



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/041329

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 244 Dixon Point Road, Sandford

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30 January 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30 January 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 30 January 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:

Dwelling extension / alterations

Location:

Address: 244 Dixon Point Rd
Suburb/Town: Sandford 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

\$500,000.00

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)

38 Bligh Street, Rosny Park, Tasmania • Address correspondence to: General Manager, PO Box 96, Rosny Park 7018 • Dx: 70402
Telephone (03) 6217 9550 • Email cityplanning@ccc.tas.gov.au • Website www.ccc.tas.gov.au

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Residential

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

Yes

☐

No

☒

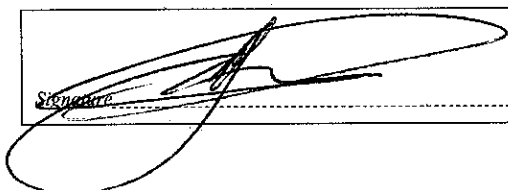
Declaration:

- *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:

 Date *2nd/1/2024*

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

SEARCH OF TORRENS TITLE

VOLUME 115124	FOLIO 1
EDITION 10	DATE OF ISSUE 10-Sep-2015

SEARCH DATE : 05-Dec-2023

SEARCH TIME : 03.19 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan 115124

Being the land firstly described in Conveyance 66/3125

Derivation : Part of 10A-0R-27 4/10 Perches; Granted to

William Lyele Richardson, Part of 200 Acres Granted to Thomas

Dixon and Part of 100 Acres, Granted to W. Degillern and E.S.P.

Bedford

Derived from W2141

SCHEDULE 1

M536484 TRANSFER to E. KALIS PROPERTIES PTY LTD Registered
10-Sep-2015 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C705004 LEASE to JOSEPH HANEK and SUSAN MARGARET HANEK of a
leasehold estate for the term of 67 years from
26-Jun-1995 of Lot 2 on P.146931 Registered
11-Jan-2007 at noon

Leasehold Title(s) issued: 146931/2

C905698 TRANSFER of LEASE C705004 to SUSAN MARGARET HANEK
Registered 01-Sep-2009 at noon

C954352 LEASE to LEIGH FREDERICK WOOLLEY and GILLIAN MARY
WOOLLEY of a leasehold estate for the term of Ninety
nine years from 16-June-1962 on Lot 1 on Plan 159317
(Together With a Right of Carriageway) Registered
06-Jan-2011 at 12.02 PM

Leasehold Title(s) issued: 159317/1

C885417 LEASE to ANTHONY WILLIAM PEARCE and ANNE ELIZABETH
PEARCE of a leasehold estate for the term of 99 years
from 03-Aug-1962 of Lot 2 on Plan 159317 (Together
with a right of carriageway) Registered 06-Jan-2011
at 12.03 PM

Leasehold Title(s) issued: 159317/2

D70659 LEASE to NICHOLAS PAUL CRETAN, JOHN CLAYTON ISLES and
VALENTINE ROY SMITH of a leasehold estate for the

term of 99 Years from 03-Aug-1962 (of that part of the said land within described attached shown as "Lot 3" on the Annexure Plan attached to the said Lease)(Together With a Right of Carriageway)
Registered 24-Oct-2012 at noon

C869863 LEASE to JACQUELINE LOUISE PATINIOTIS and TONY PATINIOTIS of a leasehold estate for the term of 99 years from 26-Aug-1959 (of that part of the said land within described shown as Lot 1 on Annexure Plan attached to the said Lease) (Together with a right of carriageway) and shown on Plan of Survey P164787
Registered 25-Nov-2014 at 12.01 PM
Leasehold Title(s) issued: 164787/1

E18559 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 10-Sep-2015 at 12.03 PM

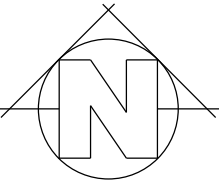
M744919 TRANSFER of LEASE D70659 to SARAH B GRAHAM, PETER NICHOLAS CRETAN and BRIDGET ELLEN SCOTT Registered 09-Apr-2019 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SOIL AND WATER MANAGEMENT NOTES:

Site to be vegetated and planted according to the Hobart Regional soil and water management code of practice.
Site to be disturbed as minimal as possible (ie: only building, drainage and immediate adjoining areas).
Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.
Apply temporary covering (eg: waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.
Protect any nearby or on site drainage pits from sediment by installing sediment traps around them.
Limit entry / exit to one point and stabilise. Install facilities to remove dirt / mud from vehicle wheels before leaving the site.



NORTH
(CT: 115124 / 1)

DIXON POINT

RALPHS BAY

DIXON POINT ROAD

existing shed
existing dwelling
o/head power lines
proposed extension

No. 244
Lot. 1

SITE PLAN
scale (nts)

DIMENSIONS NOTE:

Builder to site measure & check existing dimensions before commencing construction. Discrepancies to be discussed with the designer.

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John Weston
Architectural Design
P/L Unit. 1 / 18 Childs Drive, Old Beach
P: 0427 040 343
E: johnwestonarchitecturaldesign@gmail.com

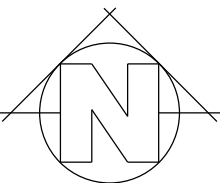
DRAWING: Site Plan		
CLIENT: Peter & Angela Toms	DRAWN: JW	DRAWING NUMBER: A01
PROJECT ADDRESS: 244 Dixon Point Road, Sandford Tasmania	DATE: Nov 2023	

www.jwadedesign.com.au

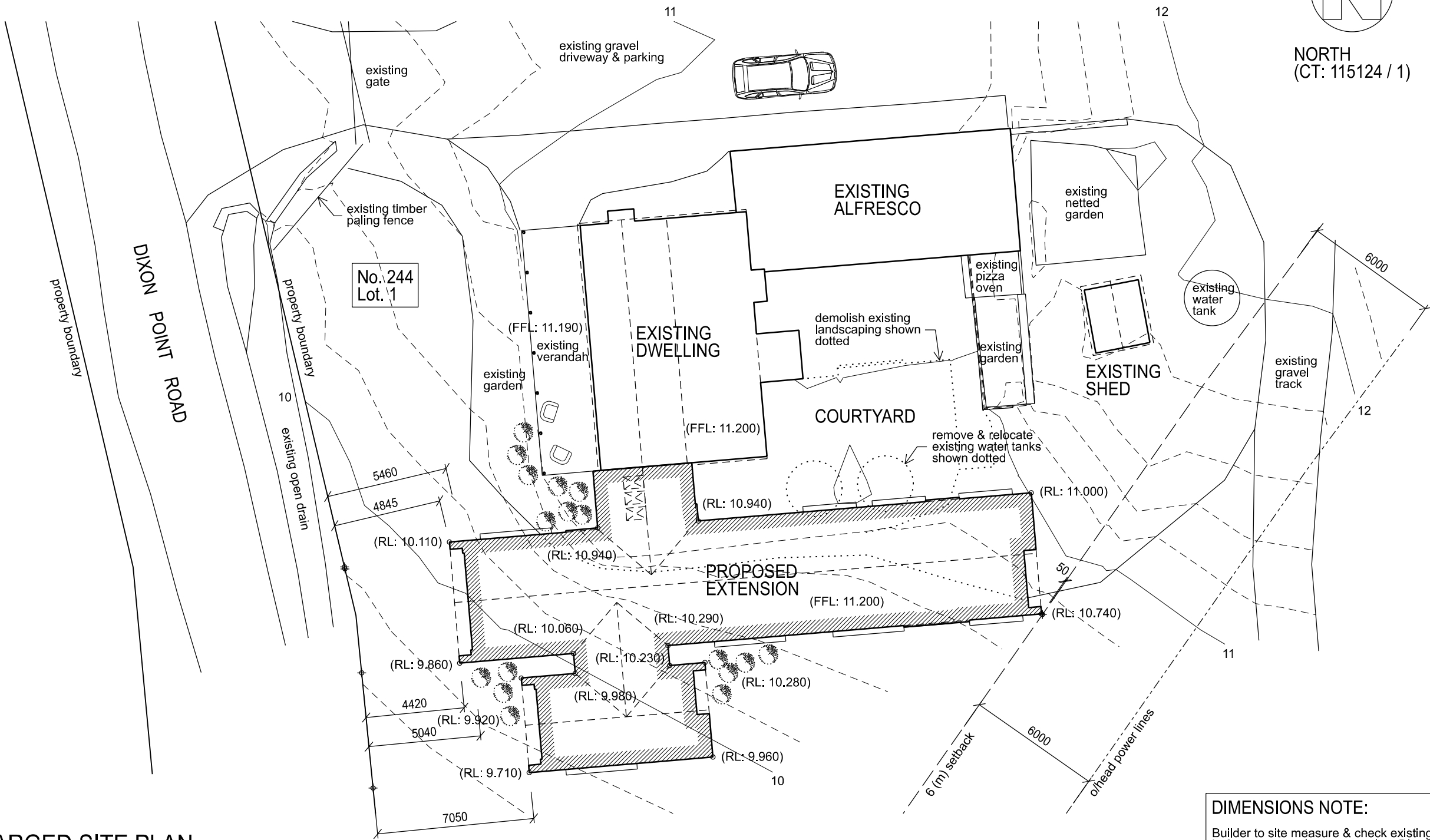
CC 4971 U

SOIL AND WATER MANAGEMENT NOTES:

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NORTH
(CT: 115124 / 1)



ENLARGED SITE PLAN
scale 1:200

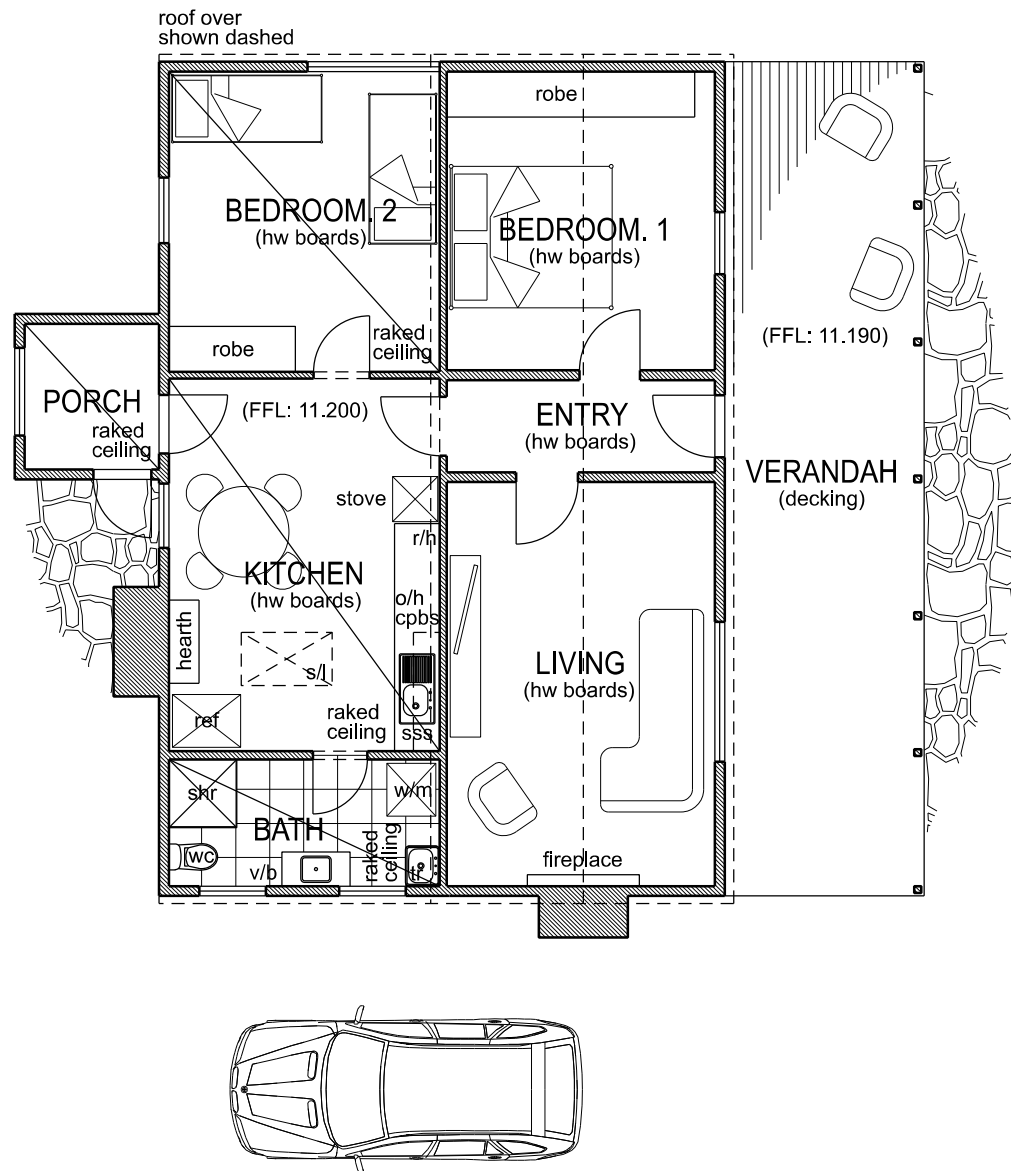
DIMENSIONS NOTE:

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DRAWING: Enlarged Site Plan		
CLIENT: Peter & Angela Toms	DRAWN: JW	DRAWING NUMBER: A02
PROJECT ADDRESS: 244 Dixon Point Road, Sandford Tasmania	DATE: Nov 2023	



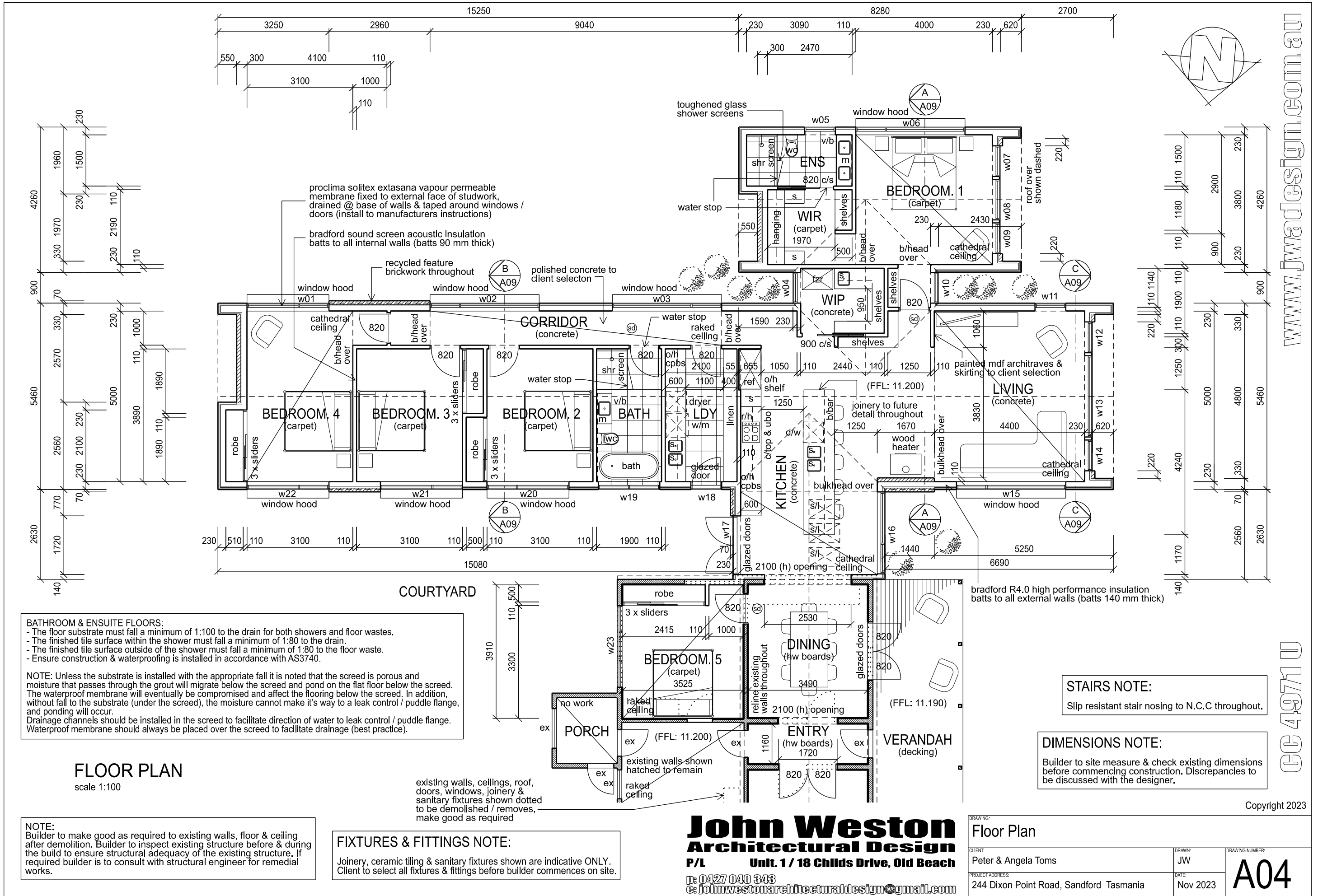
EXISTING FLOOR PLAN
scale 1:100

DIMENSIONS NOTE:
Builder to site measure & check existing dimensions before commencing construction. Discrepancies to be discussed with the designer.

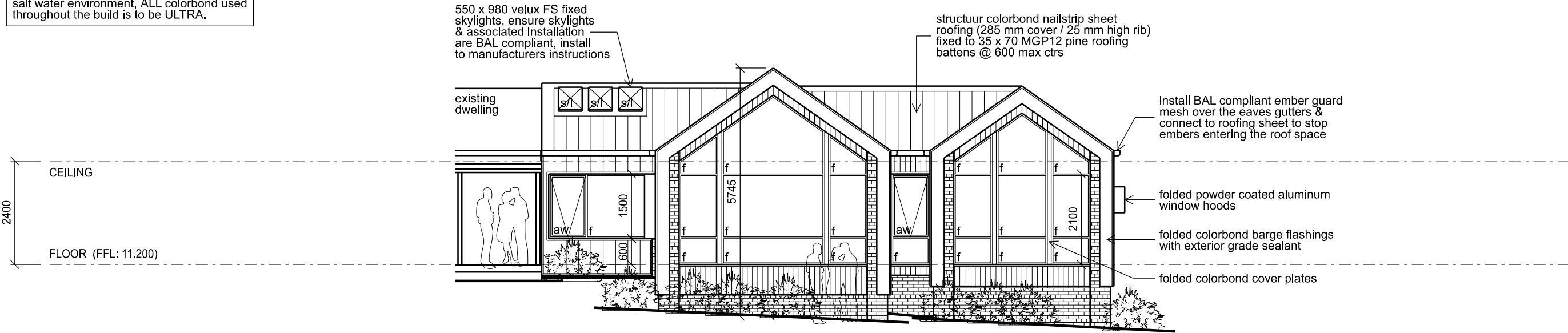
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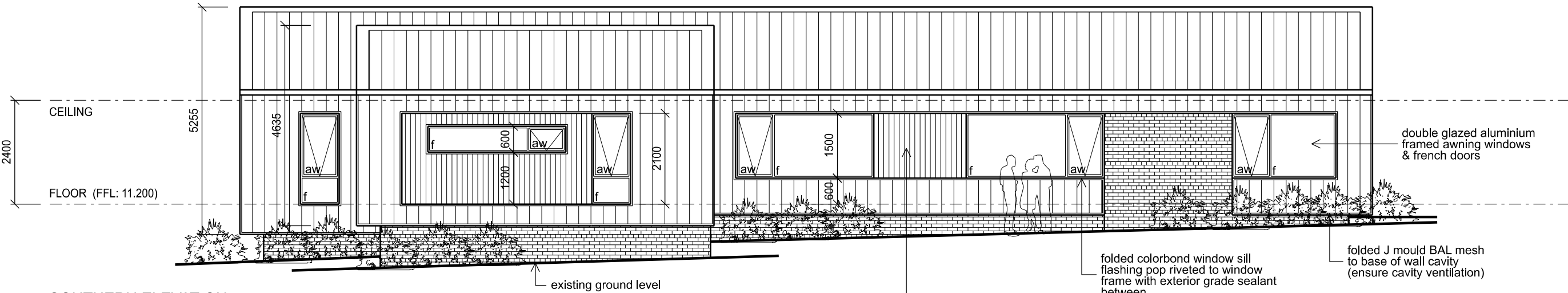
DRAWING:		
Existing Floor Plan		
CLIENT:	DRAWN:	DRAWING NUMBER:
Peter & Angela Toms	JW	
PROJECT ADDRESS:	DATE:	A03
244 Dixon Point Road, Sandford Tasmania	Nov 2023	



COLORBOND NOTE:
Due to the proximity of the dwelling from a salt water environment, ALL colorbond used throughout the build is to be ULTRA.



WESTERN ELEVATION



SOUTHERN ELEVATION

EXTERNAL ELEVATIONS. 1
scale 1:100

DIMENSIONS NOTE:
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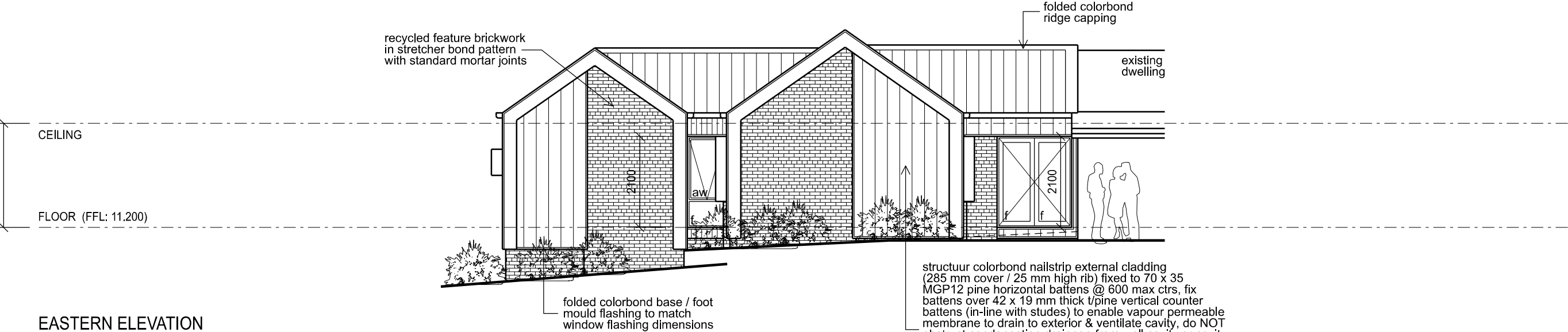
DRAWING: External Elevations. 1		
CLIENT: Peter & Angela Toms	DRAWN: JW	DRAWING NUMBER: A07
PROJECT ADDRESS: 244 Dixon Point Road, Sandford Tasmania	DATE: Nov 2023	

www.jwadesign.com.au

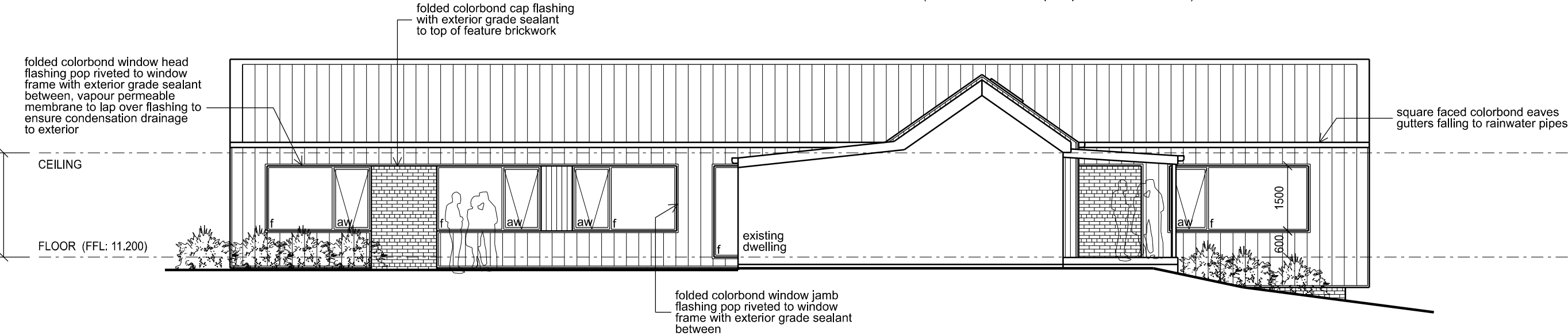
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COLORBOND NOTE:
Due to the proximity of the dwelling from a salt water environment, ALL colorbond used throughout the build is to be ULTRA.



EASTERN ELEVATION



NORTHERN ELEVATION

EXTERNAL ELEVATIONS. 2
scale 1:100

DIMENSIONS NOTE:
Builder to site measure & check existing dimensions before commencing construction. Discrepancies to be discussed with the designer.

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DRAWING:		
External Elevations. 2		
CLIENT:	DRAWN:	DRAWING NUMBER:
Peter & Angela Toms	JW	A08
PROJECT ADDRESS:	DATE:	
244 Dixon Point Road, Sandford Tasmania	Nov 2023	

www.jwadedesign.com.au

CC 4971 U