



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/051795

PROPOSAL: Demolition of Existing Dwelling & New Single Dwelling (Residential)

LOCATION: 164 Derwent Avenue, Lindisfarne

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 11 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 11 August 2025. 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 11 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 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:

Demolition of Existing Residence and
Construction of a New Residence

Location:

Address: 164 Derwent Avenue

Suburb/Town: Hindisfarne, Tas.

Postcode: 7015

Current
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for
application fees to
be in the name of:
(if different from
applicant)

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:

Residential

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:

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.**

SEARCH OF TORRENS TITLE

VOLUME 217037	FOLIO 3
EDITION 9	DATE OF ISSUE 17-Oct-2022

SEARCH DATE : 03-Sep-2024

SEARCH TIME : 10.25 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 3 on Plan 217037

Derivation : Part of 2,560 Acres Gtd. to T.G. Gregson.

Prior CT 2637/63

SCHEDULE 1

M977847 TRANSFER to MARDI NICOLE WESTPHALEN and MATTHEW LEIGH
BROWN Registered 17-Oct-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E320642 MORTGAGE to National Australia Bank Limited

Registered 17-Oct-2022 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

DS-D 435

ANNEXURE TO **CERTIFICATE OF TITLE**
FOLIO OF REGISTER

VOL.

FOL.

2637 63

E. R. Thomas
Recorder of Titles



REGISTERED NUMBER

217037

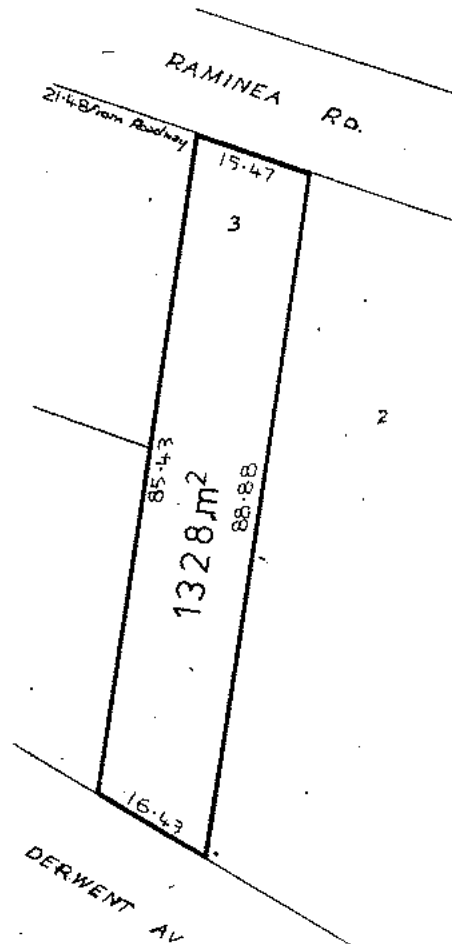
Lot 3 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

NOT TO SCALE
MEAS IN METRES

TOWN OF LINDISFARNE

PROPERTY ADDRESS

164 Derwent Avenue
Lindisfarne



PROJECT INFORMATION

PROJECT NAME	DERWENT AVENUE
ADDRESS	164 DERWENT AVE LINDISFARNE TAS 7015 AUS
ARCHITECT	SAXON HALL 844195651 saxon@align.build
TITLE REFERENCE	217037/3
PID	5113098
COUNCIL	CLARENCE CITY COUNCIL
ZONE	GENERAL RESIDENTIAL
SOIL CLASS	TBC
WIND CLASS	TBC
BAL	TBC
CORROSION ENVIRONMENT	N/A



DERWENT AVENUE
164 DERWENT AVE
LINDISFARNE TAS 7015

DEVELOPMENT APPLICATION

ID	REV	NAME
	04	SITE SURVEY
	07	PROJECT DETAILS
DA01	04	LOCATION PLAN
DA02	07	SITE PLAN
DA03	05	PROPOSED GF PLAN
DA04	05	PROPOSED FF PLAN
DA05	04	PROPOSED ROOF PLAN
DA06	06	ELEVATIONS
DA07	05	ELEVATIONS
DA08	06	ELEVATIONS
DA09	04	COURTYARD ELEVATIONS
DA10	04	SHADOW STUDY
DA11	04	SHADOW STUDY
DA12	04	SHADOW STUDY
DA13	04	SHADOW STUDY

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ONLY

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⊠ REVISED DOCUMENT
REPLACE EARLIER ISSUE

align®

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e: hello@align.build

a: 30 BRISBANE ST
LAUNCESTON, TAS 7250

REV	ISSUE	DATE
04	DEVELOPMENT APPLICATION	29/3/2025
05	DA RFI 01	1/5/2025
06	DA RFI 02	4/6/2025
07	DA RFI 03	17/6/2025

DISCLAIMER

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PROJECT
DERWENT AVENUE 164 DERWENT AVE LINDISFARNE TAS 7015 AUS
CLIENT
MARDI WESTPHALEN
CONTACT
saxon@align.build

NORTH	DRAWING TITLE
	PROJECT DETAILS
SCALE	DRAWING - REV
@ A3	- 07

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

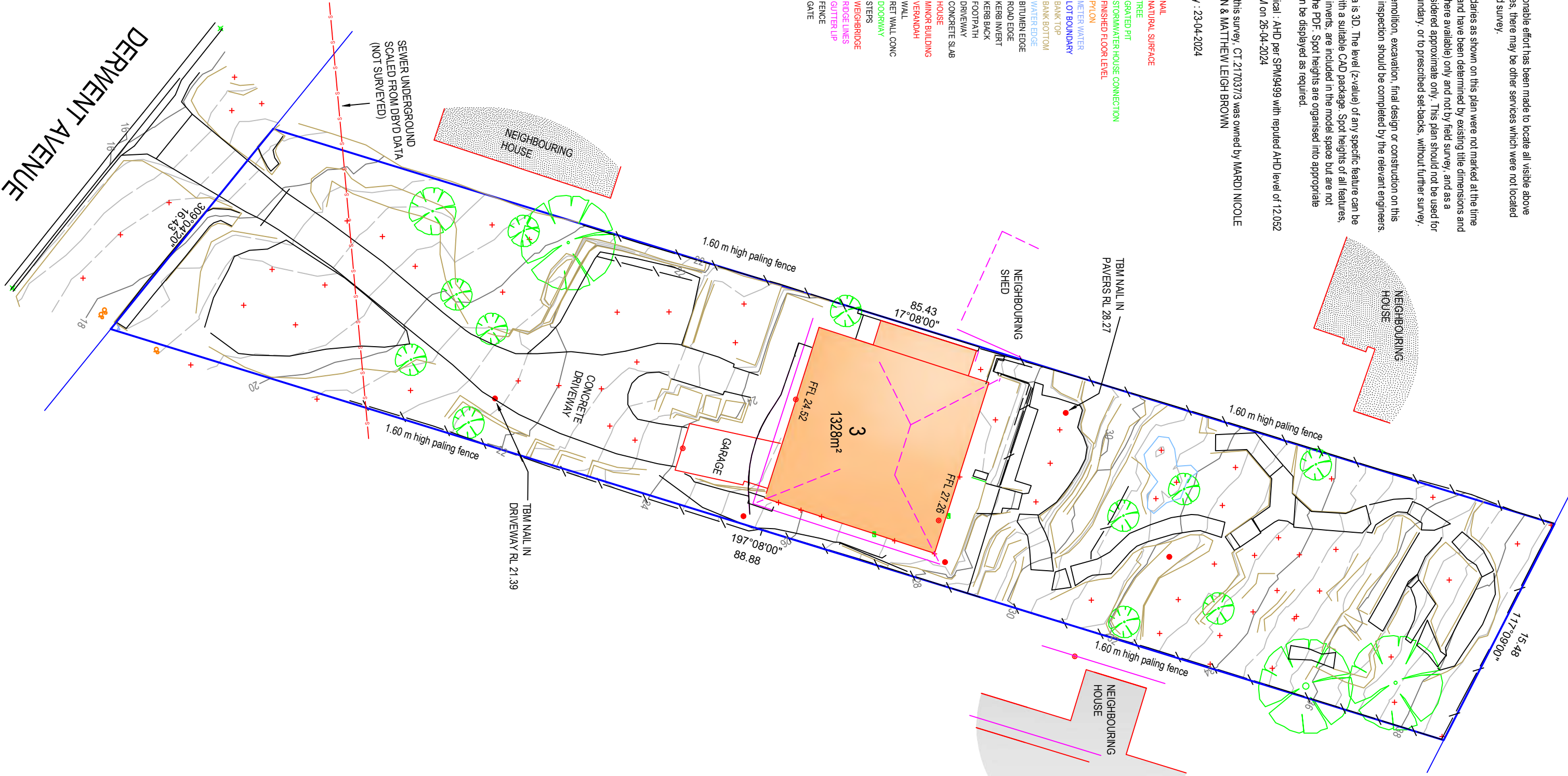
All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM9499 with reputed AHD level of 12.052 from SURCOM on 26-04-2024

At the time of this survey, CT 217037/3 was owned by MARDI NICOLE WESTPHALEN & MATTHEW LEIGH BROWN

Date of Survey : 23-04-2024

- NAIL
- NATURAL SURFACE
- TREE
- GRADED PIT
- STORMWATER HOUSE CONNECTION
- FINISHED FLOOR LEVEL
- PYLON
- METER WATER
- LOT BOUNDARY
- BANK TOP
- BANK BOTTOM
- WATER EDGE
- BITUMEN EDGE
- ROAD EDGE
- KERB INVERT
- KERB BACK
- FOOTPATH
- DRIVEWAY
- CONCRETE SLAB
- HOUSE
- VERANDAH
- MINOR BUILDING
- WALL
- RET WALL CONC
- DOORWAY
- STEPS
- WEIGHBRIDGE
- RIDGE LINES
- GUTTER LIP
- FENCE
- GATE



Project Name and Address

164 Derwent Avenue,
Lindisfarne

Drawing Title

DETAIL PLAN

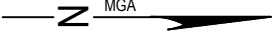
Client
ALIGN ARCHITECTURE &
INTERIORS

SCALE



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Contour Interval 0.500 m	FILE REF: 13906
Date 26-04-2024	
SHEET 1 of 1	Geocad Ref 1390601
DRAWN SP	AutoCAD Ref 1390601
CHKD DC	Horz MGA2020
	Vert AHD83
AMENDMENTS	
No.	Revision/Issue
	Date



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SITE INFORMATION

ADDRESS

TITLE REFERENCE

SITE AREA

COUNCIL

164 DERWENT AVE
LINDISFARNE TAS 7015 AUS
217037/3
1328 SQM
CLARENCE CITY COUNCIL



LEGEND		
— S —	SEWER	
— SW —	STORMWATER	
— WM —	WATER MAIN	
— AG —	AG DRAIN	
— E —	ELECTRICAL	
DP	DOWNPIPE	
GP	GRATED PIT	
FW	FLOOR WASTE	
IO	INSPECTION OPENING	
ORG	OVERFLOW RELIEF GULLY	
TD	GRATED TRENCH DRAIN	



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LAUNCESTON, TAS 7250

REV	ISSUE	DATE
04	DEVELOPMENT APPLICATION	29/3/2025

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PROJECT

DERWENT AVENUE
164 DERWENT AVE LINDISFARNE TAS 7015 AUS

CLIENT

MARDI WESTPHALEN

CONTACT

saxon@align.build

NORTH

N

SCALE

1:500 @ A3

DRAWING TITLE

LOCATION PLAN

DRAWING - REV

DA01 - 04

REV	ISSUE	DATE
04	DEVELOPMENT APPLICATION	29/3/2025
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CLIENT

MARDI WESTPHALEN

CONTACT

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NORTH



SCALE

1:200 @ A3

DRAWING TITLE

SITE PLAN

DRAWING - REV

DA02 - 07



REV	ISSUE	DATE
04	DEVELOPMENT APPLICATION	29/3/2025
05	DA RFI 02	4/6/2025

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164 DERWENT AVE LINDISFARNE TAS 7015 AUS

CLIENT

MARDI WESTPHALEN

CONTACT

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NORTH



SCALE

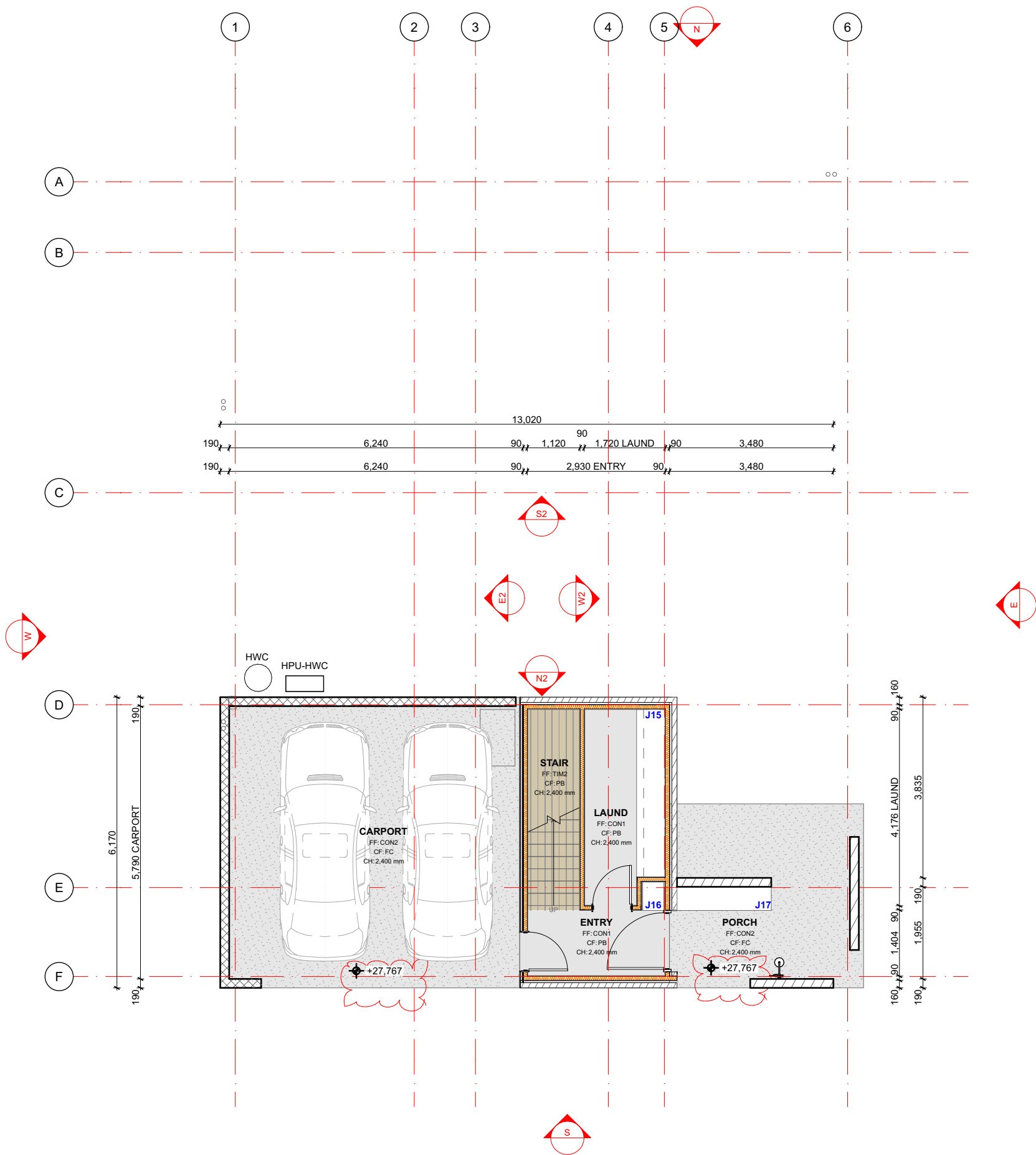
@ A3

DRAWING TITLE

PROPOSED GF
PLAN

DRAWING - REV

DA03 - 05



REV	ISSUE	DATE
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164 DERWENT AVE LINDISFARNE TAS 7015 AUS

CLIENT

MARDI WESTPHALEN

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NORTH



SCALE

1:100 @ A3

DRAWING TITLE

PROPOSED FF
PLAN

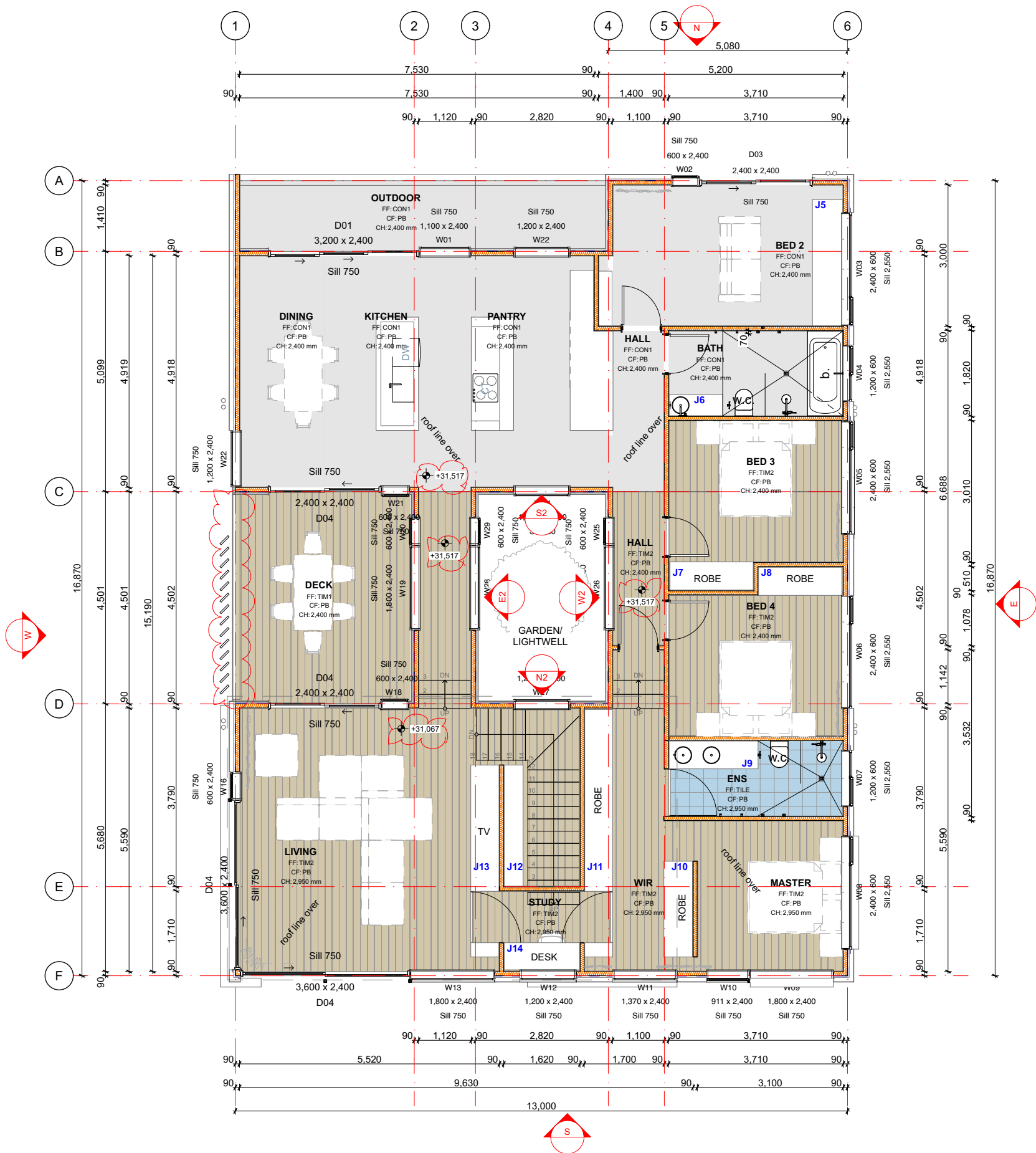
DRAWING - REV

DA04 - 05

HOUSE AREAS (sqm)

NEW CARPORT	55.34
NEW DECK	17.11
NEW HOUSE	325.85
OUTDOOR	11.88

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LEGEND

FIXTURES AND FITTINGS

CT	COOKTOP
DW	DISHWASHER
DR	DRYER
FR	REFRIGERATOR
HR	HANGING RAIL
HTR	HEATED TOWEL RAIL
MR	MIRROR
MW	MICROWAVE
OV	OVEN
PH	PANEL HEATER
RH	RANGEHOOD
WH	WOOD HEATER

HYDRAULIC

BTH	BATH TUB
DP	DOWNPIPE
FW	FLOOR WASTE
GP	GRATED PIT
IO	INSPECTION OPENING
ORG	OVERFLOW RELIEF GULLY
SH	SHOWER
SK#	SINK
SS	SHOWER SCREEN
TR#	TOWEL RAIL
TW#	TAPWARE
VB	VANITY BASIN
WC	TOILET
WM	WASHING MACHINE

GENERAL

ADJ	ADJUSTABLE
BH	BULKHEAD
CJ	CONTROL JOINT

JOINERY

All joinery shown indicatively. Refer to joiners drawings and specifications for scope, configuration and finish of joinery items.


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164 DERWENT AVE LINDISFARNE TAS 7015 AUS

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MARDI WESTPHALEN

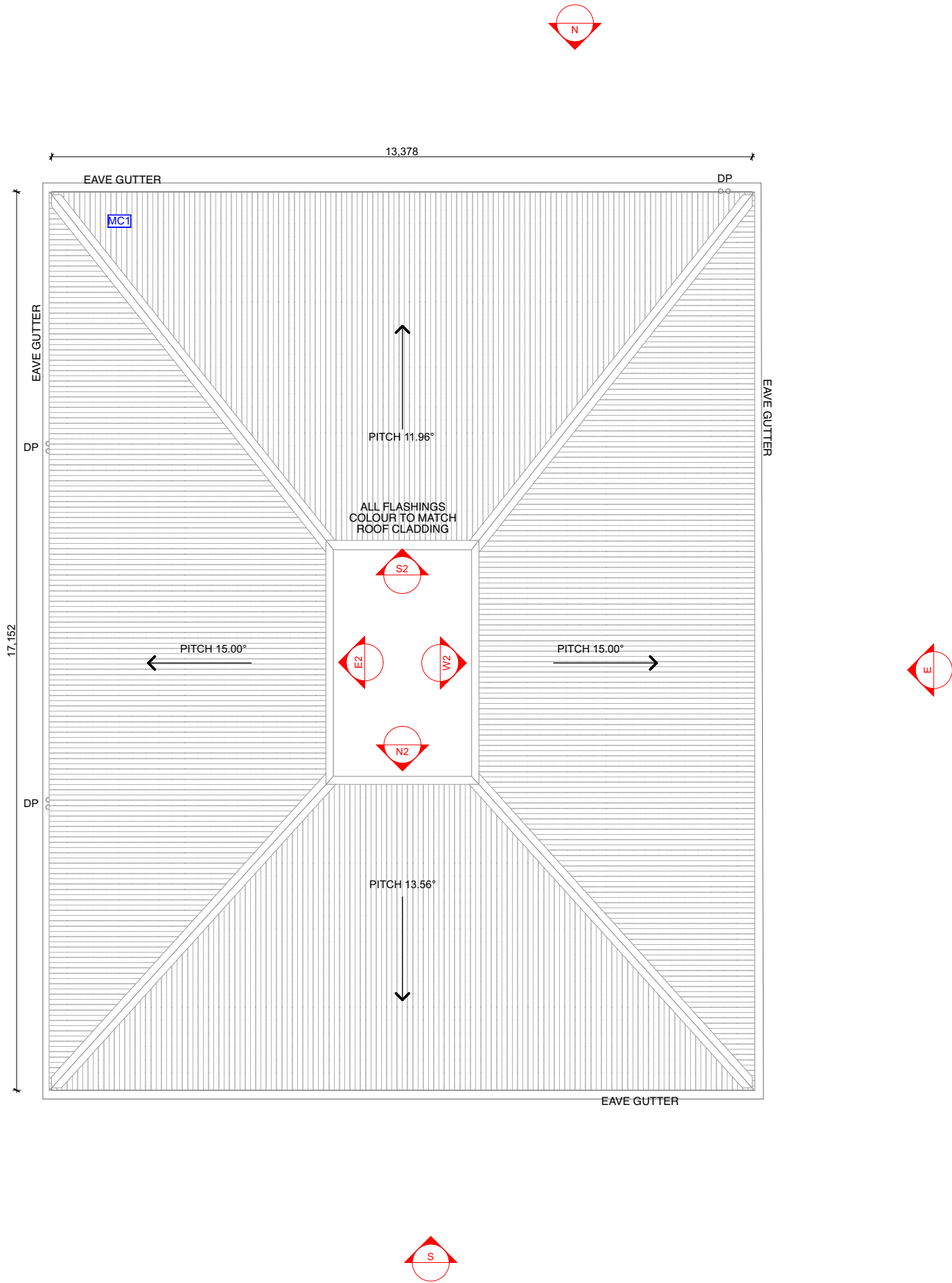
CONTACT
saxon@align.build

NORTH


SCALE
1:100 @ A3

DRAWING TITLE
PROPOSED ROOF PLAN

DRAWING - REV
DA05 - 04



MATERIALS



MC1:
METAL ROOFING
COLOUR: ZINCALUME



TIM1:
VERTICAL LIGHT CLADDING
COLOUR: NATURAL



TIM2:
VERTICAL DARK CLADDING

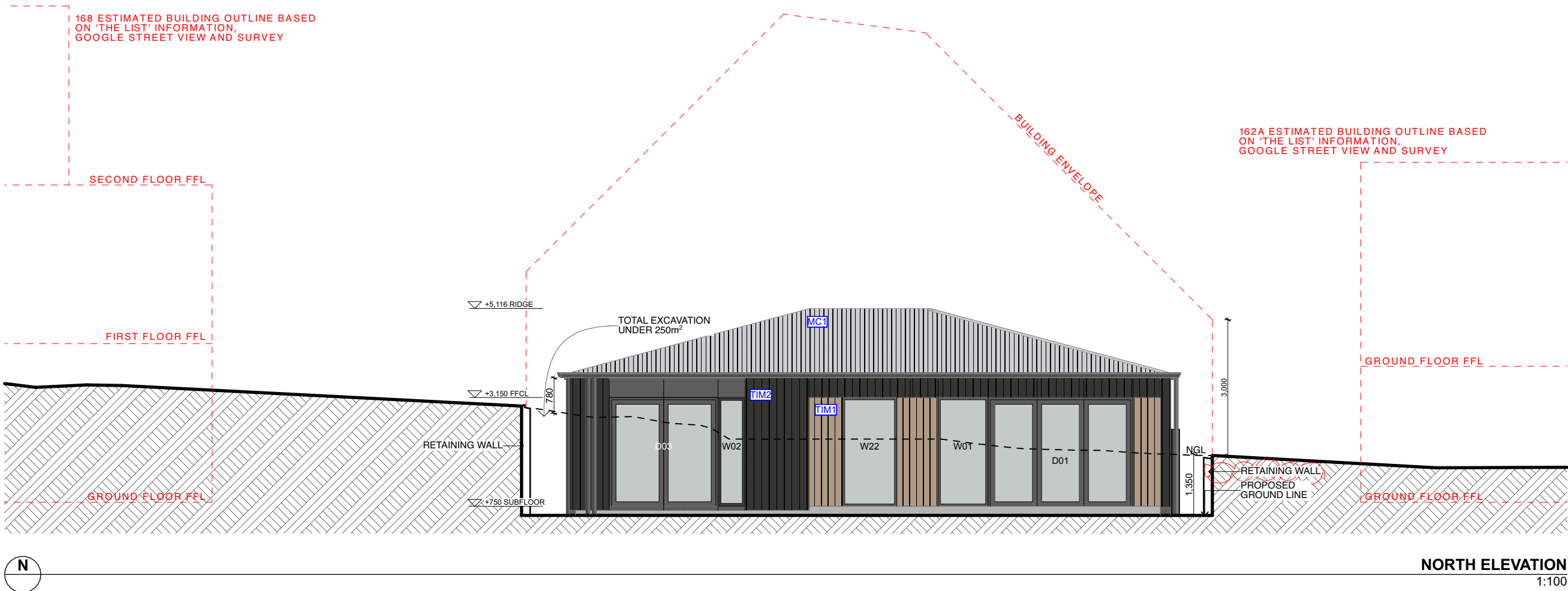


BR1:
BRICKWORK



FC1:
FC SHEET
COLOUR: GREY

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REV	ISSUE	DATE
04	DEVELOPMENT APPLICATION	29/3/2025
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CLIENT

MARDI WESTPHALEN

CONTACT

saxon@align.build

NORTH

SCALE

@ A3

DRAWING TITLE

ELEVATIONS

DRAWING - REV

DA06 - 06

MATERIALS



MC1:
METAL ROOFING
COLOUR: ZINCALUME



TIM1:
VERTICAL LIGHT CLADDING
COLOUR: NATURAL



TIM2:
VERTICAL DARK CLADDING



BR1:
BRICKWORK



FC1:
FC SHEET
COLOUR: GREY

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SOUTH ELEVATION
1:100



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LAUNCESTON, TAS 7250

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PROJECT

DERWENT AVENUE
164 DERWENT AVE LINDISFARNE TAS 7015 AUS

CLIENT

MARDI WESTPHALEN

CONTACT

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NORTH

SCALE

@ A3

DRAWING TITLE

ELEVATIONS

DRAWING - REV

DA07 - 05

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SCALE

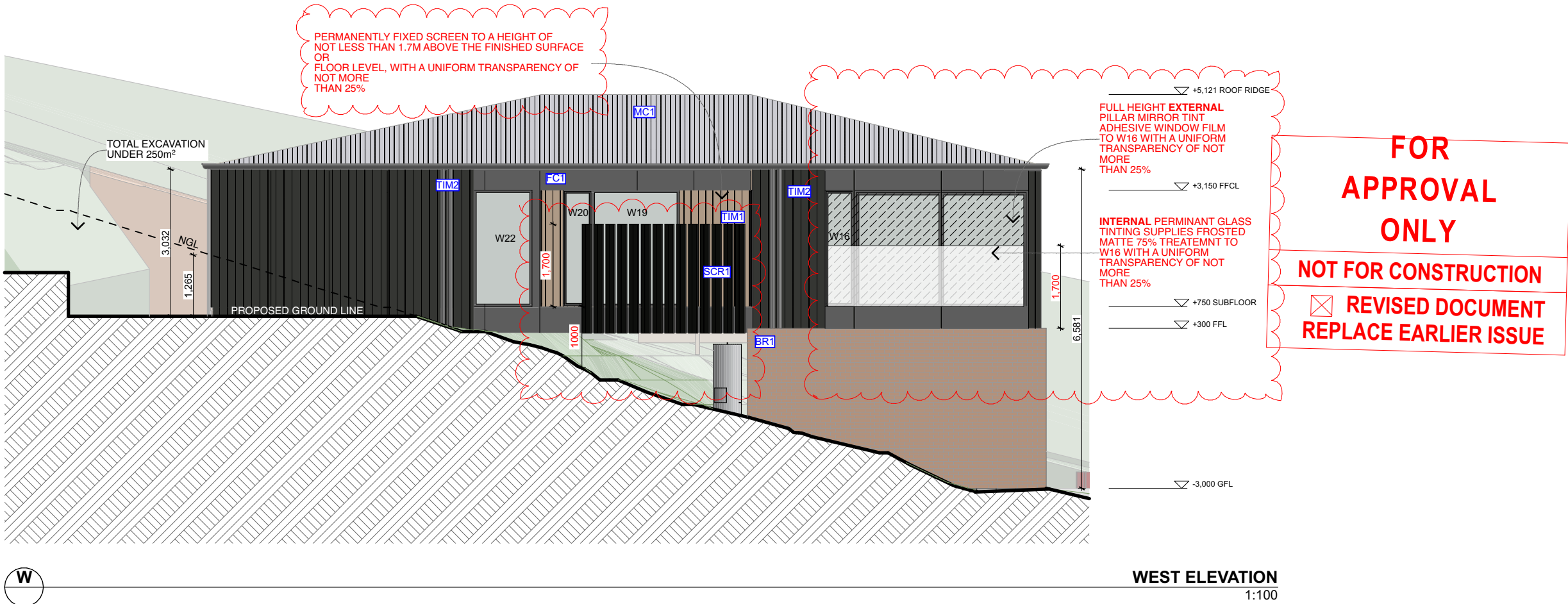
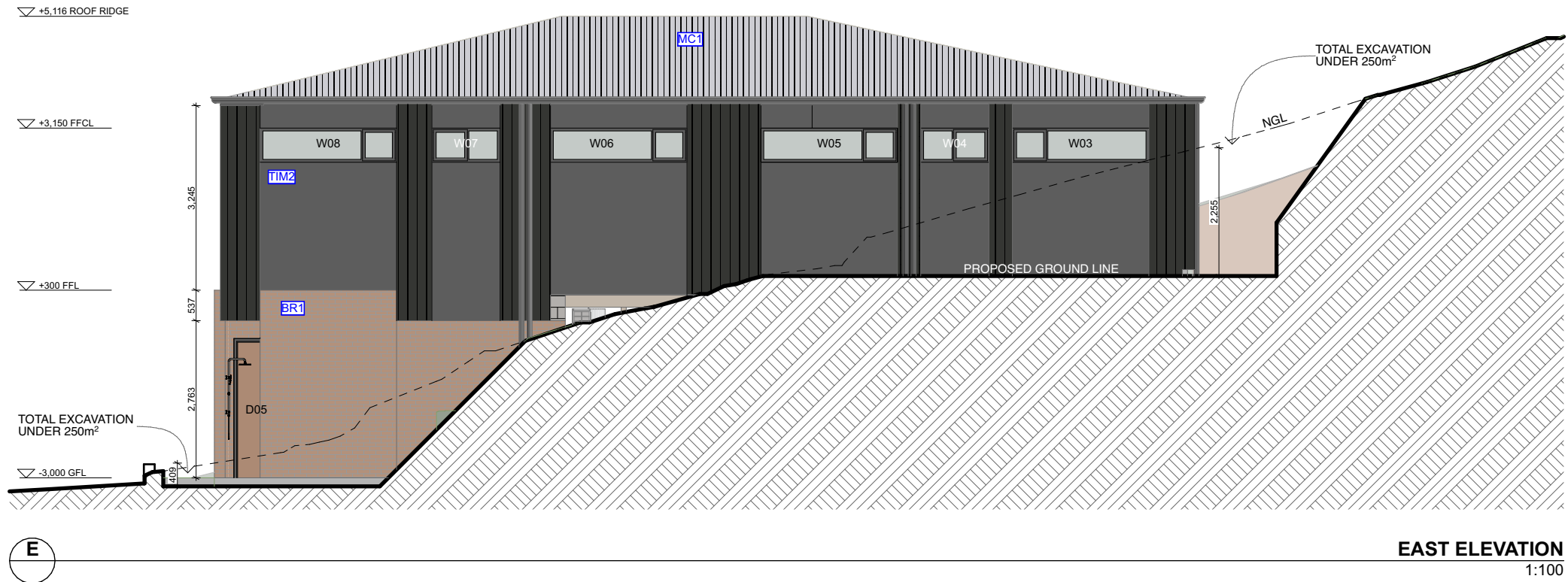
@ A3

DRAWING TITLE

ELEVATIONS

DRAWING - REV

DA08 - 06



MATERIALS



MC1:
METAL ROOFING
COLOUR: ZINCALUME



TIM1:
VERTICAL LIGHT CLADDING
COLOUR: NATURAL



TIM2:
VERTICAL DARK CLADDING



BR1:
BRICKWORK



FC1:
FC SHEET
COLOUR: GREY

MATERIALS



MC1:
METAL ROOFING
COLOUR: ZINCALUME



TIM1:
VERTICAL LIGHT CLADDING
COLOUR: NATURAL



TIM2:
VERTICAL DARK CLADDING

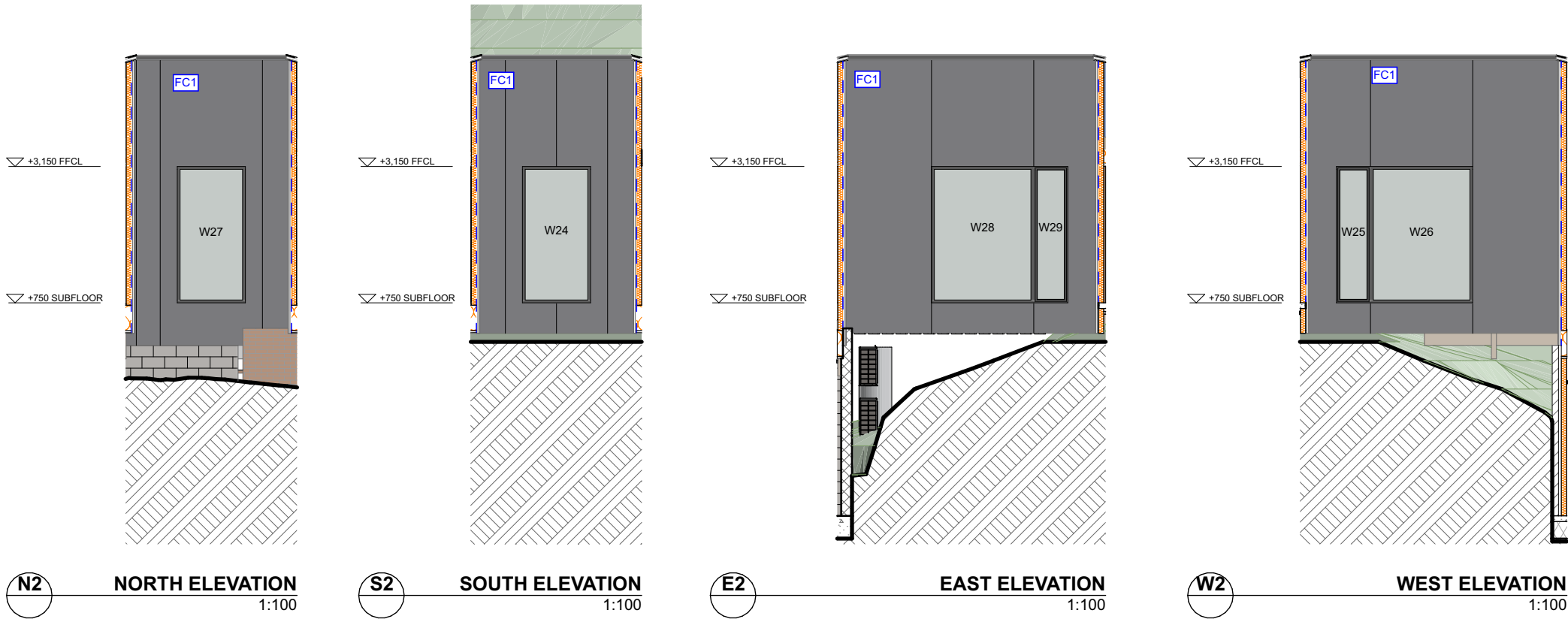


BR1:
BRICKWORK



FC1:
FC SHEET
COLOUR: GREY

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MARDI WESTPHALEN

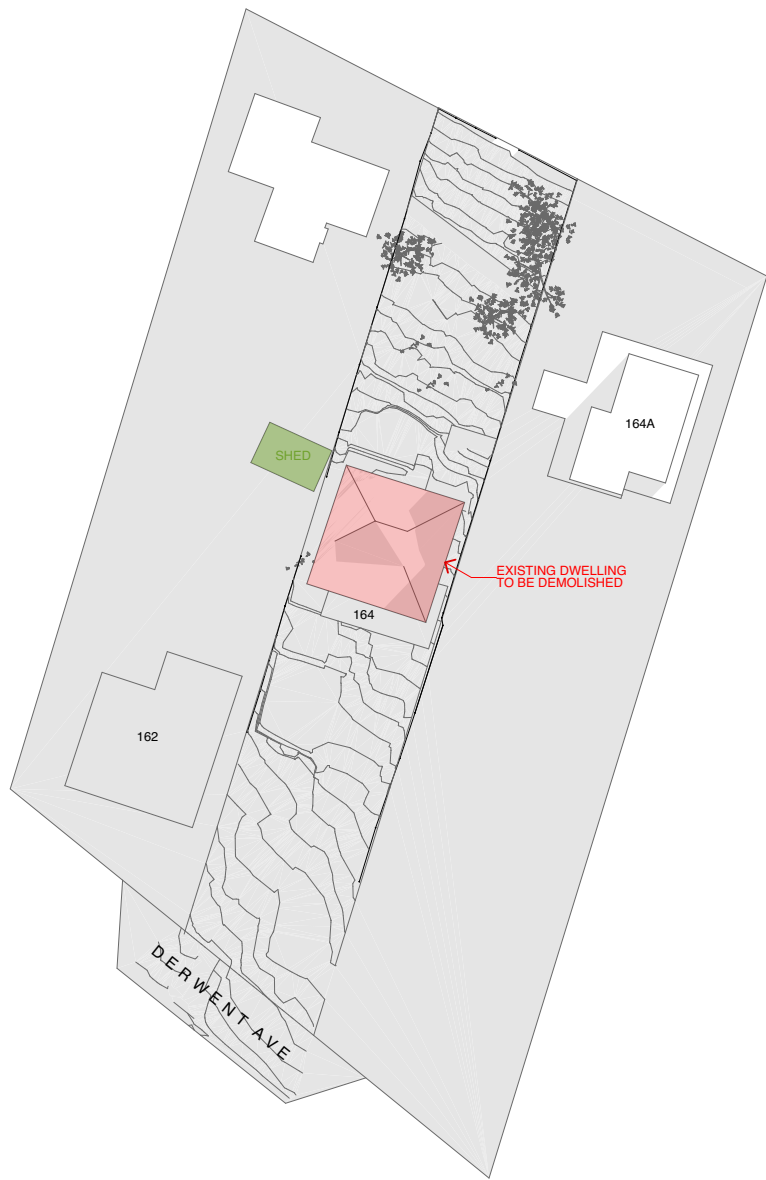
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saxon@align.build

NORTH

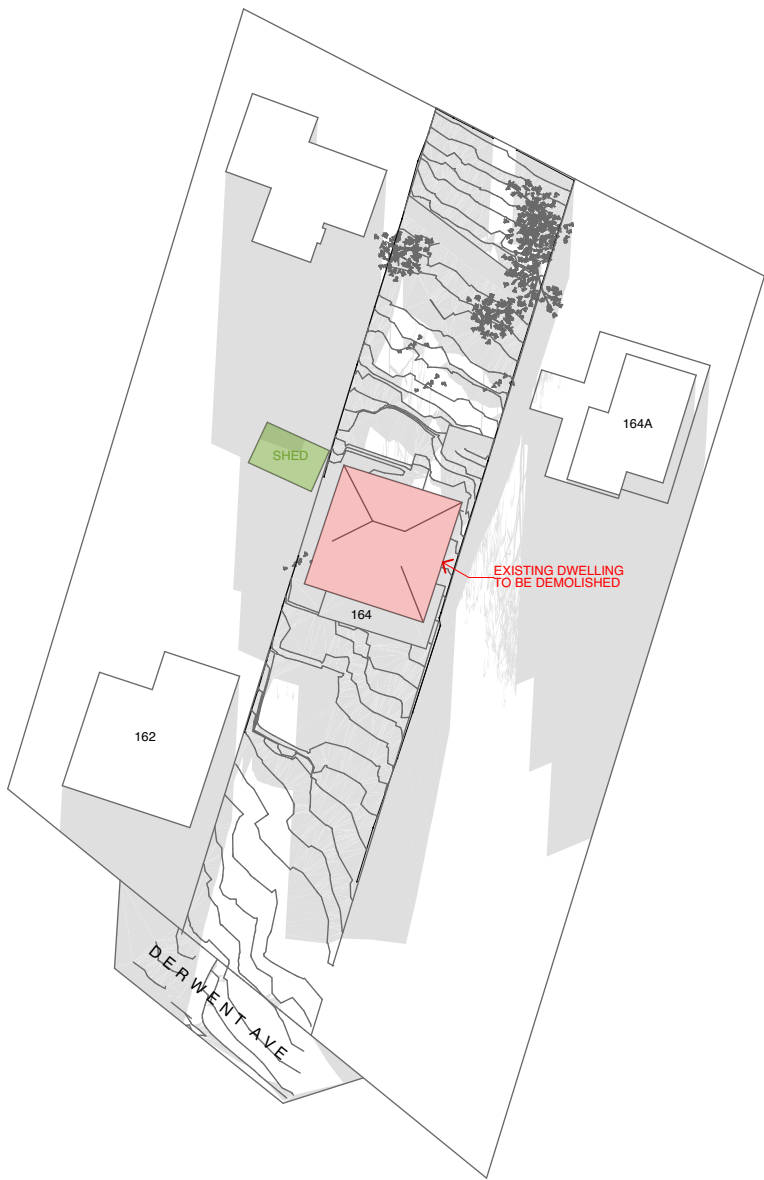
SCALE
1:100 @ A3

DRAWING TITLE
COURTYARD
ELEVATIONS

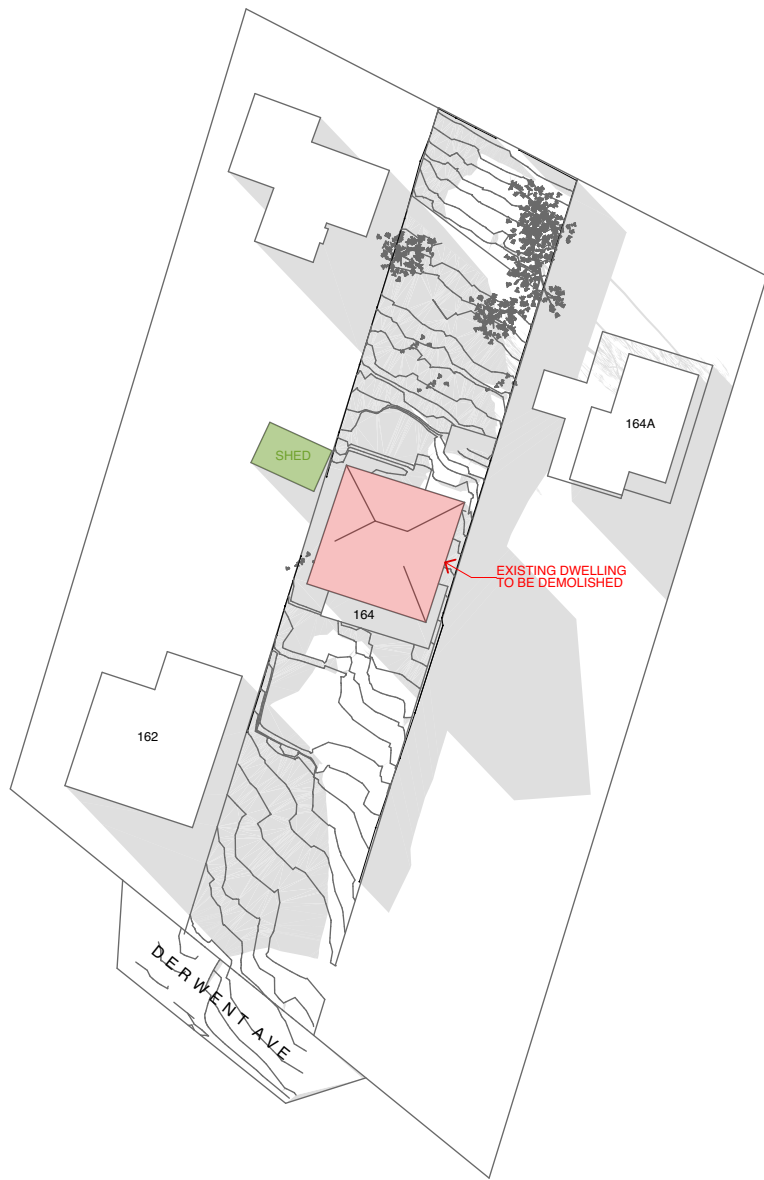
DRAWING - REV
DA09 - 04



0900 HRS



1200 HRS



1500 HRS

EXISTING DWELLING STUDY ON 21 JUNE

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e: hello@align.build
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LAUNCESTON, TAS 7250

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04	DEVELOPMENT APPLICATION	29/3/2025

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CLIENT
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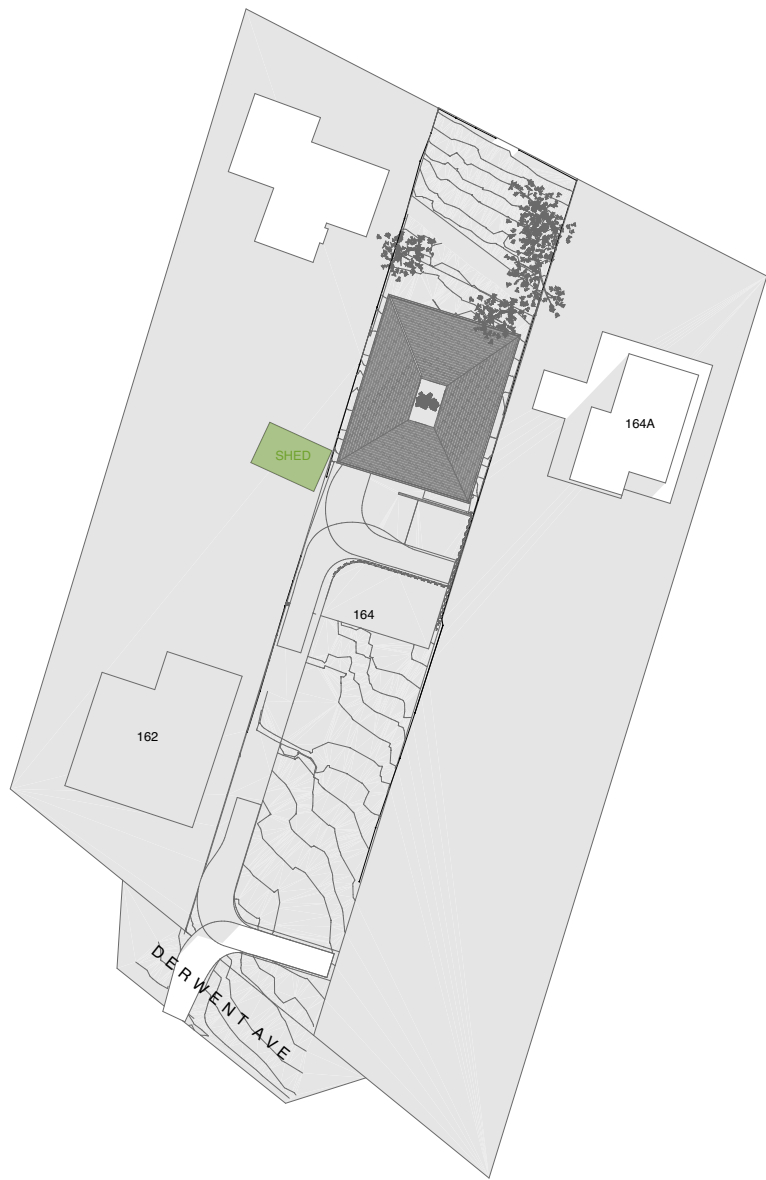
CONTACT
saxon@align.build

NORTH

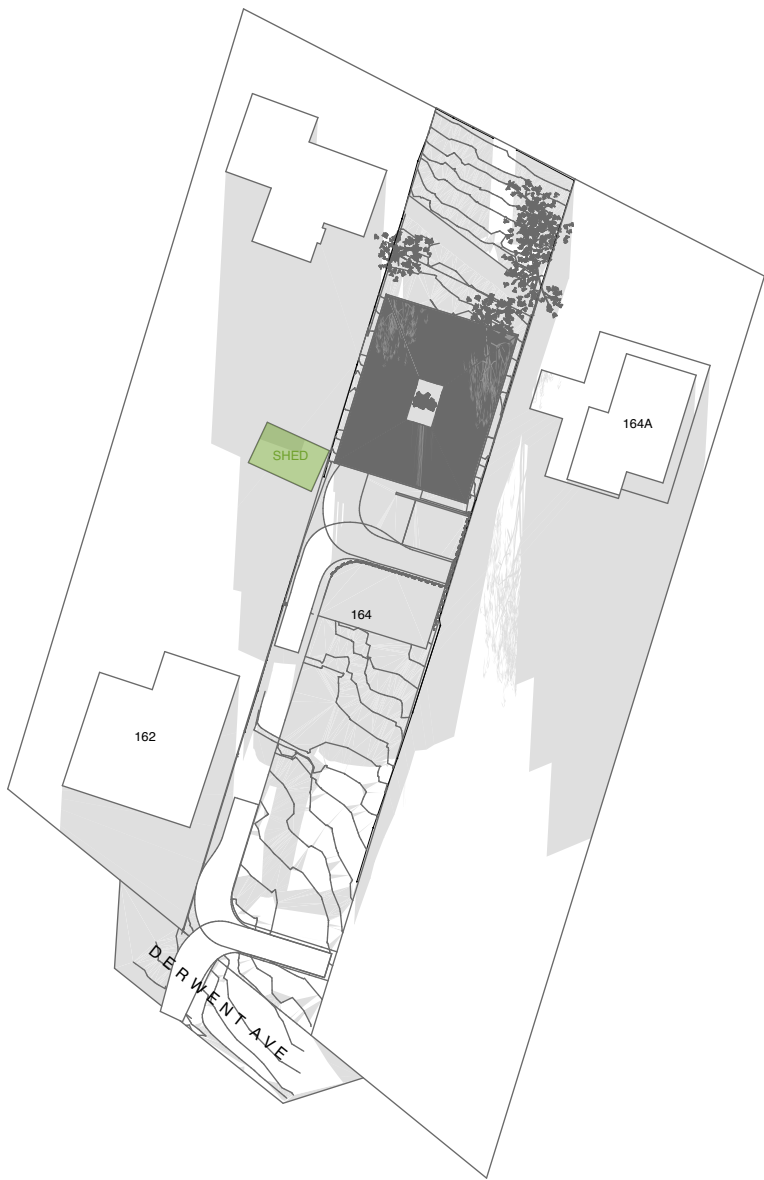
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SHADOW STUDY

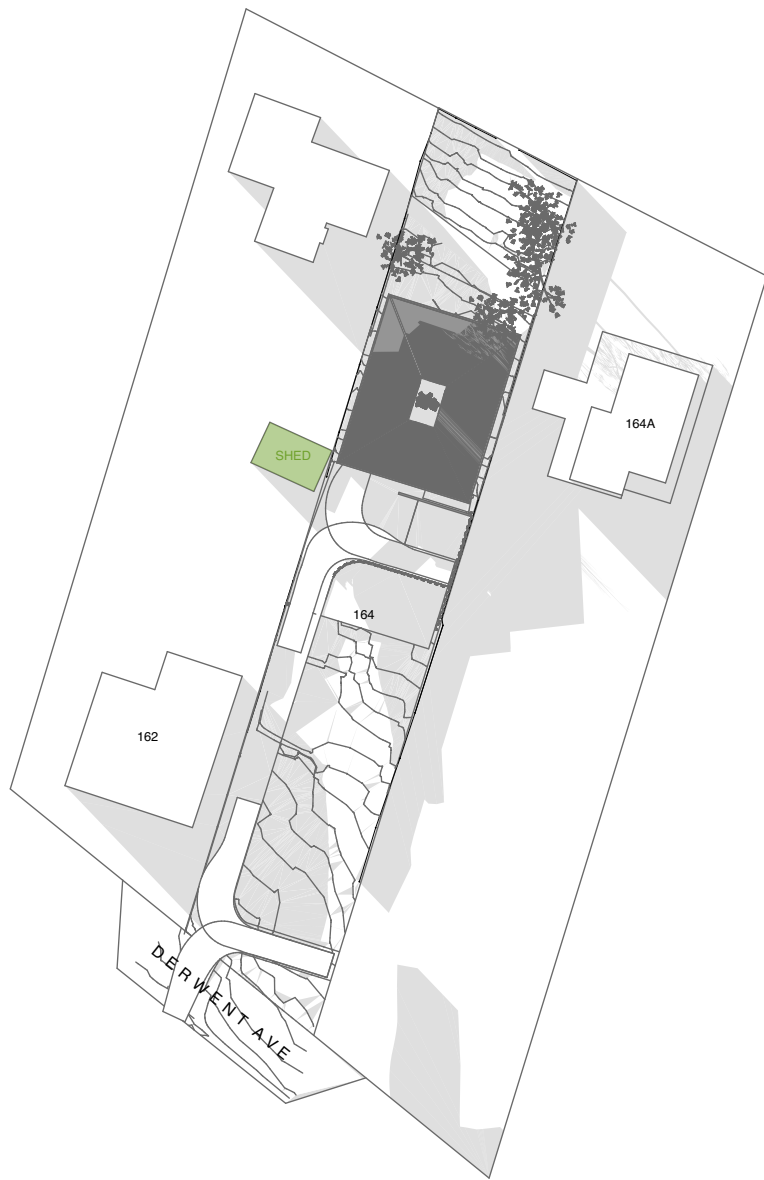
DRAWING - REV
DA 10 - 04



0900 HRS



1200 HRS



1500 HRS

PROPOSED DWELLING STUDY ON 21 JUNE

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e: hello@align.build
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LAUNCESTON, TAS 7250

REV	ISSUE	DATE
04	DEVELOPMENT APPLICATION	29/3/2025

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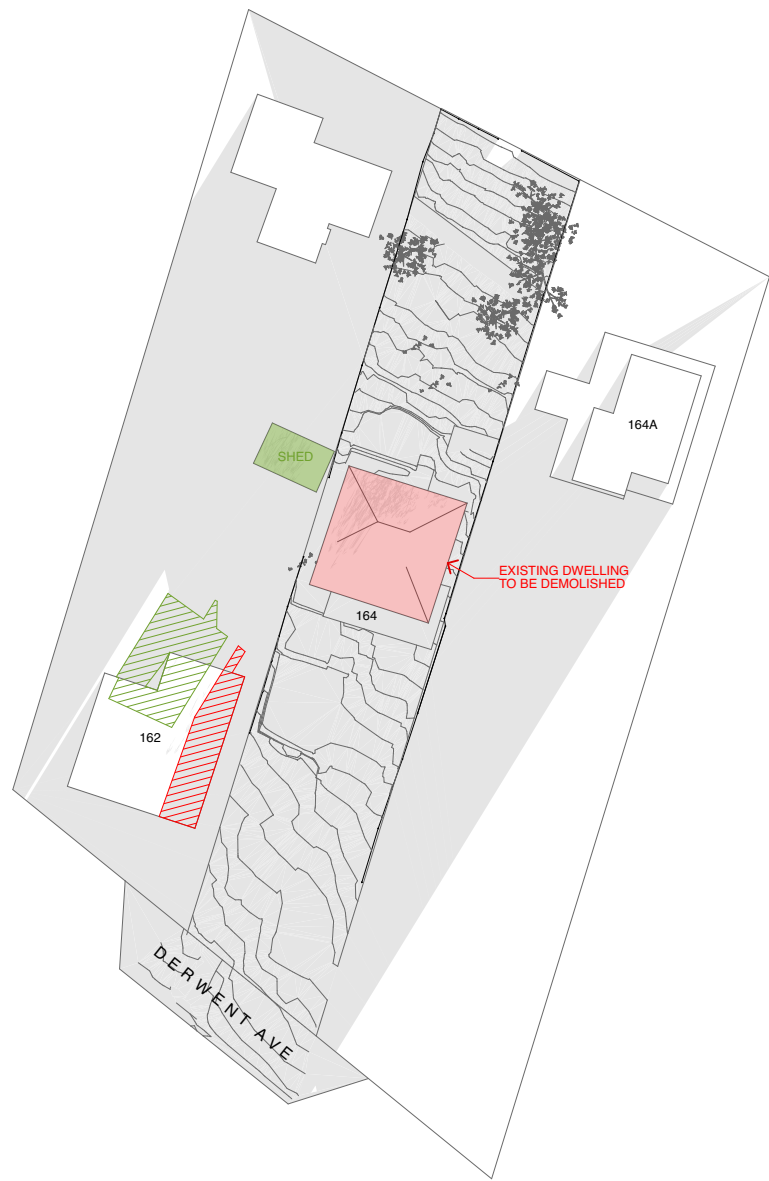
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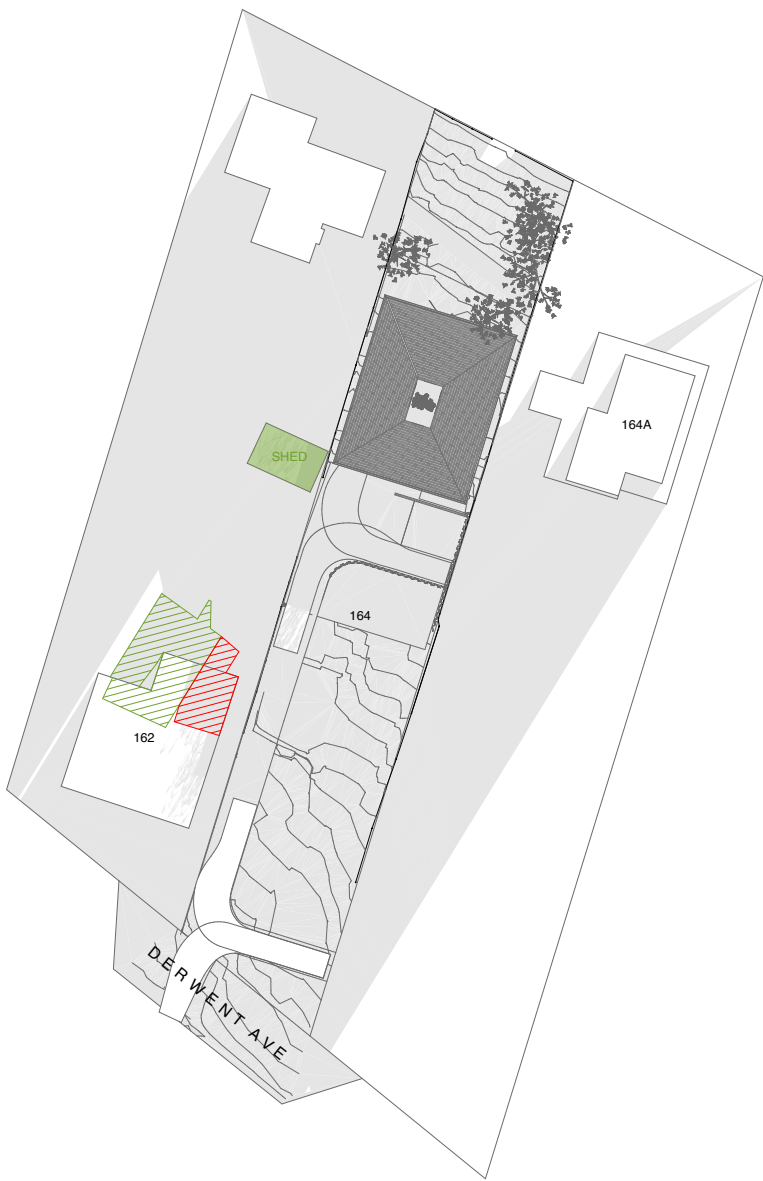
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SHADOW STUDY

DRAWING - REV
DA11 - 04



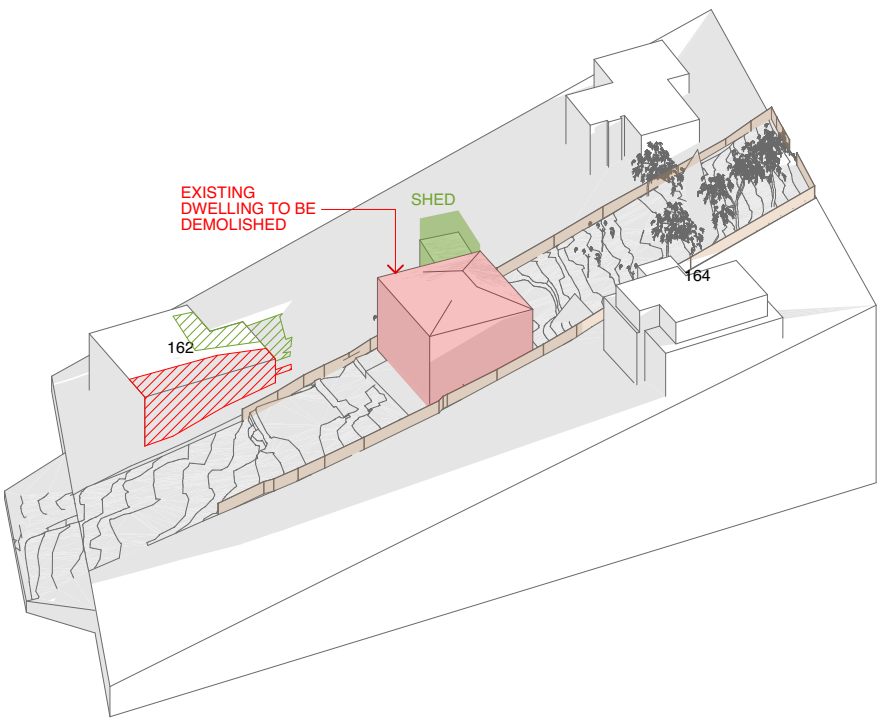
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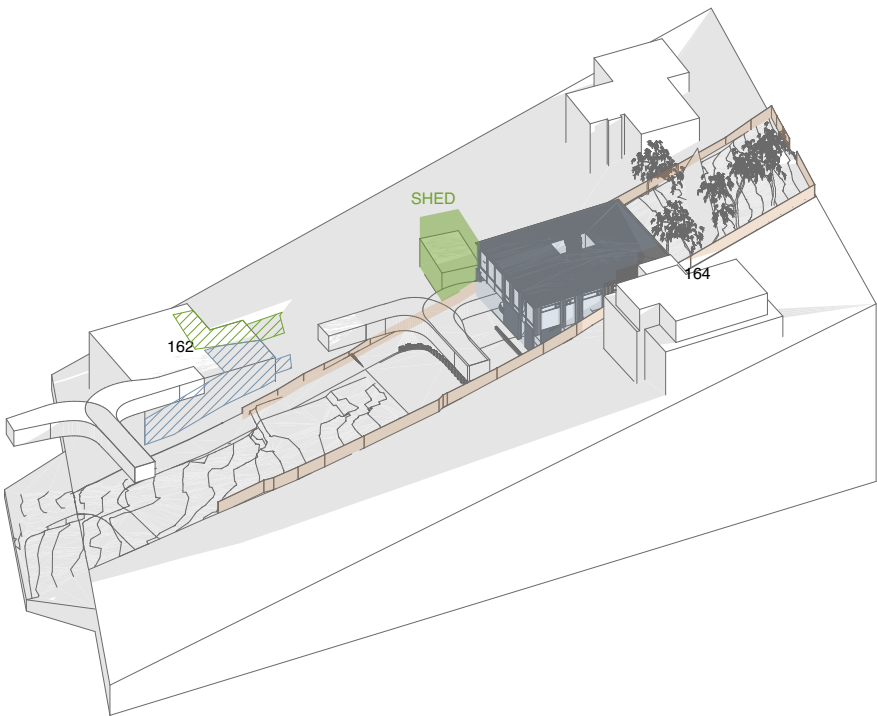
NEW - 1000 HRS

- LEGEND**
- EXISTING DWELLING SHADOW
 - SHED SHADOW
 - PROPOSED DWELLING SHADOW
 - EXISTING FENCE
 - EXISTING DWELLING
 - PROPOSED DWELLING

21 JUNE
SHADOW STUDY COMPARISON @ 10AM



EXISTING - 1000 HRS



NEW - 1000 HRS

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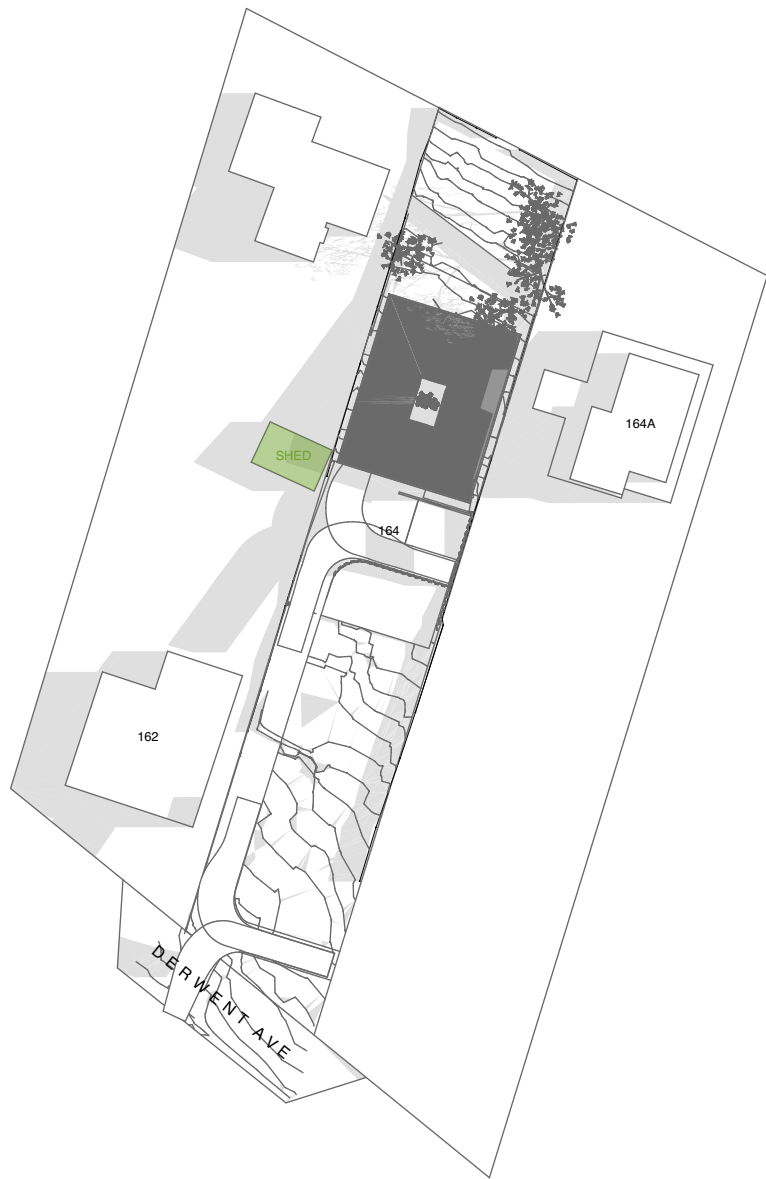
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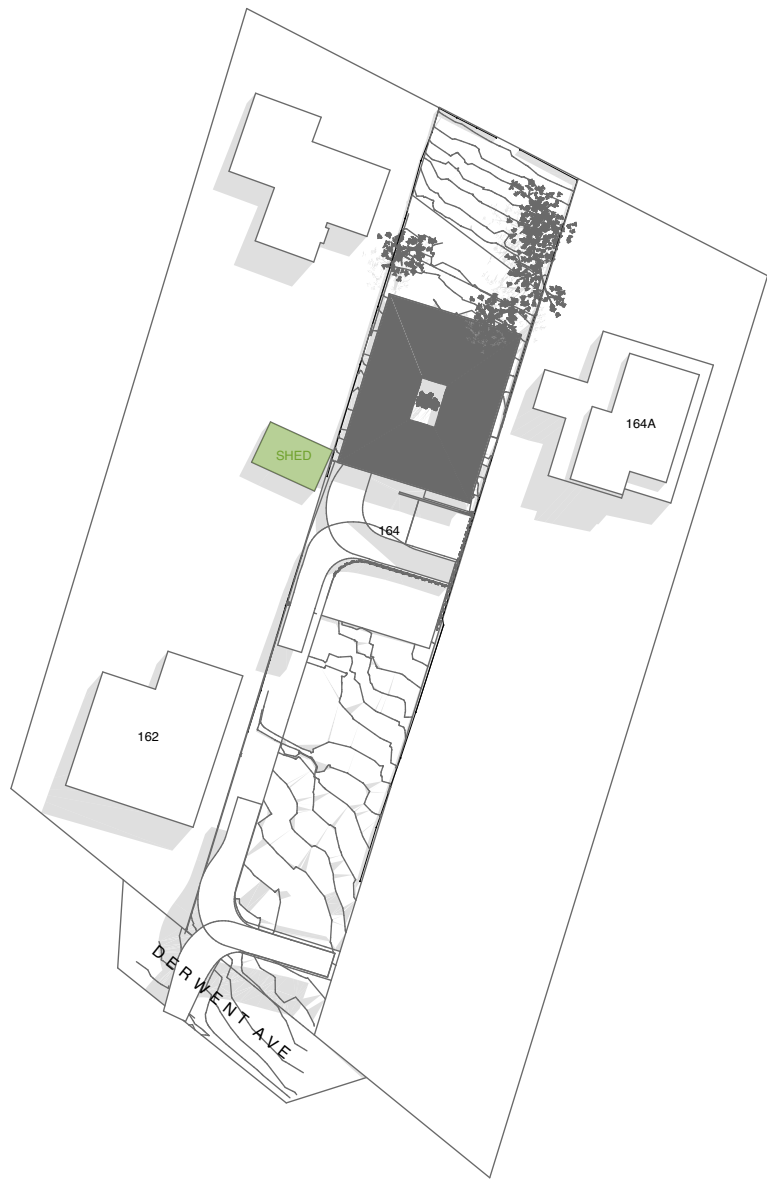
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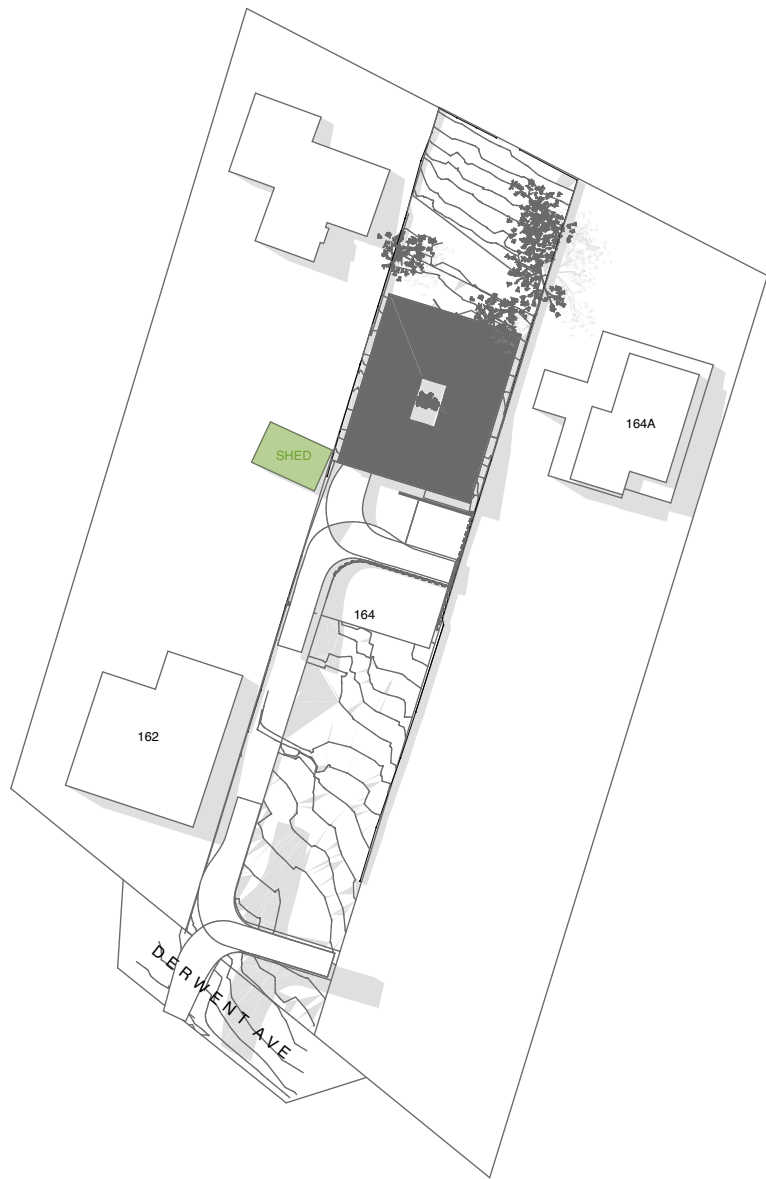
DA 12 - 04



0900 HRS



1200 HRS



1500 HRS

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