



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2024/048652**

**PROPOSAL:** Change of Use to Secondary Residence & Outbuilding

**LOCATION:** 62 Saxon Drive, Acton Park

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

**ADVERTISING EXPIRY DATE:** 20 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 20 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 20 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.

# 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:

Conversion of existing house into garage, ancillary dwelling & storage

Location:

Address 62 Saxon Drive

Suburb/Town Acton Park TAS Postcode 7170

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

\$ 150,000

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

Natalie Waters

Current Use of Site:

Pre-existing residential block with existing house

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.....	<b>Personal Information Removed</b>	Date..... 18th November 2024
----------------	---	------------------------------

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST  
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST  
BE SUBMITTED WITH YOUR APPLICATION.**

# Clarence City Council

## DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



Documentation required:

### 1. **MANDATORY DOCUMENTATION**

*This information is required for the application to be valid. An application lodged without these items is unable to proceed.*

- ☐ 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 Council.

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

### 2. **ADDITIONAL DOCUMENTATION**

*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.*

**Submitted with original DA for new dwelling on this property**



**Site analysis plan 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.

# Clarence City Council

## DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☒ 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.*

## SEARCH OF TORRENS TITLE

VOLUME 20152	FOLIO 7
EDITION 3	DATE OF ISSUE 15-Feb-2019

SEARCH DATE : 19-Oct-2024

SEARCH TIME : 11.33 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 7 on Sealed Plan 20152

Derivation : Part of 1000 Acres Located to W. Rumney

Prior CT 4023/86

SCHEDULE 1

M606089 TRANSFER to LLOYD JAMES DODDS and YVONNE MICHELLE  
DODDS Registered 24-Jan-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 20152 EASEMENTS in Schedule of Easements (if any)

SP 20152 COVENANTS in Schedule of Easements (if any)

SP 20152 FENCING COVENANT in Schedule of Easements

SP 20152 COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962

E168895 MORTGAGE to Commonwealth Bank of Australia  
Registered 15-Feb-2019 at 12.01 PM

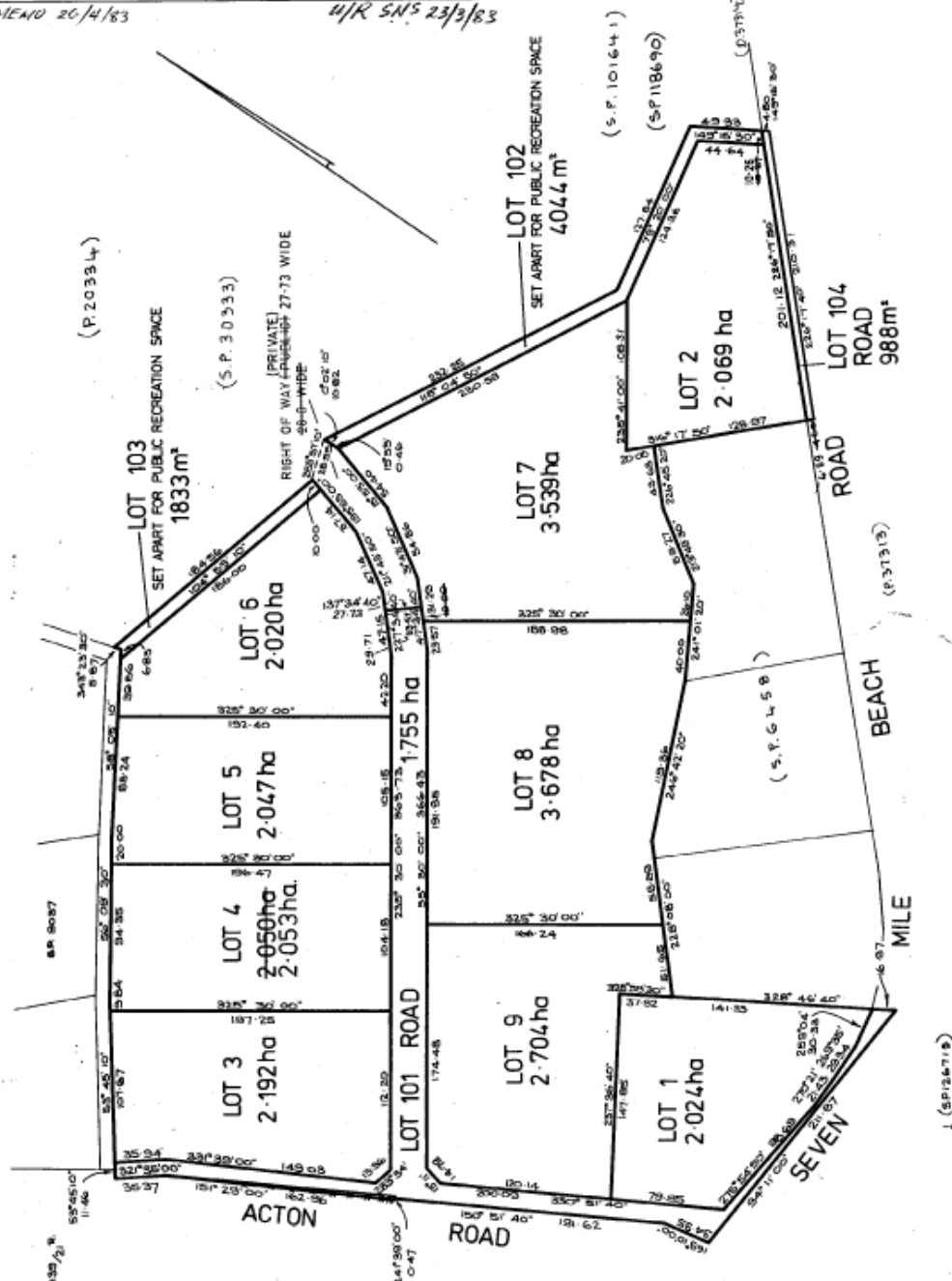
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: <b>GEORGE CASIMATY</b>	PLAN OF SURVEY by Surveyor <i>C. J. Andrews</i> of land situated in the	Registered Number: <b>S.P.20152</b>
Title Reference: <i>Conveyance 28 - 9288</i>	LAND DISTRICT OF MONMOUTH	Effective from: <b>31 MAY 1983</b>
Grantee: <i>Part of 1000 acres Located to William Runney</i>	PARISH OF CLARENCE	<i>J. Broadal</i> ACTING DEPUTY Recorder of Titles
Scale 1:2500 Measurements in Metres		

NEAD 20/4/83

4/R S.N.S 23/3/83



3A/ fwd. 23/3/83



20152(c) To erect any building within one sixth of the depth of the <sup>said</sup> lot from <sup>P</sup>  
any public road or public recreation space <sup>P</sup>

~~(c) To erect any building on any position except such as has been  
approved by the Council~~

(d) To erect more than one dwelling house on ~~any one~~ <sup>the said</sup> lot <sup>P</sup>

(e) To subdivide any lot on the said plan

(f) To construct or allow to be constructed any vehicular access to  
the said lot  
~~any of the lots on the plan from Acton Road.~~

B. The owner of each lot on the plan covenants with George Casimaty (the  
Vendor) that the Vendor shall not be required to fence.

DATED this day of 1982

SIGNED by GEORGE CASIMATY the Registered

Proprietor of the land comprised in

Indenture of Conveyance No. <sup>28/9288</sup> ~~23/6883~~ in the

presence of

THE COMMON SEAL of PERPETUAL TRUSTEES AND  
NATIONAL EXECUTORS OF TASMANIA LIMITED the  
Registered Proprietor of Mortgages Nos.  
A486803, A 486804 and A 486805 in the  
presence of

~~THE COMMON SEAL of RURAL RECONSTRUCTION  
BOARD the Registered Proprietor of  
Mortgage No. 44/7336 was hereunto affixed  
in the presence of~~

SIGNED by the  
duly constituted Attorney of the Commonwealth  
Trading Bank the Registered Proprietor of  
Mortgage No. 45/6998 in the presence of

SIGNED for and on behalf of COMMONWEALTH)

TRADING BANK OF AUSTRALIA the registered  
proprietor of Mortgage 45/6998 by its  
duly constituted Attorney Kevin Andrew  
HEGARTY under Power of Attorney No  
56/6610 who hereby certifies that he has  
received no notice of revocation of the  
said Power and in the presence of

"C.D." (Trading Bank Loans Officer)

COMMONWEALTH TRADING BANK OF AUSTRALIA  
by its Attorney

Acting Deputy Chief State Manager Tasmania





## SCHEDULE OF EASEMENTS

PLAN NO.

**S. P20152**

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.

Lots 101, 102 & 103 are each Together with a right of carriageway over the right of way private shown hereon.

## 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.

A. The owner of each lot on the plan covenants with George Casimaty (the Vendor) and the owners for the time being of each and every <sup>other</sup> lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantors lot and each and every part thereof and the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations

Not without the prior written consent of the Council

- (a) To erect or permit any dwelling or other building constructed in whole or in part of unpainted galvanised iron or any other building materials which will contrast rather than blend with the rural environment/ nor or unless or until
  - (i) The exterior design plans and finish of such building or structure including color paint and materials intended to be used thereon
  - (ii) The location of such building or structure on such lot has been approved by the Council in writing
- (b) To remove any tree from ~~such~~ lot

20152

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

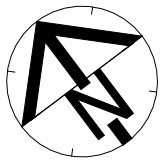
.....  
Subdivider/Solicitor for the SubdividerThis is the schedule of easements attached to the plan of ..... Lots 1 to 9  
(Insert Subdivider's Full Name)

..... affecting land in

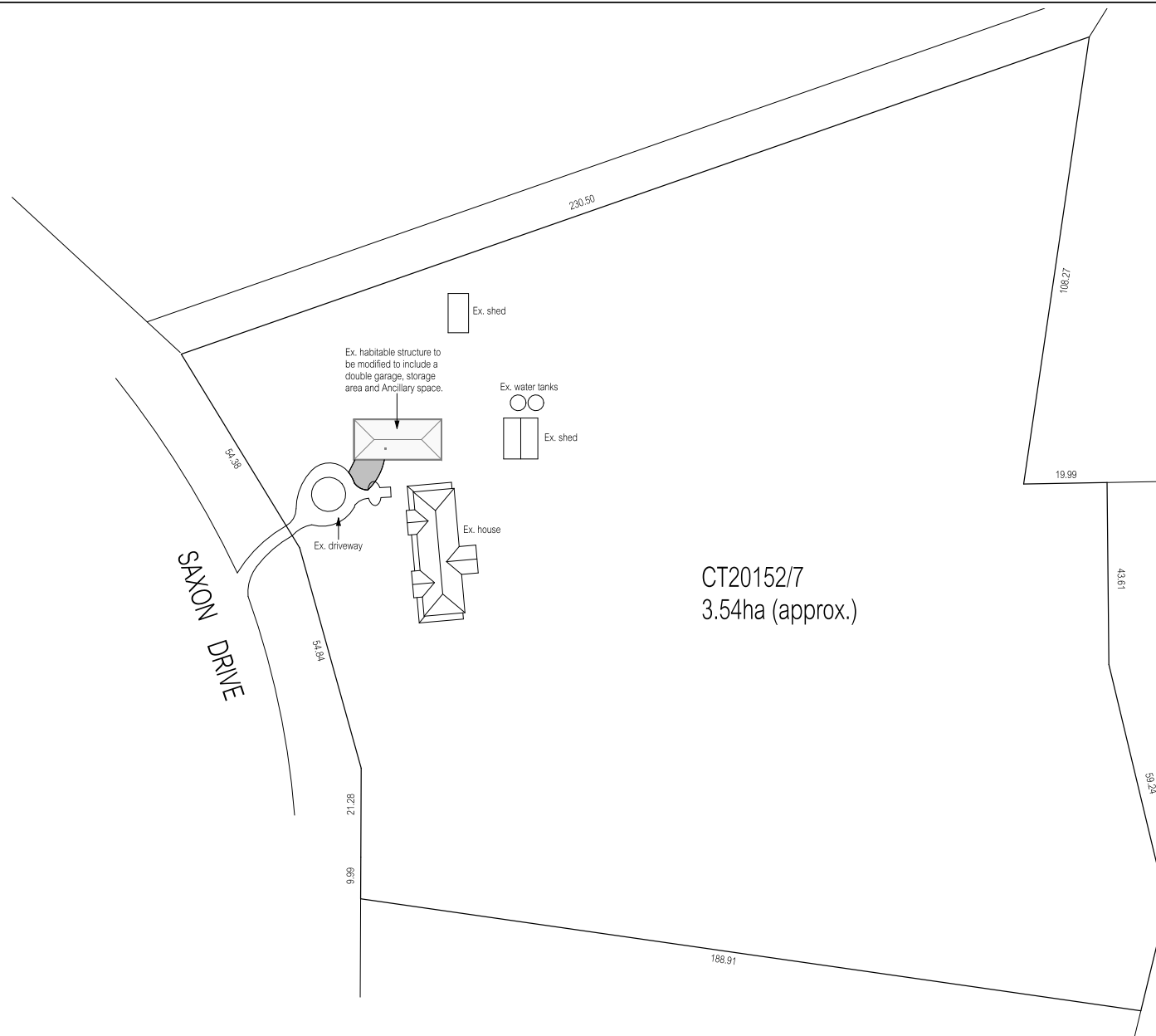
..... Indenture of Conveyance No.23/6803

.....  
(Insert Title Reference)Sealed by ..... MUNICIPALITY OF CLARENCE ..... ON 11<sup>TH</sup> MARCH 1983  
.....  
Council Clerk/Town Clerk

10000



BOUNDARIES SOURCED FROM LIST.  
Existing structures positioned on site by  
using Aerial imagery from LISTmap.  
This note to be included on all site plans



No.	Date	Int.
		Amendment changes as per cover sheet

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work.
  - All work to be carried out in accordance with the current National Construction Code.
  - All materials to be installed according to manufacturers specifications.
  - Do not scale from these drawings.
  - No changes permitted without consultation with designer.

Designer:

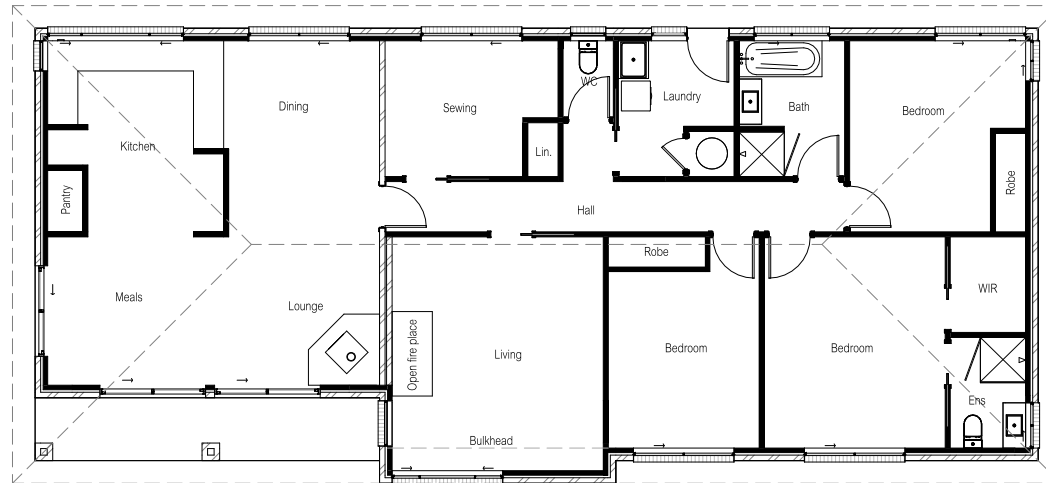
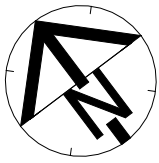
ANOTHER PERSPECTIVE PTY LTD  
PO BOX 21  
NEW TOWN  
LIC. NO. 685230609 (S. Turvey)  
Ph: (03) 6231 4122  
Fx: (03) 6231 4166  
Email:  
info@anotherperspective.com.au

Client / Project info

PROPOSED EXISTING STRUCTURE MODIFICATION / ANCILLARY (ODDS)  
62 Saxon Drive,  
ACTON PARK



LOCATION PLAN		
Drawn	ck	AP2024-2350
Date	01 October 2024	Sheet
Scale	1:1000	01/06



Floor Area = 165.13m<sup>2</sup>

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

#### Notes

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

#### Designer:

ANOTHER PERSPECTIVE PTY LTD  
PO BOX 21  
NEW TOWN  
LIC. NO. 685230609 (S. Turvey)  
Ph: (03) 6231 4122  
Fx: (03) 6231 4166  
Email:  
info@anotherperspective.com.au

#### Client / Project info

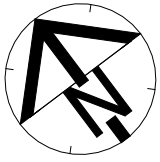
PROPOSED EXISTING STRUCTURE MODIFICATION / ANCILLARY (ODDS)  
62 Saxton Drive,  
ACTON PARK



#### EXISTING FLOOR PLAN

Drawn	ck	AP2024-2350
Date	01 October 2024	Sheet
Scale	1:100	02/06
Copyright ©		

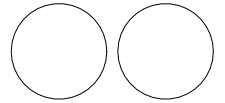
No.	Date	Int.
Amendment changes as per cover sheet		



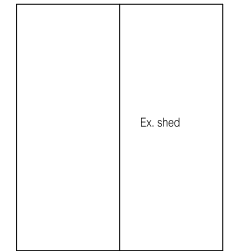
EX. FFL

BOUNDARIES SOURCED FROM LIST.  
Existing structures positioned on site by  
using Aerial imagery from LISTmap.  
This note to be included on all site plans

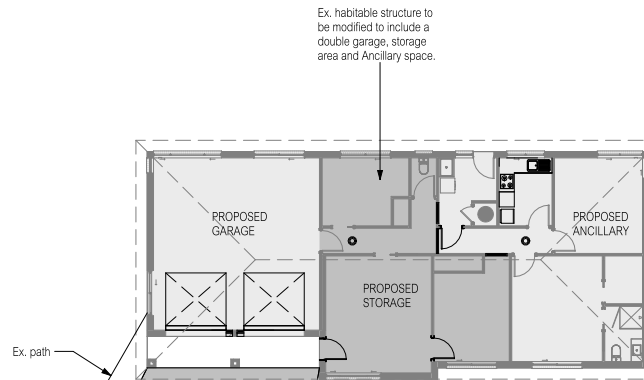
Ex. water tanks



Ex. shed



Ex. habitable structure to  
be modified to include a  
double garage, storage  
area and Ancillary space.



Proposed sealed driveway.  
46.78m<sup>2</sup>

Ex. path

Ex. driveway

Ex. house

0 2 4 6 8m  
1:200

Notes

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD  
PO BOX 21  
NEW TOWN  
LIC. NO. 685230609 (S. Turvey)  
Ph: (03) 6231 4122  
Fx: (03) 6231 4166  
Email:  
info@anotherperspective.com.au

Client / Project info

PROPOSED EXISTING STRUCTURE MODIFICATION / ANCILLARY  
(ODDS)  
62 Saxon Drive,  
ACTON PARK



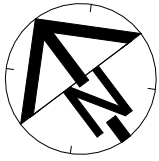
SITE PLAN

Drawn	ck	AP2024-2350
Date	01 October 2024	Sheet
Scale	1:200	

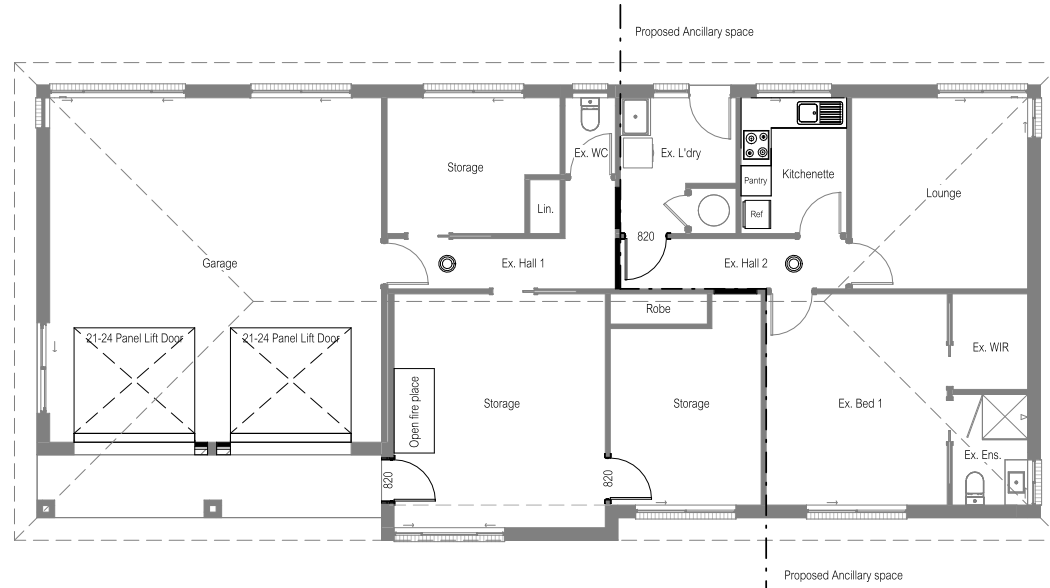
01a/06

No.	Date	Int.
-----	------	------

Amendment changes as per cover sheet



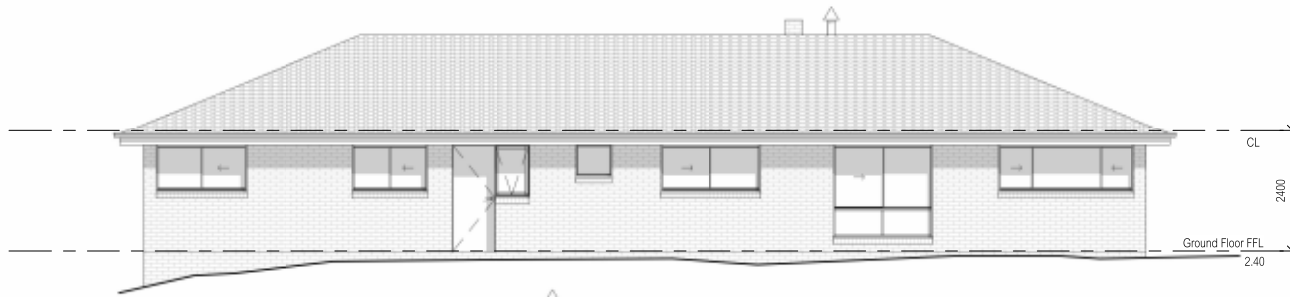
LEGEND  
- Proposed walls.  
- Existing walls.



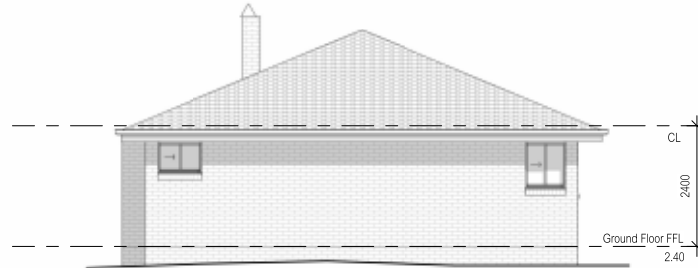
0 1 2 3 4m  
1:100

<p>Garage Area = 50.35m<sup>2</sup> Storage Area = 55.01m<sup>2</sup> Ancillary Area = 59.77m<sup>2</sup></p> <p>Total Floor Area = 165.13m<sup>2</sup> (Unchanged)</p> <p>Articulation joints</p> <p>Smoke Alarm (interconnected where more than 1)</p>			<p>Notes</p> <ul style="list-style-type: none"><li>Builder to verify all dimensions and levels on site prior to commencement of work.</li><li>All work to be carried out in accordance with the current National Construction Code.</li><li>All materials to be installed according to manufacturers specifications.</li><li>Do not scale from these drawings.</li><li>No changes permitted without consultation with designer.</li></ul>		<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</p>		<p>Client / Project info</p> <p>PROPOSED EXISTING STRUCTURE MODIFICATION / ANCILLARY (ODDS) 62 Saxon Drive, ACTON PARK</p>		<p>PROPOSED FLOOR PLAN</p> <p>Drawn ck AP2024-2350</p> <p>Date 01 October 2024 Sheet</p> <p>Scale 1:100</p> <p>Copyright © 05/06</p>	
--	--	--	---	--	---	--	--	--	--	--

No.	Date	Int.
Amendment changes as per cover sheet		



North East Elevation



South East Elevation



South West Elevation



North East Elevation

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:

AJ - Articulation Joint  
BV - Brick Vent

Shadows shown for stylisation purposes only

Notes

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD  
PO BOX 21  
NEW TOWN  
LIC. NO. 685230609 (S. Survey)  
Ph: (03) 6231 4122  
Fx: (03) 6231 4166  
Email:  
info@anotherperspective.com.au

Client / Project info

PROPOSED EXISTING STRUCTURE MODIFICATION / ANCILLARY (ODDS)  
62 Saxton Drive,  
ACTON PARK



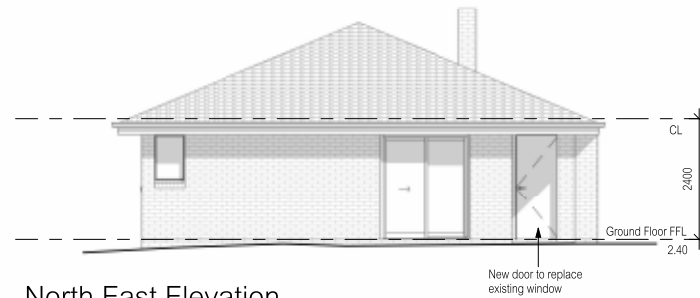
EXISTING ELEVATIONS

Drawn	ck	AP2024-2350
Date	01 October 2024	Sheet
Scale	1:100	03/06
		Copyright ©

No.	Date	Int.	Amendment changes as per cover sheet
-----	------	------	--------------------------------------

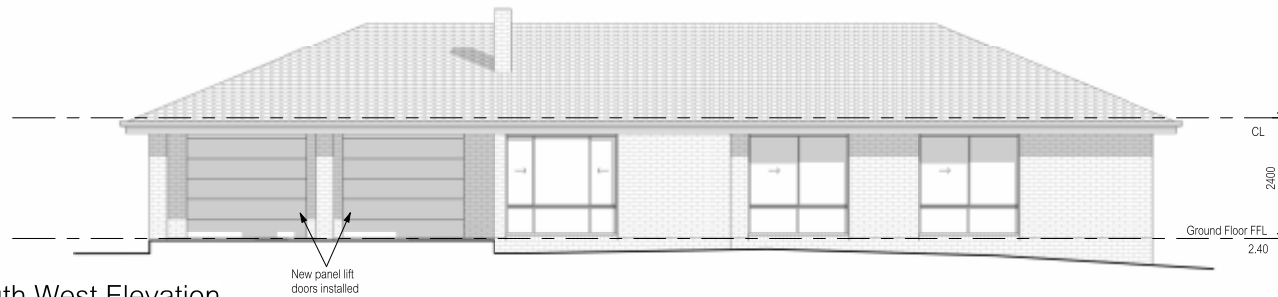


Material	Colour
Roof	Monument or similar
Brick	Dulux Lyttleton or similar



North East Elevation

Paint existing roof and walls as per colour table on this page



South West Elevation

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:  
AJ - Articulation Joint  
BV - Brick Vent

Shadows shown for stylisation purposes only

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work.
  - All work to be carried out in accordance with the current National Construction Code.
  - All materials to be installed according to manufacturers specifications.
  - Do not scale from these drawings.
  - No changes permitted without consultation with designer.

Designer:  
ANOTHER PERSPECTIVE PTY LTD  
PO BOX 21  
NEW TOWN  
LIC. NO. 685230609 (S. Turvey)  
Ph: (03) 6231 4122  
Fx: (03) 6231 4166  
Email:  
info@anotherperspective.com.au

Client / Project info  
PROPOSED EXISTING STRUCTURE MODIFICATION / ANCILLARY (ODDS)  
62 Saxton Drive,  
ACTON PARK



## PROPOSED ELEVATIONS

Drawn	ck	AP2024-2350
Date	01 October 2024	Sheet
Scale	1 : 100	
		Copyright ©

06/06

No.	Date	Int.
		Amendment changes as per cover sheet