



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/043159

PROPOSAL: Dwelling

LOCATION: 21A Beach Road, Lindisfarne (with access over 21, 23 and 23A Beach Road, Lindisfarne)

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13 May 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13 May 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 13 May 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:

Proposed Residential Dwelling (Access via 21, 23 & 23a Beach Road)

Location:

Address 21a Beach Road

Suburb/Town Lindisfarne Postcode 7015

Current Owners/s:

Applicant:

Personal Information Removed

Estimated cost of development

\$ 400,000

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: Vacant Site

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

Yes

No

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION DECLARATION



Clarence... a brighter place

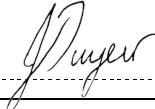
Declaration:

- *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 26/02/2024
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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 186070	FOLIO 1
EDITION 1	DATE OF ISSUE 14-Mar-2024

SEARCH DATE : 18-Apr-2024

SEARCH TIME : 11.48 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan 186070

Derivation : Part of 970 Acres Gtd. to E P Wilson and Ors

Prior CTs 220904/6 and 61069/1

SCHEDULE 1

M608211 TRANSFER to JOCK ALASTAIR LEE Registered
09-Feb-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP186070 EASEMENTS in Schedule of Easements

SP186070 FENCING COVENANT in Schedule of Easements

120975 BOUNDARY FENCES CONDITION in Transfer

E278089 MORTGAGE to Westpac Banking Corporation Registered
23-Sep-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 186070	FOLIO 2
EDITION 1	DATE OF ISSUE 14-Mar-2024

SEARCH DATE : 23-Apr-2024

SEARCH TIME : 02.37 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan 186070

Derivation : Part of 970 Acres Gtd. to E P Wilson and Ors

Prior CTs 220904/6 and 61069/1

SCHEDULE 1

M608211 TRANSFER to JOCK ALASTAIR LEE Registered
09-Feb-2017 at 12.01 PM

SCHEDULE 2

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E278089 MORTGAGE to Westpac Banking Corporation Registered
23-Sep-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 186070	FOLIO 3
EDITION 1	DATE OF ISSUE 14-Mar-2024

SEARCH DATE : 23-Apr-2024

SEARCH TIME : 02.36 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 3 on Sealed Plan 186070

Derivation : Part of 970 Acres Gtd. to E P Wilson and Ors

Prior CTs 217736/7 and 220904/6

SCHEDULE 1

B982680 & N144628 TRANSFER to ROBERT SCHLESINGER Registered
14-Mar-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP186070 EASEMENTS in Schedule of Easements

SP186070 FENCING COVENANT in Schedule of Easements

119904 BOUNDARY FENCES CONDITION in Transfer

120975 BOUNDARY FENCES CONDITION in Transfer

C758855 MORTGAGE to GEL Custodians Pty Limited Registered
03-Oct-2007 at 12.01 PM

E157104 TRANSFER of MORTGAGE C758855 to Commonwealth Bank of
Australia Registered 22-Nov-2018 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 186070	FOLIO 4
EDITION 1	DATE OF ISSUE 14-Mar-2024

SEARCH DATE : 23-Apr-2024
SEARCH TIME : 02.37 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 4 on Sealed Plan 186070
Derivation : Part of 970 Acres Gtd. to E P Wilson and Ors
Prior CTs 217736/7 and 220904/6

SCHEDULE 1

B982680 & N144628 TRANSFER to ROBERT SCHLESINGER Registered
14-Mar-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP186070 EASEMENTS in Schedule of Easements
SP186070 FENCING COVENANT in Schedule of Easements
119904 BOUNDARY FENCES CONDITION in Transfer
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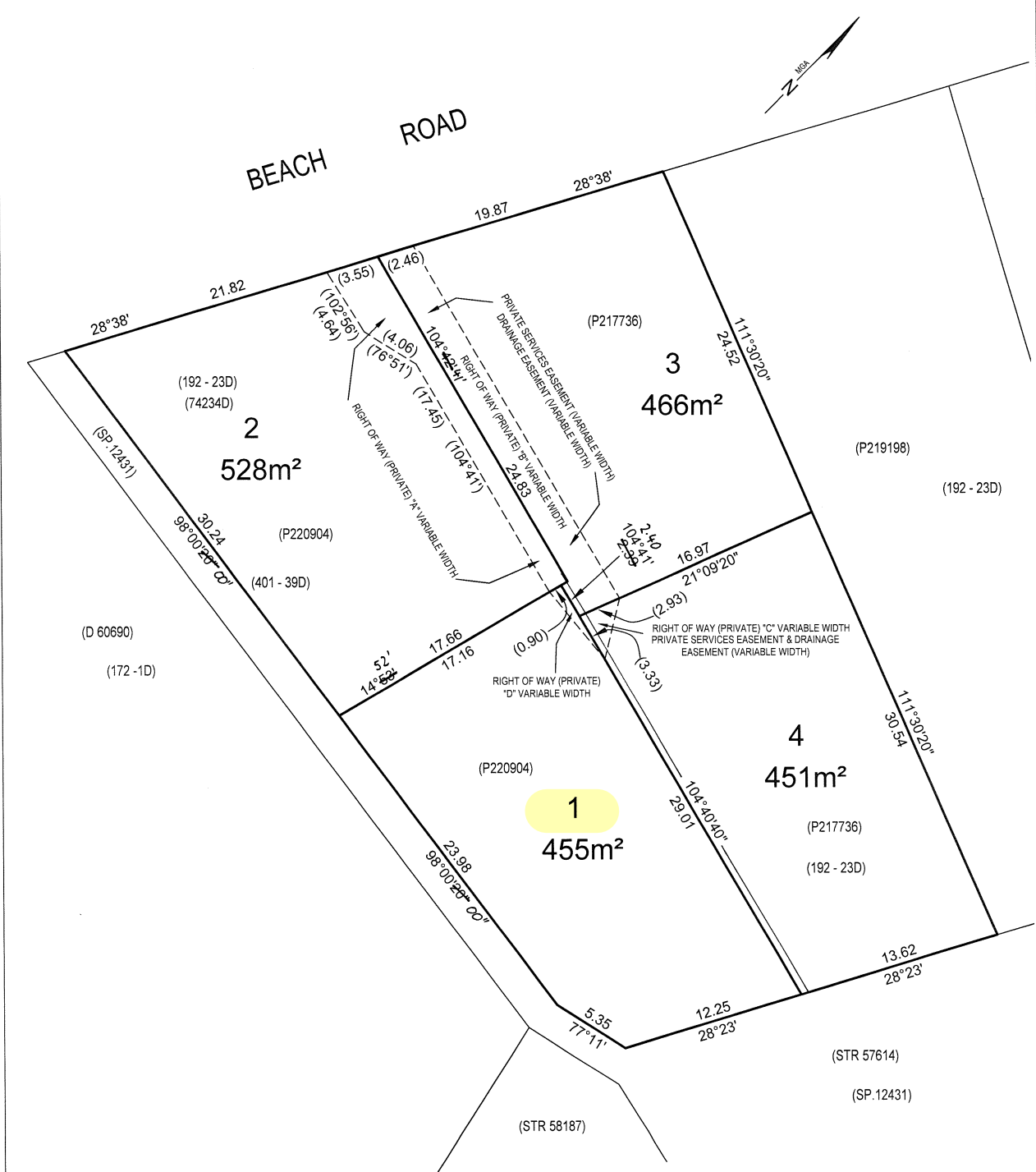
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER: J.A. LEE FOLIO REFERENCE: CT.220904 / 6 & CT.61069 / 1 OWNER: R. SCHLESINGER FOLIO REFERENCE: CT.217736 / 7 GRANTEE: Part of 970 Acres Gld. to Edmond Philip Wilson, Alexander George Webster and Charles Percy Davis.</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR: N. D. LEARY of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com</p> <p>LOCATION: CITY OF CLARENCE</p> <p>SCALE 1: 250 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP186070</p> <p>APPROVED EFFECTIVE FROM 14 MAR 2024</p> <p><i>Deena</i> Recorder of Titles</p>
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PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Deena
 Registered Land Surveyor
 27-11-23
 Date

Clara Shea
 Council Delegate
 05.12.2023
 Date

DEVELOPMENT APPLICATION: PROPOSED DWELLING AT 21a BEACH ROAD, LINDISFARNE

DIRECTOR'S LIST:

FOR: JOCK LEE
 SITE: 21a BEACH RD, LINDISFARNE 7015
 LAND TITLE: 186070/1
 PLANNING PERMIT: TBD
 ZONING: GENERAL RESIDENTIAL
 SITE AREA: 454m²
 PROPOSED FOOTPRINT: 164.89m²
 SITE COVERAGE: 36.32%
 BAL: BAL LOW
 SOIL CLASSIFICATION: CLASS 'M'



DRAWING SCHEDULE:

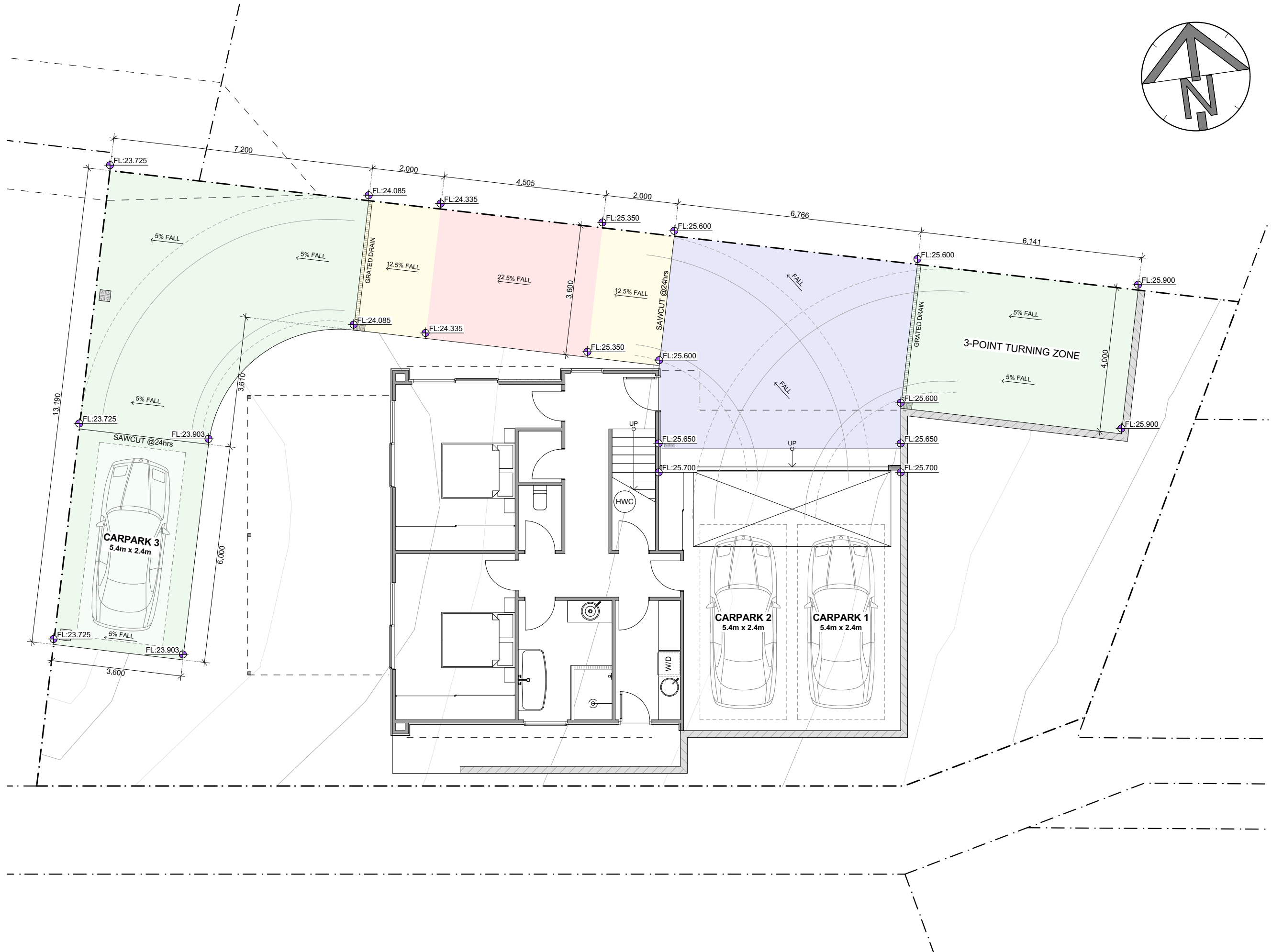
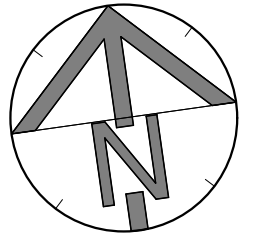
WD.01	SITE PLAN	19.04.24
WD.02	DRIVEWAY PLAN	19.04.24
WD.03	FLOOR PLAN - GROUND	19.04.24
WD.04	FLOOR PLAN - FIRST	19.04.24
WD.05	ELEVATIONS 1 OF 2	19.04.24
WD.06	ELEVATIONS 2 OF 2	19.04.24
WD.07	SUN STUDY 1 OF 2	19.04.24
WD.08	SUN STUDY 2 OF 2	19.04.24
WD.09	3D PERSPECTIVE 1 OF 2	19.04.24
WD.10	3D PERSPECTIVE 2 OF 2	19.04.24







BUILDING FOOTPRINT	
SITE AREA	454m ²
PROPOSED DWELLING	133.97m ²
PROPOSED DECKS >1m AGL	30.92m ²
TOTAL FOOTPRINT	164.89m ²
SITE COVERAGE	36.32%

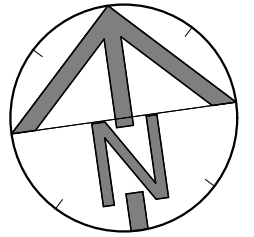
IMPERVIOUS SURFACES	
SITE AREA	454m ²
PROPOSED DWELLING	133.97m ²
PROPOSED DRIVEWAY	149.16m ²
TOTAL IMPERVIOUS	283.13m ²
PERCENTAGE OF SITE	62.36%

GRADIENT LEGEND:

- MAX 25% GRADIENT
- MAX 12.5% GRADIENT
- MAX 5% GRADIENT
- < 5% GRADIENT

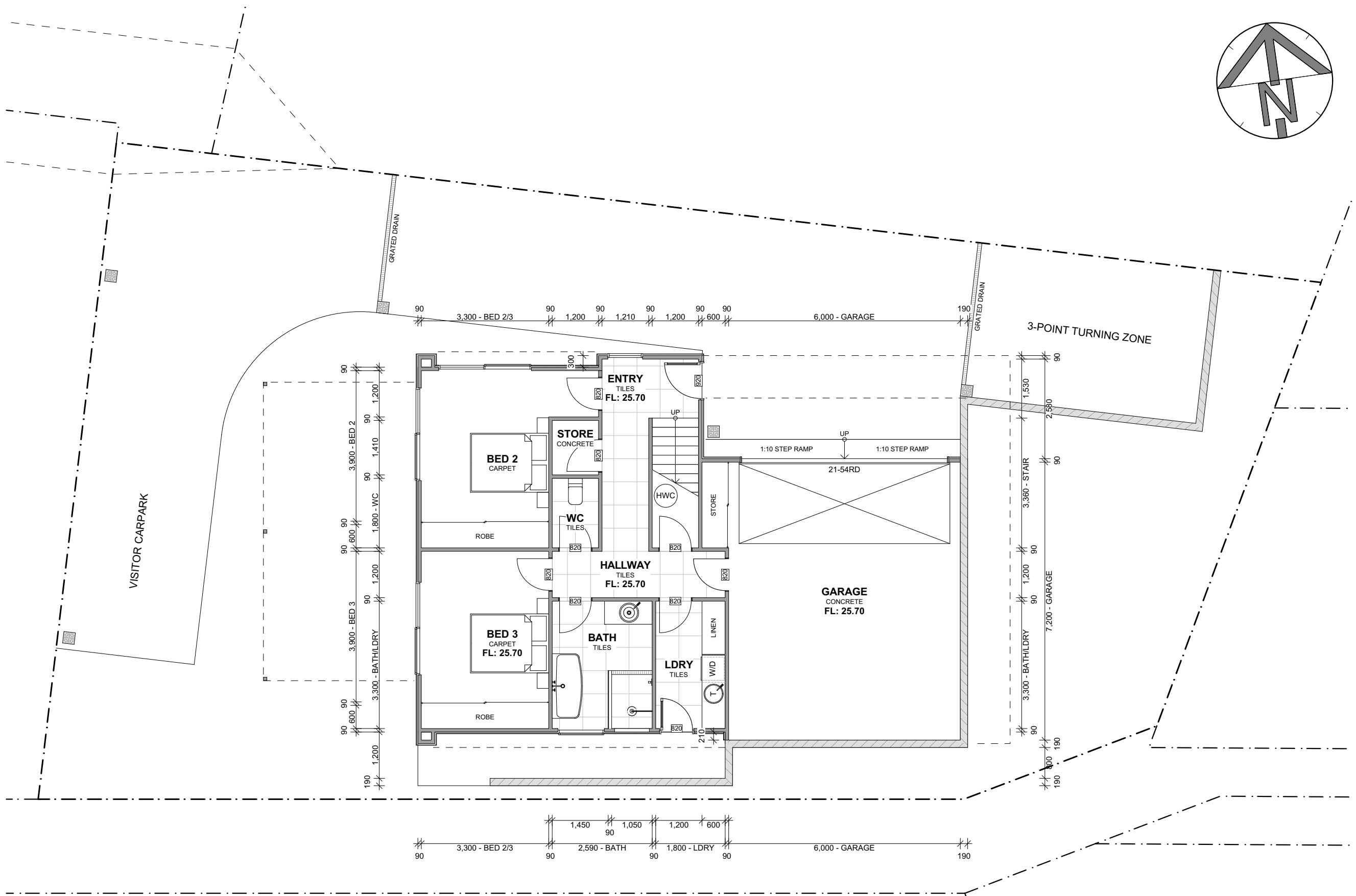


-  ROOF ACCESS PANEL
-  SMOKE ALARM
-  ARTICULATION JOINT
-  METER BOX
-  HOT WATER CYLINDER
-  300x300 GRATED SUMP









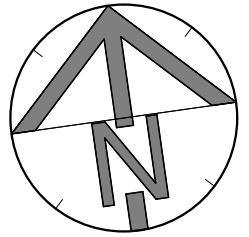
CONSTRUCTION OF SANITARY COMPARTMENTS 3.8.3.3 OF CURRENT BCA

THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST -
 · OPEN OUTWARDS; OR
 · SLIDE; OR
 · BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.



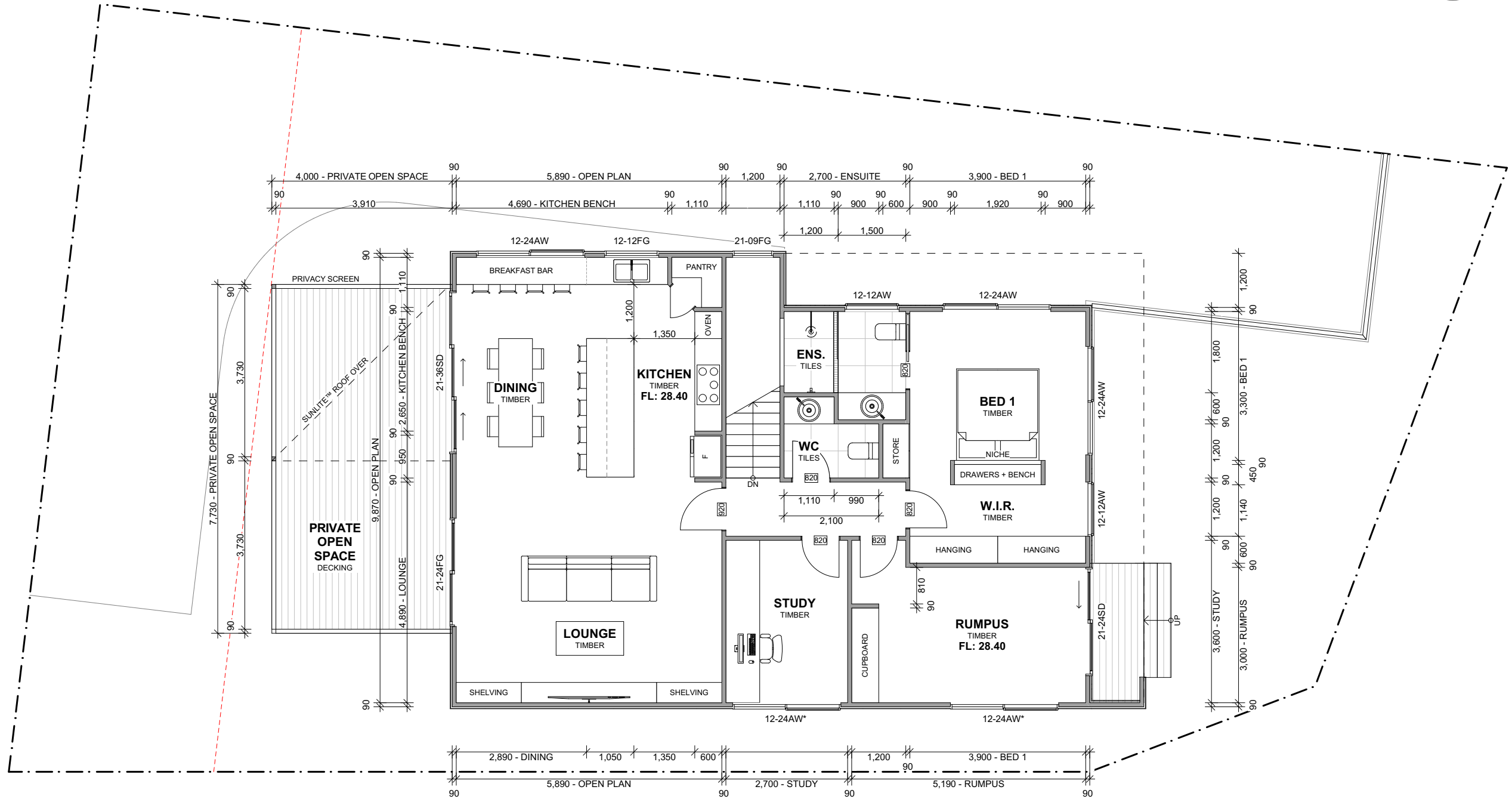
NOTE*: FACTORY TRANSLUCENT LAMINATED GLASS TO 12-24AW* - MAX 25% TRANSPARENCY

-  ROOF ACCESS PANEL
-  SMOKE ALARM
-  ARTICULATION JOINT
-  METER BOX
-  HOT WATER CYLINDER
-  300x300 GRATED SUMP



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 · OPEN OUTWARDS; OR
 · SLIDE; OR
 · BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.



GROUND FLOOR AREA: 120.42m²

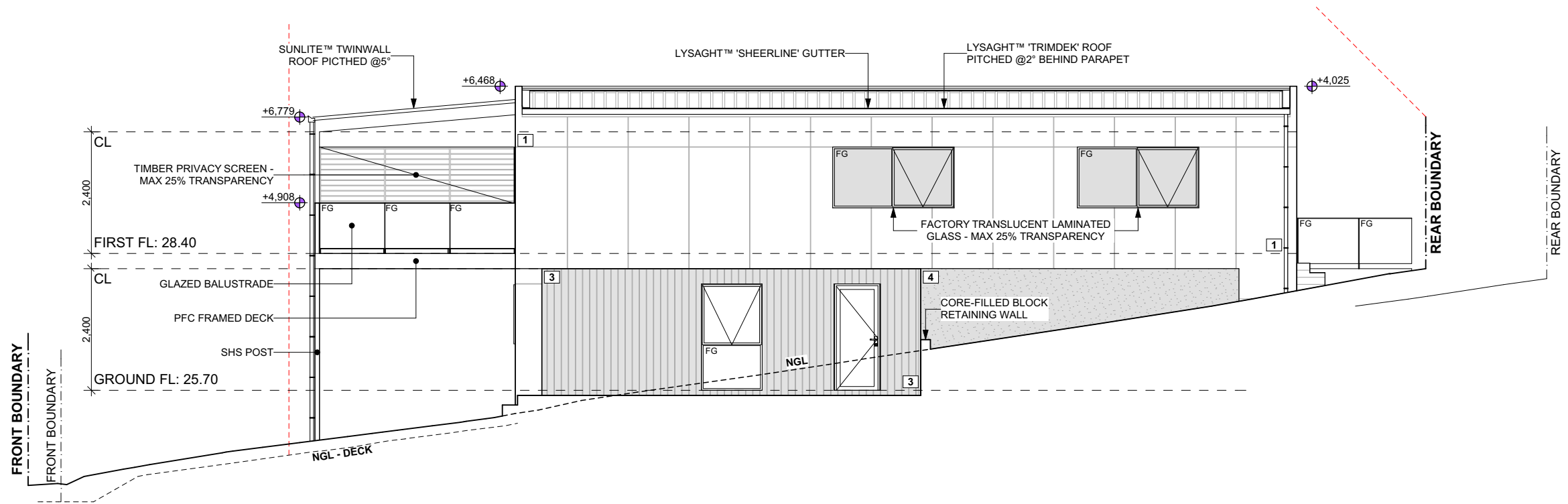
FIRST FLOOR AREA: 133.97m²

TOTAL FLOOR AREA: 254.39m²

NOTE*: FACTORY TRANSLUCENT LAMINATED GLASS TO 12-24AW* - MAX 25% TRANSPARENCY

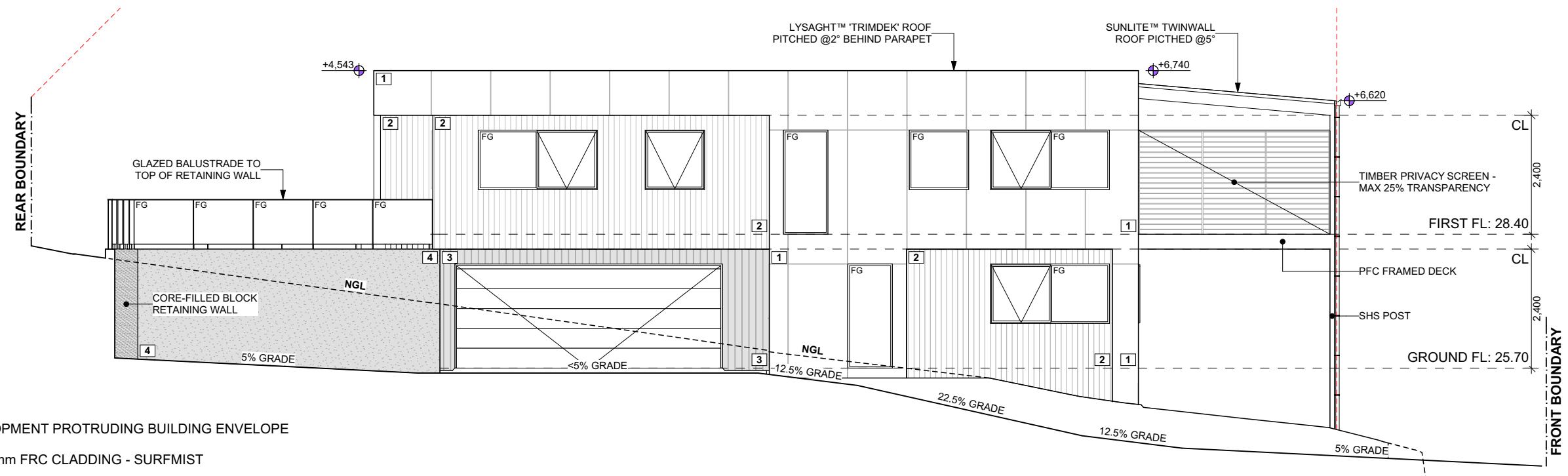
SOUTH ELEVATION

SCALE 1:100 @A3



NORTH ELEVATION

SCALE 1:100 @A3

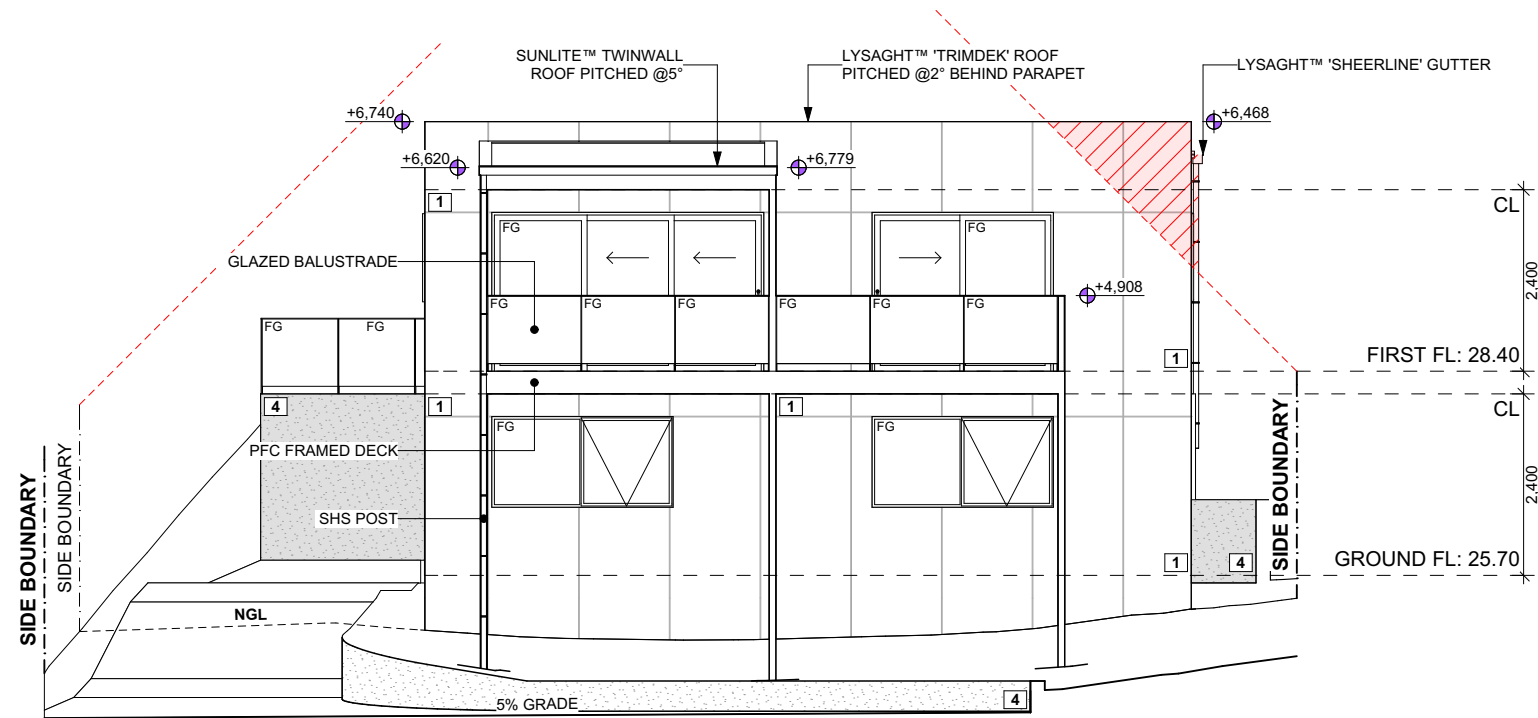


LEGEND:

- FG FIXED GLAZING
- SECTION OF DEVELOPMENT PROTRUDING BUILDING ENVELOPE
- 1** SCYON™ 'EZY LAP' 9mm FRC CLADDING - SURFMIST
- 2** 19mm TIMBER SHIPLAP CLADDING - CLEAR FINISH
- 3** SCYON™ 'AXON' 9mm FRC CLADDING - WINDSPRAY
- 4** RENDERED BLOCKWORK - WINDSPRAY

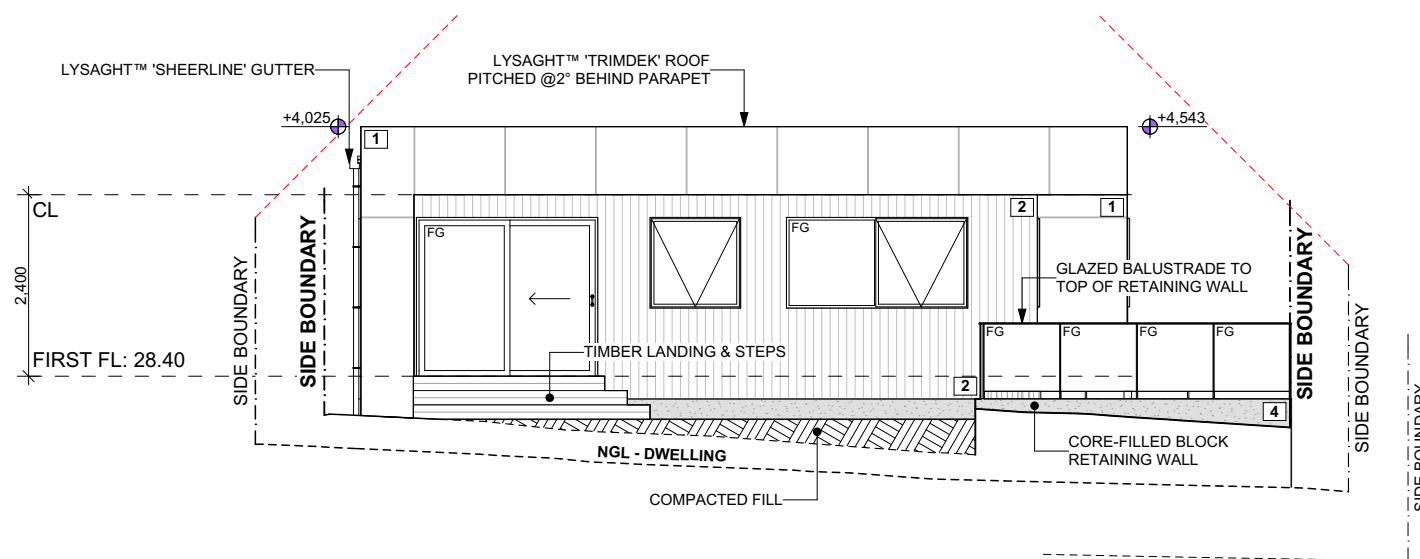
SOUTH ELEVATION

SCALE 1:100 @A3



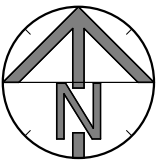
NORTH ELEVATION

SCALE 1:100 @A3

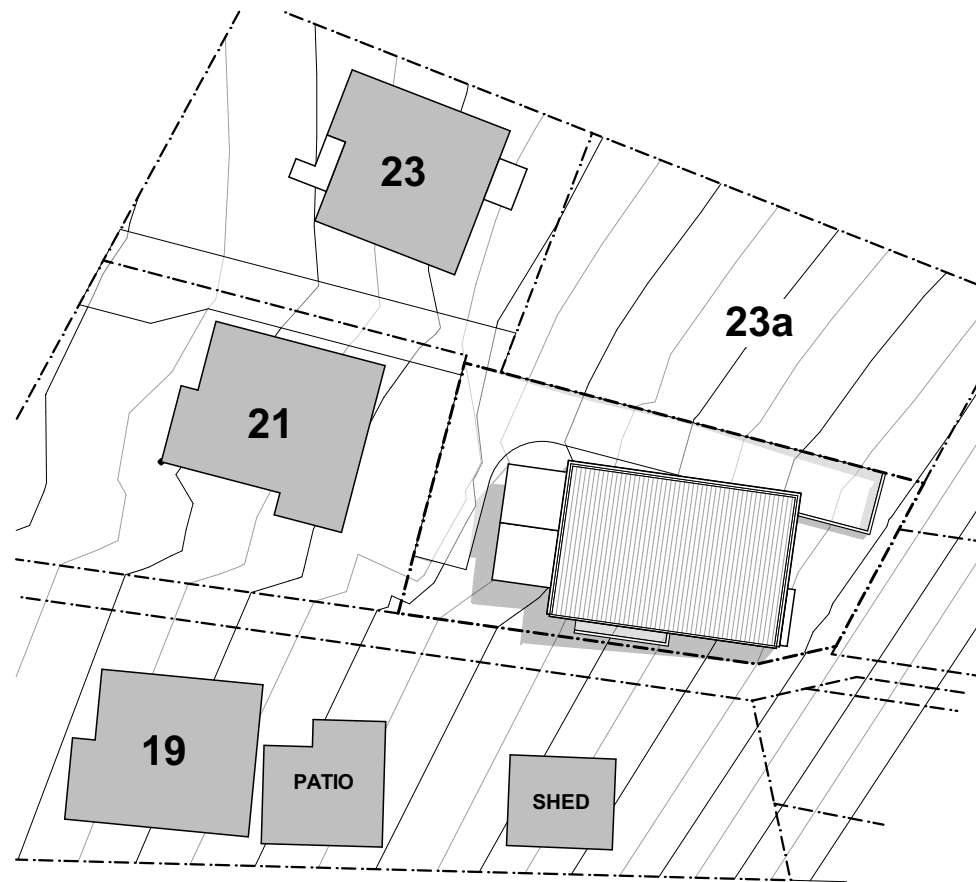


LEGEND:

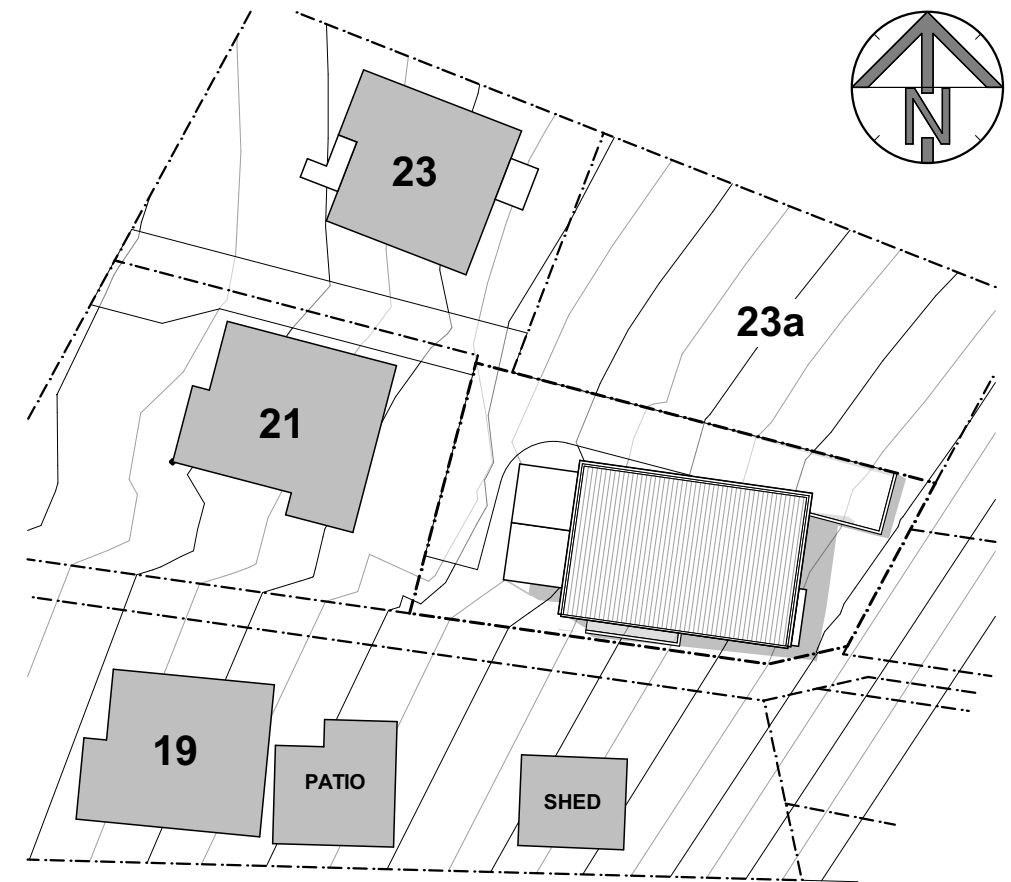
- FG FIXED GLAZING
- SECTION OF DEVELOPMENT PROTRUDING BUILDING ENVELOPE
- 1** MASTERWALL™ 100mm RENDERED FOAM CLADDING - SURFMIST
- 2** 19mm TIMBER SHIPLAP CLADDING - CLEAR FINISH
- 3** RENDERED BLOCKWORK - WINDSPRAY



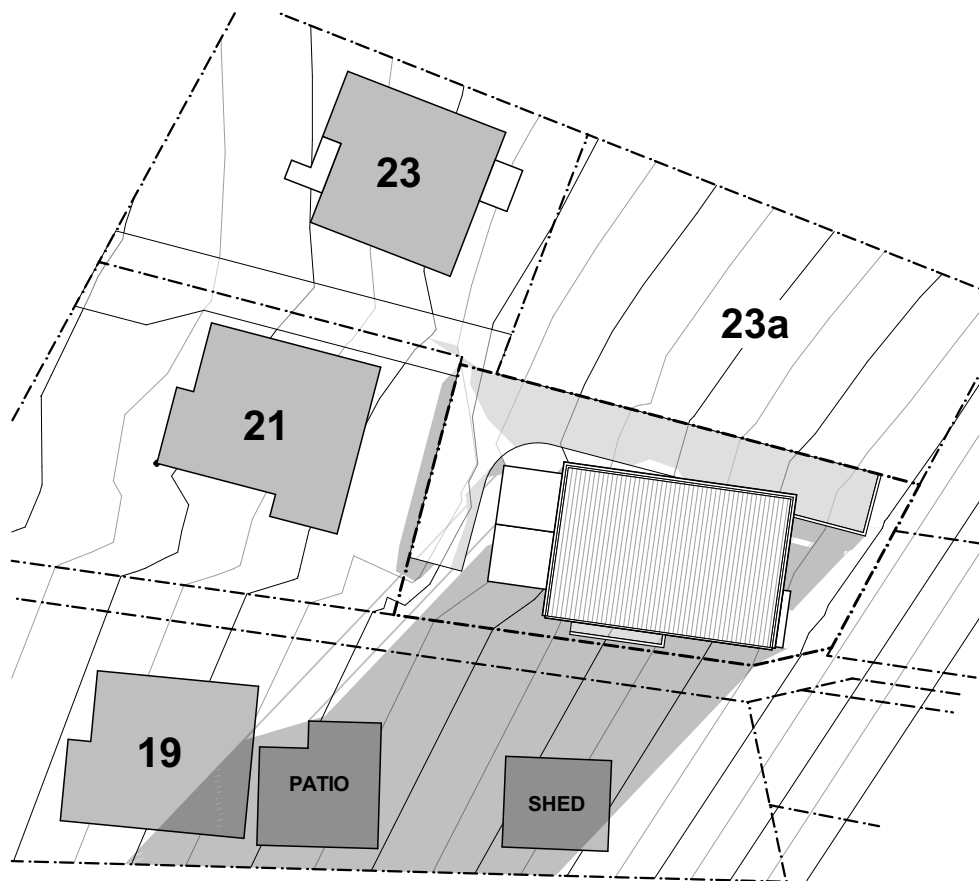
DECEMBER 21 - 9am
Scale: 1:500 @ A3



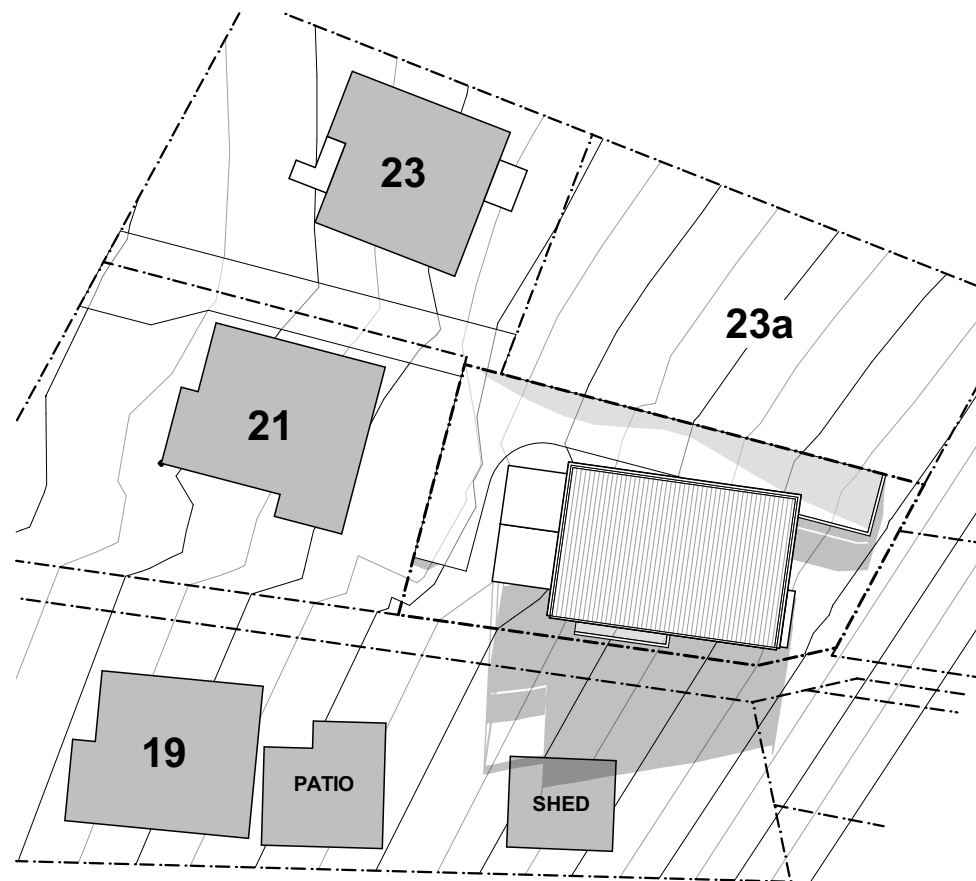
DECEMBER 21 - 12pm
Scale: 1:500 @ A3



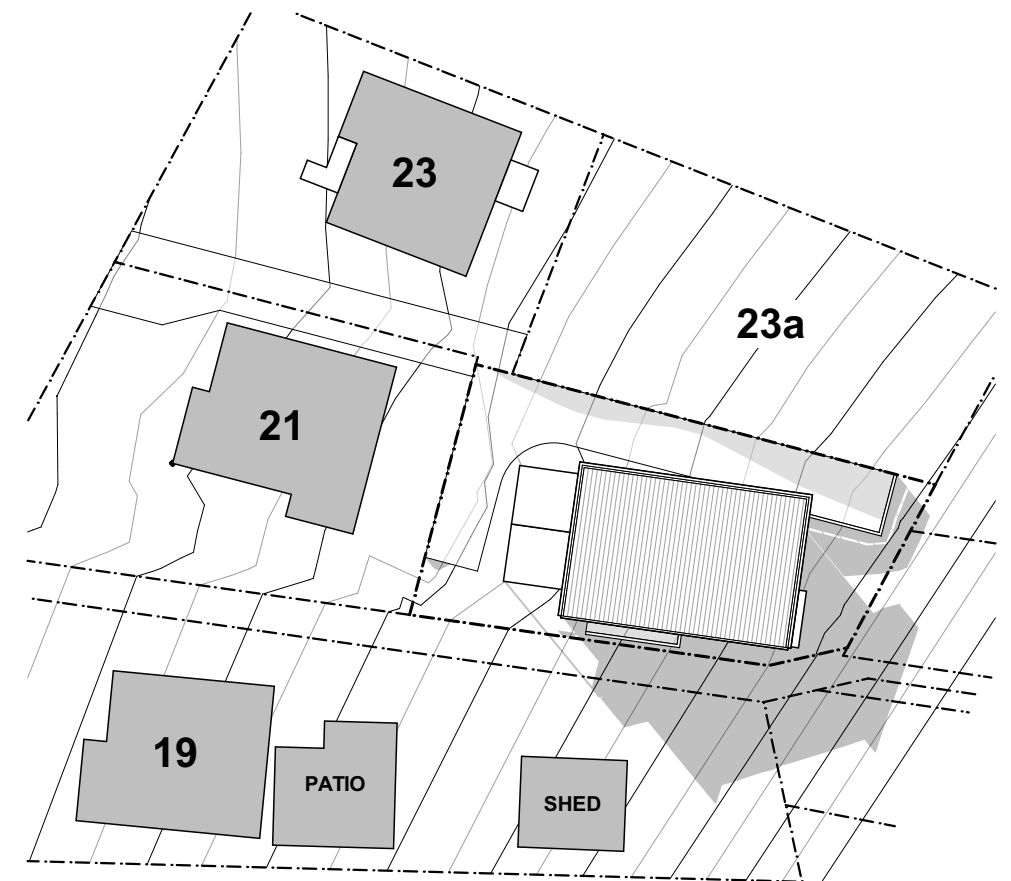
DECEMBER 21 - 3pm
Scale: 1:500 @ A3



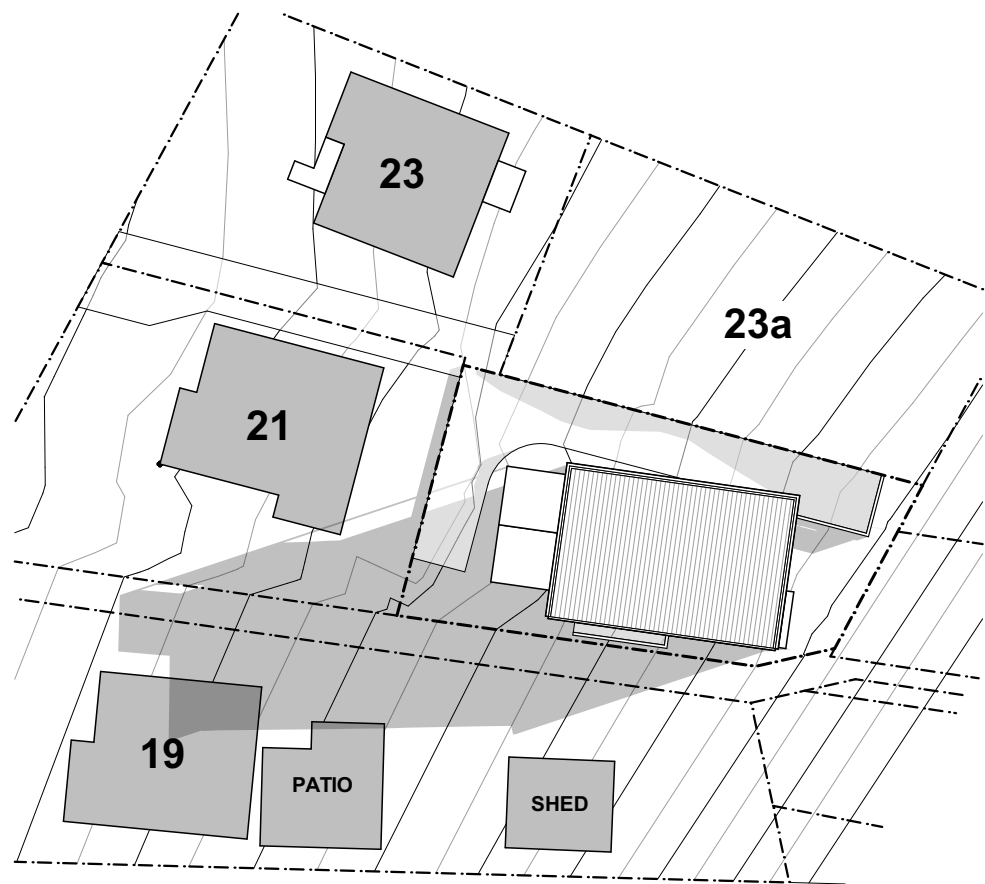
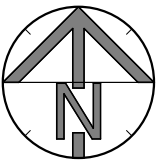
JUNE 21 - 9am
Scale: 1:500 @ A3



JUNE 21 - 12pm
Scale: 1:500 @ A3



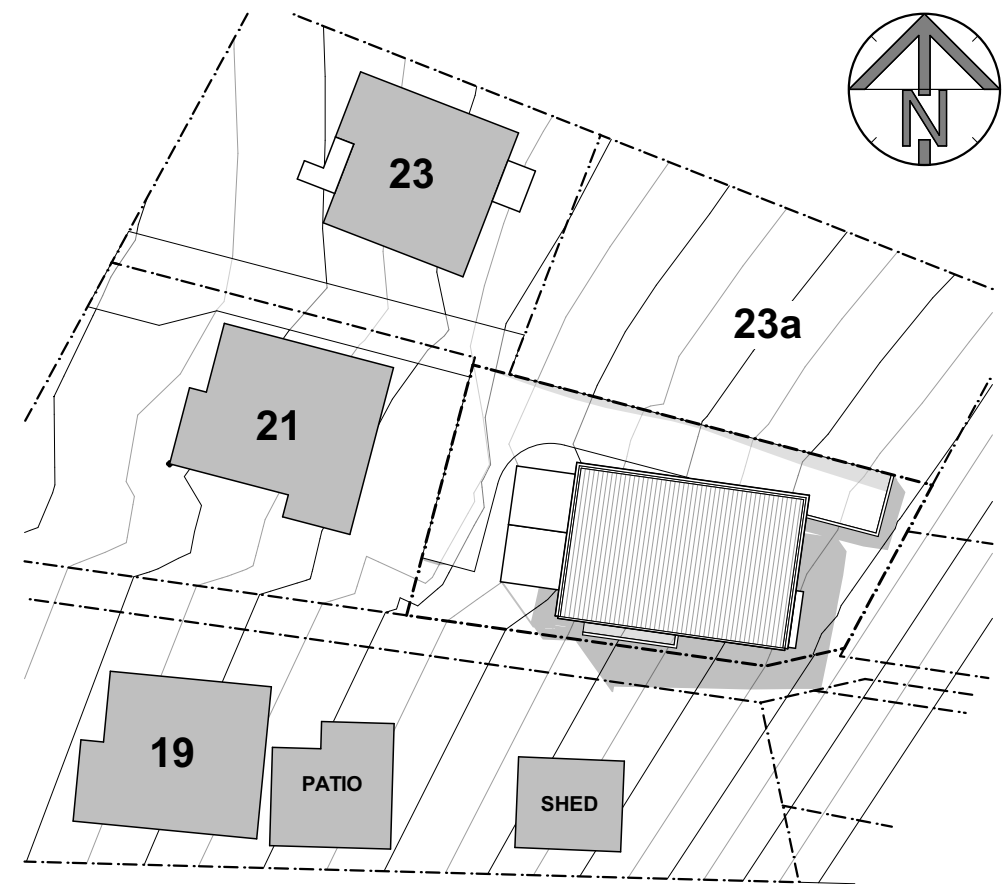
JUNE 21 - 3pm
Scale: 1:500 @ A3



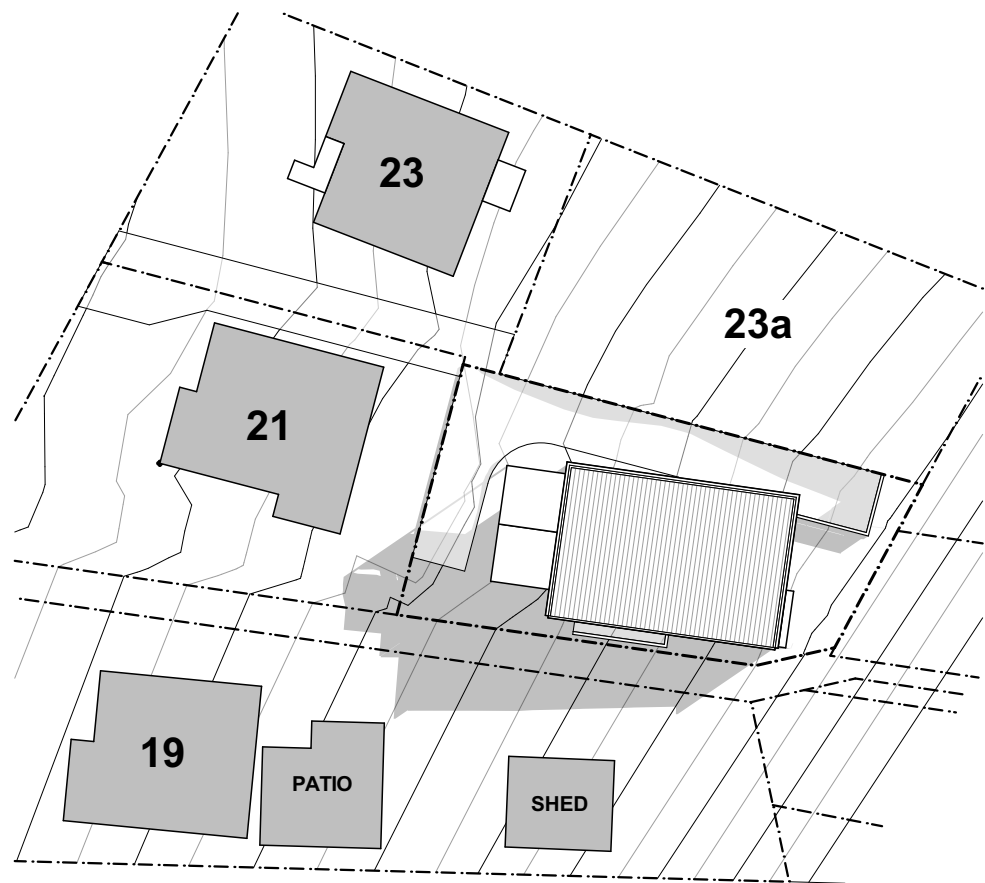
MARCH 21 - 9am
Scale: 1:500 @ A3



MARCH 21 - 12pm
Scale: 1:500 @ A3



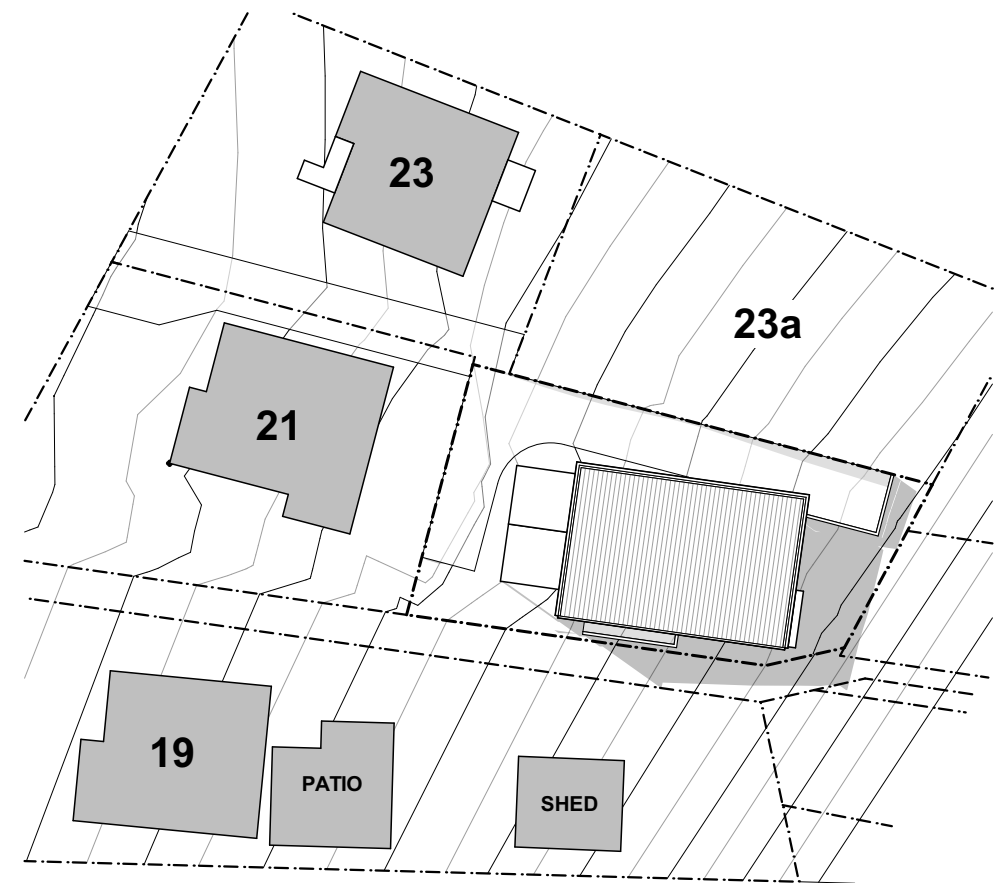
MARCH 21 - 3pm
Scale: 1:500 @ A3



SEPTEMBER 21 - 9am
Scale: 1:500 @ A3



SEPTEMBER 21 - 12pm
Scale: 1:500 @ A3



SEPTEMBER 21 - 3pm
Scale: 1:500 @ A3



NORTH VIEW



NORTH-WEST VIEW



WEST VIEW



SOUTH-WEST VIEW



SOUTH VIEW



SOUTH-EAST VIEW



EAST VIEW



NORTH-EAST VIEW