



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2025/053849**

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

**LOCATION:** 71 Tara Drive, Acton Park

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 06 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 06 August 2025. 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 06 August 2025.

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.

## Application for Development / Use or Subdivision

---

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **Proposed Alterations & Garage**

---

Location: **71 Tara Drive, Acton Park**

**Personal Information Removed**

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 City of Clarence, please provide planner's 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.
- 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.

**Personal Information Removed**

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.

## Development/use or subdivision checklist

### **Mandatory Documents**

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☒ 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 City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

### **Additional Documents**

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 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.
- ☒ 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 City of Clarence Planning team on (03) 6217 9550.

## SEARCH OF TORRENS TITLE

VOLUME 18148	FOLIO 8
EDITION 4	DATE OF ISSUE 05-Mar-2025

SEARCH DATE : 19-Jun-2025

SEARCH TIME : 09.10 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 8 on Sealed Plan 18148

Derivation : Part of 1000 Acres Located to J Jewell

Prior CT 3965/62

SCHEDULE 1

N232575 TRANSFER to JEFFREY WALTER BELBIN and TRISTAN MERRETT  
as tenants in common in equal shares Registered  
05-Mar-2025 at noon

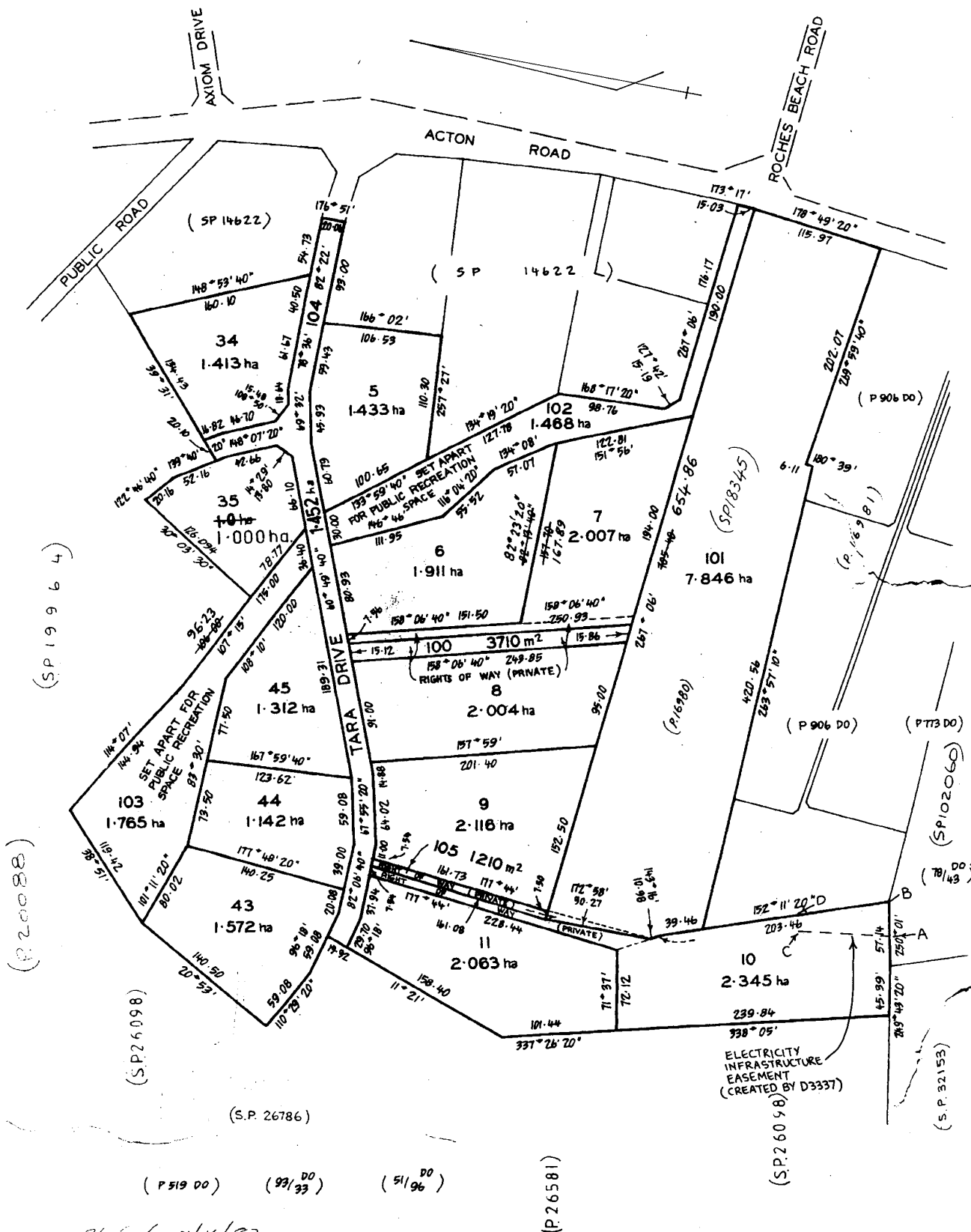
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 18148 EASEMENTS in Schedule of Easements (if any)  
SP 18148 COVENANTS in Schedule of Easements (if any)  
SP 18148 FENCING PROVISION in Schedule of Easements  
SP 18148 COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962  
E406532 MORTGAGE to Pepper Finance Corporation Limited  
Registered 05-Mar-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: A. E. & B. L. Wicks S.G. & S.A. Joiner	PLAN OF SURVEY by Surveyor Terence S. Cromer of land situated in the LAND DISTRICT OF MONMOUTH PARISH OF CLARENCE	Registered Number: <b>S.P. 18148</b> 22 JUN 1997 Effective from: <i>J. Brown</i> ACTING DEPUTY Recorder of Titles
Title Reference: (conv 40/1778, 48/3538) & 54/7932 Conv. 53/1475	Scale 1:3000 Measurements in Metres	
Grantee: part of 1000-0-0 located to John Jewell AND PART OF 1425AC. GTD. TO WILLIAM RUMNEY		





## SCHEDULE OF EASEMENTS

PLAN NO  
**S.P**  
**18148**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

## EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) ~~such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and~~
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) ~~any easements or profits à prendre described hereunder.~~

~~The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.~~

LOT 7 is

Together with a right of carriageway <sup>over</sup> ~~over right of way (private)~~ passing through Lot 100 shown hereon.

LOT 10 is

Together with a right of carriageway over the right of way (private) and 105 passing through Lots 101 shown hereon.

LOT 10 is

Subject to a right of carriageway over the right of way (private) passing through that Lot as appurtenant to Lot 100, 101 and 105 shown hereon.

LOT 100 is

Subject to a right of carriageway ~~over the right of way (private)~~ passing through that Lot as appurtenant to Lot 7 shown hereon.

LOT 105 is

Subject to a right of carriageway ~~over the right of way (private)~~ and 101 passing through that Lot as appurtenant to Lot 10 shown hereon.

~~LOT 100 is~~

~~Together with a right of carriage way over that portion of Lot 7 which is marked right of way (Private).~~

Lot 101 is Subject to a right of carriageway appurtenant to lot 10 over the right of way (private) shown passing through such lot hereon.

THIS COPY SCHEDULE CONSISTS OF 3 PAGE/S



LOT 7 is 18148

Is Subject to a right of carriage way over that portion of Lot 7 which is marked right of way (Private). hereon appurtenant to lots 100, 101 and 105

LOTS 100, 101 & 105 are

Together with a right of carriageway over the right of way. (private) passing through Lots 10<sup>and 7</sup> shown hereon.

## COVENANTS

The Owners of each Lot on the said plan covenants with Alan Eric Wicks and Brenda Laureen Wicks and Stanley George Joiner and Shirley Ann Joiner ~~that~~ <sup>and</sup> the Owner or Owners for the time being of every other Lot shown on the plan to the extent that the burden of these covenants may run with and bind the Covenantors Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the said plan to observe the following stipulations:

- (a) Not to erect any building on such Lot which is closer to any public road or public recreation area adjoining it than one sixth of the depth of such Lot.
- (b) Not to erect or place any building or structure on such Lot without having its siting and location previously approved by the Corporation.
- (c) Not to erect any building on such Lot constructed of materials other than those of a type or colour that to the satisfaction of the Corporation will blend rather than contrast with the natural environment and without limiting the generality of the foregoing not to utilise unpainted galvanized iron in any such construction.
- ~~(d) Not to use any building or structure erected or placed on such Lot other than as a single residence for one family only.~~
- (e) Not to subdivide such Lot at any time.
- (f) Not to erect on such Lot a log cabin or any other structure constructed with untreated timber.

## INTERPRETATION

"Corporation" means the Warden Councillors and Electors of the Municipality of Clarence.



148

Certified correct for the purposes of the Real Property Act 1862, as amended.

)  
)

.....  
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of .....  
(Insert Subdivider's Full Name)

)  
)

..... affecting land in

.....  
(Insert Title Reference)

Sealed by **MUNICIPALITY OF CLARENCE** on 5<sup>th</sup> APRIL 1932

.....  
Council Clerk/Town Clerk

10365



creative practical design solutions

**TAS BUILDING DESIGN PTY. LTD.**

Kevin J. Roberts

m. 0408 882283  
a. p.o.box 2018  
howrah 7018  
e. tas.buildingdesign@bigpond.com

cc 652

residential  
commercial

© COPYRIGHT  
This document is the property of Kevin Roberts (designer).  
Any reproduction without permission of design and drawings is  
strictly prohibited.

Project and Address:  
**Proposed Alterations &  
Garage to 71 Tara Drive  
Acton Park.**

Client:  
**Mr. J. Belbin & Mr. T. Merrett**

Drawing Title:  
**Site Plan**

Please note: - Verify all dimensions on site. Figured  
dimensions take precedence over scale readings.

Plot Date: 07/07/2025	Drawn: KJR
Approval: preliminary	Scale: 1:1000 @A3

	Project No.:	<b>25.09</b>	Rev. <b>A</b>
	Drawing No.:		
		<b>sk01</b>	



REMOVE GARAGE DOORS, DOOR  
& PART WALLS FOR NEW GARAGE  
REMOVE WALLS, WINDOWS,  
DOORS, FIXTURES ETC.  
REFER FLOOR PLAN.  
MAKE GOOD ALL AREAS.

REMOVE WALLS, WINDOWS,  
DOORS, FIXTURES ETC.  
REFER FLOOR PLAN.  
MAKE GOOD ALL AREAS.

REMOVE WALLS, WINDOWS,  
DOORS, FIXTURES ETC.  
REFER FLOOR PLAN.  
MAKE GOOD ALL AREAS.

EXISTING WALLS  
SHOWN HATCHED.

REMOVING EXISTING  
KITCHEN JOINERY. MAKE GOOD  
FOR NEW WORKS.

EXISTING DRAINAGE/PLUMBING  
RELOCATED/CHANGED FOR  
NEW ENSUITE AND KITCHEN  
LAYOUTS.

# DEMOLITION PLAN

SCALE 1:100

EX. W.(R) EXISTING WINDOW REPLACED

EX. D.(R) EXISTING DOOR REPLACED

note:  
- all works shown dotted (walls, etc.)  
are to be removed or demolished.  
- salvage all items where possible &  
store to proprietors direction unless to  
be re-used.  
- demolition showing main items.  
contractor to allow for all demolition  
to suit the intent of the overall works.

Please note: - Verify all dimensions on site. Figured  
dimensions take precedence over scale readings.

Plot Date: 07/07/2025 Drawn: KJR

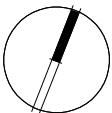
Approval: preliminary Scale: 1:100 @ A3

Project No.:

25.09

Drawing No.: Rev.

sk02 -



NORTH

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

residential commercial

m. 0408 882283  
a. p.o.box 2018  
howrah 7018  
e. tas.bldgdesign@bigpond.com

cc 652

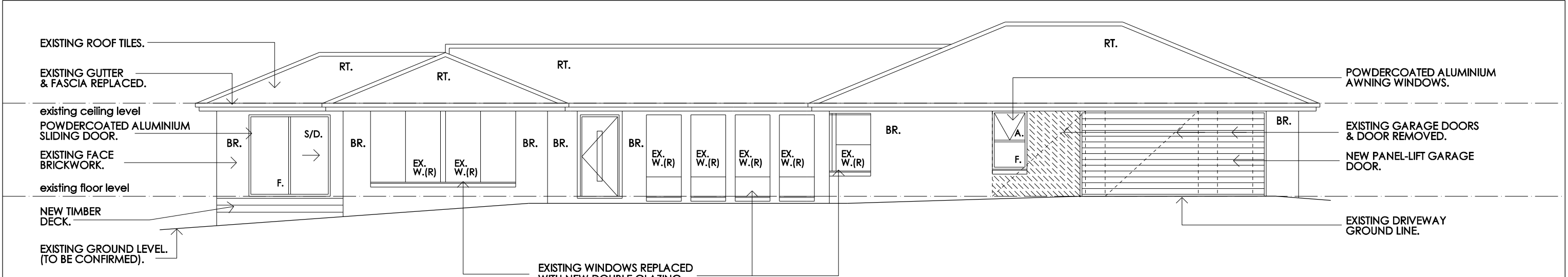
Project and Address:  
**Proposed Alterations &  
Garage to 71 Tara Drive  
Acton Park.**

Client:  
**Mr. J. Belbin & Mr. T. Merrett**

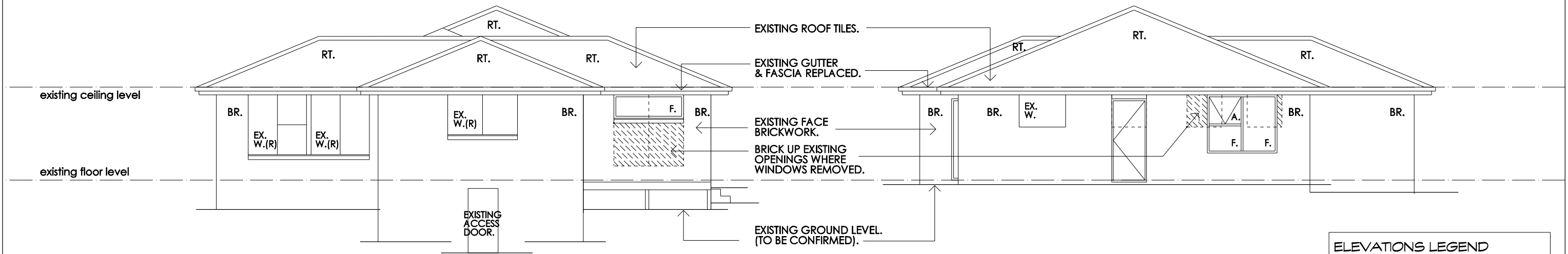
Drawing Title:  
**Demolition Plan**

© COPYRIGHT  
This document is the property of Kevin Roberts (designer).  
Any reproduction without permission of design and drawings is  
strictly prohibited.





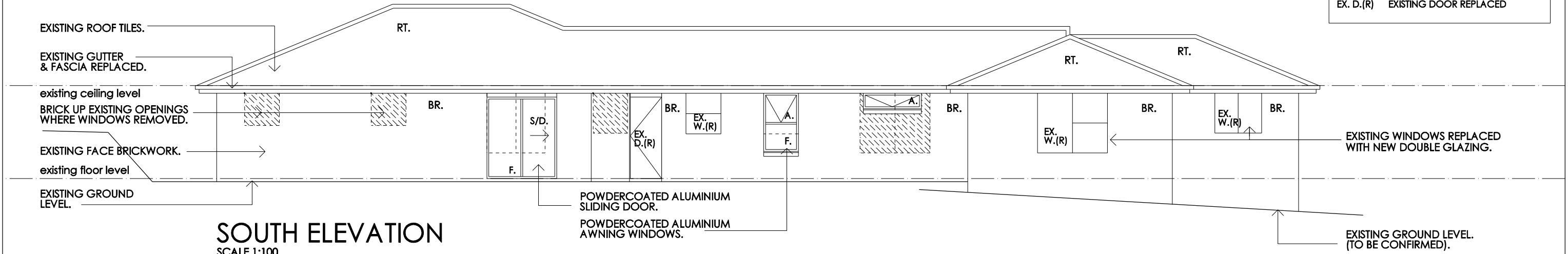
**NORTH ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100

**WEST ELEVATION**  
SCALE 1:100

ELEVATIONS LEGEND	
BR.	EXISTING BRICKWORK
RT.	EXISTING ROOF TILES
EX. W.(R)	EXISTING WINDOW REPLACED
EX. D.(R)	EXISTING DOOR REPLACED



**SOUTH ELEVATION**  
SCALE 1:100

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

residential commercial

m. 0408 882283  
a. p.o.box 2018 howrah 7018  
e. tas.buildingdesign@bigpond.com

cc 652

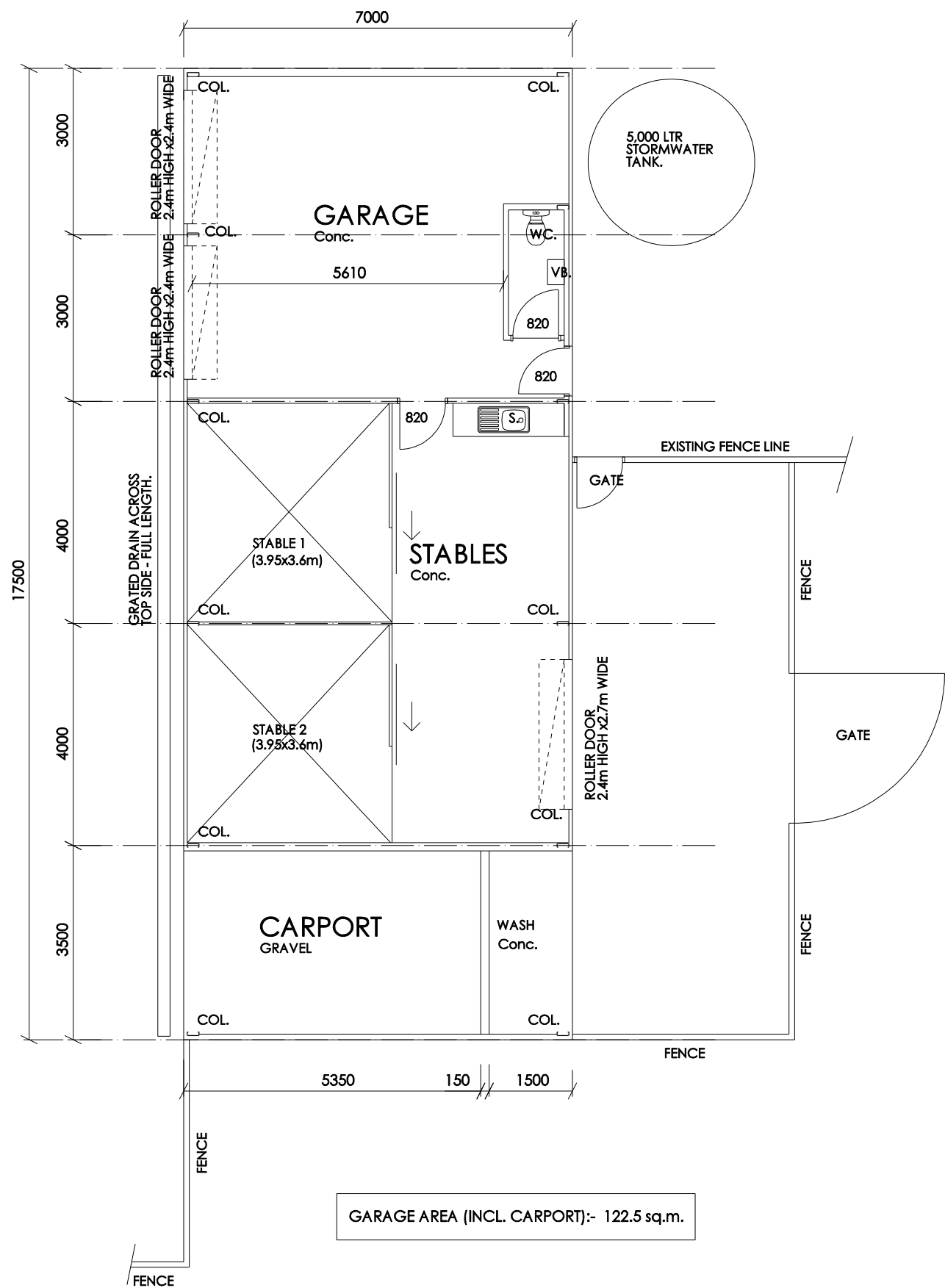
Project and Address:  
**Proposed Alterations &  
Garage to 71 Tara Drive  
Acton Park.**

Client:  
**Mr. J. Belbin & Mr. T. Merrett**

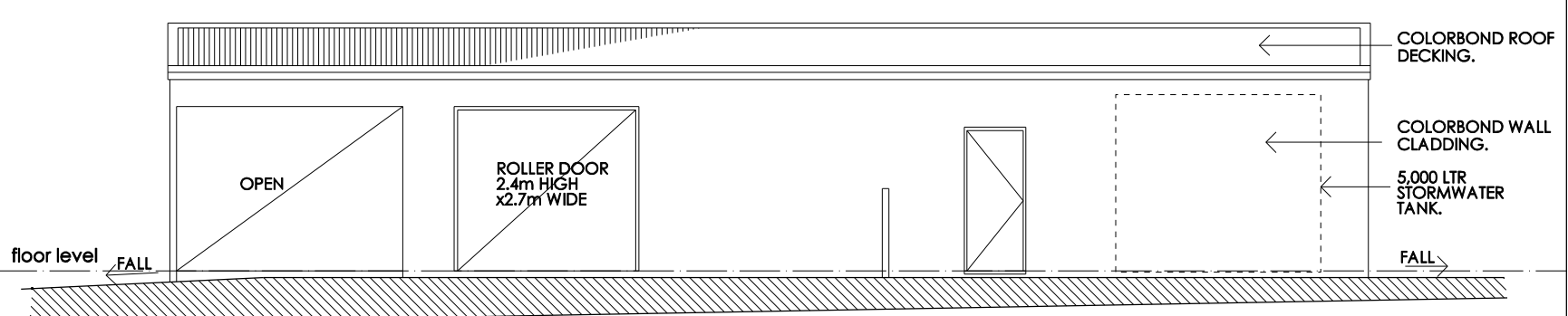
Drawing Title:  
**Elevations**

© COPYRIGHT  
This document is the property of Kevin Roberts (designer).  
Any reproduction without permission of design and drawings is  
strictly prohibited.

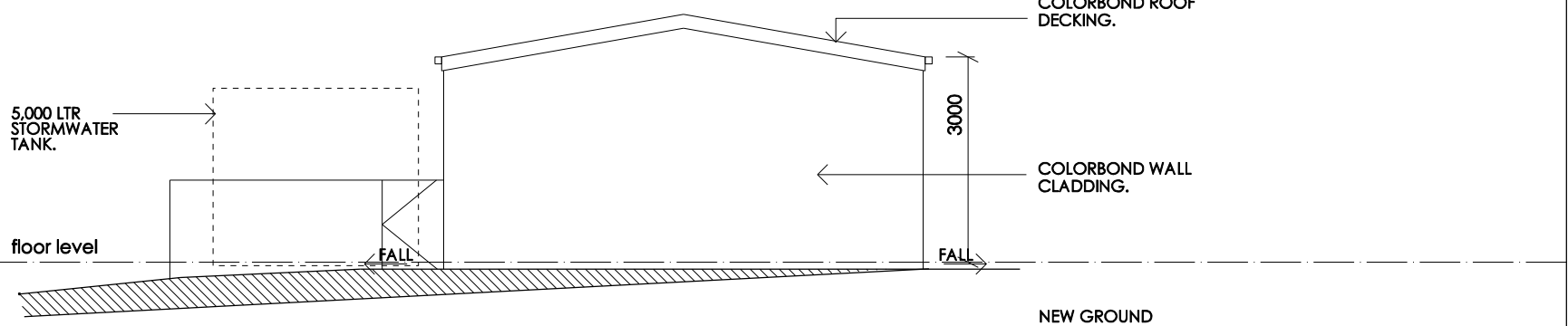
Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.	
Plot Date: 07/07/2025	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A3
	Project No.: <b>25.09</b>
	Drawing No.: <b>sk04</b> Rev.: <b>-</b>



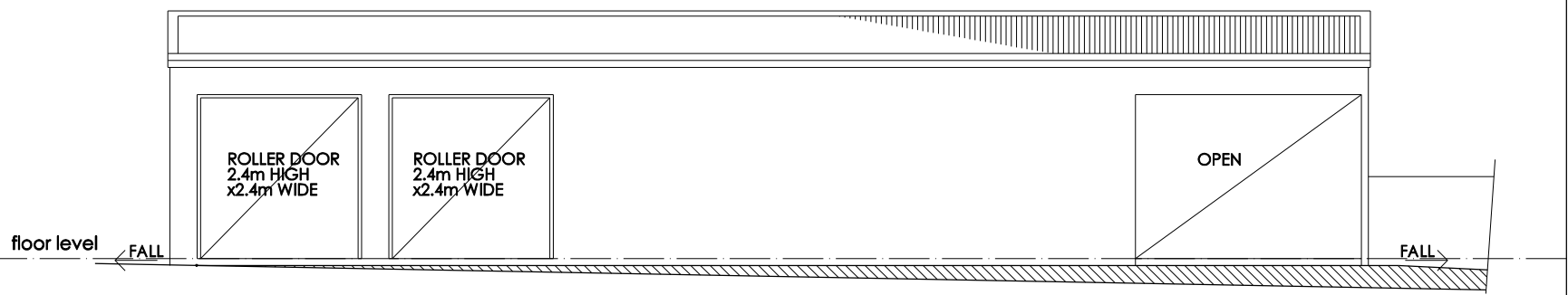
FLOOR PLAN - GARAGE  
SCALE 1:100



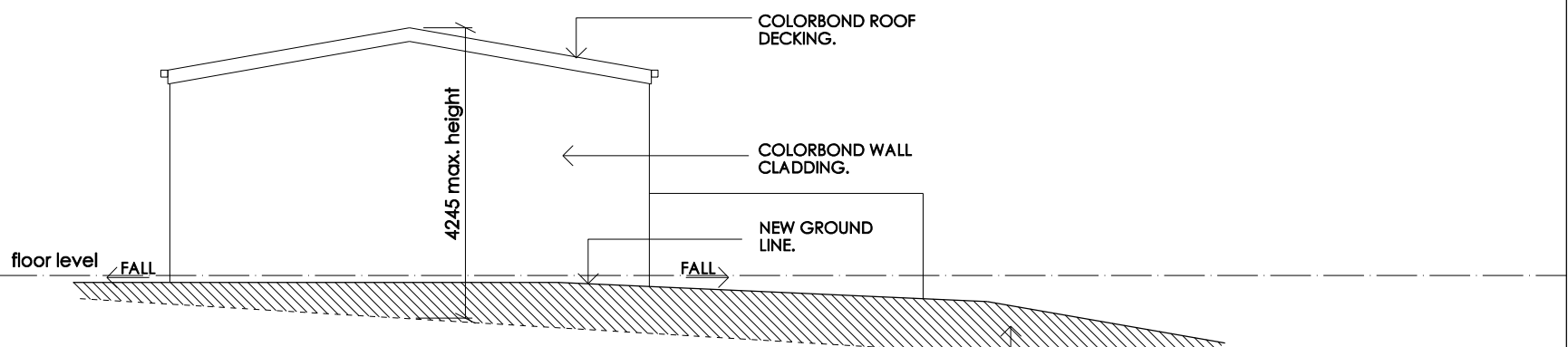
EAST ELEVATION - GARAGE  
SCALE 1:100



NORTH ELEVATION - GARAGE  
SCALE 1:100



WEST ELEVATION - GARAGE  
SCALE 1:100



SOUTH ELEVATION - GARAGE  
SCALE 1:100

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

residential commercial

m. 0408 882283  
a. p.o.box 2018 howrah 7018  
e. tas.building.design@bigpond.com

cc 652

Project and Address:  
Proposed Alterations &  
Garage to 71 Tara Drive  
Acton Park.

Client:  
Mr. J. Belbin & Mr. T. Merrett

Drawing Title:  
Garage/Stables  
- Plan and Elevations

© COPYRIGHT  
This document is the property of Kevin Roberts (designer).  
Any reproduction without permission of design and drawings is  
strictly prohibited.

Please note: - Verify all dimensions on site. Figured  
dimensions take precedence over scale readings.

Plot Date: 08/07/2025  
Approval: preliminary

Drawn: KJR  
Scale: 1:100 @ A3

NORTH

Project No.:  
25.09  
Drawing No.:  
sk05  
Rev.:  
-