



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/053888

PROPOSAL: Dwelling

LOCATION: 4 Elpida Street, Risdon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03 September 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 03 September 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 or at the Council offices.

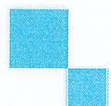
Application for Development / Use or Subdivision

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

Proposal: Single Residential Dwelling

Location: 4 Elpida Street, Risdon Vale

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 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 182657	FOLIO 30
EDITION 3	DATE OF ISSUE 04-Jul-2025

SEARCH DATE : 11-Jul-2025

SEARCH TIME : 10.02 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 30 on Sealed Plan 182657
 Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude
 Campbell Cox
 Prior CT 168678/1

SCHEDULE 1

N261813 TRANSFER to YOGRAJ BIMALI Registered 04-Jul-2025 at
 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP182657 COVENANTS in Schedule of Easements
 SP182657 FENCING PROVISION in Schedule of Easements
 SP164707 FENCING PROVISION in Schedule of Easements
 D116543 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 25-Feb-2014 at noon
 E417820 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 04-Jul-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 182657

PAGE 1 OF 6 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 300 is subject to an Electricity Infrastructure Easement with the benefit of a restriction as to use of land in favour of Aurora Energy Pty Ltd over the land marked "Electricity Infrastructure Easement (2.00m Wide and Variable Width)" more fully set forth in Sealed Plan 164707.

Lots 9 to ~~14~~¹³ (inclusive)^{& 100} are each subject to a Pipeline Easement (appurtenant to Lot 2 on SP 164707 and Tasmanian Water and Sewerage Corporation Pty Limited) ^{over the land} marked "Pipeline Easement "A" 2.50m Wide", more fully set forth in Sealed Plan 164707.
on the Plan

Lot 100 is subject to a Right of Drainage^{(appurtenant to Lot 2 on SP164707 & over the land} in favour of the Clarence City Council marked "Drainage Easement Variable Width" (SP 164707) more fully set forth in Sealed Plan 164707.

Lot 100 is subject to a Pipeline Easement (appurtenant to Lot 2 on SP 164707 and Tasmanian Water and Sewerage Corporation Pty Limited) over the land marked "Pipeline Easement "B" 2.50m wide" (SP164707) more fully set forth in Sealed Plan 164707.
on the Plan

Lot 100 is subject to a Pipeline Easement and Right of Drainage (appurtenant to Lot 2 On SP 164707 and in favour of Tasmanian Water and Sewerage Corporation Pty Limited and Clarence

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Pharos Custodians Pty Ltd	PLAN SEALED BY: Clarence City Council
FOLIO REF: 168678/1	DATE: 11 th February 2022
SOLICITOR & REFERENCE: Mr William C Justo: LAM:064115	PD PLAN MTD - 2020/008974
	REF NO. <i>C. Mea</i> Council Delegate <i>Clare Shea</i>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 182657</p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1</p>	

City Council) over the land marked "Pipeline and Drainage Easement "D" 3.00m wide" (SP 164707) more fully set forth in Sealed Plan 164707.

Lot 100 is subject to a Pipeline Easement and Right of Drainage (appurtenant to Lot 2 on SP 164707 and in favour of the Tasmanian Water and Sewerage Corporation Pty Limited and Clarence City Council) ^{over the land} marked "Pipeline and Drainage Easement "E" 3.00m wide" (SP164707) more fully set forth in Sealed Plan 164707.

Lots 1, 2, 4, 8, 17, 18, 19, 22, 23 and 100 ("the Lots") are each subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked "Pipeline and Services Easements and Drainage Easement 3.00m wide" shown on the Plan ("the Easement Land").

Lots 1, 2, 4, 8, 17, 18, 19, 22, 23 and 100 ("the Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" in favour of the Clarence City Council.

Lots 9, 10, 11, 12, 13 and 100 ("the Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m wide" in favour of the Clarence City Council.

Lots 9, 10, 11, 12, 13 and 100 ("the Lots") are each subject to a Pipeline and Service Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m Wide" shown on the Plan ("the Easement Land")

Lot 100 is subject to a right of drainage (appurtenant to Lot 2 on SP164707 & in favour of Clarence City Council) over the land marked Drainage Easement 'C' 3.00 wide (SP164707) shown on the Plan.

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.

[Handwritten signatures]

Portion of Pipeline & Drainage Easement 'D' 3.00 wide marked 'YZ' hereon deleted by me pursuant to Request to Amend No. E301397 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Recorder of Titles 1 AUG 2022

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 182657
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1	

Restrictive Covenants

The Owner of each Lot covenants with the Vendor and the owner of each other Lot to the intent that the burden of these covenants may run with and bind the Covenantor's Lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations that:

- (1) they will not construct or allow to be constructed any re-locatable dwelling on any such Lot.
- (2) they will not permit any caravans to be located on such Lot (save and except if a residence has already been erected on the said Lot).
- (3) they will not construct any dwelling on the Lot which exterior exceeds more than 25% colourbond (roof excluded).
- (4) the Vendor reserves the right in relation to any of the restrictive covenants herein to make any Lots on the Plan free and exempt from one or more of the covenants or conditions or waive or alter any covenant as to any Lot on the Plan.

Fencing Provision

In respect of each Lot shown on the Plan the Vendor, Pharos Custodians Pty Ltd, shall not be required to fence.

DEFINITIONS

"PIPELINE AND SERVICES EASEMENT" is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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;

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.

af *OP*

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 182657</p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1</p>	

- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (i) without doing unnecessary damage to the Easement Land; and
 - (ii) leaving the Easement Land in a clean and tidy condition; and
- (7) 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 all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) 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.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register (“the Owner”) must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

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.

Handwritten initials

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 182657</p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1</p>	

- (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
 - (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
 - (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
 - (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
 - (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace anything that supported, protected or covered the Infrastructure.

Interpretation:

“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;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);

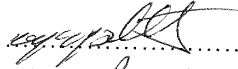
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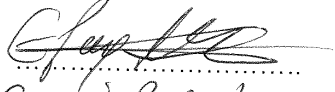
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 182657
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1	

- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the 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.

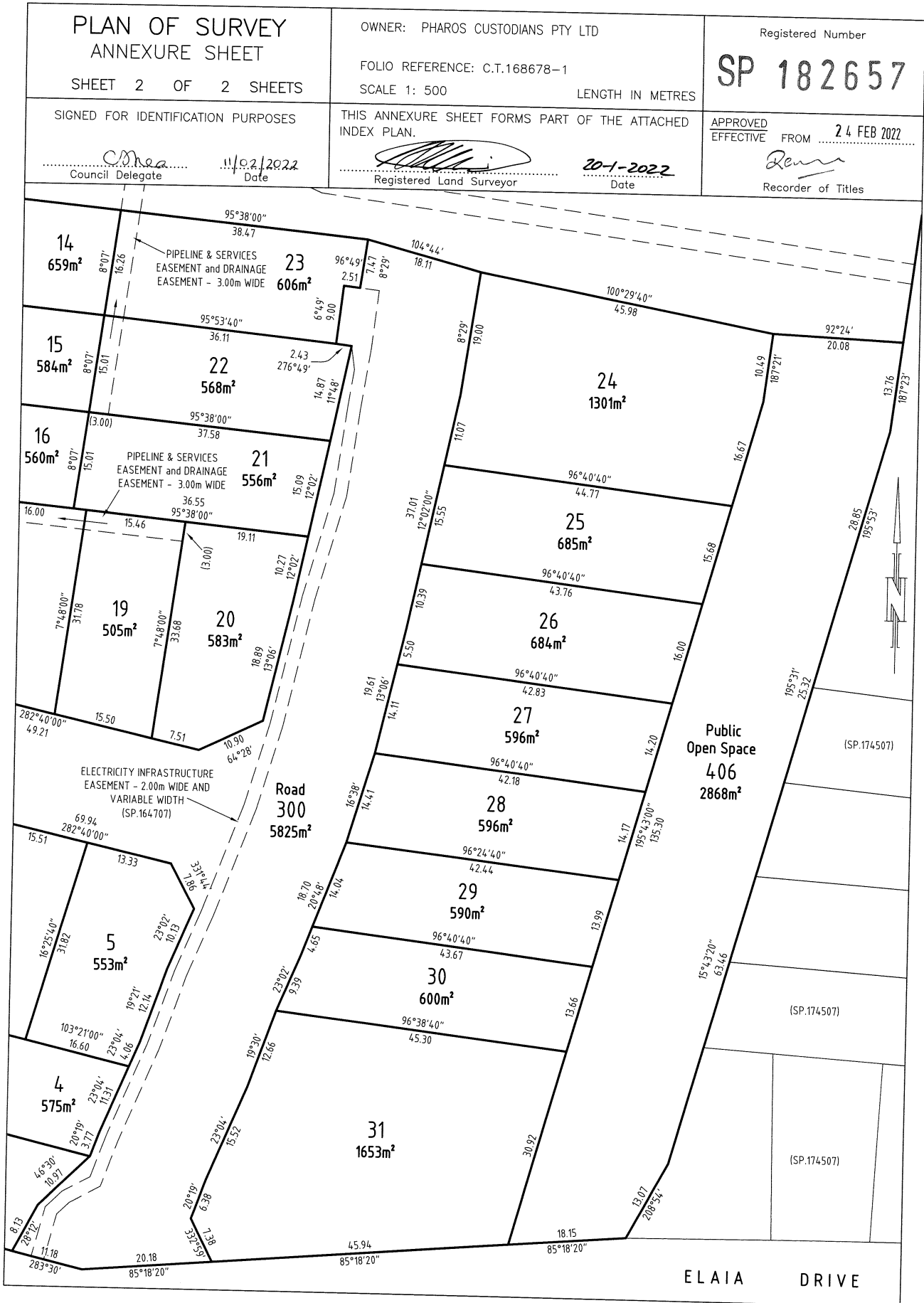
EXECUTED by **Pharos Custodians Pty Ltd** (ABN 31 131 759 807) in accordance with section 127 of the *Corporations Act 2001*:

Signature: 
 Name: Antonio Papastamatis
PLEASE PRINT
Director

Signature: 
 Name: Eugenio Papastamatis
PLEASE PRINT
Director/Secretary *
* Delete as appropriate

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.

UD



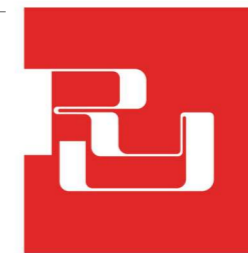
THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

DATE:

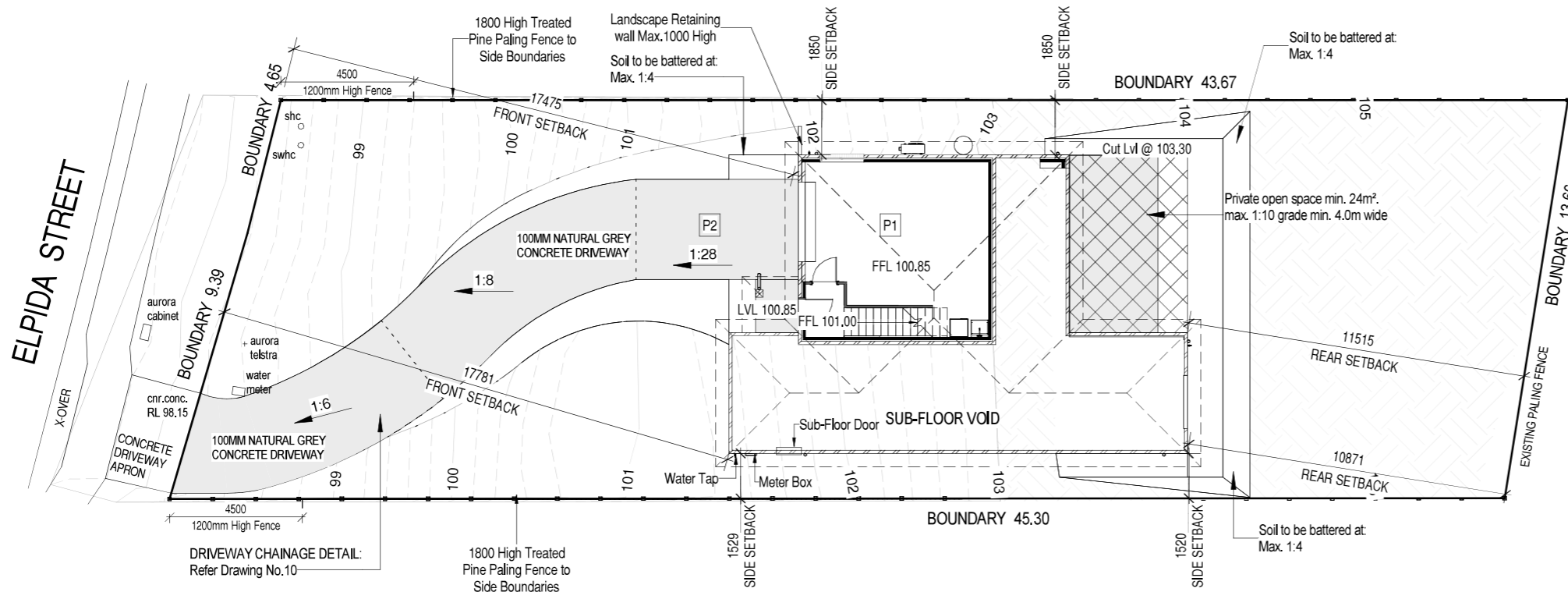
Lower Floor	101.000
Lower FL CL	103.400

Ground Floor	103.700
CL	106.100



**RONALD
YOUNG + CO
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



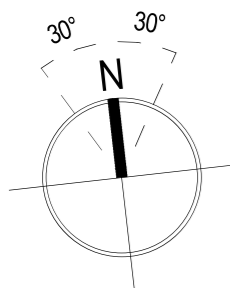
AREA SCHEDULE

Lower Floor Area	: 43.1 m ²
Ground Floor	: 119.2 m ²
Total Floor Area:	: 162.3 m²
Outdoor Living	: 18.0 m ²
Porch	: 2.6 m ²

NOTE:
Contour Survey drawing has been prepared for Ronald Young & Co. by Garry Coombe Surveyor. It has been created to assist Ronald Young & Co. with house site design. The information on this plan should not be used for any other purpose. Garry Coombe Surveyor can supply drawings for other purposes upon request. Boundaries shown for identification purposes only and have not been re-established or re-marked. Visible services located only. Other services may exist. This disclaimer forms an integral part of the plan

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

GLAZING NOTE:
All windows are Double glazed



Scale: 1 : 200

**PROPOSED DWELLING FOR BIMALI
AT 4 ELPIDA STREET, RISDON VALE**

Rev.	Date	Revision Description	Drawn
B	04.08.2025	Site Fence dim added	RK
A	09.07.2025	Modified as Client feedback	RK
	19.05.2025	BA PLANS	RK

BAL : TBA

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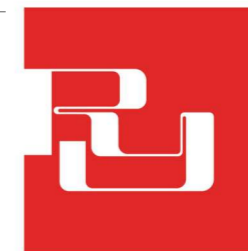
DRAWING: SITE PLAN
DATE: 04.08.2025
PROJECT No: 2335
DRAWN BY: RK
DWG No:

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

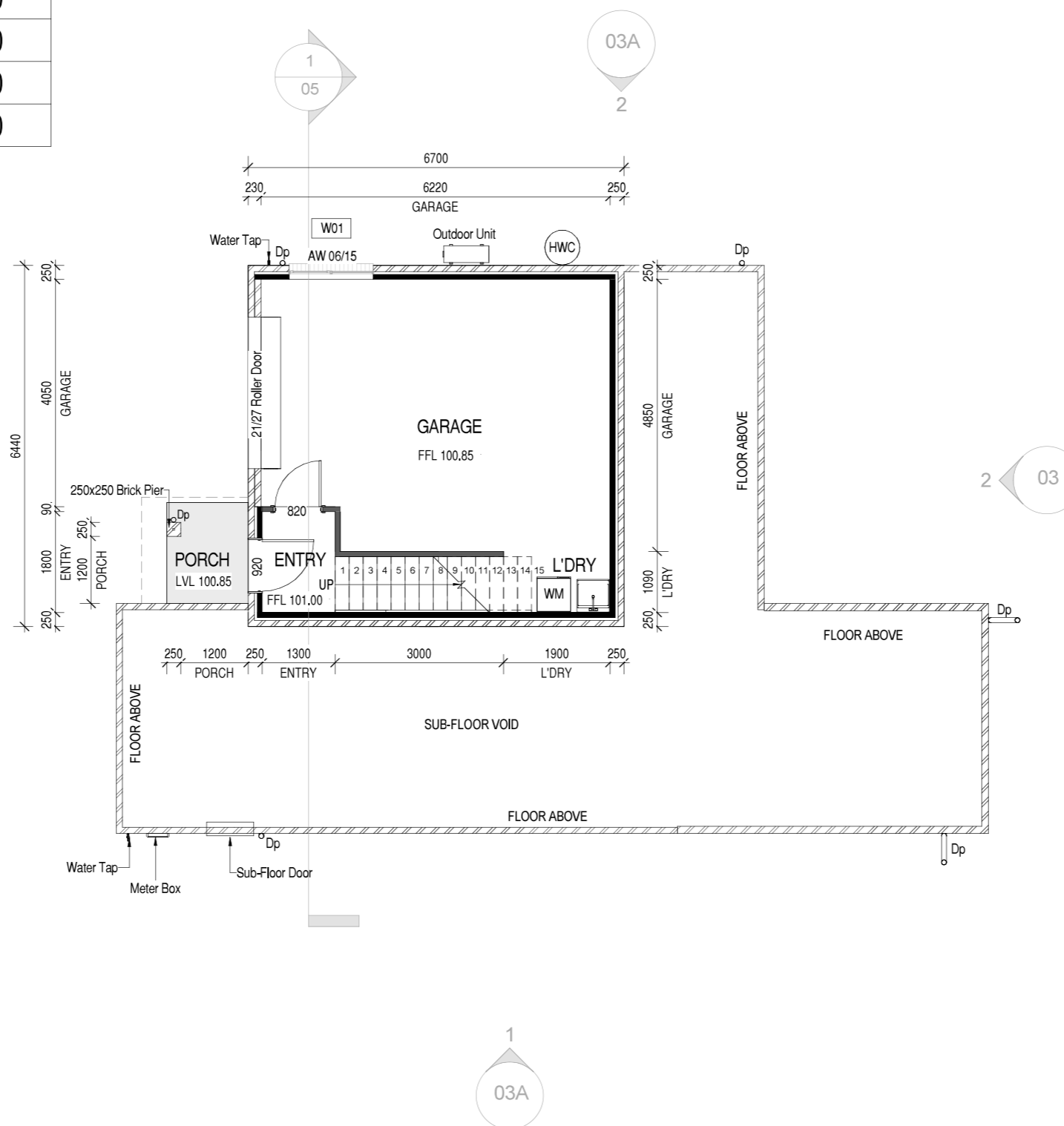
DATE:

Lower Floor	101.000
Lower FL CL	103.400
Ground Floor	103.700
CL	106.100



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BUILDERS**

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Phone 03 6234 7633



NOTES:

- AJ Articulation Joint
- DP Down Pipe

NOTE:
FOR KITCHEN, LAUNDRY AND ROBE DETAILS,
REFER TO JOINERY DETAILS

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Lower Floor Area	: 43.1 m ²
Ground Floor	: 119.2 m ²
Total Floor Area:	: 162.3 m²
Outdoor Living	: 18.0 m ²
Porch	: 2.6 m ²

GLAZING NOTE:
All windows are Double glazed

BAL : TBA

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DRAWING: LOWER FLOOR PLAN

DATE: 04.08.2025

PROJECT No: 2335

DRAWN BY: RK

DWG No:

Scale: 1 : 100

**PROPOSED DWELLING FOR BIMALI
AT 4 ELPIDA STREET, RISDON VALE**

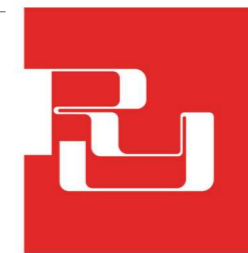
Rev.	Date	Revision Description	Drawn
A	09.07.2025	Modified as Client feedback	RK
	19.05.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

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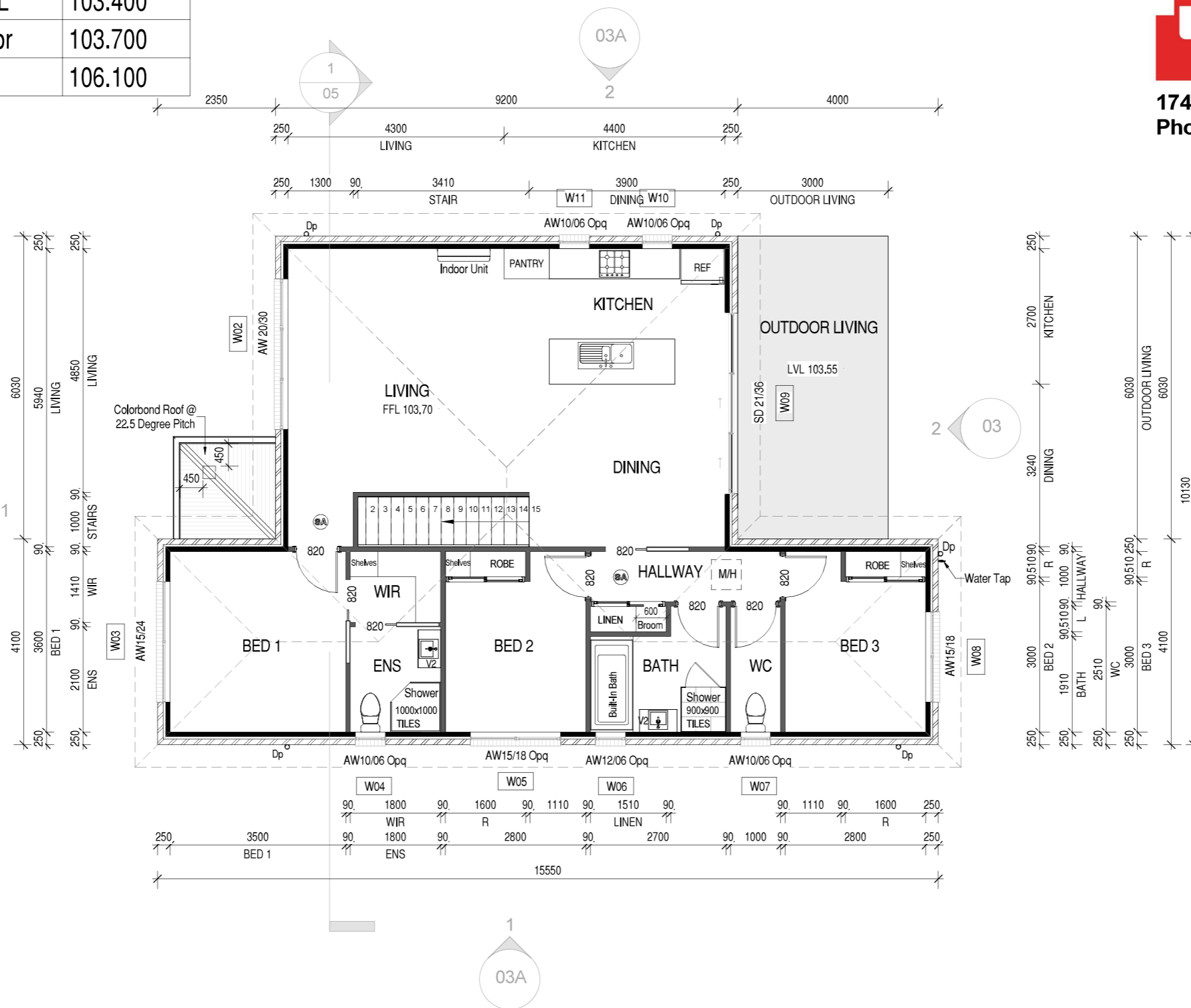
DATE:

Lower Floor	101.000
Lower FL CL	103.400
Ground Floor	103.700
CL	106.100



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Phone 03 6234 7633**



NOTES:

- AJ Articulation Joint
- DP Down Pipe

NOTE:
FOR KITCHEN, LAUNDRY AND ROBE
DETAILS REFER TO JOINERY DETAILS

Vanity Legend

VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
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AREA SCHEDULE

Lower Floor Area	: 43.1 m ²
Ground Floor	: 119.2 m ²
Total Floor Area:	: 162.3 m²
Outdoor Living	: 18.0 m ²
Porch	: 2.6 m ²

GLAZING NOTE:
All windows are Double glazed

BAL : TBA

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DRAWING: GROUND FLOOR PLAN

DATE: 04.08.2025

PROJECT No: 2335

DRAWN BY: RK

DWG No:

Scale: 1 : 100

**PROPOSED DWELLING FOR BIMALI
AT 4 ELPIDA STREET, RISDON VALE**

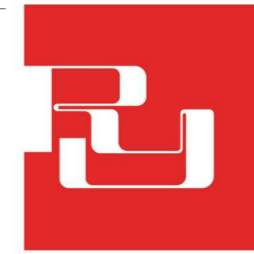
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	19.05.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

02A

THIS PLAN IS ACCEPTED BY:

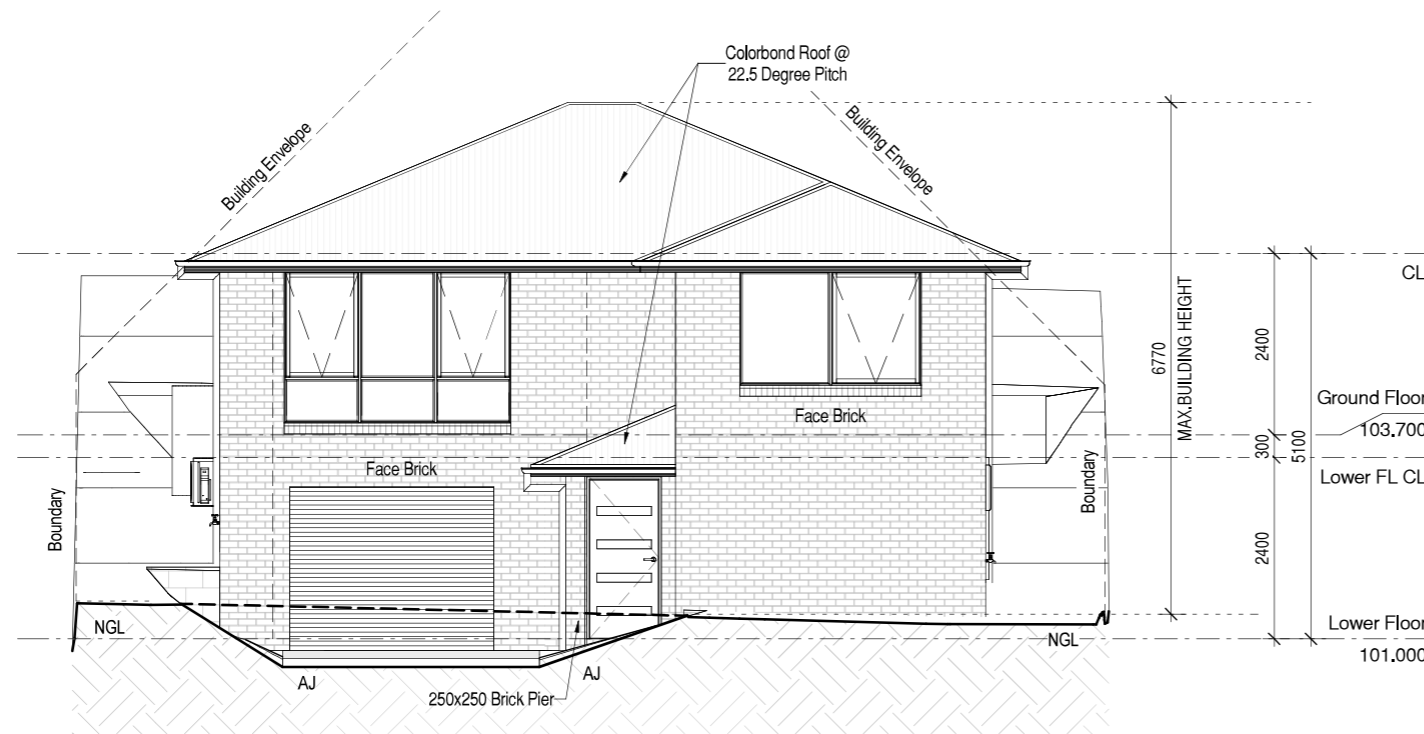
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DATE:

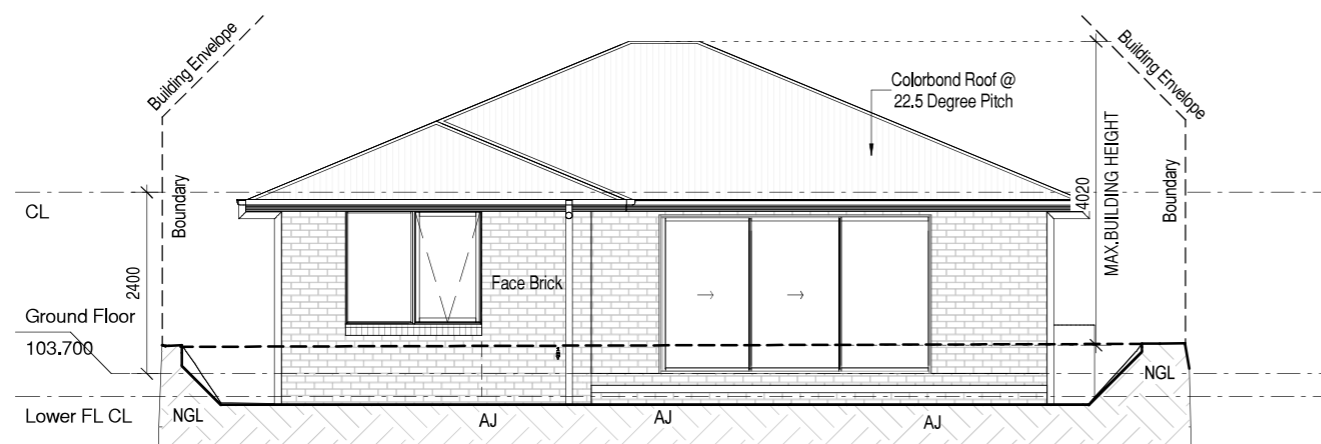


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West Elevation



East Elevation

GLAZING NOTE:
All windows are Double glazed

BAL : TBA

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DRAWING: ELEVATIONS SHEET 1

DATE: 04.08.2025

PROJECT No: 2335

DRAWN BY: RK

DWG No:

Scale: 1 : 100

**PROPOSED DWELLING FOR BIMALI
AT 4 ELPIDA STREET, RISDON VALE**

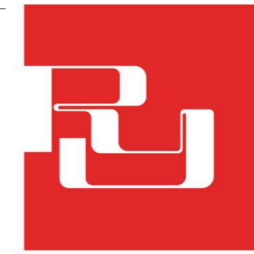
Rev.	Date	Revision Description	Drawn
A	09.07.2025	Modified as Client feedback	RK
	19.05.2025	BA PLANS	RK

03

THIS PLAN IS ACCEPTED BY:

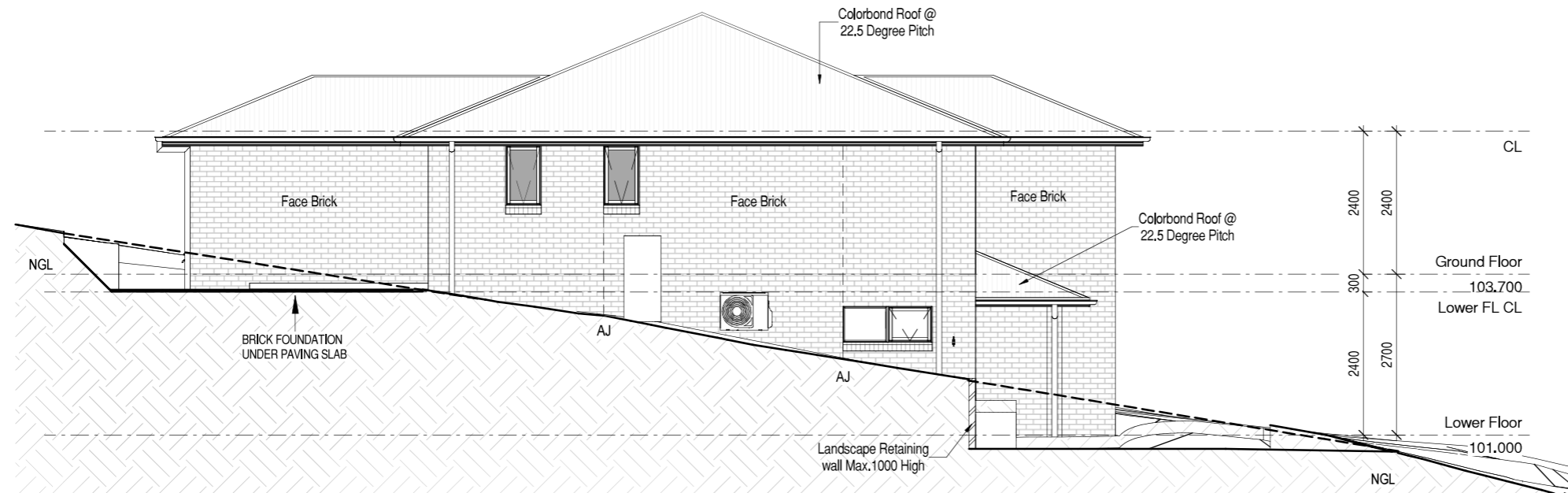
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DATE:

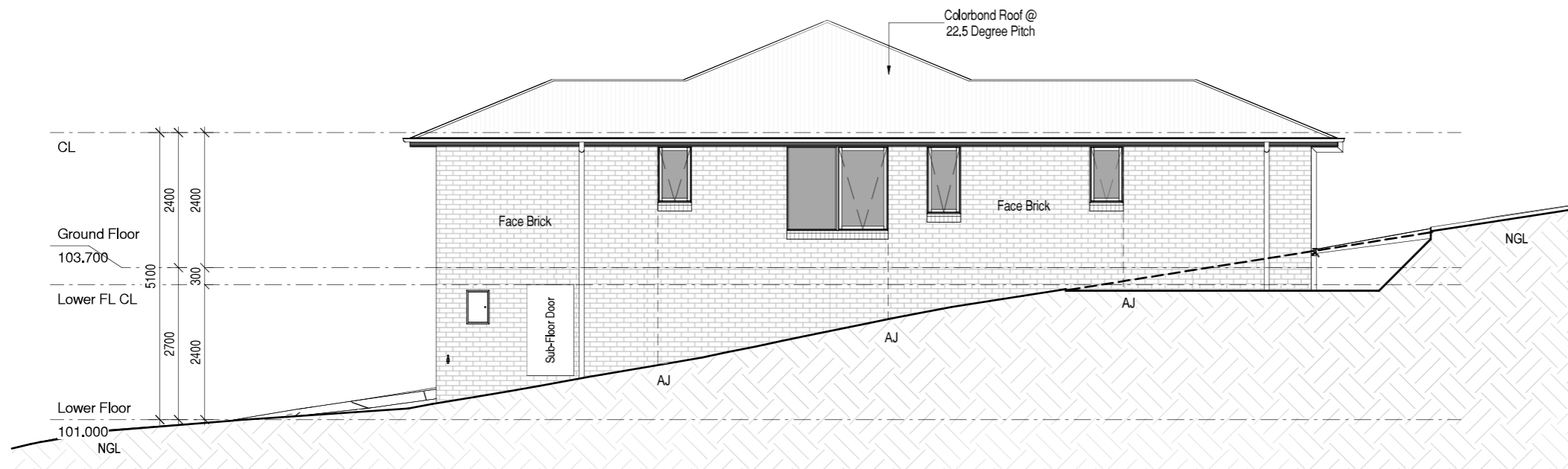


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North Elevation



South Elevation

GLAZING NOTE:
All windows are Double glazed

BAL : TBA

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DRAWING: ELEVATIONS SHEET 2

DATE: 04.08.2025

PROJECT No: 2335

DRAWN BY: RK

DWG No:

Scale: 1 : 100

**PROPOSED DWELLING FOR BIMALI
AT 4 ELPIDA STREET, RISDON VALE**

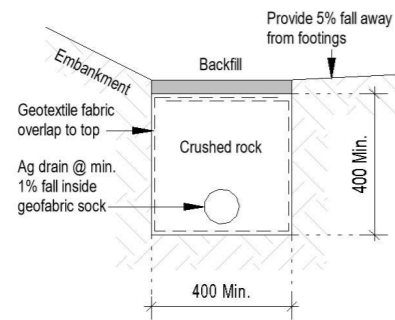
Rev.	Date	Revision Description	Drawn
A	09.07.2025	Modified as Client feedback	RK
	19.05.2025	BA PLANS	RK

03A

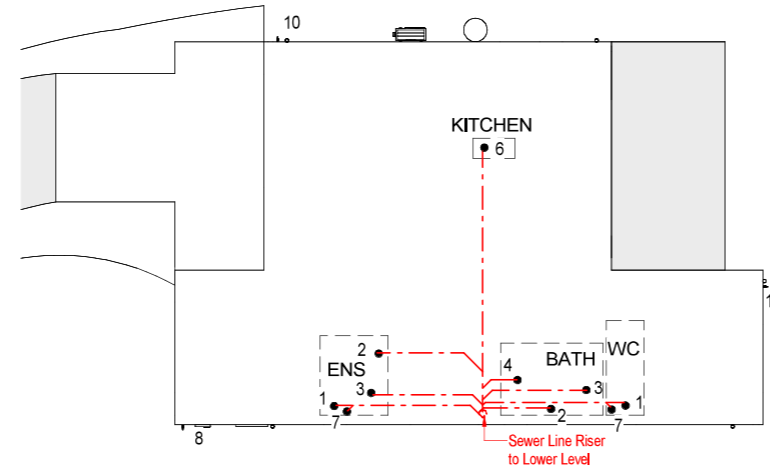
THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

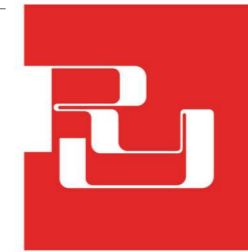
DATE:



AG Drain (Typical)



Drainage_Ground FL

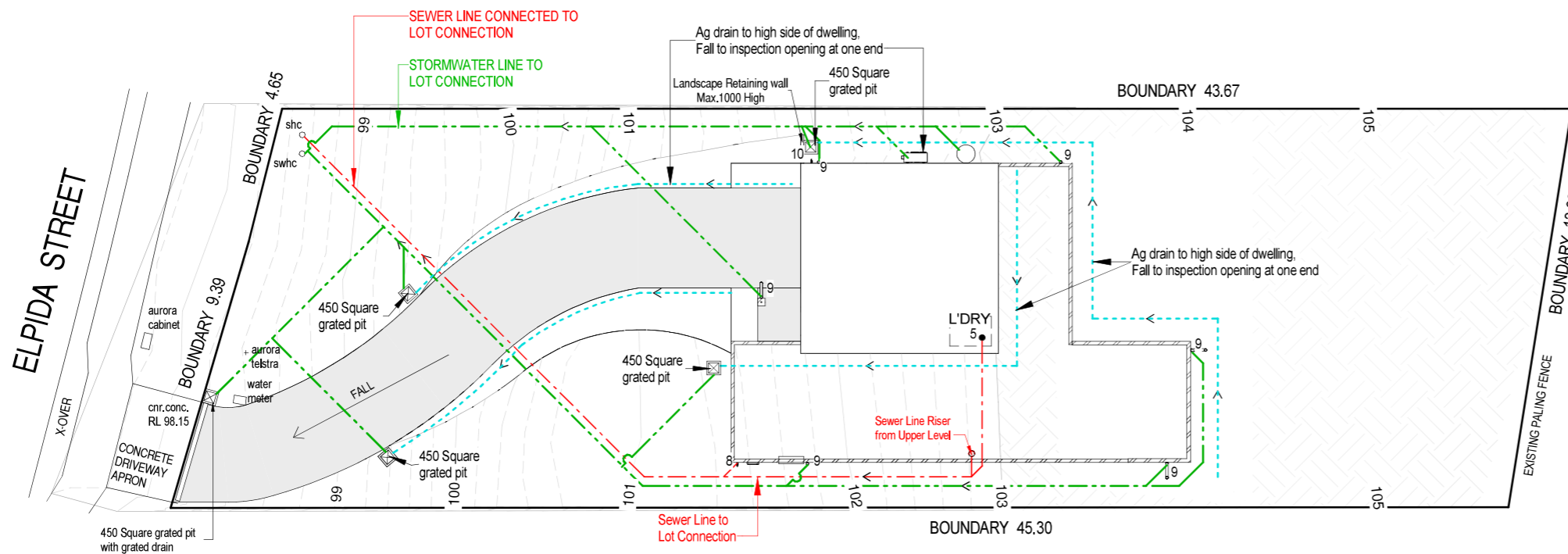


**RONALD
YOUNG + CO
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

LEGEND		
Abbr.	TYPE	Min. ϕ Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

- - -	Sewer line 100 ϕ UPVC U.N.O.
- - -	Stormwater line 100 ϕ UPVC U.N.O.



DRAINAGE_Site

Scale: 1 : 200

**PROPOSED DWELLING FOR BIMALI
AT 4 ELPIDA STREET, RISDON VALE**

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BAL : TBA

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DRAWING: DRAINAGE PLAN

DATE: 04.08.2025

PROJECT No: 2335

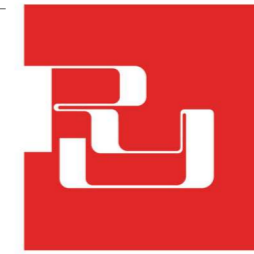
DRAWN BY: RK

DWG No:

THIS PLAN IS ACCEPTED BY:

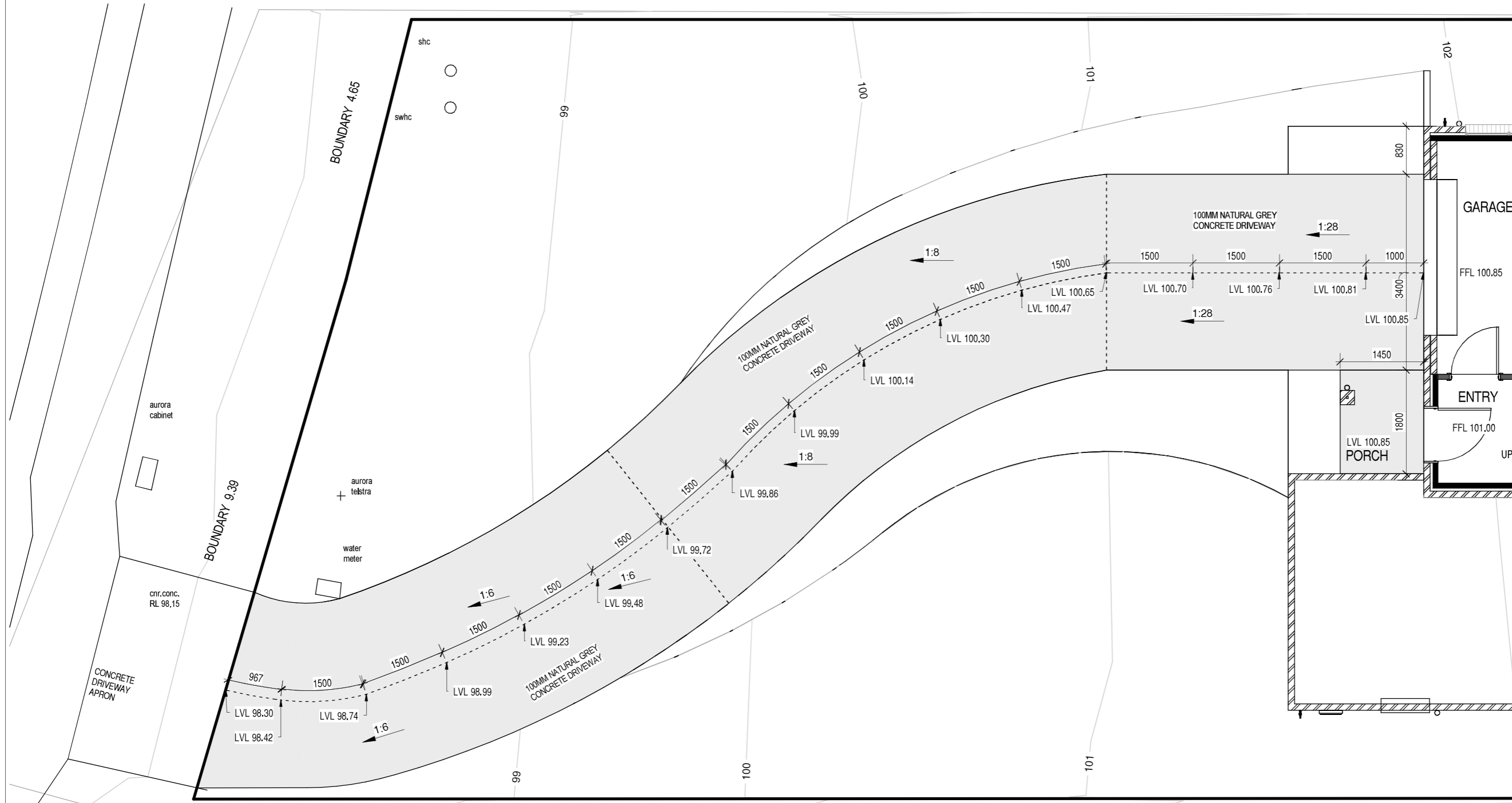
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Scale: 1 : 75

**PROPOSED DWELLING FOR BIMALI
AT 4 ELPIDA STREET, RISDON VALE**

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	19.05.2025	BA PLANS	RK

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DRAWING: DRIVEWAY CHAINAGE

DATE: 04.08.2025

PROJECT No: 2335

DRAWN BY: RK

DWG No: