



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/041192

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 83 Derwent Avenue, Lindisfarne

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 during these times.

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

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

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

Proposal:

Demolition of existing sheds, new upper level addition, garage and driveway

Location:

Address **83 Derwent Ave**

Suburb/Town **Lindisfarne**

Postcode **7018**

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

\$ 500,000

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

Dominique Dinel

Current Use of Site:

Residential

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

Yes

☐

No

☐

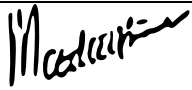
Declaration:

- *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  Date 20.12.23

**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.*

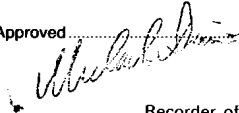
Clarence City Council

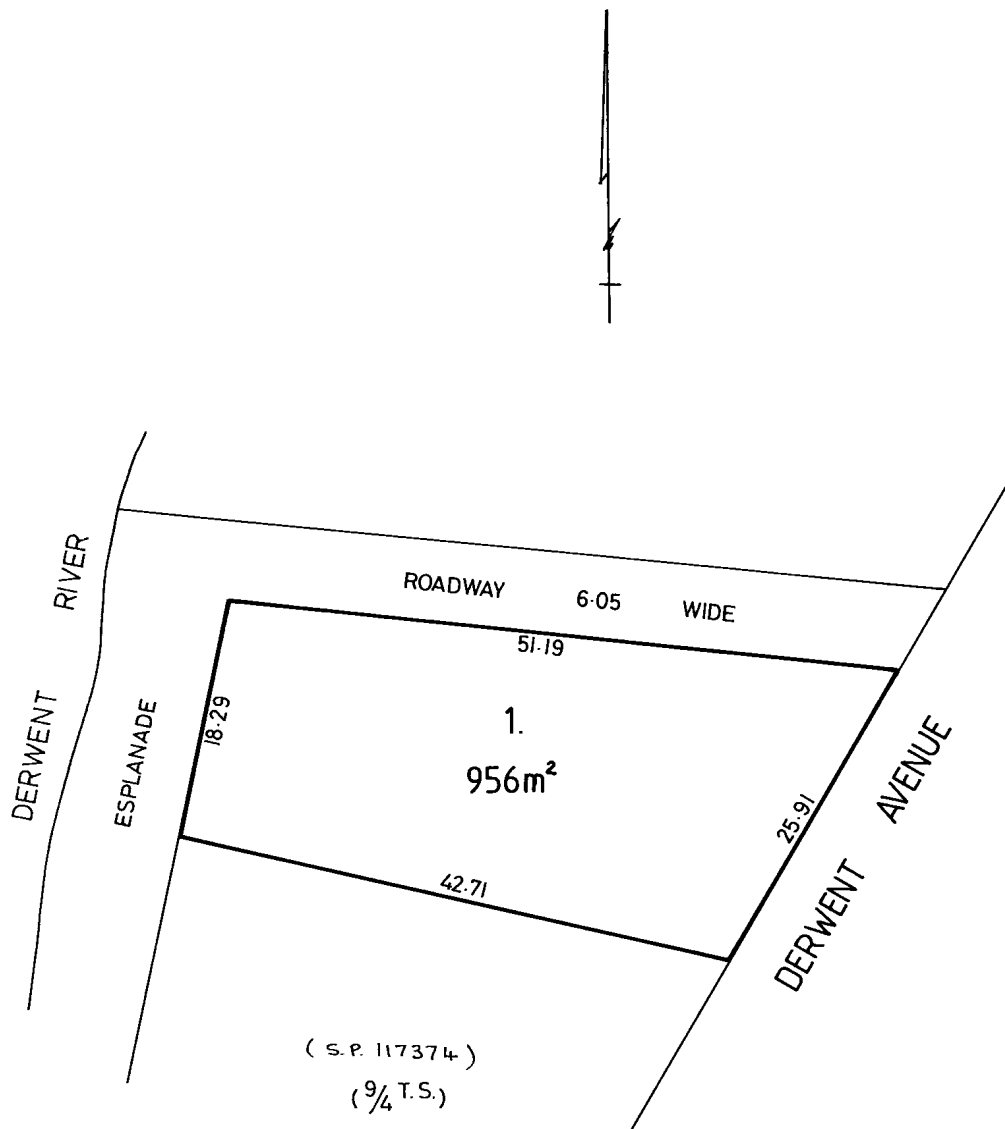
DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ 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.

Owner:	PLAN OF TITLE of land situated in the CLARENCE COMPILED FROM 224-7D 232-7D SCALE 1: 400 MEASUREMENTS IN METRES	Registered Number: D47207
Title Reference: C.T. 3015 - 50		Approved:  Recorder of Titles
Grantee:		



WRP.

SEARCH OF TORRENS TITLE

VOLUME 47207	FOLIO 1
EDITION 3	DATE OF ISSUE 13-Jul-2016

SEARCH DATE : 10-Jan-2024

SEARCH TIME : 01.43 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Diagram 47207

Derivation : Part of 2560 Acres Gtd to T G Gregson

Prior CT 3015/50

SCHEDULE 1

B762946 M577006 TRANSFER to FRANK NEIL GODLEMAN and MAREE
ANNE GOSS Registered 13-Jul-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
132027 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Matthew Bax
M:0408522661
E: matt@matthewbaxarchitect.com.au

10/1/2024

Clarence City Council

Attention Holly Thurston-Doyle.

Dear Holly,

In response to RFI dated 5th January 2024 for planning application PDPLANPMTD 2023/041192 – 83 Derwent Avenue, Lindisfarne.

Proposed new driveway.

As mentioned in our discussion the owners wish to remove the new driveway from the application. Please remove previously submitted drawings C0000, C1001, C2001, C5001 and any other reference of the new driveway from the application.

Item 1 – Refer attached current copy of title.

Item 2 – The intended use for the proposed upper level is for a new master bedroom that has level access with the garage. The clients wish to incorporate a small kitchenette including a sink and area for a fridge so they are able to prepare a cup of tea and other refreshments without having to go to the main kitchen on the lower level.

There is no intention of creating a secondary residence.

General residential zone.

8.4.2 A2/P2 – The new proposed garage is in the same location as the existing garage that is being demolished. The garage location is consistent with garages and carports on the water side of Derwent avenue due to topographical constraints and access. Refer DWG 103 for locations of existing garages and car ports on the front boundary of Derwent Ave.

Potentially contaminated land code.

C14.6.1 Excavation works. The total excavated works is approximately 70m³ and meets the acceptable solution of not exceeding 250m³.

Natural Assets Code.

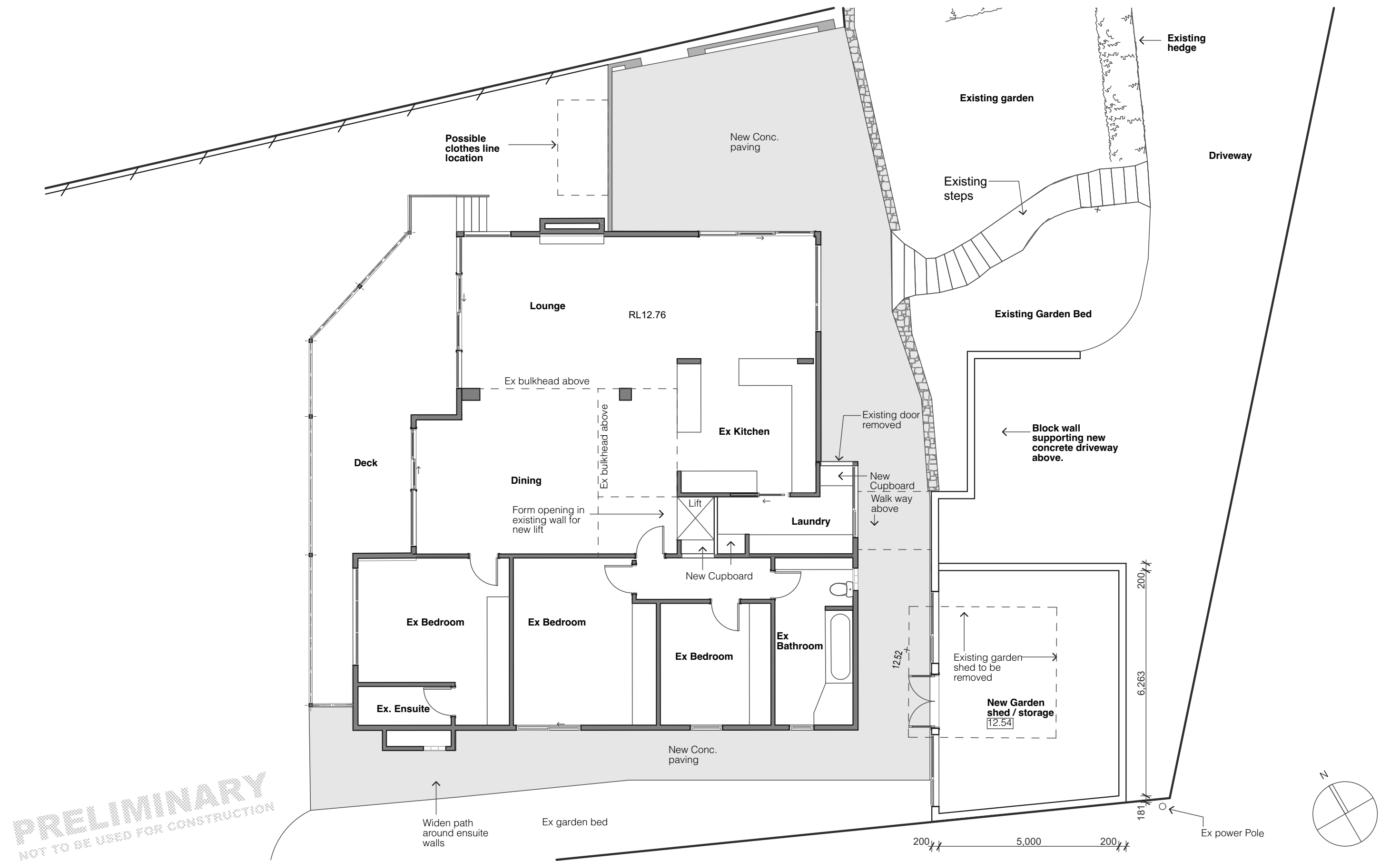
C7.6.1 point 1.v – Refer DWG 100 indicating the line of the natural assets code. As demonstrated all new work within this code is on the upper level within the existing building foot print.

I trust that this letter and supporting documents adequately meet the request for information required.

Kind Regards,

Matthew Bax

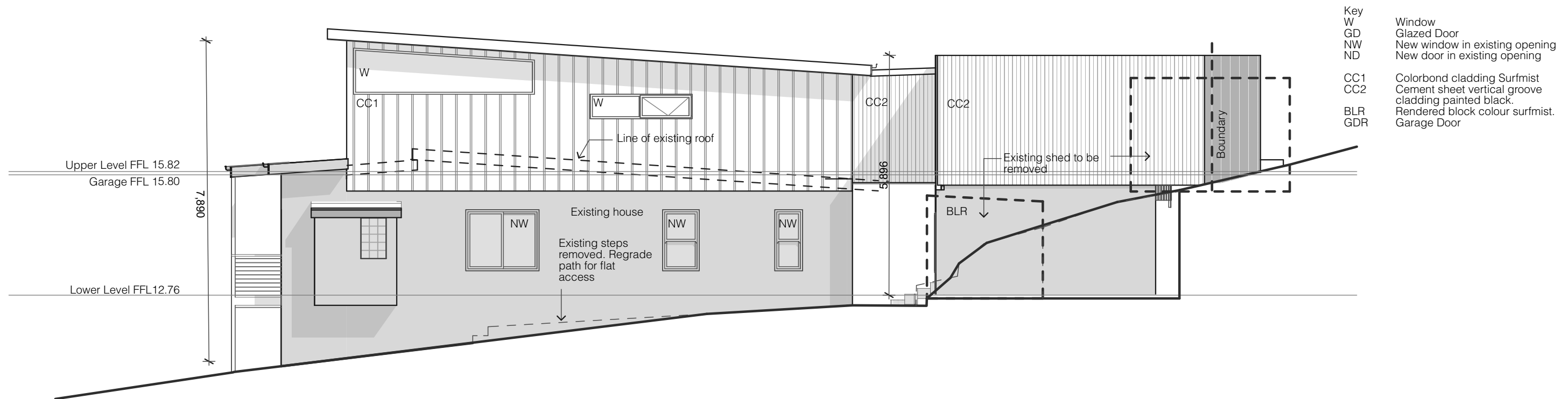
Reg Architect 1397



Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Alterations and Additions 83 Derwent Ave Lindisfarne	Lower Level Plan	Scale	1:100 @ A3
				Date	January 2024
				File Number	2313
				Drawing No	101
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client Frank and Maree Godleman	ph 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au	Printed: Wednesday, 10 January 2024	

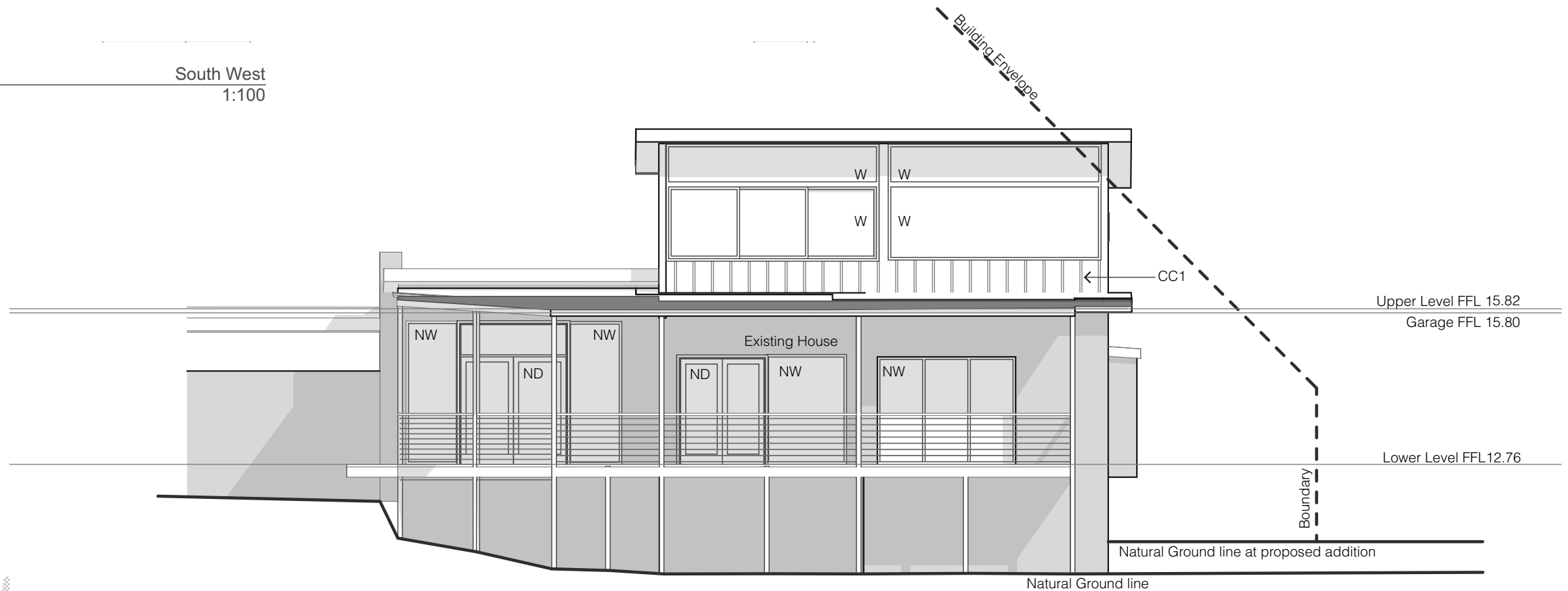


Revision	Date	Project Title	Drawing Title		Drawn	Checked
		Alterations and Additions 83 Derwent Ave Lindisfarne	Existing Garage's on Derwent Ave.		Scale NTS	
					Date January 2024	
					File Number	2313
					Drawing No	103
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client Frank and Maree Godleman	Matthew Bax ARCHITECT		Printed: Wednesday, 10 January 2024	



1

South West
1:100



2

North West
1:100

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Alterations and Additions 83 Derwent Ave Lindisfarne	Elevations 1		
		Client Frank and Maree Godleman		Scale 1:100 @ A3	
				Date January 2024	
				File Number 2313	
				Drawing No 200	
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS			Matthew Bax ARCHITECT 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au		

Printed:
Wednesday,
10 January
2024

- Key

W

GD

NW

ND

CC1

CC2

BLR

GDR
- Window

Glazed Door

New window in existing opening

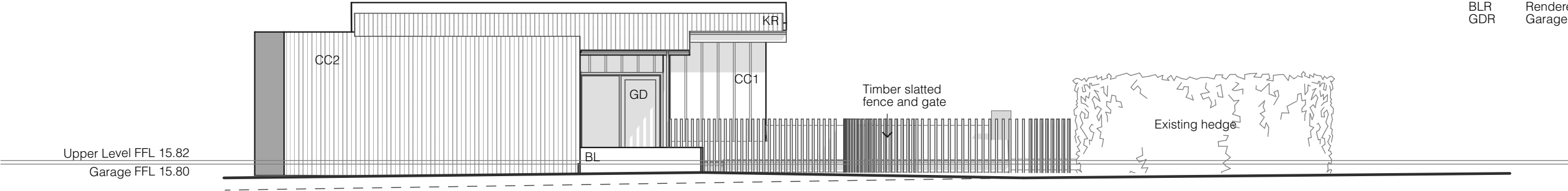
New door in existing opening

Colorbond cladding Surfmist

Cement sheet vertical groove cladding painted black.

Rendered block colour surfmist.

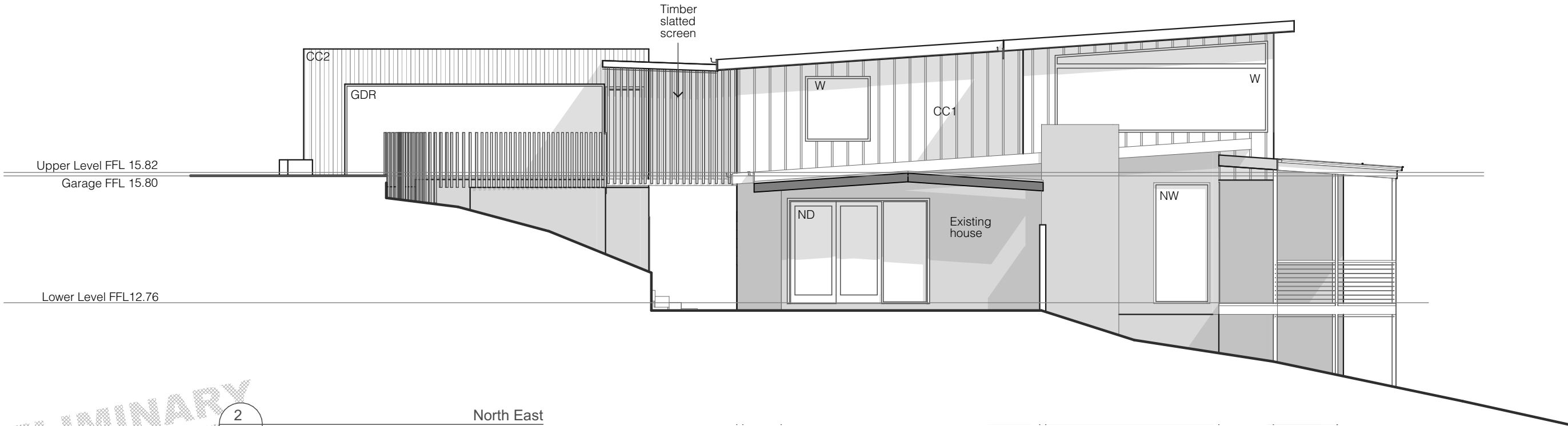
Garage Door



1

South East

1:100



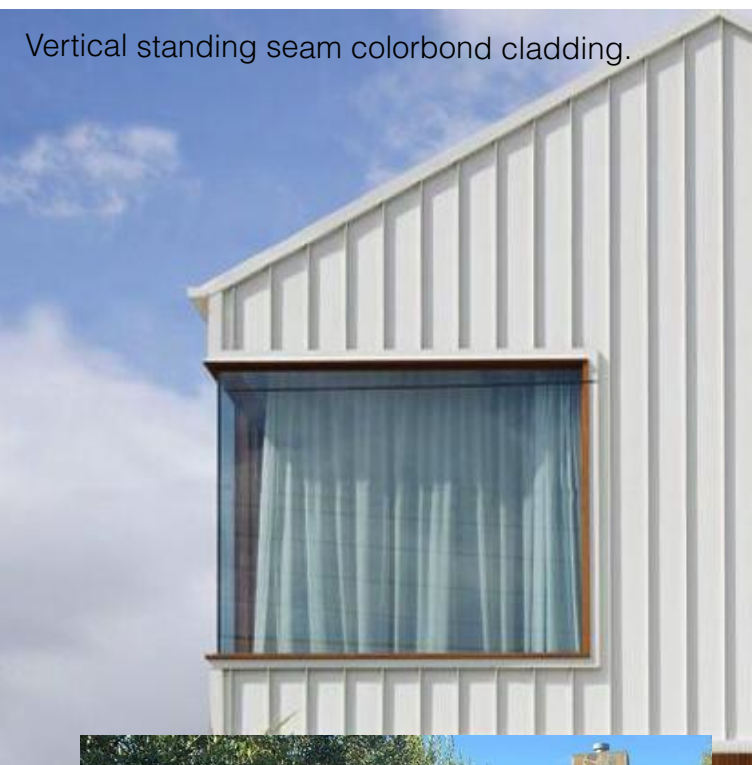
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

2

North East

1:100

Revision	Date	Project Title	Drawing Title		Drawn	Checked
		Alterations and Additions 83 Derwent Ave Lindisfarne	Elevations 2		Scale	1:100 @ A3
					Date	January 2024
					File Number	2313
					Drawing No	201
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client Frank and Maree Godleman	Matthew Bax ARCHITECT		ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au	Printed: Wednesday, 10 January 2024



Timber batten fence / screen

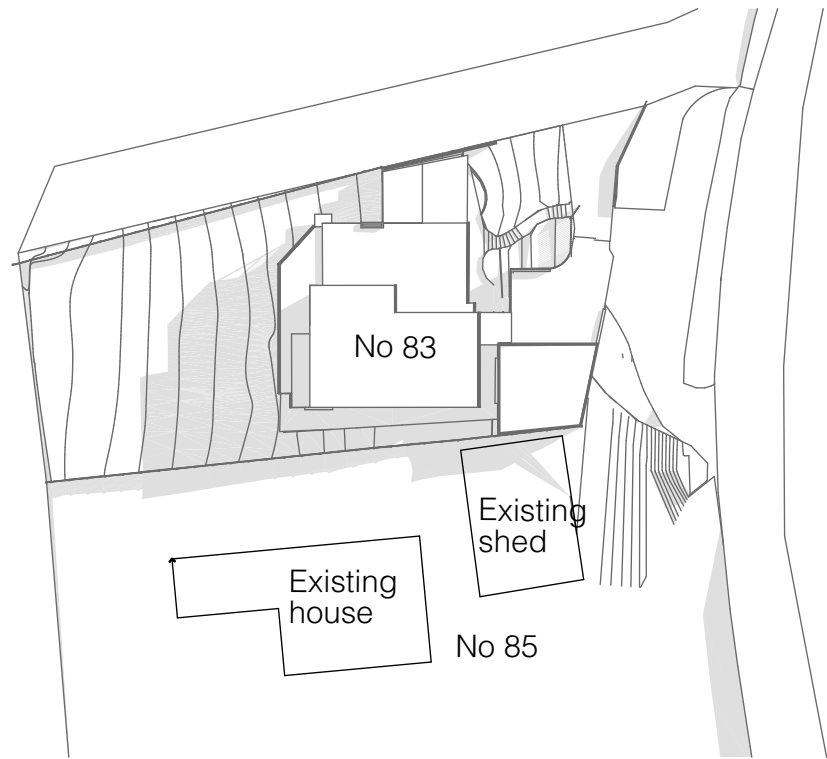


Revision	Date	Project Title	Drawing Title		Drawn	Checked
		Alterations and Additions 83 Derwent Ave Lindisfarne	3d Images 1		Scale	1:100 @ A3
					Date	January 2024
					File Number	2313
					Drawing No	700
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client Frank and Maree Godleman	ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au		Printed: Wednesday, 10 January 2024	

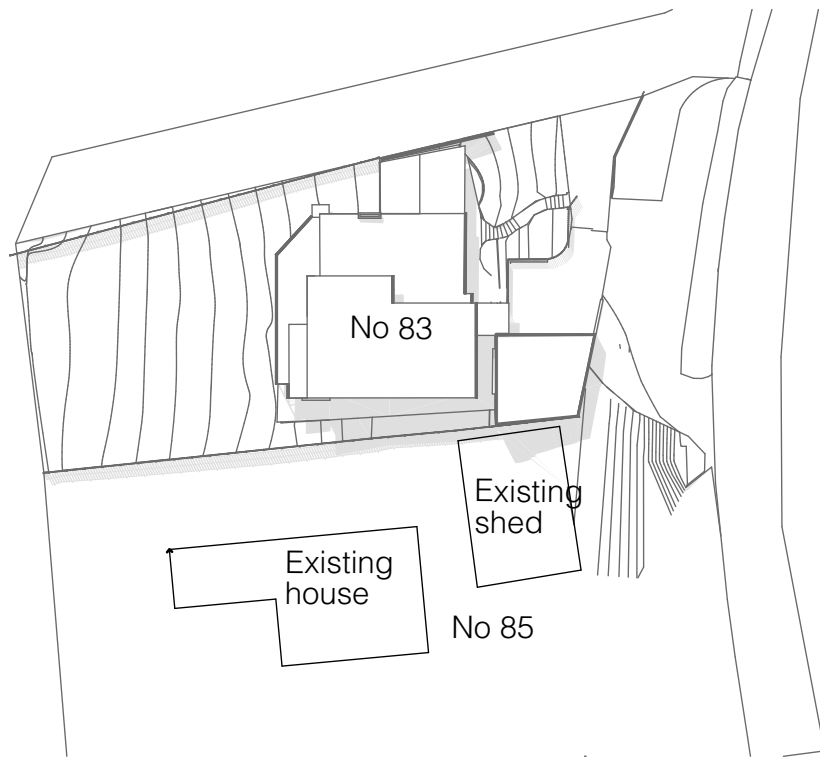


PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

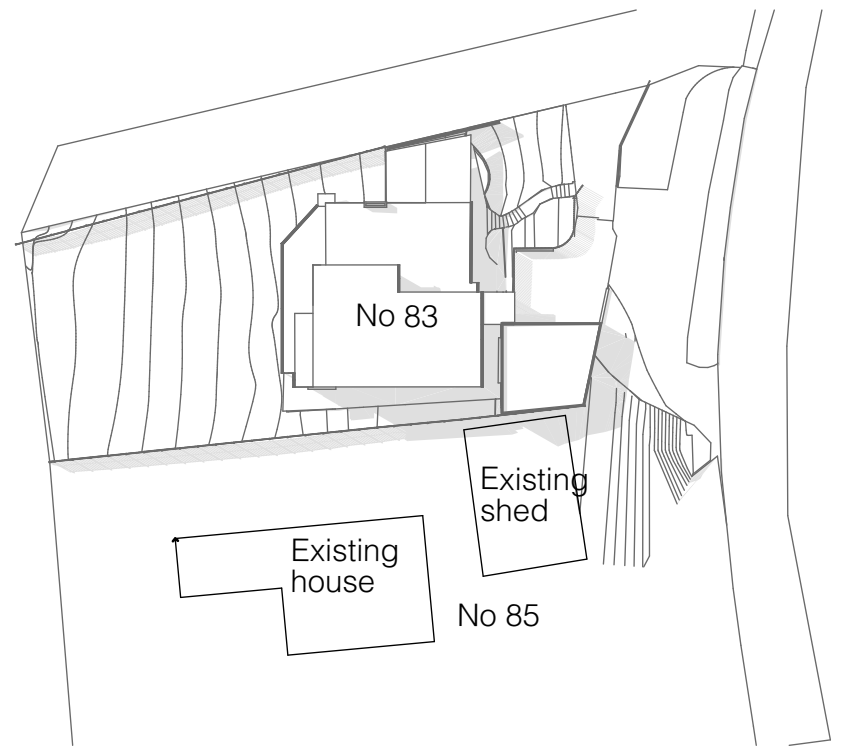
Revision	Date	Project Title			Drawing Title	Drawn	Checked
		Alterations and Additions 83 Derwent Ave Lindisfarne	<div>MATTHEW BAX</div> <div>A R C H I T E C T</div> <div>ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au</div>		3D iamges 2	Scale 1:100 @ A3	
						Date January 2024	
						File Number 2313	Printed: Wednesday, 10 January 2024
						Drawing No 701	
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client Frank and Maree Godleman					



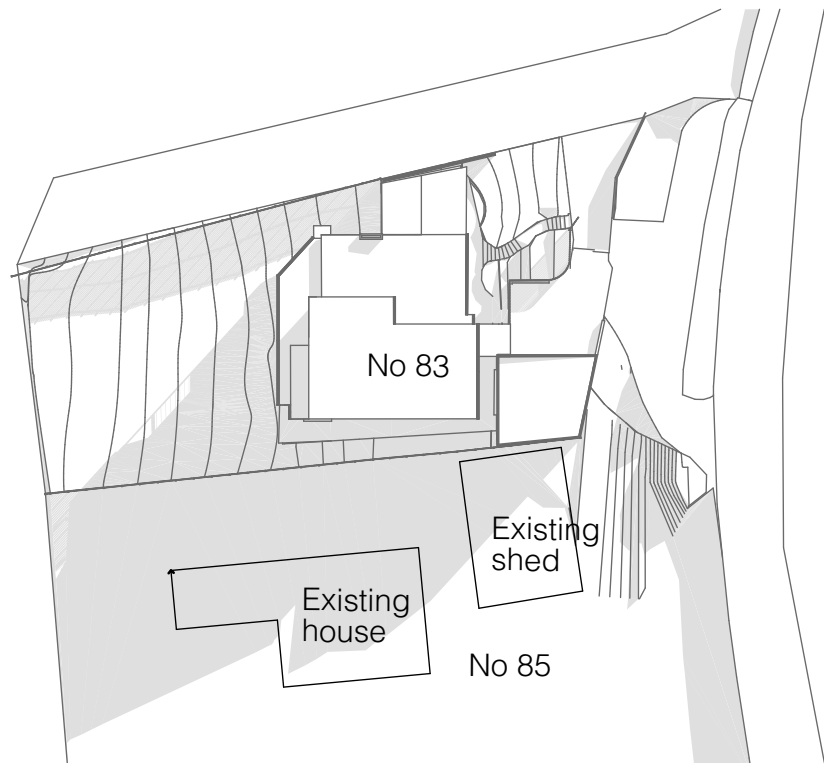
01 21st March & September at 0900h



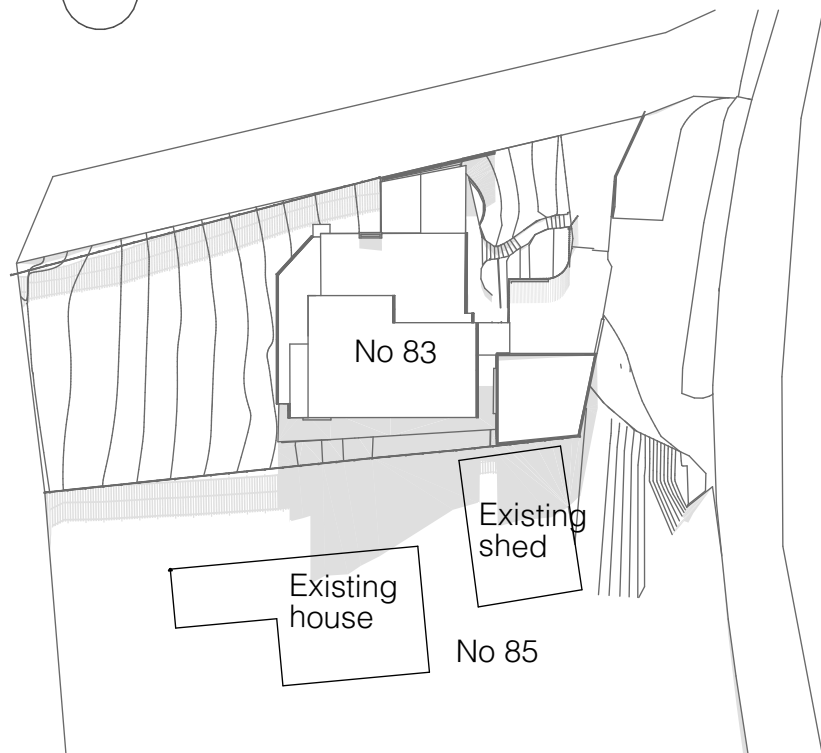
02 21st March & September at 1200h



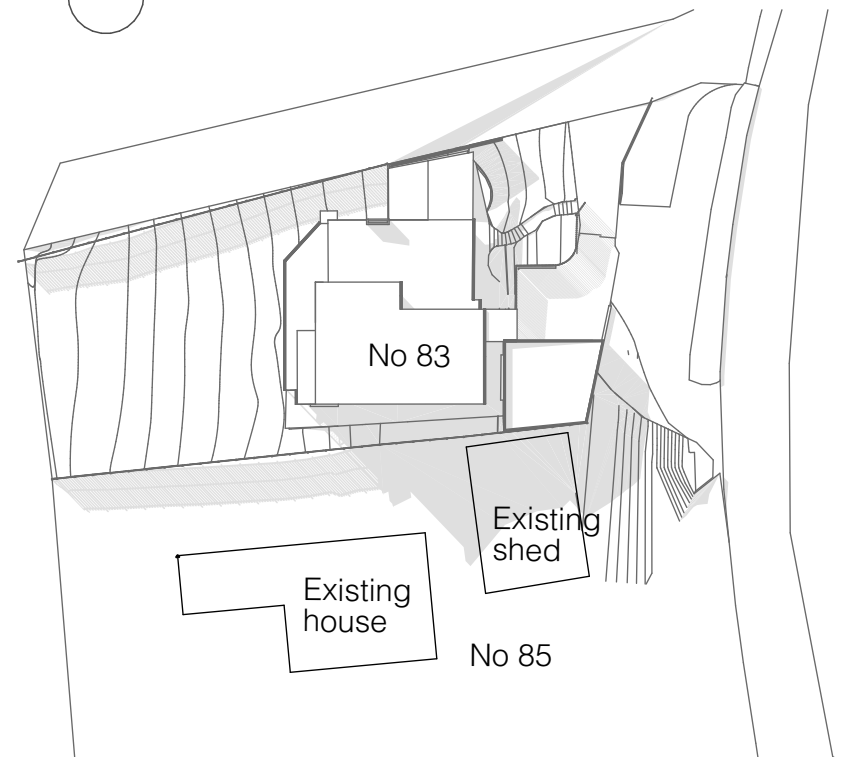
03 21st March & September at 1500h



04 Shadow Study 21 June at 0900h

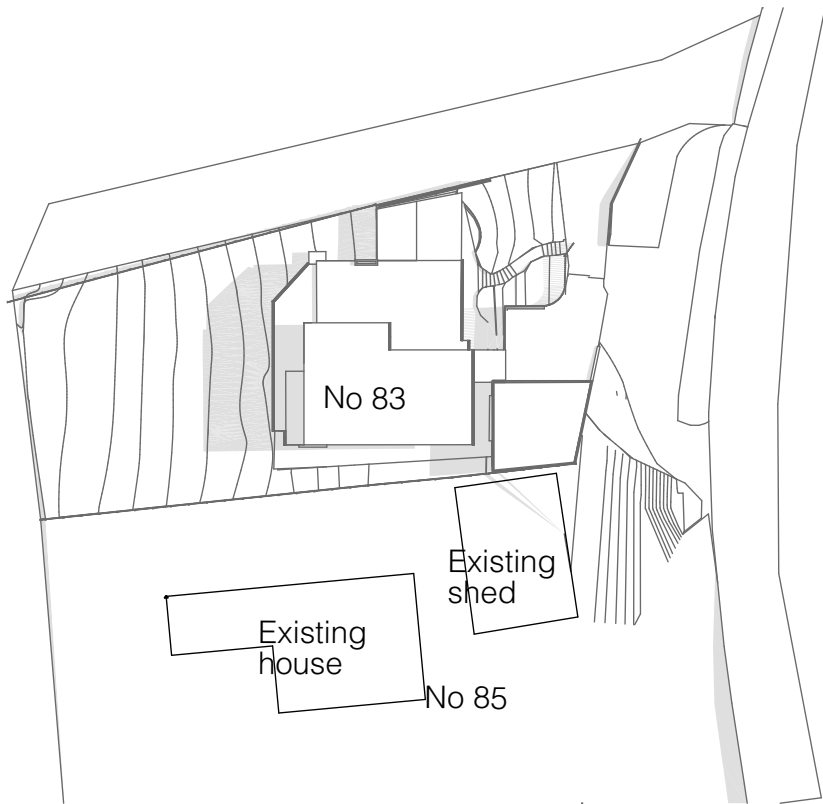


05 Shadow Study 21 June at 1200h

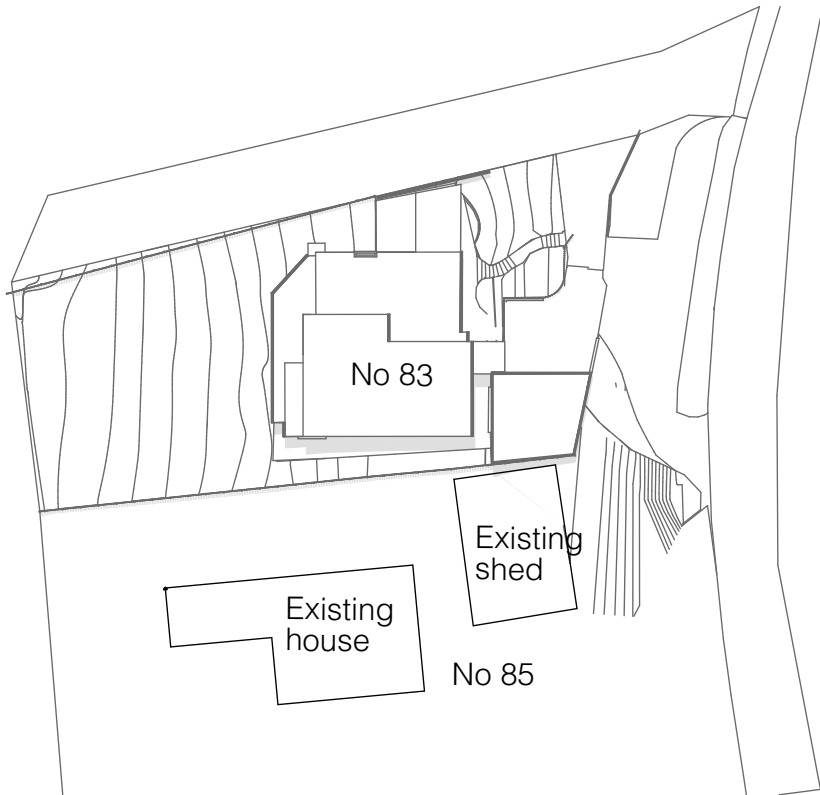


06 Shadow Study 21 June at 1500h

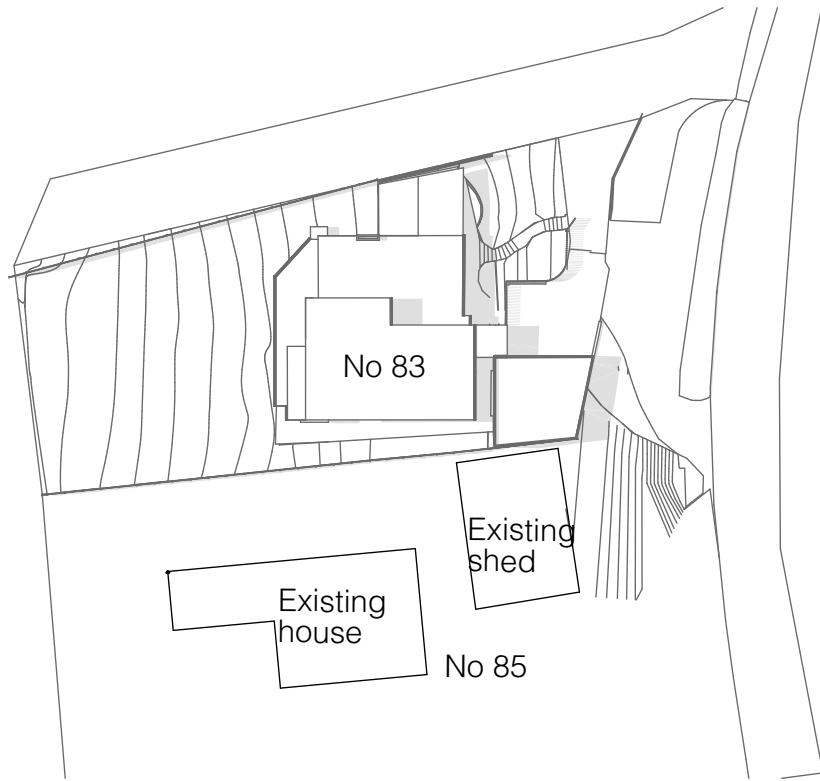
Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Alterations and Additions	Shadow Diagrams		
		83 Derwent Ave	March & June		
		Lindisfarne			
		Client			
		Frank and Maree Godleman			
<div>GENERAL NOTES</div> <div>DO NOT SCALE DRAWINGS</div> <div>CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION</div> <div>ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA</div> <div>ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS</div>		ph 0408 522 661	<div>Scale NTS</div> <div>Date January 2024</div> <div>File Number 2313</div> <div>Drawing No 800</div> <div>Printed: Wednesday, 10 January 2024</div>		
		matt@matthewbaxarchitect.com.au			
		www.matthewbaxarchitect.com.au			



10 Shadow Study 21 Dec at 0900h



11 Shadow Study 21 Dec at 1200h



12 Shadow Study 21 Dec at 1500h

Revision	Date	Project Title	Drawing Title		Drawn	Checked
		Alterations and Additions 83 Derwent Ave Lindisfarne	Shadow Diagrams December		Scale NTS	
					Date January 2024	
					File Number	2313
					Drawing No	801
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client Frank and Maree Godleman	ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au		Printed: Wednesday, 10 January 2024	