

## Property

93 PRINCES STREET SANDY BAY TAS 7005

## People

**Applicant \***

Draftone Tasmania  
Clint Wills  
12A Henry Street  
RICHMOND TAS 7025  
0409 432 670  
clint.draftone@bigpond.com

**Owner \***

Alice Thorp  
93 Princes Street  
SANDY BAY TAS 7005  
0437 255 774  
alice\_thorp@hotmail.com

**Entered By**

CLINT WILLS  
0409 432 670  
clint.draftone@bigpond.com

## Use

Single dwelling

## Details

**Have you obtained pre application advice?**

No

**If YES please provide the pre application advice number eg PAE-17-xx**

**Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. \***

No

**Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below. \***

No

**If this application is related to an enforcement action please enter Enforcement Number**

## Details

What is the current approved use of the land / building(s)? \*

Residential Home

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage) \*

Residential extension

Estimated cost of development \*

300000.00

Existing floor area (m2)

242.85

Proposed floor area (m2)

94.97

Site area (m2)

213

## Carparking on Site

Total parking spaces

2

Existing parking spaces

2

N/A

Other (no selection chosen)

## Other Details

Does the application include signage? \*

No

How many signs, please enter 0 if there are none involved in this application? \*

0

## Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

No

## Documents

### Required Documents

Title (Folio text and Plan and Full title - 93 Princes Street, Sandy Bay.pdf  
Schedule of Easements) \*

Plans (proposed, existing) \* Planning drawings - 93 Princes Street, Sandy Bay.pdf

SEARCH OF TORRENS TITLE

VOLUME 54665	FOLIO 1
EDITION 5	DATE OF ISSUE 02-Jun-2022

SEARCH DATE : 03-Oct-2022

SEARCH TIME : 02.27 PM

DESCRIPTION OF LAND

City of HOBART  
 Lot 1 on Plan 54665 (formerly being P577)  
 Derivation : Part of 66A-2R-30Ps. Gtd. to W. M. Orr.  
 Prior CT 2094/44

SCHEDULE 1

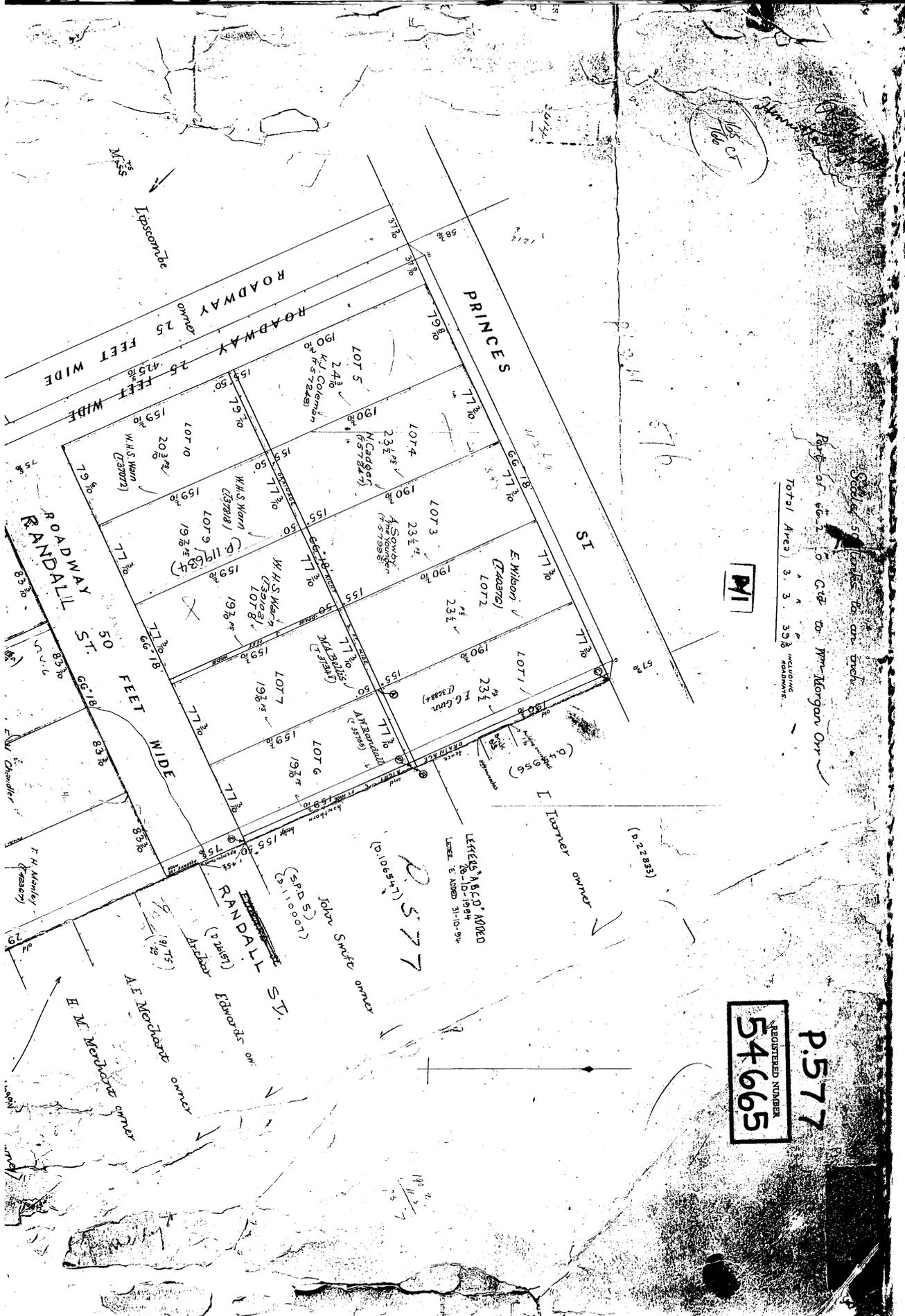
M954847 TRANSFER to JANET CLARK THORP and ALICE CAMERON NAIRN THORP Registered 02-Jun-2022 at noon

SCHEDULE 2

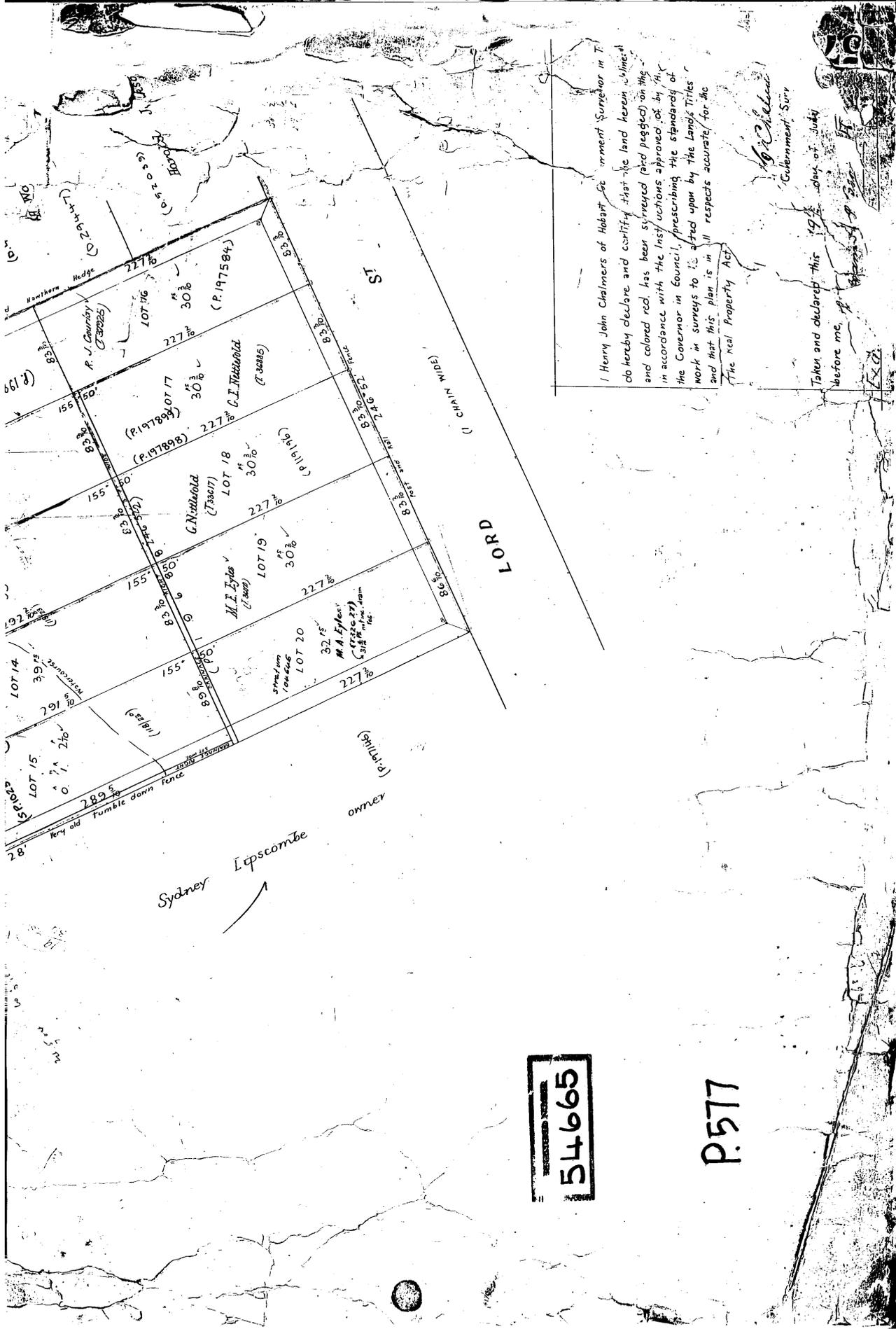
Reservations and conditions in the Crown Grant if any  
 BENEFITING EASEMENT: a right of drainage in common with the owners and occupiers for the time being of Lots 2,3,4 and 5 shown on Plan No. 54665 through and under the strip of land marked Drainage Easement on Plan No. 54665 with a right to enter upon such strip of land for the purpose of repairing cleansing and amending the same from time to time as may be necessary SAVING and RESERVING NEVERTHELESS to the owner or owners for the time being of the several pieces of land marked Lots 2,3,4 and 5 on the said Plan No. 54665 a right in common with Registered Proprietor of passage running of water slops and drainage from the said several pieces of land through and under the strip of land marked C.D.A. on Plan No. 54665 and through the sewers drains and water courses now made on hereafter to be made or passing under through or along the said strip of land AND ALSO SAVING AND RESERVING a right for the said owner or owners for the time being of the said several pieces of land and his and their agents surveyors and workmen from time to time and at all times hereafter if he or they shall think fit to enter into and upon the said strip of land to inspect repair cleanse and amend any sewers drains or water courses now made or hereafter to be made or passing through or along the said strip of land.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations







I Henry John Chalmer of Hobart Esq in my right as Surveyor in T  
do hereby declare and certify that the land herein delineated  
and colored red, has been surveyed (and pegged) on this  
in accordance with the instructions approved of by His  
the Governor in Council, prescribing the standards of  
work in surveys to be acted upon by the Lands Titles  
and that this plan is in all respects accurate for the  
The Real Property Act

*Henry John Chalmer*  
Government Surveyor

Taken and declared this 19th day of July  
before me,  
*[Signature]*  
1902

51915

P.577

**PROPERTY ID:** 5633018  
**MUNICIPALITY:** HOBART

**PROPERTY ADDRESS:** 93 PRINCES STREET  
 SANDY BAY TAS 7005

**PROPERTY NAME:**

**TITLE OWNER:** 54665/1 : JANET CLARK THORP, ALICE CAMERON NAIRN THORP

**INTERESTED PARTIES:** ALICE CAMERON NAIRN THORP, JANET CLARK THORP

**POSTAL ADDRESS:** 93 PRINCES ST  
**(Interested Parties)** SANDY BAY TAS 7005

## MAIN IMPROVEMENTS SUMMARY

<b>Improvements:</b>	DWELLING	
Improvement Sizes (Top 3 by Size):	Improvement:	Area:
	DWELLING	245.0 square metres
	FENCING & PAVING	1.0 square metres

**Number of Bedrooms:** 4

**Construction Year of Main Building:** 1925

**Roof Material:** Galvanised Iron

**Wall Material:** Brick

**Land Area:** 0.058 hectares

## LAST SALES

Contract Date	Settlement Date	Sale Price
02/08/1991	30/08/1991	\$180,000
21/11/1983	16/12/1983	\$37,500

## LAST VALUATIONS

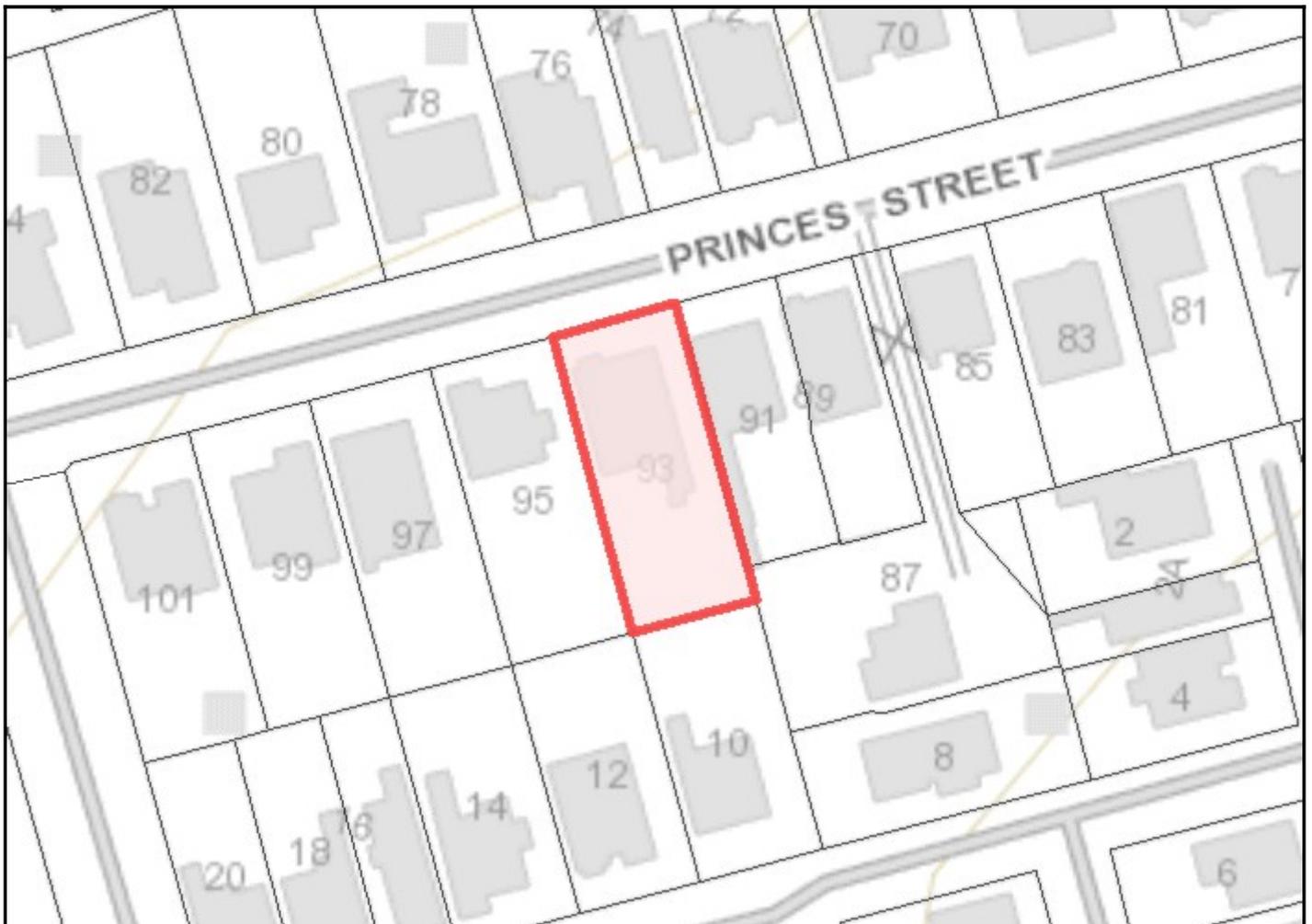
Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
11/03/2022	01/07/2021	\$570,000	\$1,000,000	\$40,000	FRESH VALUATION
16/12/2014	01/07/2014	\$320,000	\$575,000	\$23,000	REVALUATION

**No information obtained from the LIST may be used for direct marketing purposes.**

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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**Explanation of Terms**

**Property ID** - A unique number used for Valuation purposes.

**Date Inspected** - The date the property was inspected for the valuation.

**Levels At** - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

**Land Value** - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

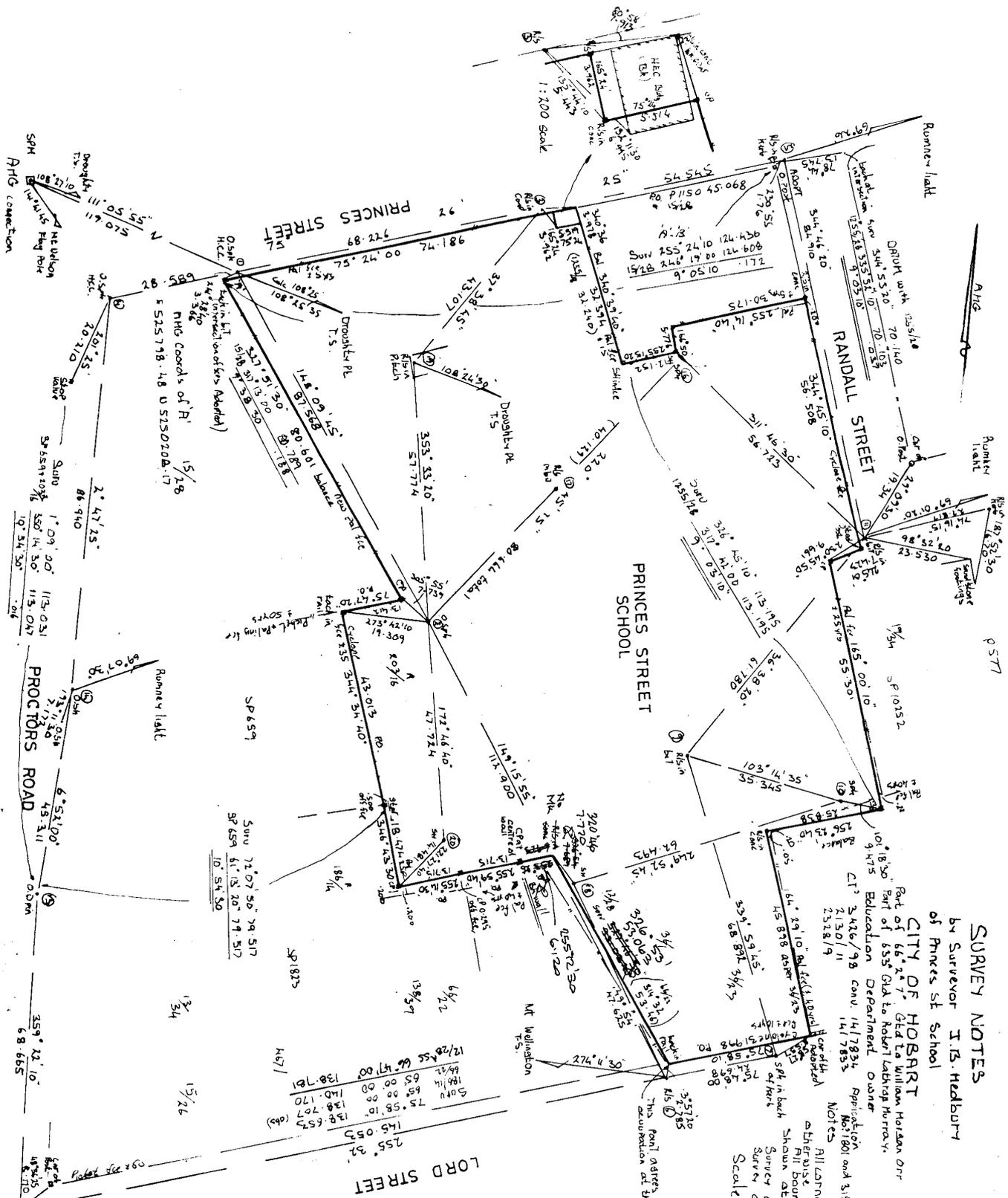
**Capital Value** - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

**AAV** - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

**Interested Parties** - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

**Postal Address** - This is the last advised postal address for the interested parties.

**Multiple Tenancies** - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.



**SURVEY CERTIFICATE**

I, John Brian Hedburn, of Cambridge in Tasmania, a registered surveyor making certain that:

(a) this survey is based upon the best evidence that the nature of the case admits;

(b) the survey notes have been fully compiled from surveys made in accordance with the regulations; and

(c) this is a copy of the original survey notes comply with the relevant provisions of the regulations and are correct for the purpose intended.

Date: 11.12.85

**SURVEY NOTES**  
 by Surveyor I.B. Hedburn  
 of Princes St School  
**CITY OF HOBART**  
 Part of 66° 2' 7" Great Circle bearing  
 Part of 655' 614' to Robert Lambing Murray,  
 4475 Education Department, Owner  
 2426/98 conv. 14/7833 Application No 190 and 3582  
 2130/11 2328/9  
 Notes: All corners are CP unless shown otherwise.  
 Full bearings are shown unless otherwise stated.  
 Survey commenced 3/9/85  
 Survey completed 11/10/85  
 Scale 1:750

**Nº 308**

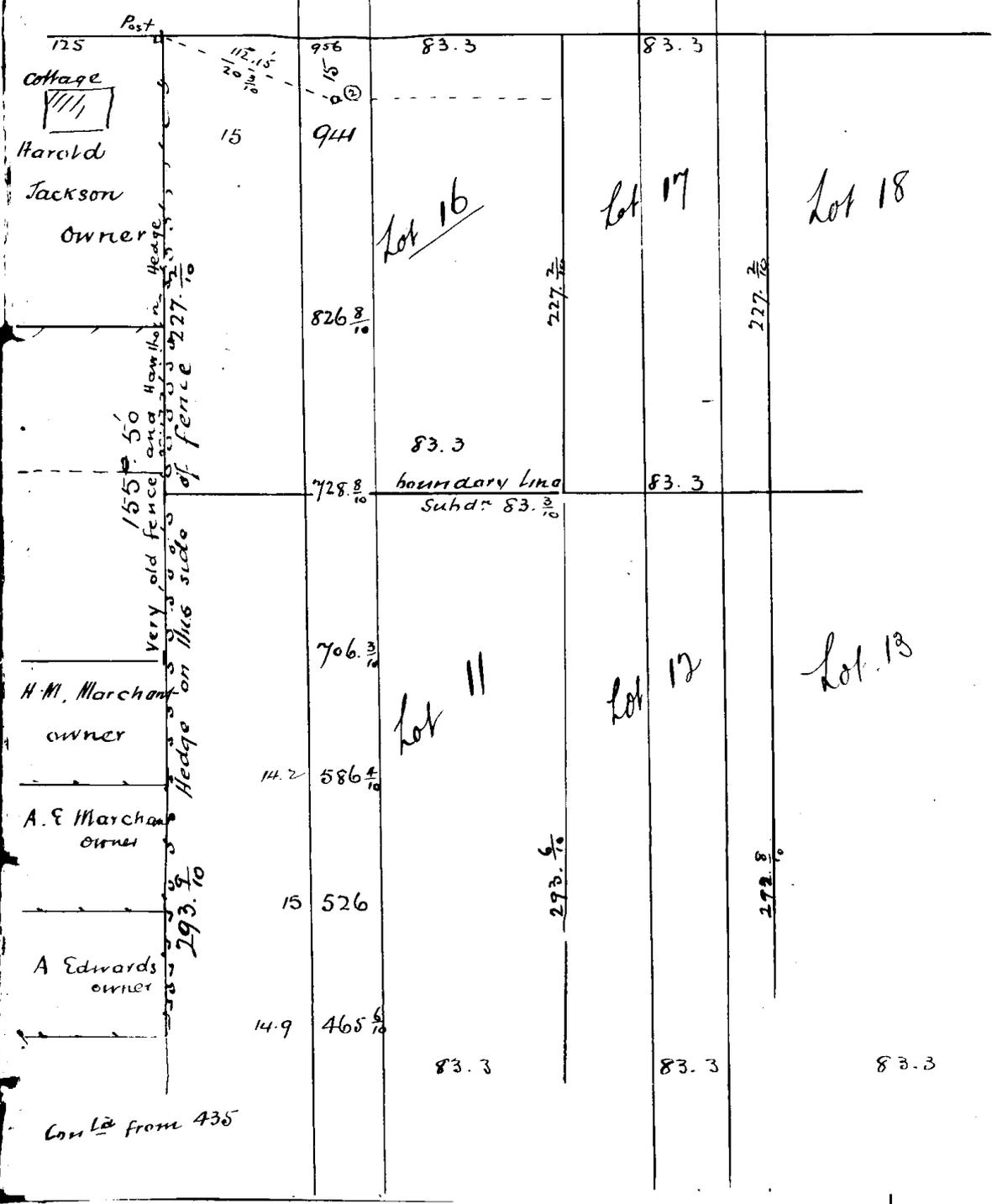
Plan 577

**FIELD NOTES***Survey and Subdivision**Part of 66A 21. 3074 Granted to**William Morgan Orr**Town of Queenborough**between Lord and Princes St**W. Chalmers  
May 1907.*



②  
P.577

L O R D Street



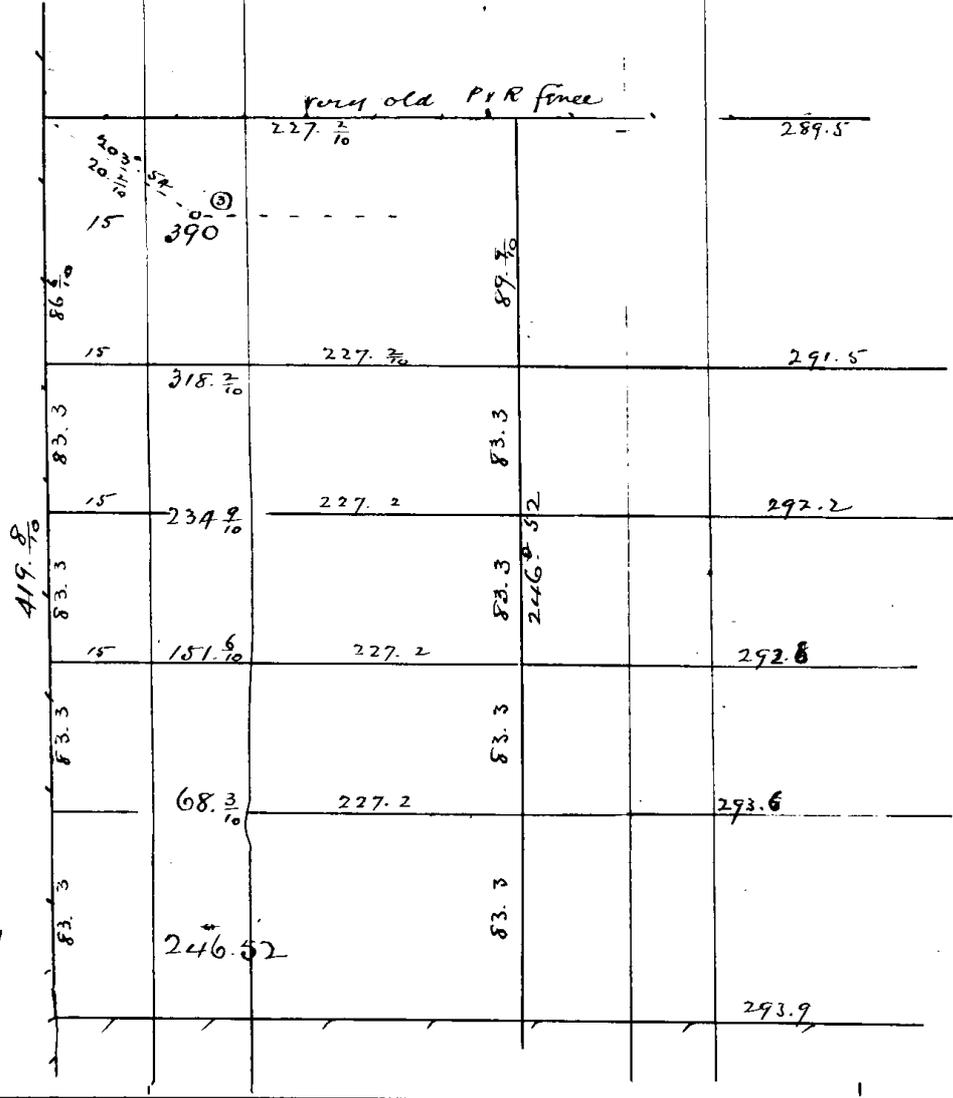
③  
P.577

Lepscornbe owner

very old PIR fence

Lord Street 1 Ch. wide

From (2)  
941









## Soil Test

By: GEO Environmental Solutions  
Date:

## BAL Assessment

Rate:  
By:  
Date:

## Land Survey

By: Rogerson & Birch  
Date: 26 April 2021

## Thermal Assessment

By:  
Date:

## Corrosion Environment

Class: Moderate

## Alpine Area

Class:

## Climate Zone - 7

## Soil Classification

Class: TBA

## Wind Speed

N2 Vh,u = 40m/s

## Land Title

Folio No: 1  
Volume: 54665

## Site Coverage

Land	-	595.00m <sup>2</sup>
Existing Level 1	-	105.70m <sup>2</sup>
Existing Level 2	-	137.15m <sup>2</sup>
Existing Deck Level 2-	-	25.68m <sup>2</sup>
Entry cover	-	9.23m <sup>2</sup>
Extension Level 1	-	53.41m <sup>2</sup>
Extension Level 2	-	41.56m <sup>2</sup>

TOTAL (Existing site coverage)-172.06m<sup>2</sup>

TOTAL (New site coverage)- 213.62m<sup>2</sup>

New Site Coverage - 35.90%

## NOTE:

PLN Fi1 House is to be single dwelling  
Original kitchen to become a kittenette due to access to staircase is through the existing kitchen  
There will only be one laundry



ABN: 18 220 805 074  
Compliance No: CC 1159 Q  
m: 0409 432 670  
e: clint.draftone@bigpond.com

## Client

Alice Thorp

## Job

Residential Home Extension

## Job address

93 Princes Street,  
Sandy Bay

## Drawing

Scale: A3 -  
DWG: 1 of 16  
Date: 30 November 2022

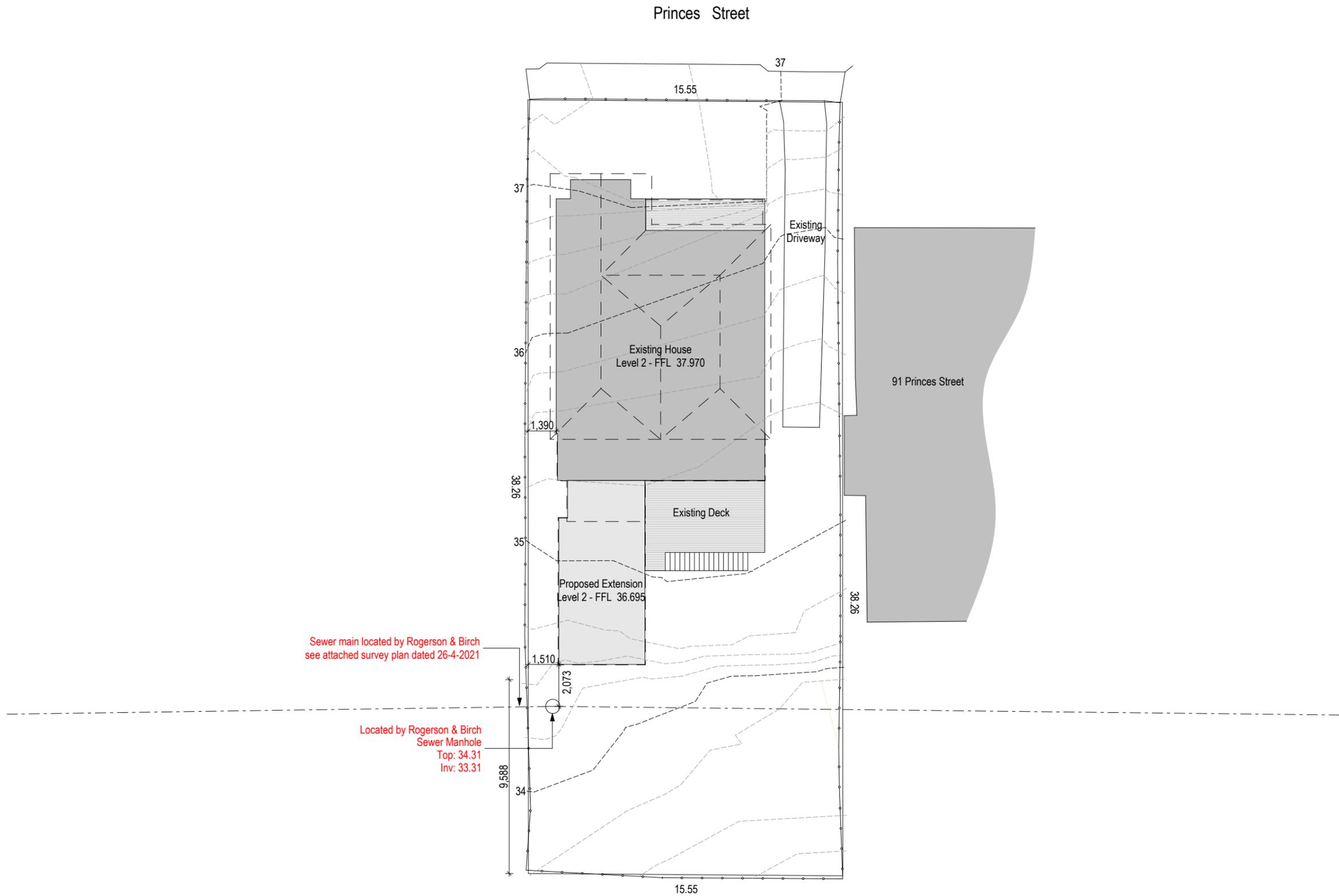
## Cover

Layout Index		
ID	Layout Name	Rev
1	Cover	
2	Site Plan	
3	Site Stormwater Plan	
4	Section 1-1 Stormwater	
5	Existing Floor Plan Level 1	
6	Existing Floor Plan Level 2	
7	Existing Elevations	
8	Existing Elevations	
9	Floor Plan Level 1	
10	Floor Plan Level 2	
11	Elevations	
12	Elevations	
13	Roof Plan	
14	Door & Window Schedule	
15	Window Schedule	

Amendments	
Date	By
4-11-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

**Site Plan**



Amendments	
Date	By
4-11-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

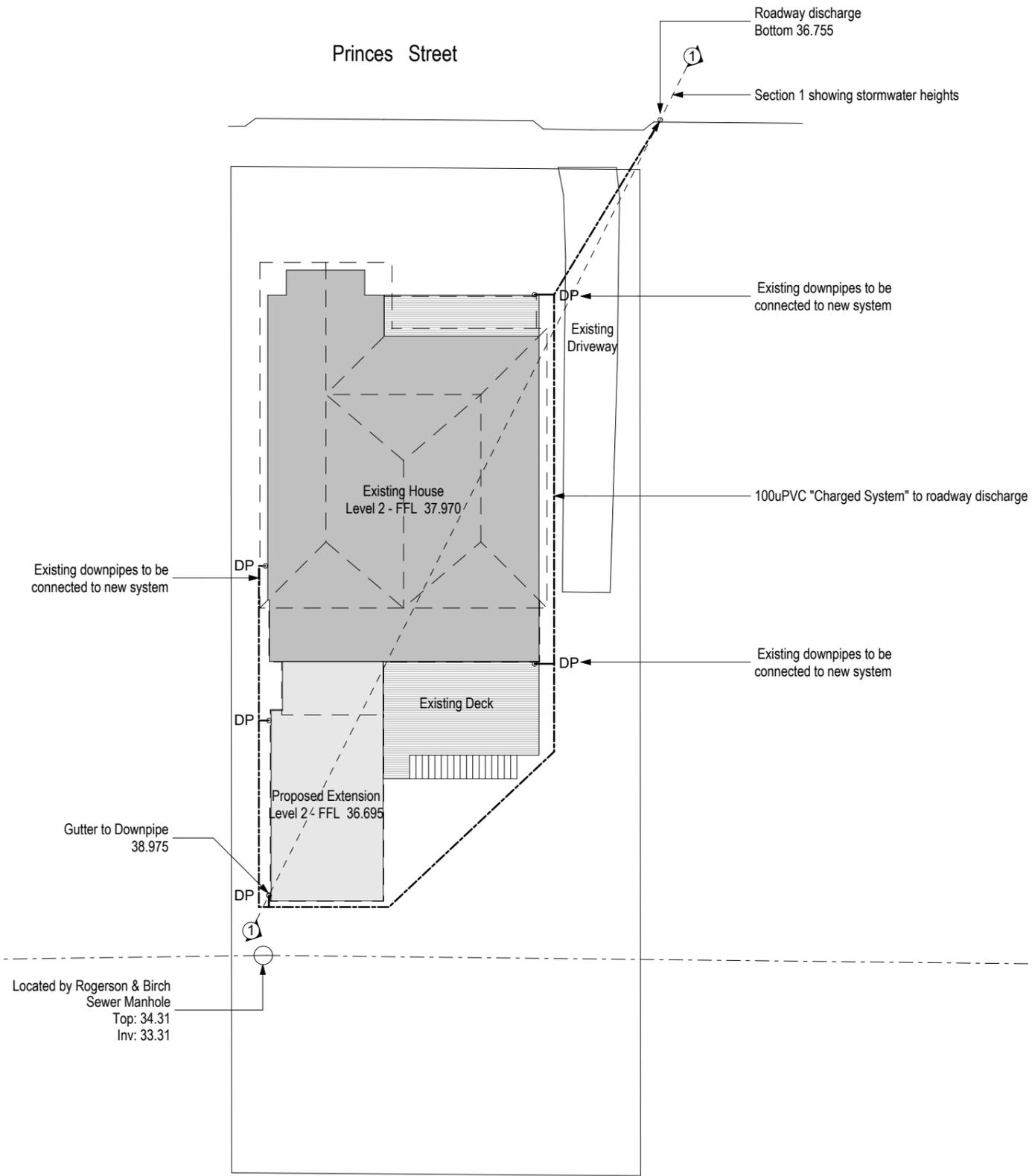
**Site Stormwater Plan**



**Plumbing**  
Final internal sizes & layout to be determined by the plumber to council approval. See specifications for other details.

○	Downpipes
—	Sewer Line
---	Stormwater Line
---	Agg Pipe
	450x450 Pit

1	Toilet	100 dia
2	Bath	40 dia
3	Basin	40 dia
4	Trough	50 dia
5	Kit sink	50 dia
6	Shower	50 dia
7	Floor waste	50 dia



Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

**Section 1-1 Stormwater**



Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

**Client**

Alice Thorp

**Job**

Residential Home Extension

**Job address**

93 Princes Street,  
Sandy Bay

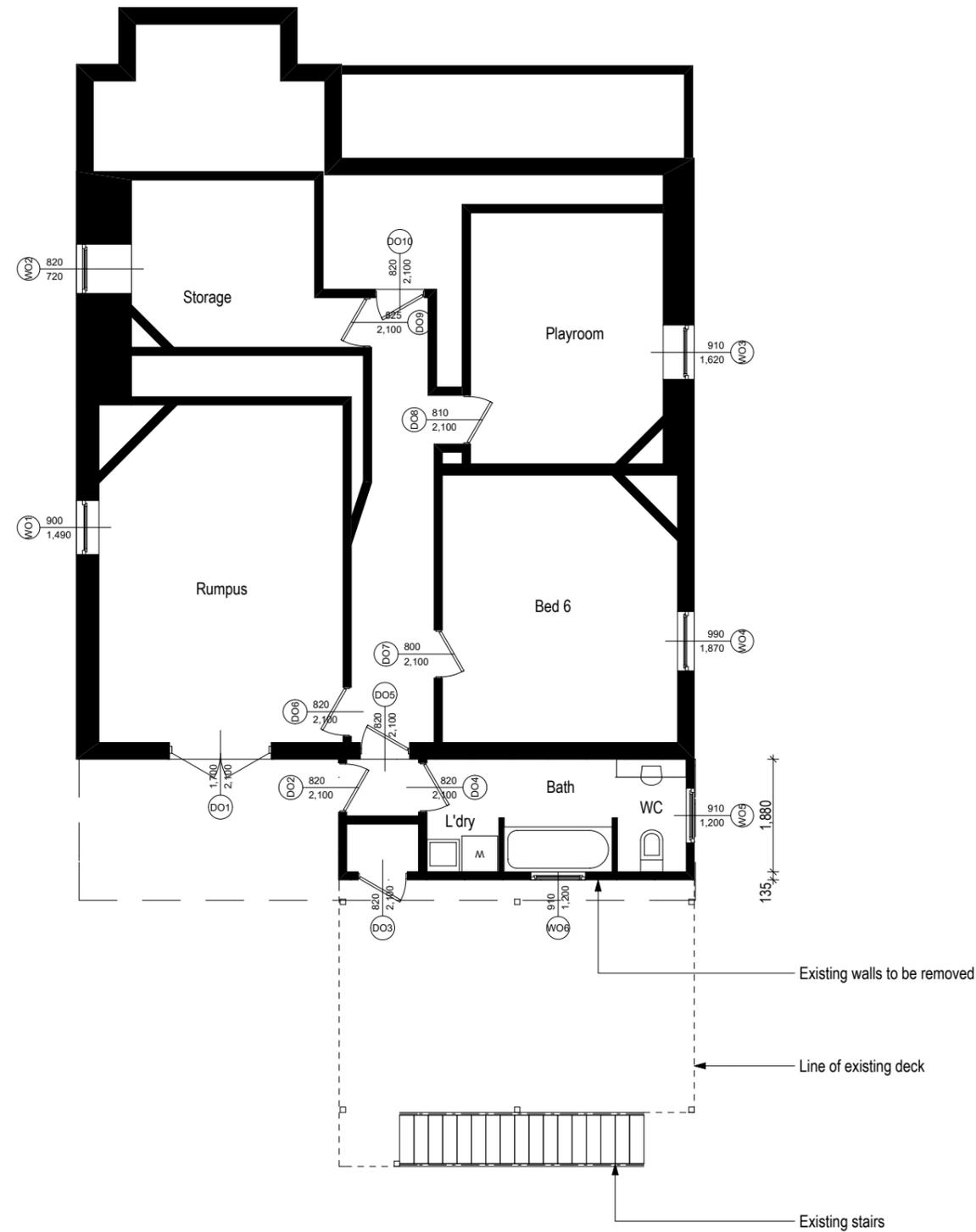
**Drawing**

Scale: A3 - 1:100

DWG: 5 of 16

Date: 30 November 2022

**Existing Floor Plan Level 1**



**Walls**

- Existing Walls
- New Walls
- Walls to be removed

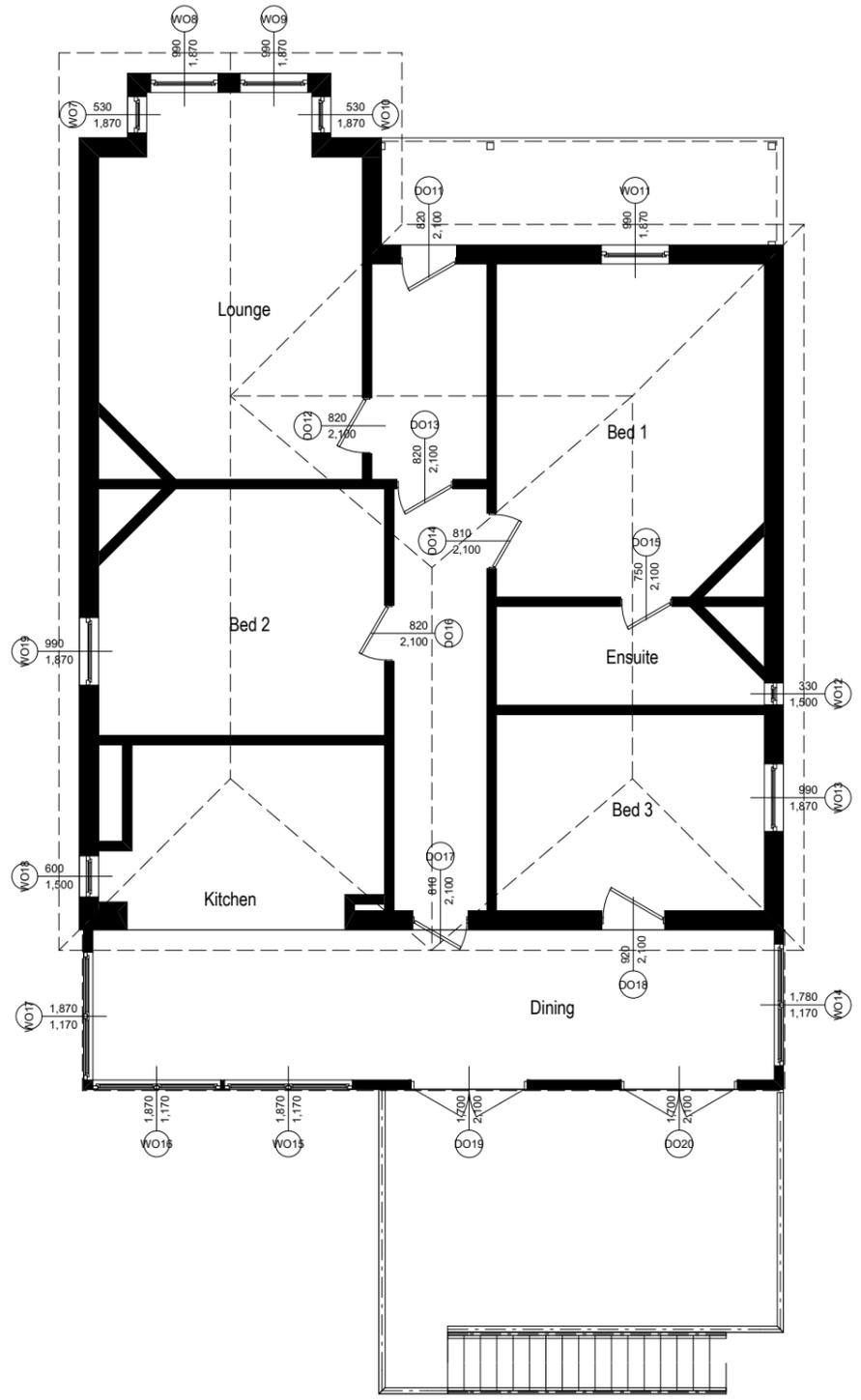
**Windows**

Window number W05

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

**Existing Floor Plan Level 2**



**Walls**

- Existing Walls
- New Walls
- Walls to be removed

**Windows**

Width 1,210 Height 900

W05 Window number

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

**Existing Elevations**



North



South

**Existing - Material & Colour Schedule**

Element	Material	Colour
Masonry	Facebrick	Existing House
Downpipes	uPVC	White
Roof	CGI Colorbond	Red
Fascia & Gutter	Colorbond	Green
Windows & Doors	Aluminium	White
Posts	Steel SHS	Galvanised
Decking	Timber	Natural

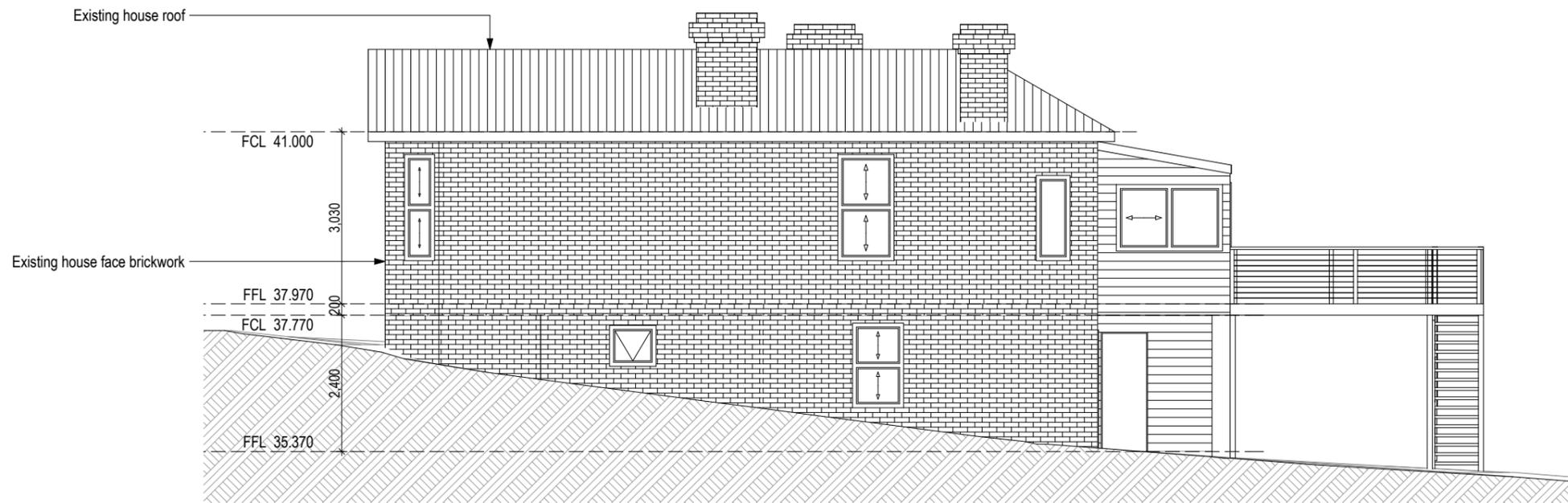
The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

**Amendments**

Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

**Existing Elevations**



West

**Existing - Material & Colour Schedule**

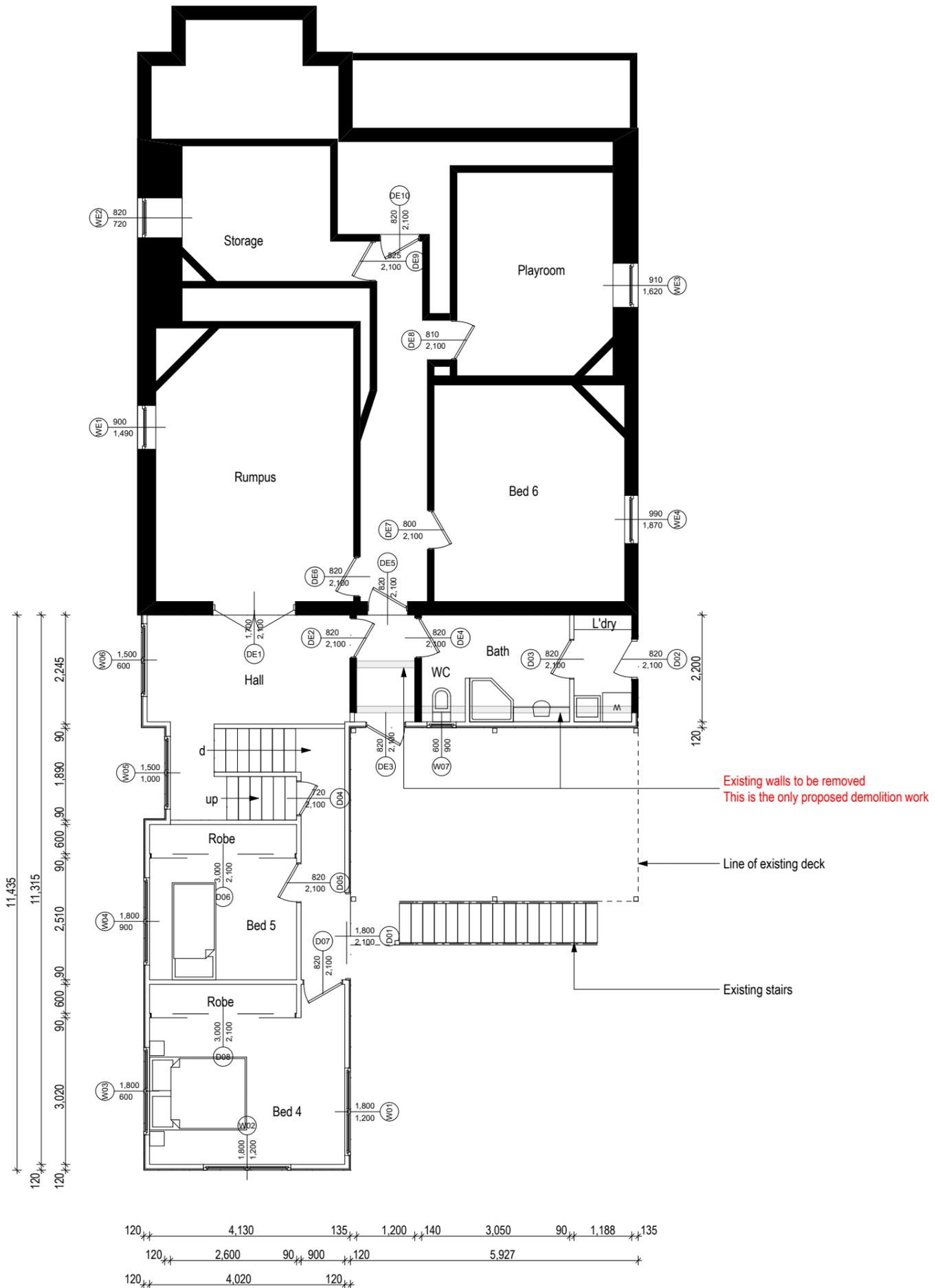
Element	Material	Colour
Masonry	Facebrick	Existing House
Downpipes	uPVC	White
Roof	CGI Colorbond	Red
Fascia & Gutter	Colorbond	Green
Windows & Doors	Aluminium	White
Posts	Steel SHS	Galvanised
Decking	Timber	Natural

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

**Floor Plan Level 1**



**Walls**

- Existing Walls
- New Walls
- Walls to be removed

**Windows**

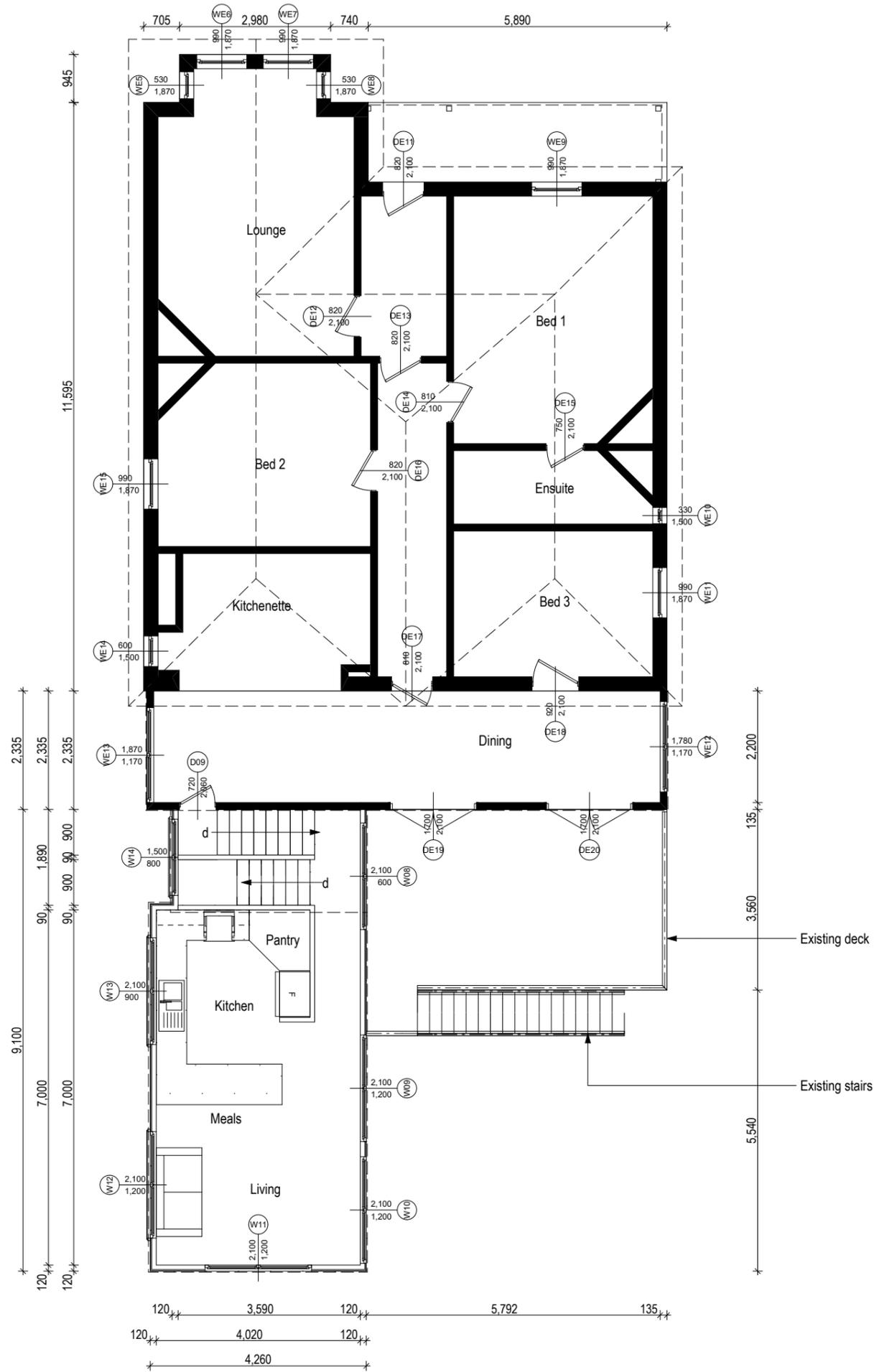
Width 1,210 Height 900

W05 Window number

Amendments	
Date	By
4-11-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

**Floor Plan Level 2**



**Walls**

- Existing Walls
- New Walls
- Walls to be removed

**Windows**

Width 1,210 Height 900

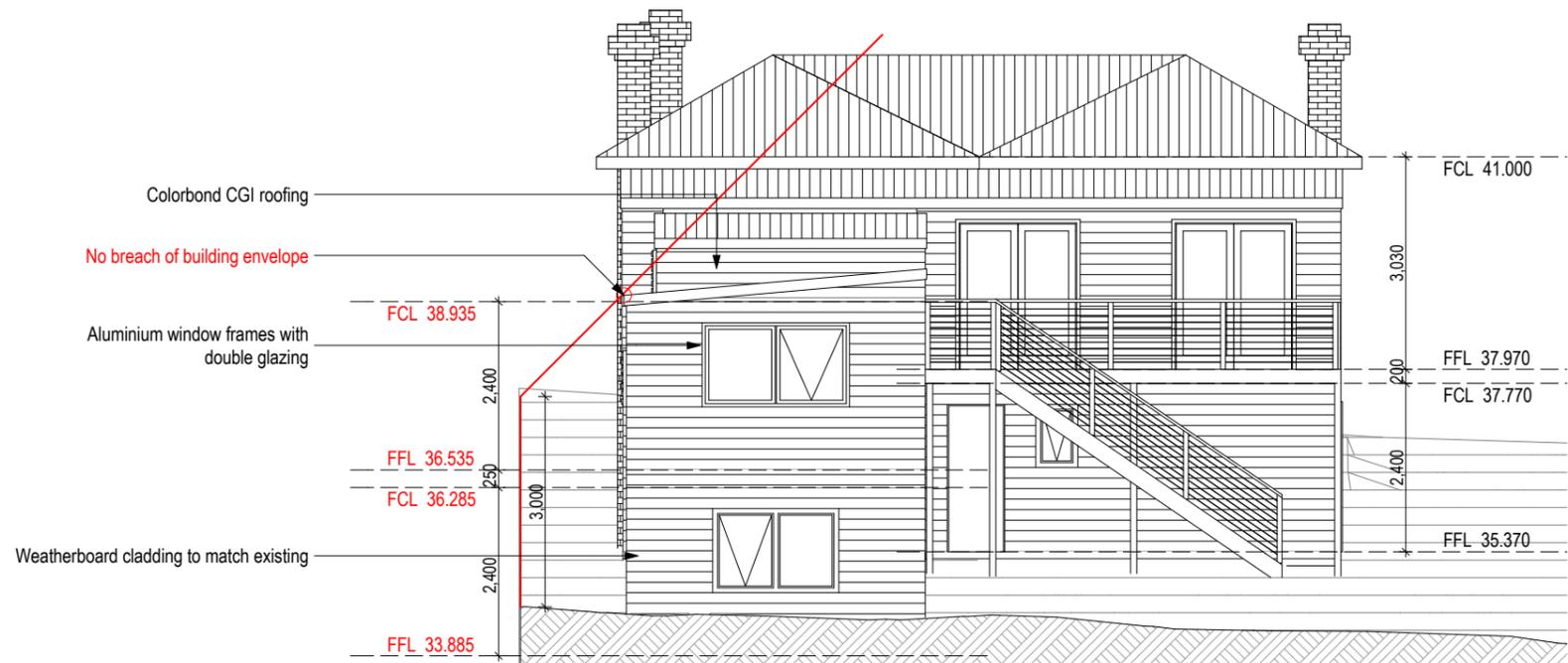
W05 Window number

Amendments	
Date	By
4-11-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



North



South

**Elevations**

**Material & Colour Schedule**

Element	Material	Colour
Cladding	JH Weatherboards	White to match existing
Masonry - Existing	Facebrick	Existing House
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	To match existing
Fascia & Gutter	Colorbond	Green to match existing
Windows & Doors	Aluminium	White
Posts - Existing	Steel SHS	Galvanised
Decking - Existing	Timber	Natural

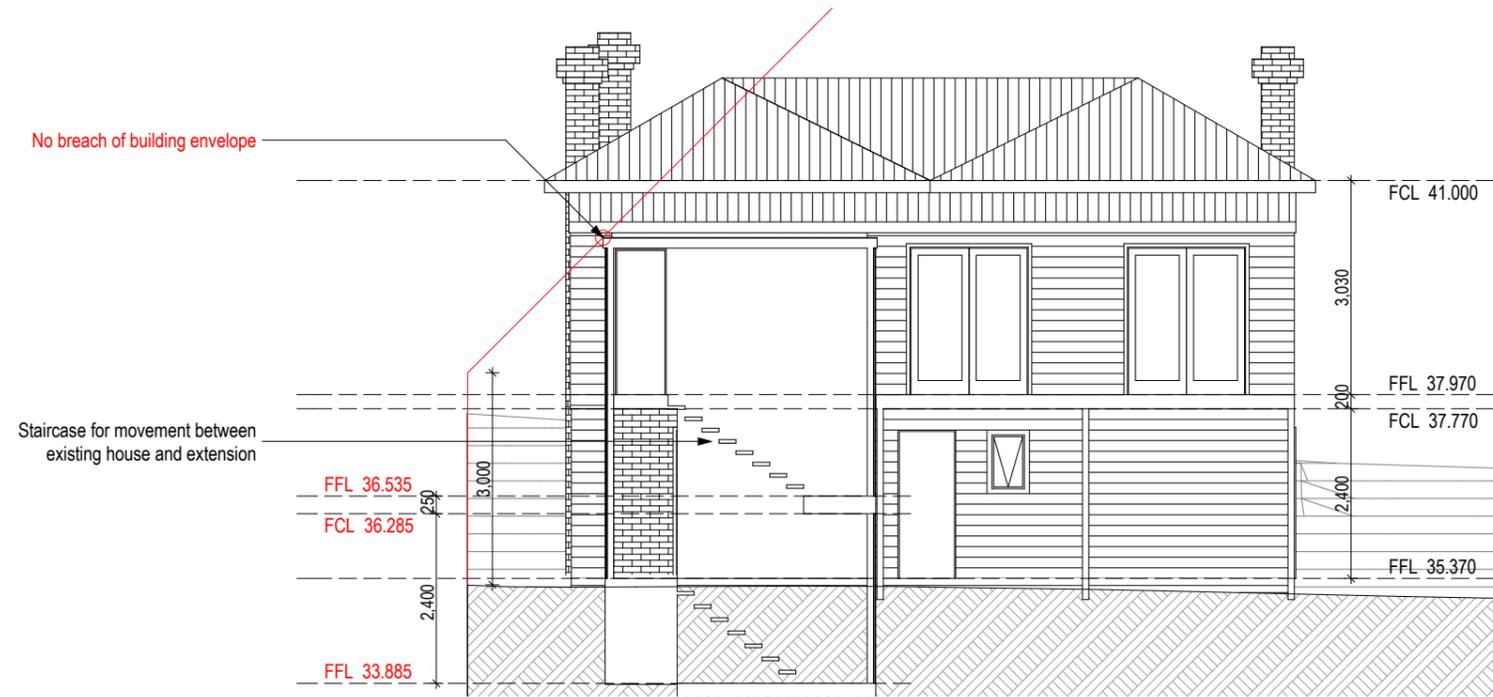
The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

**Amendments**

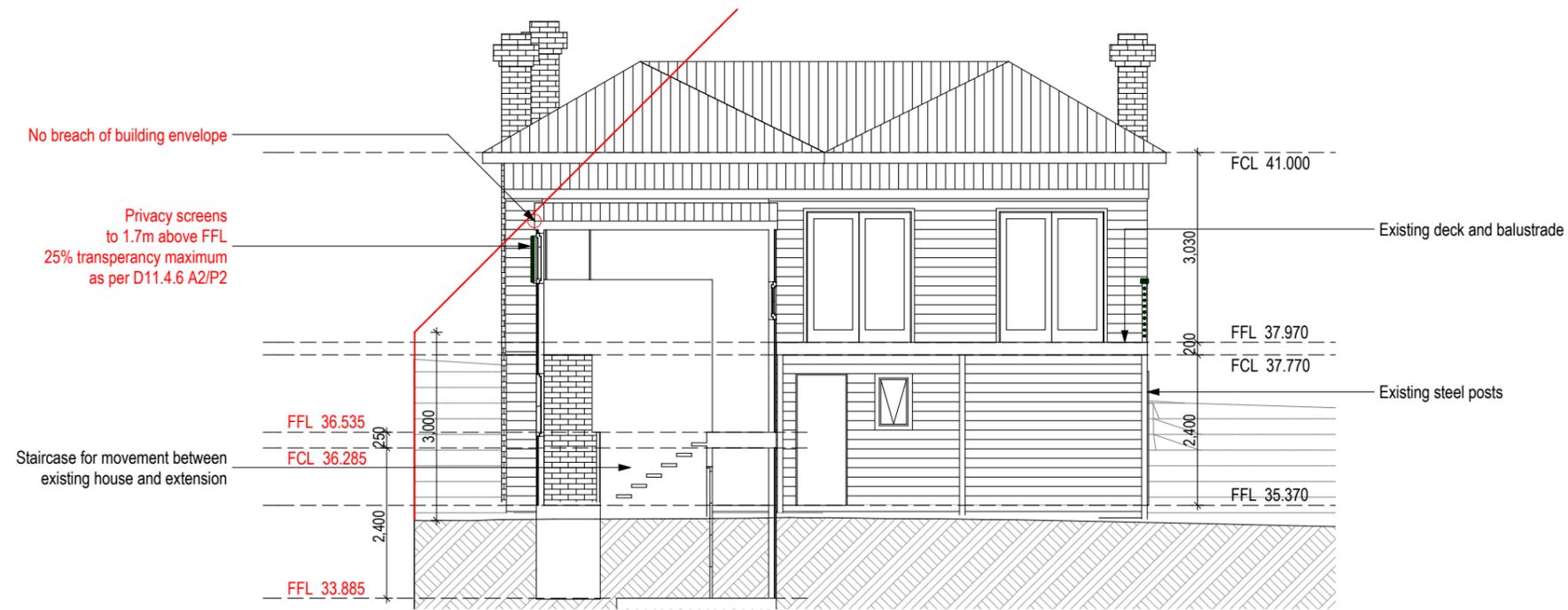
Date	By
4-11-2022	CW
23-11-2022	CW
30-11-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

**Elevations**



South - At Join To Existing House

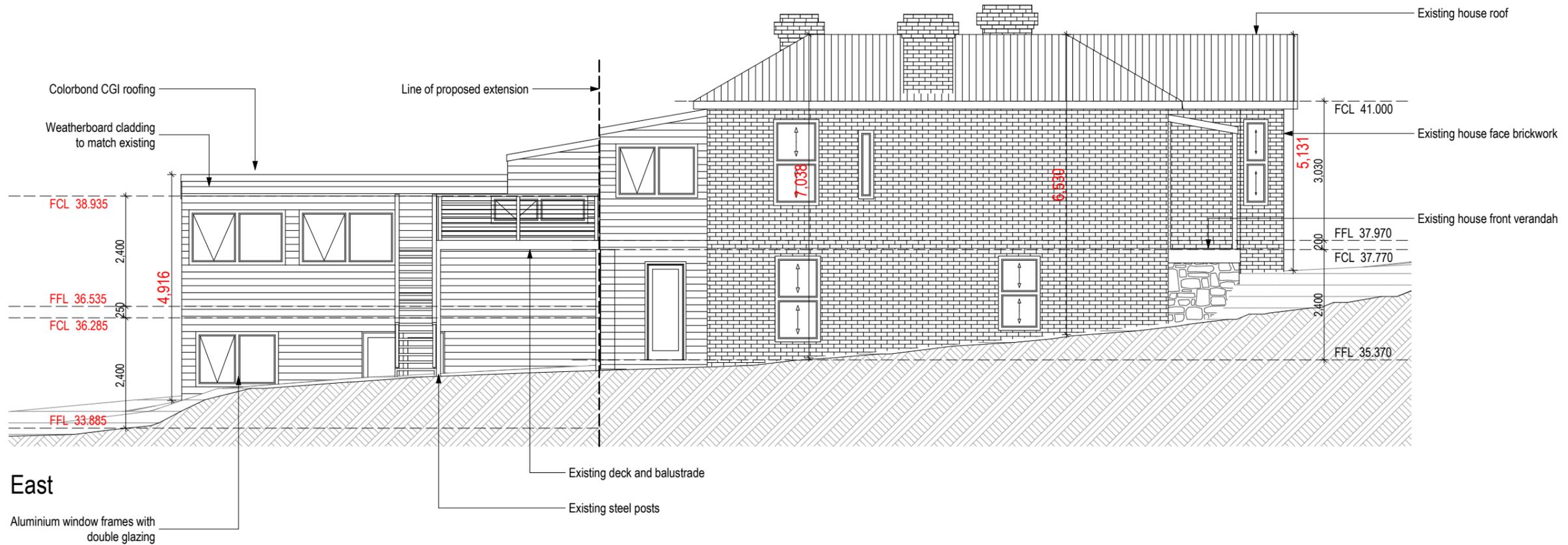


South - Through Staircase

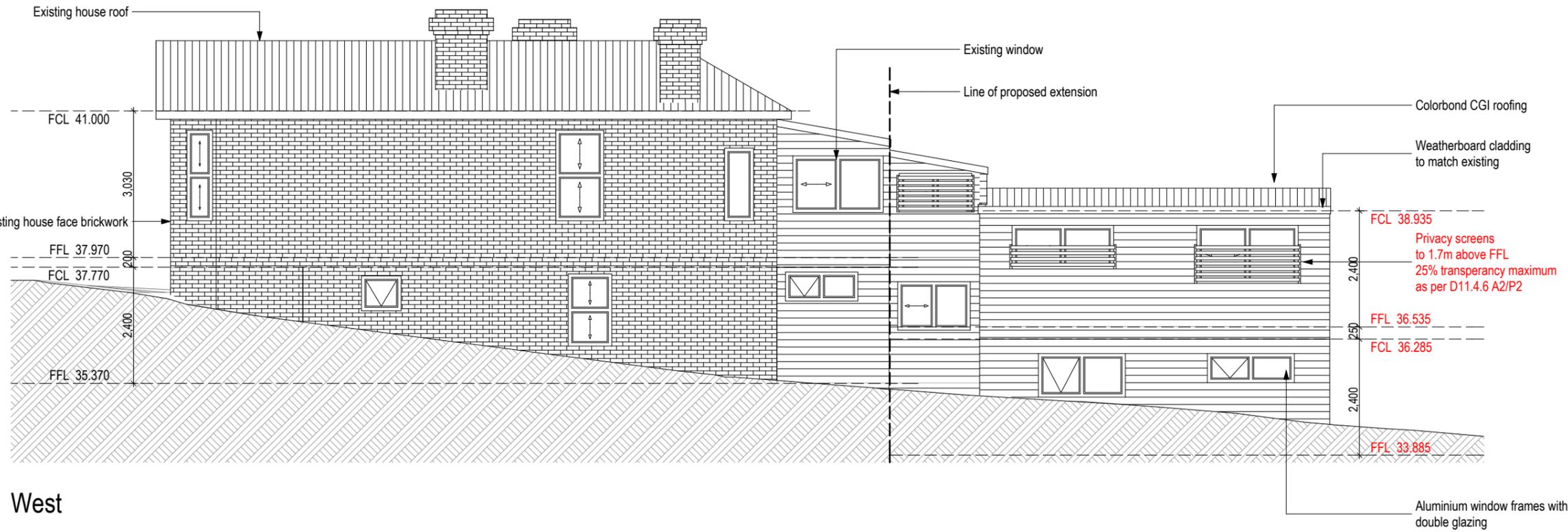
Amendments	
Date	By
30-11-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

**Elevations**



East



West

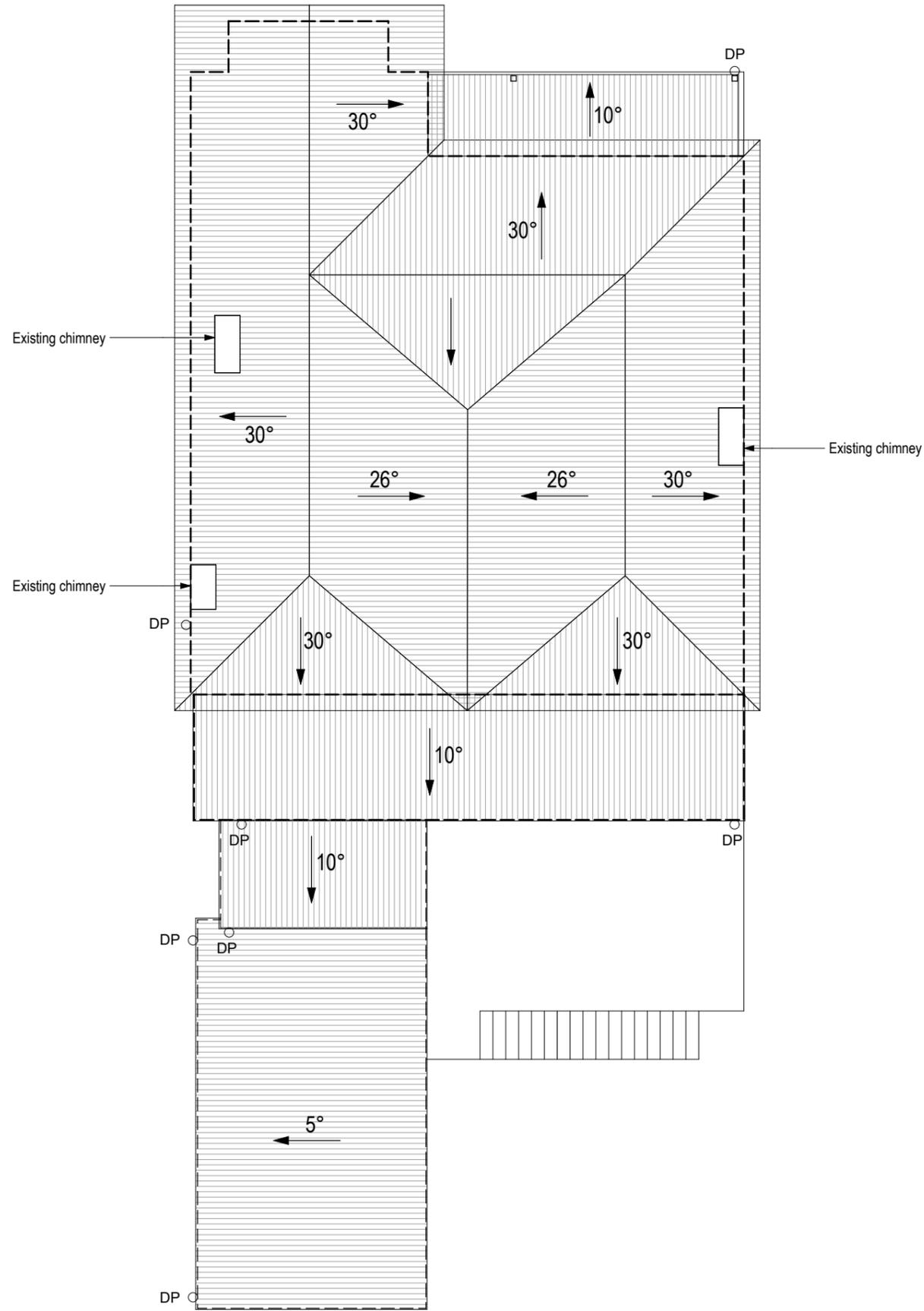
Material & Colour Schedule		
Element	Material	Colour
Cladding	JH Weatherboards	White to match existing
Masonry - Existing	Facebrick	Existing House
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	To match existing
Fascia & Gutter	Colorbond	Green to match existing
Windows & Doors	Aluminium	White
Posts - Existing	Steel SHS	Galvanised
Decking - Existing	Timber	Natural

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments	
Date	By
4-11-2022	CW
23-11-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

**Roof Plan**



Amendments	
Date	By
4-11-2022	CW
23-11-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Door List							
ID	3D Front View	Height	Width	Head Height	Frame	Glazing	Notes
D01		2,100	1,800	2,100	Aluminium	Clear Double	
D02		2,100	820	2,100	Aluminium	Obscure Double	
D03		2,100	820	2,100	Timber		
D04		2,100	720	2,100	Timber		
D05		2,100	820	2,100	Timber		
D06		2,100	3,000	2,100	Timber		
D07		2,100	820	2,100	Timber		
D08		2,100	3,000	2,100	Timber		
D09		2,060	720	2,060	Timber		
DE1		2,100	1,700	2,100	Timber	Single	
DE2		2,100	820	2,100	Timber		
DE3		2,100	820	2,100	Timber		
DE4		2,100	820	2,100	Timber		
DE5		2,100	820	2,100	Timber		
DE6		2,100	820	2,100	Timber		
DE7		2,100	800	2,100	Timber		
DE8		2,100	810	2,100	Timber		
DE9		2,100	825	2,100	Timber		
DE10		2,100	820	2,100	Timber		
DE11		2,100	820	2,100	Timber		
DE12		2,100	820	2,100	Timber		

Door List							
ID	3D Front View	Height	Width	Head Height	Frame	Glazing	Notes
DE13		2,100	820	2,100	Timber		
DE14		2,100	810	2,100	Timber		
DE15		2,100	750	2,100	Timber		
DE16		2,100	820	2,100	Timber		
DE17		2,100	810	2,100	Timber		
DE18		2,100	920	2,100	Timber		
DE19		2,100	1,700	2,100	Timber	Single	
DE20		2,100	1,700	2,100	Timber	Single	



ABN: 18 220 805 074  
 Compliance No: CC 1159 Q  
 m: 0409 432 670  
 e: clint.draftone@bigpond.com

**Client**  
 Alice Thorp  
**Job**  
 Residential Home Extension  
**Job address**  
 93 Princes Street,  
 Sandy Bay  
**Drawing**  
 Scale: A3 - 1:2  
 DWG: 15 of 16  
 Date: 30 November 2022

## Door & Window Schedule

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Window List						
ID	3D Front View	Height	Width	Head Height	Frame	Glazing
W01		1,200	1,800	2,100	Aluminium	Clear Double
W02		1,200	1,800	2,100	Aluminium	Clear Double
W03		600	1,800	2,100	Aluminium	Clear Double
W04		900	1,800	2,100	Aluminium	Clear Double
W05		1,000	1,500	2,100	Aluminium	Clear Double
W06		600	1,500	2,300	Aluminium	Clear Double
W07		900	600	2,100	Aluminium	Obscure Double
W08		600	2,100	2,400	Aluminium	Clear Double
W09		1,200	2,100	2,100	Aluminium	Clear Double
W10		1,200	2,100	2,100	Aluminium	Clear Double
W11		1,200	2,100	2,100	Aluminium	Clear Double
W12		1,200	2,100	2,100	Aluminium	Clear Double
W13		900	2,100	2,100	Aluminium	Clear Double
W14		800	1,500	1,740	Aluminium	Clear Double
WE1		1,490	900	2,260	Timber	Single
WE2		720	820	2,220	Timber	Single
WE3		1,620	910	2,260	Timber	Single
WE4		1,870	990	2,260	Timber	Single
WE5		1,870	530	2,630	Timber	Single
WE6		1,870	990	2,630	Timber	Single
WE7		1,870	990	2,630	Timber	Single
WE8		1,870	530	2,630	Timber	Single
WE9		1,870	990	2,630	Timber	Single
WE10		1,500	330	2,400	Timber	Single
WE11		1,870	990	2,630	Timber	Single
WE12		1,170	1,780	2,100	Timber	Single
WE13		1,170	1,870	2,100	Timber	Single
WE14		1,500	600	2,260	Timber	Single
WE15		1,870	990	2,630	Timber	Single



ABN: 18 220 805 074  
 Compliance No: CC 1159 Q  
 m: 0409 432 670  
 e: clint.draftone@bigpond.com

**Client**  
 Alice Thorp

**Job**  
 Residential Home Extension

**Job address**  
 93 Princes Street,  
 Sandy Bay

**Drawing**  
 Scale: A3 - 1:2  
 DWG: 16 of 16  
 Date: 30 November 2022

## Window Schedule

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.