



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054108

PROPOSAL: Dwelling

LOCATION: 21 Musks Road, Sandford

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 18 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 18 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 18 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.

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: **NEW DWELLING**

Location: **21 MUSKS ROAD, SANDFORD 7020**

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: **VACANT**

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 35959	FOLIO 2
EDITION 6	DATE OF ISSUE 01-Feb-2025

SEARCH DATE : 09-May-2025

SEARCH TIME : 07.03 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan 35959

Derivation : Part of Lot 269 (334 Acres) Gtd. to Henry

Stevenson Hurst

Prior CT 4477/87

SCHEDULE 1

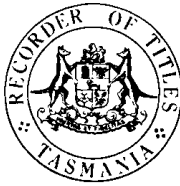
N231123 TRANSFER to BRADLEY MARK EWINGTON Registered
01-Feb-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 20098 & SP 35959 COVENANTS in Schedule of Easements
SP 20098 FENCING PROVISION in Schedule of Easements
SP 35959 FENCING COVENANT in Schedule of Easements
SP 20098 & SP 35959 COUNCIL NOTIFICATION under Section 468(12)
of the Local Government Act 1962
E403783 MORTGAGE to Norfina Limited Registered 01-Feb-2025
at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

PLAN NO.

S. P35959

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. **Lots 1 and 2 on the plan which formerly comprised Lot 6 and part of Lot 7 on Sealed Plan No. 20098 are affected by restrictive covenants set forth in Sealed Plan No. 20098**

COVENANTS

The owners of Lots 1 and 2 on the plan hereby covenants with John Cenin and Peta Maree Cenin and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's 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 to observe the following stipulations:—

1. Not to site any dwelling on the said lot in a position not acceptable to the Municipality of Clarence.
2. Not to construct any building or structure on the said Lot of building materials of such colours that will contrast with the rural environment and are not acceptable to the Municipality of Clarence.

INTERPRETATION : Municipality of Clarence means the Warden Councillors and Electors of the Municipality of Clarence.

The owners of Lot 1 on the plan hereby covenants with John Cenin and Peta Maree Cenin and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's 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 to observe the following stipulation :—

35959

Not to construct an access to or to use the South Arm
Secondary Road as an access to the Lot at any time.

The owners of Lots 1 and 2 on the plan hereby covenant with the Vendors
John Cenin and Peta Maree Cenin that the Vendors shall not be required
to fence.

No easements no other covenants and no profits a prendre are created to
benefit of burden the lots shown on the plan.

SIGNED by JOHN CENIN and PETA MAREE CENIN
the Registered Proprietors of the land
comprised in Certificate of Title Volume
4152 Folio 12 in the presence of:

[Signature]
Hobart

[Signature]
[Signature]

The Common Seal of TASMANIAN PUBLIC SERVICE
SAVINGS AND LOANS CO-OPERATIVE SOCIETY LIMITED
(as mortgagee under mortgage Registered Number
B 8584) was hereunto affixed in the presence
of:

Savings and Loans Credit Union Co-operative Society Ltd
by its Attorneys under Power of Attorney Registered
Number 638277 and its duly appointed representatives
Revocation of the Power of Attorney Registered Number
Signed for and on behalf of Savings and Loans Credit U
Co-operative Society Ltd
Its duly appointed representatives in the presence of:

[Signature]
[Signature]
v201
Hob
Clear

~~SIGNED by the NATIONAL MUTUAL LIFE ASSOCIATION
OF AUSTRALASIA LIMITED (as Mortgagee under
mortgage Registered Number B 19665) in the
presence of:~~

SIGNED by WILLIAM ROBERT JUSTO
and PETER BRIAN STELL
two duly constituted Attorneys of The
National Mutual Life Association of
Australasia Limited, the Mortgagee under
Mortgage Registered No. B 19665, who
hereby certify that they have received
no notice of revocation of the said Power
of Attorney Numbered 63/4710 at the date
hereof in the presence of:

[Signature]
Hobart

[Signature]

35959

This is the schedule of easements attached to the plan of John Connors and Peta Maritz
(Insert Subdivider's Full Name)

Connors affecting land in

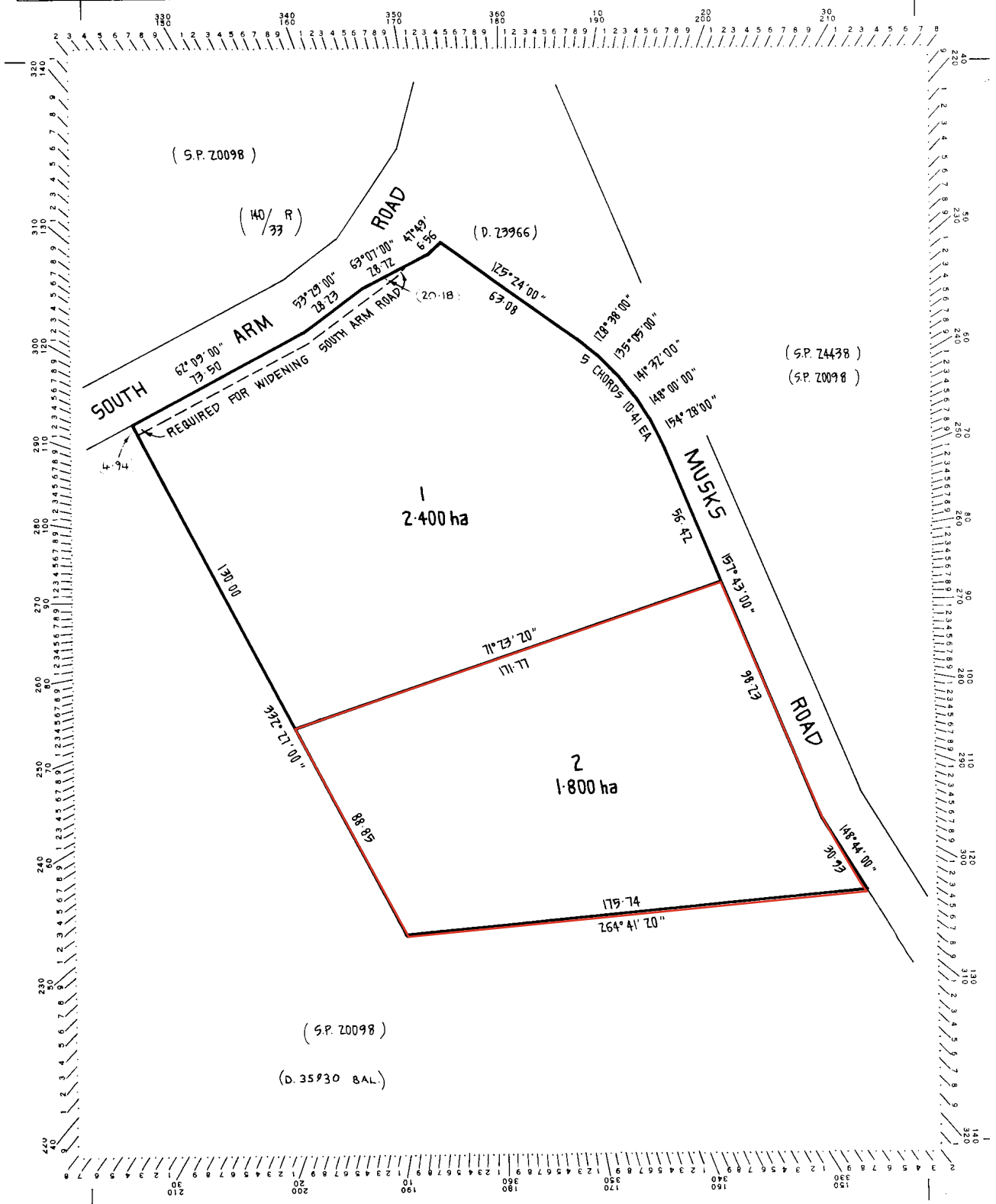
CERTIFICATE OF TITLE VOLUME 4152 FOLIO 12
(Insert Title Reference)

Sealed by **MUNICIPALITY OF CLARENCE** on 24 May 1988

Solicitor's Reference ER. HENRY, WILKINSON
BENJAMIN, 84-19409
Council Clerk/Town Clerk

OS-K 3134

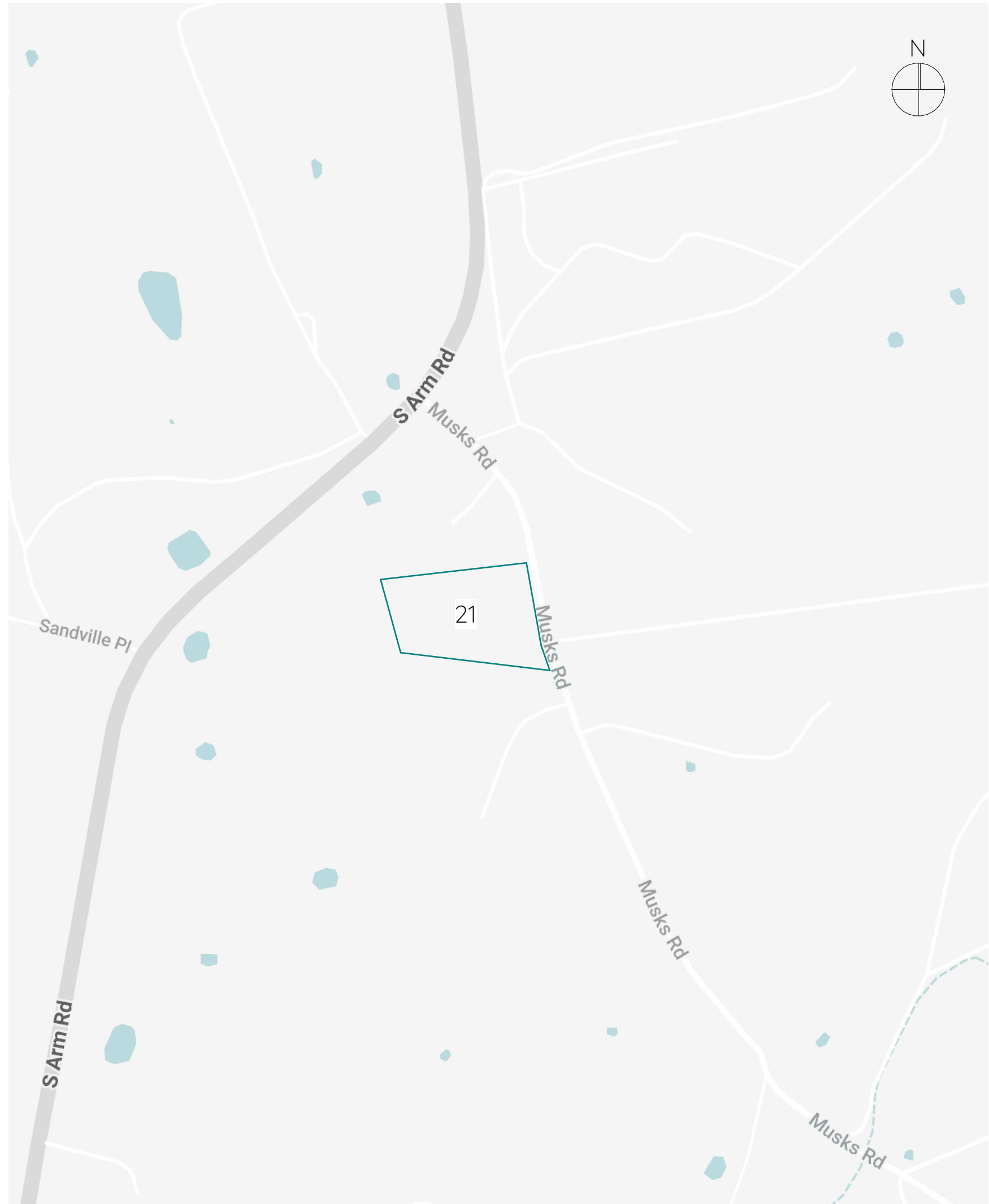
Owner: JOHN CENIN & PETA MAREE CENIN	PLAN OF SURVEY by Surveyor...CRAIG BRADLEY ROGERSON... of land situated in the LAND DISTRICT OF MONMOUTH PARISH OF RALPHS BAY SCALE 1: 1500 MEASUREMENTS IN METRES	Registered Number: S. P35959
Title Reference: C.T. 4152/12		Effective from: - 4 JUL 1988
Grantee: PART OF LOT 269 (334 D.D.) GTD TO HENRY STEVENSON HURST.		Recorder of Titles



DRAWING LIST

Page No.	Name
0.01	COVER PAGE
1.01	LOCATION PLAN
1.02	SITE PLAN
1.03	FLOOR PLAN
1.05	ELEVATIONS
1.06	ELEVATIONS
1.07	ARTISTIC IMPRESSION IMAGES

SITE ADDRESS:	21 MUSKS ROAD, SANDFORD 7020
CLIENT/S:	B & R EWINGTON
PROJECT NUMBER:	25-007
BUILDING CLASSIFICATION:	1a
TOTAL FOOTPRINT AREA:	224.88m ²
FLOOR AREA:	196.48m ²
DECK AREA:	28.40m ²
LAND SIZE:	1.8ha
TITLE REFERENCE:	35959/2
SITE HAZARDS:	Safeguarding of Airports Code Bushfire-prone Areas Code
ZONING:	RURAL
WIND SPEED CLASSIFICATION:	N3
SOIL CLASSIFICATION:	P/H-1
CLIMATE ZONE:	7
CORROSION ENVIRONMENT:	MEDIUM
BUSHFIRE ATTACK LEVEL:	12.5
REVISION:	DA 01





Revision Schedule		
Revision No.	Description	Date

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21 MUSKS ROAD, SANDFORD 7020

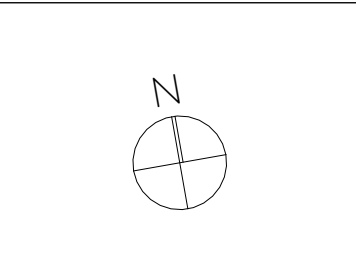
Client/s:
B & R EWINGTON

Project Description:
NEW DWELLING

Project No:
25-007

LOCATION PLAN

Scale: As indicated at A3
DO NOT SCALE FROM PLANS



Date: 29/07/25

Revision	Page ID
DA 01	1.01





S. BOMFORD
DESIGNS

Sarah Bomford
Building Designer
Licence No. 689377489

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sbomford.designs@outlook.com

Revision Schedule

Revision No.	Description	Date
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21 MUSKS ROAD,
SANDFORD 7020

Client/s:
B & R EWINGTON

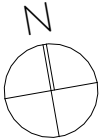
Project Description:
NEW DWELLING

Project No:
25-007

SITE PLAN

Scale: 1 : 200 at A3

DO NOT SCALE FROM PLANS



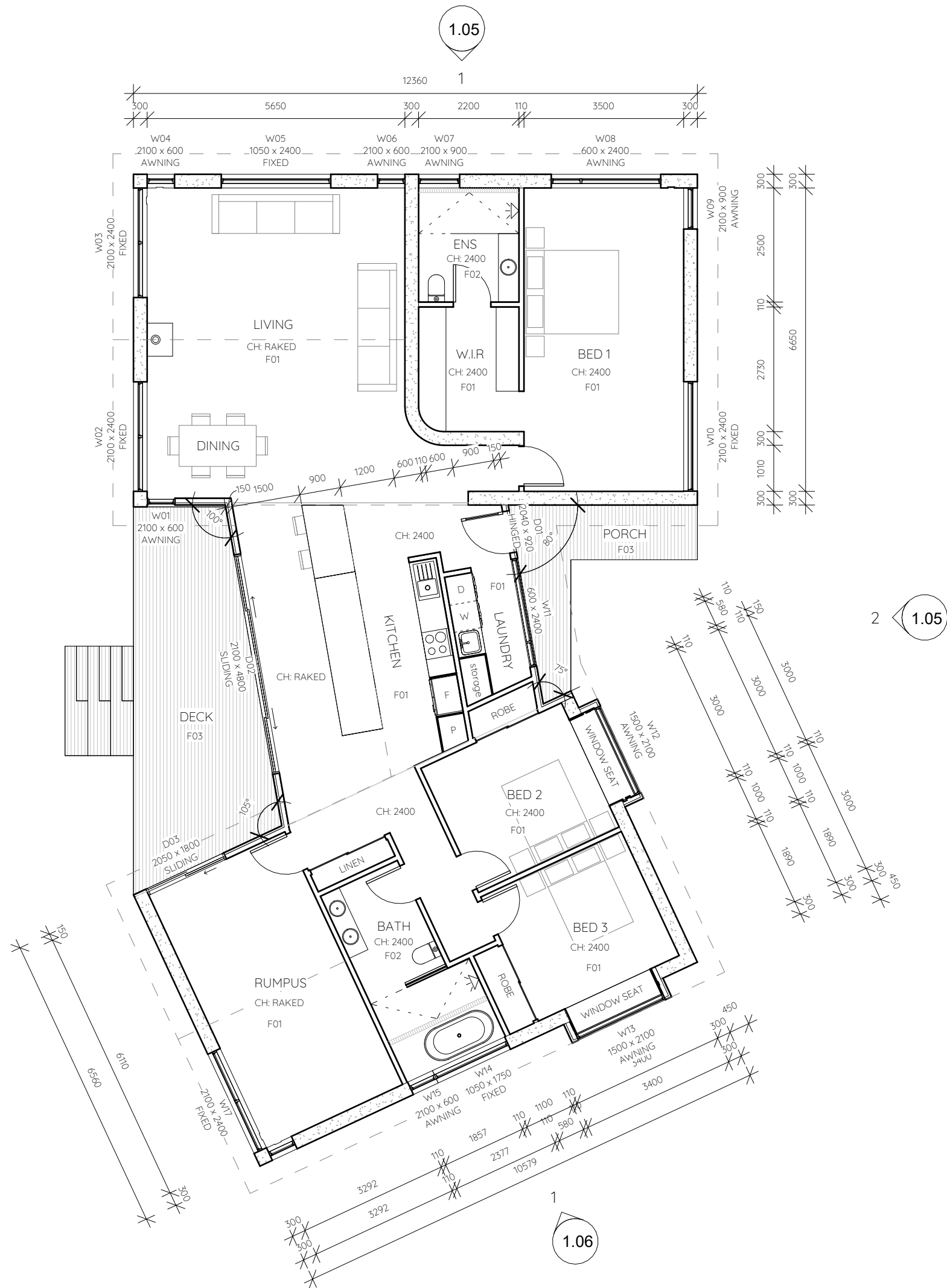
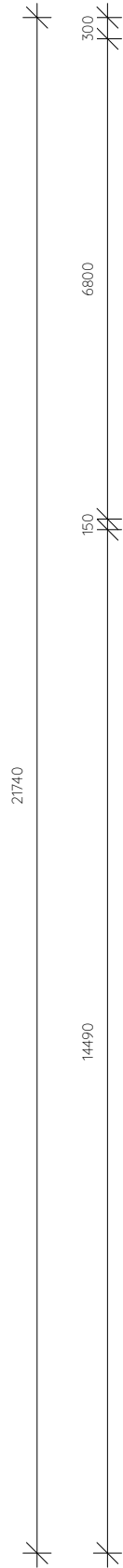
Date: 29/07/25

Revision	Page ID.
DA 01	1.02

FLOOR FINISHES
F01 - TIMBER FLOORING
F02 - TILES
F03 - TIMBER DECKING

FLOOR AREAS
GROUND: 196.48m²
DECKS: 28.4m²

1.06 2



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Building Designer
Licence No. 689377489

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21 MUSKS ROAD,
SANDFORD 7020

Client/s:

B & R EWINGTON

Project Description:

NEW DWELLING

Project No:

25-007

FLOOR PLAN

Scale: 1 : 100 at A3

DO NOT SCALE FROM PLANS



Date: 29/07/25

Revision Page ID

DA 01

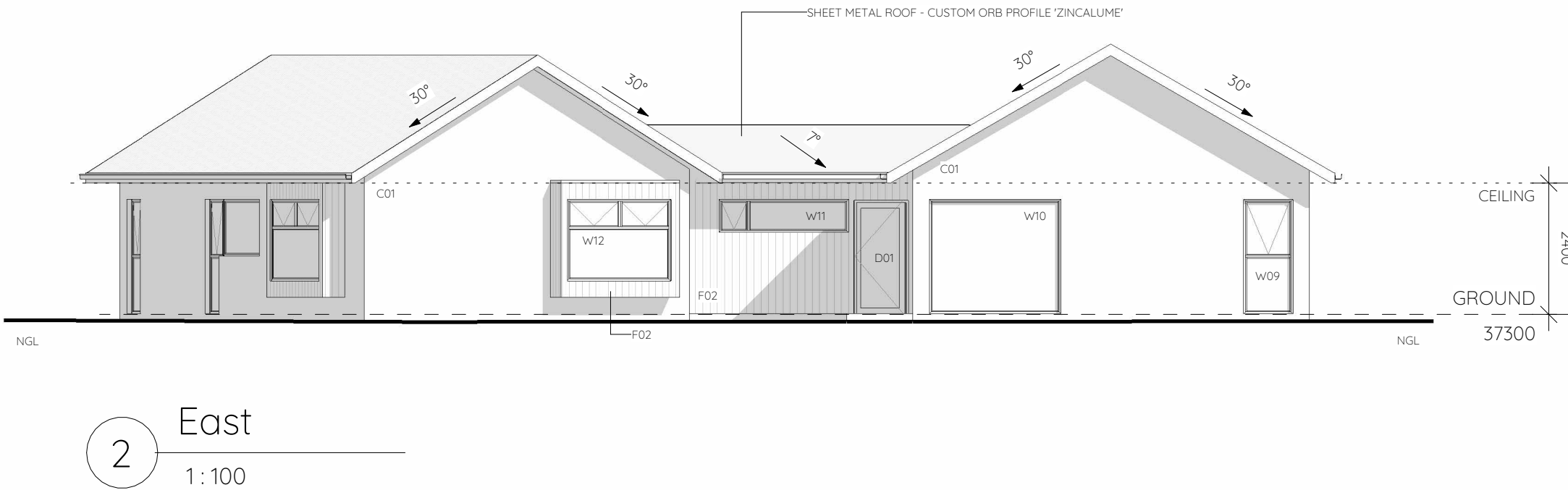
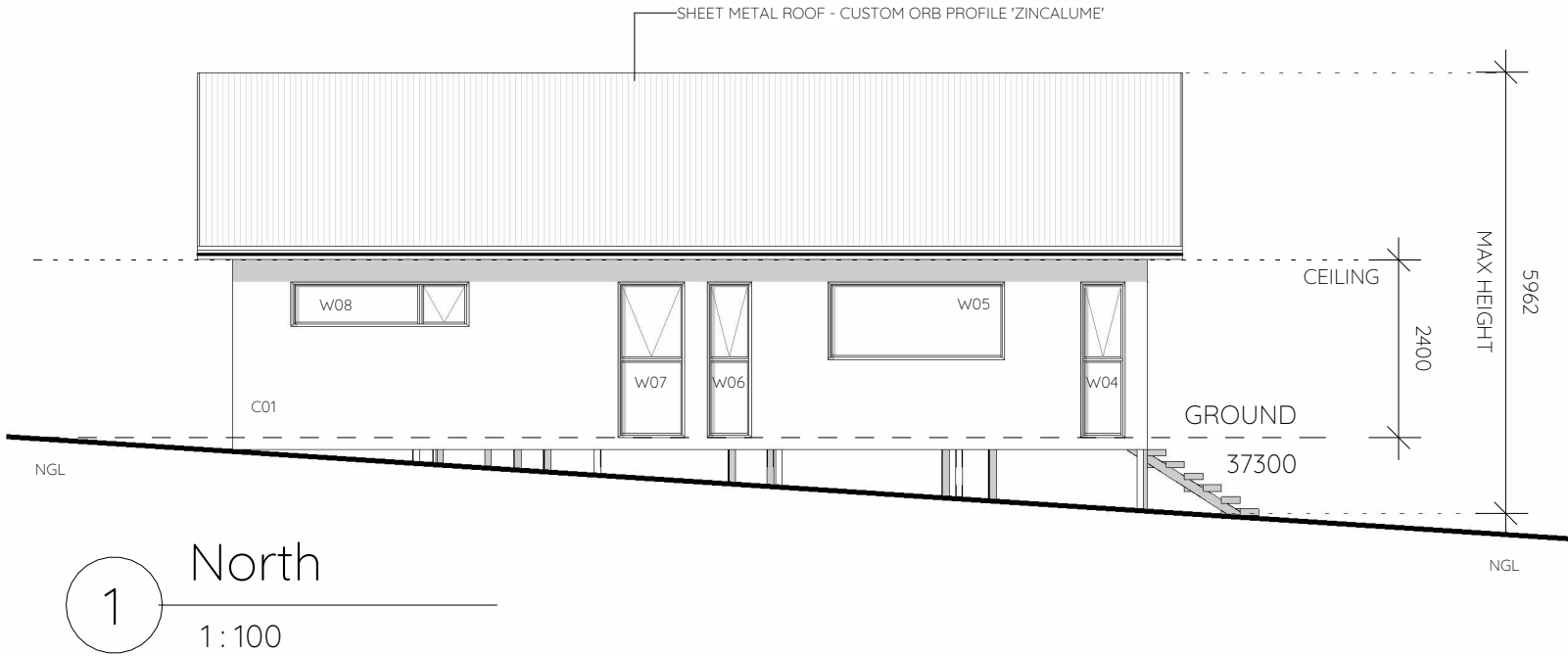
1.03

CLADDING FINISHES

C01
HEMPCRETE MONOLITHIC WALL - LIME RENDER FINISH

C02
SELECTED VERTICAL TIMBER CLADDING - SPOTTED GUM OR SIMILAR

NOTES
- ALL CLADDING PRODUCTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS



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21 MUSKS ROAD, SANDFORD 7020
Client/s: B & R EWINGTON
Project Description: NEW DWELLING
Project No: 25-007

ELEVATIONS

Scale: 1 : 100 at A3

DO NOT SCALE FROM PLANS

Date: 29/07/25

Revision

DA 01

Page ID.

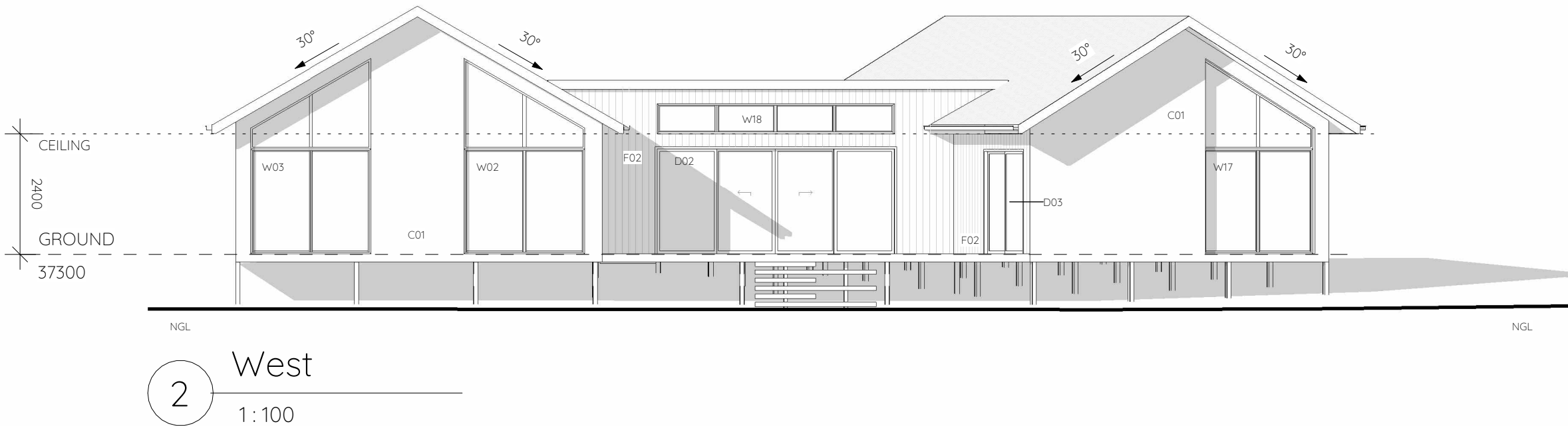
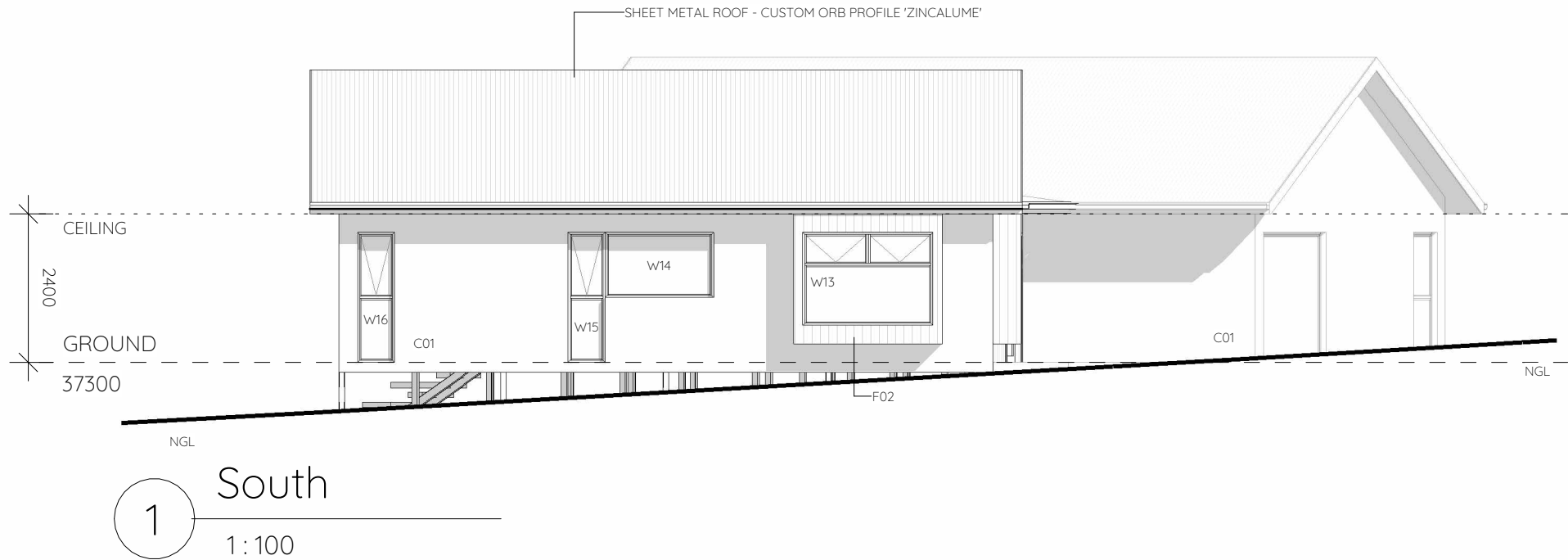
1.05

CLADDING FINISHES

C01
HEMPCRETE MONOLITHIC WALL - LIME RENDER FINISH

C02
SELECTED VERTICAL TIMBER CLADDING - SPOTTED GUM OR SIMILAR

NOTES
- ALL CLADDING PRODUCTS TO BE INSTALLED IN
ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS



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21 MUSKS ROAD,
SANDFORD 7020

Client/s:
B & R EWINGTON

Project Description:
NEW DWELLING

Project No:
25-007

ELEVATIONS

Scale: 1:100 at A3

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Date: 29/07/25

Revision	Page ID
DA 01	1.06



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21 MUSKS ROAD,
SANDFORD 7020

Client/s:
B & R EWINGTON

Project Description:
NEW DWELLING

Project No:
25-007

ARTISTIC IMPRESSION
IMAGES

Scale: at A3

DO NOT SCALE FROM PLANS



Date: 29/07/25	
<u>Revision</u>	<u>Page ID.</u>
DA 01	1.07