



**GLAMORGAN/SPRING BAY COUNCIL**  
**NOTICE OF PROPOSED DEVELOPMENT**

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE:** **4/40 Shaw Street, Swansea**  
**CT 155968/4**

**PROPOSAL:** **Multiple Dwellings (two units)**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the General Manager.

Representations must be received before midnight on 22 March 2024.

**APPLICANT:** **Michael William Travalia**

**DATE:** **01/02/2024**

**APPLICATION NO:** **DA 2024 / 022**

# Application for Planning Approval

## Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

*Note: All correspondence with the applicant will be via email unless otherwise advised*

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m <sup>2</sup> or Ha)			
Certificate of Title(s):			
Current use of site:			

### General Application Details *Complete for All Applications*

Description of proposed use or development:		
Estimated value of works: (design & construction)	\$	
Is the property on the State Heritage Register? (Tick one)	Yes	No

### For all Non-Residential Applications

Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

### Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

### Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:


- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	29.01.2024
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### Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

***It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.***

## Checklist of application documents:

*Taken from Section 6 of the Planning Scheme*

An application must include:

- ☐ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) 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; and
  - (xxiii) materials and colours to be used on roofs and external walls.

## SEARCH OF TORRENS TITLE

VOLUME 155968	FOLIO 4
EDITION 5	DATE OF ISSUE 29-Jun-2021

SEARCH DATE : 29-Jan-2024

SEARCH TIME : 02.19 PM

DESCRIPTION OF LAND

Parish of CAMBRIA Land District of GLAMORGAN  
Lot 4 on Strata Plan 155968 and a general unit entitlement  
operating for all purposes of the Strata Scheme being a 3  
undivided 1/6 interest  
Derived from Strata Plan 155968  
Derivation : Part of 1132 Acres Gtd. to E.C. Shaw

SCHEDULE 1

M891765 TRANSFER to MICHAEL WILLIAM TRAVALLIA and ANGELA  
NICOLE BOXALL Registered 29-Jun-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement  
subject to any interest noted on common property  
Folio of the Register volume 155968 folio 0  
SP 34024 EASEMENTS in Schedule of Easements  
SP 34024 COVENANTS in Schedule of Easements  
SP 34024 FENCING COVENANT in Schedule of Easements  
E264765 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 29-Jun-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN SWANSEA		<b>STRATA PLAN</b> SHEET 1 OF 3 SHEETS		REGISTERED NUMBER <b>155968</b>
SUBURB/LOCALITY				
FOLIO REFERENCE 34024-1 & 2		NAME OF STRATA SCHEME 40-42 SHAW STREET, SWANSEA <del>TAS 7190</del>		STRATA TITLES ACT 1998 REGISTERED - 7 NOV 2008
SITE COMPRISES THE WHOLE OF LOTS 1 & 2 ON PLAN No. 34024		SCALE 1 : 250		Recorder of Titles. <i>Alice Kawa</i>
MAPSHEET MUNICIPAL CODE No. 112	LAST UPI No. FBJ 27 FBJ 24			

**SITE PLAN**

(D 51948)

(D 35679)

(SP 34024)

(SP 34024)

(SP 34024)

SHAW STREET

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	COUNCIL DELEGATE <i>[Signature]</i> DATE	REGISTERED LAND SURVEYOR <i>[Signature]</i> 9-08-08 DATE
STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE)	LODGED BY	BISHOPS

07/08 (5660) 8/8/2008 11:01

**STRATA PLAN**

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

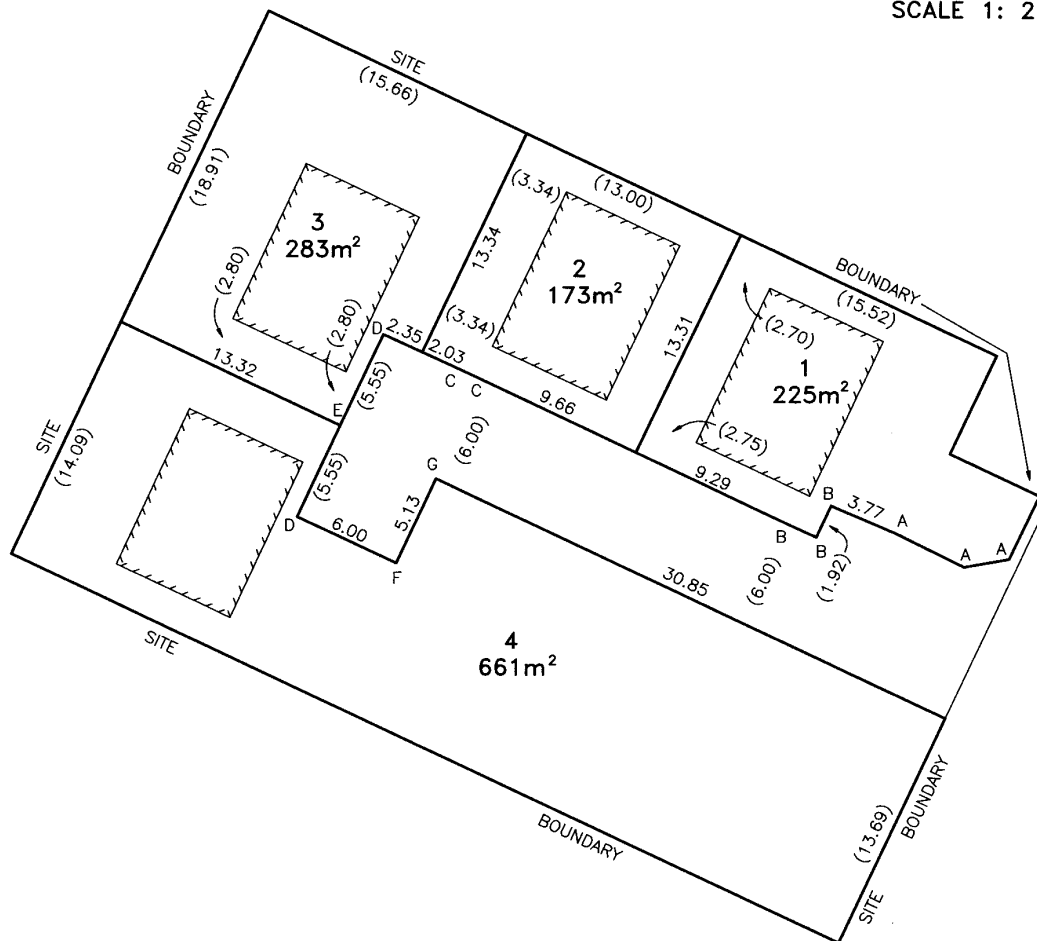
Registered Number

**155968**

*[Signature]*  
Council Delegate

Date

GROUND FLOOR  
SCALE 1: 250



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

SITE BOUNDARIES

CENTRE OF FENCE LABELLED AA.

EDGE OF CONCRETE PATH LABELLED BB, CC & DED.

LINE DF IS PERPENDICULAR TO LINE DE.

LINE FG IS PERPENDICULAR TO LINE DF.

MEASUREMENTS IN BRACKETS FOR BOUNDARY FIXATION PURPOSES ONLY.  
MEASUREMENT WHERE BOUNDARY IS OPEN.

THE VERTICAL LOT BOUNDARIES EXTEND FROM 1.00 METRE BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL.

*[Signature]*  
REGISTERED LAND SURVEYOR

09.08.08  
DATE

07/06 (5680) 8/8/2008 10:08

<h1 style="margin: 0;">STRATA PLAN</h1> <div style="display: flex; justify-content: space-between; margin-top: 10px;"><span>SHEET 3 OF 3 SHEETS</span><span>STRATA TITLES ACT 1998</span></div>		Registered Number <div style="font-size: 24pt; font-weight: bold; margin-top: 5px;">155968</div>														
NAME OF BODY CORPORATE: <div style="display: flex; align-items: center;"><div style="text-align: center; margin-right: 10px;"><small>STRATA CORPORATION</small> No 155968</div><div>40-42 SHAW STREET, SWANSEA <del>TAS 7190</del></div></div>																
ADDRESS FOR THE SERVICE OF NOTICES: 40-42 SHAW STREET, SWANSEA TAS 7190																
<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;">SURVEYORS CERTIFICATE</div> <p>I, <b>ADRIAN RONALD FAIRFIELD</b> of <b>LAUNCESTON</b></p> <p>a registered land surveyor under the Land Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"><div style="text-align: center;"> ..... Registered Land Surveyor</div><div style="text-align: center;"><div style="display: flex; align-items: center;"><div style="text-align: center; margin-right: 5px;">09/08/2008</div><div style="text-align: left; margin-left: 5px;">07/08 (5660)</div></div> DateRef No.</div></div>	<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;">COUNCIL CERTIFICATE</div> <p>I certify that the <b>GLAMORGAN-SPRING BAY</b> Council has:</p> <div style="margin-left: 20px;"><p>(a) approved the lots shown in this plan and</p><p>(b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998.</p></div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"><div style="text-align: center;"> ..... Council Delegate</div><div style="text-align: center;"><div style="display: flex; align-items: center;"><div style="text-align: center; margin-right: 5px;">23/9/08</div><div style="text-align: left; margin-left: 5px;">DA08171</div></div> DateRef No.</div></div>															
<h2 style="margin: 0;">GENERAL UNIT ENTITLEMENTS</h2>																
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 15%;">LOT</th><th style="width: 85%;">UNIT ENTITLEMENT</th></tr></thead><tbody><tr><td style="text-align: center;">1</td><td style="text-align: center;">1</td></tr><tr><td style="text-align: center;">2</td><td style="text-align: center;">1</td></tr><tr><td style="text-align: center;">3</td><td style="text-align: center;">1</td></tr><tr><td style="text-align: center;">4</td><td style="text-align: center;">3</td></tr><tr><td style="height: 400px;"></td><td></td></tr><tr><td style="text-align: center;">TOTAL</td><td style="text-align: center;">6</td></tr></tbody></table>			LOT	UNIT ENTITLEMENT	1	1	2	1	3	1	4	3			TOTAL	6
LOT	UNIT ENTITLEMENT															
1	1															
2	1															
3	1															
4	3															
TOTAL	6															

## SEARCH OF TORRENS TITLE

VOLUME 155968	FOLIO 0
EDITION 1	DATE OF ISSUE 07-Nov-2008

SEARCH DATE : 29-Jan-2024

SEARCH TIME : 02.19 PM

DESCRIPTION OF LAND

Parish of CAMBRIA Land District of GLAMORGAN  
The Common Property for Strata Scheme 155968  
Derivation : Part of 1132 Acres Gtd. to E.C. Shaw  
Prior CTs 34024/1 and 34024/2

SCHEDULE 1

STRATA CORPORATION NUMBER 155968, 40-42 SHAW STREET SWANSEA

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 34024 EASEMENTS in Schedule of Easements  
SP 34024 COVENANTS in Schedule of Easements  
SP 34024 FENCING COVENANT in Schedule of Easements  
C441865 The within Right of Drainage over the Drainage  
Easement 2.00 on Plan 163430 has been partially  
extinguished in consequence of the acquisition of the  
servient land.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Michael Travalia & Angela Boxall  
Units 5 & 6/ 40-42 Shaw St  
Swansea Tasmania 7190

RE: PLANNING APPLICATION  
2x 2 bedroom, self contained brick units

29/01/2024

*Strata Plan 155968, Folio 4.*

To whom it may concern,

Please find attached planning application documentation for the subject properties.

The proposed development will be sited on a currently disused block, on flat ground. There is evidence of 2x foundations inline with a previous development proposal (as attached herein), suggesting works had commenced on the remaining units 5 & 6 and not completed.

Given the existing configuration of the site, it is obvious the original intention was to build 6x units.

The attached proposal is intended to (re) instate 2x new, modern and functional dwellings, in keeping with the neighbouring dwellings, street scape and surrounding environs.

Given the property density in the immediate area, it is an opportunity to activate an otherwise disused site.

The design has maximised the setback available from the street frontage, use of natural sunlight, open garden and parking areas.

Both units will include considerable planting and landscaping, to soften the general streetscape.

Both units will be leased as long term tenancies, something poorly lacking and desperately required in the Swansea community.

I look forward to your positive consideration of this project.

Do not hesitate in contacting me personally should you require further clarification.

Kind regards,

A handwritten signature in black ink, appearing to be 'M. Travalia', with a long horizontal line extending to the right.

Michael Travalia  
Owner



**SCHEDULE OF EASEMENTS**

**PLAN NO.**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

**S.P 34024**

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

No ~~easements or~~ profits à prendre are created by the plan to benefit or burden any of the lots shown thereon.

**FENCING COVENANT**

The owner of each lot shown on the plan except lots 100 to 103 inclusive covenant with the vendor Charles Penwarne Shaw that the vendor shall not be required to fence.

**COVENANT**

The owner of each lot on the plan except lots 100 to 103 inclusive and lots 2, 3, 6, 7, 10, 11 and 12 covenants with the vendor and the owners for the time being of every other lot shown on the plan except lots 100 to 103 inclusive and lots 2, 3, 6, 7, 10, 11 and 12 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 shall be annexed to and devolve with each and every part of each and every other lot shown on the plan except lots 100 to 103 inclusive and lots 2, 3, 6, 7, 10, 11 and 12 to observe the following stipulation

1. That the owner of such lot shall erect and maintain a stock proof fence.

LOT 104 is subject to the full free right and liberty for Telecom Australia at all times hereafter with workmen and others and machinery to enter into and upon the strip of land marked Telecom easement 2.00 wide and to lay and maintain thereon and therein such Telephonic and other equipment as shall from time to time be determined by Telecom Australia and from time to time for Telecom Australia to maintain the same and lay new equipment in substitution therefore and in addition thereto to do all necessary works and things in connection therewith without doing unnecessary damage to the said strip of land and leaving the same in neat and tidy condition.

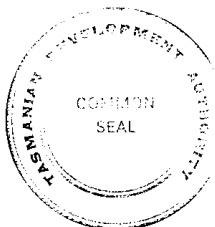
34024

Signed by the said )  
Charles Penwarne Shaw the )  
fee farm owner of the land )  
comprised in certificate of )  
title volume 4087 folio 21A )

*C. Shaw*

*[Signature]*  
LAWSON  
SUNSHINE

The common seal of the Tasmanian  
Development Authority  
*[Signature]* DIRECTOR  
*[Signature]* DIRECTOR /  
AUTHORISED OFFICER



Signed by WESTPAC BANKING  
CORPORATION by its Attorneys  
VICTOR RICHARD NEWMAN  
and  
IAN WILLIAM SEALY  
under power No. 60/1469 (who  
hereby respectively declare that  
they have received no notice of  
revocation of the said power) in  
the presence of

*[Signature]*  
Bank Officer, Hobart

WESTPAC BANKING  
CORPORATION  
by its Attorneys

*[Signature]*  
MANAGER LENDING,  
TASMANIA DIVISION

ASSISTANT TO MANAGER  
LEGAL,  
TASMANIA DIVISION

Mortgagee under Mortgage  
B453256

34024

This is the schedule of easements attached to the plan of CHARLES PENWARNE SHAW  
(Insert Subdivider's Full Name)

..... affecting land in

Certificates of title volume 4087 folio 21 and 4087/21A  
(Insert Title Reference)

Sealed by The Municipality of Glamorgan on 1<sup>st</sup> December 19 87

Solicitor's Reference A.D. Pearce & Co.

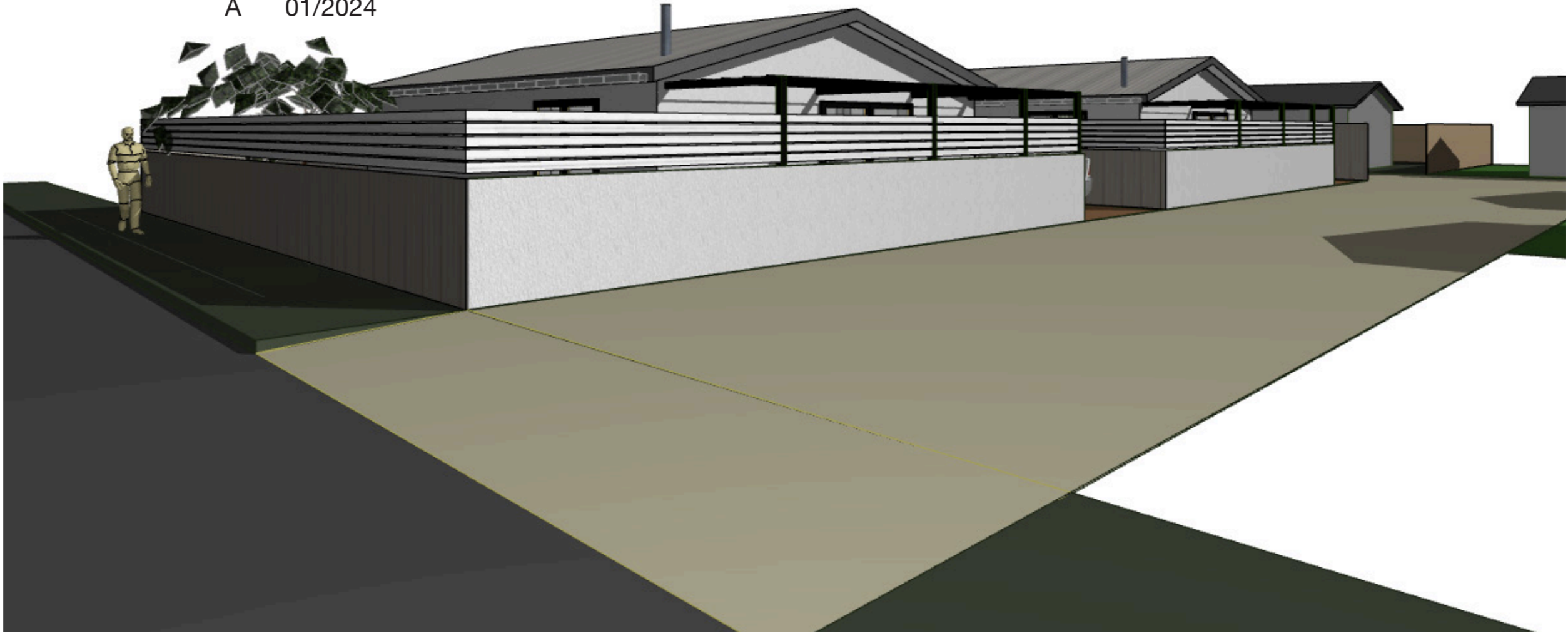
[Signature]  
Council Clerk/Town Clerk

OS-K 3134

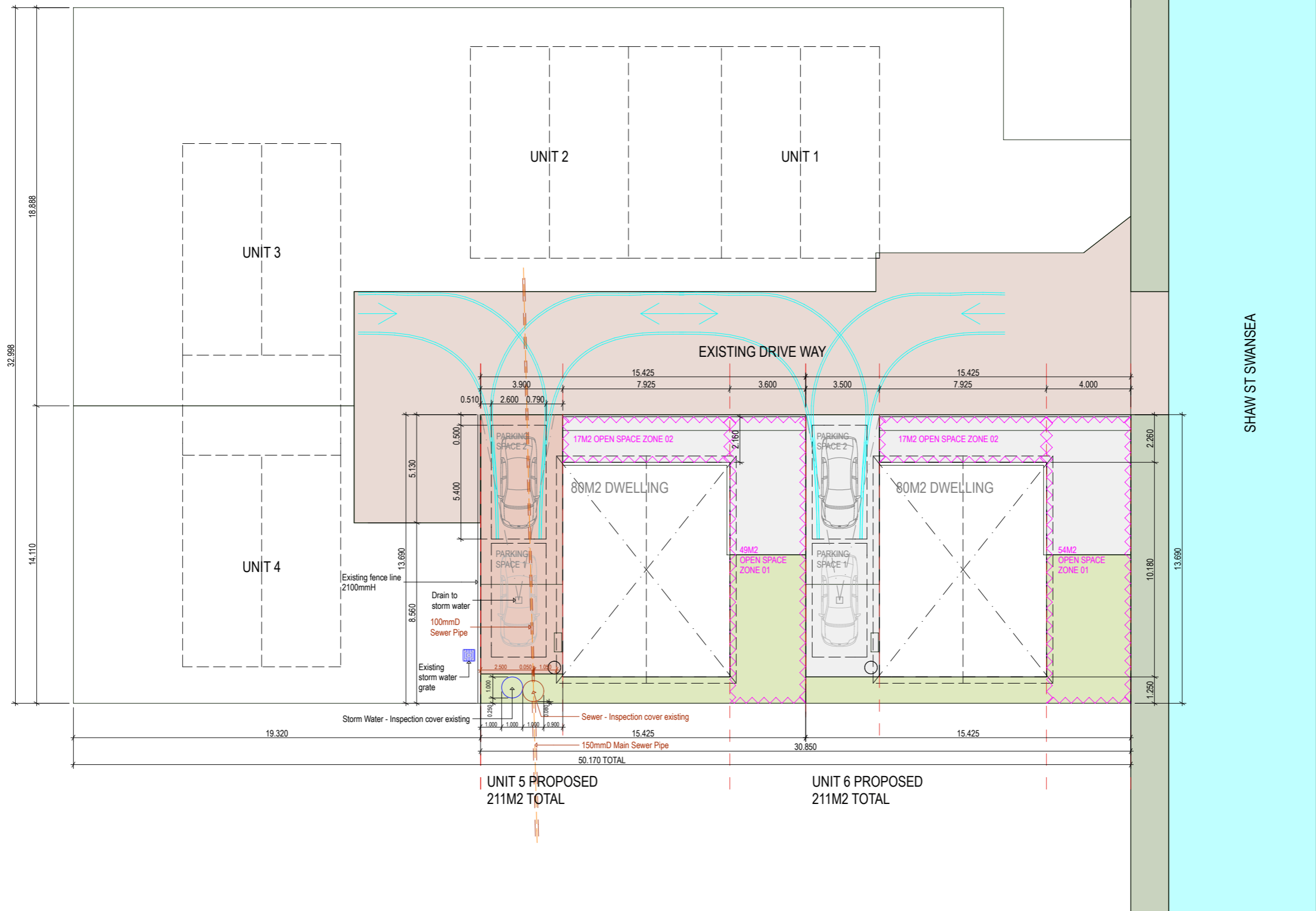
DEVELOPMENT APPLICATION DRAWINGS

Ange Boxall & Michael Travalia  
UNITS 5 & 6, 40-42 Shaw St  
SWANSEA TASMANIA 7190  
Folio 4 Strata Plan 155968

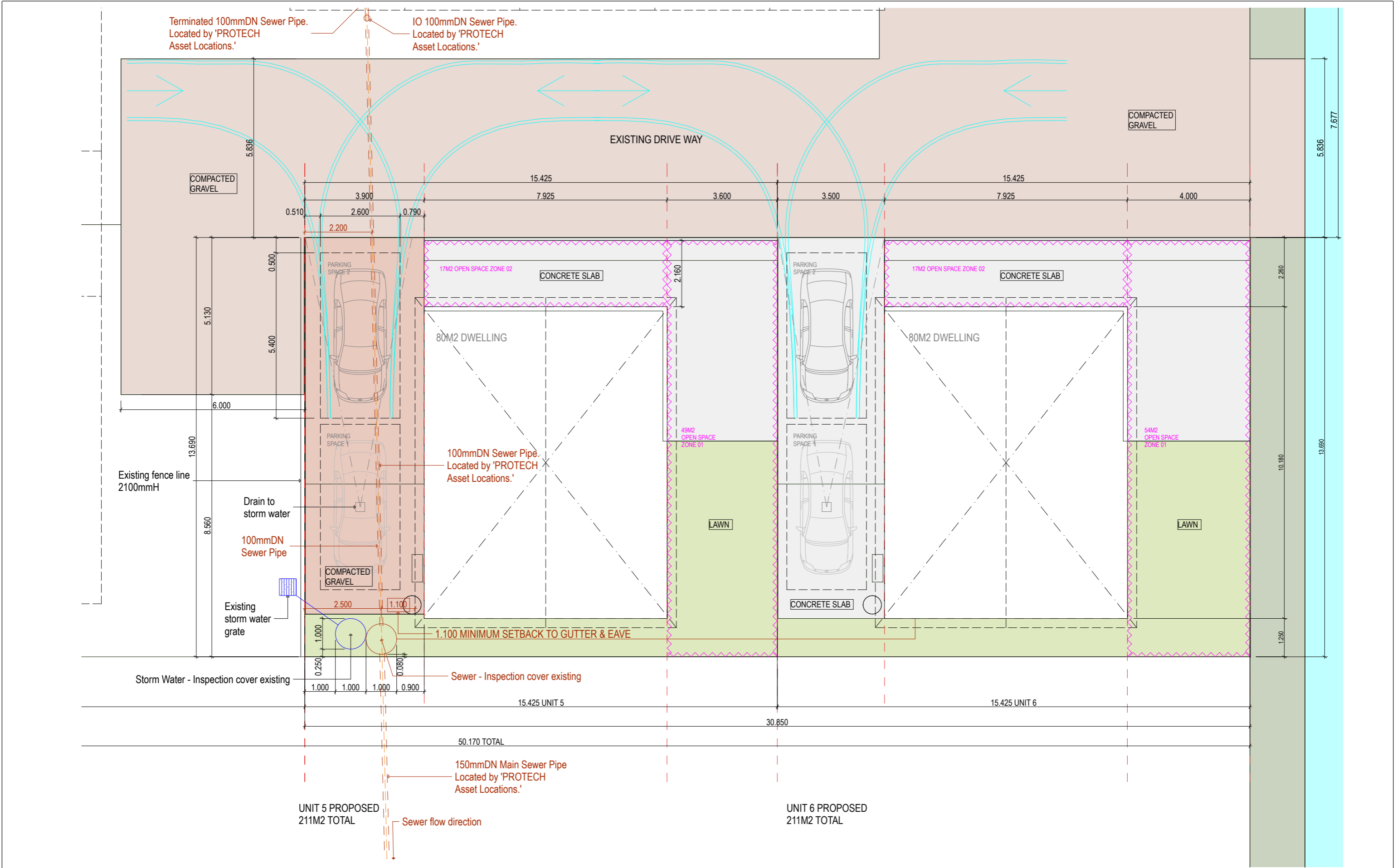
D01 INDEX	B	11/2023
D02 SITE PLAN	C	02/2024
D02A SITE PLAN 1:100	C	02/2024
D03 FLOOR PLAN TYPICAL	B	11/2023
D04 E-5 ELEVATION	B	11/2023
D05 E-6 ELEVATION	B	11/2023
D06 E-7 ELEVATION	B	11/2023
D07 E-8 ELEVATION	B	11/2023
D08 E-9/ E-10 ELEVATION	A	02/2024
D09 3D OVERVIEW	C	02/2024
D10 3D VIEWS	C	02/2024
D11 FOLIO PLAN	A	01/2024



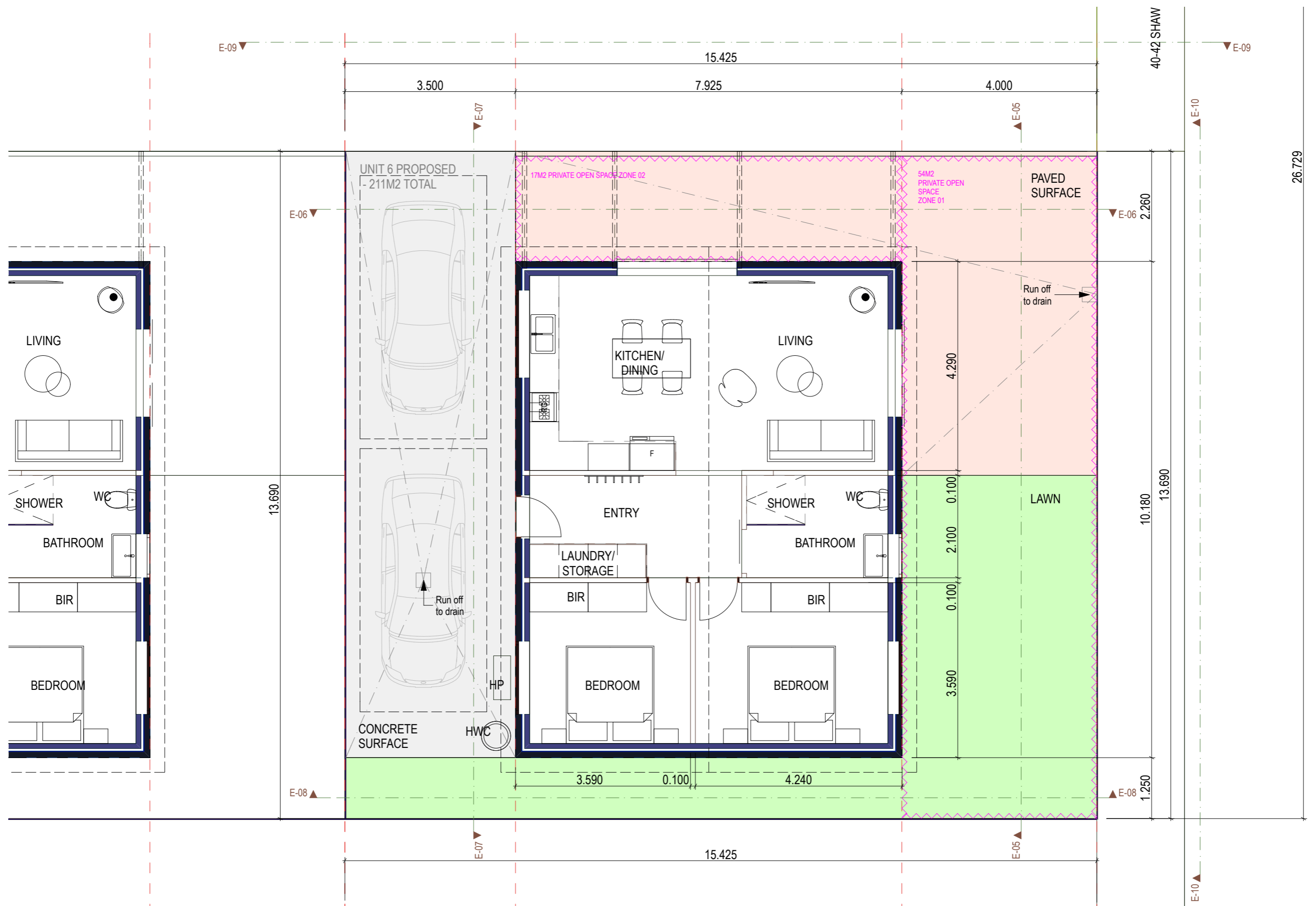
			<div>Travalia Architect</div> <div>CC1051 0</div>	CLIENT: A BOXALL & M TRAVALIA	SHEET: INDEX	DRAWN: MT		APPROVED: MT	
				ADDRESS: 40-42 SHAW ST (UNITS 5 & 6) SWANSEA TASMANIA 7190	PROJECT: PROPOSED RESIDENCES	SCALE: NA	SIZE: A3	DATE: 22.11.2023	
A	DEVELOPMENT APPLICATION	07/2021			ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 21001		SHEET No: D01	REV No: B
REV:	DESCRIPTION	DATE							



			<div>Travalia Architect CC1051 0</div>	CLIENT: A BOXALL & M TRAVALIA	SHEET: SITE PLAN	DRAWN: MT		APPROVED: MT	
C	PIPE/ DRAINAGE	02/2024		ADDRESS: 40-42 SHAW ST (UNITS 5 & 6) SWANSEA TASMANIA 7190	PROJECT: PROPOSED RESIDENCES	SCALE: 1:200	SIZE: A3	DATE: 15.02.2024	
B	DWELLING SETBACKS	11/2023							
A	DEVELOPMENT APPLICATION	07/2021							
REV:	DESCRIPTION	DATE			ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 21001		SHEET No: D02	REV No: C



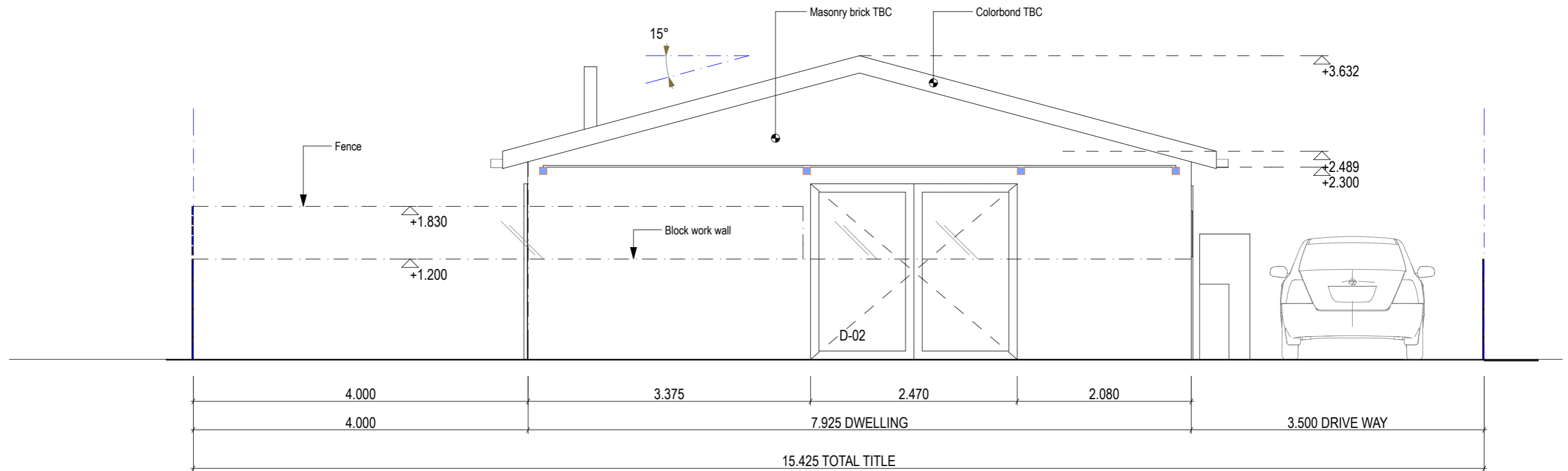
			<div>Travalia Architect CC1051 0</div>	CLIENT: A BOXALL & M TRAVALIA	SHEET: SITE PLAN	DRAWN: MT		APPROVED: MT	
				ADDRESS: 40-42 SHAW ST (UNITS 5 & 6) SWANSEA TASMANIA 7190	PROJECT: PROPOSED RESIDENCES	SCALE: 1:200	SIZE: A3	DATE: 28.02.2024	
C	PIPE/ DRAINAGE	02/2024							
B	DWELLING SETBACKS	11/2023							
A	DEVELOPMENT APPLICATION	07/2021							
REV:	DESCRIPTION	DATE			ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 21001		SHEET No: D02A	REV No: C



			<div>Travalia Architect CC1051 0</div>	CLIENT: A BOXALL & M TRAVALIA	SHEET: FLOOR PLAN - TYPICAL	DRAWN: MT		APPROVED: MT		
C	PARKING & PRIVACY	02/2024		ADDRESS: 40-42 SHAW ST (UNITS 5 & 6) SWANSEA TASMANIA 7190	PROJECT: PROPOSED RESIDENCES	SCALE: 1:75	SIZE: A3	DATE: 16.02.2024		
B	DWELLING SETBACKS	11/2023				ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 21001		SHEET No: D03	REV No: C
A	DEVELOPMENT APPLICATION	07/2021								
REV:	DESCRIPTION	DATE								

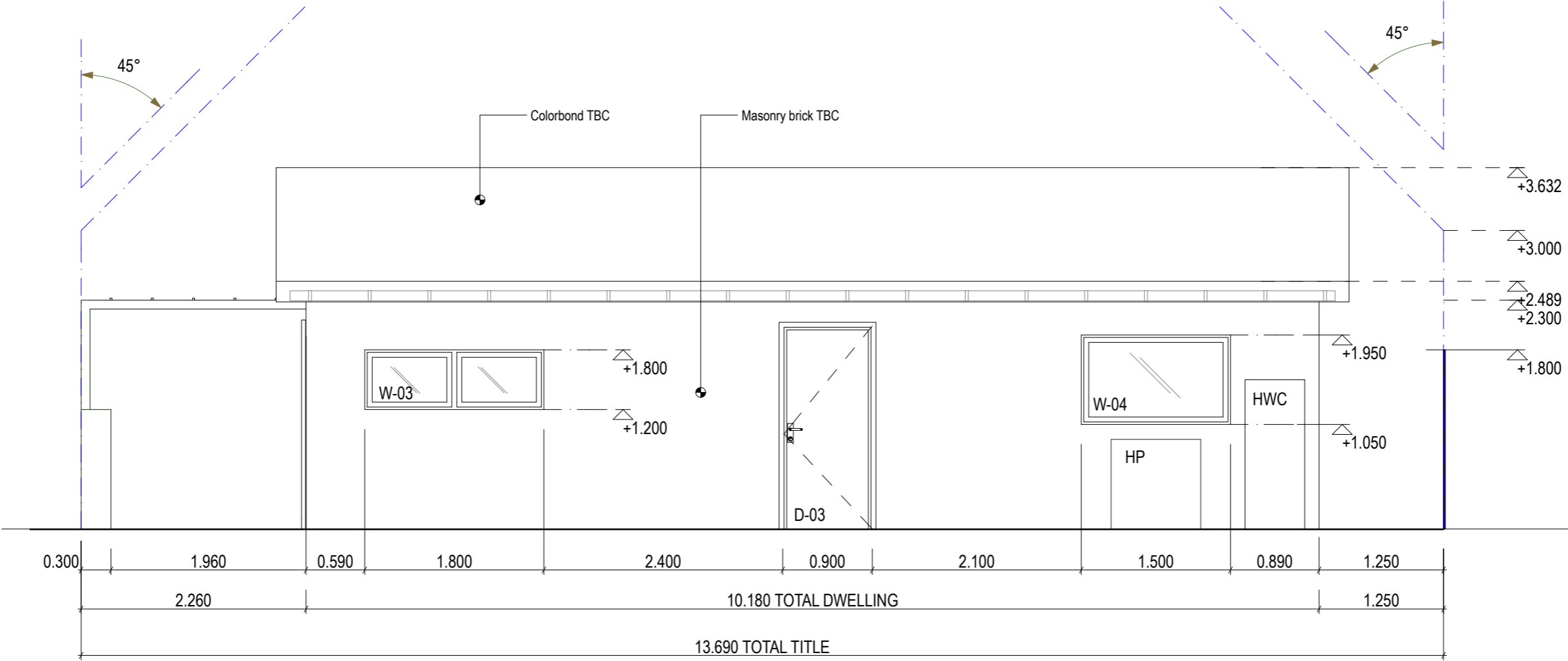


			<div>Travalia Architect CC1051 0</div>	CLIENT: A BOXALL & M TRAVALIA	SHEET: ELEVATION E-05	DRAWN: MT		APPROVED: MT		
				ADDRESS: 40-42 SHAW ST (UNITS 5 & 6) SWANSEA TASMANIA 7190	PROJECT: PROPOSED RESIDENCES	SCALE: 1:50	SIZE: A3	DATE: 22.11.2023		
A	DEVELOPMENT APPLICATION	07/2021				ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 21001		SHEET No: D04	REV No: B
REV:	DESCRIPTION	DATE								



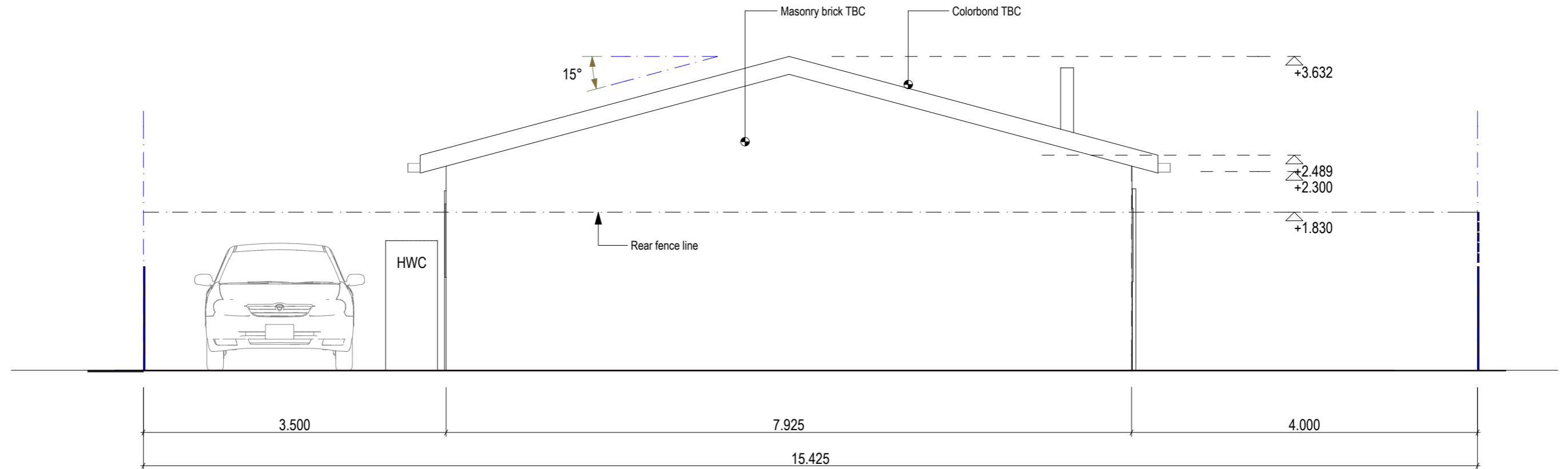
ELEVATION E-06 1:50

			<div>Travalia Architect CC1051 0</div>	CLIENT: A BOXALL & M TRAVALIA	SHEET: ELEVATION E-06	DRAWN: MT		APPROVED: MT	
				ADDRESS: 40-42 SHAW ST (UNITS 5 & 6) SWANSEA TASMANIA 7190	PROJECT: PROPOSED RESIDENCES	SCALE: 1:50	SIZE: A3	DATE: 22.11.2023	
A	DEVELOPMENT APPLICATION	07/2021			ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 21001		SHEET No: D05	REV No: B
REV:	DESCRIPTION	DATE							



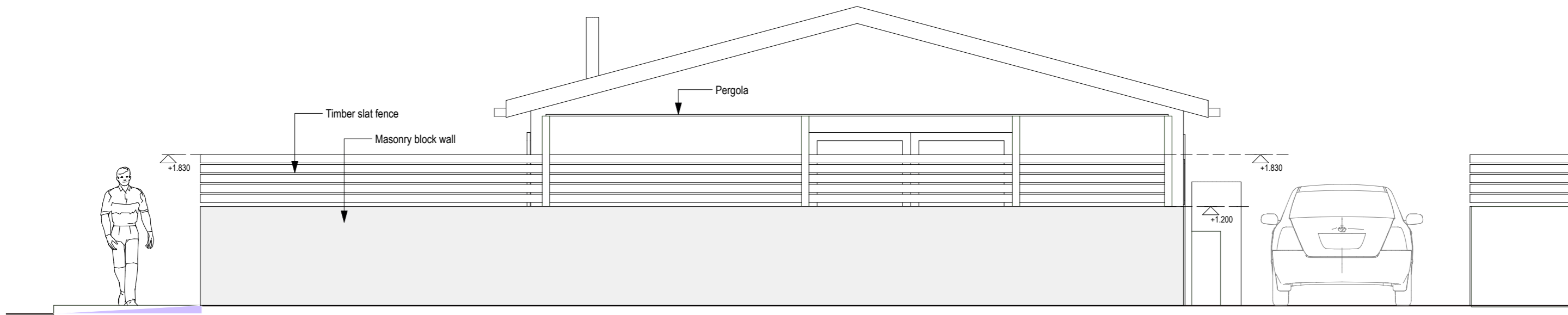
ELEVATION E-07 1:50

			<div>Travalia Architect CC1051 0</div>	CLIENT: A BOXALL & M TRAVALIA	SHEET: ELEVATION E-07	DRAWN: MT		APPROVED: MT	
				ADDRESS: 40-42 SHAW ST (UNITS 5 & 6) SWANSEA TASMANIA 7190	PROJECT: PROPOSED RESIDENCES	SCALE: 1:50	SIZE: A3	DATE: 22.11.2023	
A	DEVELOPMENT APPLICATION	07/2021			ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 21001		SHEET No: D06	REV No: B
REV:	DESCRIPTION	DATE							

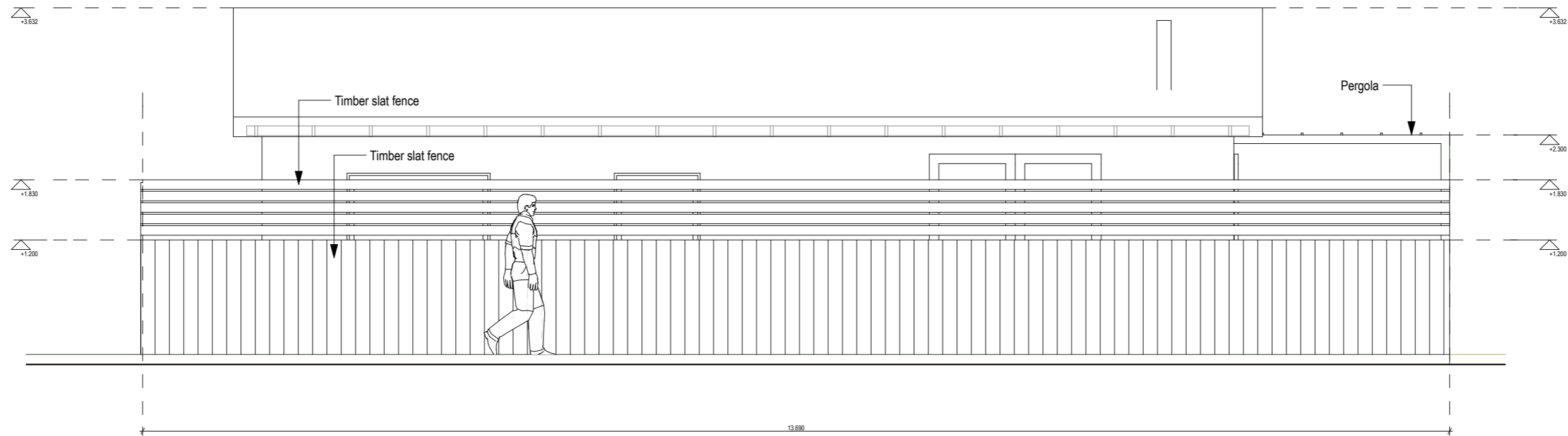


ELEVATION E-08 1:50

			<div>Travalia Architect CC1051 0</div>	CLIENT: A BOXALL & M TRAVALIA	SHEET: ELEVATION E-08	DRAWN: MT		APPROVED: MT	
				ADDRESS: 40-42 SHAW ST (UNITS 5 & 6) SWANSEA TASMANIA 7190	PROJECT: PROPOSED RESIDENCES	SCALE: 1:50	SIZE: A3	DATE: 22.11.2023	
A	DEVELOPMENT APPLICATION	07/2021			ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 21001		SHEET No: D07	REV No: B
REV:	DESCRIPTION	DATE							



ELEVATION E-09 1:50



ELEVATION E-10 1:50

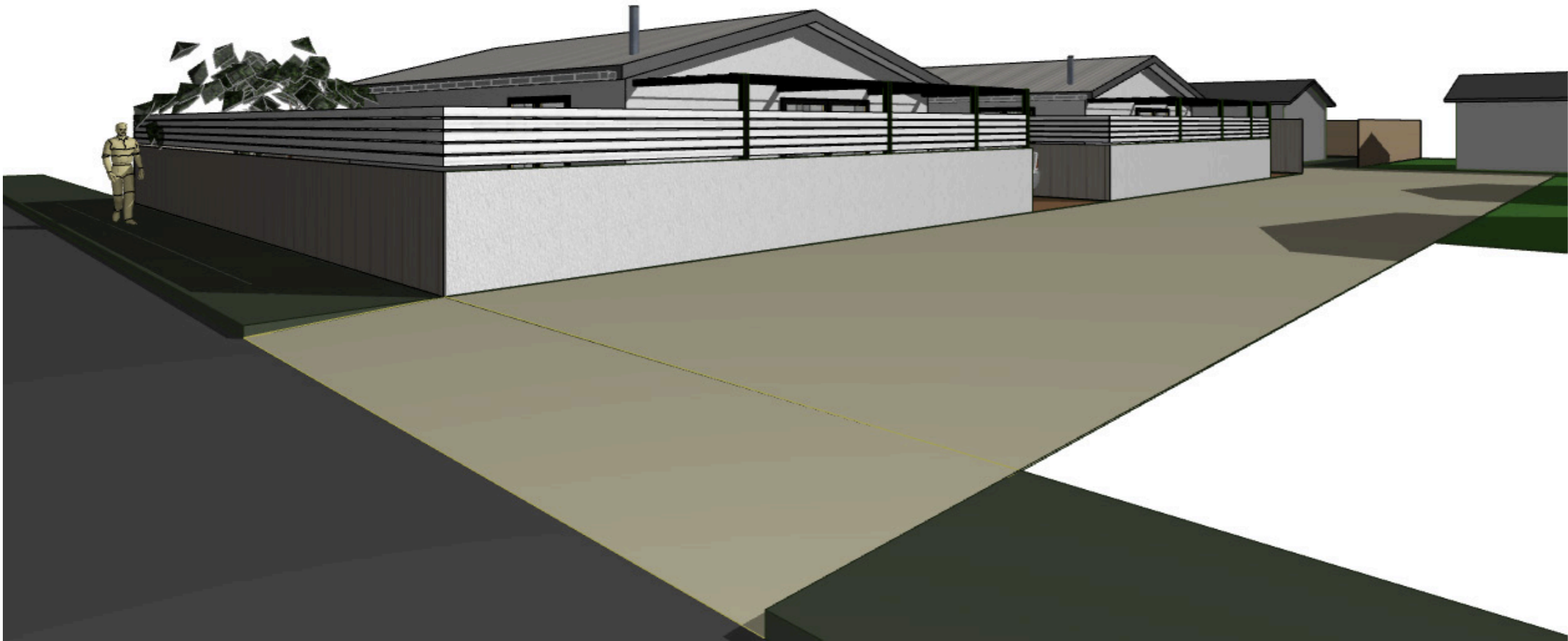
			<div>Travalia Architect CC1051 0</div>	CLIENT: A BOXALL & M TRAVALIA	SHEET: ELEVATION E-09/ E-10	DRAWN: MT		APPROVED: MT	
				ADDRESS: 40-42 SHAW ST (UNITS 5 & 6) SWANSEA TASMANIA 7190	PROJECT: PROPOSED RESIDENCES	SCALE: 1:50	SIZE: A3	DATE: 29.02.2024	
					ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 21001		SHEET No: D08	REV No: A
REV:	DESCRIPTION	DATE							



A	DEVELOPMENT APPLICATION	07/2021
REV:	DESCRIPTION	DATE

**Travalia  
Architect  
CC1051 0**

CLIENT:	A BOXALL & M TRAVALIA	SHEET:	3D OVERVIEW	DRAWN:	MT	APPROVED:	MT		
ADDRESS:	40-42 SHAW ST (UNITS 5 & 6) SWANSEA TASMANIA 7190	PROJECT:	PROPOSED RESIDENCES	SCALE:	1:50	SIZE:	A3	DATE:	29.02.2024
		ISSUE:	DEVELOPMENT APPLICATION	PROJECT No:			21001	SHEET No:	D09



			<div>Travalia Architect CC1051 0</div>	CLIENT: A BOXALL & M TRAVALIA	SHEET: 3D VIEWS	DRAWN: MT		APPROVED: MT	
				ADDRESS: 40-42 SHAW ST (UNITS 5 & 6) SWANSEA TASMANIA 7190	PROJECT: PROPOSED RESIDENCES	SCALE: 1:50	SIZE: A3	DATE: 29.02.2024	
A	DEVELOPMENT APPLICATION	07/2021			ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 21001		SHEET No: D10	REV No: C
REV:	DESCRIPTION	DATE							

CITY/TOWN SWANSEA		<b>STRATA PLAN</b> SHEET 1 OF 3 SHEETS		REGISTERED NUMBER <b>155968</b>
SUBURB/LOCALITY FOLIO REFERENCE 34024-1 & 2				
SITE COMPRISES THE WHOLE OF LOTS 1 & 2 ON PLAN No. 34024		NAME OF STRATA SCHEME 40-42 SHAW STREET, SWANSEA TAS 7190		STRATA TITLES ACT 1998 REGISTERED - 7 NOV 2008
MAPSHEET MUNICIPAL CODE No. 112	LAST UPI No. FB3 27 FB3 24	SCALE 1 : 250	LENGTHS IN METRES	

**SITE PLAN**

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

STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE)

LODGED BY **BISHOPS**

07/08 (0660) 8/8/2008 11:01

<b>STRATA PLAN</b> SHEET 2 OF 3 SHEETS		STRATA TITLES ACT 1998 Council Delegate Date	Registered Number <b>155968</b>
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**GROUND FLOOR**  
SCALE 1: 250

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

SITE BOUNDARIES

CENTRE OF FENCE LABELLED AA.  
EDGE OF CONCRETE PATH LABELLED BB, CC & DED.

LINE DF IS PERPENDICULAR TO LINE DE.  
LINE FG IS PERPENDICULAR TO LINE DF.

MEASUREMENTS IN BRACKETS FOR BOUNDARY FIXATION PURPOSES ONLY.  
MEASUREMENT WHERE BOUNDARY IS OPEN.

THE VERTICAL LOT BOUNDARIES EXTEND FROM 1.00 METRE BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL.

REGISTERED LAND SURVEYOR DATE

07/08 (0660) 8/8/2008 10:08

A	DEVELOPMENT APPLICATION	07/2021	Travalia Architect CC1051 0	CLIENT: A BOXALL & M TRAVALIA ADDRESS: 40-42 SHAW ST (UNITS 5 & 6) SWANSEA TASMANIA 7190	SHEET: FOLIO PLAN PROJECT: PROPOSED RESIDENCES ISSUE: DEVELOPMENT APPLICATION	DRAWN: MT SCALE: 1:50 SIZE: A3	APPROVED: MT DATE: 22.11.2023	PROJECT No: 21001	SHEET No: D11	REV No: B
REV:	DESCRIPTION	DATE								

Michael Travalia & Angela Boxall  
Units 5 & 6/ 40-42 Shaw St  
Swansea Tasmania 7190

RE: PLANNING APPLICATION

29/02/2024

Planning ref: DA 2024 / 00022  
Property file: 3-3100-219

## RE RFI Letter 05.02.2024

To whom it may concern,

Clause 6.1  
Schedule of easements contained herein

### Clause 8.4.1 Residential density for multiple dwellings

The above clause provides an Acceptable Solution which states that multiple dwellings must have a site area per dwelling of not less than 325m<sup>2</sup>. The proposal cannot comply with the Acceptable Solution and therefore reliance on the Performance Criteria is required.

- The development will not exceed the capacity of infrastructure services
- The development is compatible with the density of existing development on established properties in the area (namely 17 Shaw St new units)
- The development is partly within 400m walking distance of a Urban Mixed Use Zone as per the attached diagram (namely The Barkmill Bakery, Tavern & Bottle shop and The Swansea Primary School - with many other amenities in close proximity).



#### Clause 8.4.3 Site coverage and private open space for all dwelling

Please refer to updated documentation addressing site coverage, surfaces and private open space for each dwelling.

#### Clause 8.4.6 Privacy for all dwellings

Please refer to updated documentation addressing privacy issues as outlined.

#### Clause 8.4.7 Frontage fences for all dwellings

Please refer to updated documentation addressing privacy issues as outlined.

#### Clause C2.0 Parking and Sustainable Transport Code

Please refer to updated documentation addressing access ways, surfaces, parking spaces, manoeuvring and circulation spaces as outlined.

Taswater RFI 12.02.2024 TWDA 2024/00158-GSB

The exact location of the DN150mm diameter sewer main accurately dimensioned on the plans relative to both the boundaries and the proposed dwelling.

The exact location and size of the existing property sewer inspection opening.

A note added on the plan stating how the pipe was located (e.g. TasWater infrastructure located on site by private contractor/registered surveyor etc.).

The proposed dwelling, including eaves and gutters, must be no closer than 1.0 metre to the outside of the TasWater Infrastructure;

Drawing title block(s) amended to show revision number, revision date & revision description.

Please refer to updated documentation addressing Sewer main as outlined.

NOTE: PROTECH Underground asset location report as attached to this letter.

I look forward to your positive consideration of this project.

Do not hesitate in contacting me personally should you require further clarification.

Kind regards,

A handwritten signature in dark ink, appearing to be 'M. Travalia', with a long horizontal stroke extending to the right.

Michael Travalia  
Owner