



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2024/043196**

**PROPOSAL:** Additions & Alterations (Single Dwelling)

**LOCATION:** 33 Derwent Avenue, Geilston Bay

**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](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 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](http://www.ccc.tas.gov.au) or at the Council offices.



Clarence... a brighter place

# 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:

Renovation

Location:

Address 33 Derwent Ave  
Suburb/Town Geilston Bay 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 \$80,000

Is the property on the Tasmanian Heritage Register? Yes [ ] No [X]

(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:

Existing Dwelling

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

Yes

No

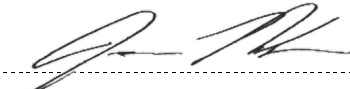
Declaration:

- *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:

<p>Signature.....</p>	<p>Date..... 27/03/2024</p>
--	-----------------------------

**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 55704	FOLIO 4
EDITION 7	DATE OF ISSUE 29-Jun-2023

SEARCH DATE : 27-Mar-2024

SEARCH TIME : 12.55 PM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 4 on Diagram 55704 (formerly being 196-28D)  
 Derivation : Part of 194 Acres Gtd. to E.P. Wilson & ors.  
 Prior CT 2739/35

SCHEDULE 1

M692899 TRANSFER to SIMON JOHN MOREY and ALEXANDRA LOUISE  
 POATE Registered 03-Aug-2018 at 12.03 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 BURDENING EASEMENT: a right of drainage over the drainage  
 easement passing through the said Lot 4.  
 121937 FENCING CONDITION in Transfer  
 E352764 MORTGAGE to Suncorp-Metway Ltd Registered  
 29-Jun-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

REGISTERED NUMBER

55704

**D** 196  
FOR THE MUNICIPALITY OF  
*S. W. Wilson*  
11.12.47 Council

DIAGRAM FROM ACTUAL SURVEY

TOWN OF **P/L** LINDSFARNE

No. OF APPLICATION

*R. G. Martin* 343 cr/ 72



Scale 80 Feet to an inch

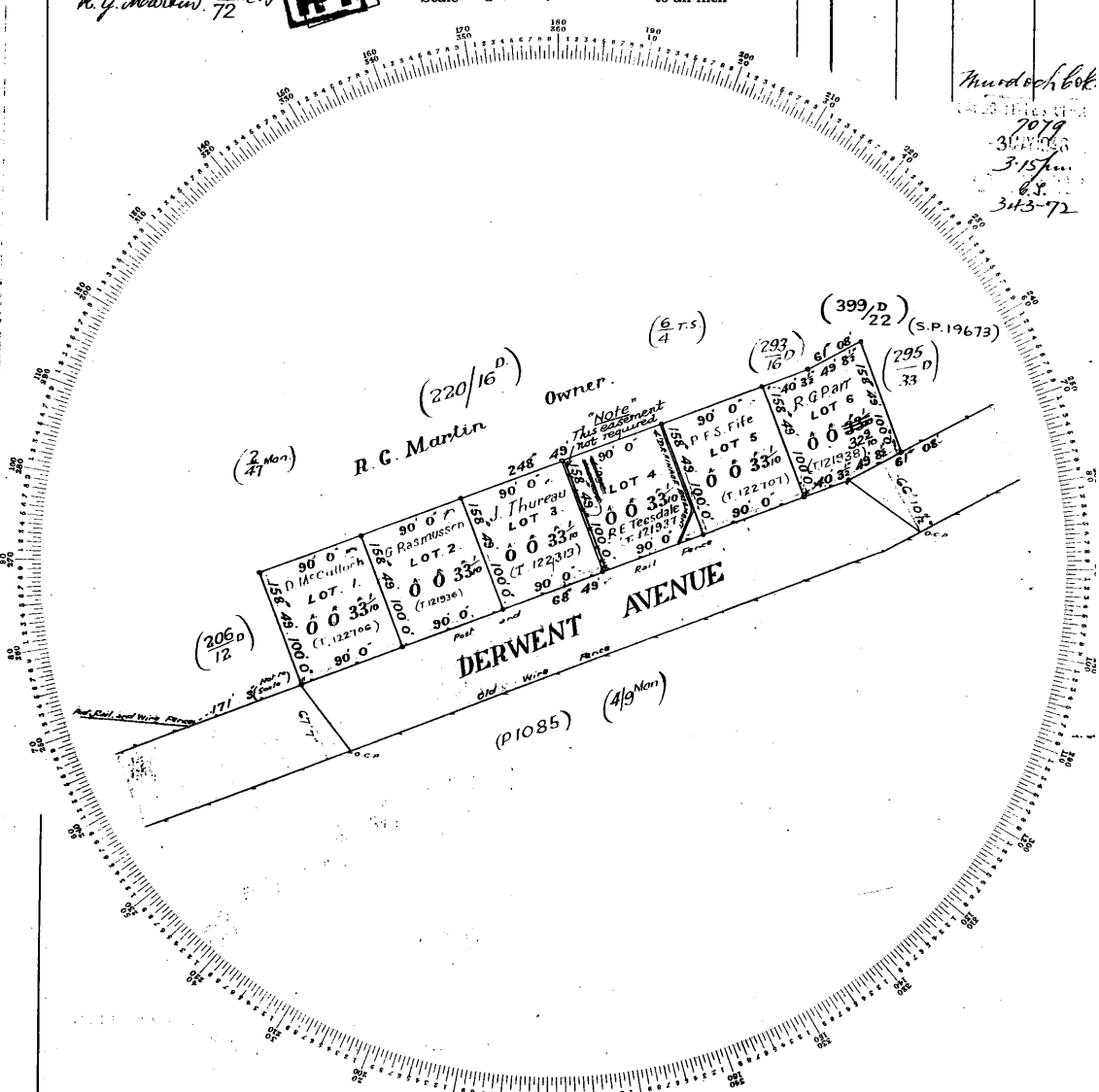
Part of 194 Acres Old to  
E. P. Wilson ✓  
A. G. Webster  
C. P. Davis

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

*Murdoch bk.*  
7019  
3-15-72  
6.5  
343-72

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE



To be filled in  
By Surveyor:  
Date of Instructions  
Survey commenced } 10/10/47  
Survey finished }  
Error of close 1 in Nil  
Plotted by *M. D. St.*  
Examined as to boundaries *M. D. St.*  
Mathematically checked *M. D. St.*  
Entered on Card by *M. D. St.*

I, *Edward Mulhearn Lilley* 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.

Dated this 15<sup>th</sup> day of October, 19 47 *E. Lilley* Authorised Surveyor.

# PINNACLE

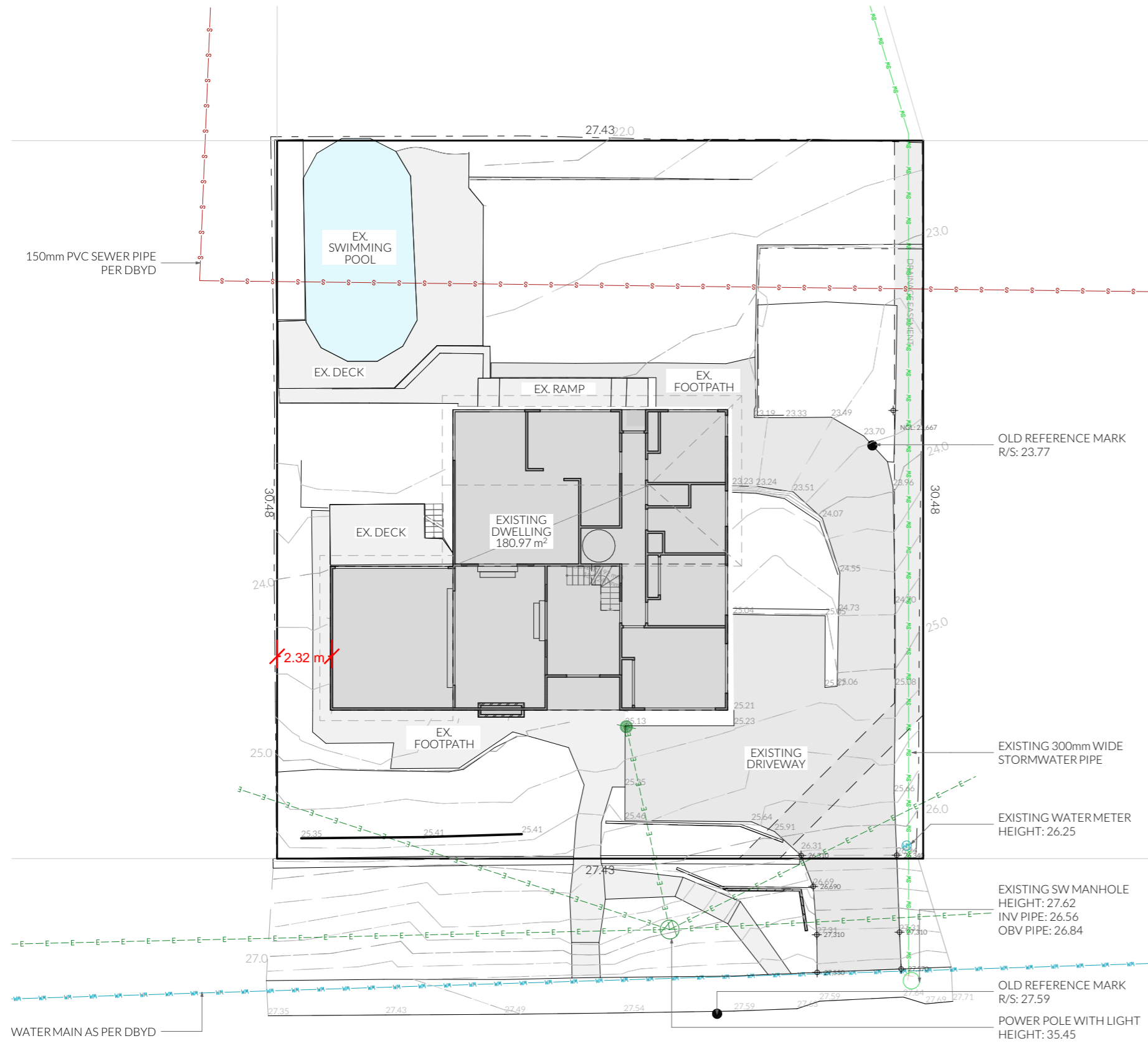
Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.



## 33 Derwent Ave, Geilston Bay 7015

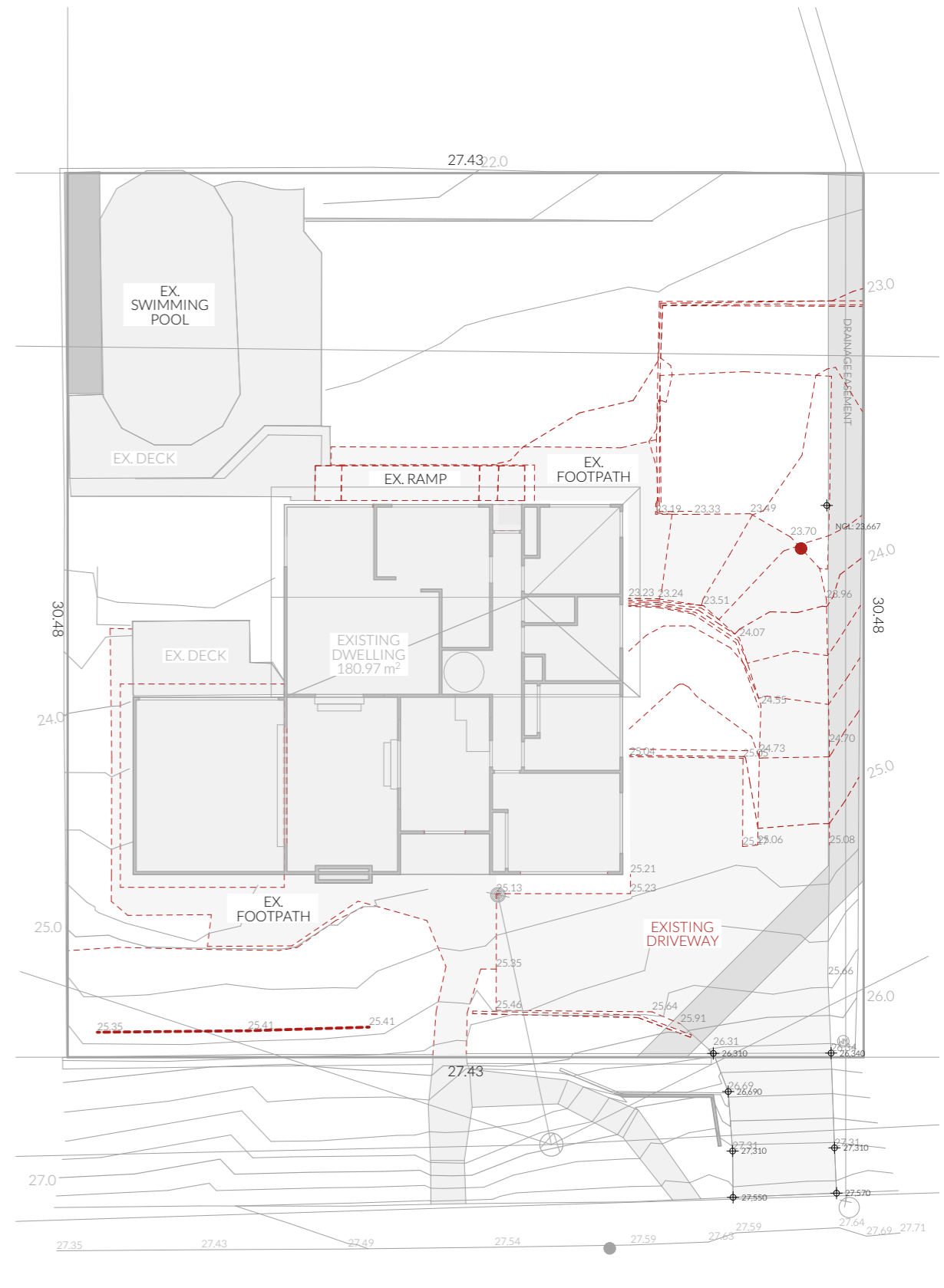
Owner(s) or Clients	Simon Morey & Alex Poate	Title Reference	55704/4
Building Classification	1a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	836m <sup>2</sup>
Total Floor Area (Combined)	180.97m <sup>2</sup> Deck 000m <sup>2</sup>	Design Wind Speed	TBA
Alpine Area	N/A	Soil Classification	TBA
Other Hazards	Flood-prone areas, Airport obstacle limitation area	Climate Zone	7
		Corrosion Environment	Moderate
		Bushfire Attack Level (BAL)	TBA

ID	Sheet Name	Issue
A.01	Existing Site Plan	Prelim - 02
A.02	Proposed Site Plan	Prelim - 02
A.03	Existing Floor Plan - Ground & Lower	Prelim - 02
A.04	Existing Floor Plan - Upper	Prelim - 02
A.05	Proposed Floor Plan - Ground & Lower	Prelim - 02
A.06	Proposed Floor Plan - Upper	Prelim - 02
A.07	Existing Elevations	Prelim - 02
A.08	Existing Elevations	Prelim - 02
A.09	Proposed Elevations	Prelim - 02
A.10	Proposed Elevations	Prelim - 02
A.11	Fence Elevation	Prelim - 02



Existing Site Plan

1:200














Site Plan - Demolition

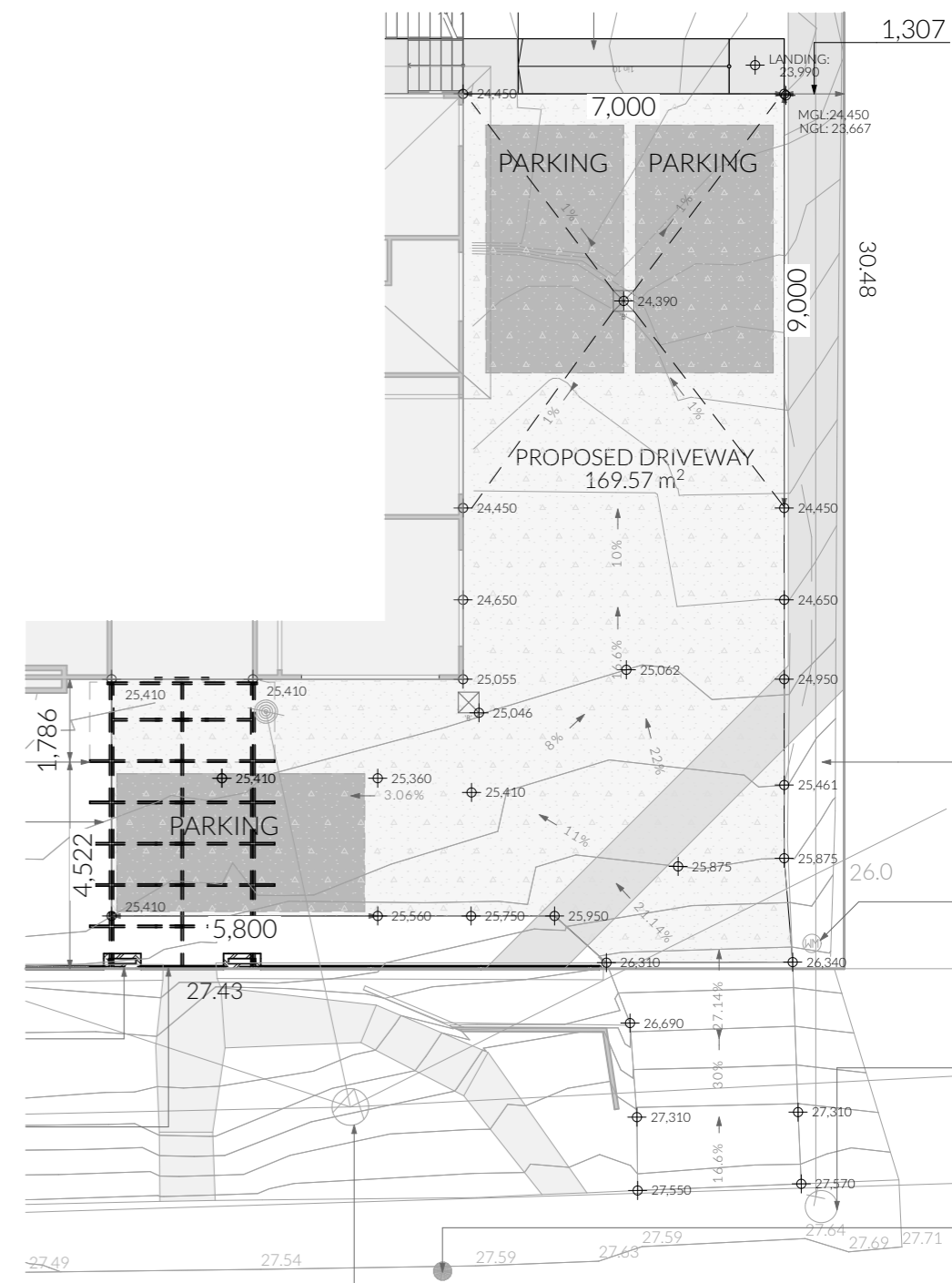
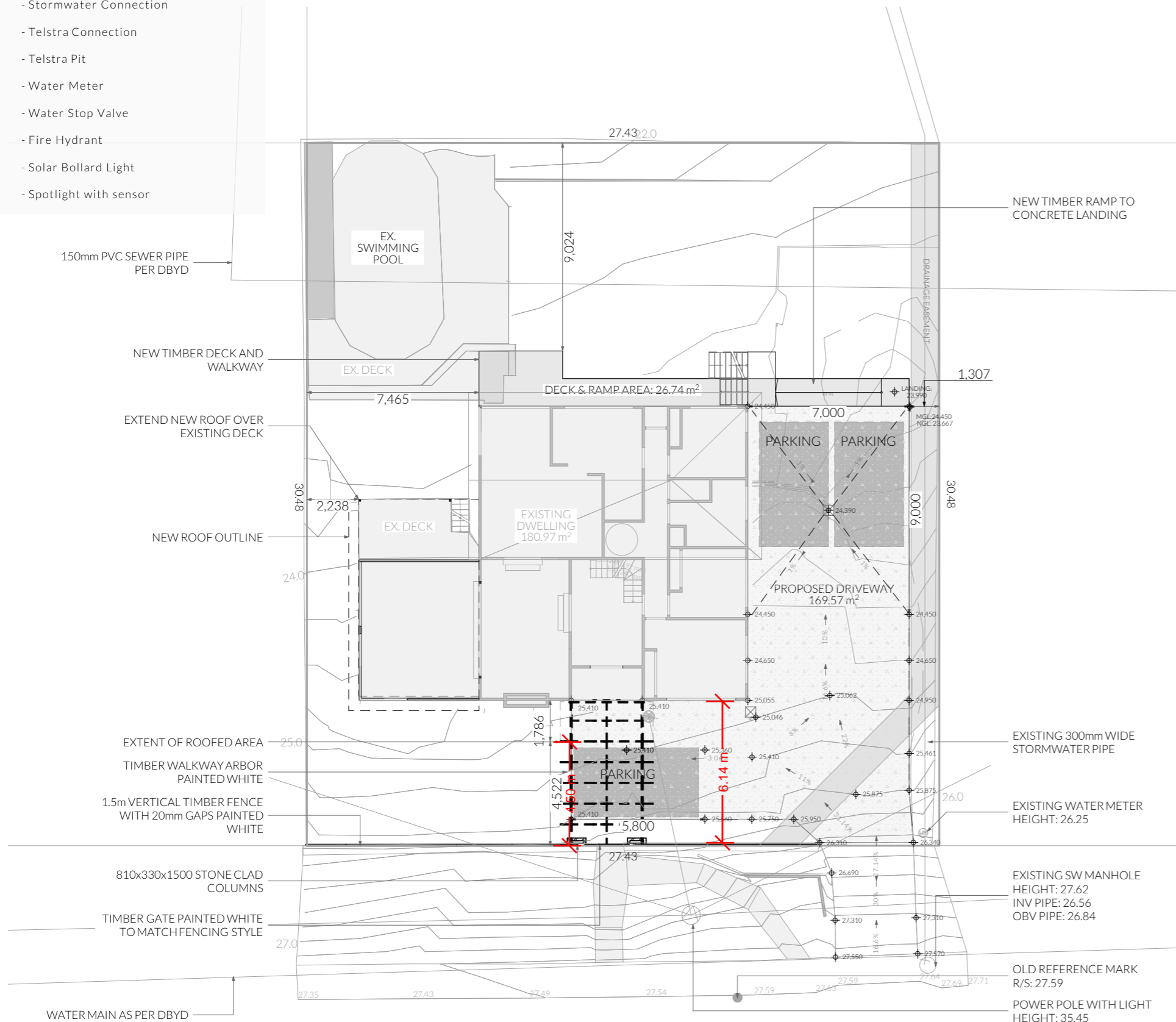
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	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	<b>Existing Site Plan</b>  Revision: Prelim - 02 Approved by: JD	Scale: 1:200 @ A3 Pg. No: A.01	Proposal: Renovation Client: Simon Morey & Alex Poate Address: 33 Derwent Ave, Geilston Bay 7015	Date: 12/01/24 Drawn by: JN Job No: 78-2023 Engineer: TBA Building Surveyor: TBA	Issue Date: Prelim 02 05.02.2024 Description: Client revisions		<small>These drawings are the property of Pinnacle Drafting &amp; Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING &amp; DESIGN PTY LTD AS SOON AS PRACTICABLE.</small>	
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**Legend**

-  - Electrical Connection
-  - Electrical Turret
-  - Sewer Connection
-  - Stormwater Connection
-  - Telstra Connection
-  - Telstra Pit
-  - Water Meter
-  - Water Stop Valve
-  - Fire Hydrant
-  - Solar Bollard Light
-  - Spotlight with sensor



**Subsoil Drainage**

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with-
- (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.




**Note**

All driveway pits and grate drains to be **Class B**.

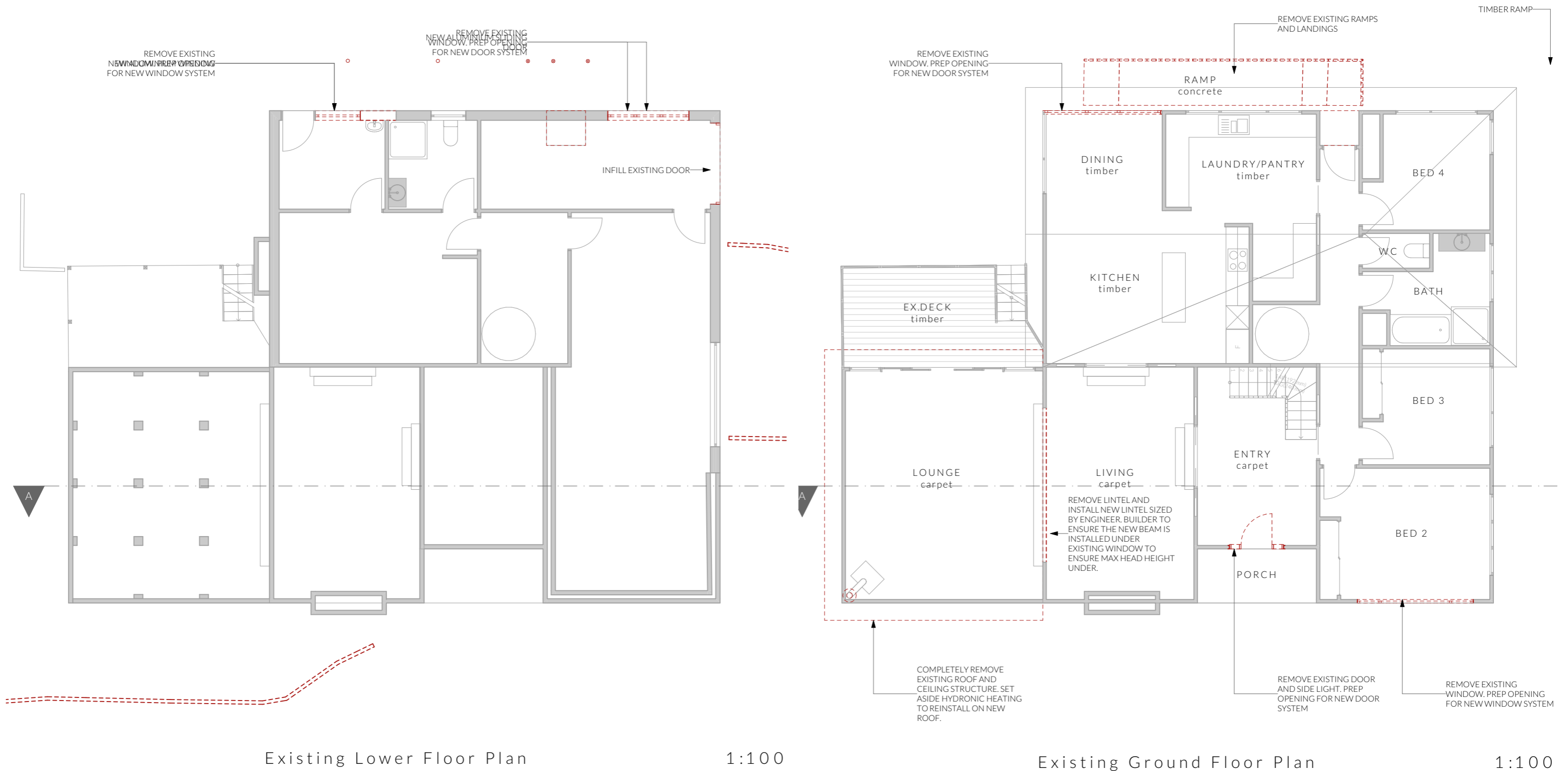
Stormwater pits are indicative. Location may vary depending on site conditions.

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DERWENT AVENUE

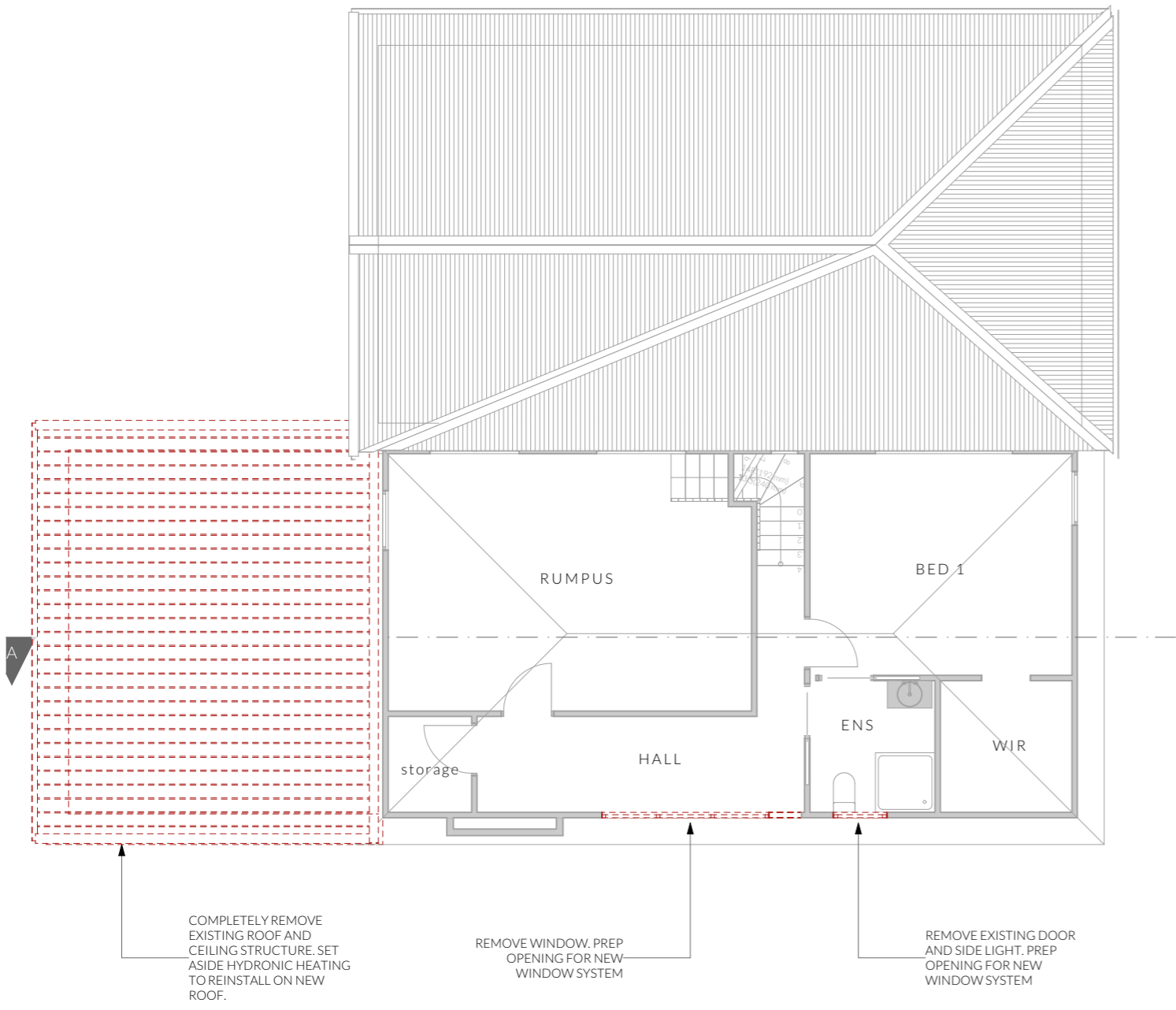
	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	<b>Proposed Site Plan</b>  Revision: Prelim - 02 Approved by: JD	Scale: 1:200, 1:150  Pg. No: A.02	Proposal: Renovation Client: Simon Morey & Alex Poate Address: 33 Derwent Ave, Geilston Bay 7015	Date: 12/01/24 Drawn by: JN Job No: 78-2023 Engineer: TBA Building Surveyor: TBA	Issue Date: 05.02.2024 Description: Client revisions		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE.		
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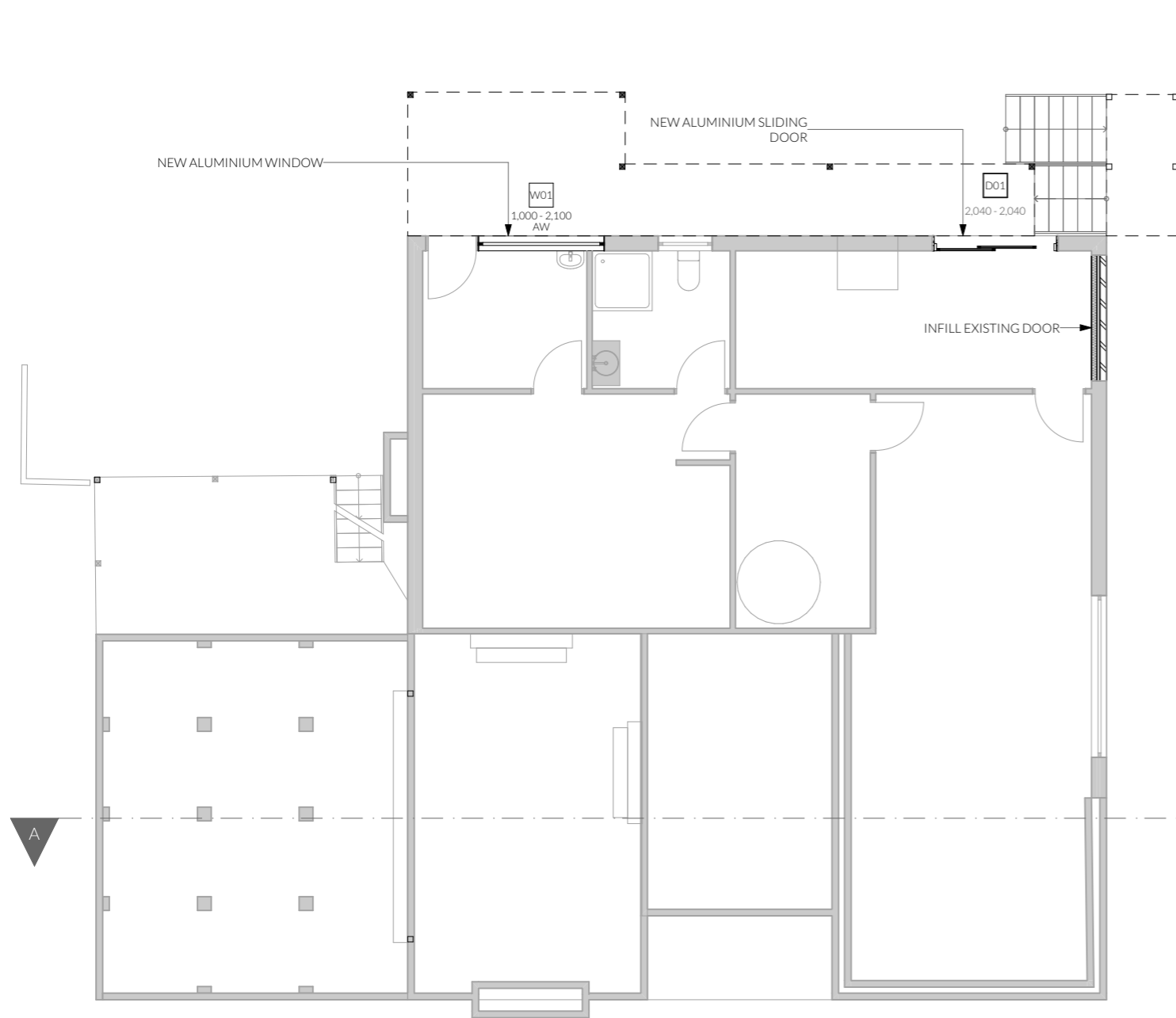
	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	<b>Existing Floor Plan - Ground &amp; Lower</b>  Revision: Prelim - 02 Approved by: JD	Scale: 1:100 @A3 Pg. No: A.03	Proposal: Renovation Client: Simon Morey & Alex Poate Address: 33 Derwent Ave, Geilston Bay 7015	Date: 12/01/24 Drawn by: JN Job No: 78-2023 Engineer: TBA Building Surveyor: TBA	Issue Date: Prelim 02 05.02.2024 Description: Client revisions		<small>These drawings are the property of Pinnacle Drafting &amp; Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING &amp; DESIGN PTY LTD AS SOON AS PRACTICABLE.</small>	
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Existing Upper Floor Plan 1:100

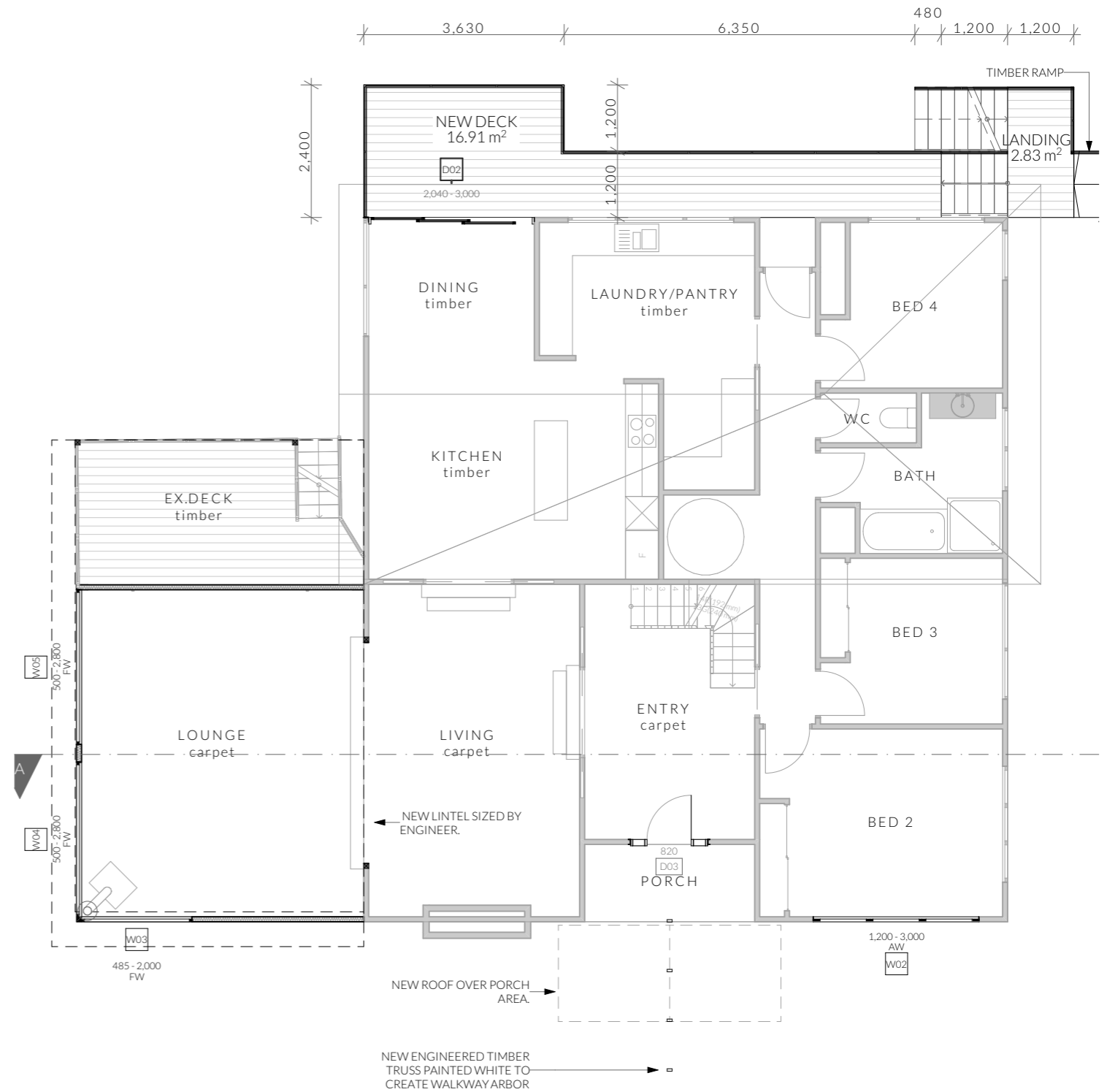
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Proposed Lower Floor Plan

1:100

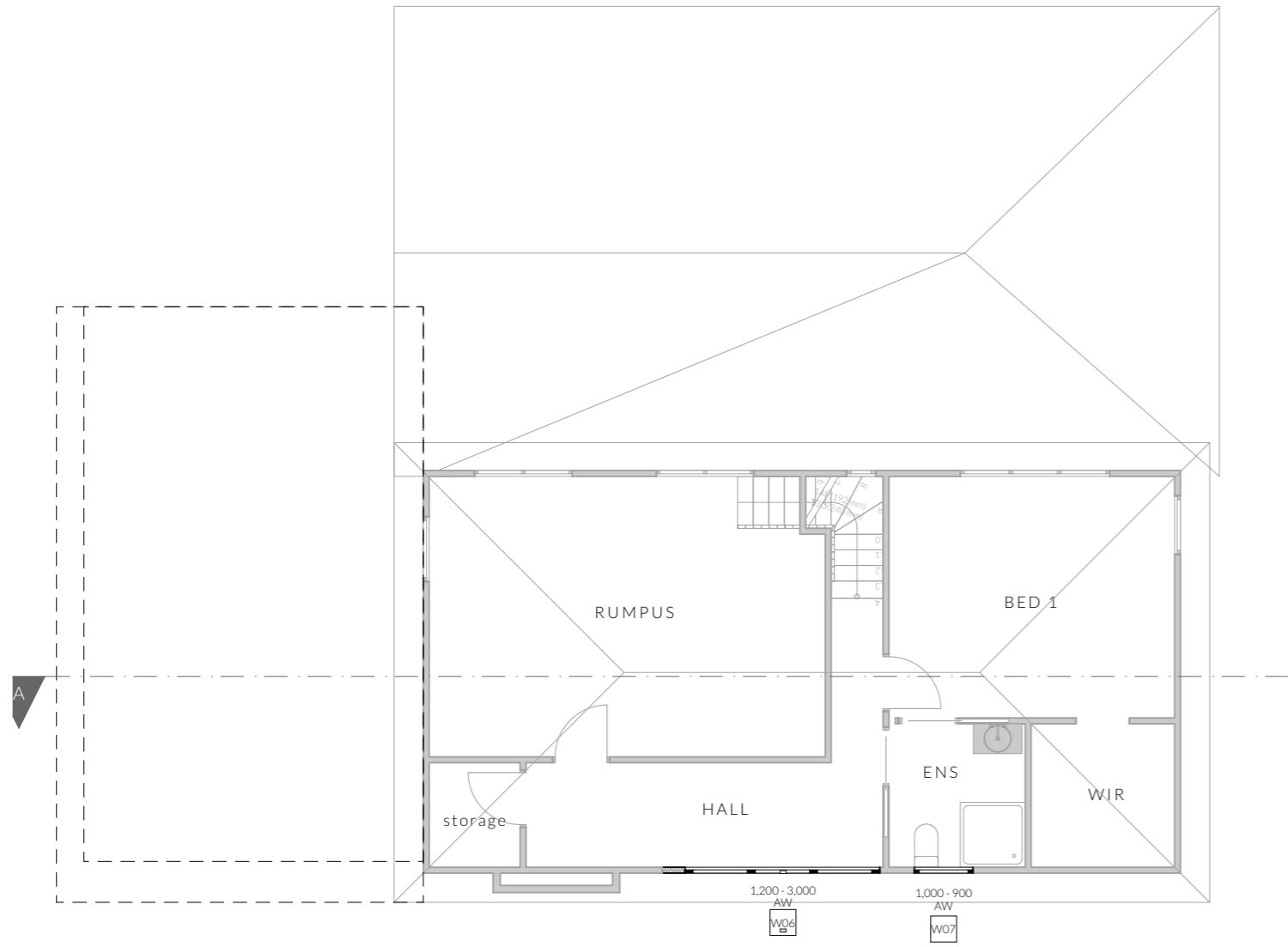


Ground Floor Plan

1:100

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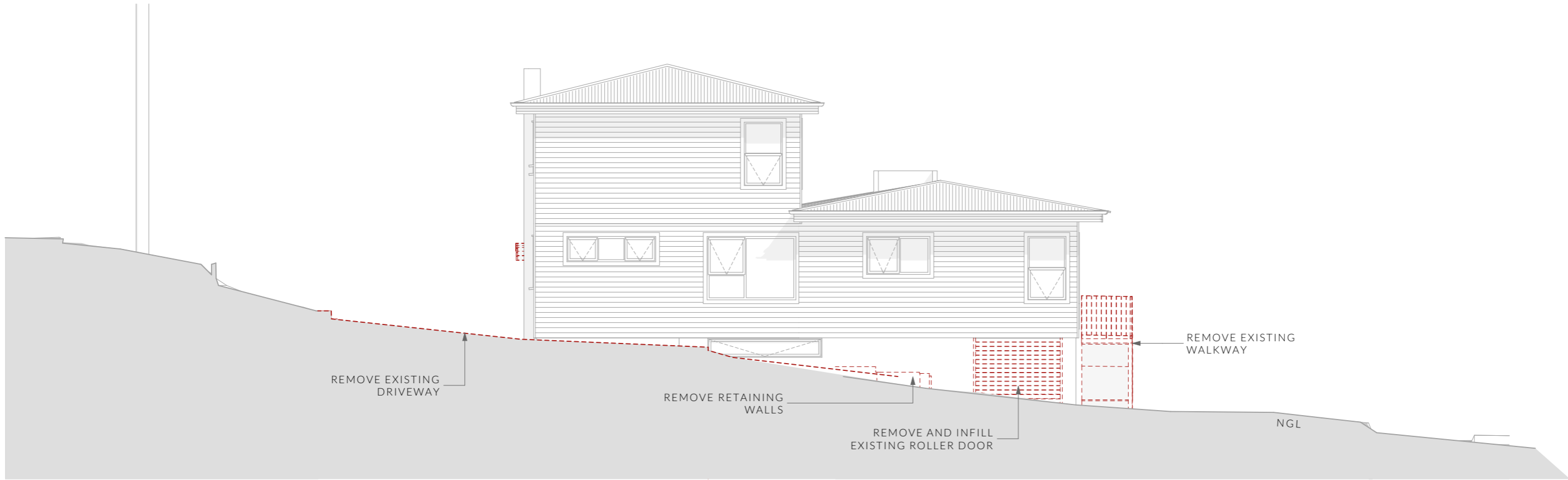


Proposed Floor Plan

1:100

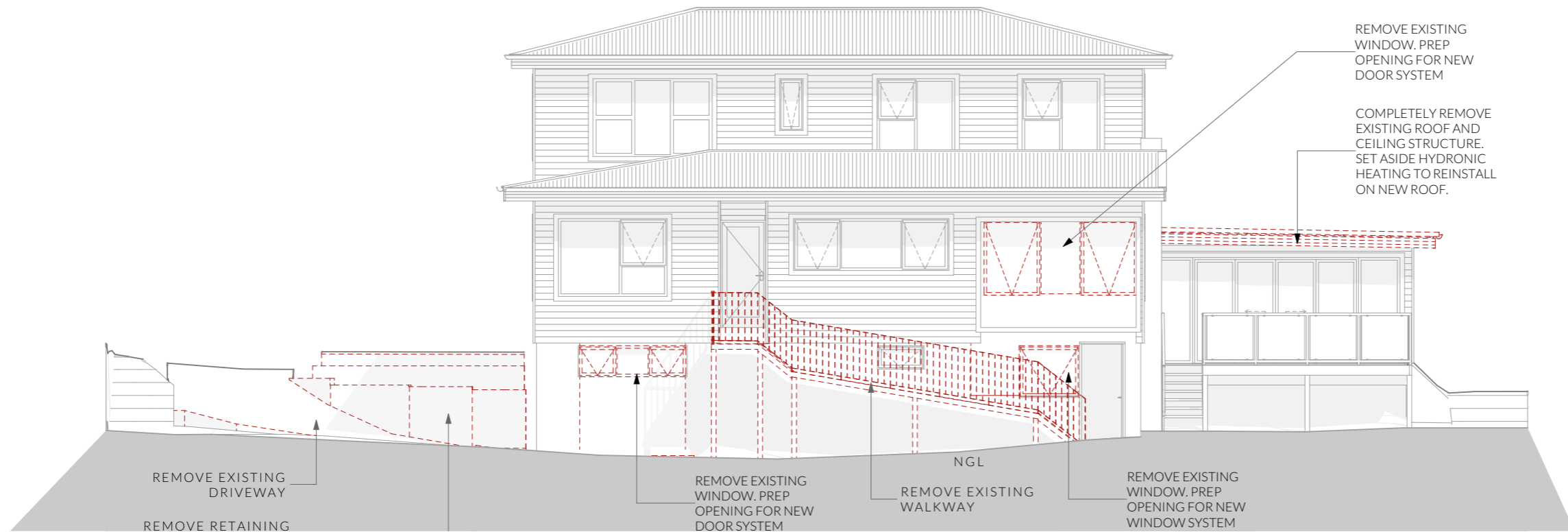
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	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	<b>Proposed Floor Plan - Upper</b>  Revision: Prelim - 02 Approved by: JD	Scale: 1:100 @A3 Pg. No: A.06	Proposal: Renovation Client: Simon Morey & Alex Poate Address: 33 Derwent Ave, Geilston Bay 7015	Date: 12/01/24 Drawn by: JN Job No: 78-2023 Engineer: TBA Building Surveyor: TBA	<table border="1"> <thead> <tr> <th>Issue Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Prelim 02 05.02.2024</td> <td>Client revisions</td> </tr> </tbody> </table>	Issue Date	Description	Prelim 02 05.02.2024	Client revisions		<small>           These drawings are the property of Pinnacle Drafting &amp; Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING &amp; DESIGN PTY LTD AS SOON AS PRACTICABLE.         </small>	
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Prelim 02 05.02.2024	Client revisions												
Document Set ID: 5225813 Version: 1, Version Date: 27/03/2024													



Existing East Elevation

1:100



Existing North Elevation

1:100

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Existing Elevations

Revision:  
Approved by:

Prelim - 02  
JD

Scale:  
1:100 @A3  
Pg. No:  
A.07

Proposal: Renovation  
Client: Simon Morey & Alex Poate  
Address: 33 Derwent Ave, Geilston Bay 7015

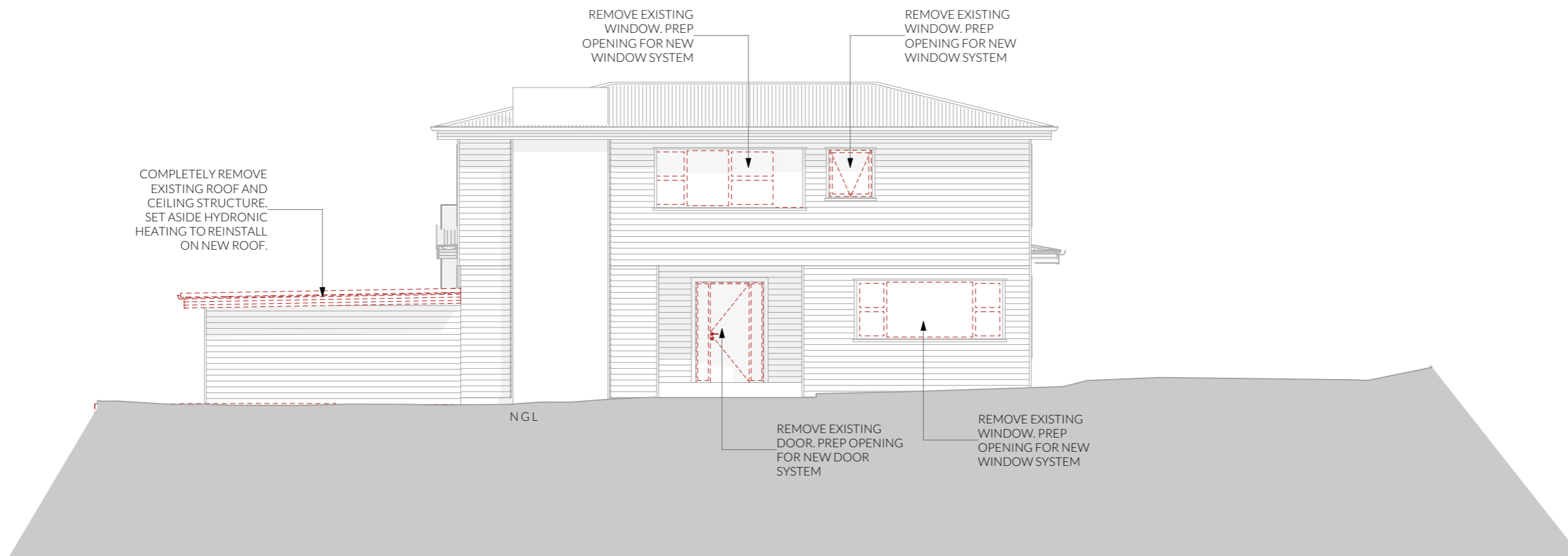
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Drawn by: JN  
Job No: 78-2023  
Engineer: TBA  
Building Surveyor: TBA

Issue Date  
Prelim 02 05.02.2024

Description  
Client revisions

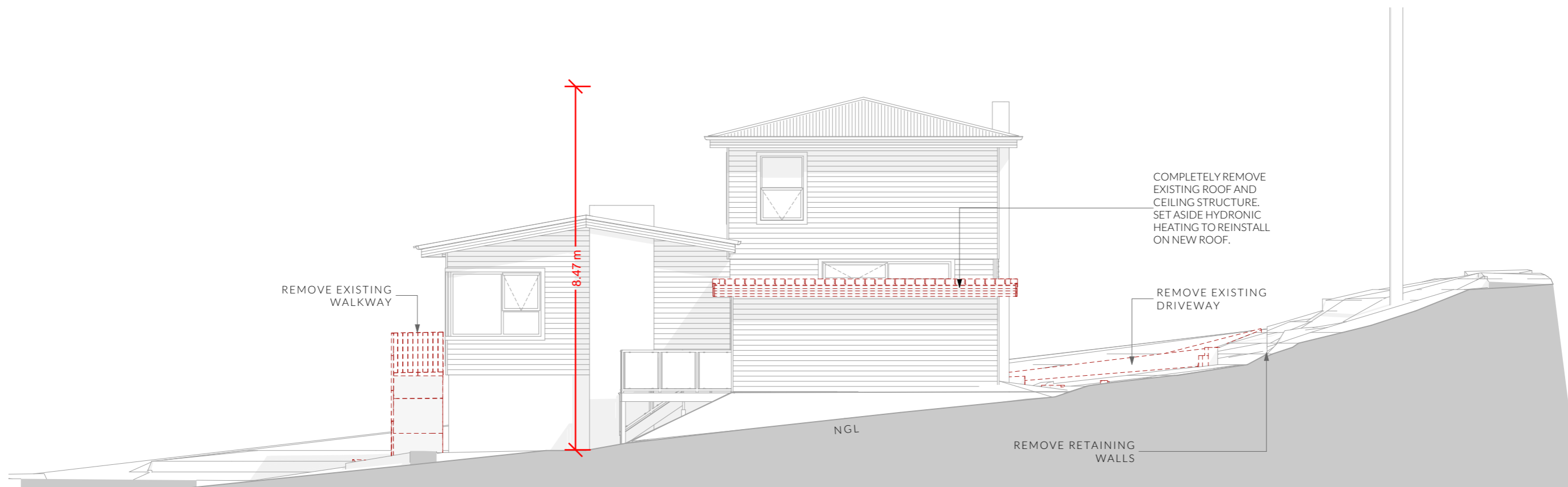
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Existing South Elevation

1:100



Existing West Elevation

1:100

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Existing Elevations

Revision:  
Approved by:

Prelim - 02  
JD

Scale:  
1:100 @A3  
Pg. No:  
A.08

Proposal: Renovation  
Client: Simon Morey & Alex Poate  
Address: 33 Derwent Ave, Geilston Bay 7015

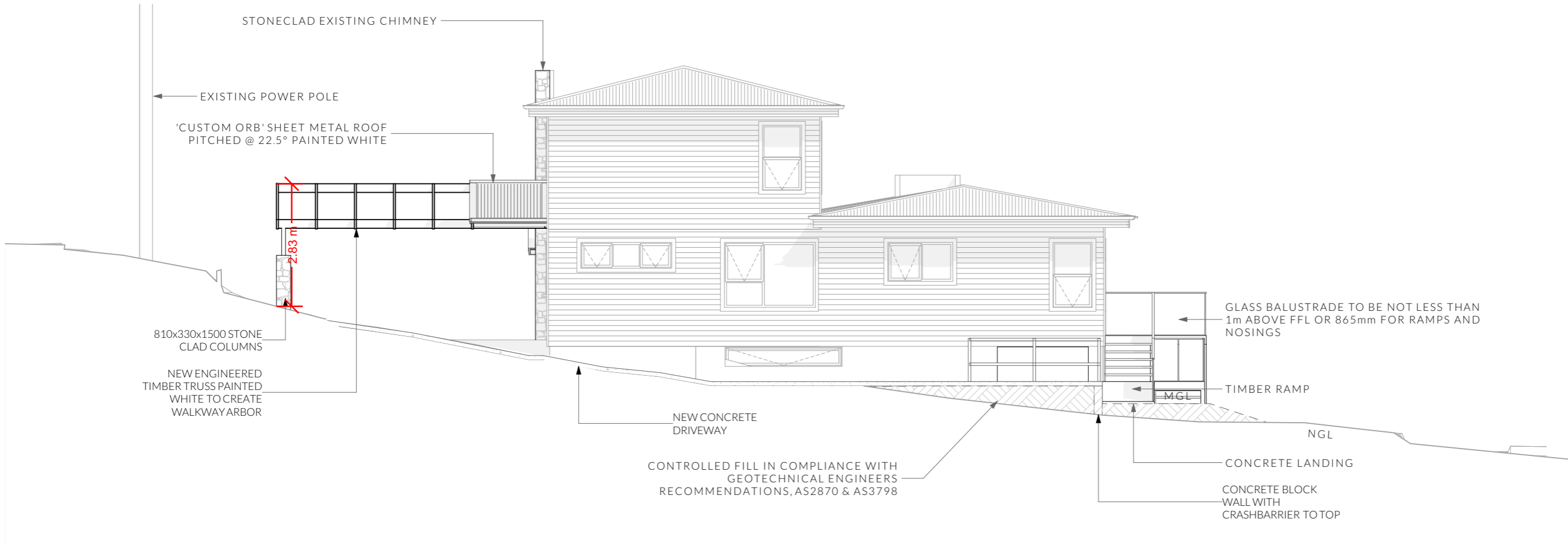
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Job No: 78-2023  
Engineer: TBA  
Building Surveyor: TBA

Issue Date  
Prelim 02 05.02.2024

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Client revisions

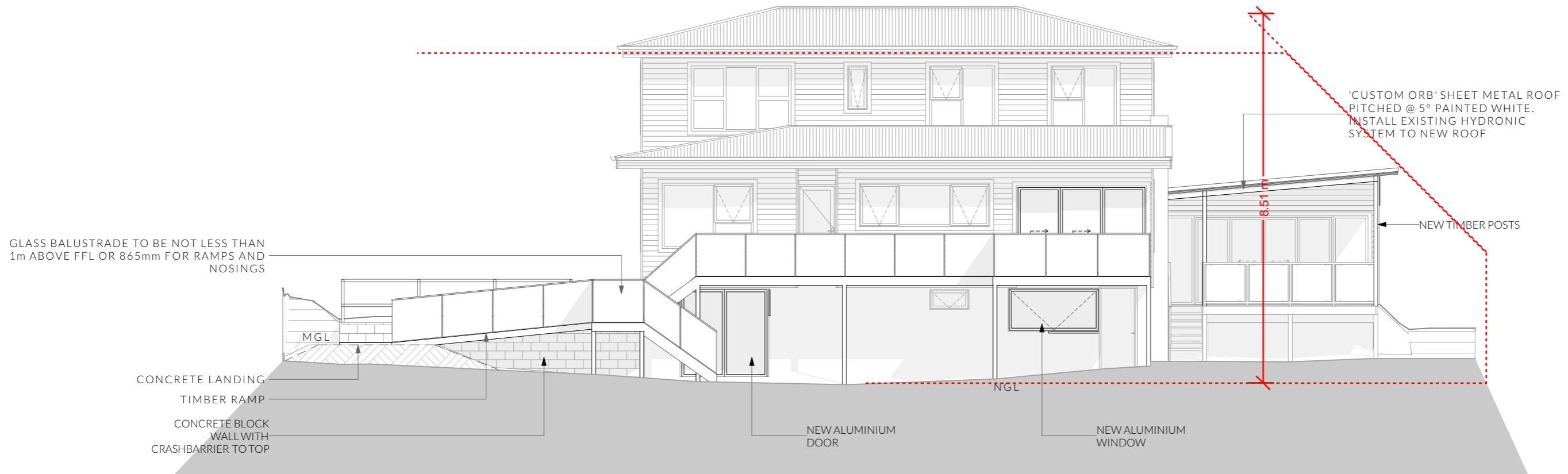
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Proposed East Elevation

1:100



Proposed North Elevation

1:100

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Proposed Elevations

Revision:  
Approved by:

Prelim - 02  
JD

Scale:  
1:100 @ A3  
Pg. No:  
A.09

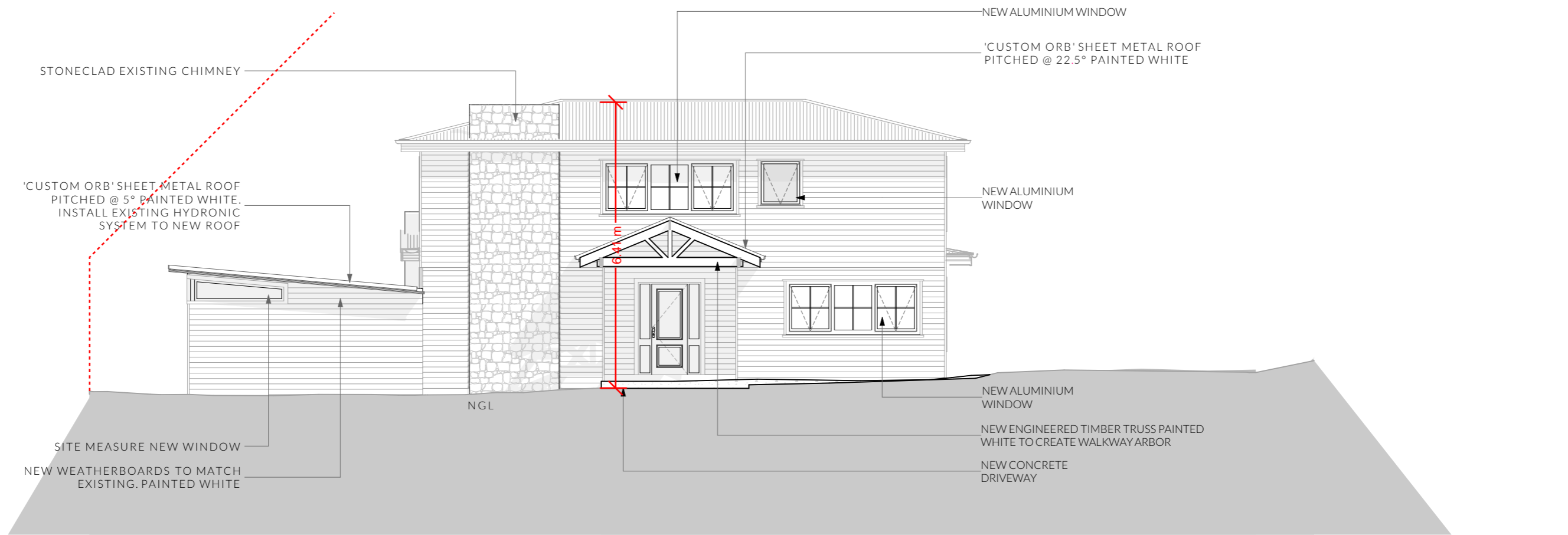
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Engineer: TBA  
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Issue Date Description  
Prelim 02 05.02.2024 Client revisions

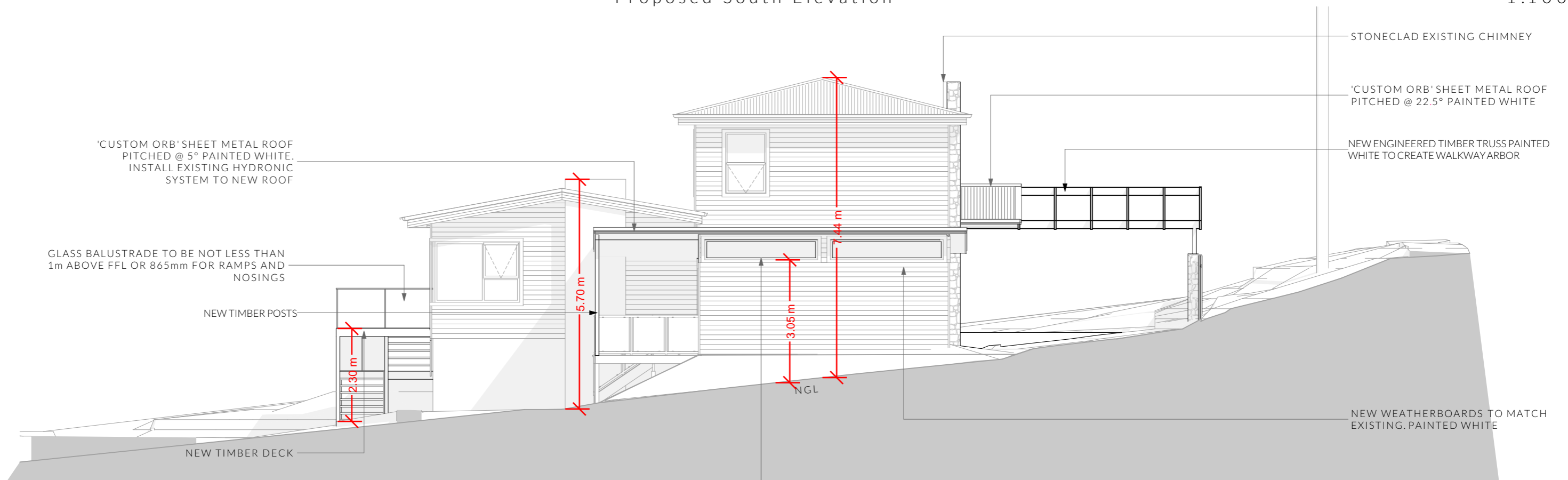
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bdca  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA



Proposed South Elevation

1:100



Proposed West Elevation

1:100

NOT FOR CONSTRUCTION

PINNACLE

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Proposed Elevations

Revision: Prelim - 02  
Approved by: JD

Scale: 1:100 @ A3  
Pg. No: A.10

Proposal: Renovation  
Client: Simon Morey & Alex Poate  
Address: 33 Derwent Ave, Geilston Bay 7015

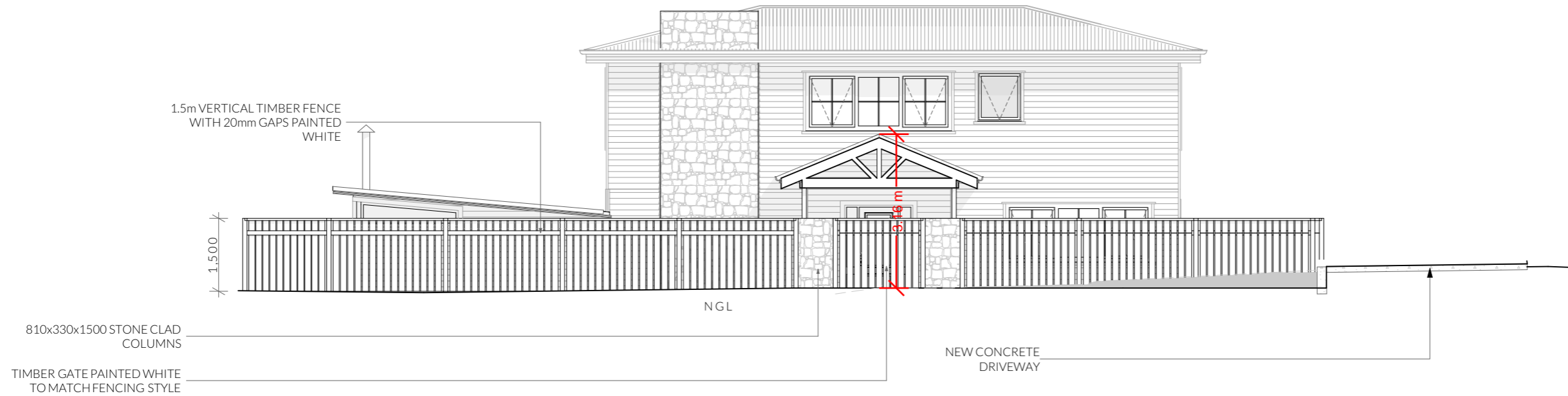
Date: 12/01/24  
Drawn by: JN  
Job No: 78-2023  
Engineer: TBA  
Building Surveyor: TBA

Issue Date: Prelim 02 05.02.2024  
Description: Client revisions

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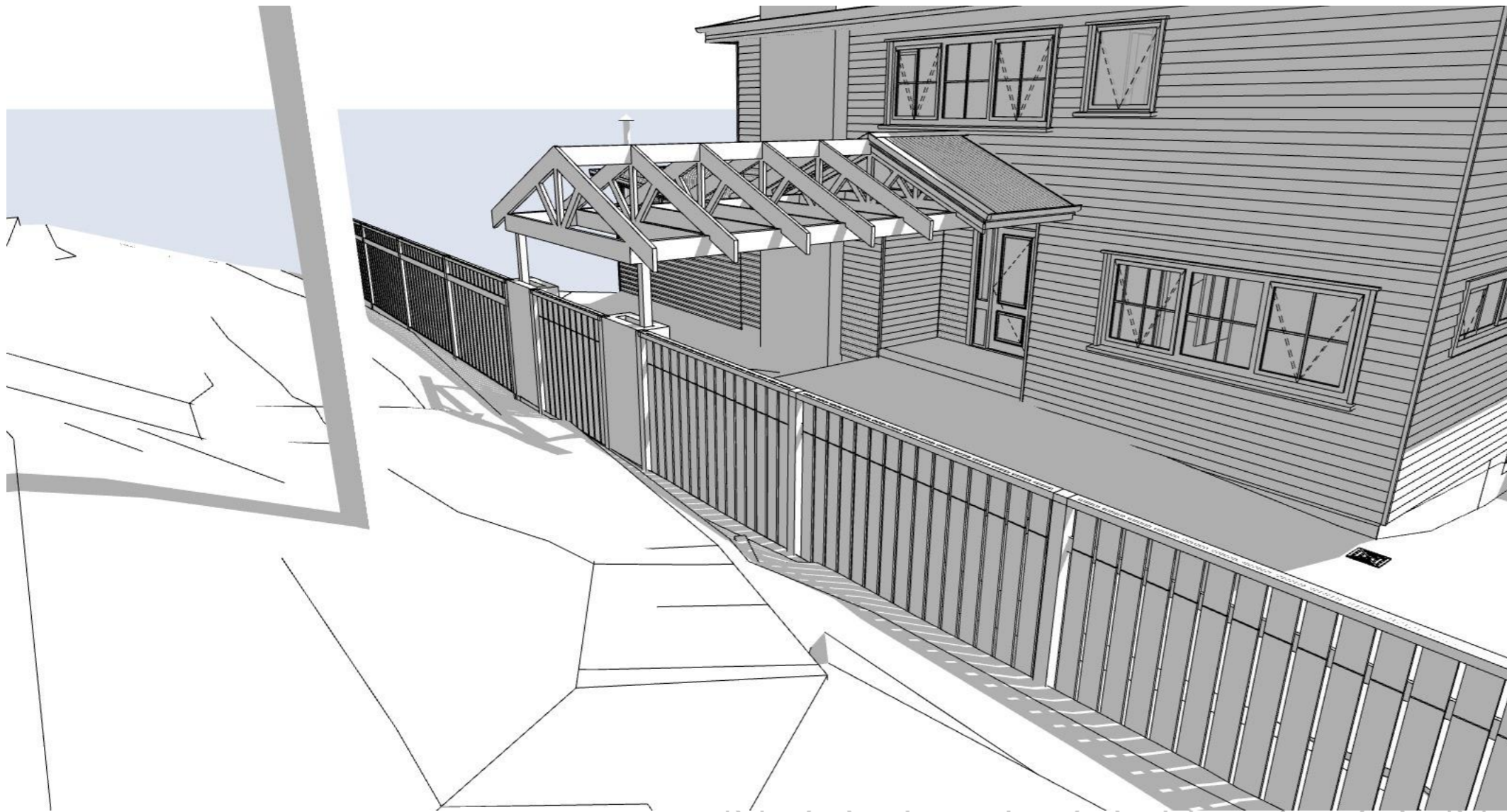






Fence Elevation

1:100



Generic Perspective

1:200

**PINNACLE**

PINNACLE DRAFTING & DESIGN  
7/3 Abernant Way, Cambridge 7170  
03 6248 4218  
admin@pinnacledrafting.com.au  
www.pinnacledrafting.com.au  
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**Fence Elevation**

Revision: **Prelim - 02**  
Approved by: **JD**

Scale: **1:100** @A3  
Pg. No: **A.11**

Proposal: Renovation  
Client: Simon Morey & Alex Poate  
Address: 33 Derwent Ave, Geilston Bay 7015

Date: 12/01/24  
Drawn by: JN  
Job No: 78-2023  
Engineer: TBA  
Building Surveyor: TBA

Issue Date  
Prelim 02 05.02.2024

Description  
Client revisions

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