



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/042525

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 217 Carella Street, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 26 March 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 26 March 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 26 March 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:

ALTERATIONS & ADDITIONS

Location:

Address

217 CARELLA STREET

Suburb/Town

HOWRAH

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

\$ 240,000

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

Current Use of Site:

RESIDENTIAL DWELLING

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

Yes

☐

No

☒

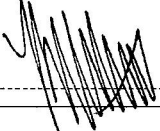
Declaration:

- 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	28/2/2024
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**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 54843	FOLIO 456
EDITION 6	DATE OF ISSUE 05-Feb-2016

SEARCH DATE : 04-Aug-2022

SEARCH TIME : 12.00 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 456 on Diagram 54843 (formerly being 466-4D)

Derivation : Part of 730 Acres - Gtd. to F. Butler & Anor.

Prior CT 2012/100

SCHEDULE 1

M555664 TRANSFER to LARISSA TAHIREH GIDDINGS Registered
05-Feb-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITTING EASEMENT - right of drainage over the drainage
easement 6 feet wide shown passing through Lot 457
and the land marked A.B. on Diagram No. 54843
BURDENING EASEMENT - right of drainage (appurtenant to Lots
448 to 455 on Diagram No. 54843) over the drainage
easement passing through Lot 456 on Diagram No. 54843.
A178655 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer
E35848 MORTGAGE to Commonwealth Bank of Australia
Registered 05-Feb-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

NOVEMBER 16 1962
TWO
15th day of November 1962

DIAGRAM FROM ACT

P1

P1

SURVEY

TOWN OF HONRAH

R. of 730th gld. to F. Butler & J. M. Downie

REGISTERED NUMBER
54843

466/4

Registered Number
466/4

Filed by
J. J. J. J. J.

Lodged at the Lands
Titles Office
on **4-1-63**

at
Receipt No. **41162**

Receiving Clerk

No. OF APPLICATION

Perpetual Trustees Ex. & Ag. Co. of Tas. Ltd.
1000 - 15 c.t.

Scale **100 feet** to an inch

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

Separate Titles Issued Pursuant to No. **67**

ROAD

Perpetual Trustees Ex. & Ag. Co. of Tas. Ltd.

AGENTS

Co. of Tas. Ltd. On

LETTERS ADDED 14-9-88

To be filled in by Surveyor.

Survey commenced

Survey finished **23.8.62**

Error of close 1 in

Plotted by *[Signature]*

Examined as to boundaries *[Signature]*

Mathematically checked *[Signature]*

Entered on C.T. by *[Signature]*

Dated this **24th** day of **August**, 1962

1, Edward Mulhearn-Lalley
of **Hobart**

Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

[Signature]
Authorised Surveyor.

APPROVAL BY LOCAL AUTHORITY



ISSUE : DEVELOPMENT APPLICATION
 JOB: ALTERATIONS & ADDITIONS
 CLIENT: IAN MAGILL & LARA GIDDINGS
 ADDRESS: 217 CARELLA STREET HOWRAH TAS 7018
 TITLE REF: VOLUME- 54843 / FOLIO- 456

00 - COVER PAGE / 3D PERSPECTIVES
 01 - SITE PLAN
 02 - LOWER GROUND FLOOR PLAN
 03 - PROPOSED GROUND FLOOR PLAN
 04 - PROPOSED FIRST FLOOR PLAN
 05 - PROPOSED ELEVATIONS
 06 - PROPOSED ELEVATIONS

07 - PROPOSED ROOF PLAN
 08 - SHADOW DIAGRAMS

Belinda Weston
 Mark Day

155 Fergusson Rd,
 Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
 or 0434 147 747

Email : duodesign@bigpond.com

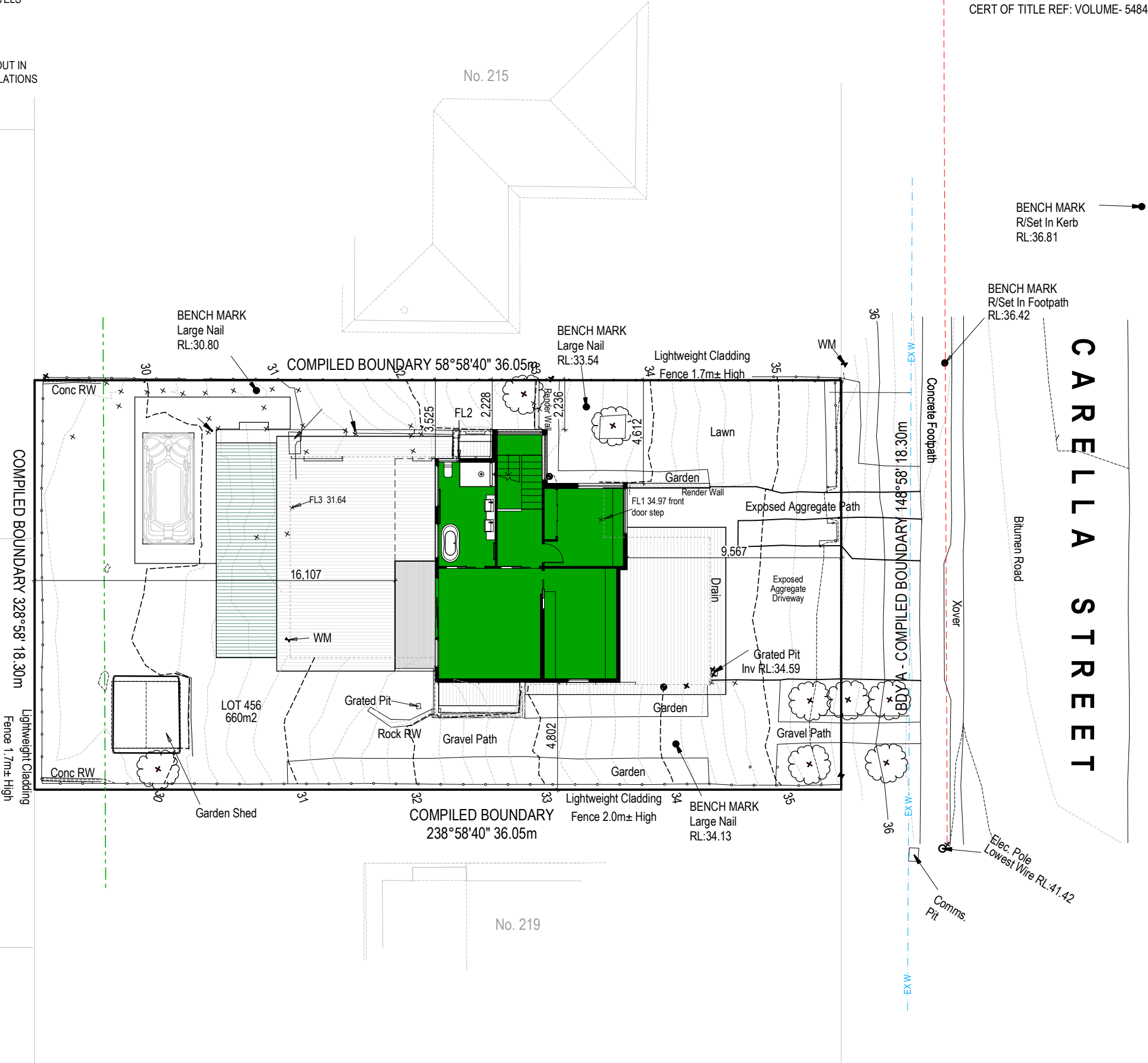


BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

CERT OF TITLE REF: VOLUME- 54843 FOLIO 456



Existing Floor Levels (AHD)
FL1 = Floor Level (Entry Door Tread) RL:34.97
FL2 = Floor Level (L'dry Door Tread) RL:31.63
FL3 = Floor Level (Rumpus Door Tread) RL:31.64

Proposed Floor Levels (AHD)
First Floor level : 37.645

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JOB : ALTERATIONS & ADDITIONS

AT : 217 CARELLA STREET
HOWRAH TAS 7018

FOR : IAN MAGILL &
LARA GIDDINGS

DRAWING TITLE :

SITE PLAN

DRAWN:	DATE:	DWG NO. :
MJD	21.2.2024	01
SCALE:A3 1:200	ISSUE: DA	

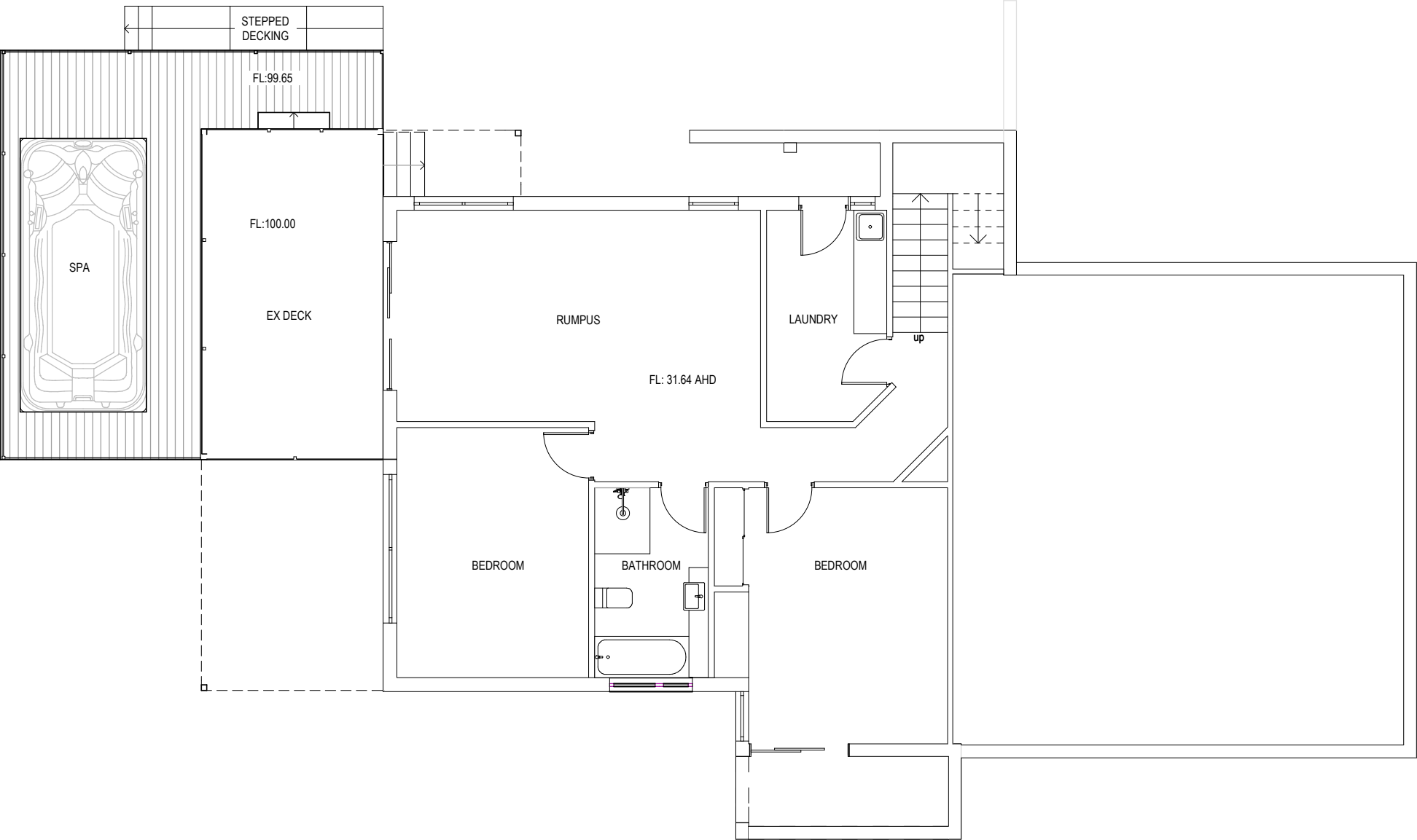


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EXISTING LOWER GROUND FLOOR AREA : 97.76m2 +/-
EXISTING LOWER GROUND FLOOR DECKS : 51.50m2 +/-

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REV:

JOB : PROPOSED ALTERATIONS
& ADDITIONS

AT : 217 CARELLA STREET
HOWRAH TAS 7018

FOR : IAN MAGILL &
LARA GIDDINGS

DRAWING TITLE :
**EXISTING LOWER
GROUND
FLOOR PLAN**

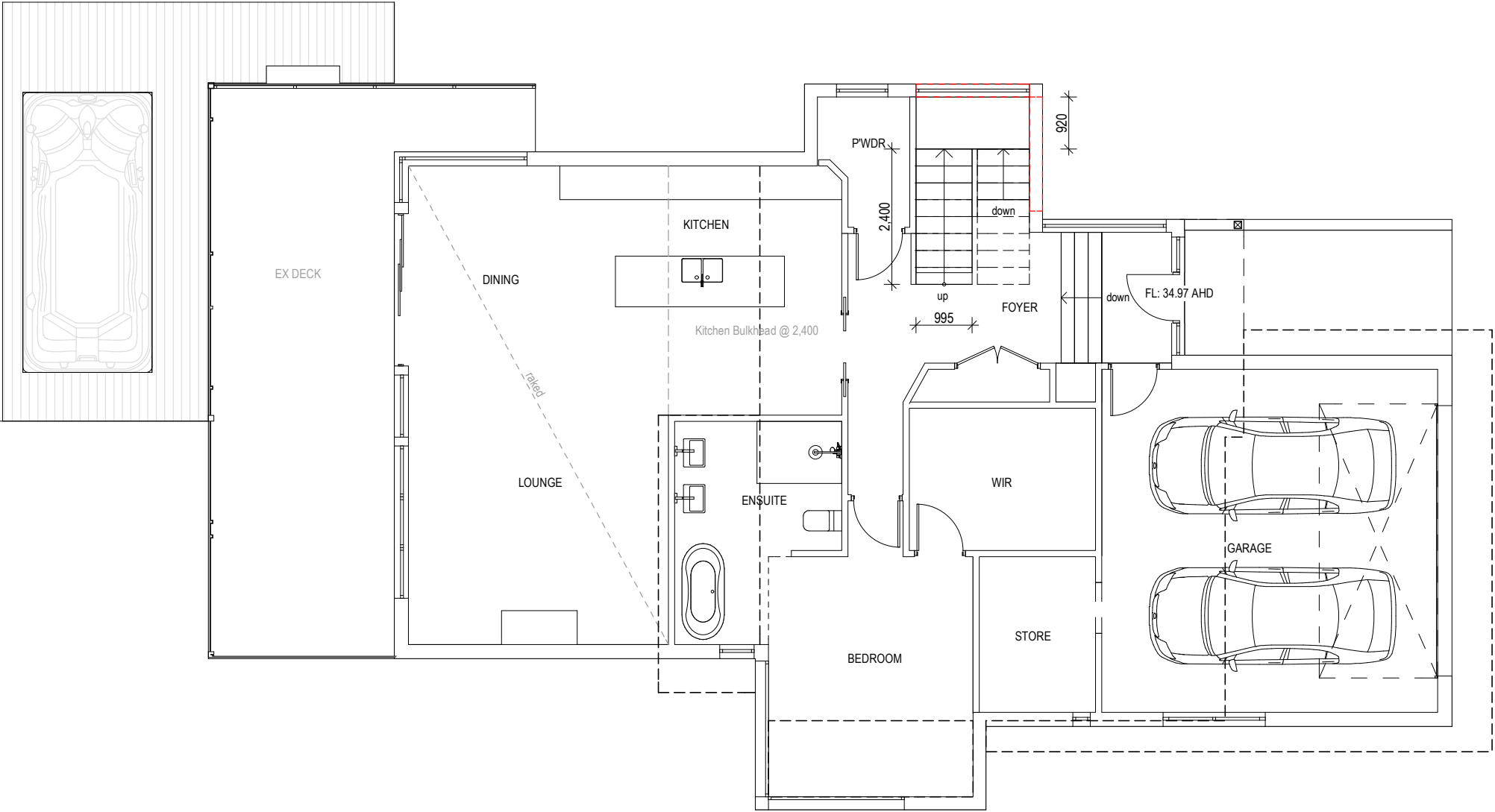
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MJD	23.2.2024	02
SCALE:A3	ISSUE:	
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EXISTING GROUND FLOOR AREA : 174.36m2 +/-
EXISTING GROUND DECK : 36.63m2 +/-

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REV :

JOB : PROPOSED ALTERATIONS
& ADDITIONS

AT : 217 CARELLA STREET
HOWRAH TAS 7018

FOR : IAN MAGILL &
LARA GIDDINGS

DRAWING TITLE :
**PROPOSED
GROUND FLOOR
PLAN**

DRAWN:	DATE:	DWG NO. :
MJD	23.2.2024	03
SCALE:A3	ISSUE:	
1:100	DA	

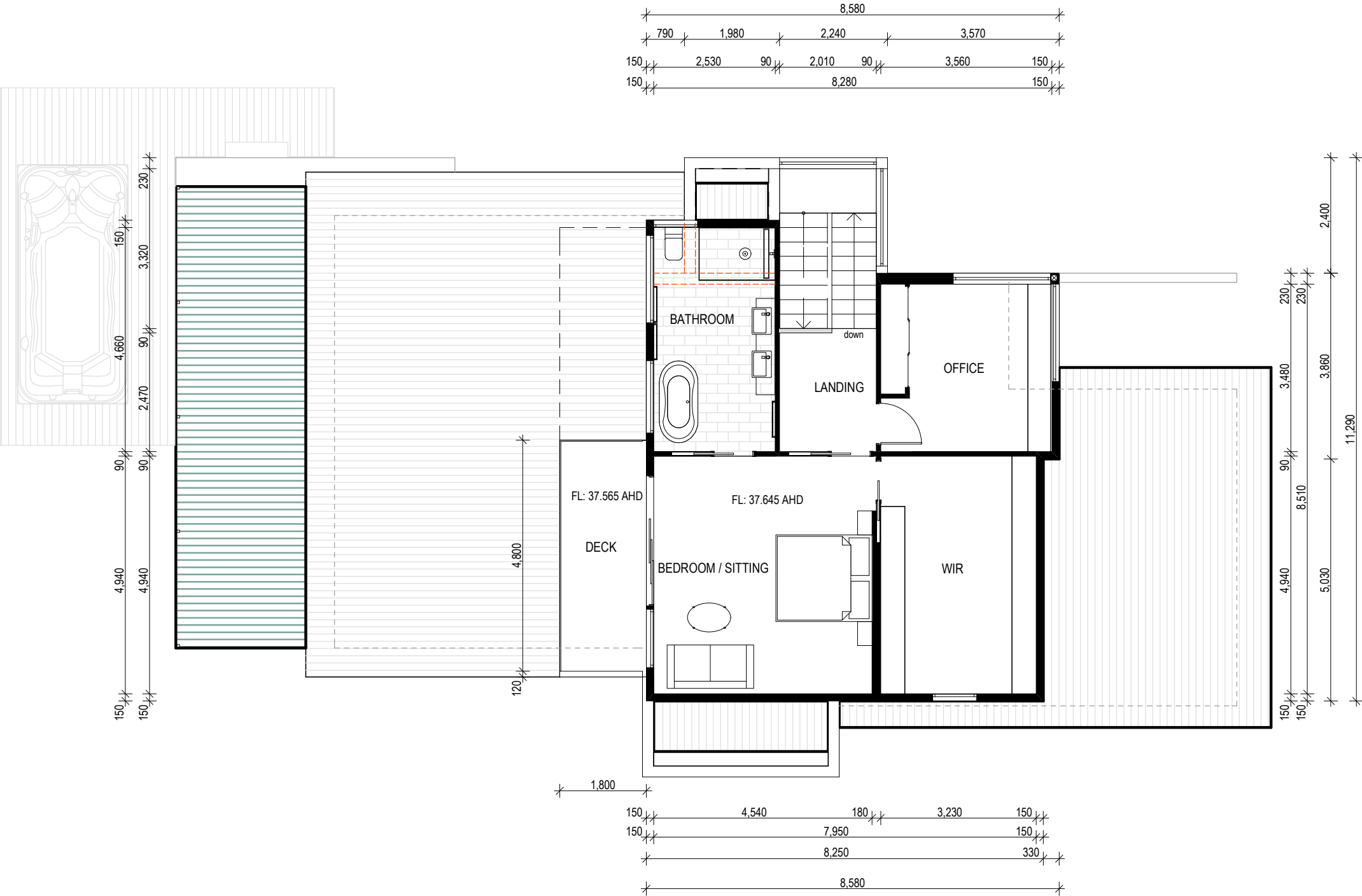


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PROPOSED FIRST FLOOR AREA ADDITIONS : 76m2
PROPOSED FIRST FLOOR DECK : 8.86m2

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AT : 217 CARELLA STREET
HOWRAH TAS 7018

FOR : IAN MAGILL &
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DRAWING TITLE :

**PROPOSED FIRST
FLOOR PLAN**

DRAWN:	DATE:	DWG NO. : 04
MJD	23.2.2024	
SCALE:A3	ISSUE:	
1:100	DA	

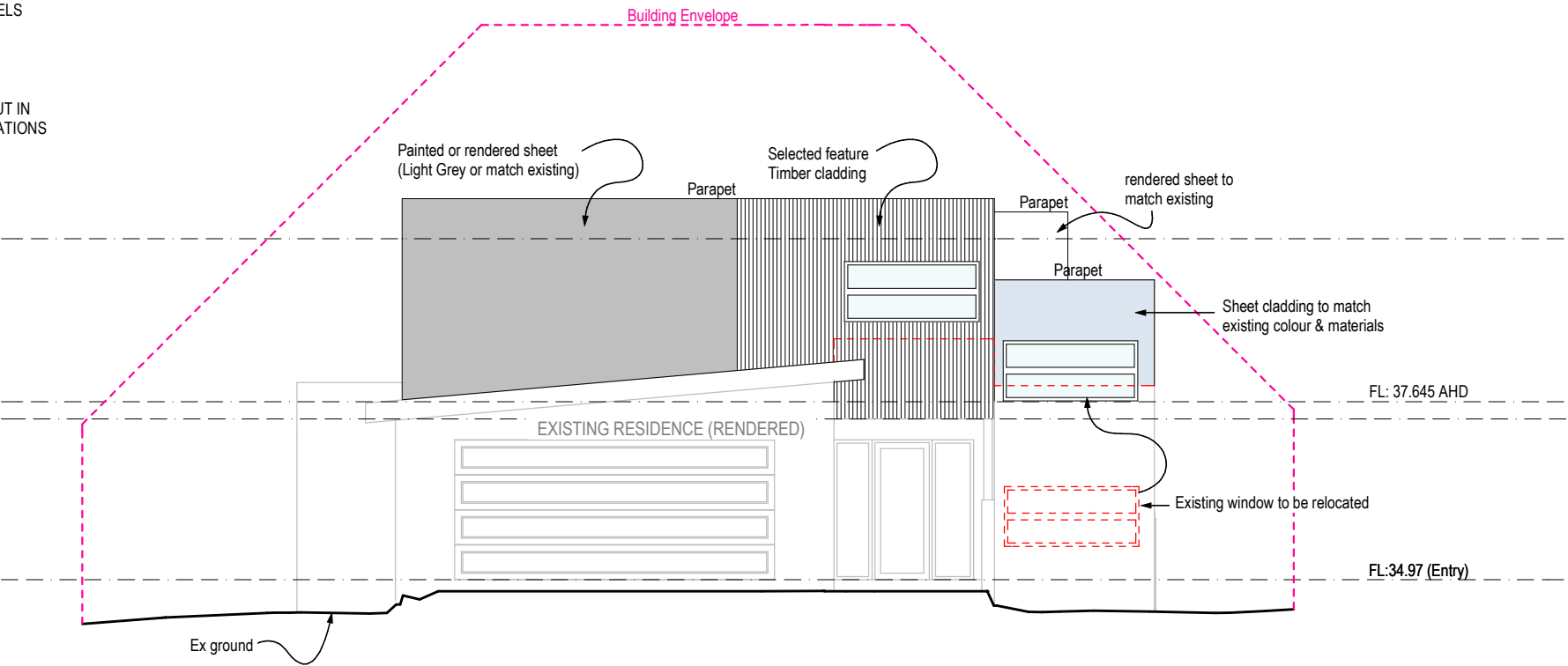
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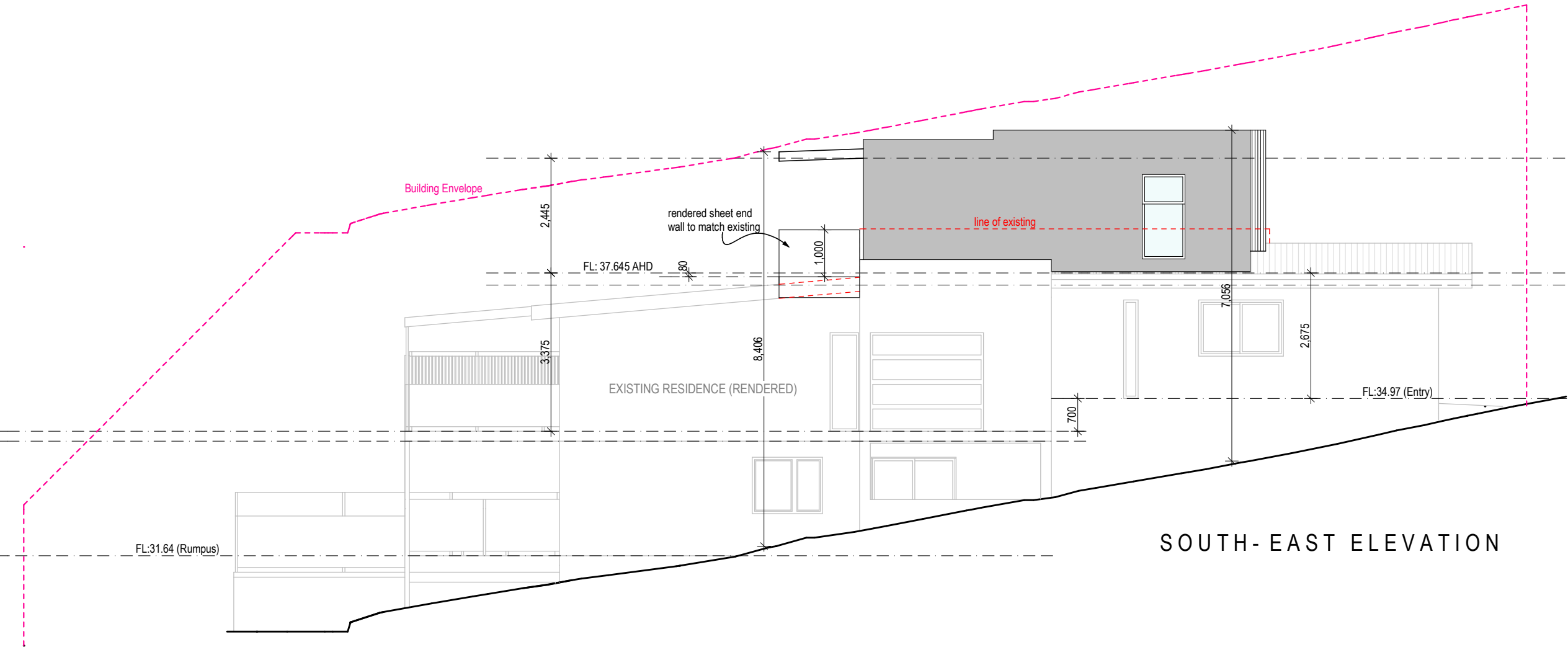
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NORTH- EAST ELEVATION



SOUTH- EAST ELEVATION

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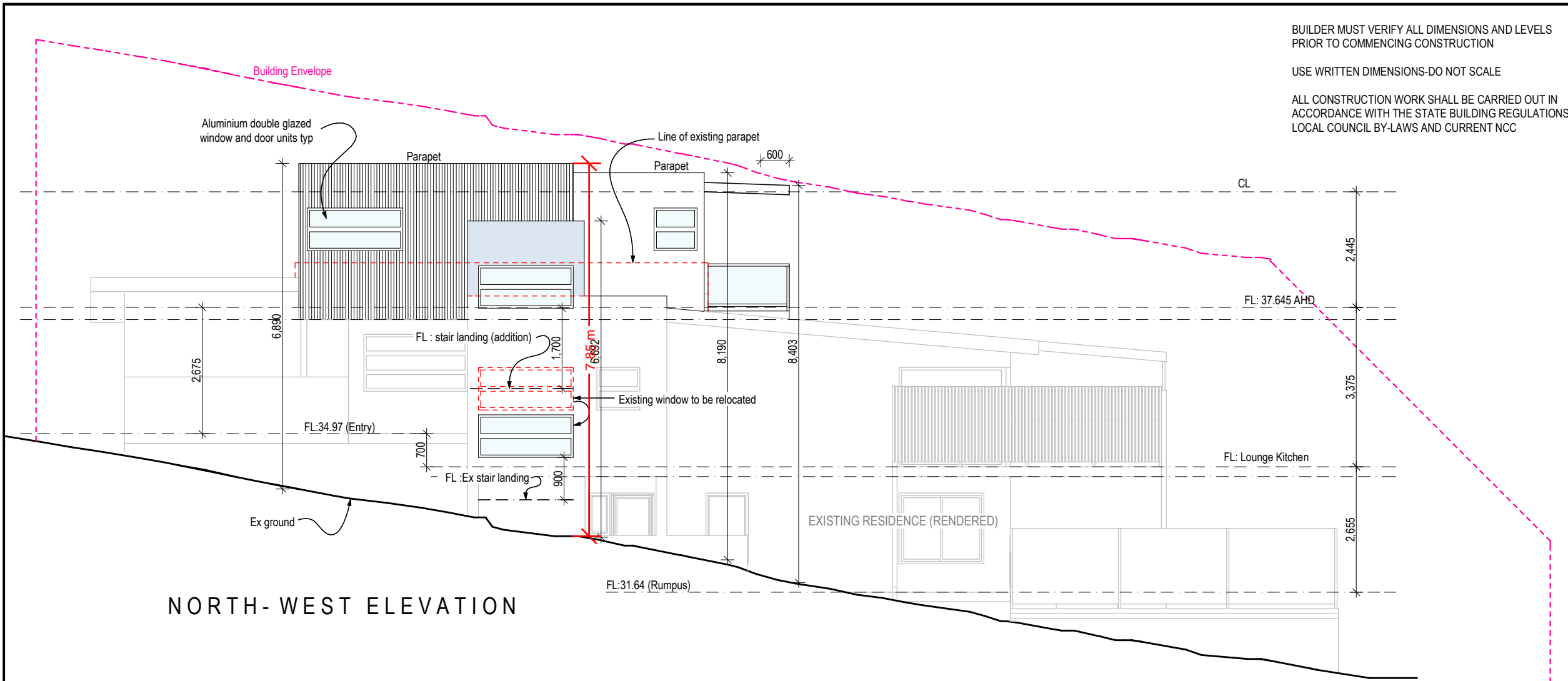
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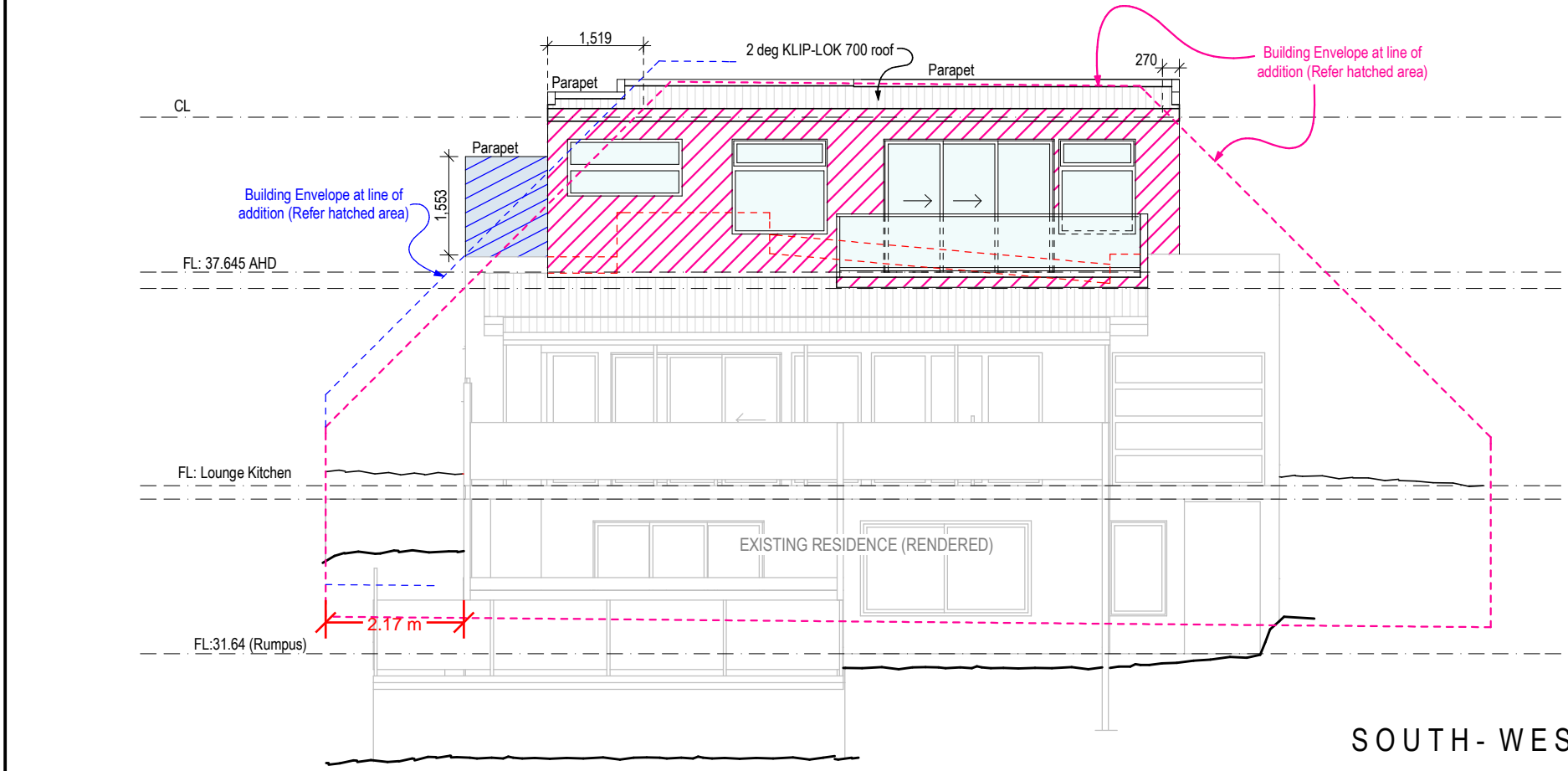
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DRAWING TITLE :		
PROPOSED ELEVATIONS		
DRAWN: MJD	DATE: 23.2.2024	DWG NO. : 05
SCALE:A3 1:100	ISSUE: DA	



NORTH- WEST ELEVATION



SOUTH- WEST ELEVATION

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REV :

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AT : 217 CARELLA STREET
HOWRAH TAS 7018

FOR : IAN MAGILL &
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DRAWING TITLE :

**PROPOSED
ELEVATIONS**

DRAWN: MJD	DATE: 23.2.2024	DWG NO. : 06
SCALE:A3 1:100	ISSUE: DA	

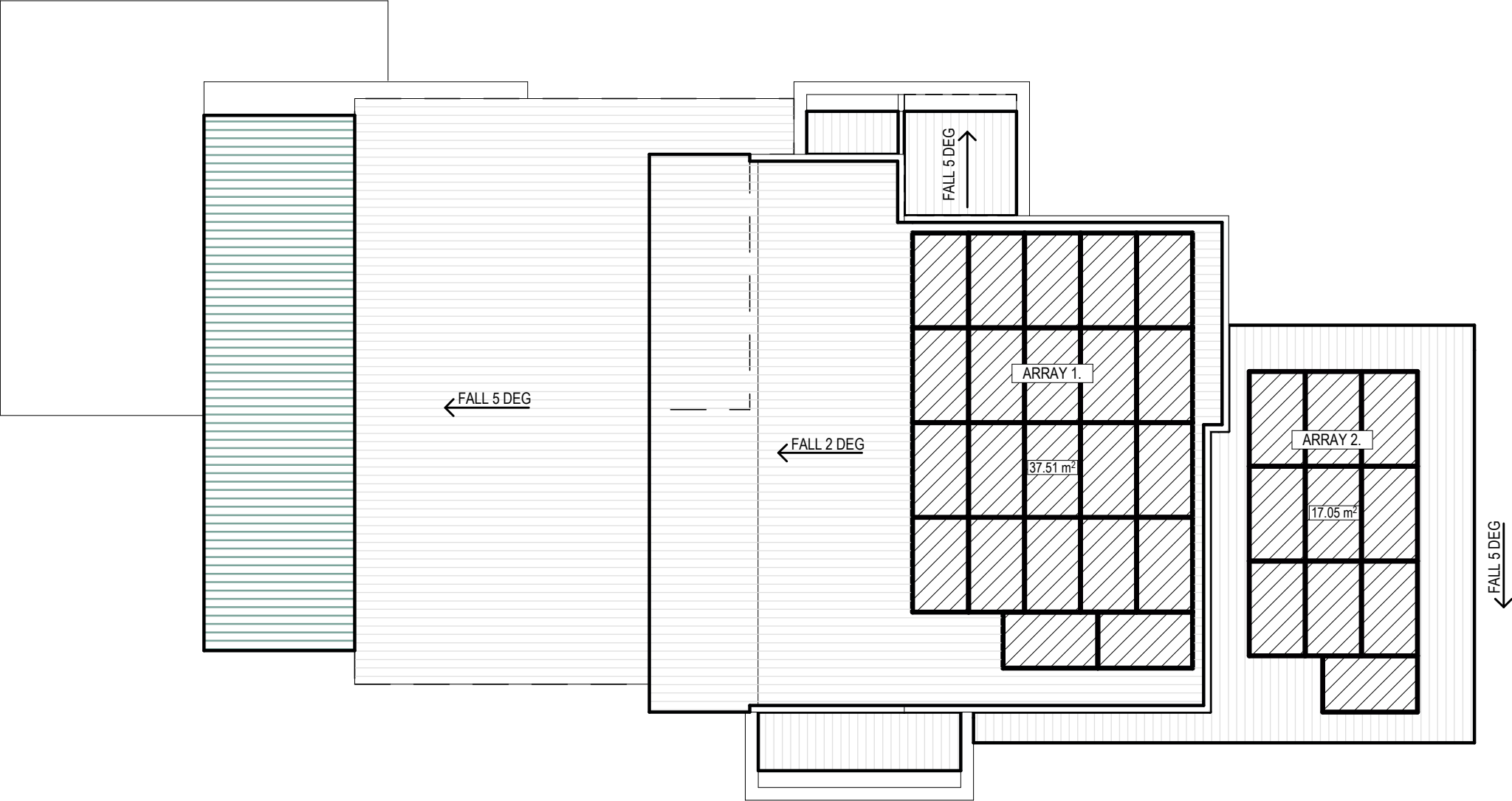


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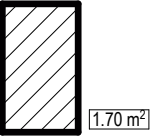
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Panel Brand : Trina Solar Co Ltd
Panel Model : TSM-330DD06M.08(II)
Panel Dimensions (width x height) 1004mm x 1698mm
Panels to sit flush with the roof



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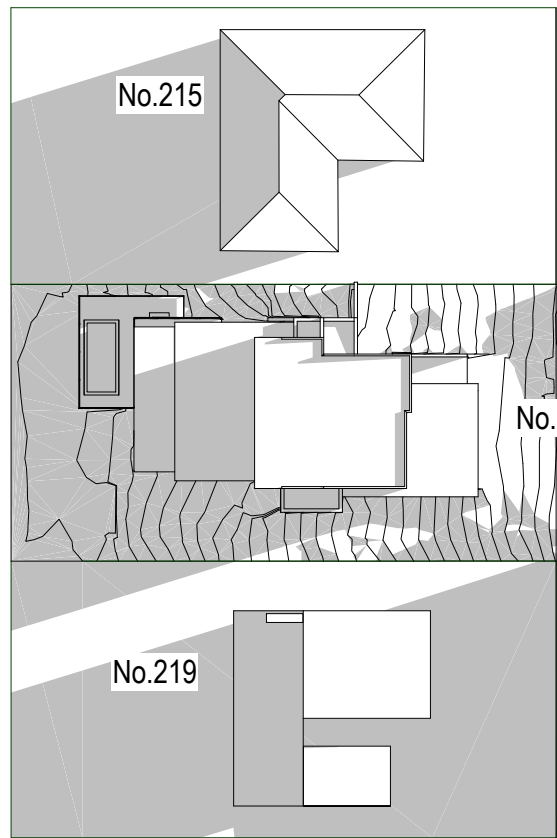
DRAWING TITLE :

**PROPOSED
ROOF PLAN**

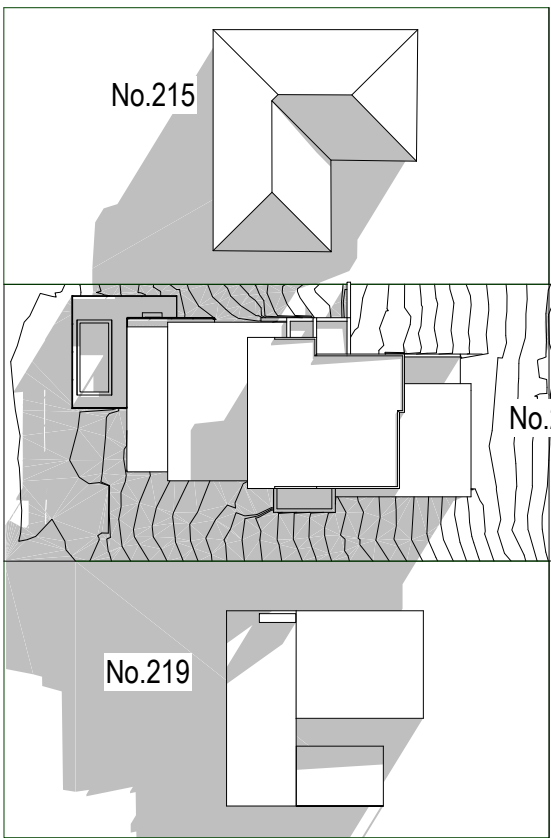
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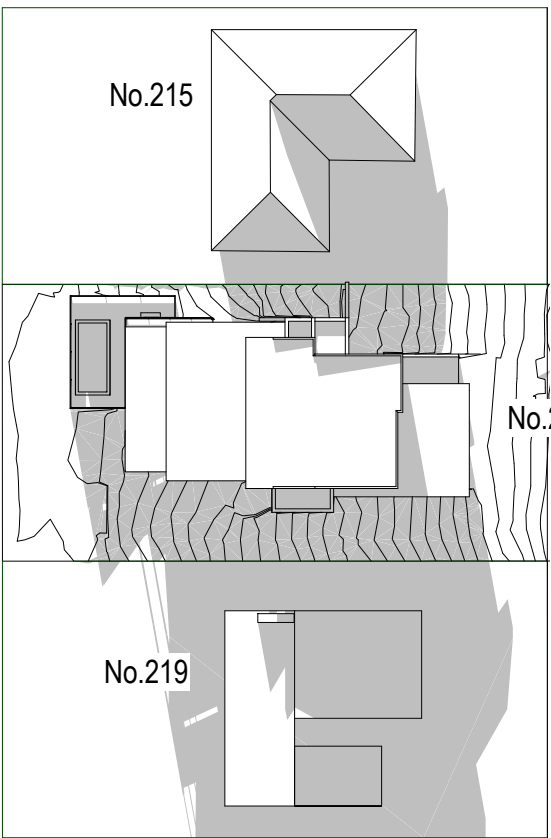
SHADOW 9AM JUNE 21



SHADOW 12PM JUNE 21



SHADOW 3PM JUNE 21

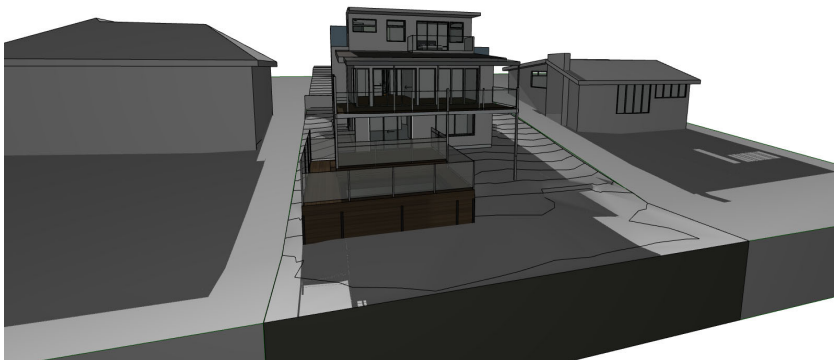


CARELLA STREET

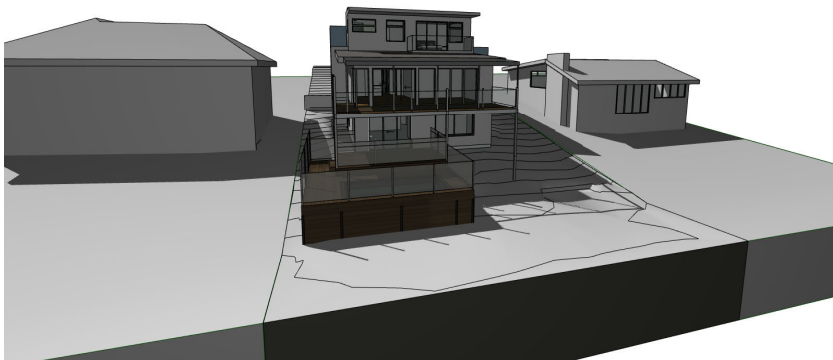
CARELLA STREET

CARELLA STREET

3D SHADOW 9AM MARCH 21



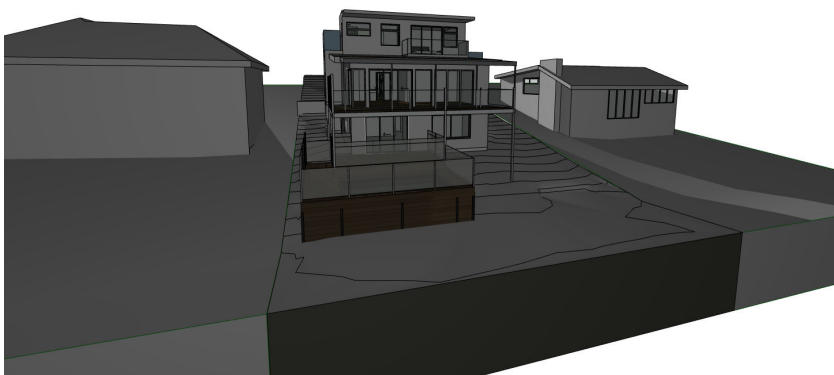
3D SHADOW 12PM MARCH 21



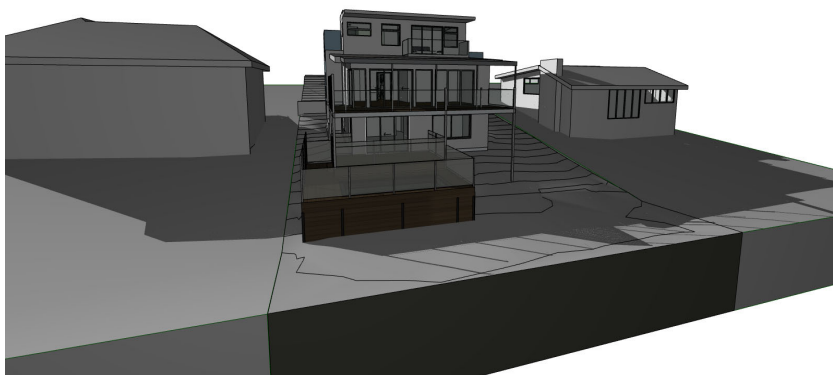
3D SHADOW 3PM MARCH 21



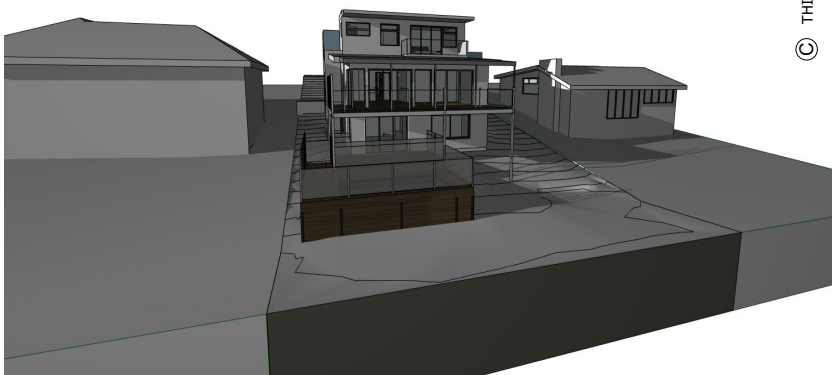
3D SHADOW 9AM JUNE 21



3D SHADOW 12PM JUNE 21



3D SHADOW 3PM JUNE 21



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JOB : ALTERATIONS & ADDITIONS

AT : 217 CARELLA STREET
HOWRAH TAS 7018

FOR : IAN MAGILL & LARA GIDDINGS

DRAWING TITLE :
SHADOW DIAGRAMS

DRAWN:	DATE:	DWG NO. :
MJD	23.2.2024	08
SCALE:A3	ISSUE:	
1:500	DA	