



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2024/042562**

**PROPOSAL:** Additions & Alterations (Roof)

**LOCATION:** 81 Shelomith Drive, Acton Park

**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](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 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](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 of Patio Roof Area

Location:

Address 81 Shelomith Drive

Suburb/Town Acton Park

Postcode 7170

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

\$ 26000

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

N/A

Current Use of Site:

Dwelling

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

Yes

No

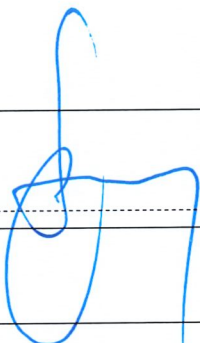
Declaration:

- *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 1st March 2024

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

# Clarence City Council

## DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



Clarence... a brighter place

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



Clarence... a brighter place

- 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 150859	FOLIO 30
EDITION 4	DATE OF ISSUE 14-May-2020

SEARCH DATE : 15-Feb-2024

SEARCH TIME : 08.25 AM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 30 on Sealed Plan 150859  
 Derivation : Part of 253 Acres Granted to William Garlick and Margaret Garlic  
 Prior CT 128866/1

SCHEDULE 1

C857597 TRANSFER to NEIL EDWIN ROBERTS and CHERYL LYNN BRIERLEY Registered 04-Nov-2008 at 12.01 PM

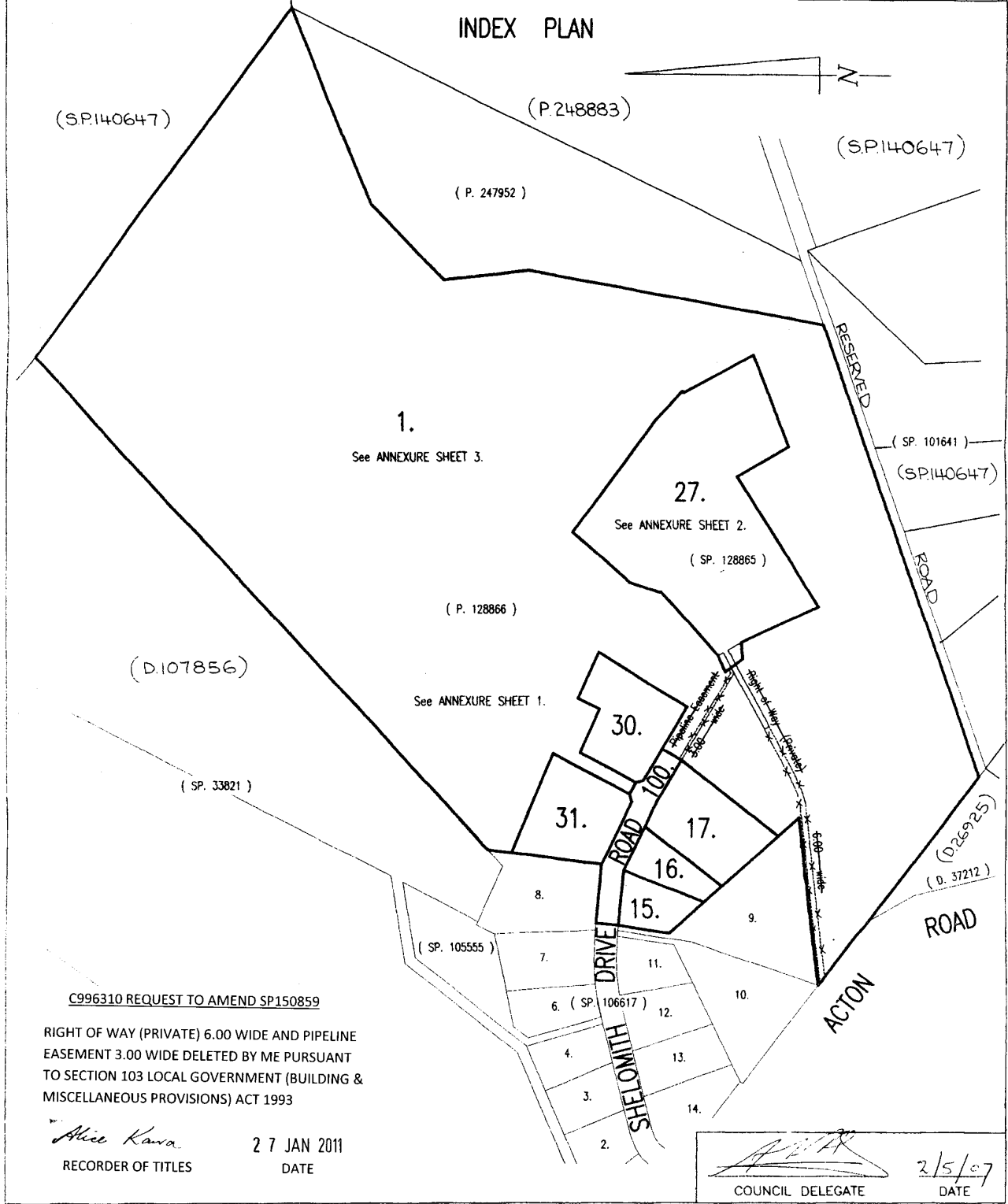
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP150859 COVENANTS in Schedule of Easements  
 SP150859 FENCING PROVISION in Schedule of Easements  
 SP150859 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 E220561 MORTGAGE to AFSH Nominees Pty Ltd Registered 14-May-2020 at 12.01 PM

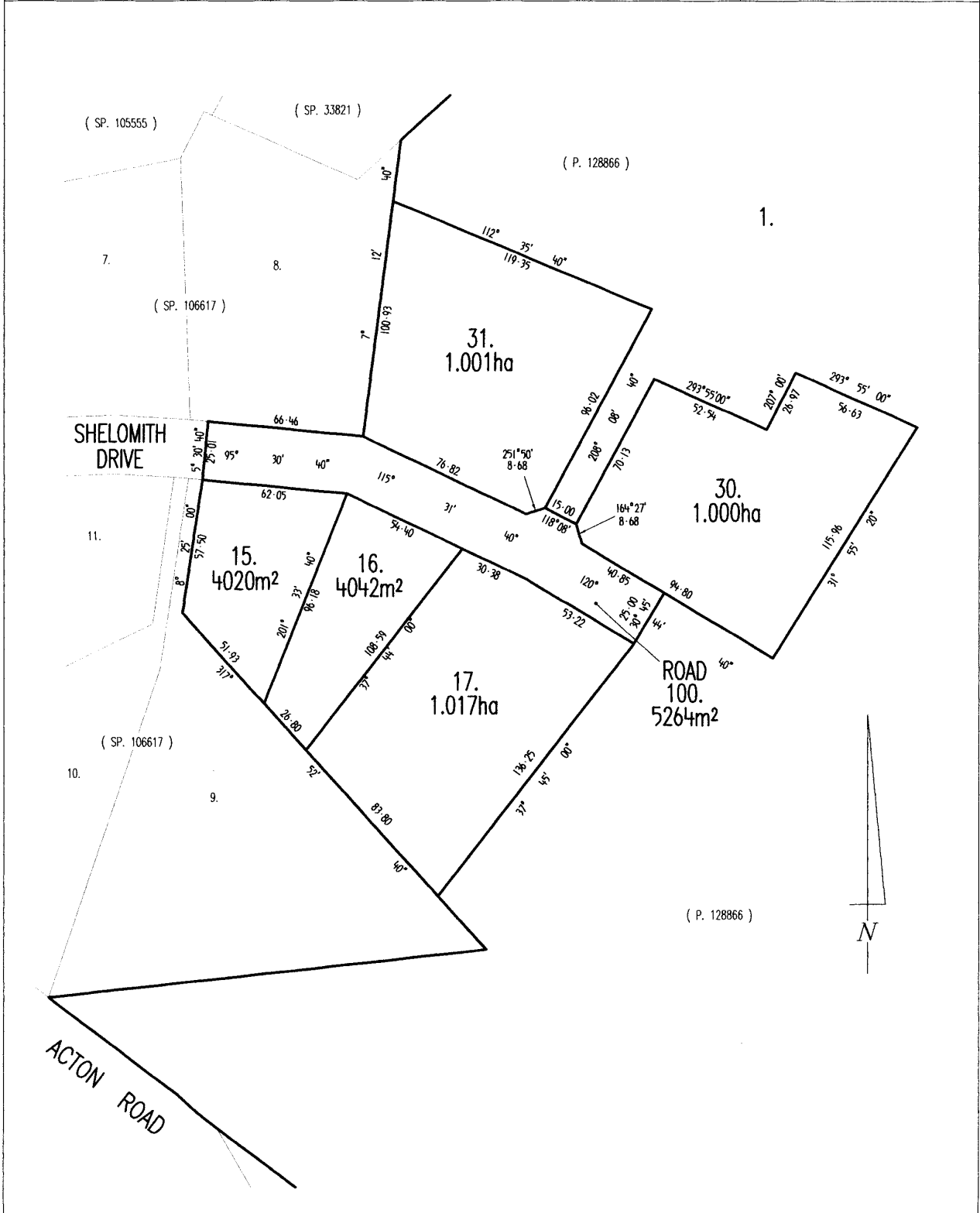
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER G.L. Goodwin and E. Goodwin-EM Langham- AE Nance, C.L. Nance, D.P. Quinivan & M.G. Tumpach FOLIO REFERENCE 128866-1 128865-5 GRANTEE Part of 253 acres granted to William Garlick and Margaret Garlick		<b>PLAN OF SURVEY</b> BY SURVEYOR J.B.MEDBURY J.B.MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART LOCATION <b>CITY OF CLARENCE</b> SCALE 1: 4000 LENGTHS IN METRES		REGISTERED NUMBER <b>SP150859</b> APPROVED EFFECTIVE FROM 28 MAY 2007 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. (107) 5225 - 25, 35	LAST UPI No. FPX 70, FPX 71	LAST PLAN No. SP128865, P128866	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

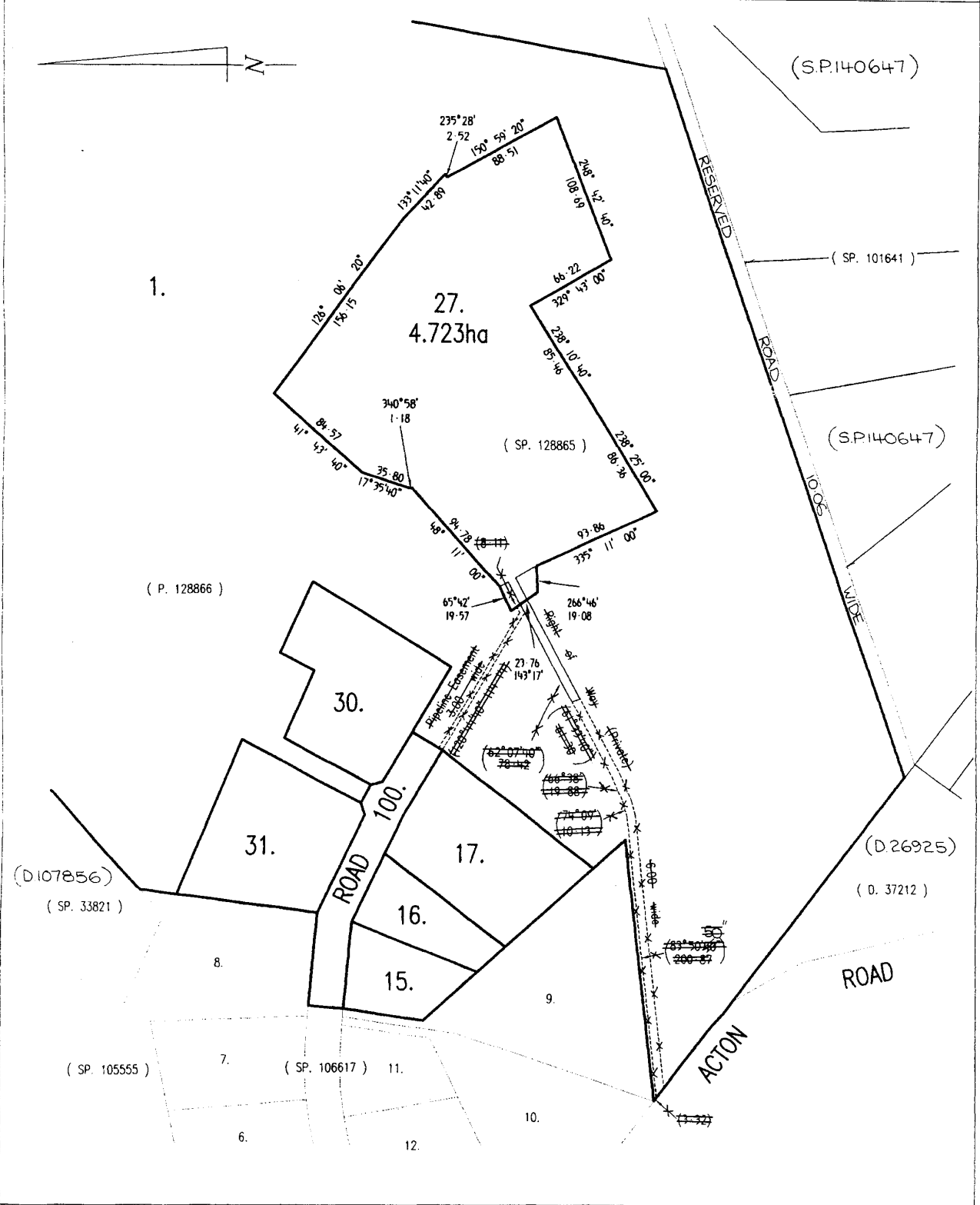


<p><b>PLAN OF SURVEY ANNEXURE SHEET</b> SHEET 1 OF 3 SHEETS</p>	<p>OWNER G.L. Goodwin and E. Goodwin FOLIO REFERENCE 128866-1 SCALE 1: 1500                      LENGTHS IN METRES</p>	<p>Registered Number <b>SP 150859</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council Delegate                      21-5-2007 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> Registered Land Surveyor                      21.6.05 Date</p>	<p>APPROVED                      2 8 MAY 2007 EFFECTIVE FROM <i>[Signature]</i> Recorder of Titles</p>





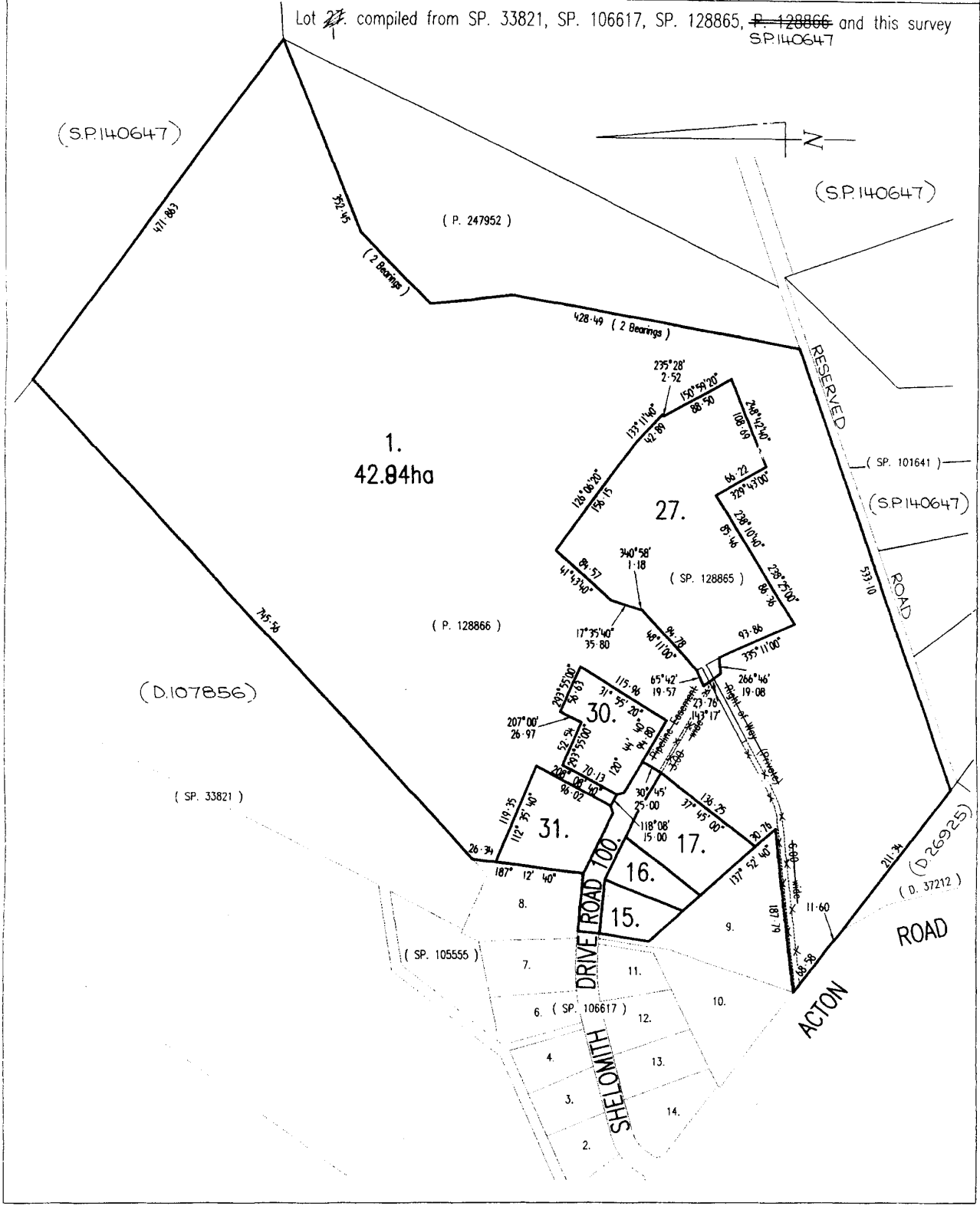
<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 2 OF 3 SHEETS</p>	<p>OWNER G.L. Goodwin and E. Goodwin A.E. Nance, C.L. Nance, D.P. Quinlivan &amp; M.G. Tumpach FOLIO REFERENCE 128866-1 128865-5 SCALE 1: 2500 LENGTHS IN METRES</p>	<p>Registered Number <b>SP 150859</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council Delegate 2-5-2007 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> Registered Land Surveyor 21-6-05 Date</p>	<p>APPROVED EFFECTIVE FROM 28 MAY 2007 <i>Alice Kawa</i> Recorder of Titles</p>



150859

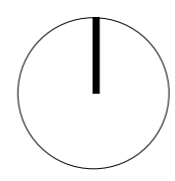
<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 3 OF 3 SHEETS</p>	<p>OWNER G.L. Goodwin and E. Goodwin A.E. Nance, C.L. Nance, D.P. Quinlivan &amp; M.G. Tumpach FOLIO REFERENCE 128866-1 128865-5 SCALE 1: 4000 LENGTHS IN METRES</p>	<p>Registered Number <b>SP 150859</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council Delegate 2-5-2007 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> Registered Land Surveyor 21.6.05 Date</p>	<p>APPROVED EFFECTIVE FROM 28 MAY 2007 <i>[Signature]</i> Recorder of Titles</p>

Lot 27 compiled from SP. 33821, SP. 106617, SP. 128865, ~~SP. 128866~~ and this survey SP.140647





81 SMELOMITH DRIVE  
 CT150859/30  
 1.00ha





PLEASE CHECK THAT ALL ORDER DETAILS ARE CORRECT.  
YOUR ORDER IS NOW BEING PROCESSED BASED ON THE FOLLOWING DETAILS.



### JOB DETAILS

JOB REFERENCE:  
DESIGN NUMBER: OQ941834  
SALES PERSON: Mr Cameron Leamey

### CUSTOMER DETAILS

CLIENT NAME: Cheryl Brierley  
PHONE NUMBER: 0418513137  
ACCOUNT CODE: 7417

### DELIVERY DETAILS

DELIVERY INSTRUCTIONS: 81 Shelomith Drive  
Acton Park  
7170

ADDITIONAL INSTRUCTIONS:

### Unit

Design Type Flat Attached Type 1A

### Site Details

WindSpeed N3

### Components

140 Column Wraps No  
Back Channel Details Standard Back Channel  
Beam Type 150 Outback Beam  
Bolted Columns No  
Column Size 100x100x3.0 SHS  
Downpipe Type Downpipe 90mm PVC

### Footing Details

Footing Size 450x450x750, 75mm corbel  
Footing Type In Ground

### Colours

Column Colour Alpine™  
Cooldek Bottom Colour Off White  
Cooldek Cutback Colour Off White  
Cooldek Side Capping Colour Off White  
External Beam Colour Alpine™  
Roof Colour Off White  
Roof Light Colour Translucent Rooflite

### Dimensions

Deck Overhang 0  
Height Rear 3400mm  
Length 5260mm  
Width 4850mm

### Engineering

Column Spacing 4483mm

### Roof Details

Deck Type Cooldek Classic 50mm  
Translucent Sheet Type Cooldek Cool-Light

### Cooldek Options

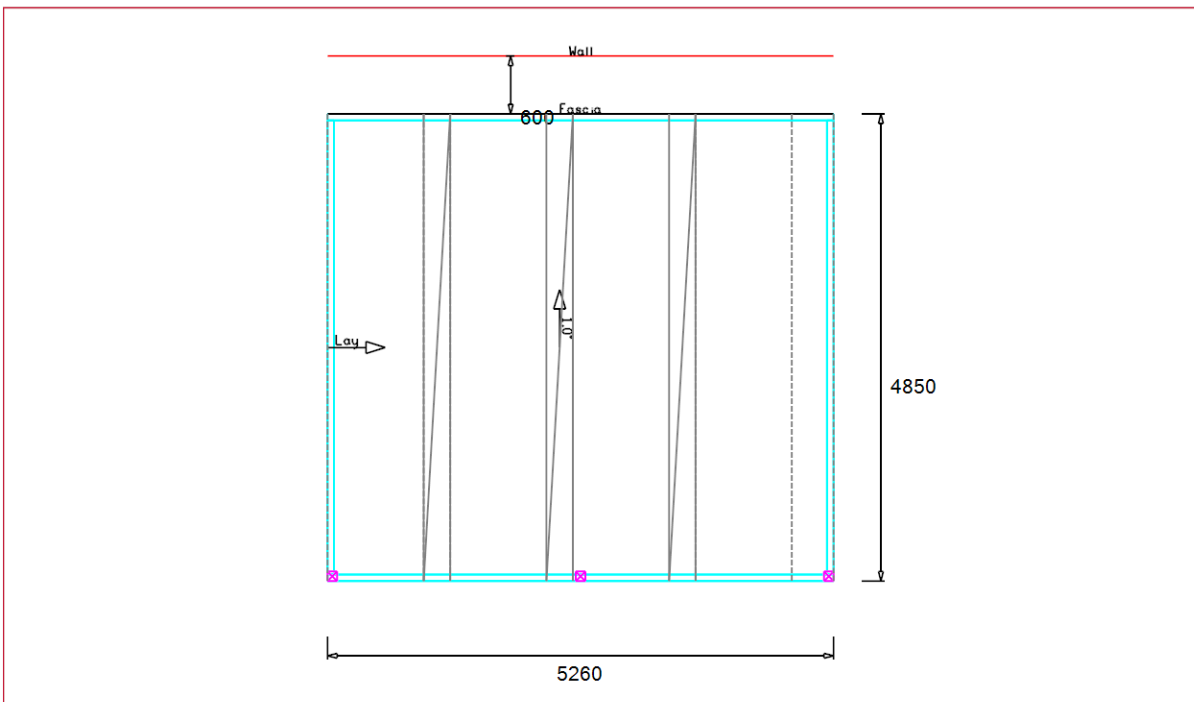
Cooldek Cutback 65mm  
Cooldek Underside Type Smooth  
Use BAL Flashings No

### Reinforcement Components

Adjustable Rafter Strengthening Bracket 6  
Reinforcing Channel 12

### Optional Accessories

Accessories Cooldek Downlight 4x5W 1



CUSTOMER SIGNATURE:

DATE: 29/01/2024

### Site Plan

Job Reference  
Sales Person      Mr Cameron Leamey  
Client Name        Cheryl Brierley

Design Number    OQ941834  
Date                10/01/2024  
Site Address       81 Shelomith Drive  
                         Acton Park

