



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/043003

PROPOSAL: Secondary Residence

LOCATION: 15 Tianna Road, Lindisfarne

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 April 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 24 April 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:

Secondary Dwelling

Location:

Address... 15 TIANNA ROAD
Suburb/Town... LINDISFARNE Postcode... 7015

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

\$ 388,000

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:

Residence

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 19/03/24

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 157480	FOLIO 1
EDITION 3	DATE OF ISSUE 20-Mar-2014

SEARCH DATE : 08-Apr-2024

SEARCH TIME : 10.01 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 1 on Sealed Plan 157480
 Derivation : Part of 2560 Acres Gtd to T G Gregson
 Prior CT 207072/1

SCHEDULE 1

D120801 TRANSFER to JARROD ROBERT COLE and REBEKAH MAREE
 SHORT Registered 20-Mar-2014 at 12.02 PM

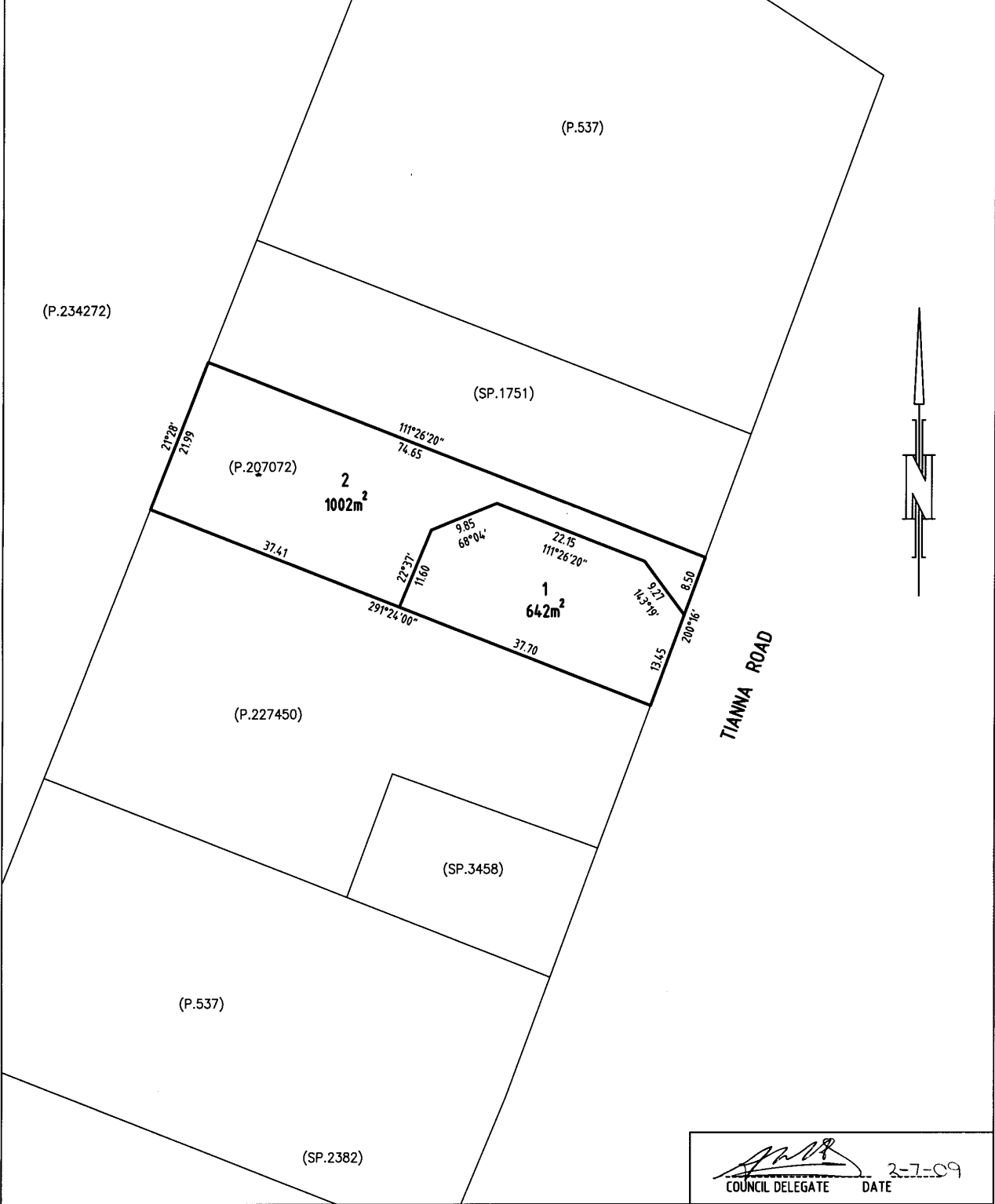
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP157480 COVENANTS in Schedule of Easements
 SP157480 FENCING PROVISION in Schedule of Easements
 D120802 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 20-Mar-2014 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER TREVER ROBERT COLE & MARGARET DOREEN COLE FOLIO REFERENCE C.T.207072/1 GRANTEE PART OF 2560 ACRES GTD TO THOMAS GEORGE GREGSON	PLAN OF SURVEY BY SURVEYOR CRAIG BRADLEY ROGERSON ROGERSON & BIRCH SURVEYORS UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796		REGISTERED NUMBER SP157480
	LOCATION CITY OF CLARENCE SCALE 1: 500 LENGTHS IN METRES		APPROVED EFFECTIVE FROM 15 JUL 2009 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107 (5225-35)	LAST UPI No. HLX 24	LAST PLAN No. P.207072	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY 'CONDITIONS OF APPROVAL' ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF IN DOUBT:- ASK!! CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

SITE IS LOCATED WITHIN THE AREAS OF THE TASMANIAN PLANNING SCHEME (CLARENCE) :-

- 8.0 GENERAL RESIDENTIAL ZONE.
- BUSHFIRE PRONE AREA.
- AIRPORT OBSTACLE LIMITATION AREA.

SITE COVERAGE

(building footprint as per Tasmanian Planning Scheme - Clarence)

EXISTING TWO STOREY RESIDENCE - 118.63m²

EXISTING COLORBOND SHED - 20.00m² (approx).

EXISTING GARDEN HOT HOUSE - 21.00m² (approx).

PROPOSED SECONDARY DWELLING - 43.25m²

TOTAL - 223.63m²

SITE AREA - 642m²

TOTAL SITE COVERAGE - 34.83%

SITE KEY

- A** EXISTING TWO STOREY RESIDENCE.
- B** EXISTING COLORBOND SHED.
- C** EXISTING GARDEN HOT HOUSE.
- D** PROPOSED TWO-STOREY SECONDARY DWELLING.
- E** PROPOSED CONCRETE DECK.



SITE PLAN 1:200

PO BOX 224 LINDISFARNE
TASMANIA 7015

matt.gilley@bigpond.com
0437 499 238
LICENCE No. CC5666C

PROJECT:

SECONDARY DWELLING

No. 15 TIANNA ROAD
LINDISFARNE

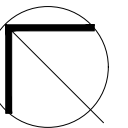
J. + R. COLE

DATE: **MAR 2024**

PROJECT No. 1879

ISSUE/REV:

A. PRELIM. ISSUE. 11.3.24
B. DA RFI ISSUE. 27.3.24



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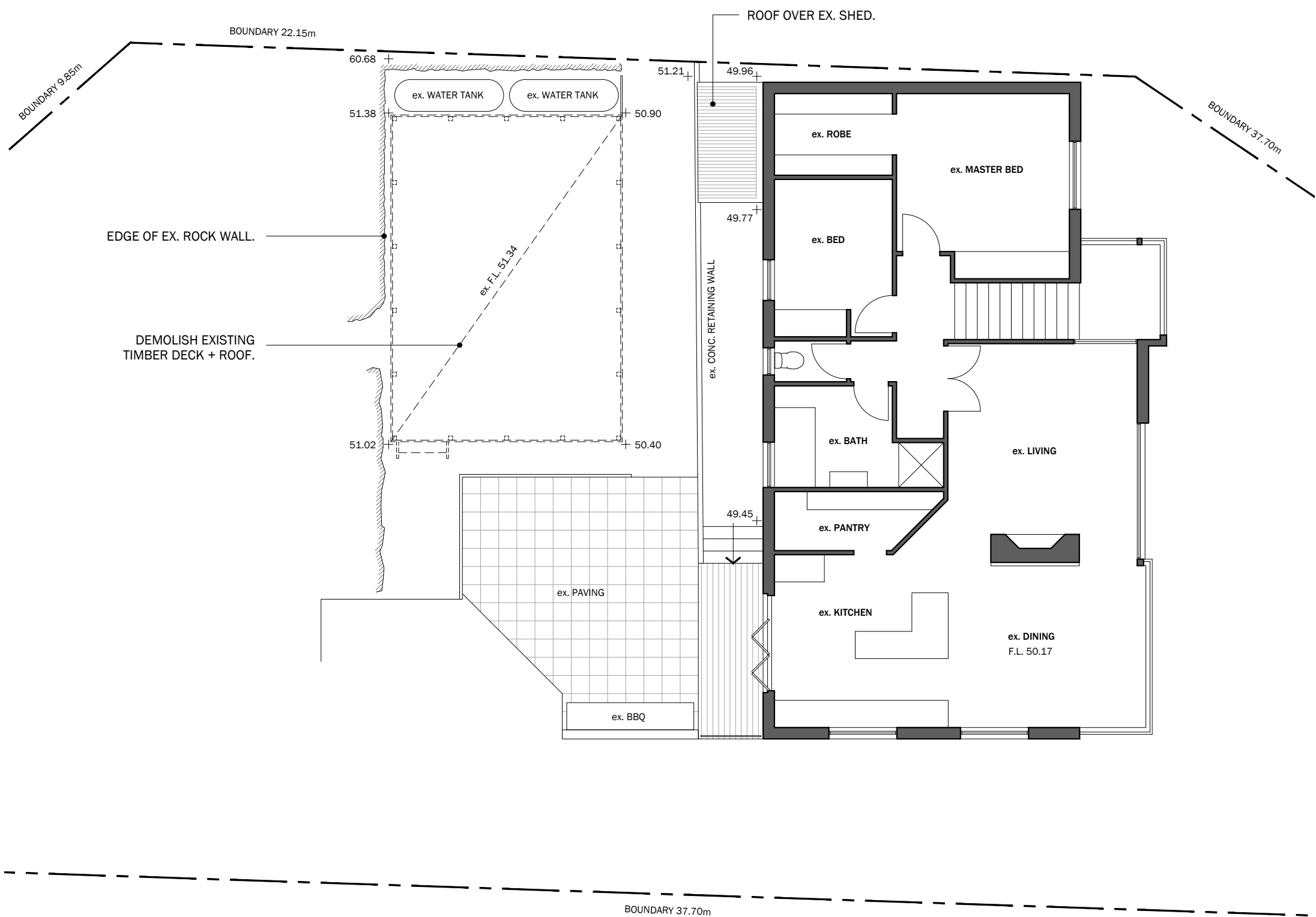
SITE PLAN

SCALE: 1:200 (A3)

DRAWING No:

A01

SHEET: 1 OF 8



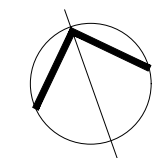
DEMOLITON PLAN 1:100
EXISTING

PO BOX 224 LINDISFARNE
TASMANIA 7015

matt.gilley@bigpond.com
0437 499 238
LICENCE No. CC5666C

PROJECT:
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No. 15 TIANNA ROAD
LINDISFARNE
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ISSUE/REV:
A. PRELIM. ISSUE. 4.2.24
B. PRELIM. ISSUE. 11.3.24
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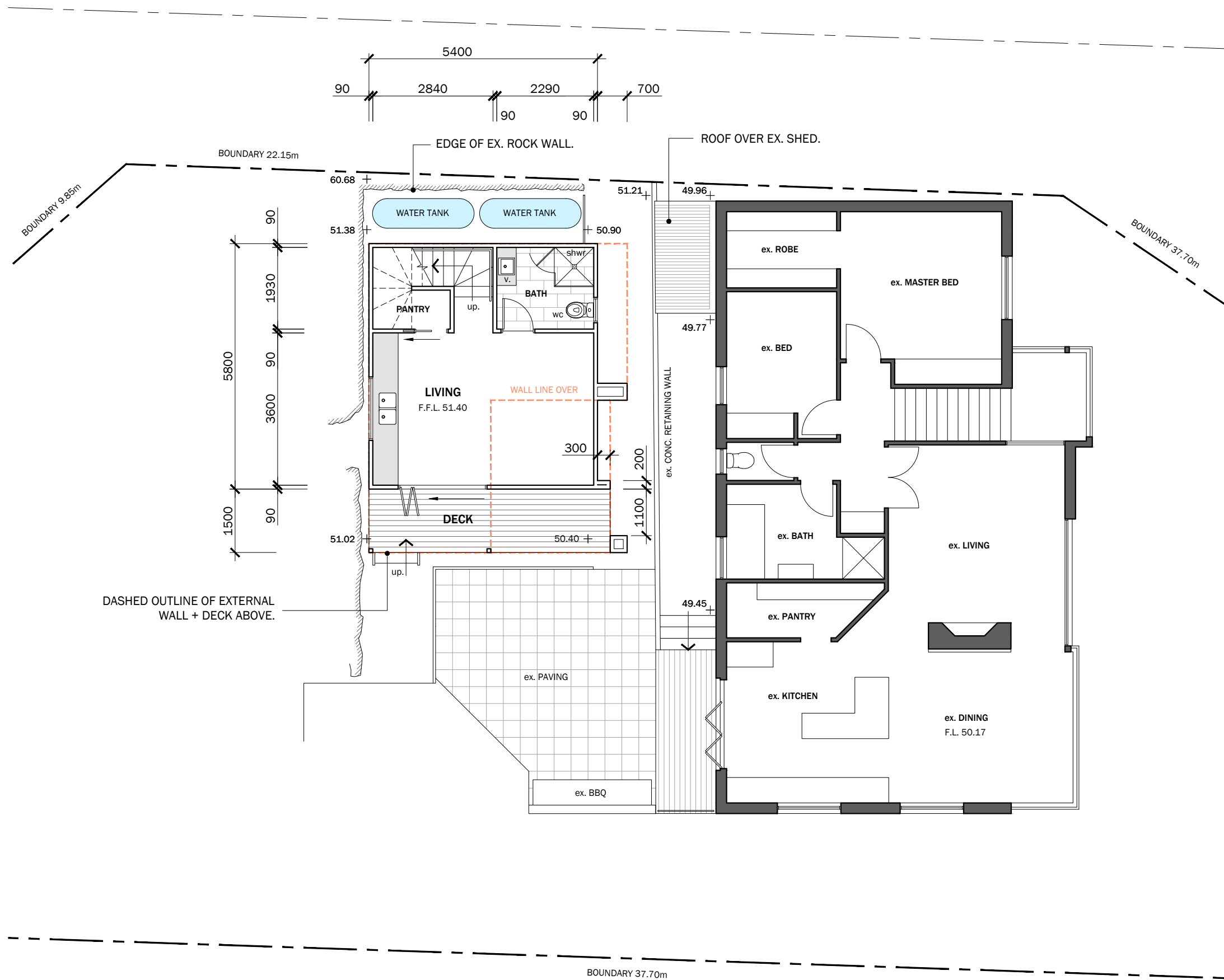


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DEMOLITION PLAN

SCALE: 1:100 (A3)
DRAWING No:

A02

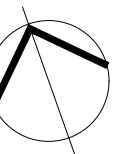
SHEET: 2 OF 8

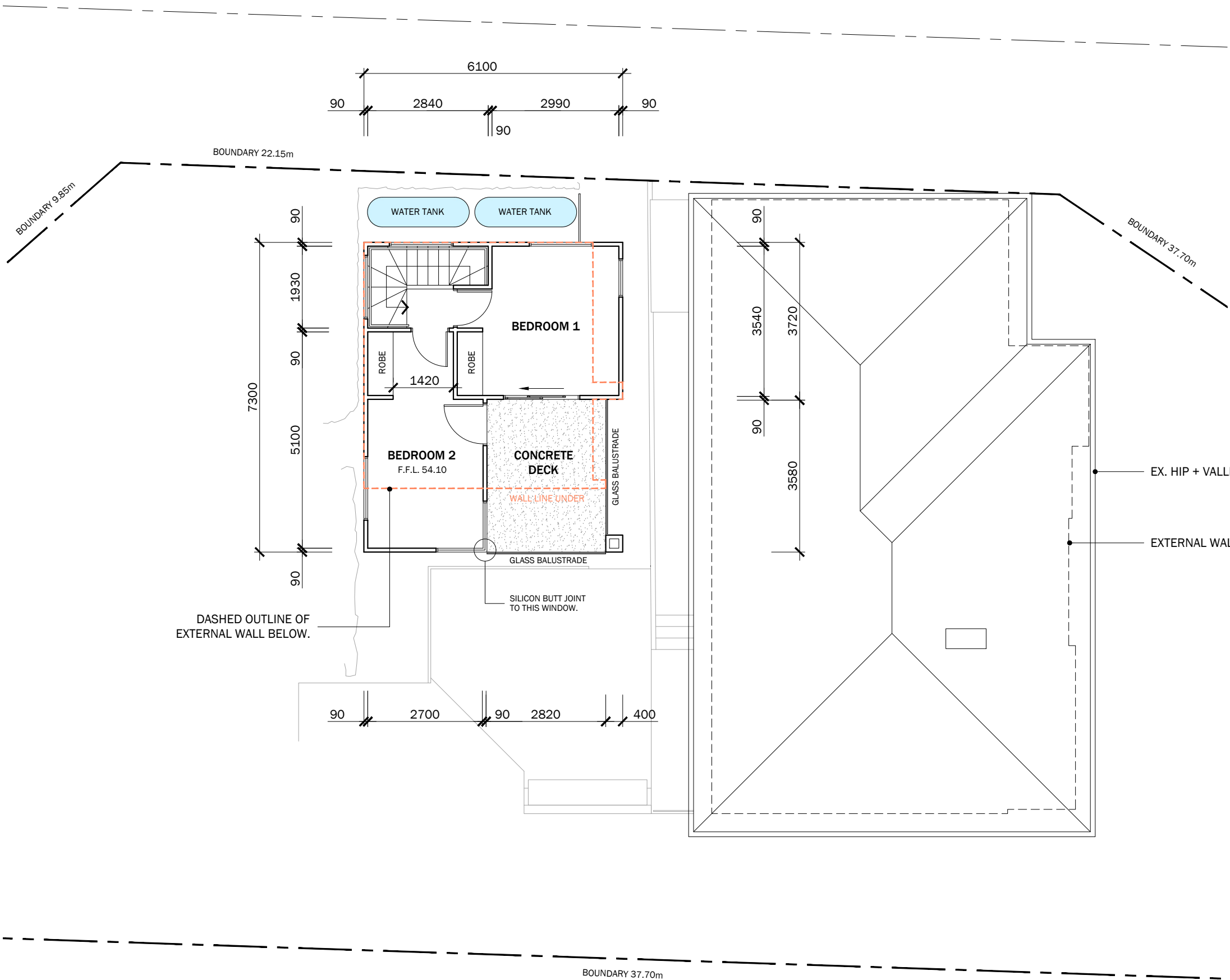


GROUND FLOOR PLAN 1:100
 PROPOSED INTERNAL FLOOR AREA - 29.34m²

ISSUE/REV:

A. PRELIM. ISSUE.	4.2.24
B. SK02 ISSUE.	8.2.24
C. SK04 ISSUE.	9.2.24
D. SK05 ISSUE.	14.2.24
E. SK06 ISSUE.	22.2.24
F. PRELIM. ISSUE.	26.2.24
G. PRELIM. ISSUE.	28.2.24
H. PRELIM. ISSUE.	11.3.24
J. DA RFI ISSUE.	27.3.24





FIRST FLOOR PLAN 1:100
 PROPOSED INTERNAL FLOOR AREA - 30.63m²

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 TASMANIA 7015

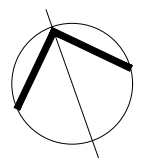
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H. PRELIM. ISSUE.	11.3.24
J. DA RFI ISSUE.	27.3.24

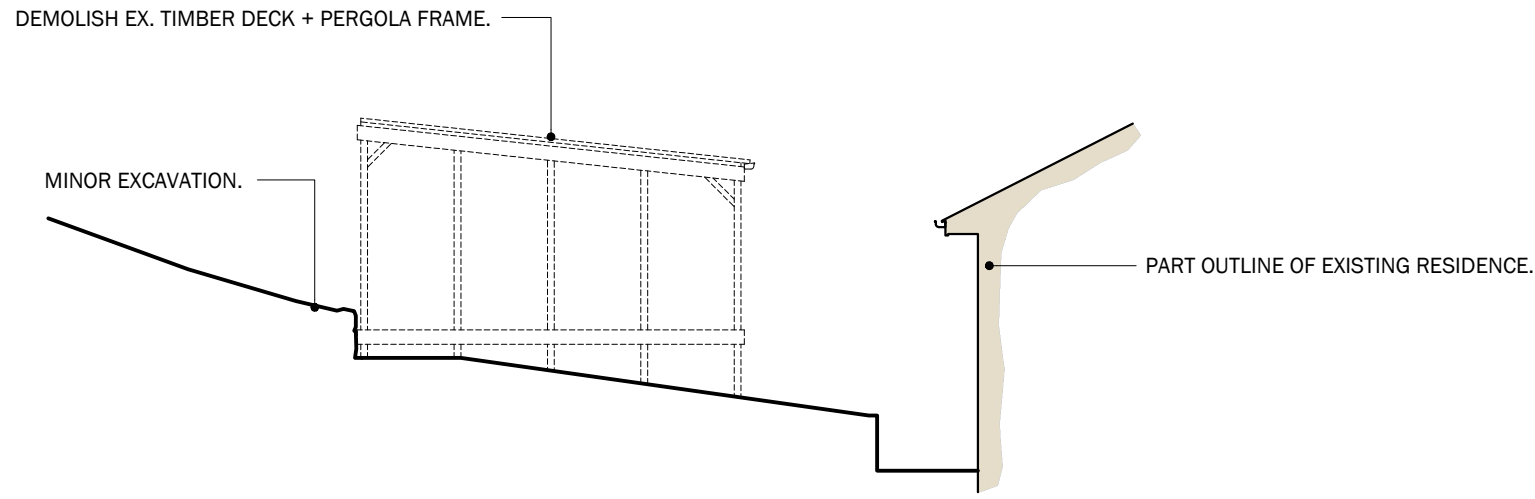


TITLE:
FIRST FLOOR PLAN

SCALE: 1:100 (A3)
 DRAWING No:

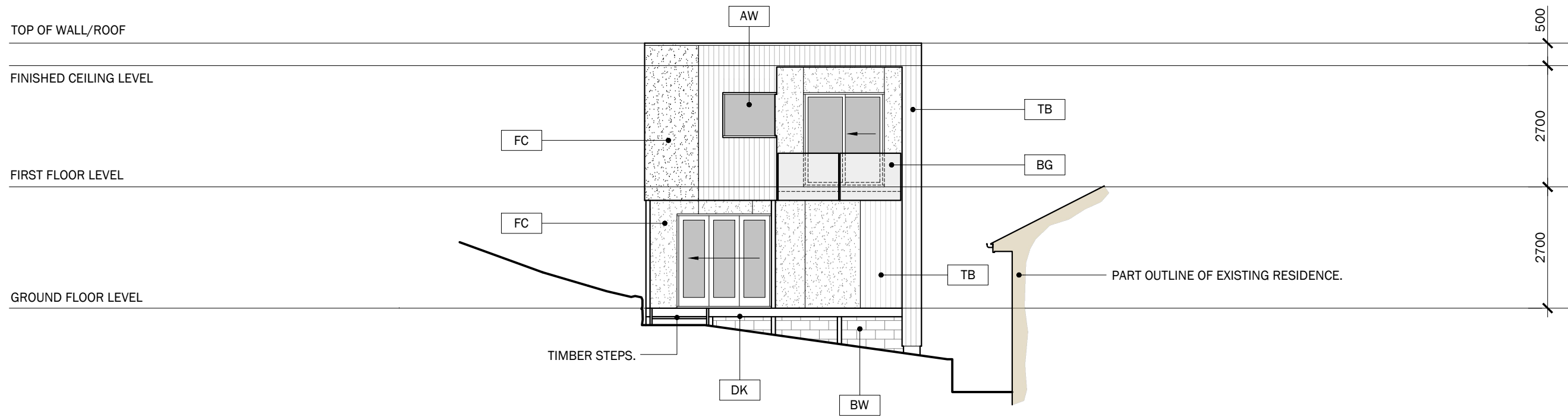
A04

SHEET: 4 OF 8



SOUTH ELEVATION 1:100

EXISTING



SOUTH ELEVATION 1:100

PROPOSED

KEY - EXTERNAL MATERIALS + FINISHES

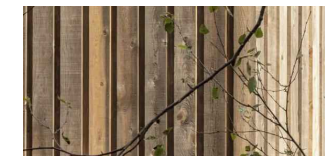
BW BLOCKWORK RETAINING WALL. NATURAL FACE FINISH.	AW ALUMINIUM WINDOW FRAMES. DOUBLE GLAZED. POWDERCOAT FINISH.
FC 'HARDIE FINE TEXTURE' SHEET CLADDING. PAINT FINISH.	BG TILED + WATERPROOFED DECK CONSTRUCTION. MINIMUM 1.00m HIGH GLASS BALUSTRADE.
TB VERTICAL TIMBER CLADDING BOARDS. NATURAL CLEAR FINISH.	DK TIMBER FRAMED DECK CONSTRUCTION.



BW



FC



TB

CLADDING IMAGES

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A. PRELIM. ISSUE. 26.2.24
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D. DA RFI ISSUE. 27.3.24

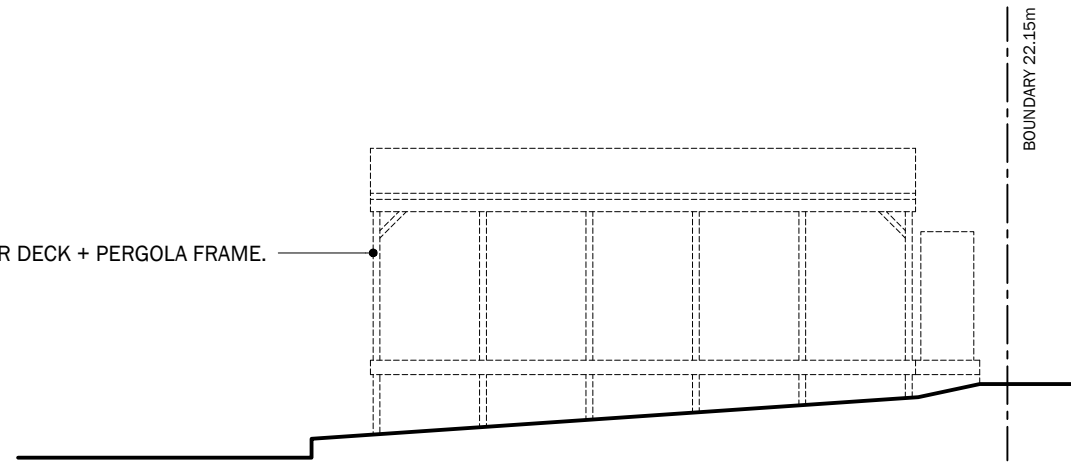
TITLE:
EXTERIOR ELEVATIONS - SOUTH

SCALE: **1:100 (A3)**
DRAWING No:

A05

SHEET: **5 OF 8**

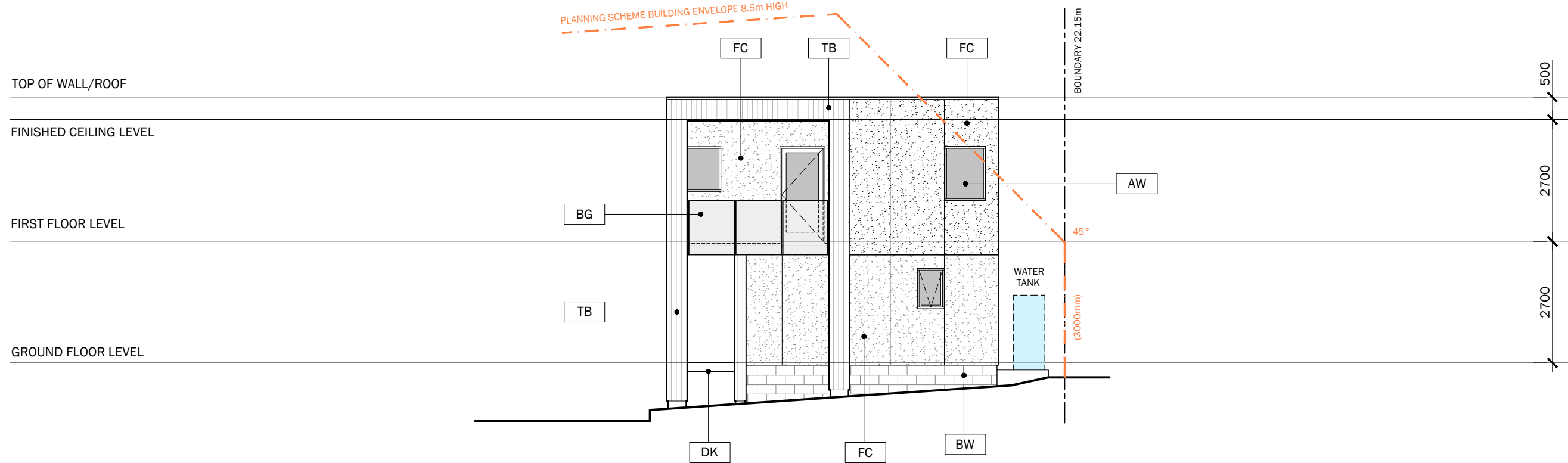
DEMOLISH EX. TIMBER DECK + PERGOLA FRAME.



EAST ELEVATION 1:100

EXISTING

PLANNING SCHEME BUILDING ENVELOPE 8.5m HIGH



EAST ELEVATION 1:100

PROPOSED

KEY - EXTERNAL MATERIALS + FINISHES

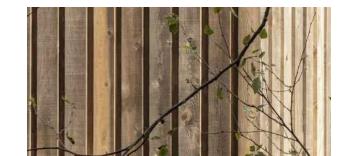
- | | |
|--|--|
| BW BLOCKWORK RETAINING WALL. NATURAL FACE FINISH. | AW ALUMINIUM WINDOW FRAMES. DOUBLE GLAZED. POWDERCOAT FINISH. |
| FC 'HARDIE FINE TEXTURE' SHEET CLADDING. PAINT FINISH. | BG TILED + WATERPROOFED DECK CONSTRUCTION. MINIMUM 1.00m HIGH GLASS BALUSTRADE. |
| TB VERTICAL TIMBER CLADDING BOARDS. NATURAL CLEAR FINISH. | DK TIMBER FRAMED DECK CONSTRUCTION. |



BW

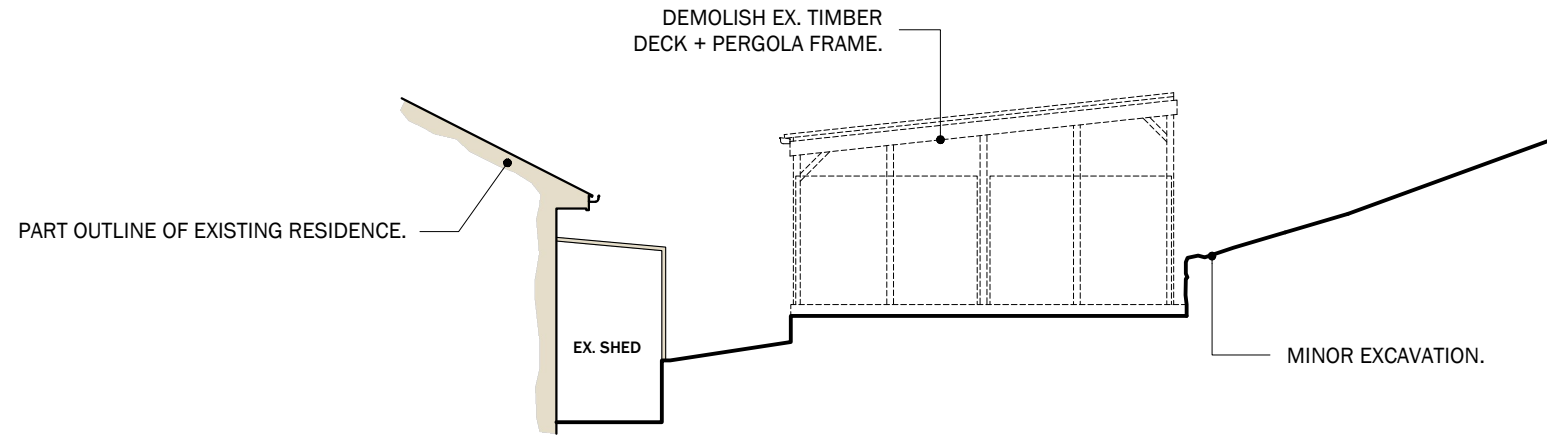


FC



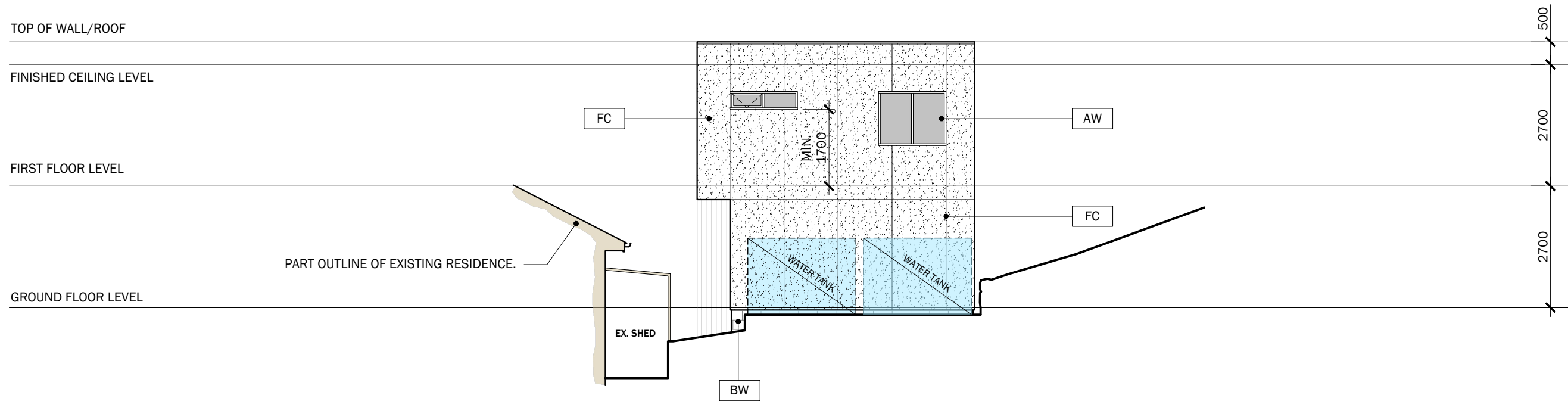
TB

CLADDING IMAGES



NORTH ELEVATION 1:100

EXISTING



NORTH ELEVATION 1:100

PROPOSED

KEY - EXTERNAL MATERIALS + FINISHES

- | | |
|--|--|
| BW BLOCKWORK RETAINING WALL. NATURAL FACE FINISH. | AW ALUMINIUM WINDOW FRAMES. DOUBLE GLAZED. POWDERCOAT FINISH. |
| FC 'HARDIE FINE TEXTURE' SHEET CLADDING. PAINT FINISH. | BG TILED + WATERPROOFED DECK CONSTRUCTION. MINIMUM 1.00m HIGH GLASS BALUSTRADE. |
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BW

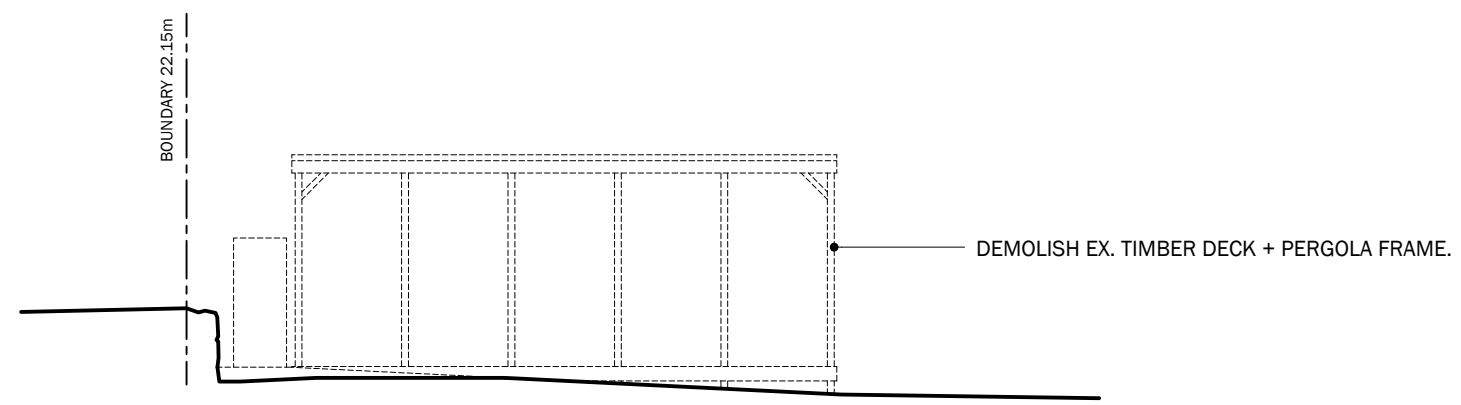


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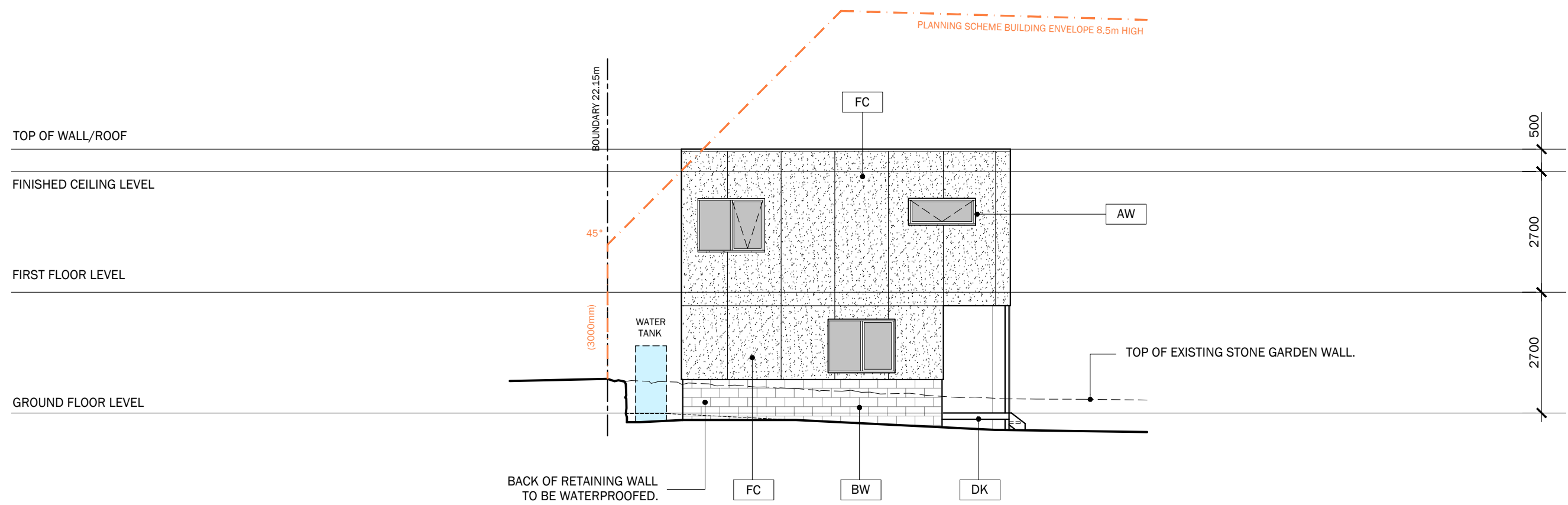
TB

CLADDING IMAGES



WEST ELEVATION 1:100

EXISTING



WEST ELEVATION 1:100

PROPOSED

KEY - EXTERNAL MATERIALS + FINISHES

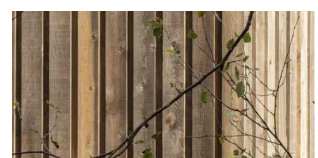
- | | |
|--|--|
| BW SUB-FLOOR BLOCKWORK WALL. NATURAL FACE FINISH. | AW ALUMINIUM WINDOW FRAMES. DOUBLE GLAZED. POWDERCOAT FINISH. |
| FC 'HARDIE FINE TEXTURE' SHEET CLADDING. PAINT FINISH. | BG TILED + WATERPROOFED DECK CONSTRUCTION. MINIMUM 1.00m HIGH GLASS BALUSTRADE. |
| TB VERTICAL TIMBER CLADDING BOARDS. NATURAL CLEAR FINISH. | DK TIMBER FRAMED DECK CONSTRUCTION. |



BW

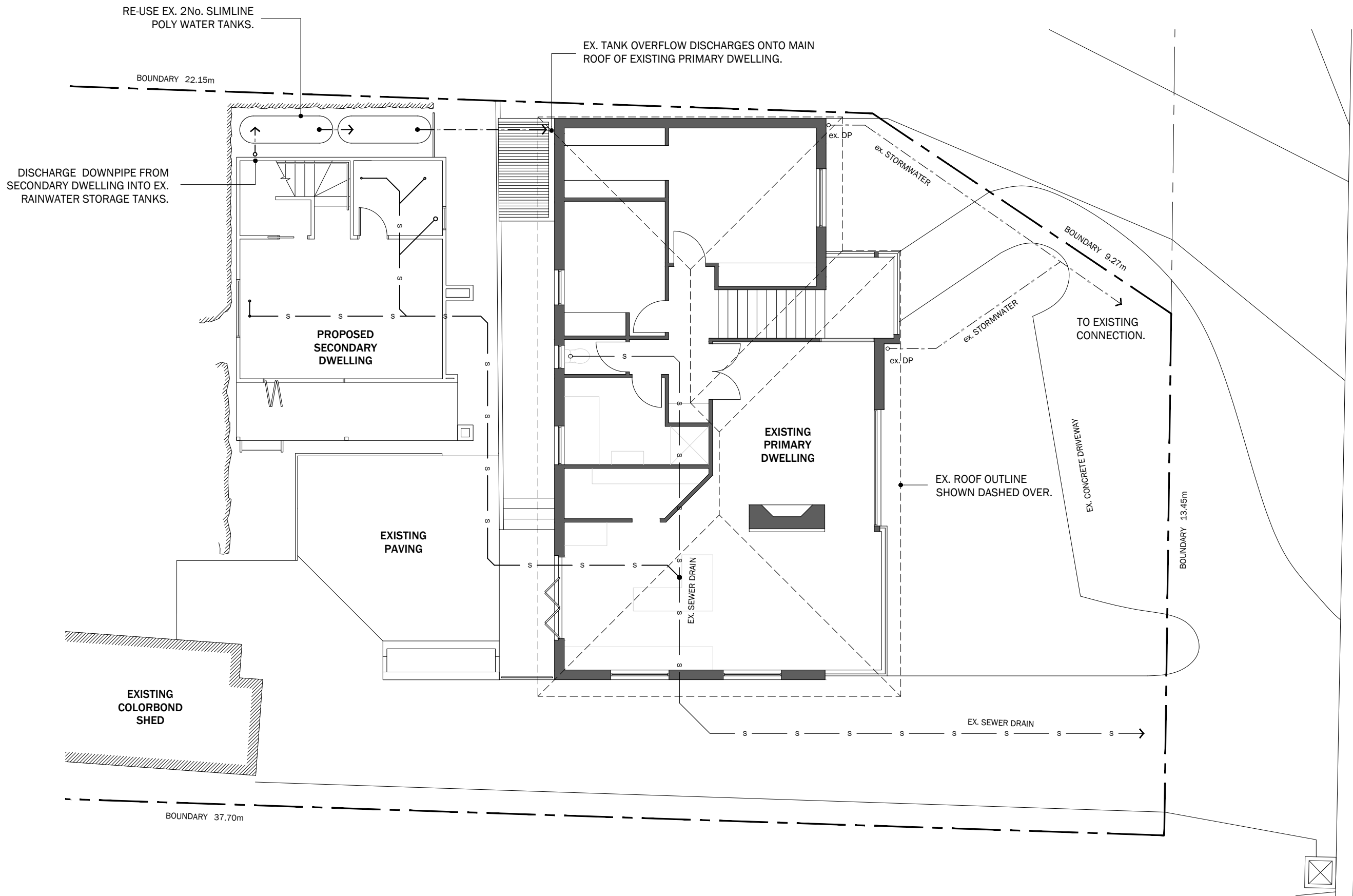


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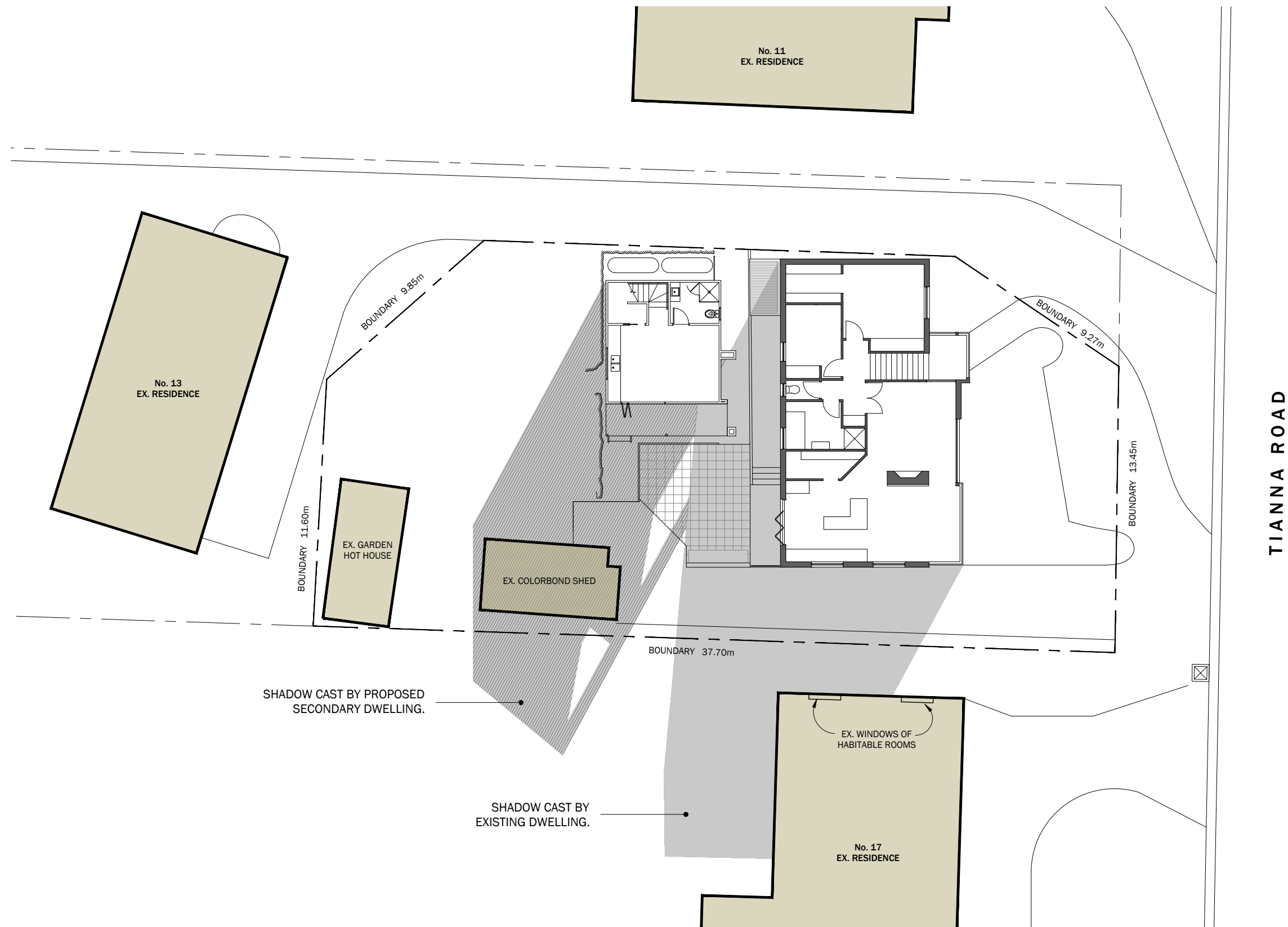


TB

CLADDING IMAGES



PLUMBING PLAN 1:100
CONCEPT ONLY. ALL DRAIN LOCATIONS SHOWN ARE APPROXIMATE.



SUN SHADOW PLAN 1:200
9am - JUNE 21st

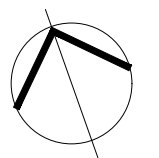
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A. DA RFI ISSUE. 27.3.24

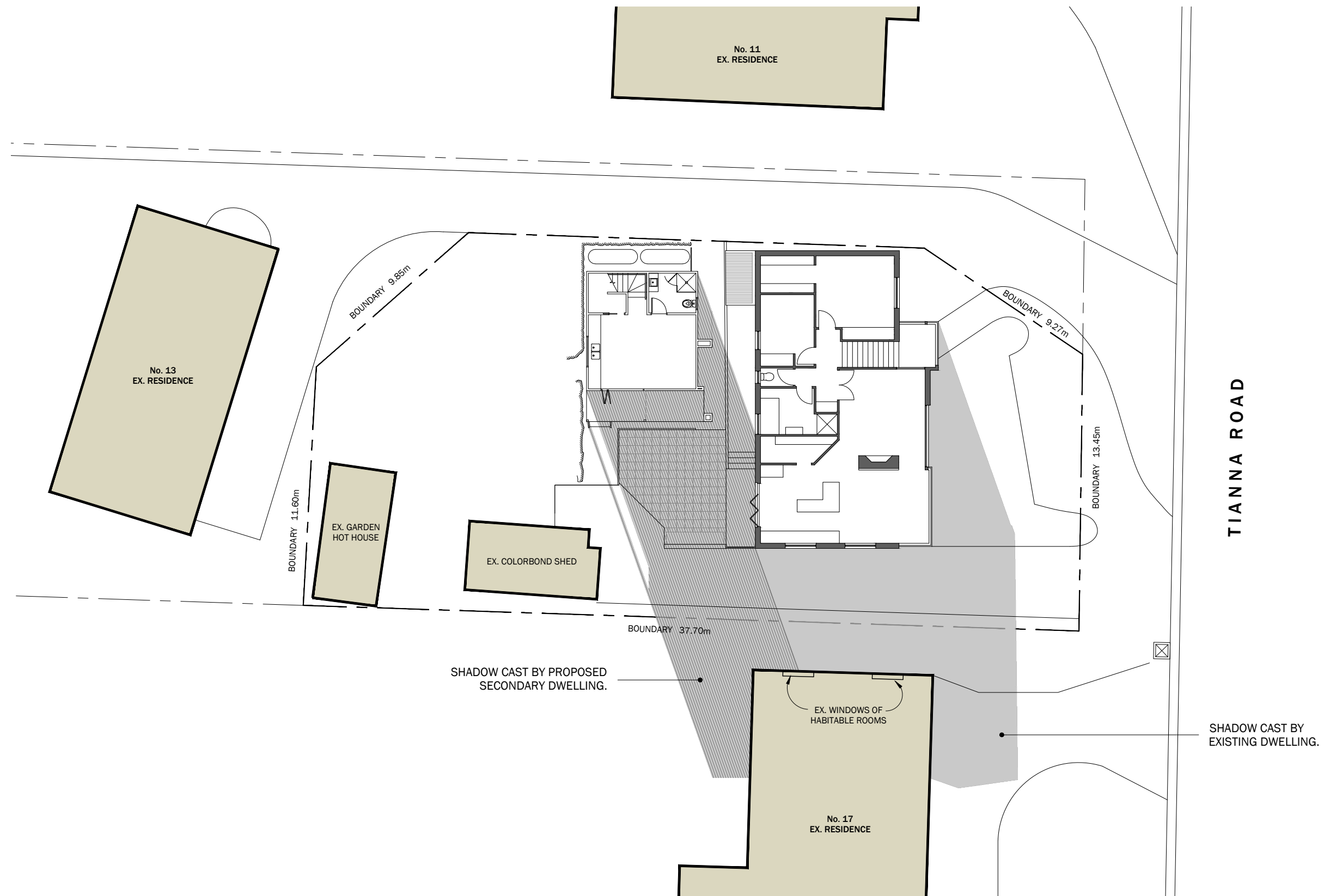


TITLE:
SUN SHADOW PLAN

SCALE: 1:200 (A3)
DRAWING No:

A10

SHEET: 10 OF 8



SUN SHADOW PLAN 1:200
12pm - JUNE 21st

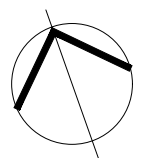
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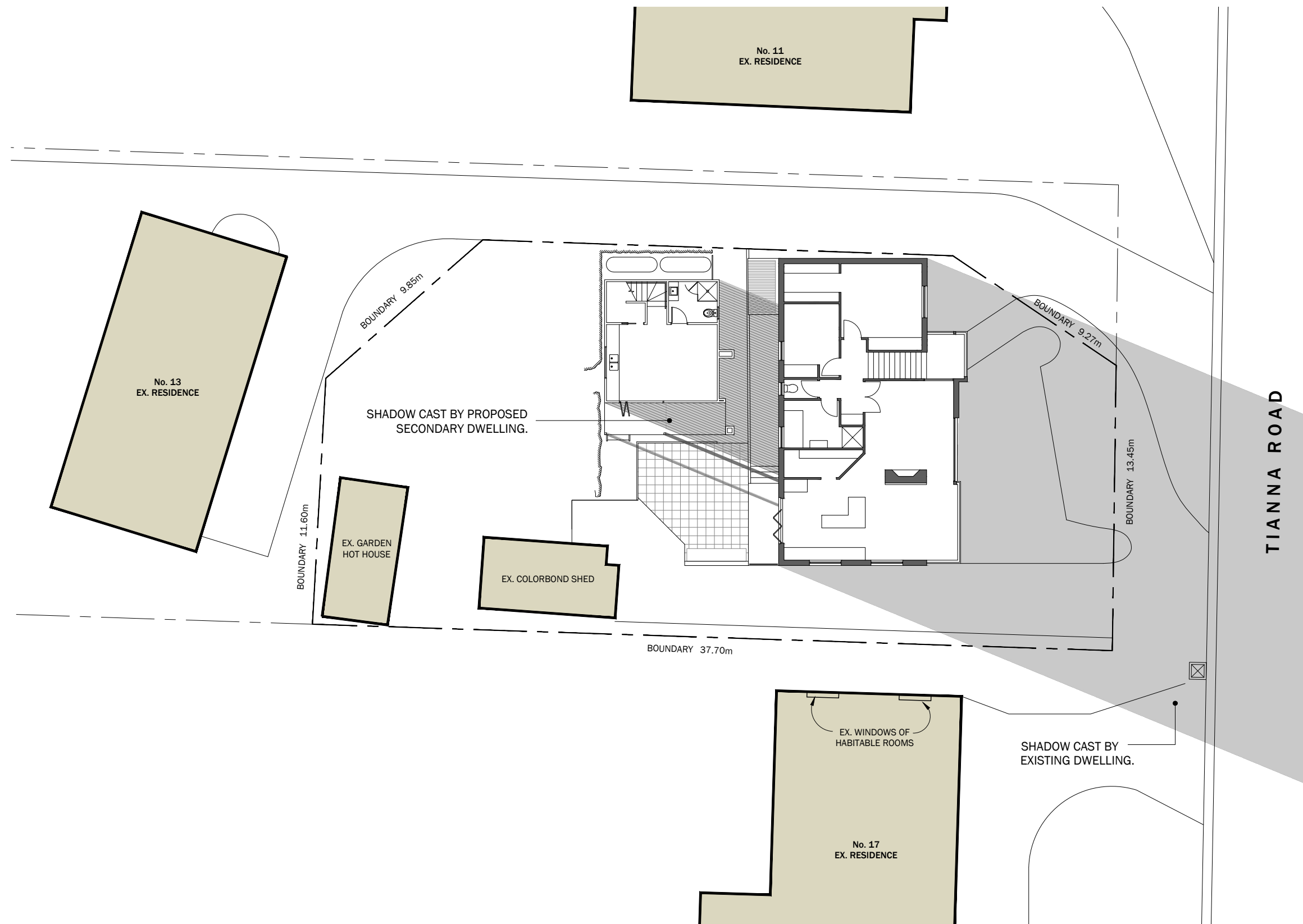


TITLE:
SUN SHADOW PLAN

SCALE: **1:200 (A3)**
DRAWING No:

A11

SHEET: **11** OF 8



SUN SHADOW PLAN 1:200
3pm - JUNE 21st

PO BOX 224 LINDISFARNE
TASMANIA 7015

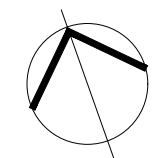
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TITLE:
SUN SHADOW PLAN

SCALE: 1:200 (A3)
DRAWING No:

A12

SHEET: 12 OF 8