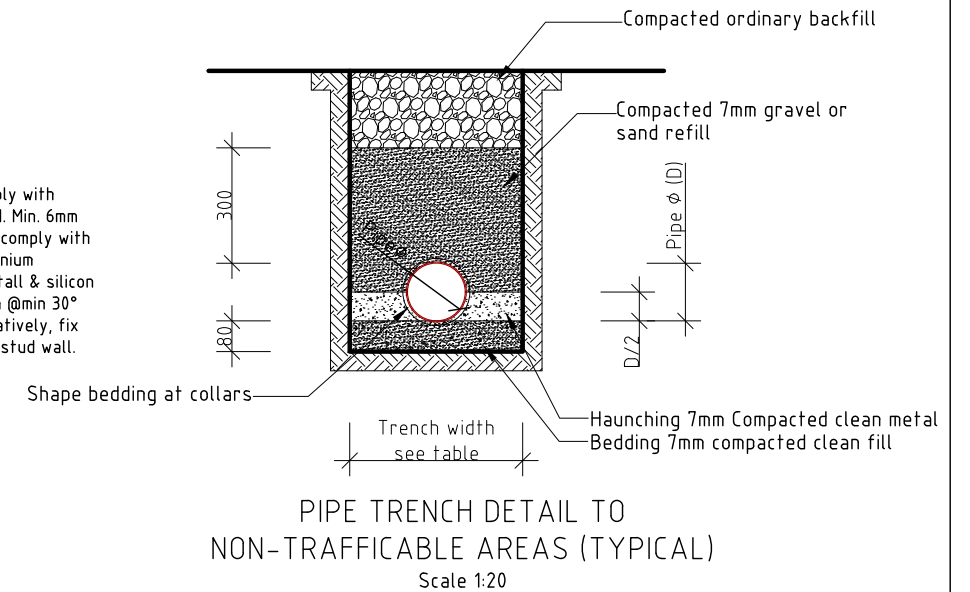
Seal all joints, gaps & wall junctions with PVA sealant - cover floor/wall junctions min R6: 2 coats of approved PVA membrane installed to manufacturers instructions and on top of the screed to ensure waterproof membrane is drained to the floor waste, including cloth tape to wall junctions and penetrations. To floor, continue 50mm up vertical surfaces & to shower bay 1800x1500 each way from shower rose or to shower screen. To timber skirting or door architrave to stop <25mm above finished floor level.



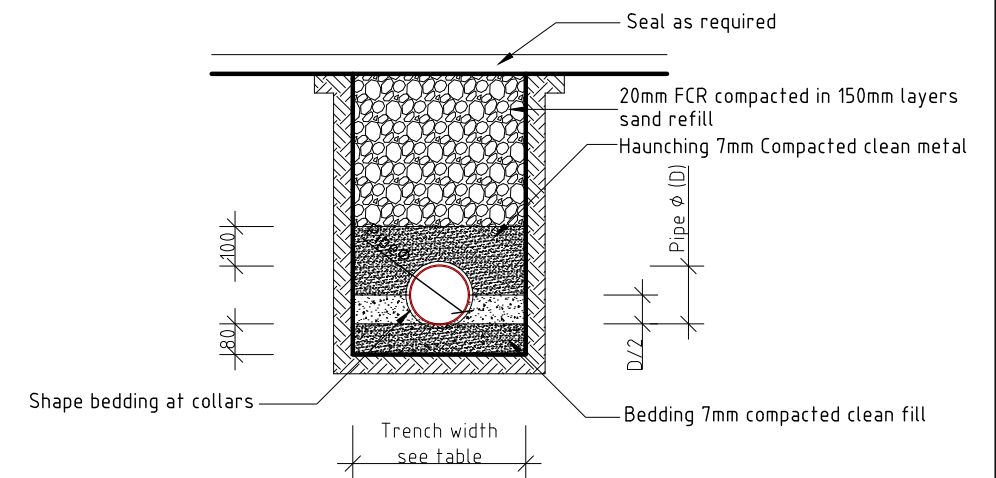
ABSORPTION TRENCH (TYPICAL) Scale 1:20



FLEXIBLE CONNECTION FOR SERVICE PIPES PASSING THROUGH FOOTINGS Scale 1:20

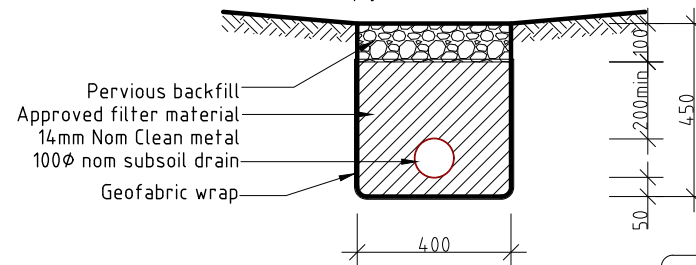


PIPE TRENCH DETAIL TO NON-TRAFFICABLE AREAS (TYPICAL) Scale 1:20



PIPE TRENCH DETAIL TO TRAFFICABLE AREAS (TYPICAL) Scale 1:20

NOTE: All materials and construction to comply with AS3500.3:2021



AGG DRAIN DETAIL (TYPICAL) Scale 1:20

TRENCH WIDTHS	
Pipe diameter	Min trench width
Less than 50mm	250
75-100mm	450
150-300mm	600
>300mm	ø plus 300mm

Surface drainage to conform with BCA Vol2 Part 3.1.2.2. NOTE: 50mm fall required over the first 1 meter from the building

**IMPORTANT NOTICE FOR ATTENTION OF OWNER.**  
The owner's attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO Building Technology File 18 and it is the owner's responsibility to maintain the site in accordance with this document.

**DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION**

PROPOSED UNIT DEVELOPMENT FOR  
MR. B. DART AT  
LOT 112 TRANQUIL PLACE, TRANMERE

PLUMBING DETAILS

SCALE 1:20  
0 200 400

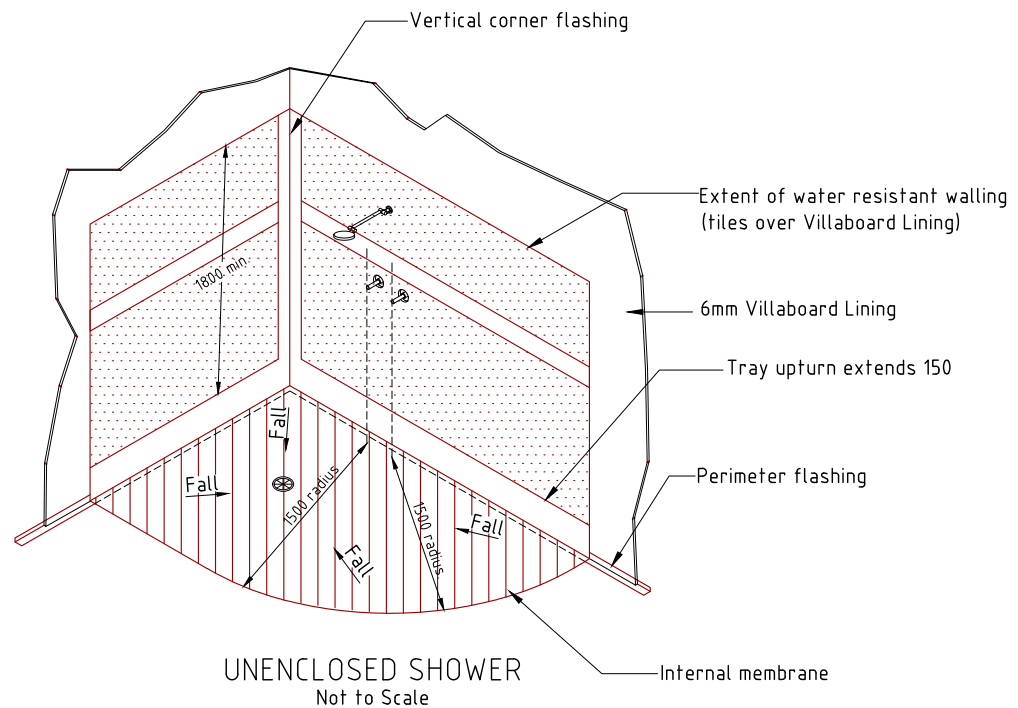
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08/12/2025

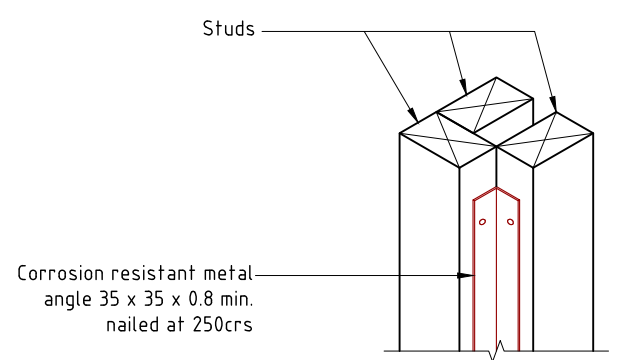
DRAWING NO.  
08 OF 17

DRAWN BY J.TILLEY  
email: jttilley7@biopond.com  
phone ph 0400 671 582

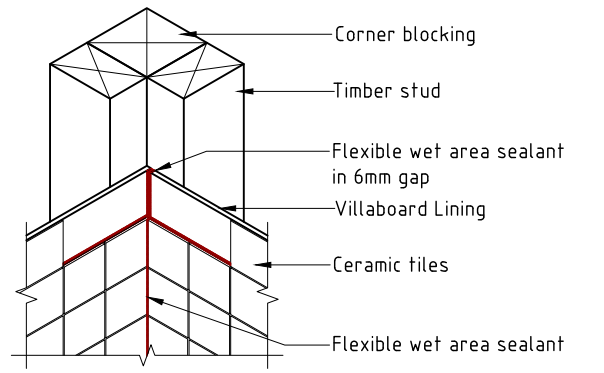
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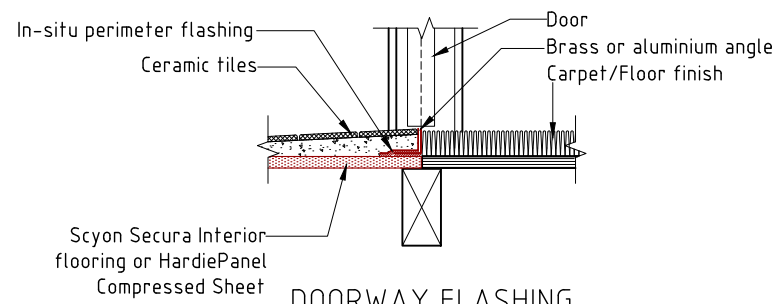
UNENCLOSED SHOWER  
Not to Scale



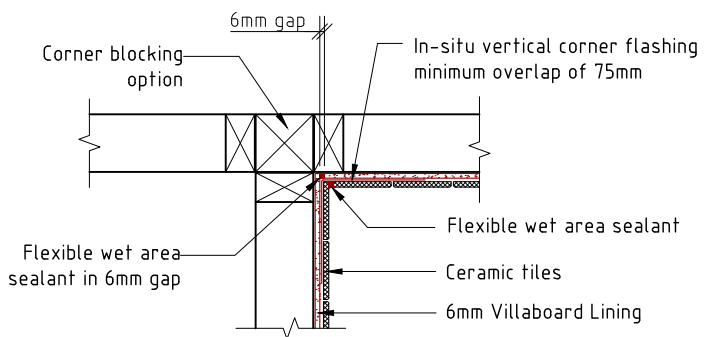
ANGLE REINFORCED CORNER  
Scale 1:10



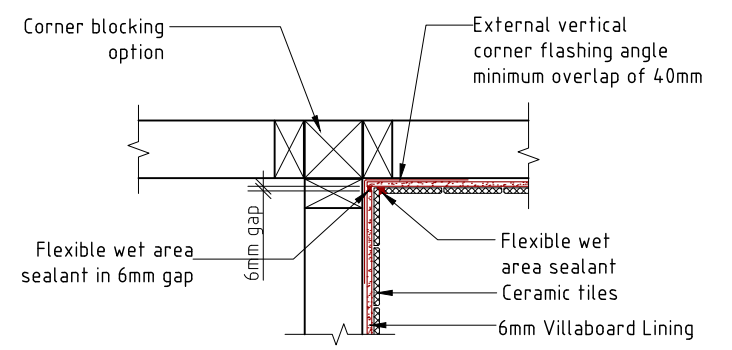
INTERNAL TILED CORNER  
Scale 1:10



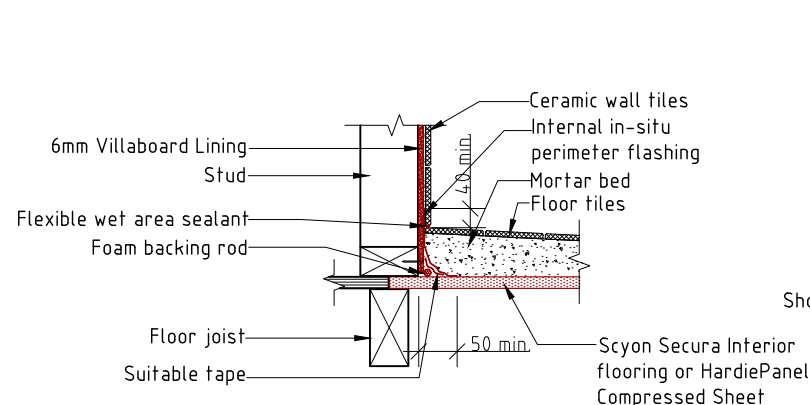
DOORWAY FLASHING  
Scale 1:10



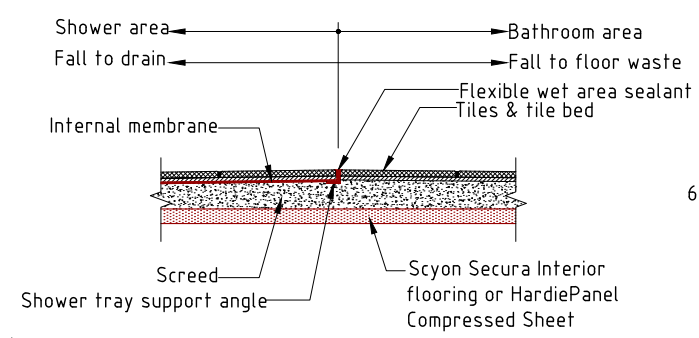
VERTICAL CORNER FLASHING FOR INTERNAL  
MEMBRANE - SHOWER RECESS  
Scale 1:10



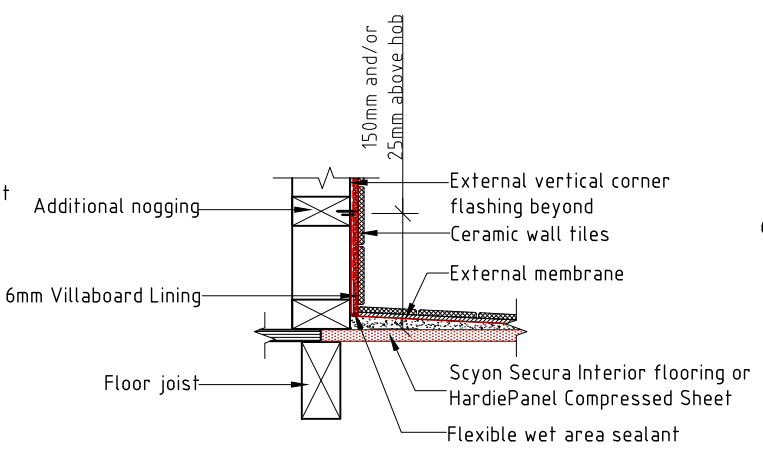
VERTICAL CORNER FLASHING FOR  
EXTERNAL MEMBRANE - SHOWER RECESS  
Scale 1:10



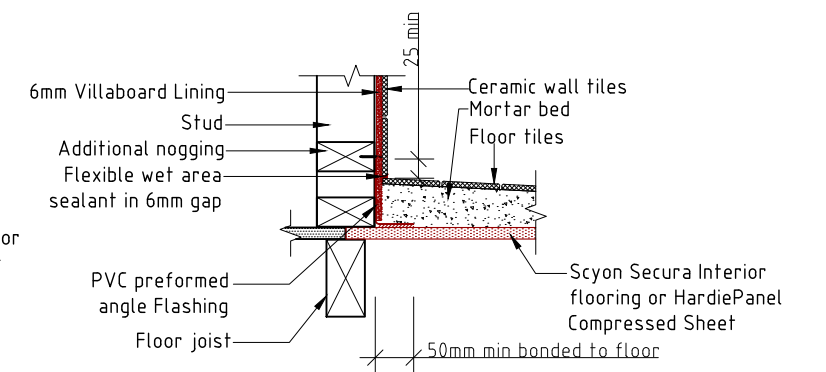
INTERNAL FLASHING  
Scale 1:10



UNENCLOSED SHOWER - EDGE  
FINISHING DETAIL  
Scale 1:10

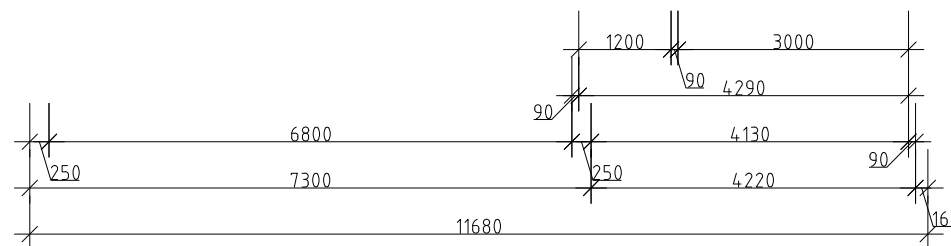
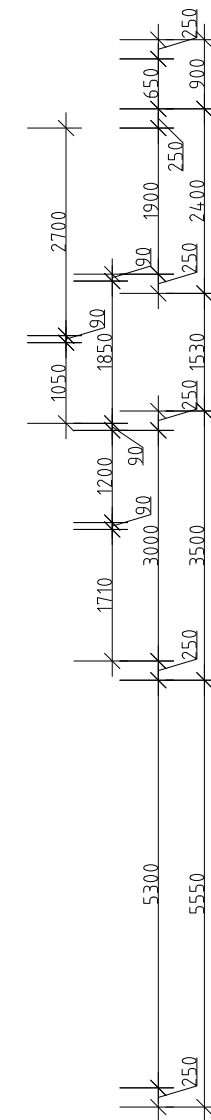
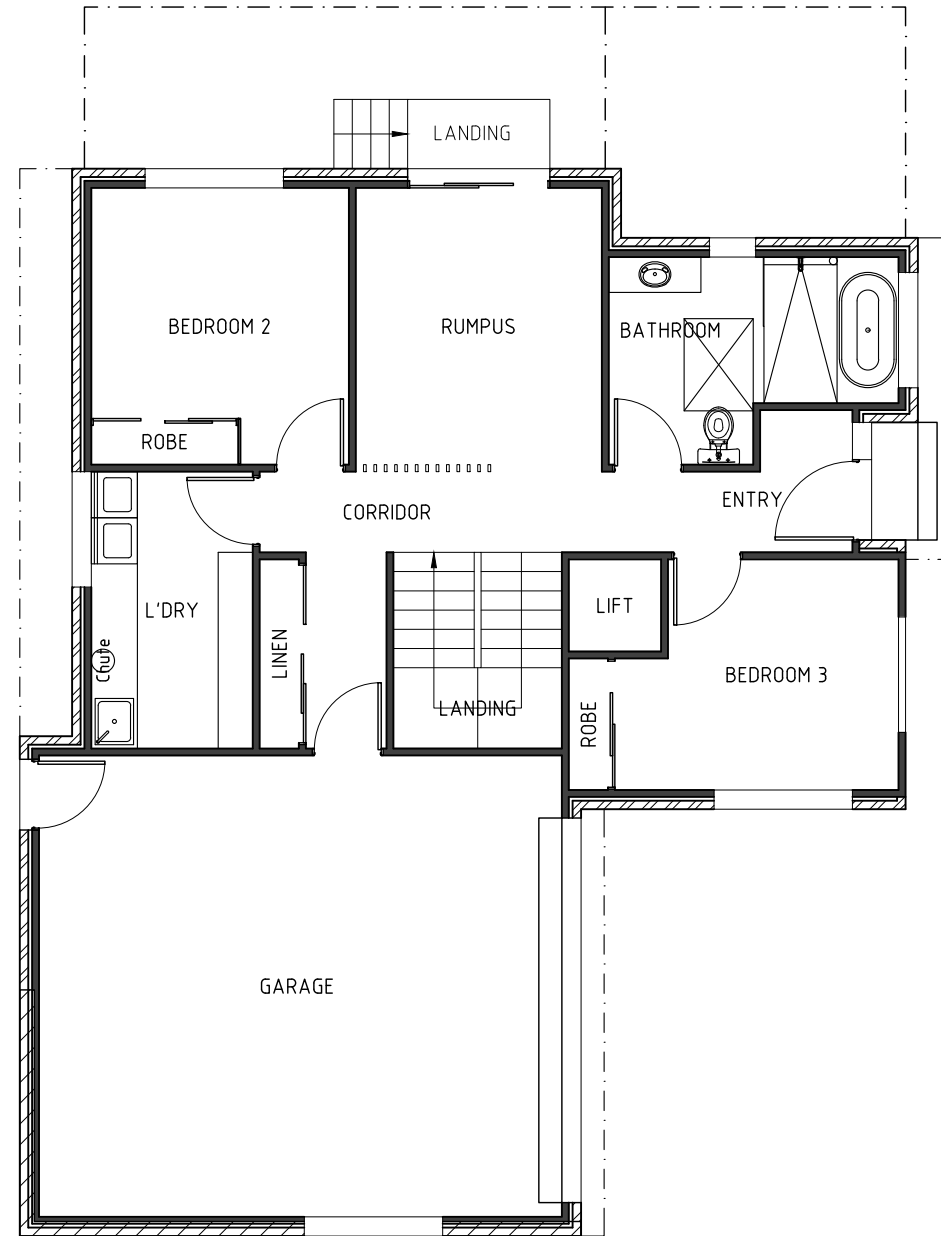
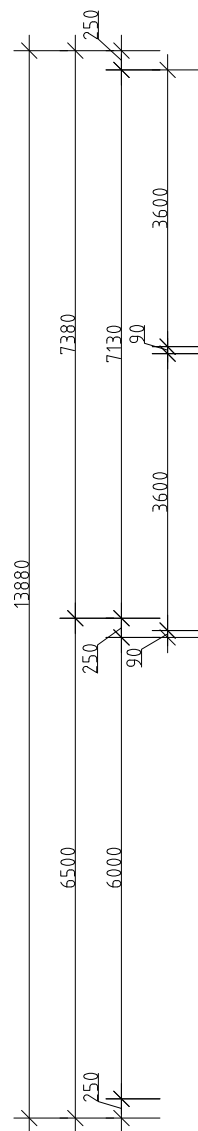
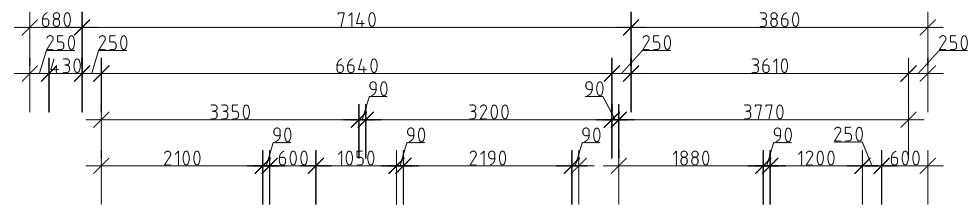
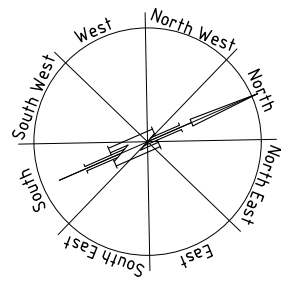


EXTERNAL MEMBRANE -  
VILLABOARD LINING  
Scale 1:10



EXTERNAL FLASHING - VILLABOARD  
LINING FINISHED WITH TILES  
Scale 1:10

PROPOSED UNIT DEVELOPMENT FOR MR. B. DART AT LOT 112 TRANQUIL PLACE, TRANMERE	PLUMBING DETAILS		DATE 08/12/2025	DRAWN BY J.TILLEY email: jttilley7@biopond.com phone ph 0400 671 582
	SCALE 1:10 	AMENDED	DRAWING NO. 09 OF 17	Certified: G. Tilley Accreditation No. CC620H © copyright 2025 4325

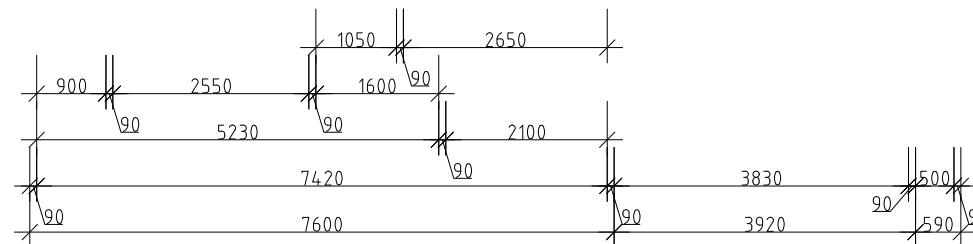
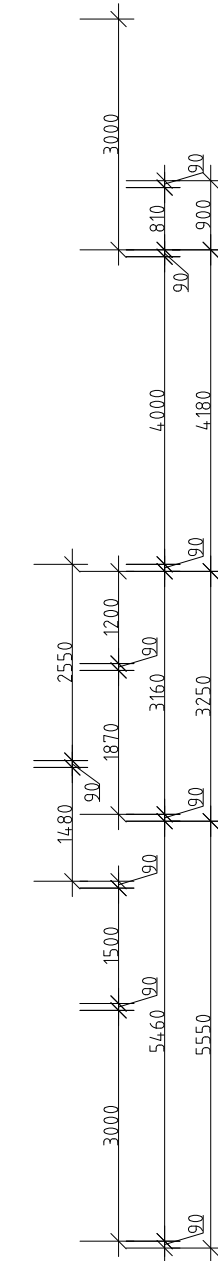
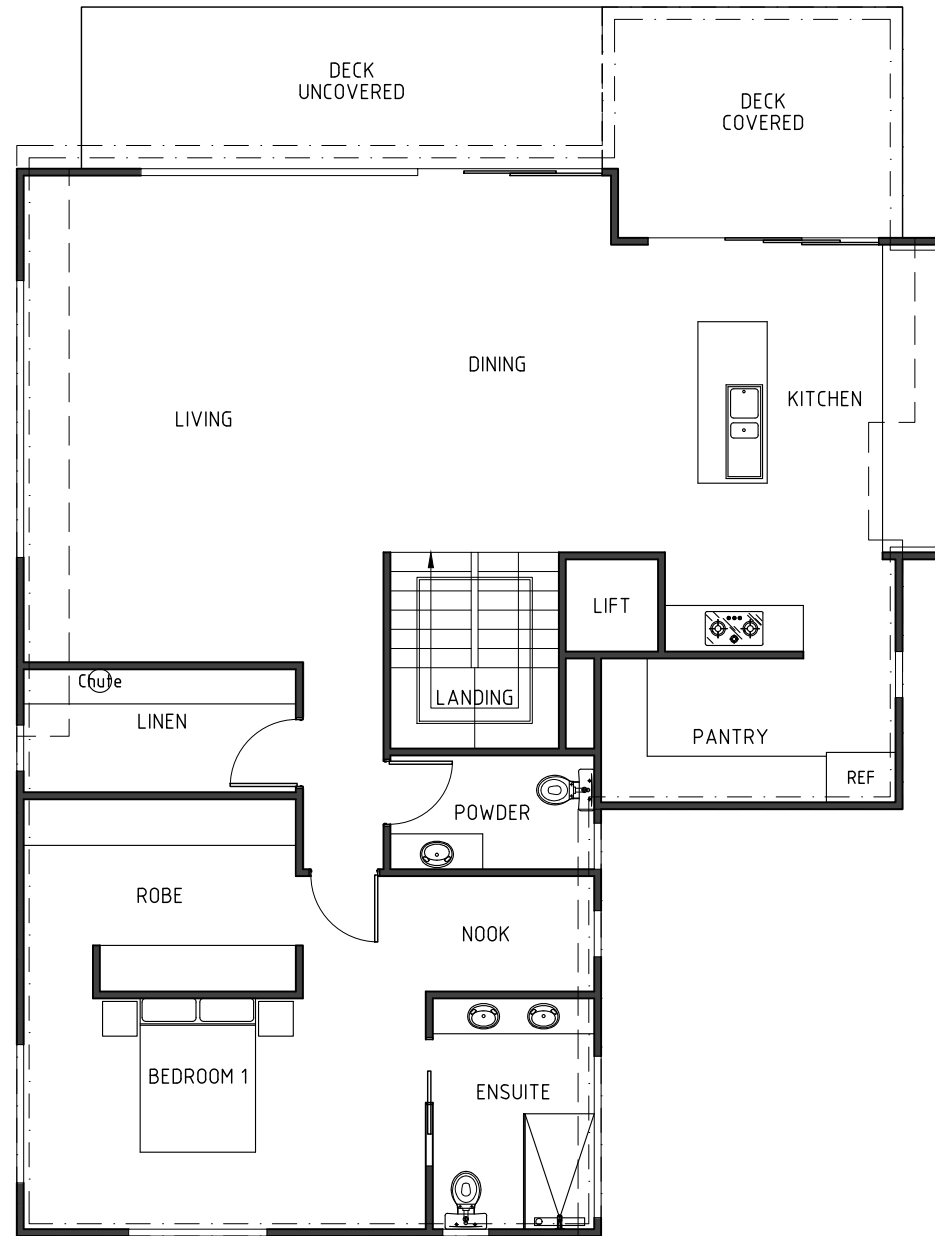
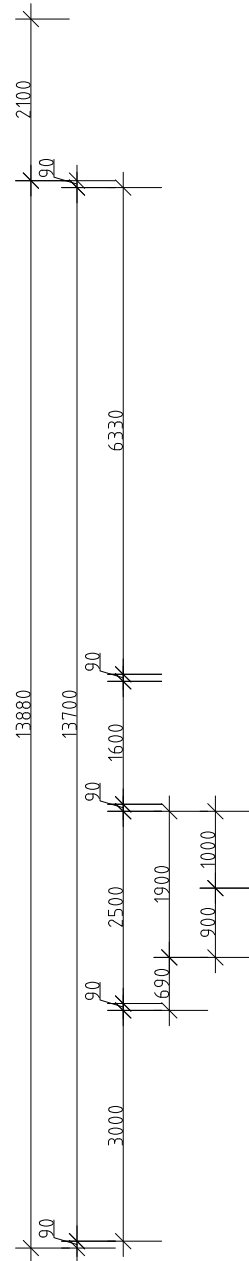
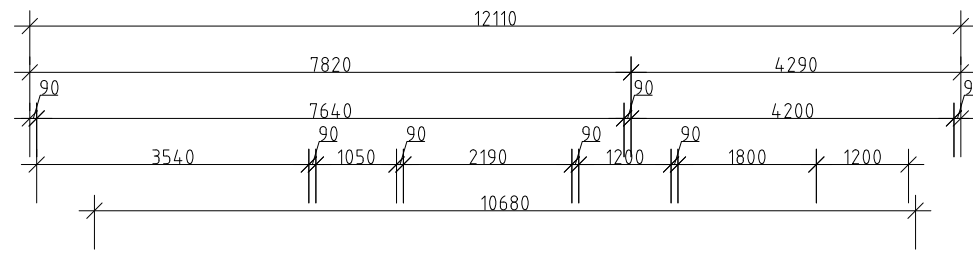
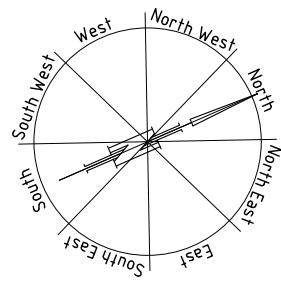


Unit 1 Area	
Lower Level:	127.84m <sup>2</sup>
Upper Level:	137.28m <sup>2</sup>
Total:	265.12m <sup>2</sup>
Deck:	25.76m <sup>2</sup>

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

UNIT 1 LOWER LEVEL

PROPOSED UNIT DEVELOPMENT FOR MR. B. DART AT LOT 112 TRANQUIL PLACE, TRANMERE	UNIT 1 LOWER LEVEL PLAN	DATE 08/12/25	DRAWN BY J. TILLEY email: jttilley7@biopond.com phone ph 0400 671 582
	SCALE 1:100 	AMENDED	DRAWING NO. 10 OF 17
			Certified: G. Tilley Accreditation No. CC620H copyright 2025 4325

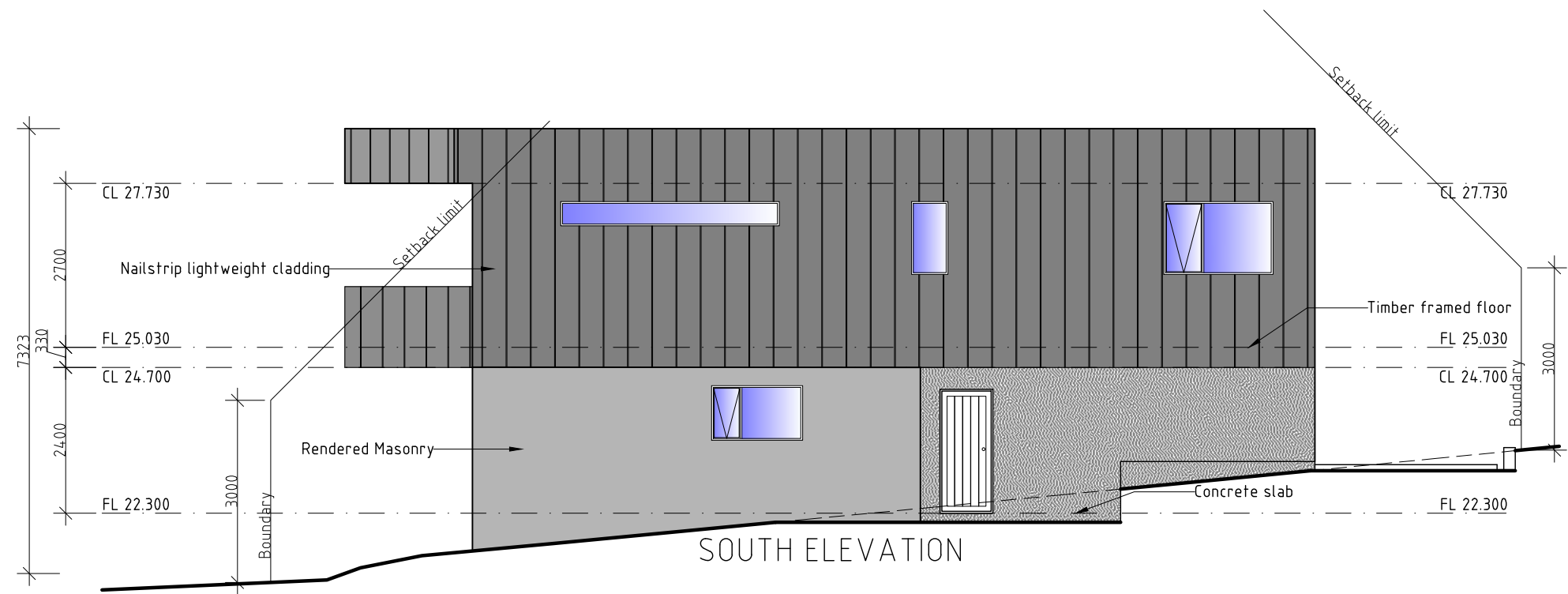
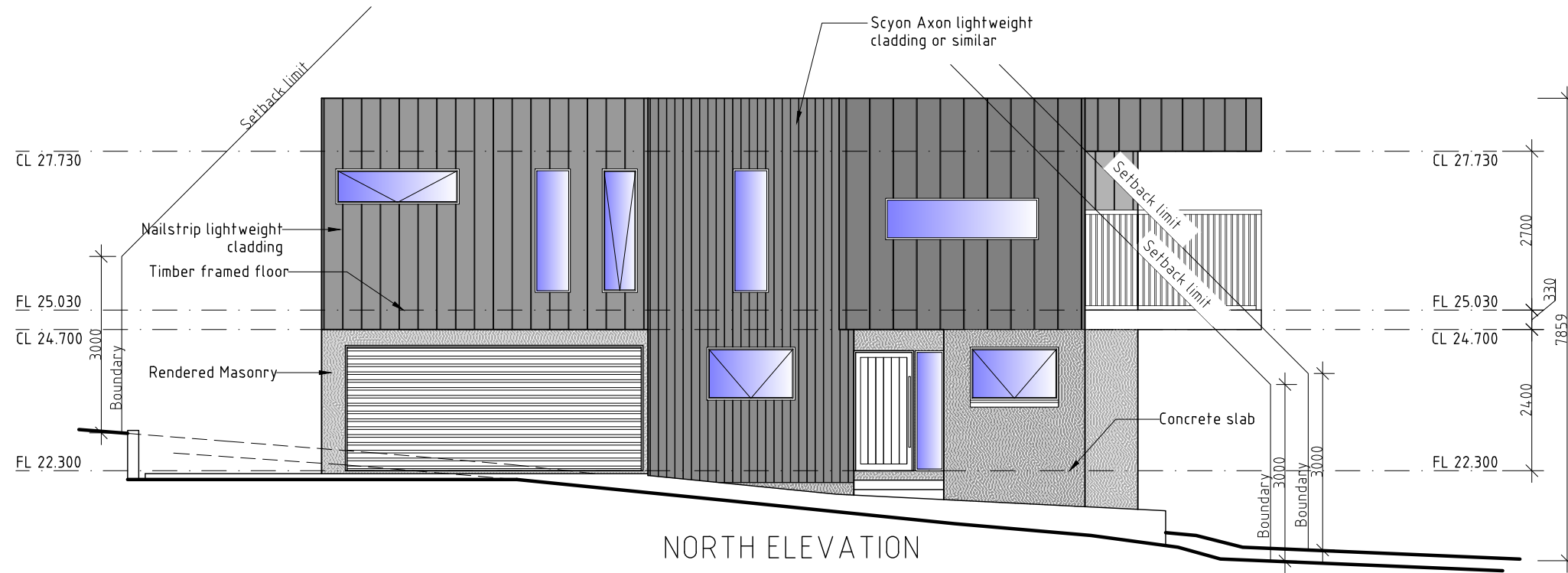


Unit 1 Area	127.84m <sup>2</sup>
Lower Level:	137.28m <sup>2</sup>
Total:	265.12m <sup>2</sup>
Deck:	25.76m <sup>2</sup>

**DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION**

UNIT 1 UPPER LEVEL

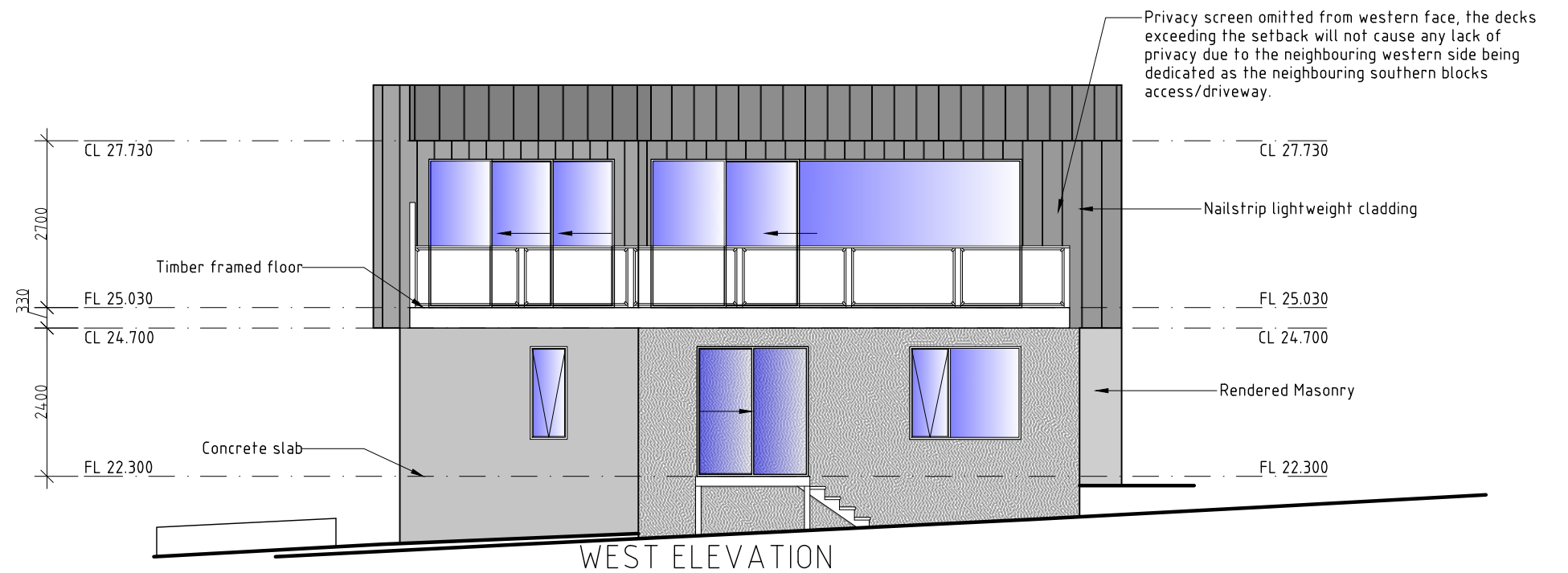
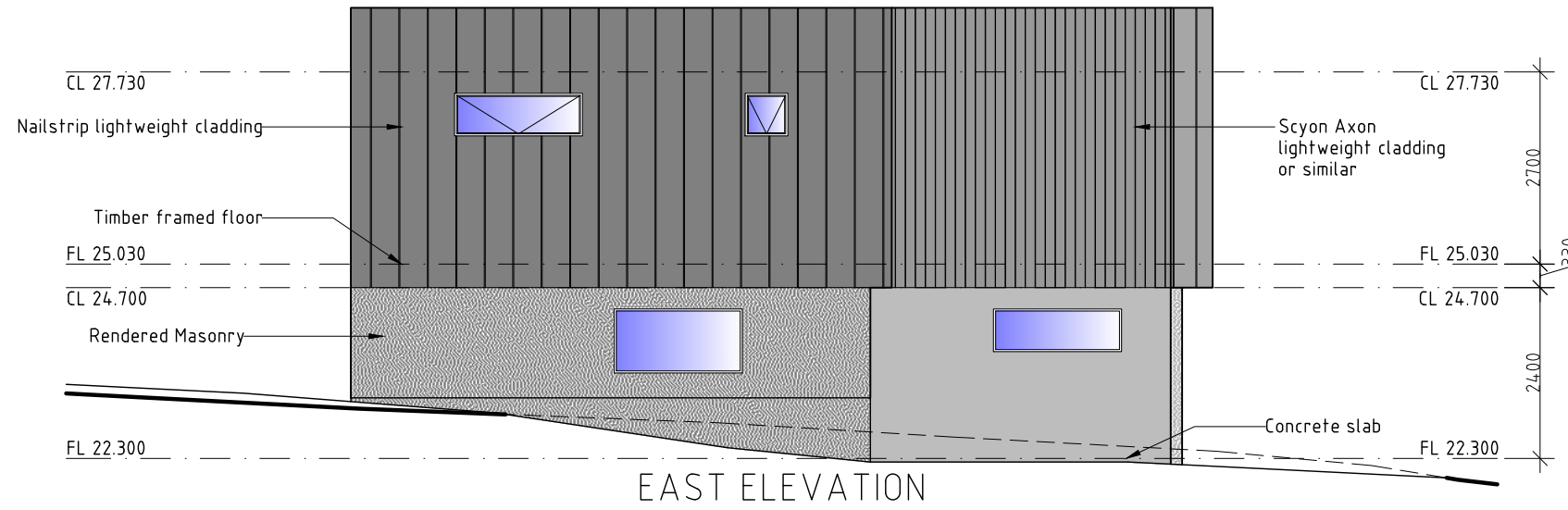
PROPOSED UNIT DEVELOPMENT FOR MR. B. DART AT LOT 112 TRANQUIL PLACE, TRANMERE	UNIT 1 UPPER LEVEL PLAN	DATE 08/12/25	DRAWN BY J. TILLEY email: jttilley7@biopond.com phone ph 0400 671 582
	SCALE 1:100 0 1000 2000	AMENDED	DRAWING NO. 11 OF 17
			Certified: G. Tilley Accreditation No. CC620H © copyright 2025 4325



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UNIT 1

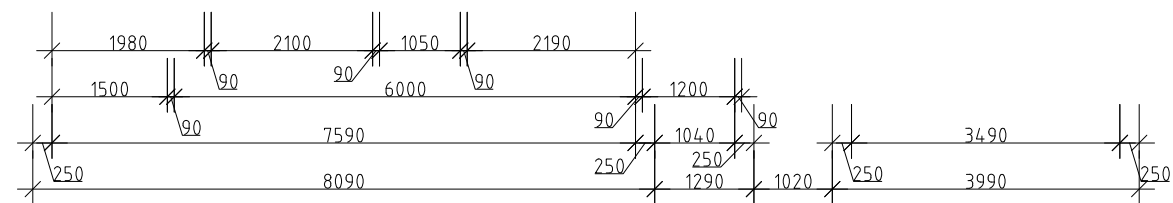
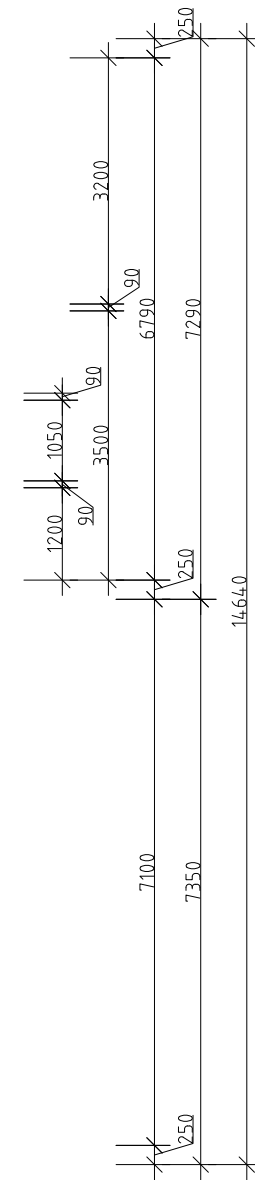
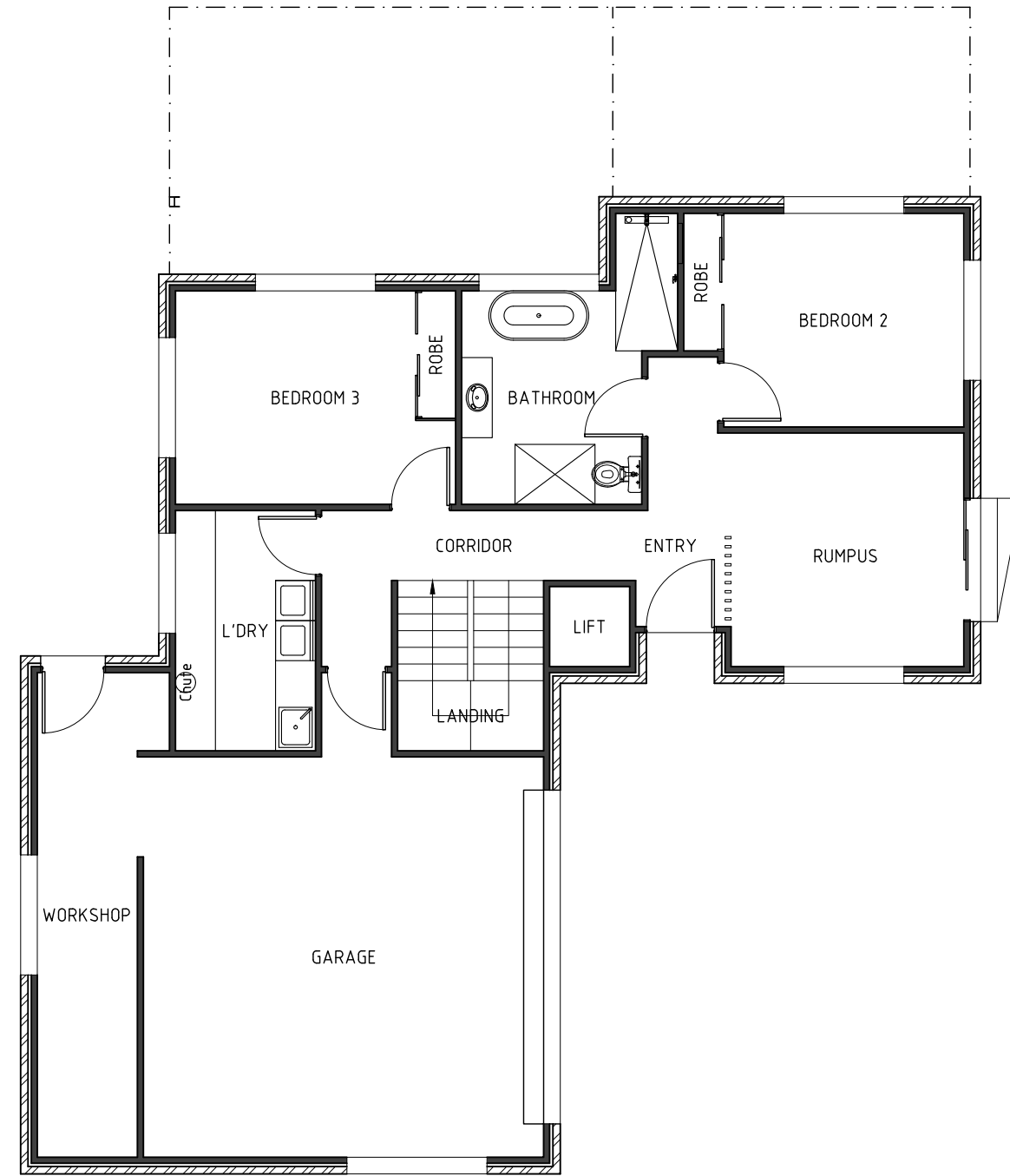
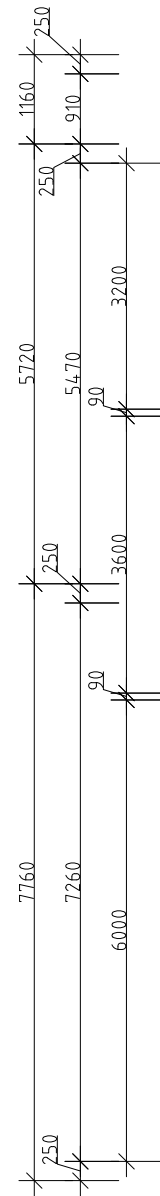
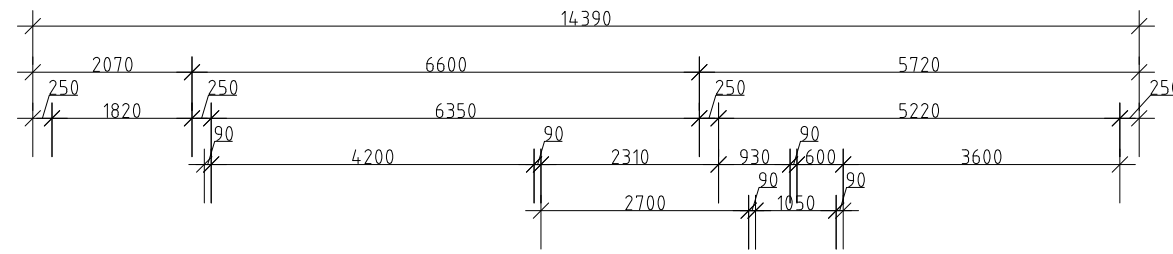
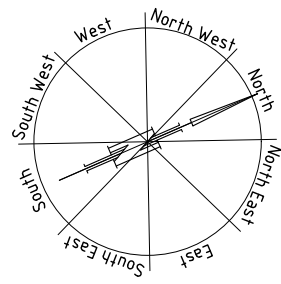
PROPOSED UNIT DEVELOPMENT FOR MR. B. DART AT LOT 112 TRANQUIL PLACE, TRANMERE	UNIT 1 ELEVATIONS		DATE 08/12/25	DRAWN BY J. TILLEY email: jtilley7@biopond.com phone ph 0400 671 582
	SCALE 1:100 0 1000 2000 	AMENDED	DRAWING NO. 12 OF 17	Certified: G. Tilley Accreditation No. CC620H © copyright 2025 4325



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UNIT 1

PROPOSED UNIT DEVELOPMENT FOR MR. B. DART AT LOT 112 TRANQUIL PLACE, TRANMERE	UNIT 1 ELEVATIONS		DATE 08/12/25	DRAWN BY J. TILLEY email: jttilley7@biopond.com phone ph 0400 671 582
	SCALE 1:100 0 1000 2000	AMENDED	DRAWING NO. 13 OF 17	Certified: G. Tilley Accreditation No. CC620H © copyright 2025 4325

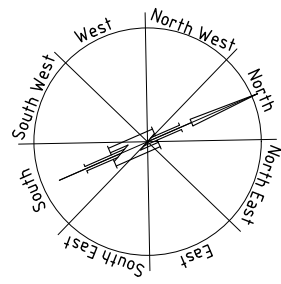


Unit 2 Area	141.69m <sup>2</sup>
Lower Level:	160.92m <sup>2</sup>
Upper Level:	302.61m <sup>2</sup>
Total:	415.5m <sup>2</sup>
Deck:	

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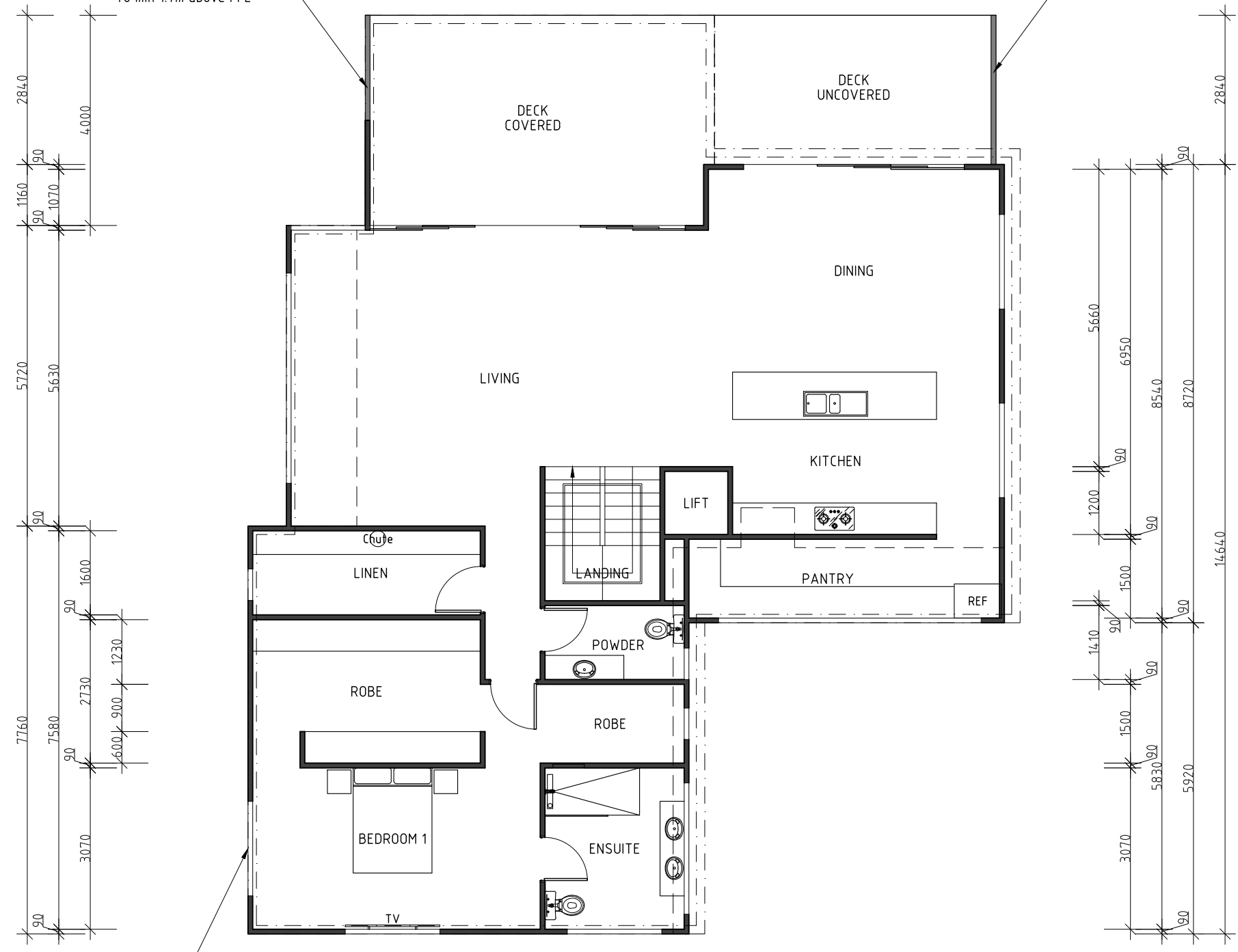
**UNIT 2 LOWER LEVEL**

PROPOSED UNIT DEVELOPMENT FOR MR. B. DART AT LOT 112 TRANQUIL PLACE, TRANMERE	UNIT 2 LOWER LEVEL PLAN		DATE 08/12/25	DRAWN BY J. TILLEY email: jtilley7@biopond.com phone ph 0400 671 582
	SCALE 1:100 	AMENDED	DRAWING NO. 14 OF 17	Certified: G. Tilley Accreditation No. CC620H © copyright 2025 4325



Privacy screen max 25% transparency to min 1.7m above FFL

max 25% transparency to min 1.7m above FFL



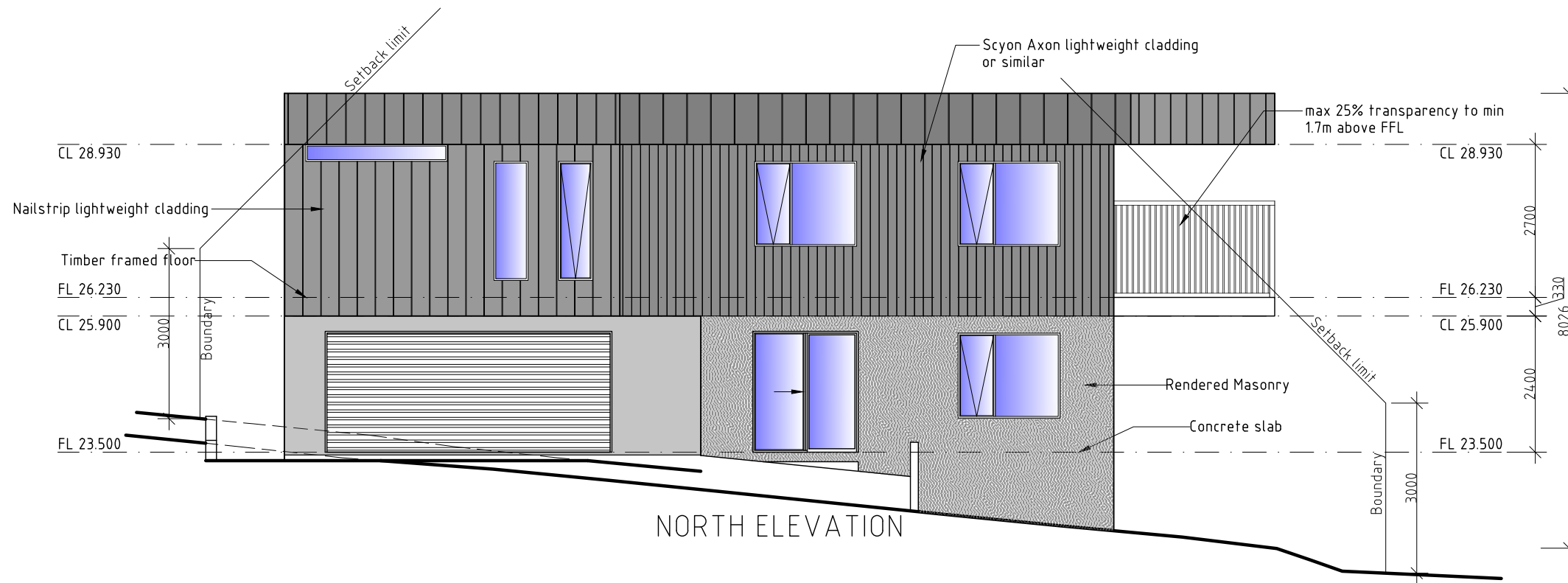
Obscure glazing

Unit 2 Area	141.69m <sup>2</sup>
Lower Level:	160.92m <sup>2</sup>
Total:	302.61m <sup>2</sup>
Deck:	41.55m <sup>2</sup>

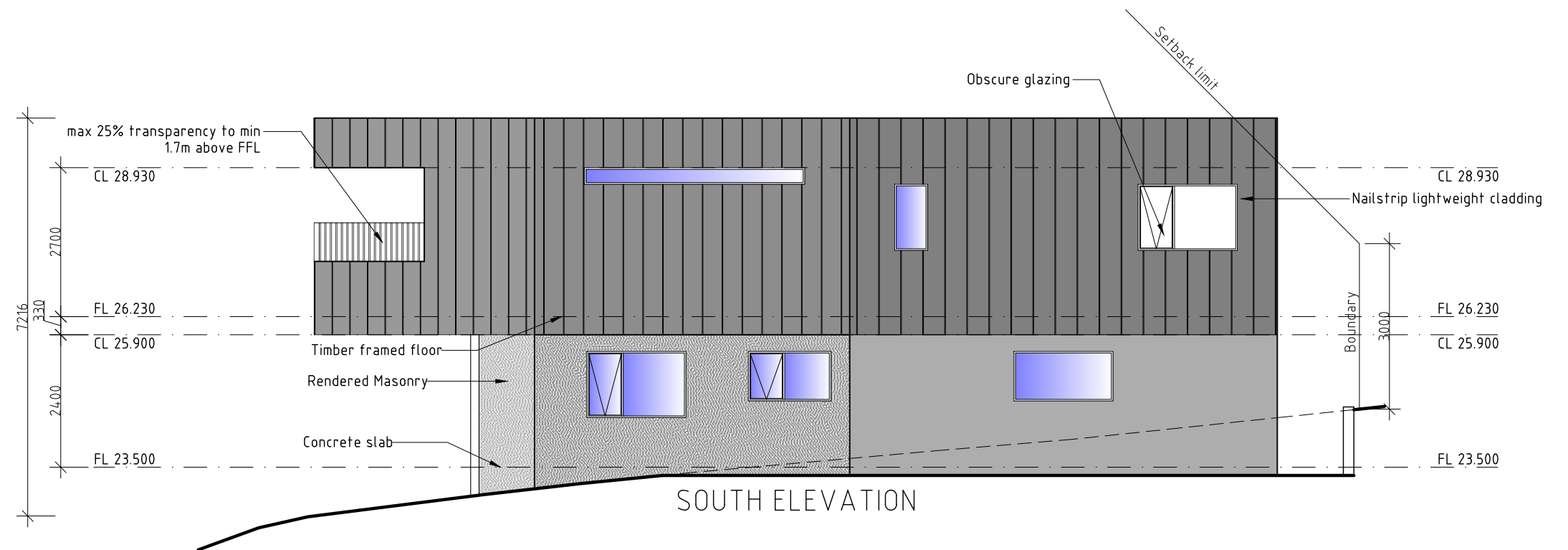
UNIT 2 UPPER LEVEL

**DEVELOPMENT DRAWINGS ONLY  
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PROPOSED UNIT DEVELOPMENT FOR MR. B. DART AT LOT 112 TRANQUIL PLACE, TRANMERE	UNIT 2 UPPER LEVEL PLAN		DATE 08/12/25	DRAWN BY J. TILLEY email: jttilley7@biopond.com phone ph 0400 671 582
	SCALE 1:100 0 1000 2000	AMENDED	DRAWING NO. 15 OF 17	Certified: G. Tilley Accreditation No. CC620H © copyright 2025 4325



NORTH ELEVATION



SOUTH ELEVATION

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UNIT 2

PROPOSED UNIT DEVELOPMENT FOR  
MR. B. DART AT  
LOT 112 TRANQUIL PLACE, TRANMERE

UNIT 2 ELEVATIONS

SCALE 1:100  
0 1000 2000

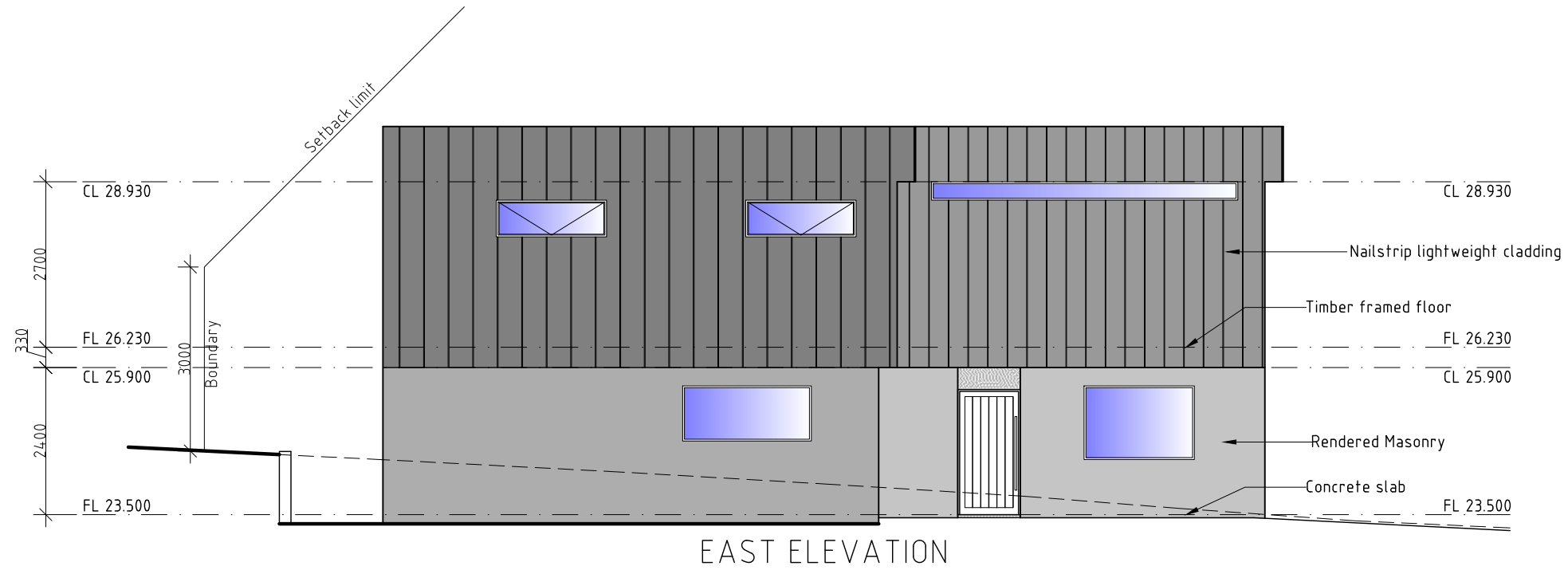
AMENDED

DATE  
08/12/25

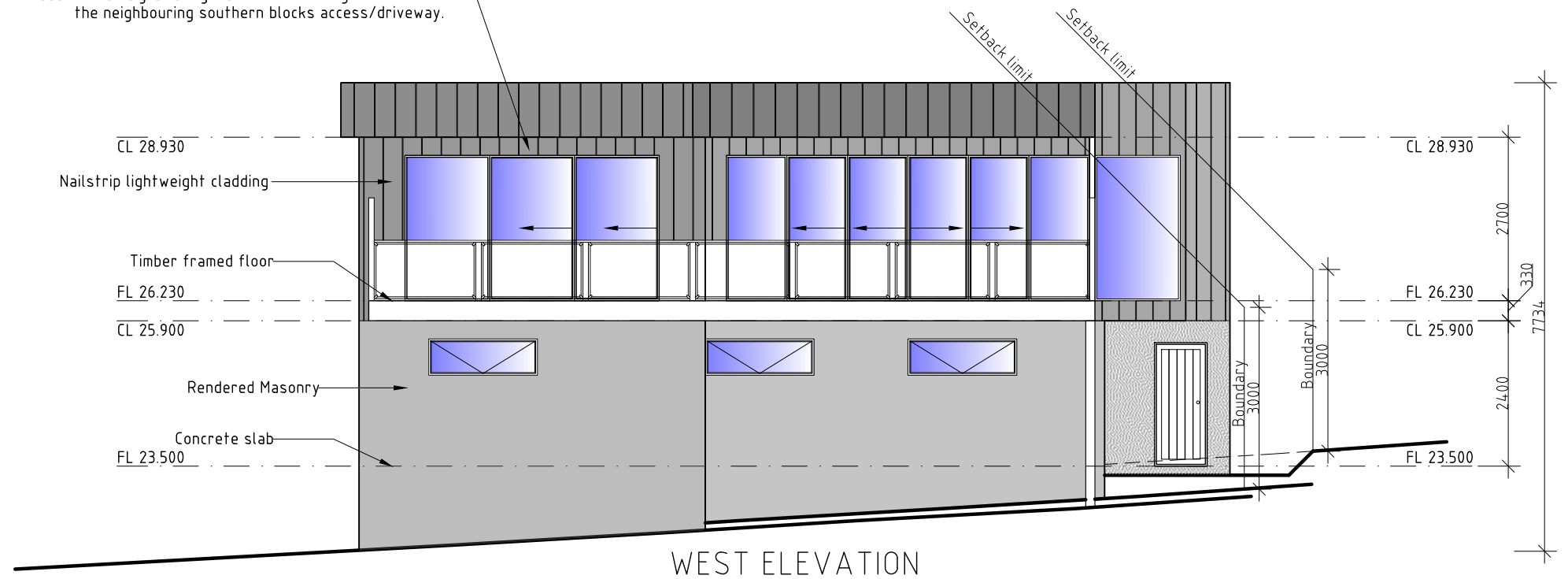
DRAWING NO.  
16 OF 17

DRAWN BY J. TILLEY  
email: jttilley7@biopond.com  
phone ph 0400 671 582

Certified: G. Tilley Accreditation No. CC620H  
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Privacy screen omitted from western face, the decks exceeding the setback will not cause any lack of privacy due to the neighbouring western side being dedicated as the neighbouring southern blocks access/driveway.



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**UNIT 2**

PROPOSED UNIT DEVELOPMENT FOR MR. B. DART AT LOT 112 TRANQUIL PLACE, TRANMERE	UNIT 2 ELEVATIONS		DATE 08/12/25	DRAWN BY J. TILLEY email: jttilley7@biopond.com phone ph 0400 671 582
	SCALE 1:100 0 1000 2000	AMENDED	DRAWING NO. 17 OF 17	Certified: G. Tilley Accreditation No. CC620H © copyright 2025 4325

# **10 (112) Tranquil Place Tranmere, Tas**

## **SunTracker - Shadow Diagrams**

**Scale 1:200**

**Unit 1 and 2.**

**POS**

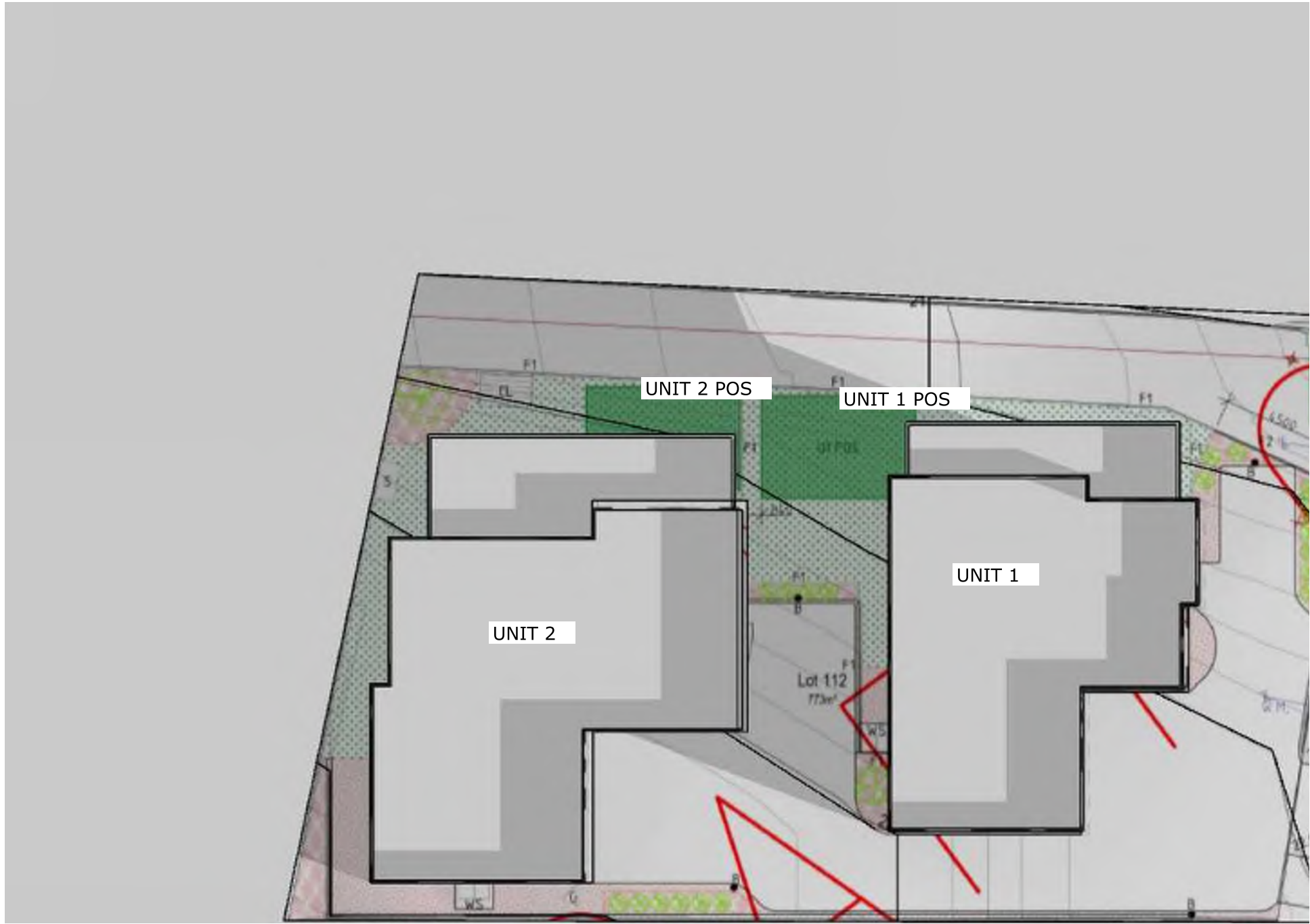
**9am to 3pm - June 21**

**Additional views due to view obstruction by  
balconies**

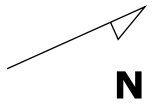
Close up of 12pm to 3pm to show  
none to minimal shadowing

At least 3 hours of 50% Sunlight.

# SunTracker - Shadow Diagrams



# SunTracker - Shadow Diagrams



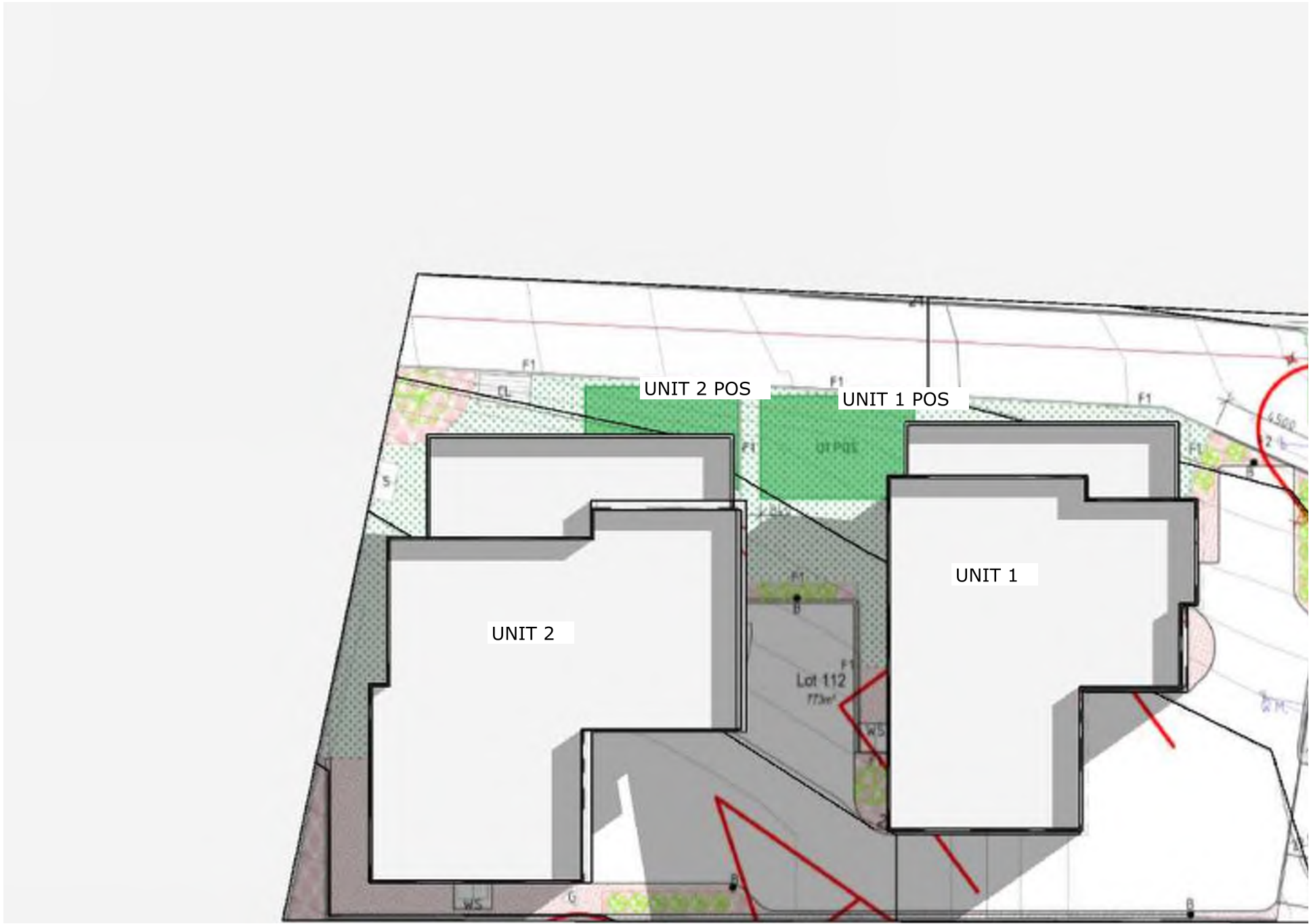
# SunTracker - Shadow Diagrams



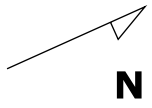
# SunTracker - Shadow Diagrams



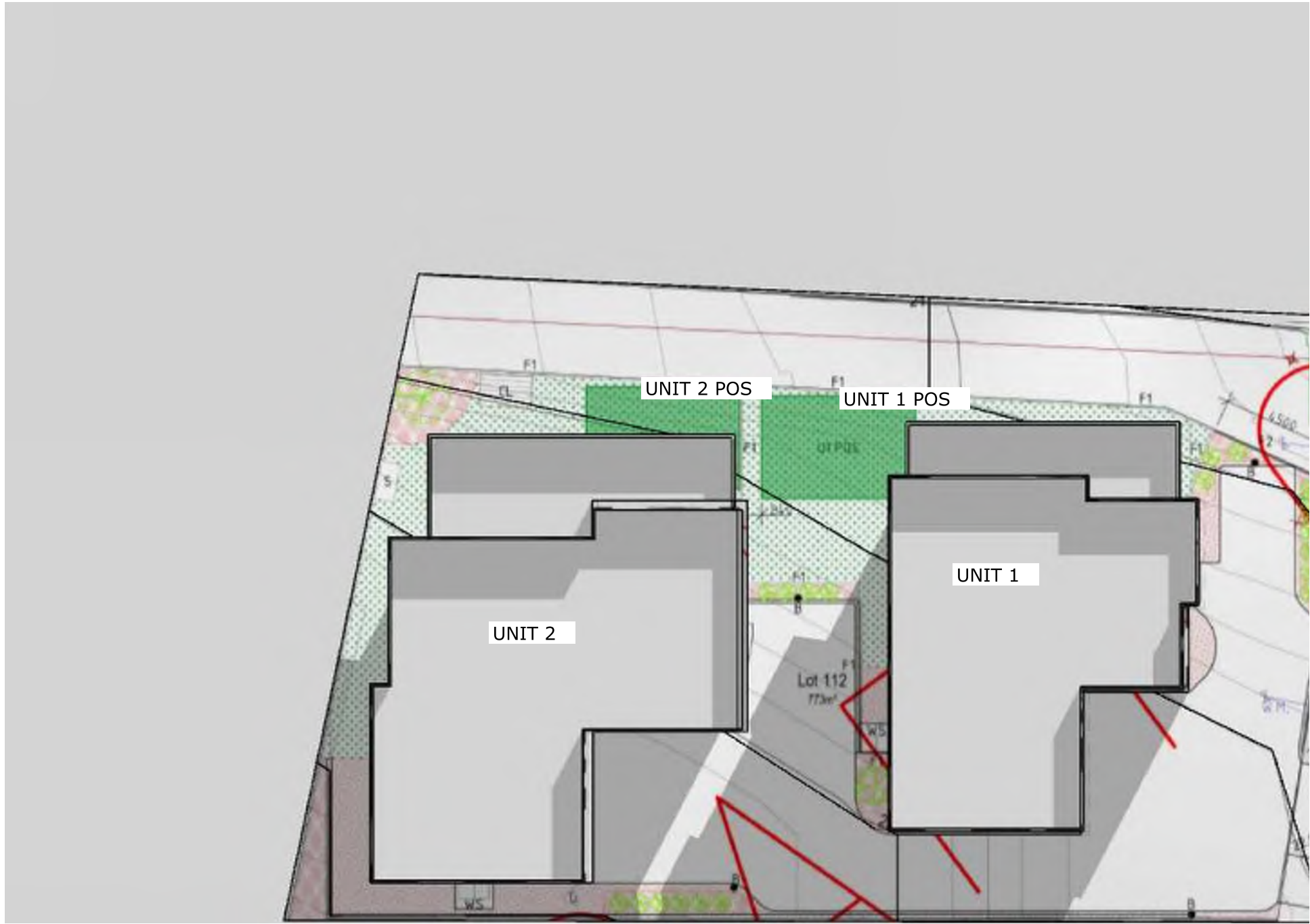
# SunTracker - Shadow Diagrams



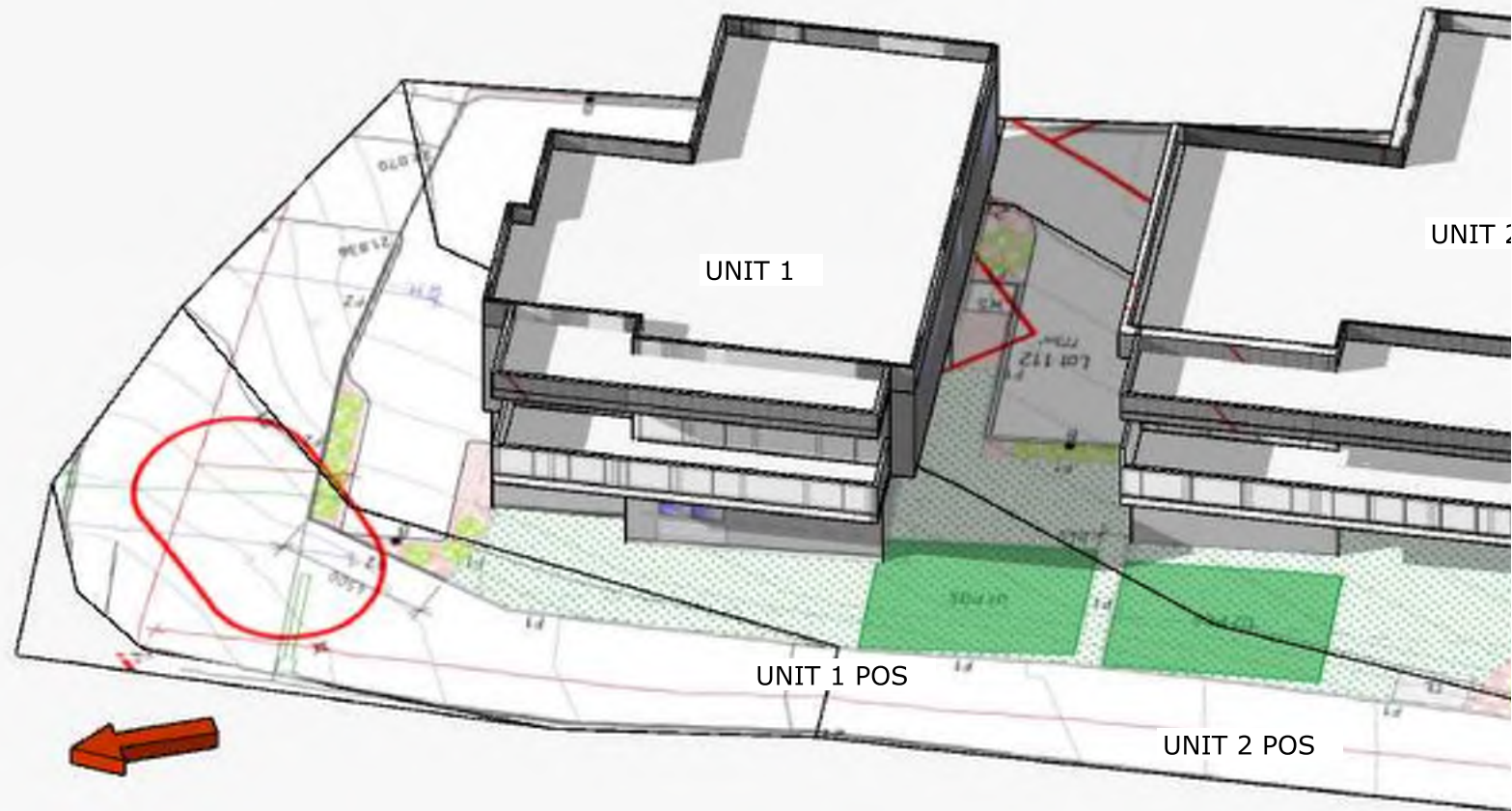
# SunTracker - Shadow Diagrams



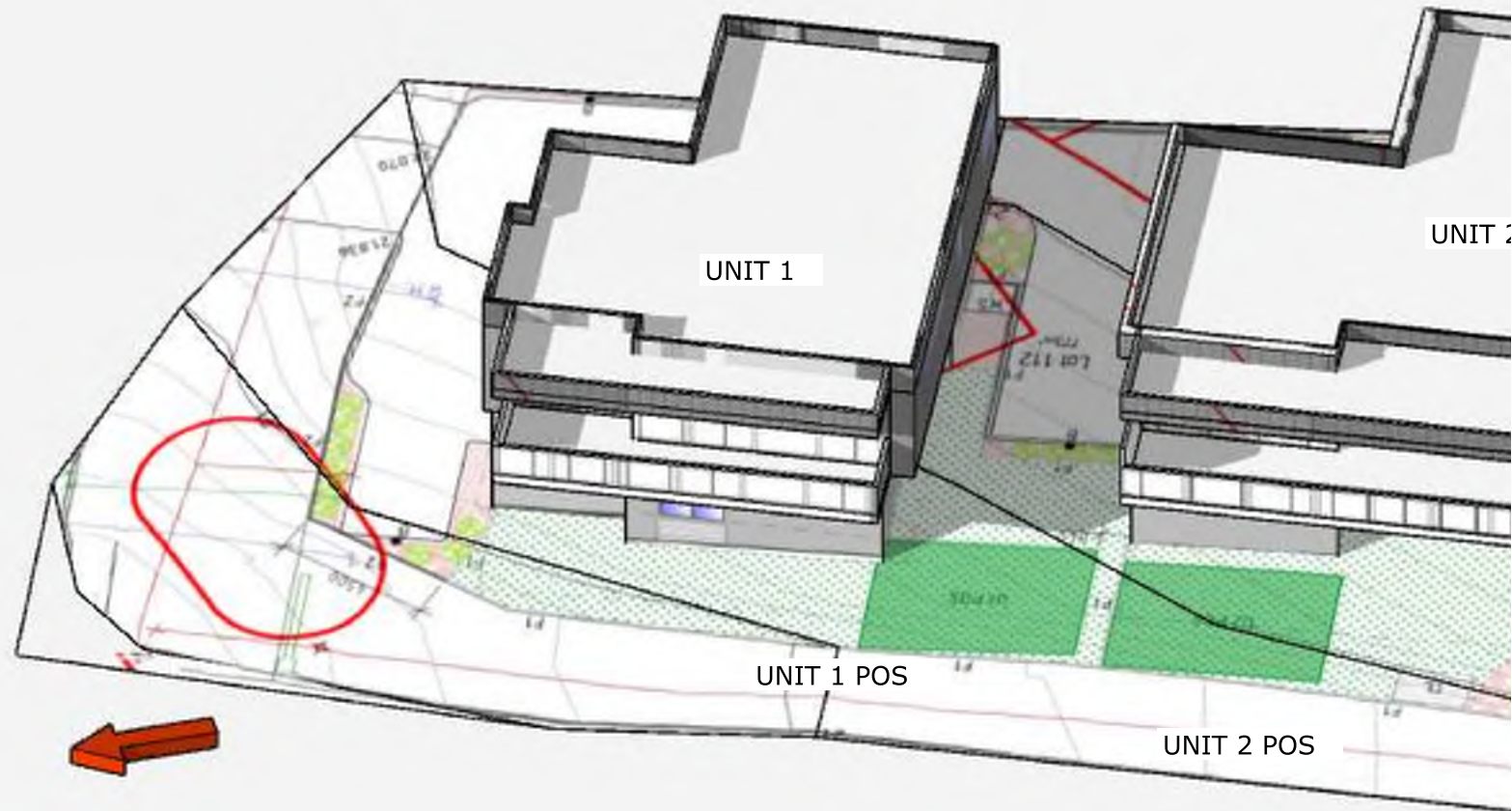
# SunTracker - Shadow Diagrams



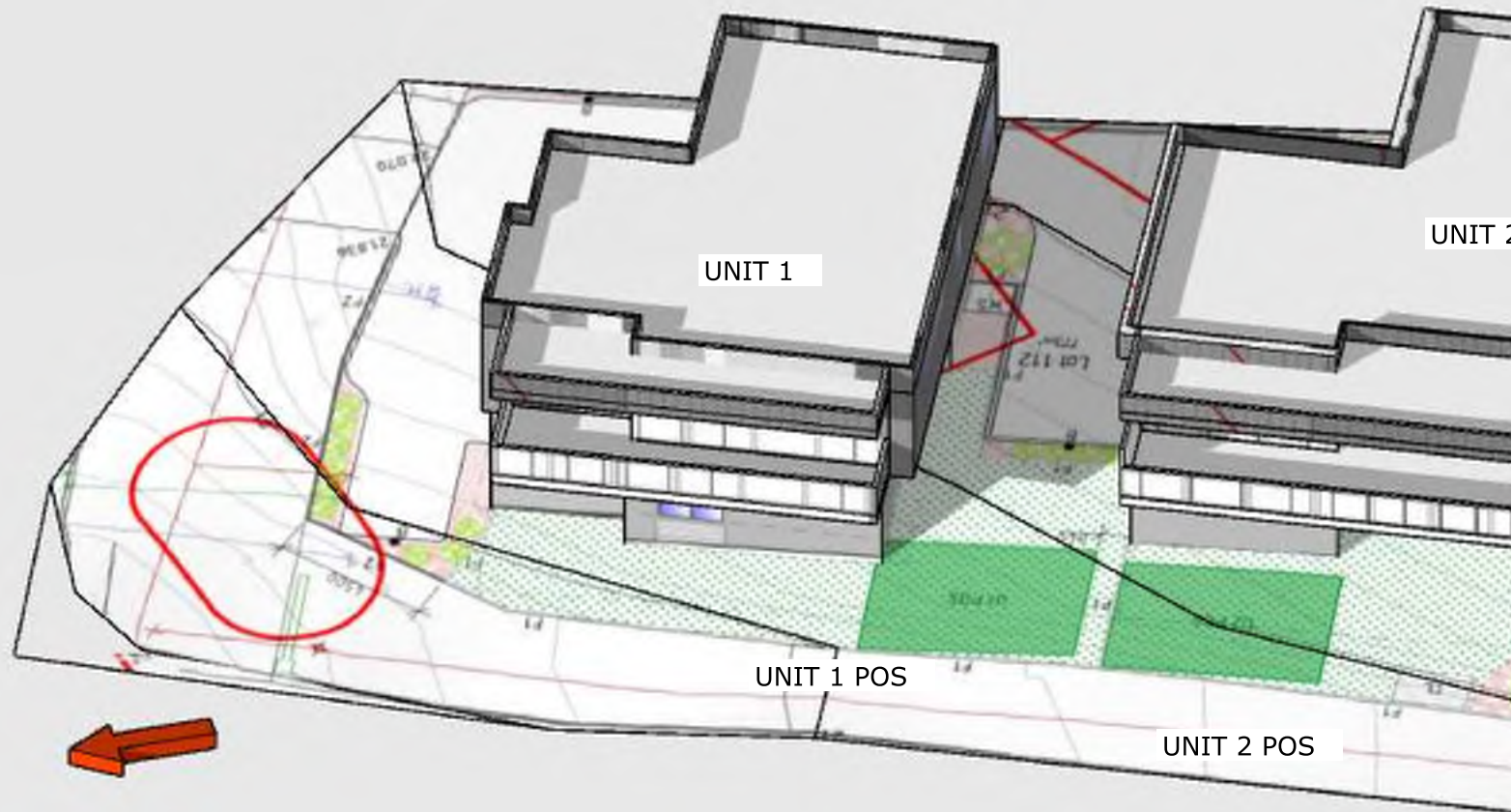
# SunTracker - Shadow Diagrams



# SunTracker - Shadow Diagrams



# SunTracker - Shadow Diagrams



# SunTracker - Shadow Diagrams



# **10 (112) Tranquil Place Tranmere, Tas**

## **SunTracker - Shadow Diagrams**

**Scale 1:300**

**Unit 1 and 2.  
Overshadowing - Neighbouring properties  
9am to 3pm - June 21**

**1- Pandora Ct  
8 - Tranquil Pl  
12 - Tranquil Pl**

