



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2023/041133**

**PROPOSAL:** Alterations & Additions to Existing Dwelling

**LOCATION:** 80 Bicheno Street, Clifton Beach

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

**ADVERTISING EXPIRY DATE:** 06 February 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 06 February 2024. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 06 February 2024.

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

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

# 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](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

.....Addition / Alteration.....

Location:

Address.....80 Bicheno Street.....

Suburb/Town .....Clifton Beach..... Postcode .....7020.....

Current  
Owners/s:

Applicant:

**Personal Information Removed**

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

Estimated cost of development

\$ 80 000

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

PDPLIMPLN-2023/037783

Current Use of Site:

Rural Living - Low Density Residential

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:

Signature Darryn White Date 15/12/2023

**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.

# Clarence City Council

## DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ 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 135691	FOLIO 10
EDITION 7	DATE OF ISSUE 25-May-2020

SEARCH DATE : 14-Nov-2023

SEARCH TIME : 07.00 AM

### DESCRIPTION OF LAND

City of CLARENCE

Lot 10 on Sealed Plan 135691

Derivation : Part of 1000 Acres Gtd. to Edward Paine Butler  
and William Woolley

Prior CTs 9247/4, 18750/40, 18750/37 and 18750/36

### SCHEDULE 1

C975484 TRANSFER to PETER JAMES GOWARD and ALEXANDRA JANE  
GOWARD Registered 13-Jul-2010 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
36/8361 CONVEYANCE Made Subject to Boundary Fences & other  
Conditions

SP 135691 EASEMENTS in Schedule of Easements

SP 135691 COVENANTS in Schedule of Easements

SP 135691 FENCING PROVISION in Schedule of Easements

SP 135691 WATER SUPPLY RESTRICTION

SP 135691 SEWERAGE AND/OR DRAINAGE RESTRICTION

SP 135691 COUNCIL NOTIFICATION under Section 83(5) of the  
Local Government (Building and Miscellaneous  
Provisions) Act 1993.

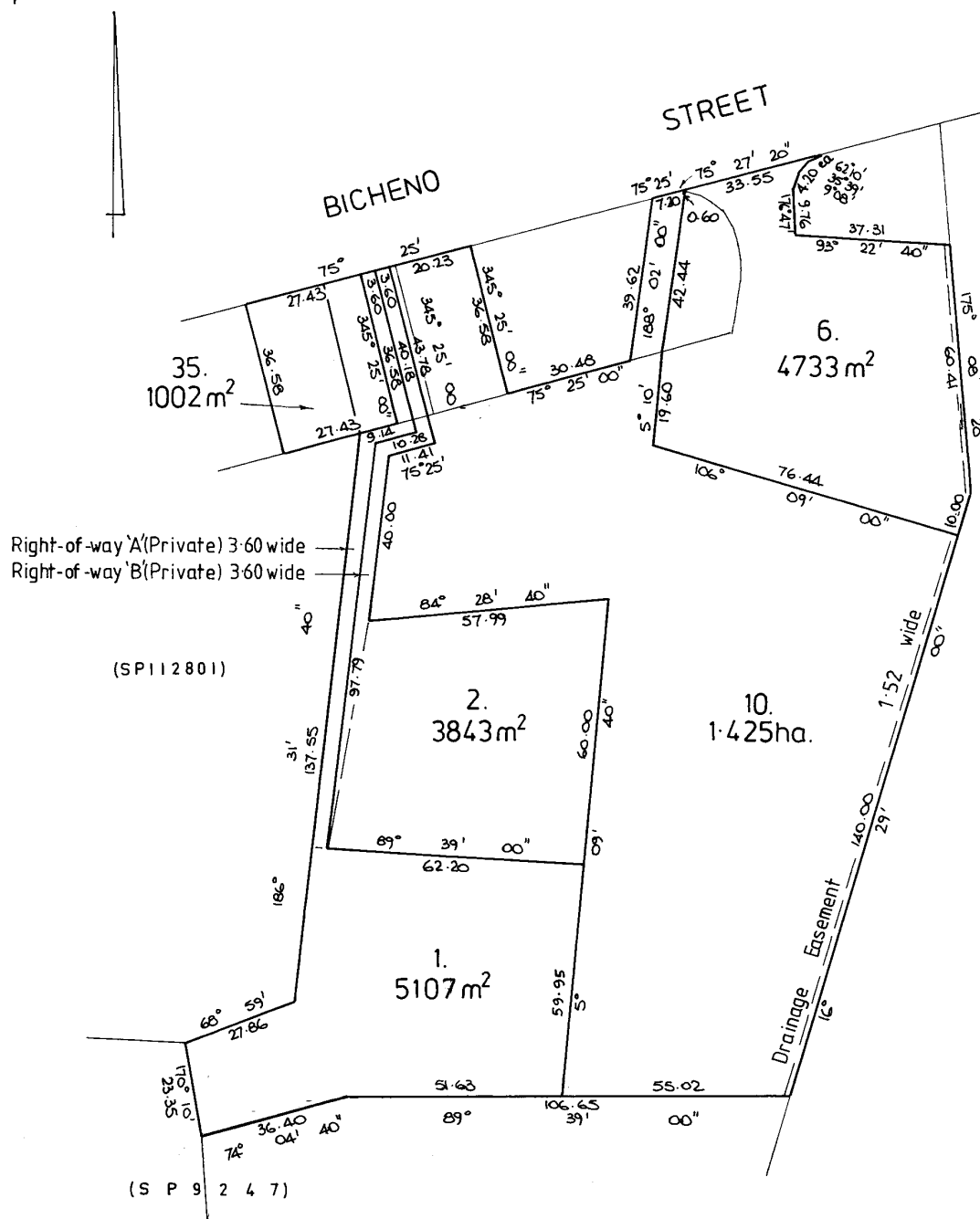
E221025 MORTGAGE to ING Bank (Australia) Limited Registered  
25-May-2020 at 12.01 PM

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER ANTHONY IAN SPERRING, DEBRA CLARE SPERRING, RONALD CASHION, VIVIEN MARGARET CASHION, FIONA MICHELE ZYLE, PHILLIP WILLIAM MARS FOLIO REFERENCE C.T.9247/4, Conv. 52/4680 C.T.18750/35, 37 & 40 GRANTEE Part of 1000.0.0, granted to Edward Paine Butler & William Woolley		<b>PLAN OF SURVEY</b> BY SURVEYOR Anthony Owen Carrick Brooks Lark & Carrick, Surveyors 175 Collins Street Hobart LOCATION Land District of Monmouth Parish of Ralphs Bay SCALE: <del>1:800</del> 1:1000 LENGTHS IN METRES		REGISTERED NUMBER <b>SP135691</b> APPROVED EFFECTIVE FROM 15 AUG. 2001..... <i>Alice Kanta</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107 (5424-51)	LAST UPI No. 1401565, 1415600 1415601, 1415602, 1415605	LAST PLAN NO. SP 9247	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 35 COMPILED FROM C.T.18750/35  
 § THIS SURVEY



COUNCIL APPROVAL

Registered Number

**SP 135691**

{Insert any qualification to the permit under section 83(5), section 109 or section 111  
of the Local Government ( Building & Miscellaneous Provisions ) Act 1993 }

The subdivision shown in this plan is approved subject to the following effect :

"All lots on the plan are suitable for the installation of an Aerated  
Wastewater Treatment System & the disposal of sillage from a  
Class One dwelling."

" COUNCIL CANNOT PROVIDE A SUPPLY OF WATER NOR A  
MEANS SEWERAGE OR DRAINAGE "

UNDER SECTION 111 TO ENABLE LOTS 1, 2, 6, 10 & 35 TO EACH FORM SINGLE PARCELS

In witness whereof the common seal of CLARENCE CITY COUNCIL

has been affixed, pursuant to a resolution of the Council of the said municipality

passed the 25<sup>th</sup> day of SEPTEMBER 2000 , in the presence of us

Member .....

Member .....

General Manager

**CORPORATE SECRETARY  
CLARENCE CITY COUNCIL**

Council Reference SD 2000/47

NOMINATIONS

For the purpose of section 88 of the Local Government ( Building & Miscellaneous Provisions ) Act 1993

the owner has nominated

Toomey Maring ..... Solicitor to act for the owner

Brooks Lark & Carrick ..... Surveyor to act for the owner

TO BE COMPLETED WHEN ADDITIONAL PLAN OF SURVEY SHEETS ARE ANNEXED

Detailed drawings of the lots shown in this plan are contained in the additional sheet(s) annexed and

signed by us

..... Surveyor

..... General Manager

OFFICE EXAMINATION:

Indexed ..... Computed BYE 9/5/2001 Examined BYE 9/5/2001



<p align="center"><b>SCHEDULE OF EASEMENTS</b></p> <p><b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center"><b>SP 135691</b></p>
--	--

PAGE 1 OF 1 PAGE/S

## EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

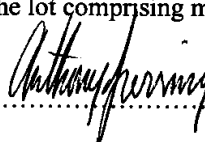
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

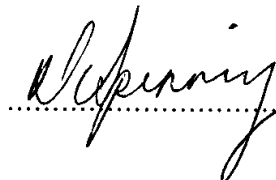
## COVENANTS

The owner of each lot on the plan covenants with the Vendors Anthony Ian Sperring and Debra Clare Sperring and the owner or owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants 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 every other lot shown on the plan to observe the following stipulations:

- (a) Not to erect any building on the lot which is sited closer to any public road or public recreation area adjoining it than one quarter of the depth of such lot.
- (b) Not to erect any building on the lot constructed of materials of a type or colour that will contrast rather than blend with the rural environment to the satisfaction of the Clarence City Council and without limiting the generality of the foregoing not to utilise unpainted galvanised iron in any such construction.
- (c) Not to use any building erected on the lot other than as a single residence for one family only.
- (d) Not to erect any building on the lot comprising more than a single storey.

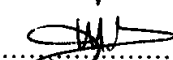
Signed by the Subdivider:






Signed on behalf of

Westpac Banking Corporation:



Jillian Margaret Malpas

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Anthony Ian Sperring and Debra Clare Sperring</p> <p>FOLIO REF: 9247/4</p> <p>SOLICITOR &amp; REFERENCE: Toomey Maning &amp; Co (Stephen Wicks)</p>	<p>PLAN SEALED BY: Clarence City Council</p> <p>DATE: 1-5-2001</p> <p>SD/2000/47</p> <p>REF NO.</p> <p align="right"> Council Delegate</p> <p align="right"><b>CORPORATE SECRETARY CLARENCE CITY COUNCIL</b></p>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 3 PAGES	Registered Number <b>SP135691</b>
SUBDIVIDER: Anthony Ian Sperring and Debra Clare Sperring FOLIO REFERENCE: 9247/4	

**EASEMENTS**

- A. Each lot on the plan is subject to the full and free right and liberty for John Maurice Tyquin his heirs executors and administrators and assigns and the owner or owners for the time being of any adjoining land owned by him at all times hereafter at their will and pleasure to pass and repass with or without horses and other animals, carts, carriages, motors or motor vehicles laden or unladen over and along all roadways now or hereafter to be constructed over such lot.
- B. Lot 6 ~~and the Balance~~ <sup>is</sup> are each subject to:
- a Right of Drainage appurtenant to Lot 400 on SPD 338 over the Drainage Easement 1.52 wide shown on the plan passing through each such lot.
  - a Right of Drainage in favour of the Corporation over the Drainage Easement 1.52 wide shown on the plan passing through each such lot.

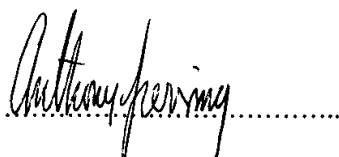
Lot 1 is:

- TOGETHER WITH a Right of Carriageway over that part of Lot 2 shown on the plan as "Right-of-way B (Private) 3.60 wide".
- SUBJECT to a Right of Carriageway appurtenant to Lot 2 over that part of Lot 1 shown on the Plan as "Right-of-way A (Private) 3.60 wide".

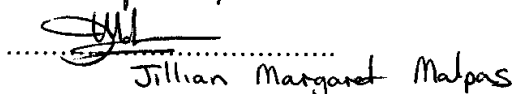
Lot 2 is:

- TOGETHER WITH a Right of Carriageway over that part of Lot 1 shown on the plan as "Right-of-way A (Private) 3.60 wide".
- SUBJECT to a Right of Carriageway appurtenant to Lot 1 over that part of Lot 2 shown on the Plan as "Right-of-way B (Private) 3.60 wide".

Signed by the Subdivider:



Signed on behalf of  
Westpac Banking Corporation:



Jillian Margaret Malpas.

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 3 PAGES	Registered Number <b>SP 135691</b>
SUBDIVIDER: Anthony Ian Sperring and Debra Clare Sperring FOLIO REFERENCE: 9247/4	

**FENCING PROVISION**

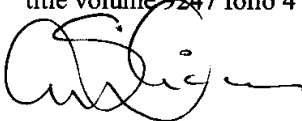
In respect of any lot shown on the plan, the Vendors Anthony Ian Sperring and Debra Clare Sperring shall not be required to fence.

**INTERPRETATION**

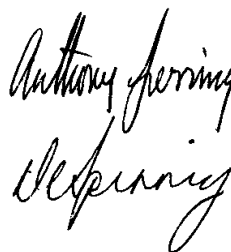
"Corporation" means the Mayor, Aldermen and Electors of the City of Clarence.

"Balance" means the balance of the land in certificate of title volume 9247 folio 4 after acceptance of the plan.

SIGNED by ANTHONY IAN SPERRING and )  
DEBRA CLARE SPERRING as registered )  
proprietors of the land comprised in certificate of )  
title volume 9247 folio 4 in the presence of: )



S. M. WICKS  
Solicitor  
Hobart



EXECUTED on behalf of WESTPAC BANKING )  
CORPORATION as registered proprietor of )  
Mortgage Registered No. C223297 affecting the )  
subject lands in the presence of: )

Sign for and on behalf of  
WESTPAC BANKING CORPORATION  
ABN 33 007 457 141

**Jillian Margaret Malpas Supervisor**

.....  
s duly constituted Attorney in the presence of:



.....  
Signature of Witness

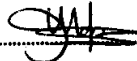
.....  
Signature of Witness

.....  
Name of Witness (BLOCK LETTERS)

500 Collins Street  
Melbourne Vic 3000

.....  
Address and occupation of Witness

WESTPAC BANKING CORPORATION by its  
Attorney who hereby states that at the time of  
executing this instrument no notice of revocation has  
been received in respect of the Power of Attorney  
registered in the Registry of Deeds, number 69/4504  
under the authority of which this instrument has been  
executed.



Mortgagee under mortgage  
or  
Encumbrance under encumbrance

No. C223297

**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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Darryn White - Building Design and Consulting - 2009

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| 11 | - | Swimming Pool / Spa Requirements (cont) |

### Project Information

Land Title Reference:	Volume 135691	Folio 10
PID:	2050386	
Lot area:	1.425ha	

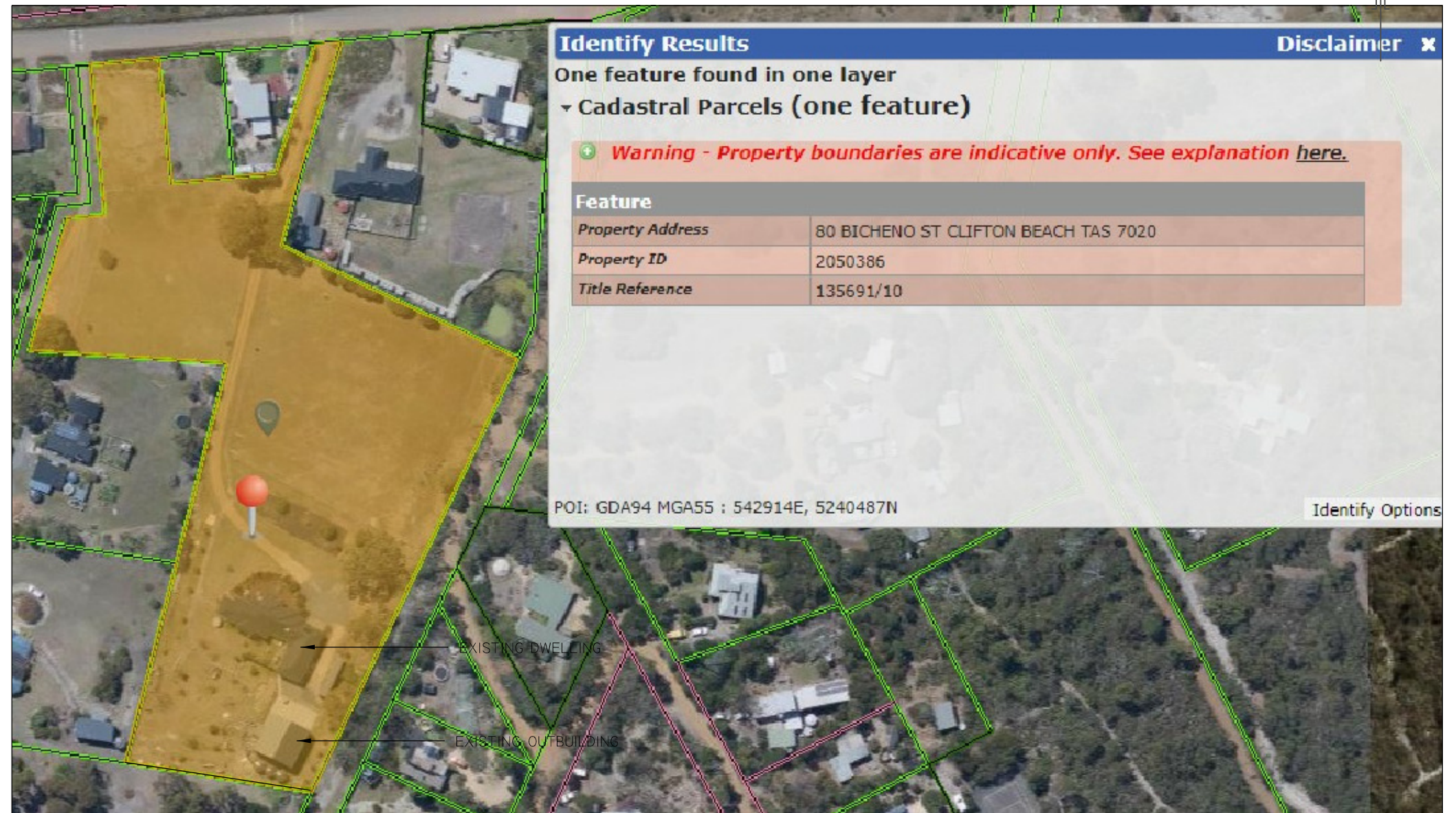
Total floor areas:	
Existing Dwelling Footprint	302m2
Existing Outbuilding	160m2
Proposed Alfresco Dining addition	40m2
Proposed Courtyard 1	200m2
Proposed Courtyard Addition 2	15m2

Tasmanian Planning Scheme  
Zone - Rural Living  
Low Density Residential

Planning Code Overlay  
Low Coastal Erosion Hazard Band, Medium Coastal Erosion Hazard Band,  
Waterway and Coastal Protection Area, Low Coastal Inundation Hazard  
Band, Future Coastal Refugia Area, Medium Coastal Inundation Hazard  
Band, Flood Prone Areas.

Design Wind Speed:	N3 (Assumed)
Soil Classification:	Class M (Assumed)
Climate Zone:	7
Bushfire-Prone Area	
BAL rating:	NA
Rock Type:	

NOTE.  
ALL STORMWATER FROM ROOF CATCHMENT TO CONNECT TO EXISTING.



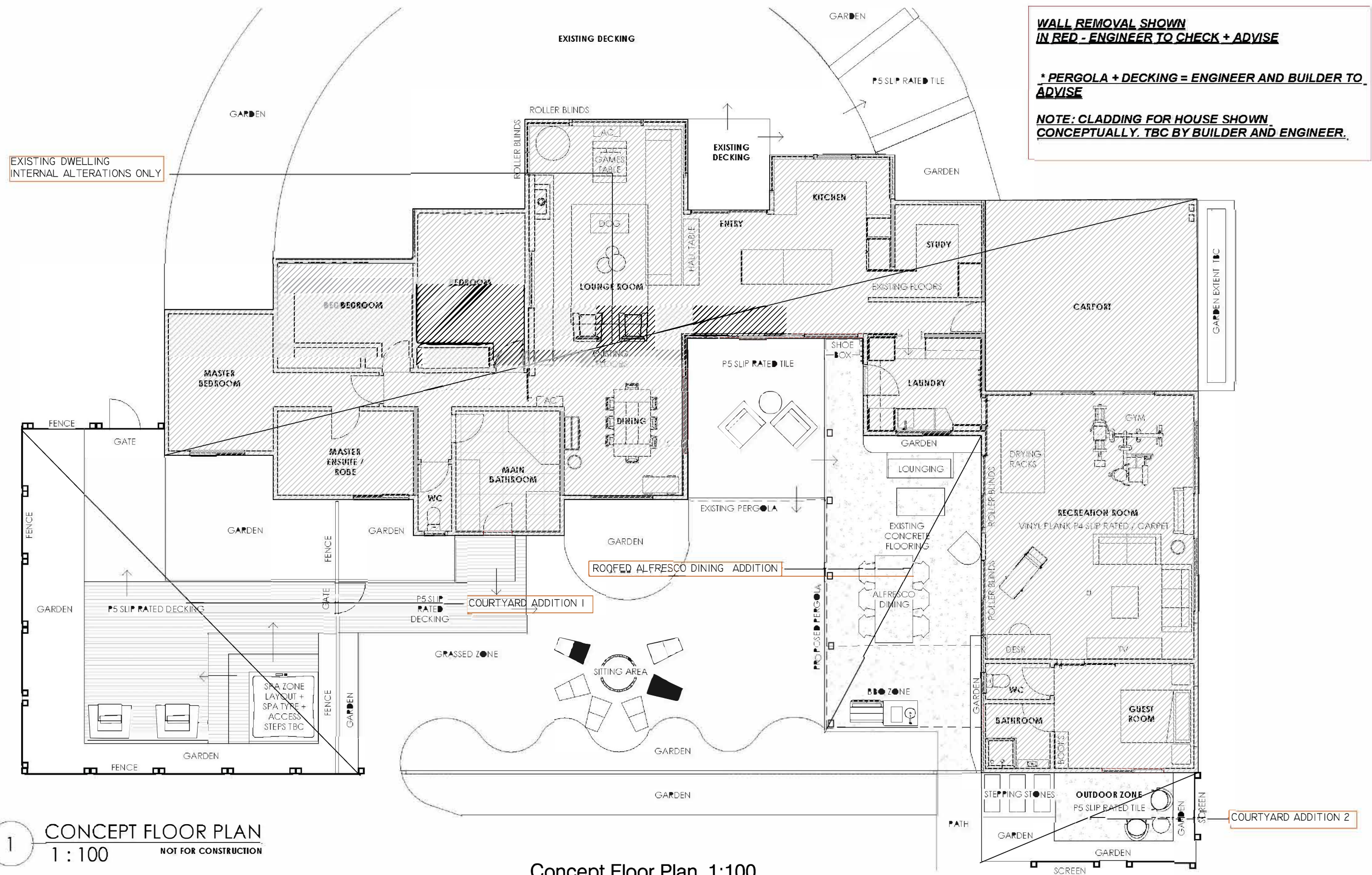
Site Plan NTS

Date	12th January 2024	Page size <b>A3</b>	Client	P & A Goward	Proposal  Addition / Alteration	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: <a href="http://www.everythingbuilding.com.au">www.everythingbuilding.com.au</a> ABN: 56130097060 ACCREDITATION NO: CC1623W	This drawing is the property of Darryn White Reproduction in whole or part is strictly forbidden without the written consent of Darryn White Failure in doing will result in legal action being taken.	© 2023	Page No <div>01 / 11</div>
Scale	NTS		Address	80 Bicheno Street Clifton Beach		Amendments	2337		



Date 12th January 2024	Page size <b>A3</b>	Client P & A Goward	Proposal Addition / Alteration	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W	This drawing is the property of Darryn White Reproduction in whole or part is strictly forbidden without the written consent of Darryn White Failure in doing will result in legal action being taken.	© 2023	Page No <div>02 11</div>
Scale 1:200		Address 80 Bicheno Street Clifton Beach		Amendments			

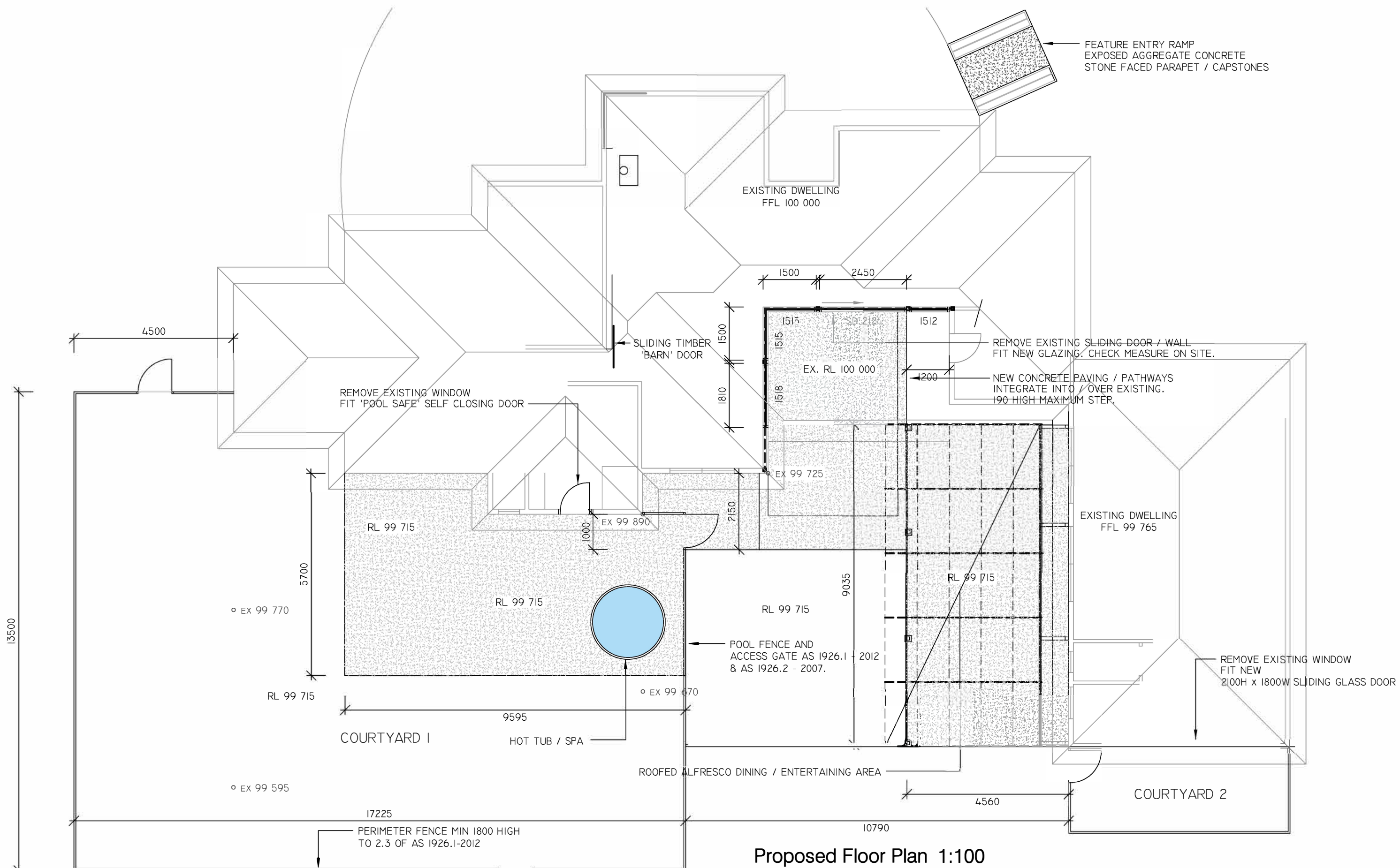




## Concept Floor Plan 1:100

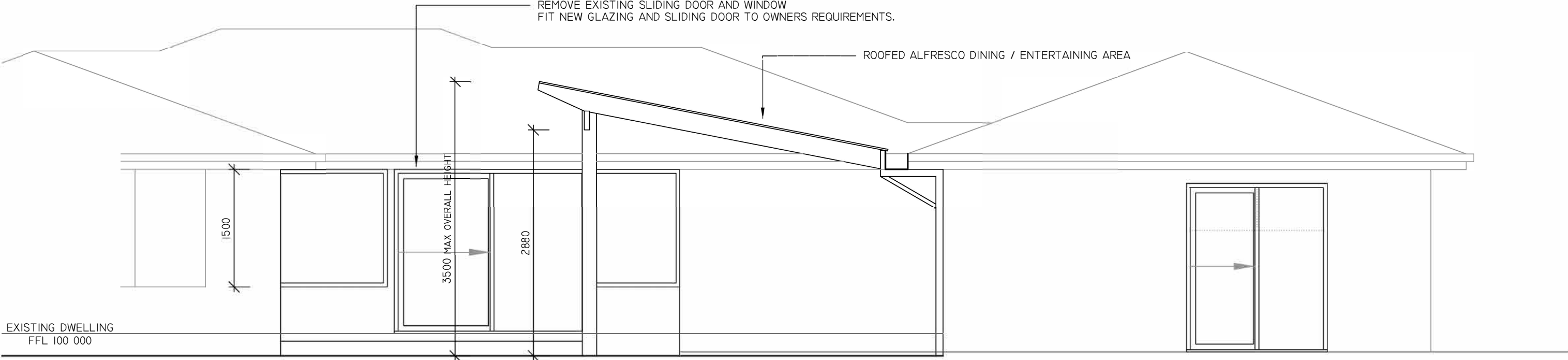
Date	12th January 2024	Page size <div>A3</div>	Client	P & A Goward	Proposal <div>Addition / Alteration</div>	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: <a href="http://www.everythingbuilding.com.au">www.everythingbuilding.com.au</a> ABN: 56130097060ACCREDITATION NO: CC1623W		This drawing is the property of Darryn White Reproduction in whole or part is strictly forbidden without the written consent of Darryn White Failure in doing will result in legal action being taken.	© 2023	Page No <div>03 / 11</div>
Scale	1:100		Address	80 Bicheno Street Clifton Beach		Amendments	Job No <div>2337</div>			



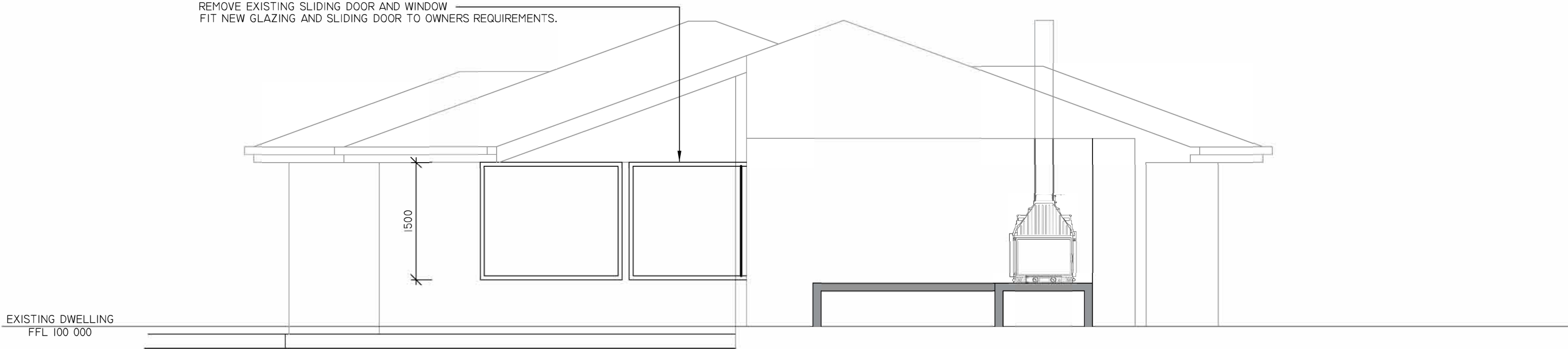


Proposed Floor Plan 1:100

Date 12th January 2024	Page size A3	Client P & A Goward	Proposal Addition / Alteration	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W	This drawing is the property of Darryn White Reproduction in whole or part is strictly forbidden without the written consent of Darryn White Failure in doing will result in legal action being taken.	© 2023	Page No 04/11
Scale 1:100		Address 80 Bicheno Street Clifton Beach		Amendments			Job No 2337



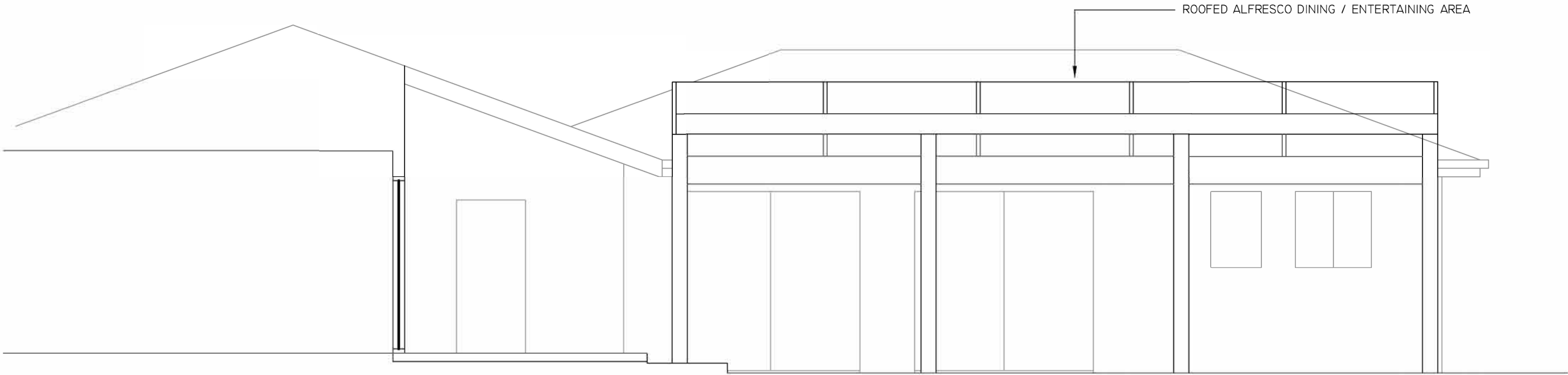
South West Elevation 1:50



South East Elevation / Section Detail 1:50

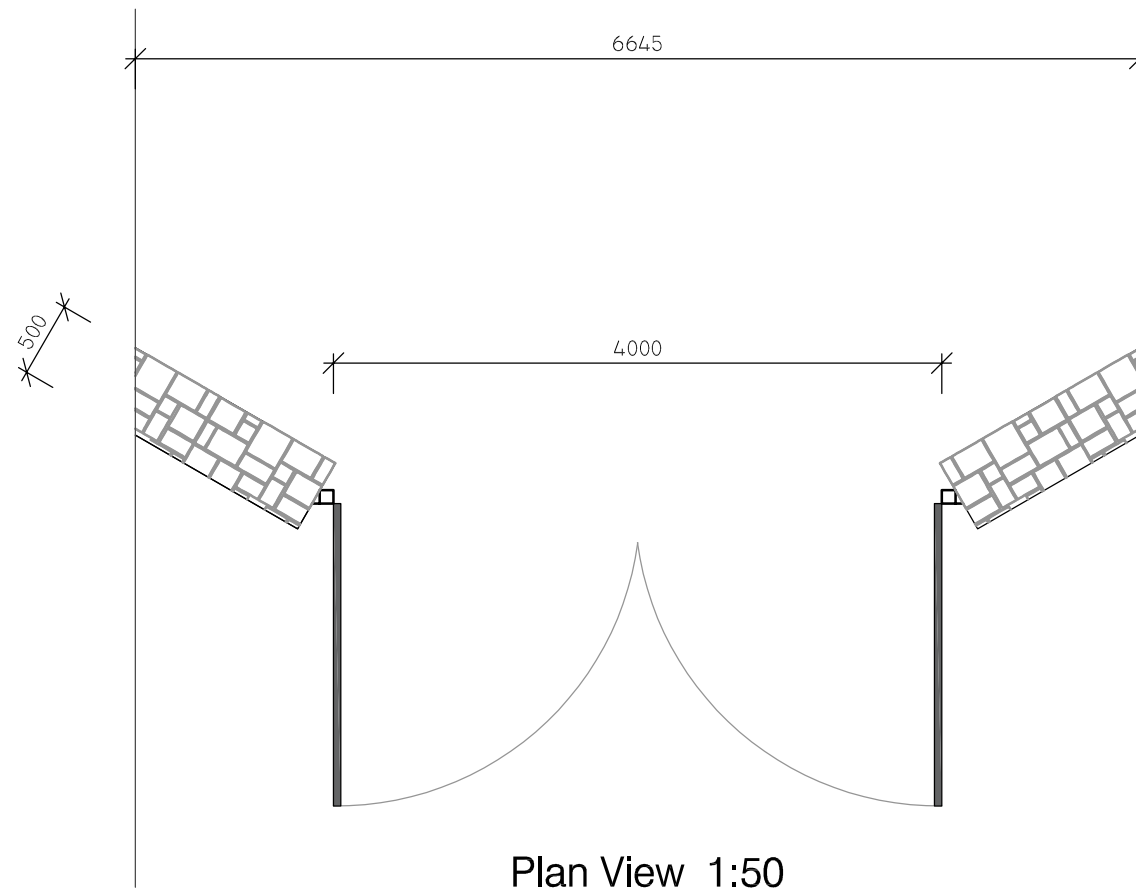
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Scale <b>1:50</b>		Address <b>80 Bicheno Street Clifton Beach</b>		Amendments			Job No <b>2337</b>



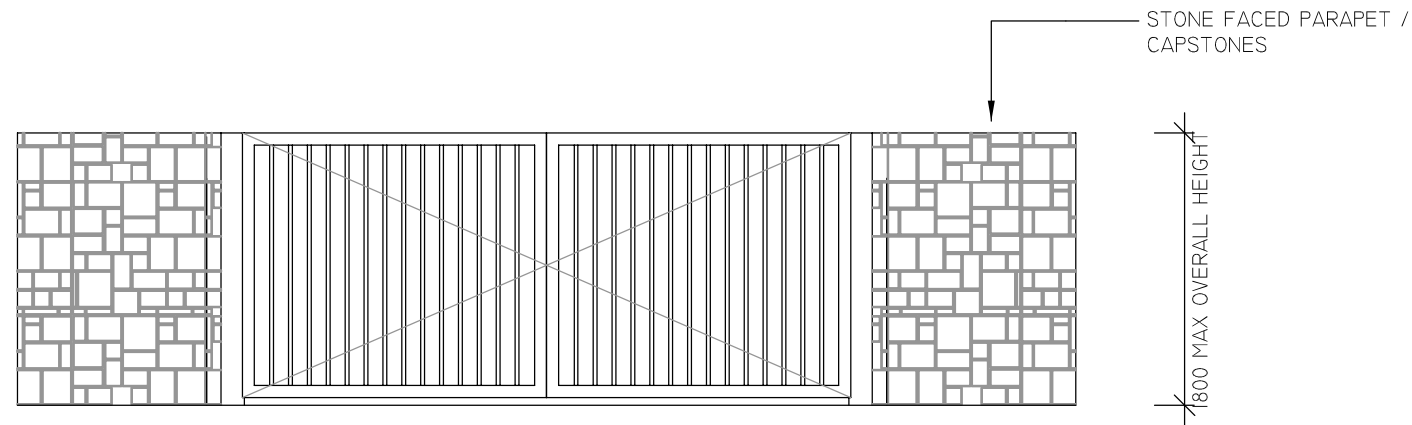


North West Elevation Section Detail 1:50

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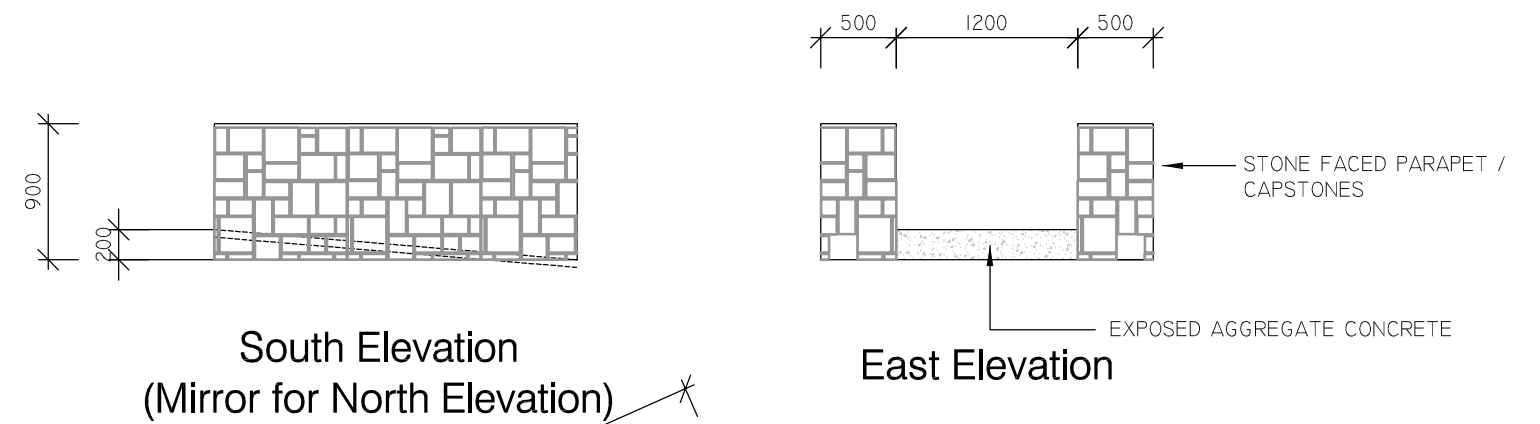


Plan View 1:50



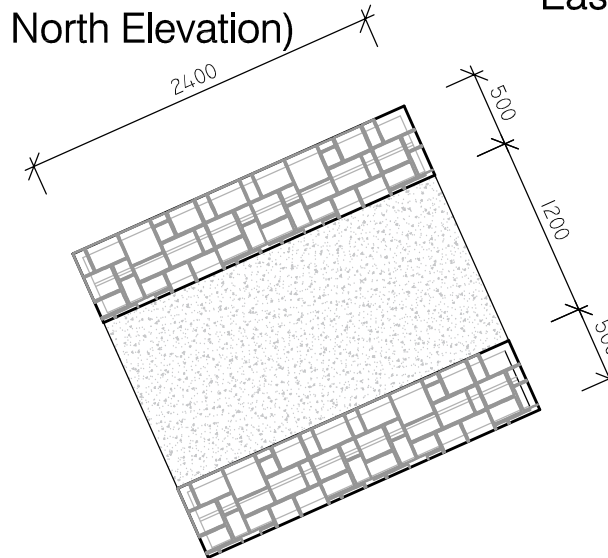
South West Elevation  
(Mirror for North East Elevation)

Driveway Entry Gates



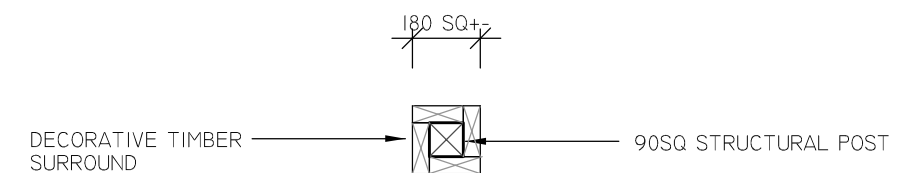
South Elevation  
(Mirror for North Elevation)

East Elevation



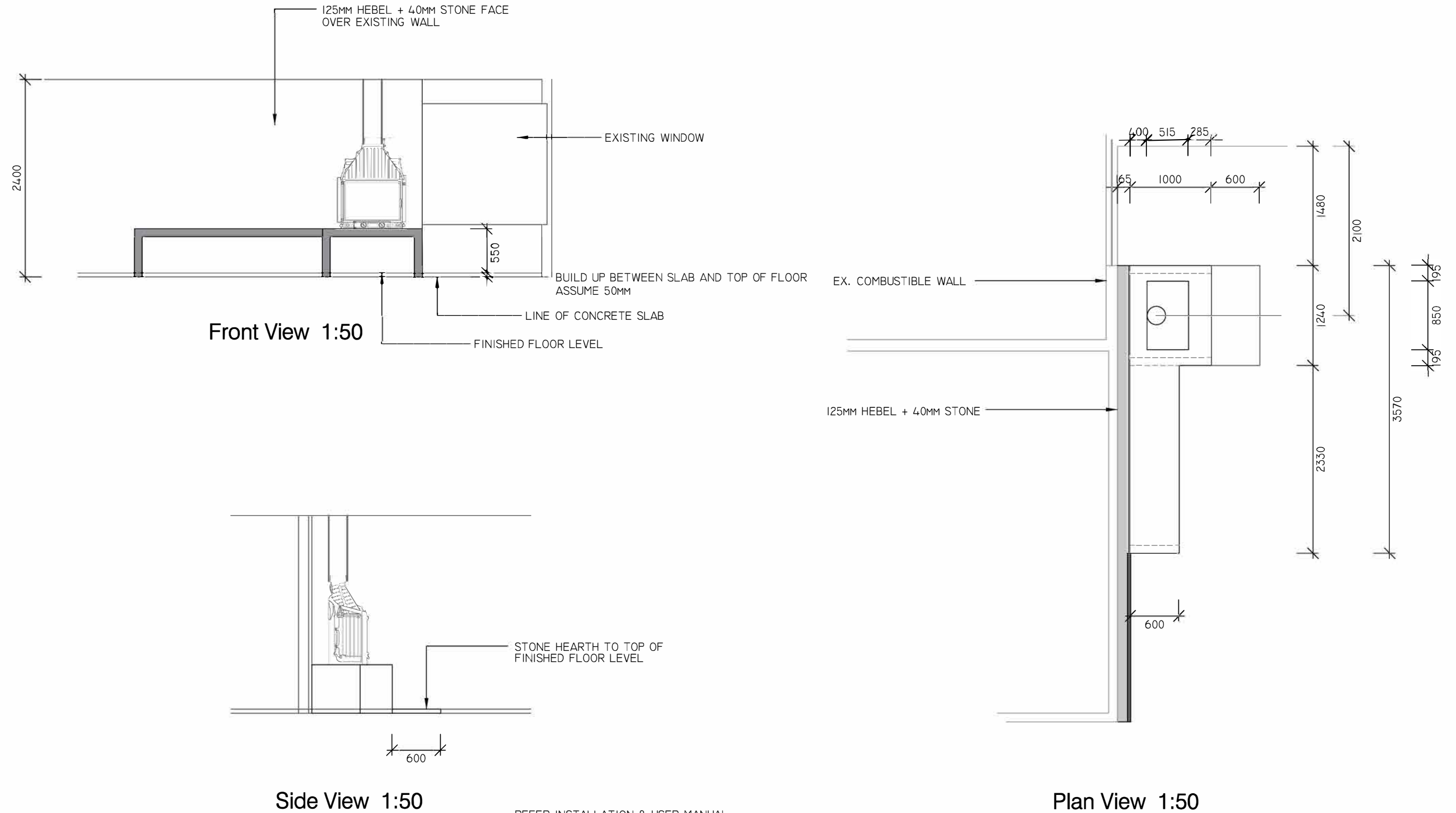
Plan View 1:50

Feature Entry Ramp



Pergola Support Post

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Amendments						Job No 2337				



REFER INSTALLATION & USER MANUAL  
TO CONFIRM SEPARATION DISTANCES AND VARIATIONS TO INSTALLATION .

## CHEMINEES PHILIPPE Radiante / 7003v Wood Heater

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Scale	1:50		Address	80 Bicheno Street Clifton Beach		ACCREDITATION NO: CC1623W			
Amendments						Job No <b>2337</b>			

SWIMMING POOL / SPA REQUIREMENTS.

SWIMMING POOL ACCESS TO COMPLY WITH CLAUSE 3.9.3 OF CURRENT B.C.A.  
GATE ACCESSING POOL AREA TO COMPLY WITH AS 1926.1 - 2012 & AS 1926.2 - 2007.

TREES, SHRUBS AND BUSHES TO BE CUT BACK / REMOVED AND MAINTAINED  
TO REMAIN OUTSIDE NCZ IN ACCORDANCE WITH AS 1926.1 - 2012

HINGED GATE ACCESS TO POOL TO OPEN AWAY FROM POOL, HAVE AUTOMATIC CLOSE  
AND LATCH TO COMPLY WITH AS 2.4.1, 2 OF AS 1926.1 - 2012.  
LATCH DEVICE NOT READILY OPERABLE BY YOUNG CHILDREN @ MIN 1500 HIGH

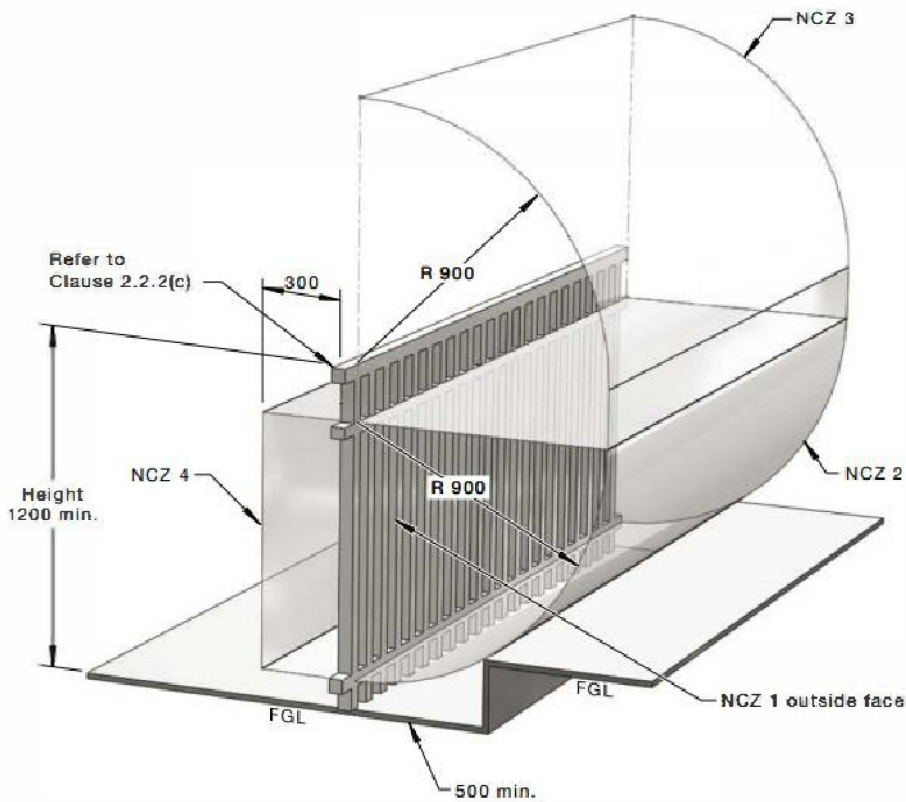
PROVIDE POOL FENCING IN ACCORDANCE WITH CLAUSE 3.9.3.2 OF B.C.A

SWIMMING POOL / SPA DETAILS:

- RECIRCULATION OF WATER TO BE AT LEAST 10 000 LITRE / HR (6 HOURLY RECIRCULATION)
- ALL MECHANICAL EQUIPMENT TO MANUFACTURERS SPECIFICATIONS.
- ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500, TASMANIAN PLUMBING CODE  
AND LOCAL COUNCIL REQUIREMENTS.

NOTE:  
POOL PUMP FITTED WITH CARTRIDGE FILTER.

FOR EMPTYING OF THE SPA ALL DISCHARGED WATER TO BE COLLECTED IN TANKER  
AND REMOVED FROM SITE.



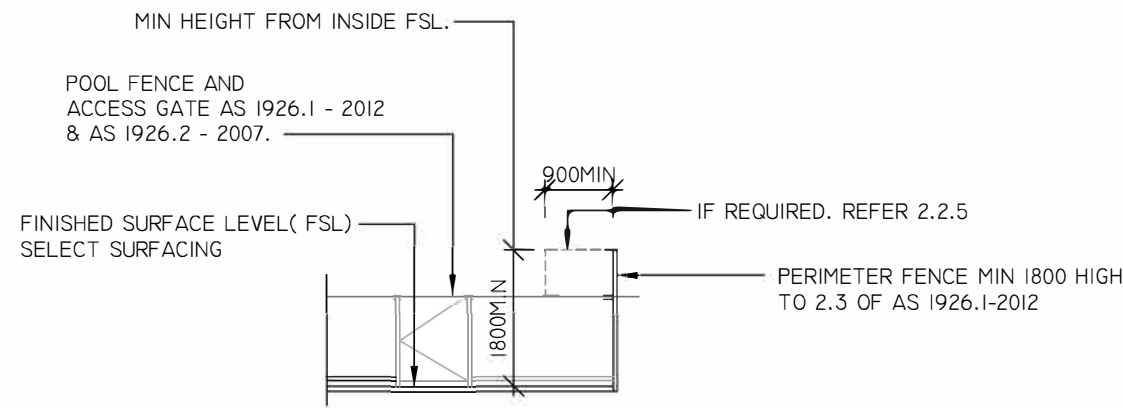
No Climb Zones



Glass Pool Fence (Typical)

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Perimeter / Pool Fence 1:100

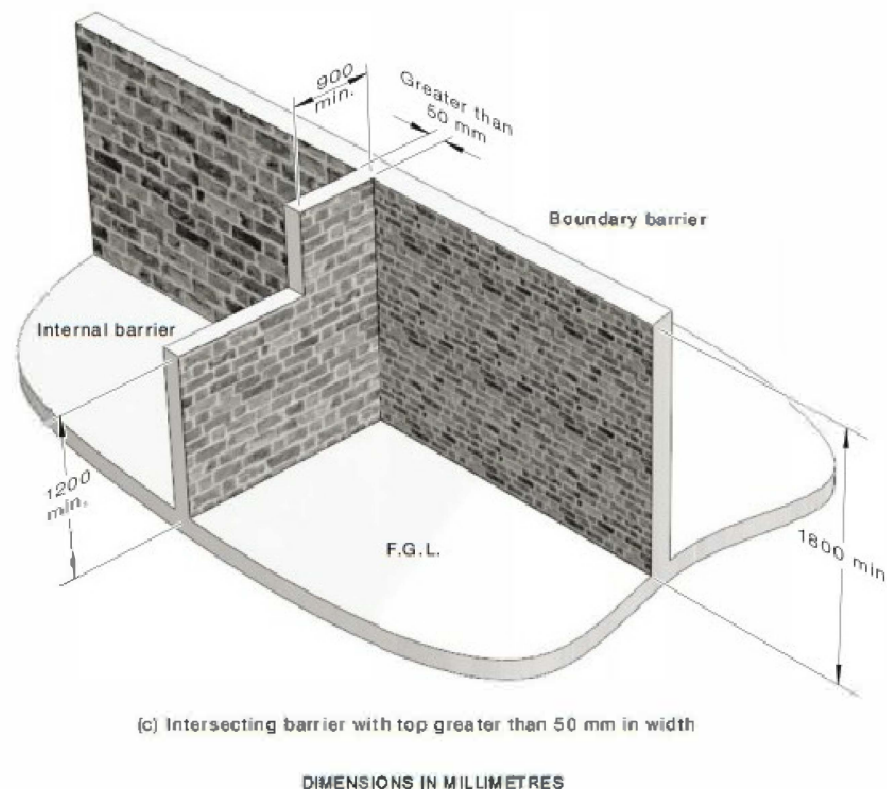


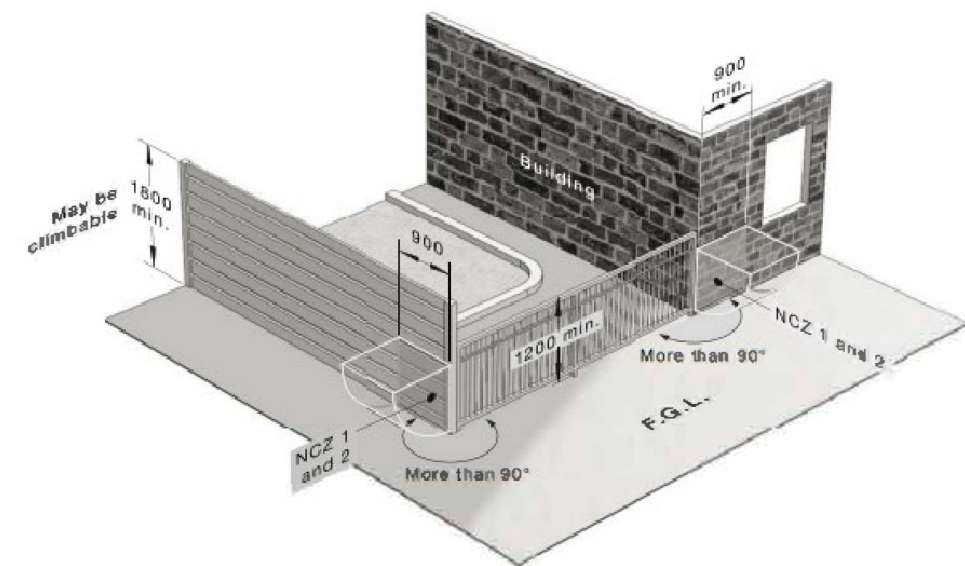
FIGURE 2.2 (in part) BOUNDARY BARRIERS

### 2.2.5 Intersecting barriers

Where a barrier with a height less than 1800 mm intersects with a barrier with a height not less than 1800 mm at an angle greater than 90° then NCZs 1 and 2 on the lower barrier shall extend 900 mm beyond that intersection (see Figure 2.3).

AS 1926.1—2012

12



DIMENSIONS IN MILLIMETRES

FIGURE 2.3 INTERSECTING INTERNAL BARRIERS

## 2.3 BARRIERS

### 2.3.1 Features and objects near a barrier

In addition to the provisions of Clause 2.2, steps, retaining walls, objects or level changes that would otherwise reduce the height of a barrier within a property shall not be located within 500 mm of the barrier (see Figure 2.1(a)).

### 2.3.2 Perforated material or mesh

Barriers using perforated and mesh materials shall comply with the following:

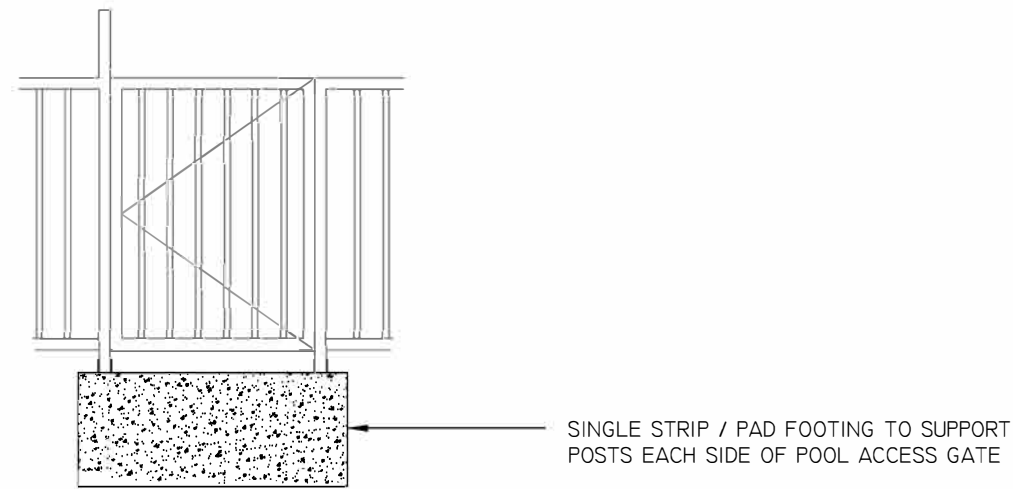
- (a) Barriers within the property using materials with apertures not greater than 13 mm shall have a height not less than 1200 mm and comply with the relevant provisions of Clauses 2.1 and 2.2.
- (b) Barriers using material with apertures greater than 13 mm but not greater than 100 mm shall have a height of not less than 1800 mm.
- (c) Material with apertures greater than 100 mm shall not be used.
- (d) Apertures shall be measured horizontally across their widest part.
- (e) Barriers within the property shall be installed in such a manner and with sufficient height so that—
  - (i) when a 25 kg weight is supported at any point along on the top of the barrier, it shall not reduce the barrier height to less than 1200 mm; and
  - (ii) when a vertical lift force of 100 N is applied at any point along the bottom of the barrier, it shall not result in a gap between the bottom of the barrier and the surface beneath, of more than 100 mm.
- (f) Perforated materials or mesh shall be durable and shall comply with the requirements of Clause 3.3.2.

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Access Gate Footing Requirement (Typical)



Glass Pool Gate (Typical)



Aluminium Pool Gate (Typical)

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Amendments						Job No 2337			

Date: 12/01/2024

Development and Environmental Services  
Clarence Council  
Bligh Street  
Rosny 7018

Dear Planning Officer,

This letter accompanies the preliminary plans 01-11 – 2337 for Addition / Alteration to the existing dwelling at 80 Bicheno Street Clifton Beach and is response to the recent RFI dated 3<sup>rd</sup> January 2024.

**Rural Living Zone**

*Clause 11.4.1 P1 Site coverage*

- *Please provide documentation addressing the following performance criteria:  
The site coverage must be consistent with that existing on established properties in the area, having regard to:*
  - (a) the topography of the site;*
  - (b) the capacity of the site to absorb runoff;*
  - (c) the size and shape of the site;*
  - (d) the existing buildings and any constraints imposed by existing development;*
  - (e) the need to remove vegetation; and*
  - (f) the character of development existing on established properties in the area.*

The existing dwelling is single storey, with the finished floor level not exceeding 1m above natural ground.

It has an existing roof area of 302m<sup>2</sup> and associated outbuilding with roof area of 160m<sup>2</sup>.

The existing site is 1.425ha.

The property is 'low -lying' and relative flat, as characteristic for the neighbouring properties.

The proposed alfresco dining area with a gross roof area of 40m<sup>2</sup> is directly attached to the existing dwelling and sits behind and within the lines of existing development, within an existing 'courtyard' area.

The existing roof will connect to the existing stormwater system with overflow from the water tanks remaining unchanged.

There is no vegetation to be removed.

The character of the existing development will essentially remain unchanged, as the new roof area can only be viewed from the rear and western side of the property, both with the backdrop of the existing dwelling.

**Rural Living Zone**

*Clause 11.4.2 Building height, setback and siting*

*Please provide additional information such as the maximum height of the front gate.*

Refer to the attached plan 07/11.

**Natural Asset Code****Clause 7.6.1 P2.1**

*Buildings and works within a waterway and coastal protection area or a future coastal refugia area.*

*Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:*

- (a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas;*
- (b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation;*
- (c) allowing the coastal processes of sand deposition or erosion to continue to occur;*
- (d) the need to group new facilities with existing facilities, where reasonably practical;*
- (e) the impacts on native vegetation;*
- (f) minimising cut and fill;*
- (g) building design that responds to the particular size, shape, contours or slope of the land;*
- (h) the impacts of sea-level rise on natural coastal processes and coastal habitat;*
- (i) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and*
- (j) the guidelines in the Tasmanian Coastal Works Manual.*

The proposed development is to the rear of the existing dwelling and within the previously modified yard area will not impact on natural assets as stated above.

There is not cut and fill.

The proposed development site is flat and level.

There will be no impact of sea-level rise on coastal processes and coastal habitat.

Any proposed works will adhere to the relevant guidelines of the Wetlands and Waterways Works Manual and Tasmanian Coastal Works Manual.

I trust the above information meets the requirements of the RFI and look forward to the development application moving forward.

Kind regards,



Darryn White