



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/055248**

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

**LOCATION:** 10 Amundsen Crescent, Warrane

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

**ADVERTISING EXPIRY DATE:** 26 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 26 November 2025. 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 26 November 2025.

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: **Proposed Three Multiple Dwellings (One Existing & Two New)**

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Location: **10 Amundsen Cres., Warrane**

**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: **Residence**

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.



## Development/use or subdivision checklist

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### Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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- 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.

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### 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.

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- 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.

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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.



# CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

## TORRENS TITLE

VOLUME		FOLIO
60848		20
EDITION	DATE OF ISSUE	
5	01-Jul-2024	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



### DESCRIPTION OF LAND

City of CLARENCE  
Lot 20 on Plan 60848 (formerly being P1655)  
Derivation : Whole of 4A-2R-17Ps. Gtd. to The Director of  
Housing  
Prior CT 2194/19

### SCHEDULE 1

N199604 TRANSFER to CAMERON PETER RICHARD STOCKS Registered  
01-Jul-2024 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
N200069 MORTGAGE to Kimberley Jane Stocks and Andrew Joseph  
Stocks Registered 01-Jul-2024 at 12.01 PM

SEARCH OF TORRENS TITLE

VOLUME 60848	FOLIO 20
EDITION 3	DATE OF ISSUE 31-Oct-2005

SEARCH DATE : 10-Apr-2024

SEARCH TIME : 02.06 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 20 on Plan 60848 (formerly being P1655)

Derivation : Whole of 4A-2R-17Ps. Gtd. to The Director of  
Housing

Prior CT 2194/19

SCHEDULE 1

C680033 A511656 MARGARET BERYL RUST Registered 31-Oct-2005  
at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

N176555 DEBORAH GILLIAN NICHOLS and DAVID ALAN RUST as  
personal representatives of Margaret Beryl Rust  
Lodged by MCMULLEN LAWYERS on 01-Mar-2024 BP: N176555

P1655

REGISTERED NUMBER  
**60848**

*[Seal of the Registrar of Titles, Tasmania, dated 19th day of March, 1986]*

Plan No. 346

P1

P.1655

TOWN OF W  
WARRANE SU

SCALE ~ 50FT. TO AN I

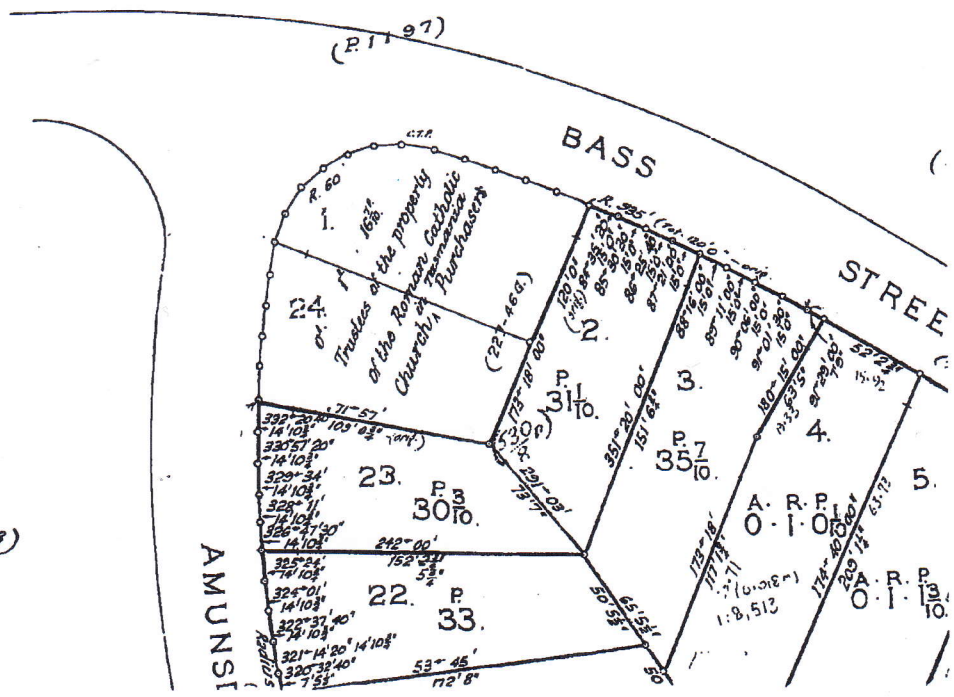
*Part of 117-0-38 + 9-0-11 Acq. for L*

Whole of 1<sup>st</sup> 2<sup>nd</sup> 17<sup>th</sup> Lots 2-23 of The Director of Housing  
**SEC. V.**

(P1399)

(P1197)

(P1473)



REGISTERED NUMBER  
**60848**

### TOWN OF WARRANE WARRANE SUBDIVISION

SCALE - 50 FT. TO AN INCH

Separate Titles Issued See FN's

of 117-0-38 + 2-0-114 Acqd. for the Erection of Homes

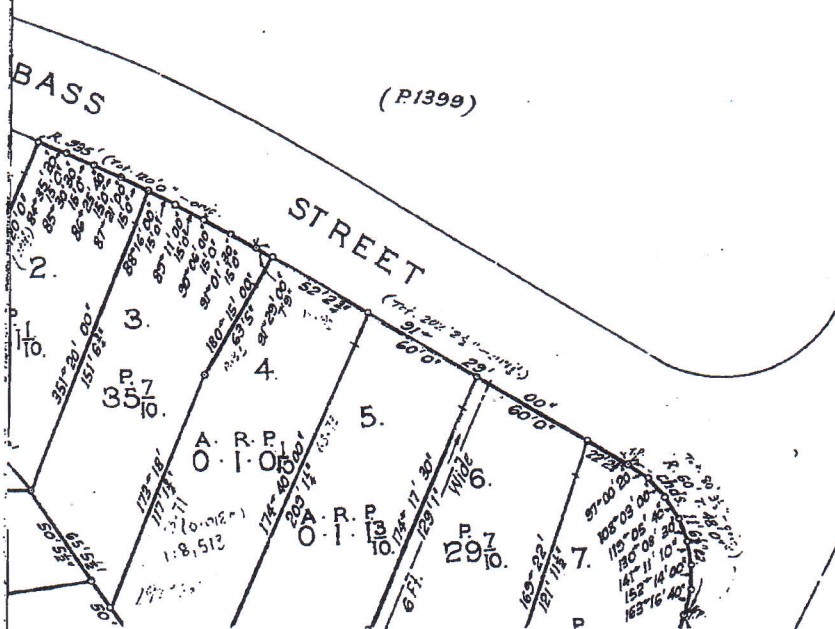
17<sup>th</sup> 1, 10s 2-23 inc. The Director of Housing Pt. 1 (iv. 2-17-20)

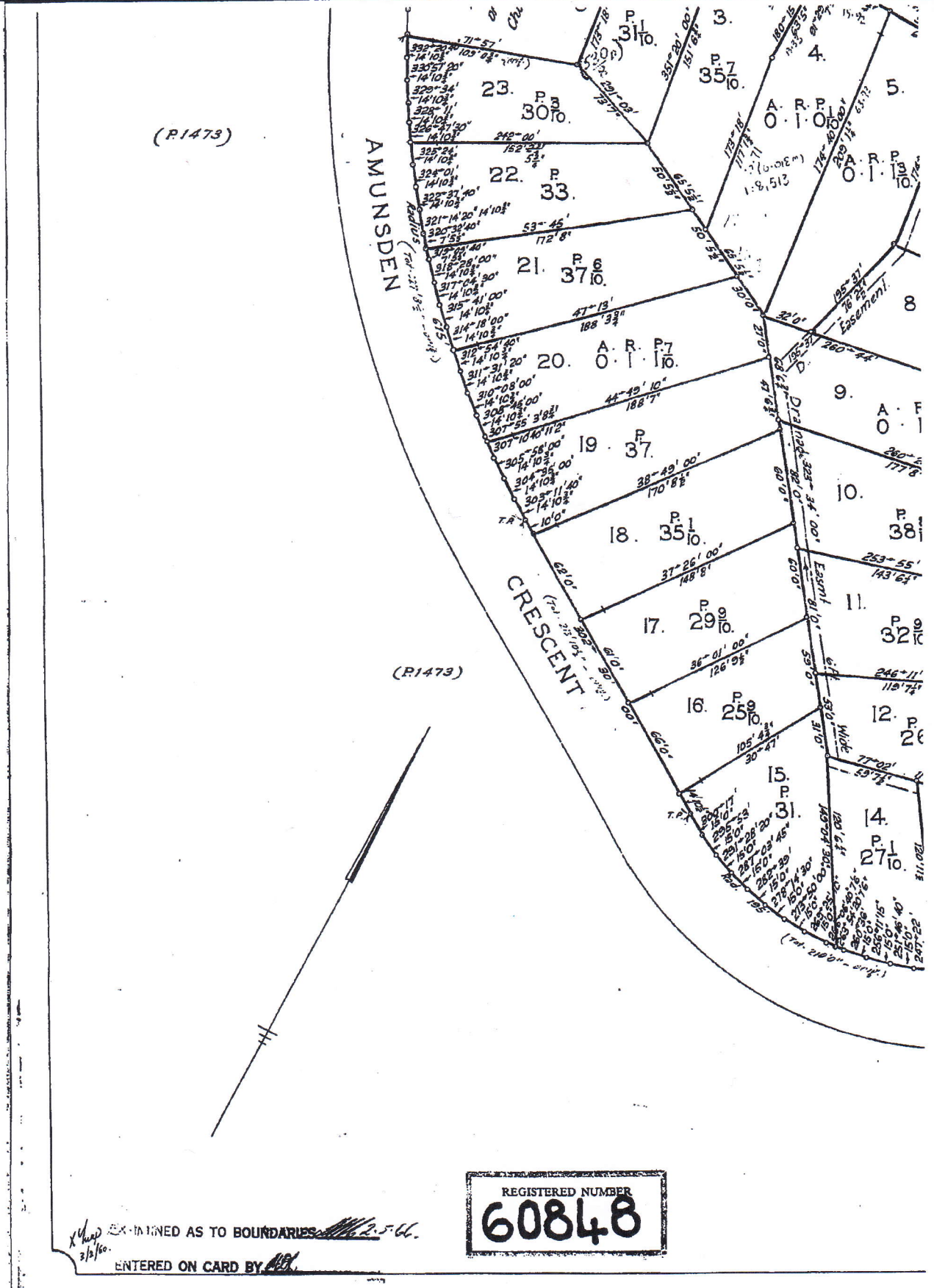
SEC. V.

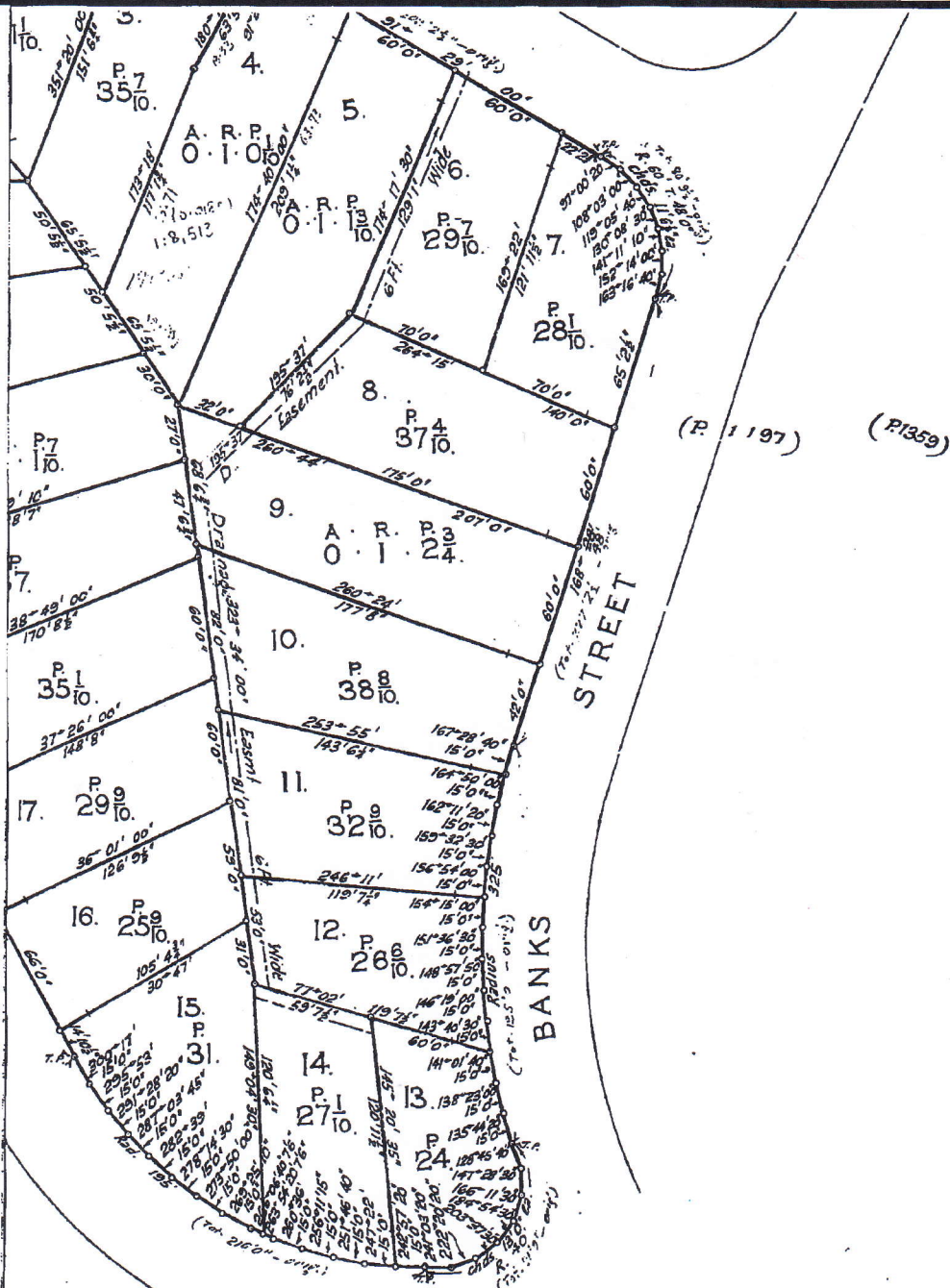
*B. Solicitor*

44574

*4/16/*







REGISTERED NUMBER  
**60848**

Document No. 346

(P.1359)

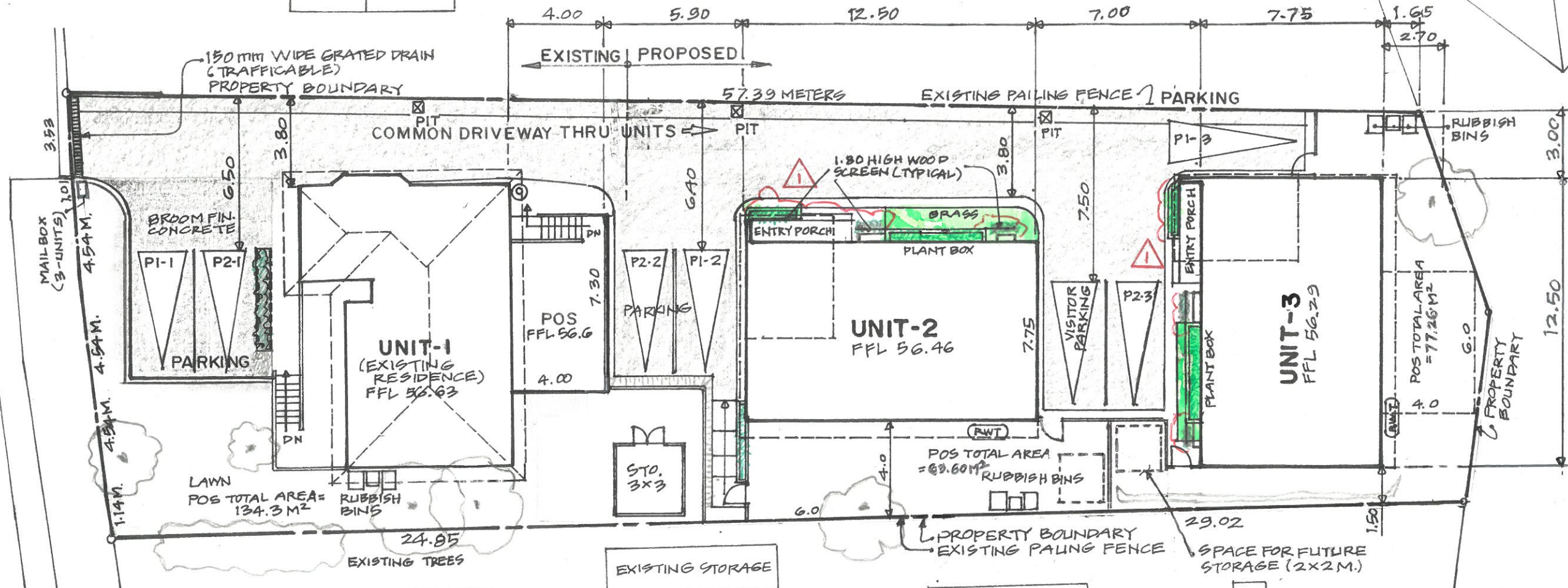
I hereby certify that this is a correct copy of the survey by L. H. Livingstone (382) deposited in the office of the Registrar of Titles, in which the folio plan is recorded, and that it has been added by me as required by the Act of the 10th of December 1900.

*W. H. H. H.*  
Surveyor-General  
4/2/60.

**P1655**

checked at Lands Dept. 2.5.66

10 AMUNDSEN CRES.



**PROPOSED SITE PLAN**  
SCALE 1:200 M.

**Soil and Water Management Strategies**

1. DOWNPIPES TO BE CONNECTED INTO COUNCIL STORMWATER AS SOON AS THE ROOF IS INSTALLED.
2. INSTALL AGRICULTURAL PIPE DRAIN PRIOR TO FOOTING EXCAVATION REFER TO DRAWING SHT.
3. NO SOIL OR MUD TO BE TRACKED ONTO COUNCIL ROADS OR FOOT PATH BY VEHICLES LEAVING THE SITE OR ENTER THE COUNCIL'S STORMWATER SYSTEM.
4. SILT FENCE TO BE INSTALLED DOWN SLOPE OF EXCAVATIONS & STOCKPILE GEO FABRIC OR WOVEN POLYPROPYLENE SILT FENCE 600 MM HIGH TO BE SECURED WITH STAR DROPPERS AT MAXIMUM 2M CENTRES WITH FENCE TO BE PINNED TO THE GROUND BETWEEN POSTS.
5. MATERIALS TO BE STOCKPILED ON SITE IN DESIGNATED AREA.
6. ALL VEHICLES TO BE LOADED AND UNLOADED WITHIN THE PROPERTY BOUNDARY.

**PROJECT DETAILS**

LAND TITLE REFERENCE: FOLIO: 20  
VOLUME: 60848

TOTAL AREAS:	
LOT AREA	1054 Sq. m.
EXISTING RESIDENCE (UNIT-1)	87.188 Sq. m.
STORAGE	9.00 Sq. m.
PROPOSED UNIT-2	96.875 Sq. m.
PROPOSED UNIT-3	96.875 Sq. m.
TOTAL SITE COVERAGE	280.938 Sq. m.
PLOT RATIO	26.65 %
PROPOSED POS (3-UNITS)	275.16 Sq. m.

SOIL CLASSIFICATION CLASS-S  
WIND CLASSIFICATION N2  
CLIMATE ZONE 7 NCC - 2015 - BCA Vol 2

**DEVELOPMENT APPLICATION**

1	4-11-25	AS SHOWN
Rev. No.	Date	Description

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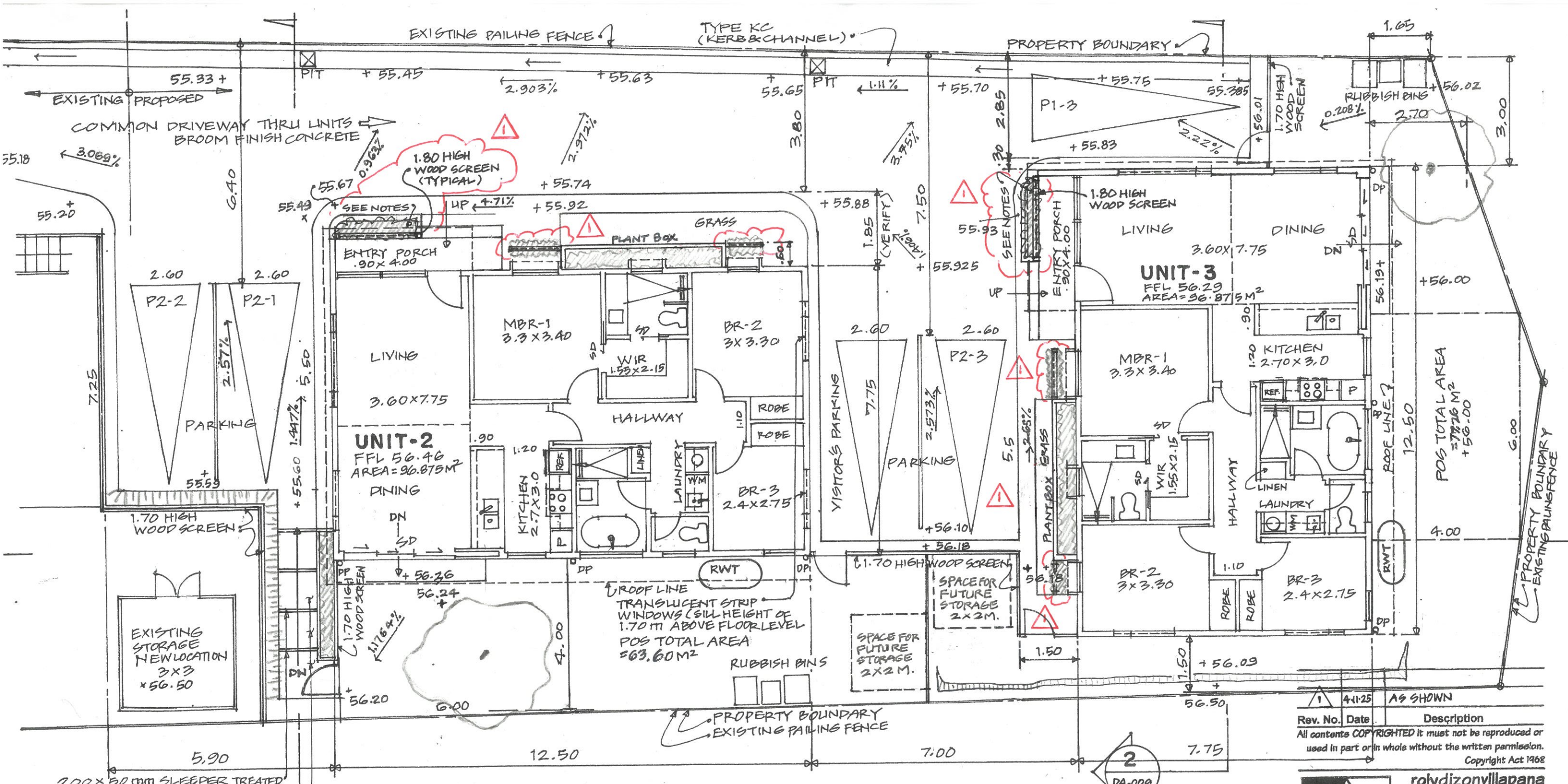
**rolydizonvillapana**  
design + architectural  
GPO Box 1053 Hobart  
7001 TAS., Australia  
e: rolyvillapana@yahoo.com.au m: 0407801215  
Accreditation CC6927

Project: PROPOSED THREE MULTIPLE DWELLINGS (One Existing & Two New)  
10 AMUNDSEN CRES., WARRANE 7018  
Client: CAMERON Peter Richard STOCKS

Drawing: PROPOSED SITE PLAN, PROJECT DETAILS & SOIL AND WATER MANAGEMENT STRATEGIES

	Designed	ARVI	Drawn & Date	ROLY AUG/25
	Checked	ARVI	Scale	1:200

Project No. Wrrn-245 Drawing No. DA-004 of 16 Rev. No. 1



# FLOOR PLAN (unit - 2 and unit - 3)

SCALE 1:100 M.

- NOTES:**
- HEDGE (SCREEN) JAPANESE BOX (BUXUS MICROPHYLLA JAPONICA (1.70 HIGH) OR EQUAL
  - "WINDOWS OF HABITABLE ROOMS ADJACENT TO THE SHARED DRIVEWAY/PARKING AREA WILL BE SCREENED WITH A 1.8 M HIGH HEDGE/FENCE TO MITIGATE NOISE AND HEADLIGHT INTRUSION IN ACCORDANCE WITH CLAUSE 8.4.6 P3"
  - FFL FINISH FLOOR LEVEL
  - PIT 450x450 GRATED PIT CONNECTED TO STORMWATER
  - +55.76 PROPOSED CONTOUR LEVEL
  - (RWT) RAIN WATER TANK

Rev. No.	Date	Description
1	4/1/25	AS SHOWN

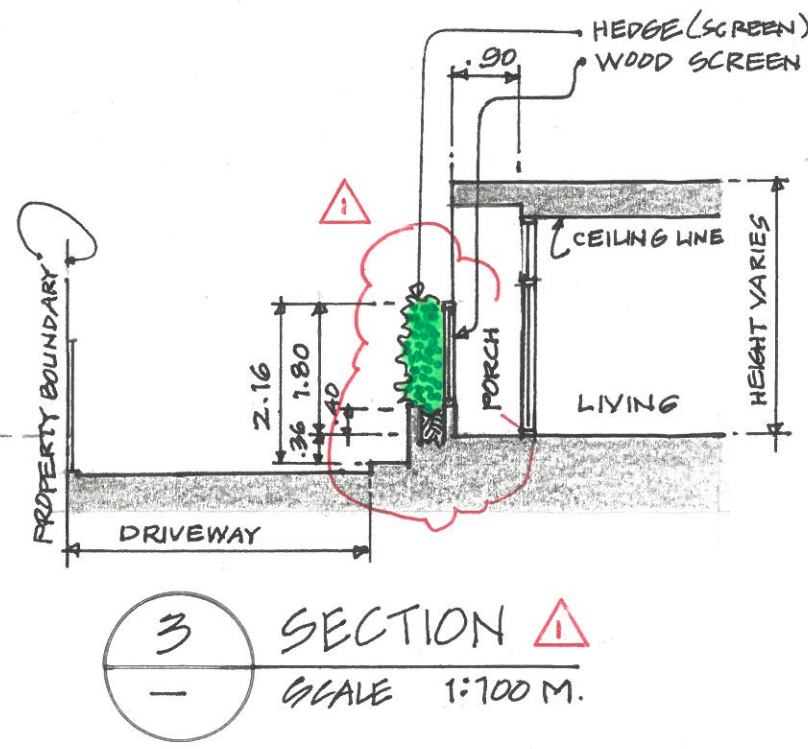
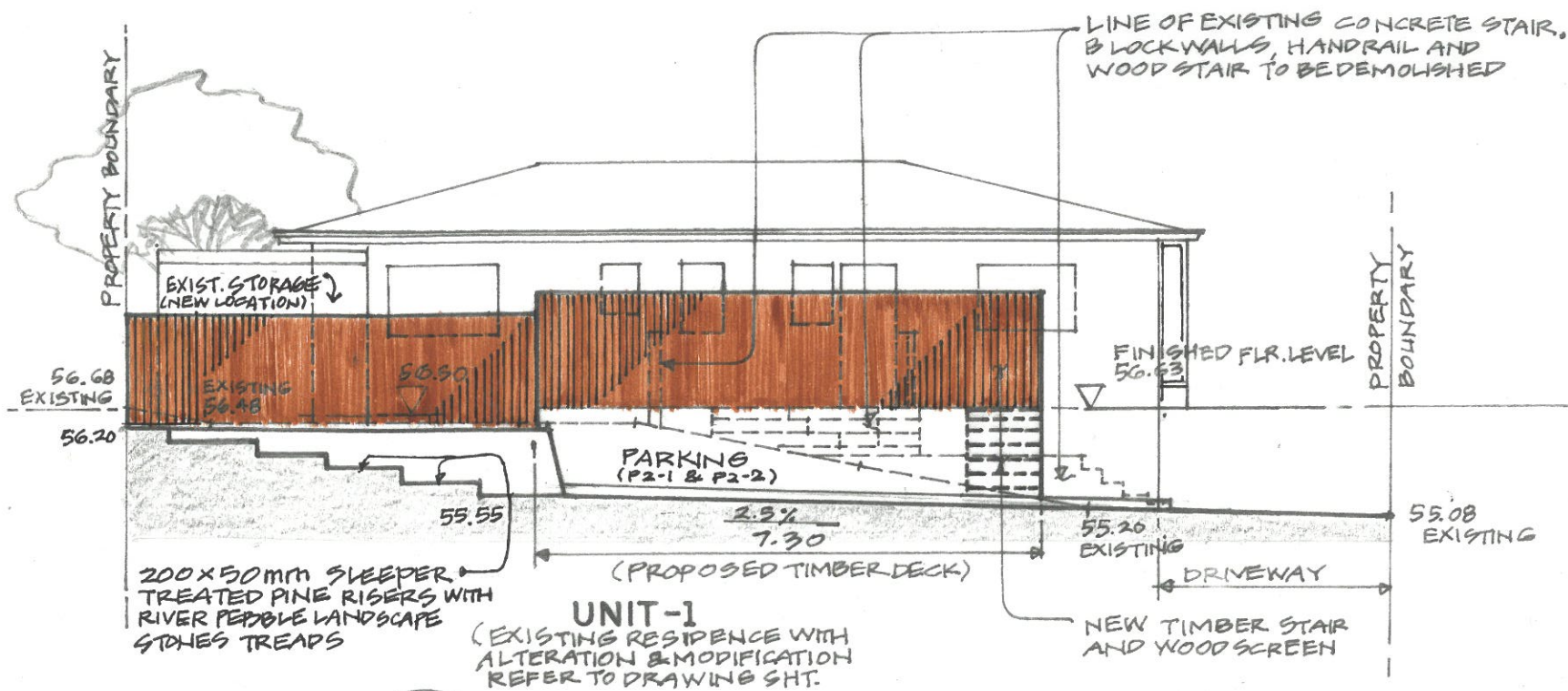
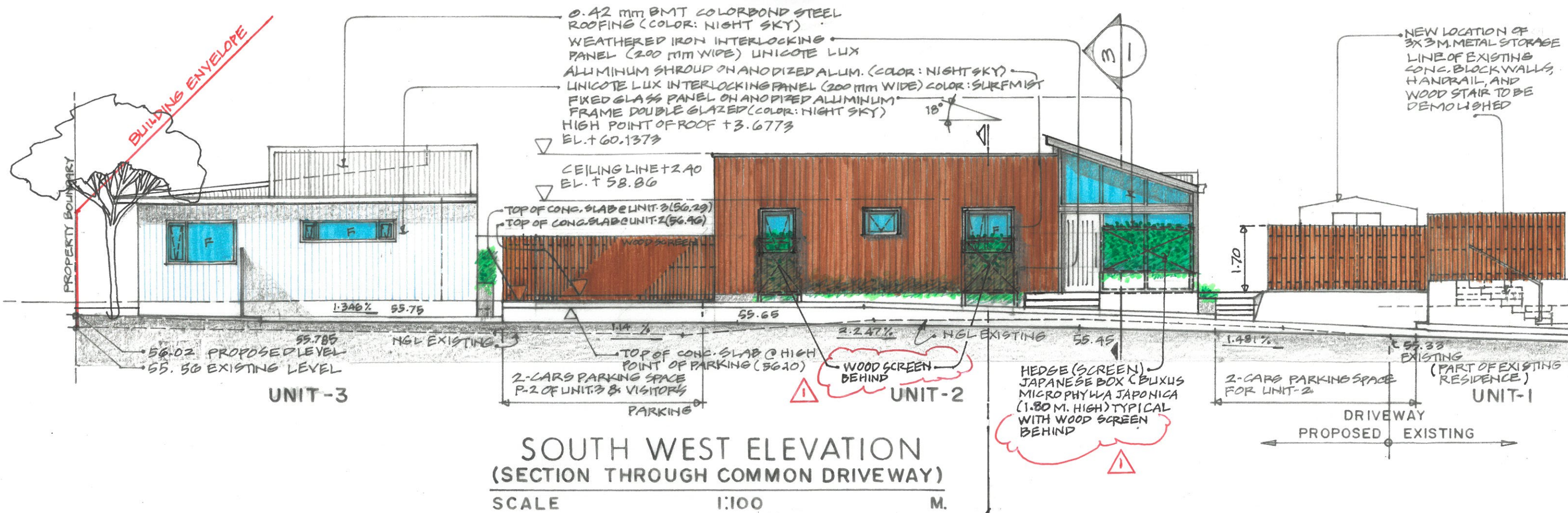
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Project: PROPOSED THREE MULTIPLE DWELLINGS (One Existing & Two New)  
 10 AMUNDSEN CRES., WARRANE 7018  
 Client: CAMERON Peter Richard STOCKS  
 Drawing: FLOOR PLAN (UNIT 2 & 3) AND NOTES

Designed ARVI	Drawn & Date ROLY SEPT. 25
	Checked ARVI
Scale 1:100	

Project No. Drawing No. Rev. No.  
 Wrne-245 DA-006 OF 15 1



1	4-11-25	AS SHOWN
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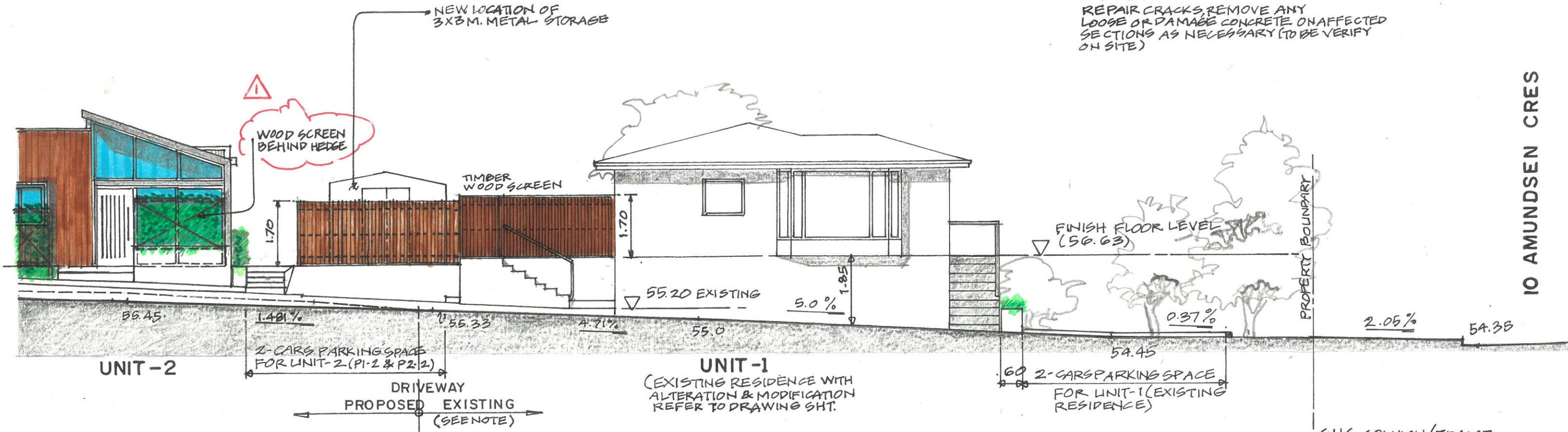
Project: PROPOSED THREE MULTIPLE DWELLINGS (One Existing & Two New)  
 10 AMUNDSEN CRES., WARRANE 7018  
 Client: CAMERON Peter Richard STOCKS  
 Drawing: SOUTH WEST ELEVATION AND SECTION-1

Designed ARVI	Drawn & Date ROLY OCT.'25
Checked ARVI	Scale 1:100

Project No. Wrrne-245 Drawing No. DA-008 OF 15 Rev. No. 1

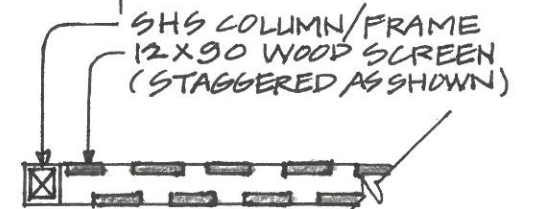
**NOTES:**  
 REPAIR CRACKS, REMOVE ANY LOOSE OR DAMAGE CONCRETE ON AFFECTED SECTIONS AS NECESSARY (TO BE VERIFY ON SITE)

10 AMUNDSEN CRES

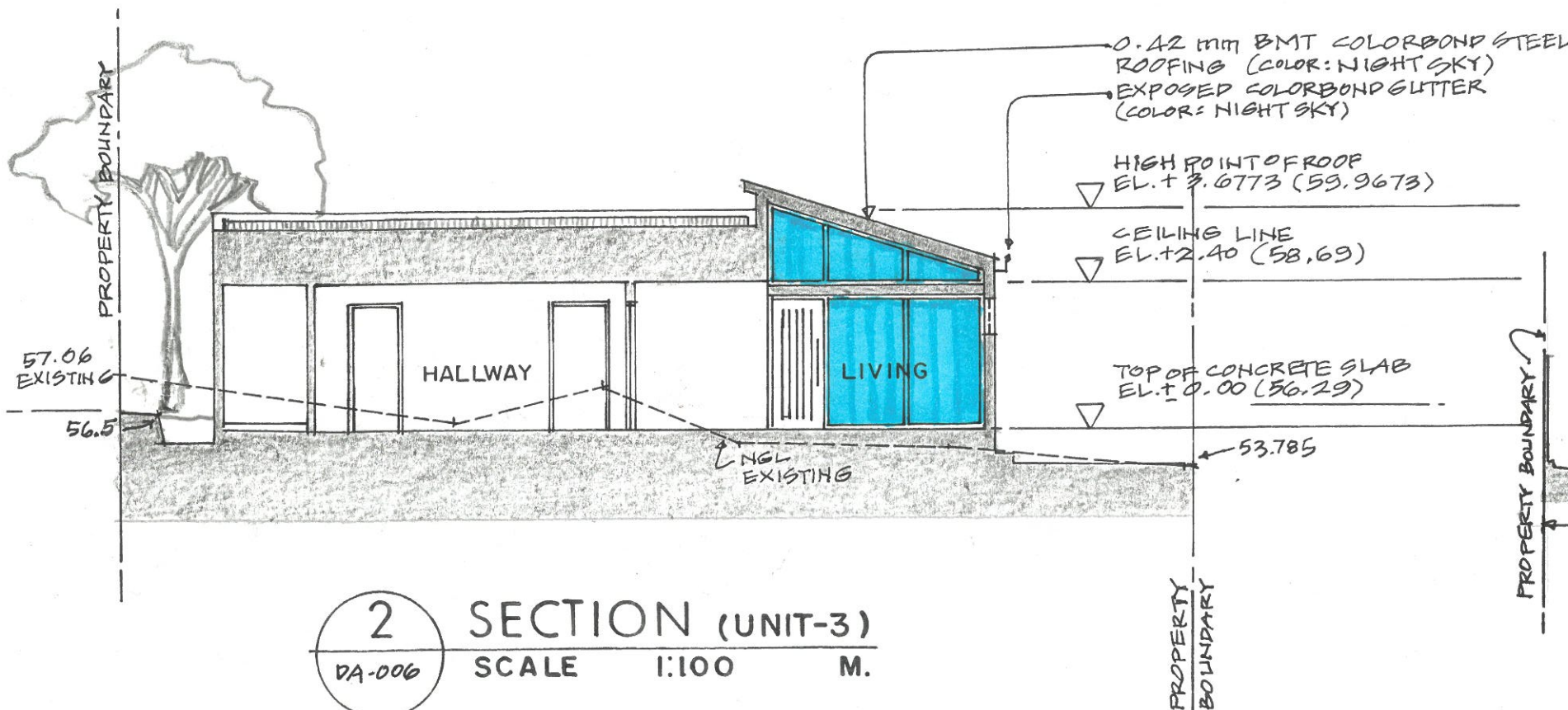


**SOUTH WEST ELEVATION**  
 (SECTION THROUGH COMMON DRIVEWAY)

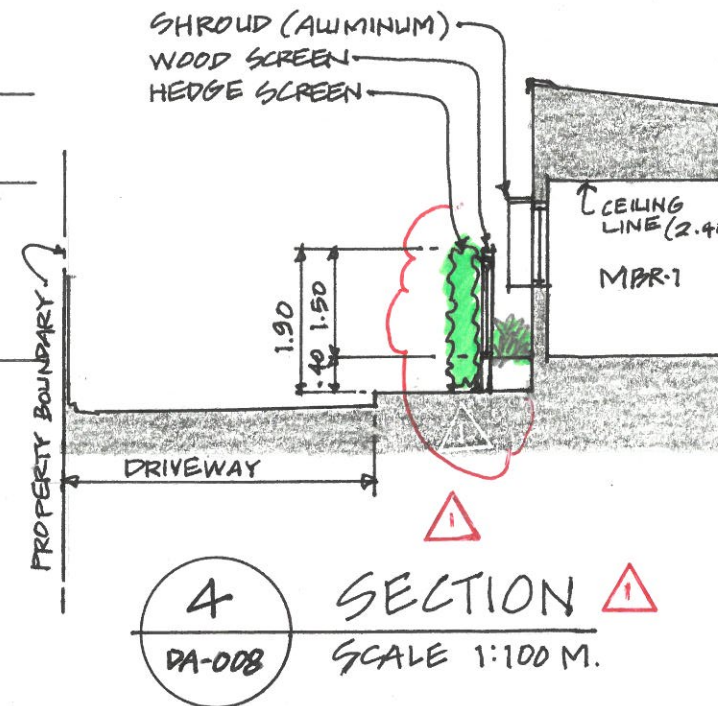
SCALE 1:100 M.



⚠ PARTIAL PLAN OF WOOD SCREEN 1:20 M.



**2 SECTION (UNIT-3)**  
 SCALE 1:100 M.



**4 SECTION**  
 SCALE 1:100 M.

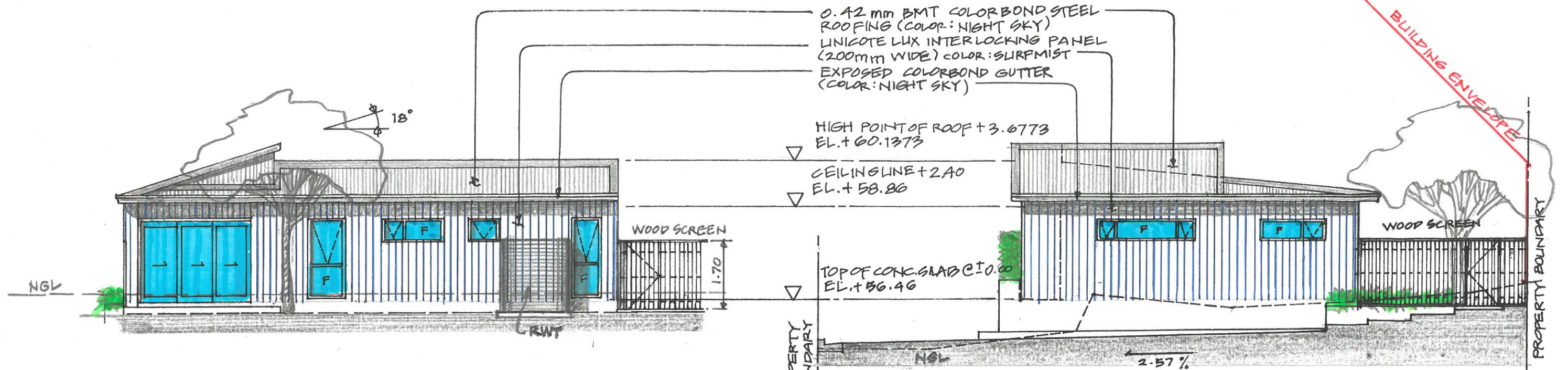
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 10 AMUNDSEN CRES., WARRANE 7018  
 Client: CAMERON Peter Richard STOCKS  
 Drawing: SOUTHWEST ELEVATION AND SECTION-2 (UNIT-3)

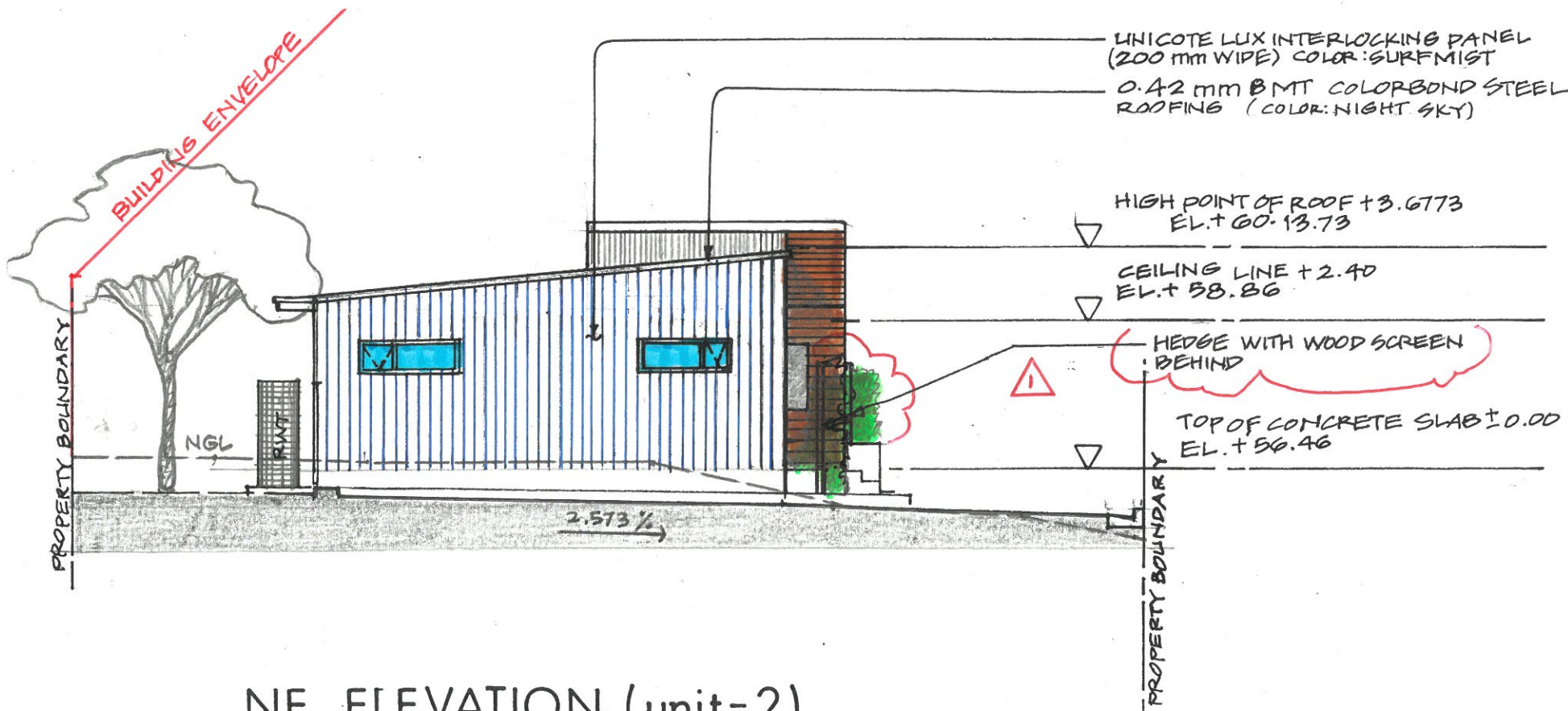
Designed ARVI	Drawn & Date RDLY OCT'25
Checked ARVI	Scale 1:100

Project No. Wrrn-245 Drawing No. DA-009 of 15 Rev. No. 1



SE ELEVATION (unit-2)  
 SCALE 1:100 M.

SW ELEVATION (unit-2)  
 SCALE 1:100 M.



NE ELEVATION (unit-2)  
 SCALE 1:100 M.

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Project: PROPOSED THREE MULTIPLE DWELLINGS (One Existing & Two New)  
 10 AMUNDSEN CRES., WARRANE 7018  
 Client: CAMERON Peter Richard STOCKS

Drawing: SE, SW, & NE ELEVATIONS (UNIT-2)

Designed ARVI	Drawn & Date ROLY OCT. 25
Checked ARVI	Scale 1:100

Project No. Wrne-245 Drawing No. DA-010 OF 15 Rev. No. 1



PROPOSED STORMWATER CONNECTION TO EXISTING COUNCIL STORMWATER MAIN (VIA APPROVED JUNCTION)

10 AMUNDSEN CRES

STORMWATER HOUSE CONNECTION (TO REMAIN)  
150mm WIDE GRATED DRAIN (TRAFFICABLE)

(TO BE VERIFY ON SITE) PIT  
EXISTING SEWER PIPE

UNIT-1

UNIT-2

UNIT-3

**DRAINAGE LAYOUT**  
SCALE 1:100 M.

**LEGEND & SYMBOLS**

- S SHOWER
- H HAND BASIN
- WC WATER CLOSET
- KS KITCHEN SINK
- LT LAUNDRY TROUGH
- PIT 450 X 450 GRATED PIT
- VP O VENT PIPE
- DP O DOWN PIPE
- RTW

1	4.11.25	AS SHOWN
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10 AMUNDSEN CRES., WARRANE 7018  
Client: CAMERON Peter Richard STOCKS

Drawing: DRAINAGE LAYOUT  
LEGEND AND SYMBOLS

	Designed ARVI	Drawn & Date ROLY OCT'25
	Checked ARVI	Scale 1:200

Project No. Wrne-245	Drawing No. DA-015 OF 15	Rev. No. 1
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