



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058511

PROPOSAL: Additions and Alterations (Single Dwelling)

LOCATION: 7 Trevassa Crescent, Tranmere

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24/03/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24/03/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 24/03/2026 00:00:00.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Driveway Extension and New Retaining Walls

Location:

Address 7 Trevassa Crescent

Suburb/Town Tranmere

Postcode 7018

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees be in the name (if different from applicant)

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 a Council Officer, please give their name

Current Use of Site: ~~Vacant~~ Existing Dwelling

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's 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.*

Applicant's
Signature:

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.

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- 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 Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis plan and site plan**, including where relevant:
 - *Existing and proposed use(s) on site.*
 - *Boundaries and dimensions of the site.*
 - *Topography, including contours showing AHD levels and major site features.*
 - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
 - *Soil type.*
 - *Vegetation types and distribution, and trees and vegetation to be removed.*
 - *Location and capacity of any existing services or easements on/to the site.*
 - *Existing pedestrian and vehicle access to the site.*
 - *Location of existing and proposed buildings on the site.*
 - *Location of existing adjoining properties, adjacent buildings and their uses.*
 - *Any natural hazards that may affect use or development on the site.*
 - *Proposed roads, driveways, car parking areas and footpaths within the site.*
 - *Any proposed open space, communal space, or facilities on the site.*
 - *Main utility service connection points and easements.*
 - *Proposed subdivision lot boundaries.*

- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 181972	FOLIO 42
EDITION 3	DATE OF ISSUE 16-May-2023

SEARCH DATE : 12-Dec-2025

SEARCH TIME : 11.08 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 42 on Sealed Plan [181972](#)

Derivation : Part of 115 Acres Gtd. to James Young

Prior CT [180503/201](#)

SCHEDULE 1

[N129627](#) TRANSFER to SAOSEREYVATTEY CHEA Registered
16-May-2023 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

[SP181972](#) COVENANTS in Schedule of Easements

[SP181972](#) FENCING PROVISION in Schedule of Easements

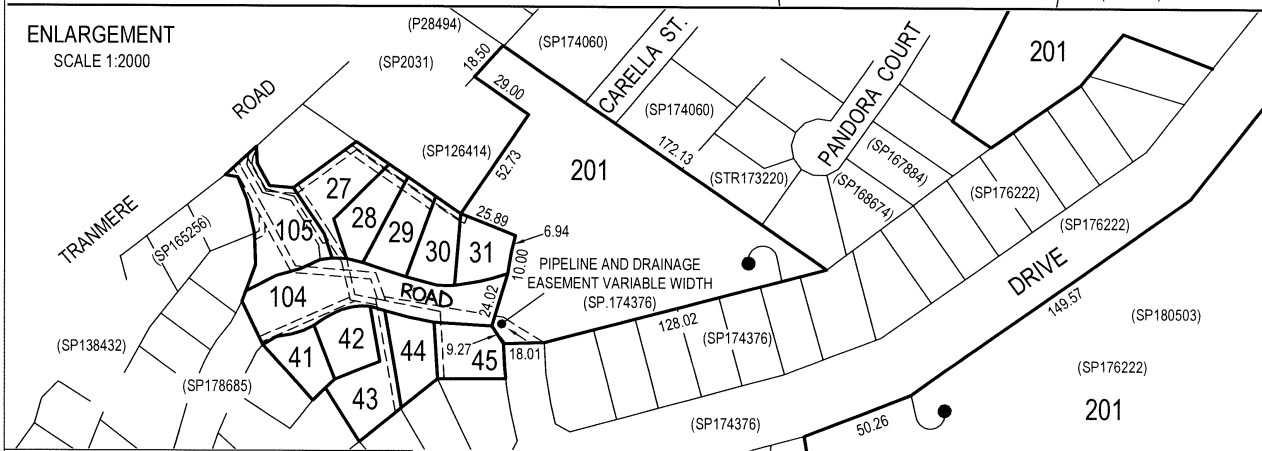
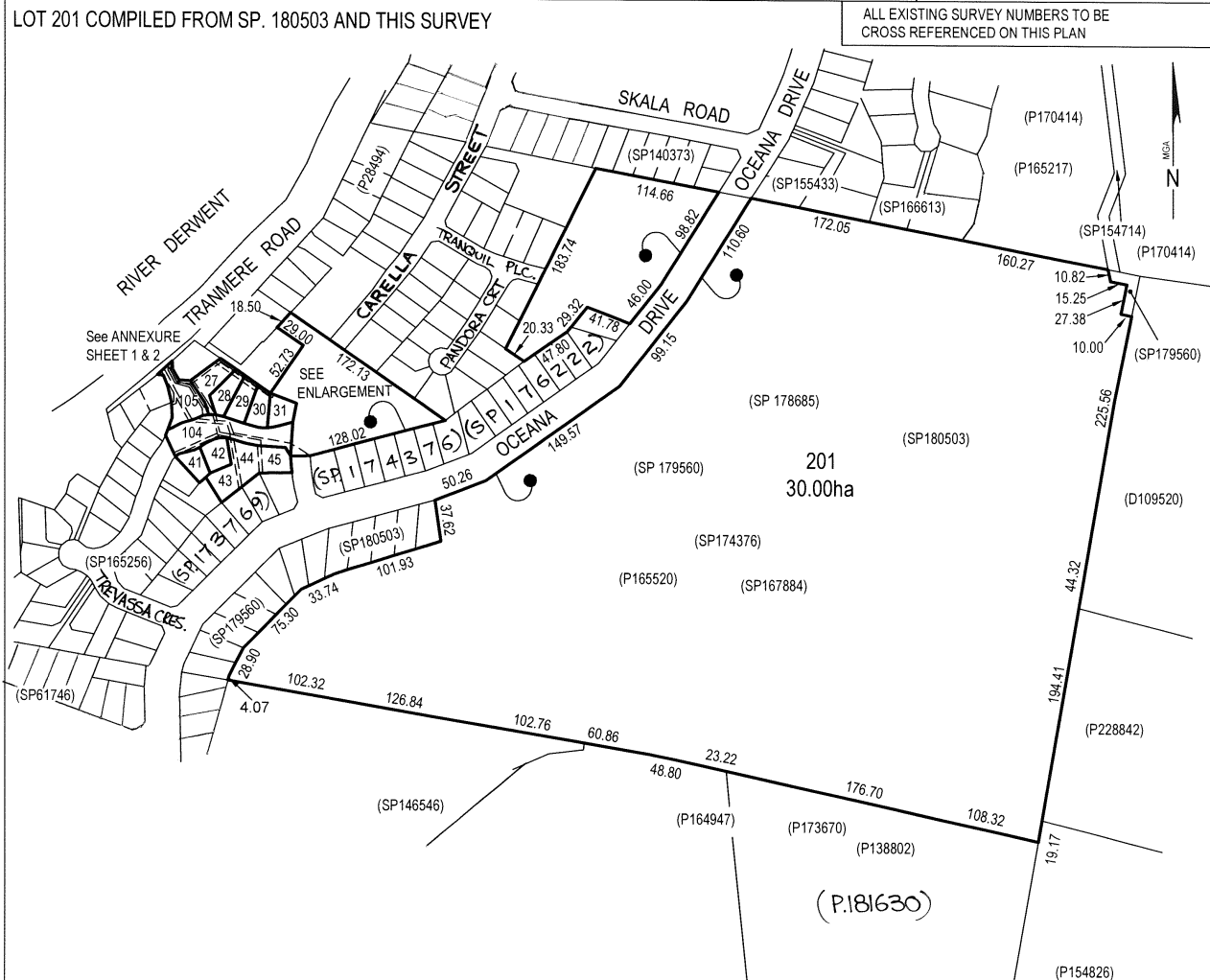
[SP167884](#), [SP173769](#), [SP174376](#), [SP176222](#), [SP178685](#), [SP179560](#) & [SP180503](#) FENCING PROVISION in Schedule of Easements

[C94425](#) FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

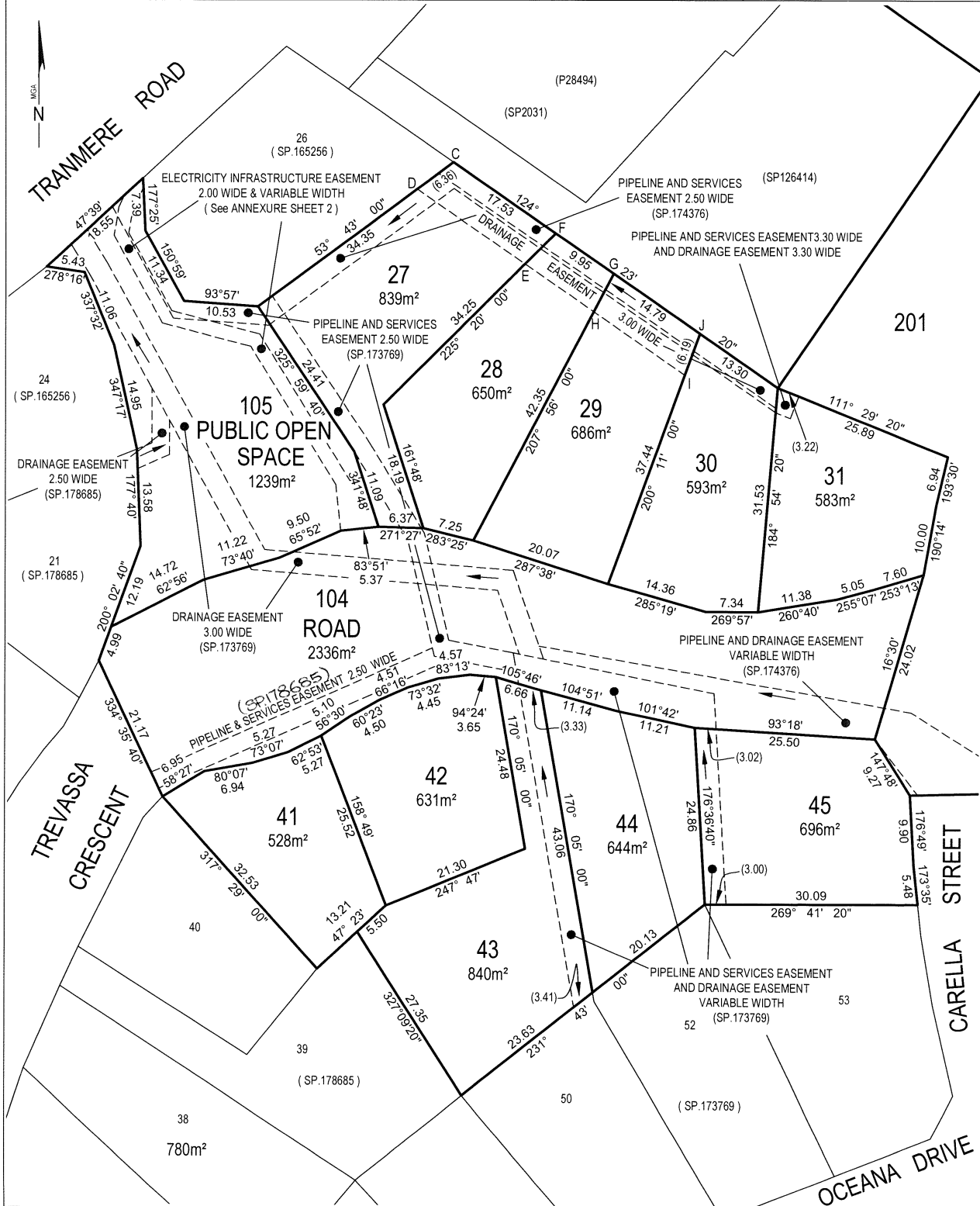
OWNER: C.M, P.L, J.M & G.A LUCKMAN	PLAN OF SURVEY	REGISTERED NUMBER SP181972
FOLIO REFERENCE: C.T. 180503 - 201		BY SURVEYOR: T.W. COX of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com
GRANTEE: PART OF 115 ACRES GTD TO JAMES YOUNG	LOCATION: CITY OF CLARENCE	APPROVED EFFECTIVE FROM: - 7 DEC 2021
SCALE 1: 4000	LENGTHS IN METRES	<i>Deena</i> Recorder of Titles

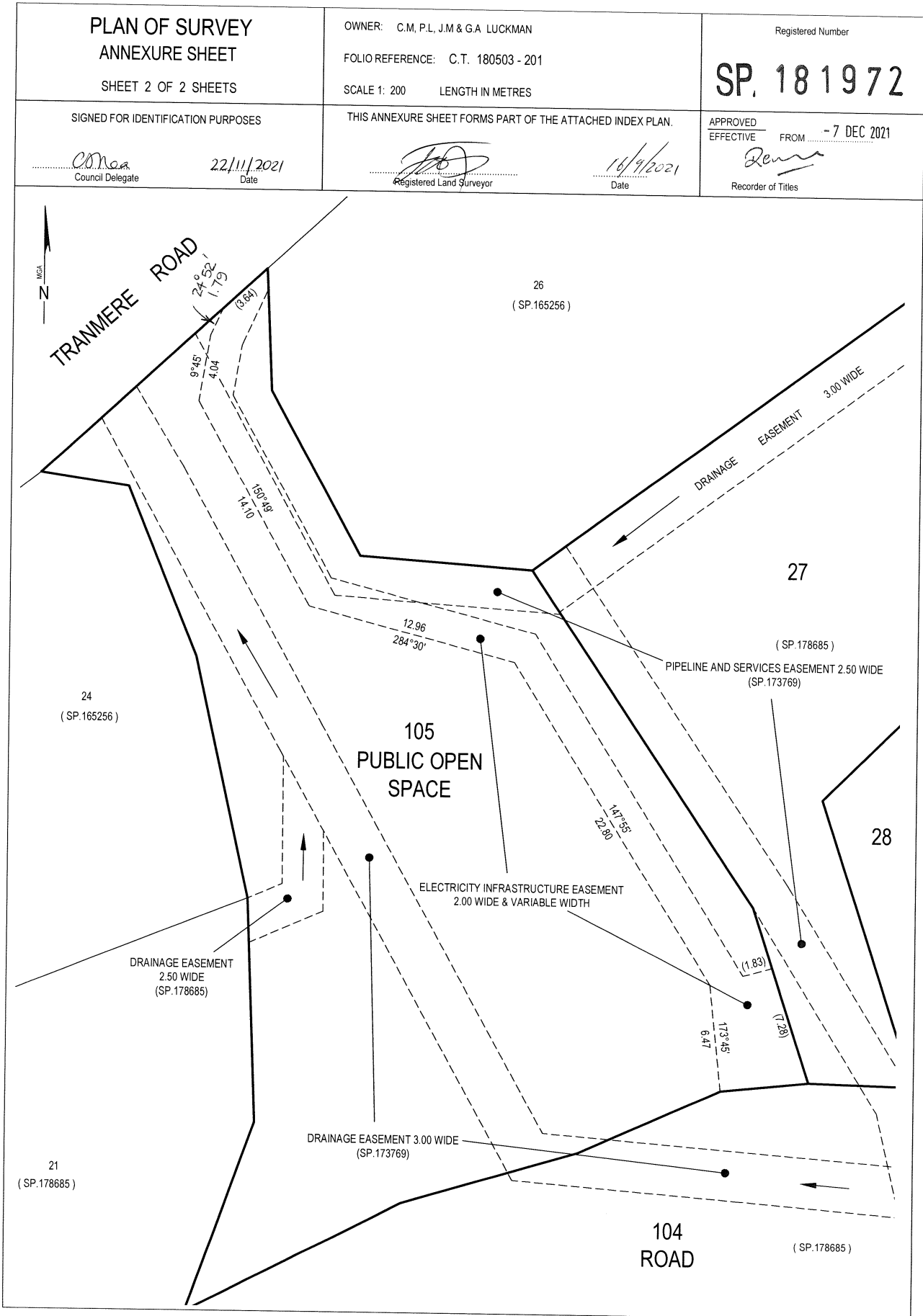


[Signature] 16/9/2021
Registered Land Surveyor Date

[Signature] 22/11/2021
Council Delegate Date
Clare Sreen

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>	<p>OWNER: C.M, P.L, J.M & G.A LUCKMAN FOLIO REFERENCE: C.T. 180503 - 201 SCALE 1: 500 LENGTH IN METRES</p>	<p>Registered Number SP. 181972</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 22/11/2021 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 16/9/2021 Date</p>	<p>APPROVED EFFECTIVE FROM - 7 DEC 2021 Recorder of Titles</p>





SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 181972

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.

Lots 27-30 are each 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 such lot on the plan

Lots 27-30 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 2.50 WIDE ("the Easement Land") passing through such lot on the plan

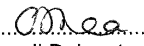
Lot 31 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE AND SERVICES EASEMENT 3.30 WIDE AND DRAINAGE EASEMENT 3.30 WIDE passing through that lot on the plan

Lot 31 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 3.30 WIDE AND DRAINAGE EASEMENT 3.30 WIDE ("the Easement Land") passing through that lot on the plan

Lots 43 & 45 are each is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE AND SERVICES EASEMENT AND DRAINAGE EASEMENT VARIABLE WIDTH passing through such lot on the plan

Lots 43 & 45 are subject to a pipeline and services easement in gross as defined herein (in favour of "TasWater") over the land marked PIPELINE AND SERVICES EASEMENT AND DRAINAGE EASEMENT VARIABLE WIDTH ("the Easement Land") passing through such lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REF: 180503-201 SOLICITOR & REFERENCE: TFR LAWYERS (MC)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 22 nd November 2021 SD-2009-29 REF NO. <div style="text-align: right;">  Council Delegate Clare Shea </div>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 181972
SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REFERENCE: 180503-201	

Lot 104 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked PIPELINE AND DRAINAGE EASEMENT VARIABLE WIDTH, PIPELINE AND SERVICES EASEMENT AND DRAINAGE EASEMENT VARIABLE WIDTH and DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 104 is subject to a pipeline and services easement in gross as defined herein (in favour of "TasWater") over the land marked PIPELINE AND DRAINAGE EASEMENT VARIABLE WIDTH, PIPELINE AND SERVICES EASEMENT AND DRAINAGE EASEMENT VARIABLE WIDTH and PIPELINE AND SERVICES EASEMENT 2.50 WIDE ("the Easement Land") passing through that lot on the plan

Lot 105 is subject to a right of drainage in gross (in favour of Clarence City Council) over the land marked DRAINAGE EASEMENT 2.50 WIDE and DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 105 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

Lot 105 is subject to an electricity infrastructure easement with the benefit of a restriction as to user of land in gross as defined herein (in favour of "TasNetworks") over the land marked ELECTRICITY INFRASTRUCTURE EASEMENT 2.00 WIDE & VARIABLE WIDTH passing through that 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 PIPELINE AND DRAINAGE EASEMENT VARIABLE WIDTH passing through that lot on the plan

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 DRAINAGE EASEMENT VARIABLE WIDTH ("the Easement Land") 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

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.

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP. 18 19 72</p>
<p>SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REFERENCE: 180503-201</p>	

COVENANTS

The owner of lot 27 on the plan covenants with Clarence City Council 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 devolve with Clarence City Council to observe the following stipulations-

1. Not to erect a building within the land marked CDEF on the plan

The owner of lot 28 on the plan covenants with Clarence City Council 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 devolve with Clarence City Council to observe the following stipulations-

2. Not to erect a building within the land marked EFGH on the plan

The owner of lot 29 on the plan covenants with Clarence City Council 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 devolve with Clarence City Council to observe the following stipulations-





3. Not to erect a building within the land marked GHIJ on the plan


The owners of lots 27-31 & 41-45 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)

INTERPRETATION

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

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. 

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP. 181972</p>
<p>SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REFERENCE: 180503-201</p>	

"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;
- (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;

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

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 181972</p>
<p>SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REFERENCE: 180503-201</p>	




- (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 2.00 Wide & Variable Width" 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
- 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


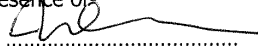
SECONDLY, the benefit of a covenant for TasNetworks and its successors with the registered proprietors for themselves and their successors in title of the servient land not to erect any buildings or place any structures or objects within the


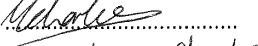
P L Luckman:  J M Luckman:  G A Luckman:  C M Luckman: 


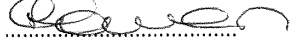
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 181972
SUBDIVIDER: P L LUCKMAN & OTHERS FOLIO REFERENCE: 180503-201	

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

Signed by PAUL LAMONT LUCKMAN) 
 in the presence of)
 Witness: )
 Print Full Name:
 Postal Address: **MELANIE CLAXTON**
TREMAYNE FAY RHEINBERGER
 119 Macquarie Street, Hobart Tas 7000
 Legal Practitioner

Signed by JANICE MARY LUCKMAN) 
 in the presence of)
 Witness: )
 Print Full Name: *Macy Charles*
 Postal Address: *119 Macquarie St*
Hobart, Tas, 7001

Signed by GREGORY ALAN LUCKMAN) 
 in the presence of)
 Witness: )
 Print Full Name:
 Postal Address: **TREMAYNE FAY RHEINBERGER**
 119 Macquarie Street, Hobart Tas 7000
 RECEPTIONIST

Signed by CAROLYN MARGARET LUCKMAN) 
 in the presence of)
 Witness: )
 Print Full Name: *Macy Charles*
 Postal Address: *119 Macquarie St*
Hobart, 7001 Tas

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09.01.2026

Dear Sir/Madam,

**Development Application – Retaining Walls -
7 Trevassa Crescent, Tranmere**

We write in support of the accompanying Development Application for the construction of new retaining walls at 7 Trevassa Crescent, Tranmere, which is zoned General Residential under the Tasmanian Planning Scheme.

**Clause 8.4.7 – Frontage Fences
Performance Criterion P1**

The proposed works comply with the Performance Criterion of Clause 8.4.7 by ensuring that any fencing or free-standing wall elements within 4.5 m of the frontage achieve an appropriate balance between privacy, security, passive surveillance, and streetscape compatibility, as outlined below.

(a) Security and privacy while allowing passive surveillance

The frontage treatment consists of low-scale retaining walls and boundary elements associated with the driveway extension, rather than a tall or visually dominant solid privacy fence.

The height and configuration of the retaining walls respond directly to site levels and ensure that:

- Sightlines are maintained between the dwelling and Trevassa Crescent, allowing for effective mutual passive surveillance of the street;
- Adequate separation between private space and the public realm is achieved through level changes and low boundary elements, rather than excessive fencing, maintaining security without compromising visibility.

(b) Compatibility with height and transparency of fences in the street

The proposed frontage treatment is consistent with the established character of the surrounding area, where a combination of low front fences, retaining walls, and solid boundary elements are commonly used to address sloping sites and elevated dwellings.

In particular:

- The overall height of the proposed frontage elements is comparable to those on nearby properties and does not present as visually dominant when viewed from the street;
- The design responds appropriately to the sloping topography of the site, with retaining walls used only where necessary to manage level differences associated with the driveway works; and
- The house and batters are already constructed and the introduction of new retaining walls along the side and rear boundary will stabilise the embankments

(c) Consistency with adjoining properties

PINNACLE

The proposed frontage treatment is consistent with nearby development and established streetscape patterns. Notably, properties at:

- 881 Oceana Drive,
- 877 Oceana Drive, and
- 368 Carella Street

all incorporate solid or predominantly solid frontage fences or walls of comparable height and visual presence when viewed from the street. While the materiality of these examples may differ slightly from the proposal, they demonstrate that solid frontage treatments are an accepted and established response within the locality, particularly where privacy, security, and changes in ground level are key considerations.

The proposed works achieve a similar planning outcome in terms of height, solidity, and streetscape definition, while maintaining appropriate opportunities for passive surveillance and visual engagement with the street.

Conclusion

Although no Acceptable Solution applies under Clause 8.4.7, the proposed frontage treatment satisfies Performance Criterion P1 by:

- providing appropriate security and privacy;
- maintaining passive surveillance between the dwelling and the street;
- responding to the site's topography; and
- remaining compatible with the existing streetscape character and surrounding development.

The proposal is therefore considered to meet the intent of Clause 8.4.7 and should be supported.

Kind Regards,

James Davies

Director

Pinnacle Drafting & Design Pty Ltd

PINNACLE

Changes List			
Issue	Description of change	Date	Designer












Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

7 Trevassa Crescent, Trarua

Owner(s) or Clients	Saoserevattey Chea	Title Reference	181972/42
Building Classification	10a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	631m ²
Alpine Area	N/A	Design Wind Speed	N3
Other Hazards	Airport obstacle limitation area	Soil Classification	H2
		Climate Zone	7
		Corrosion Environment	High
		Bushfire Attack Level (BAL)	Low

ID	Sheet Name	Issue
A.01	Site Plan	DA - 02
A.02	Elevations	DA - 02
A.03	Elevations	DA - 02
A.04	Shadows	DA - 02
S.01	Details	DA - 02

Legend

-  - Electrical Connection
-  - Electrical Turret
-  - Sewer Connection
-  - Stormwater Connection
-  - Telstra Connection
-  - Telstra Pit
-  - Water Meter
-  - Water Stop Valve
-  - Fire Hydrant
-  - Solar Bollard Light
-  - Spotlight with sensor

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
 - (i) 25mm over the first 1m from the building
 - (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
 - (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
 - (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than
 - (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
 - (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or
 - (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-




- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with-
 - (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

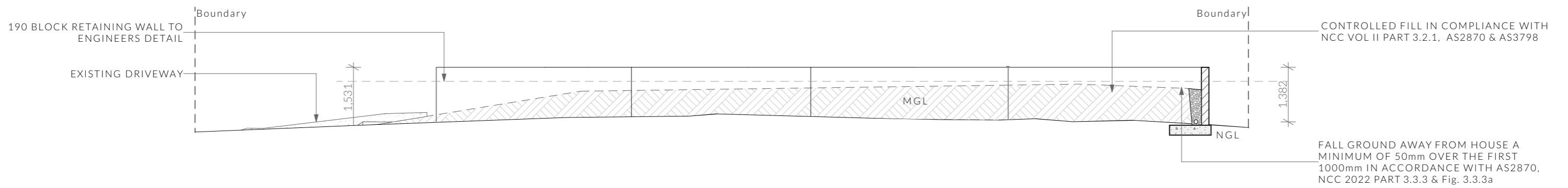
Note

All driveway pits and grate drains to be **Class B**.

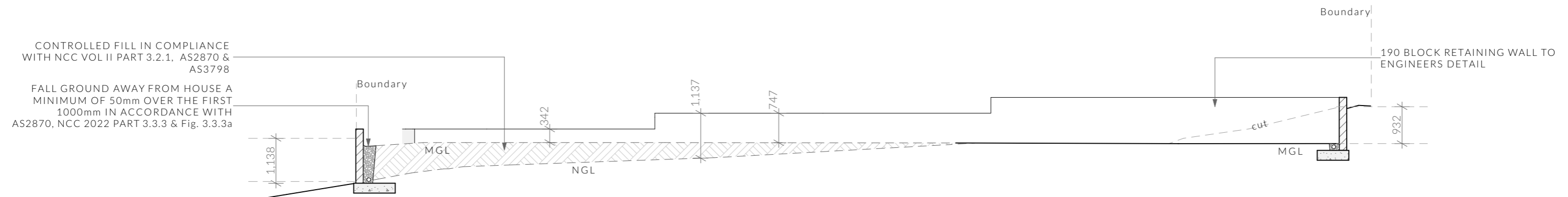
Stormwater pits are indicative. Location may vary depending on site conditions.



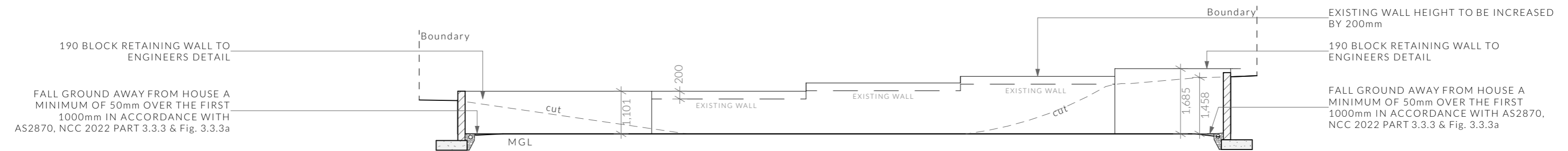
	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Site Plan	Scale: 1:200 @ A3 Pg. No: A.01	Proposal: DRIVEWAY EXTENSION Client: Saosereyvattey Chea Address: 7 Trevassa Crescent, Tranmere	Date: 14/01/26 Drawn by: MG Job No: 094-2025 Engineer: TBA Building Surveyor: TBA	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Issue</th> <th style="width: 30%;">Date</th> <th style="width: 40%;">Designer</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Issue	Date	Designer					These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2024. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.
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Document Set ID: 5825863 Version: 2, Version Date: 04/03/2026		Approved by: DA - 02 JRN		NOTE: Refer to cover page for further details on changes.										



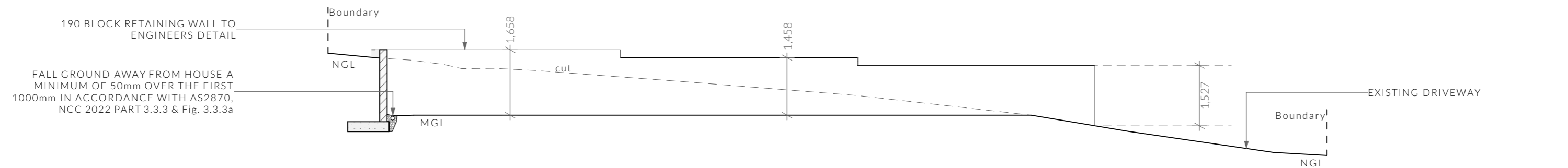
E/01 North Elevation



E/04 West Elevation



E/03 South Elevation



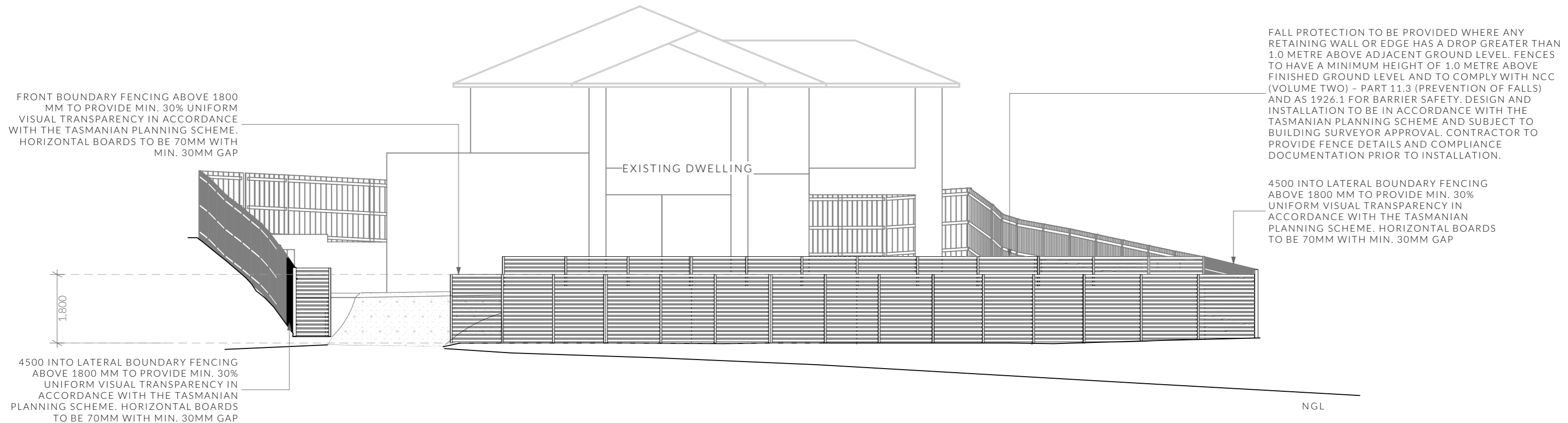
E/02 East Elevation

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.
Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.
U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8.
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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						<small>NOTE: Refer to cover page for further details on changes.</small>		



E/15 Front Fence - North Elevation

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

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All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2

Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

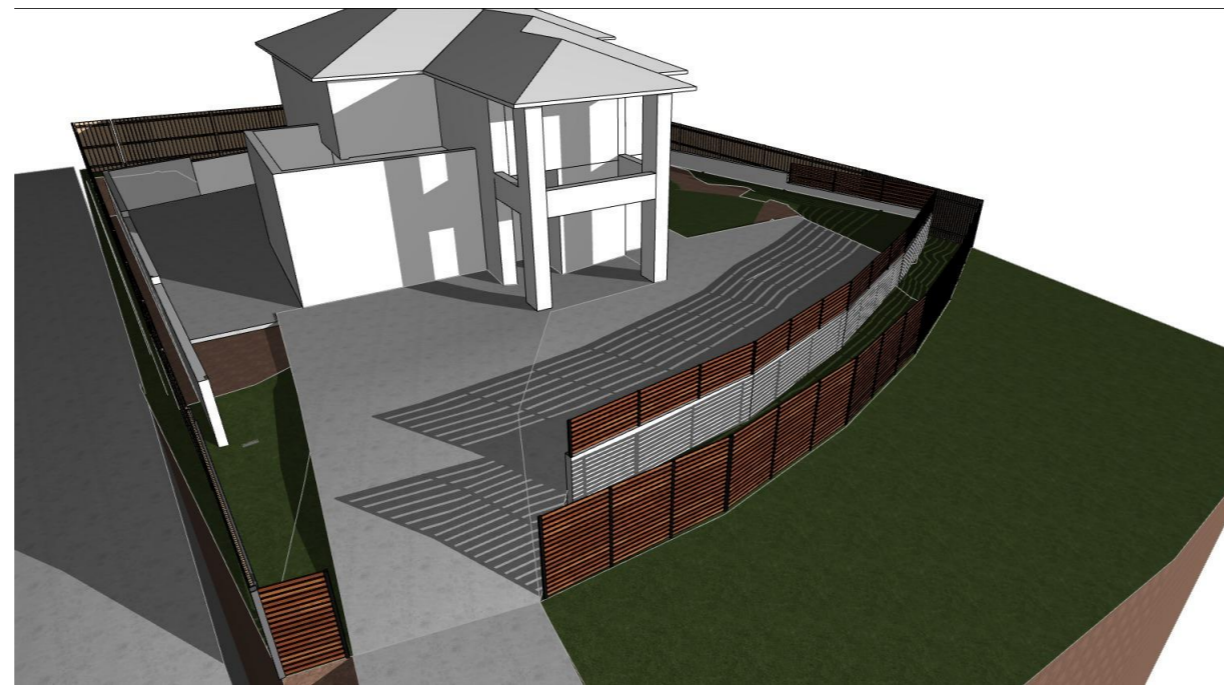
<p>PINNACLE</p> <p>PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y</p>	<p>Elevations</p> <p>Revision: DA - 02 Approved by: JRN</p>	<p>Scale: 1:2.78, 1:100</p> <p>Pg. No: A.03</p>	<p>Proposal: DRIVEWAY EXTENSION Client: Saosereyvattay Chea Address: 7 Trevassa Crescent, Tranmere</p>	<p>Date: 14/01/26 Drawn by: MG Job No: 094-2025 Engineer: TBA Building Surveyor: TBA</p>	<p>Issue Date Designer</p>	<p>These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2024. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.</p>	
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21st June - 9:00am



21st June - 12:00pm



21st June - 15:00 pm

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Shadows

Revision:
 Approved by:

DA - 02
 JRN

Scale:
1:333.33 @ A3
 Pg. No:
A.04

Proposal: DRIVEWAY EXTENSION
 Client: Saosereyvattey Chea
 Address: 7 Trevassa Crescent, Tranmere

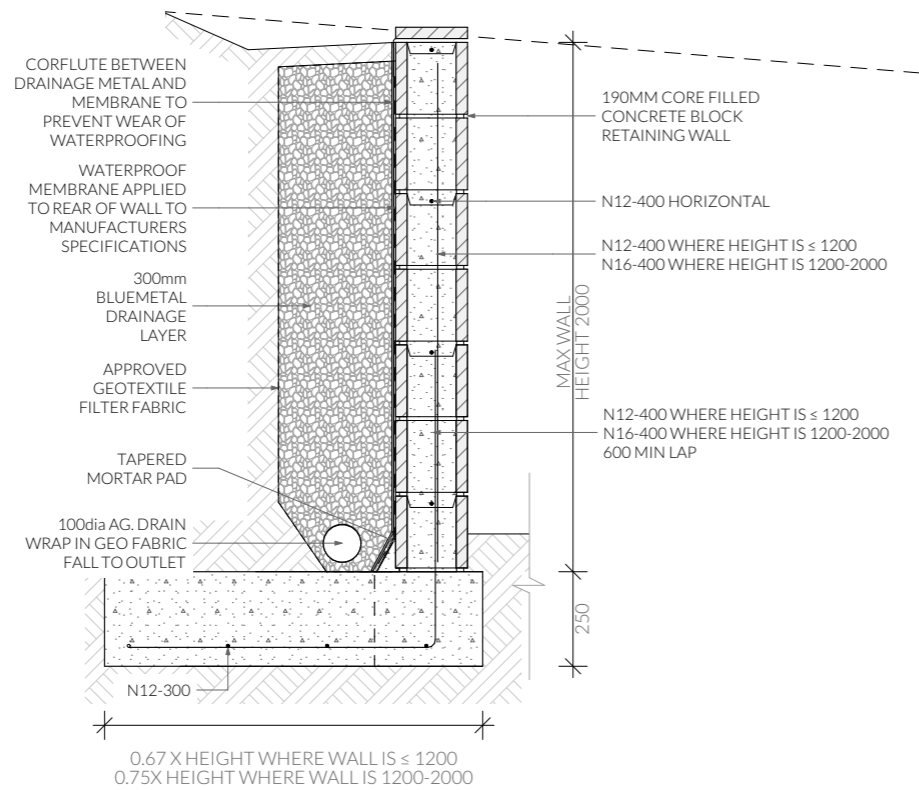
Date: 14/01/26
 Drawn by: MG
 Job No: 094-2025
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date	Designer

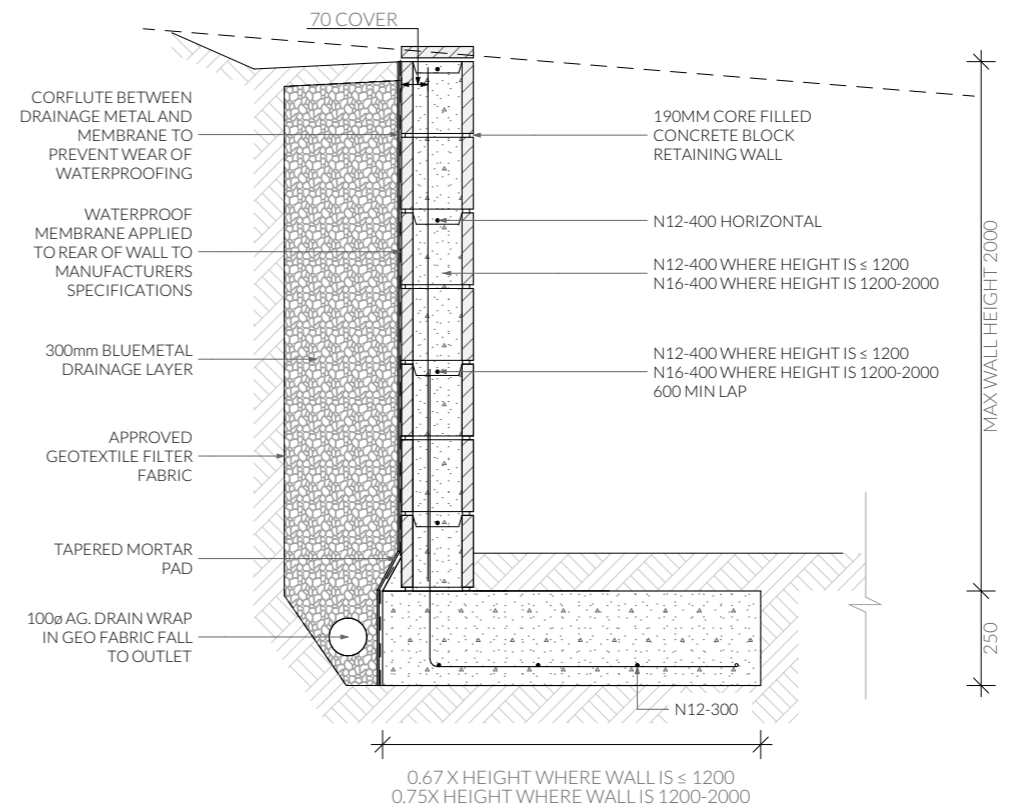
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Exposed Retaining Wall type A - Detail



Exposed Retaining Wall type B - Detail

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