



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054883

PROPOSAL: Carport (Single Dwelling)

LOCATION: 398 Clifton Beach Road, Clifton Beach

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 September 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 24 September 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 Carport 6m X 6m**

Location: **398 Clifton Beach Road, Clifton Beach, 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:

PDPLIMPLN-2025/054614 Ryan Pererson

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.
- 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 12074	FOLIO 1
EDITION 3	DATE OF ISSUE 20-Oct-1997

SEARCH DATE : 16-Jul-2025

SEARCH TIME : 10.09 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan [12074](#)

Derivation : Part of 1000 Acres Gtd to E P Butler & W Woolley

Prior CT [3746/3](#)

SCHEDULE 1

[A639872](#), [B932917](#) & [B932918](#) LEA ELIZABETH FREEMAN and GLENN CHARLES FREEMAN Registered 01-Apr-1996 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [12074](#) EASEMENTS in Schedule of Easements

SP [12074](#) COVENANTS in Schedule of Easements

SP [12074](#) AND SP [4841](#) FENCING PROVISION in Schedule of Easements

SP [12074](#) COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962

[B932949](#) MORTGAGE to Westpac Banking Corporation Registered 01-Apr-1996 at 12.02 PM

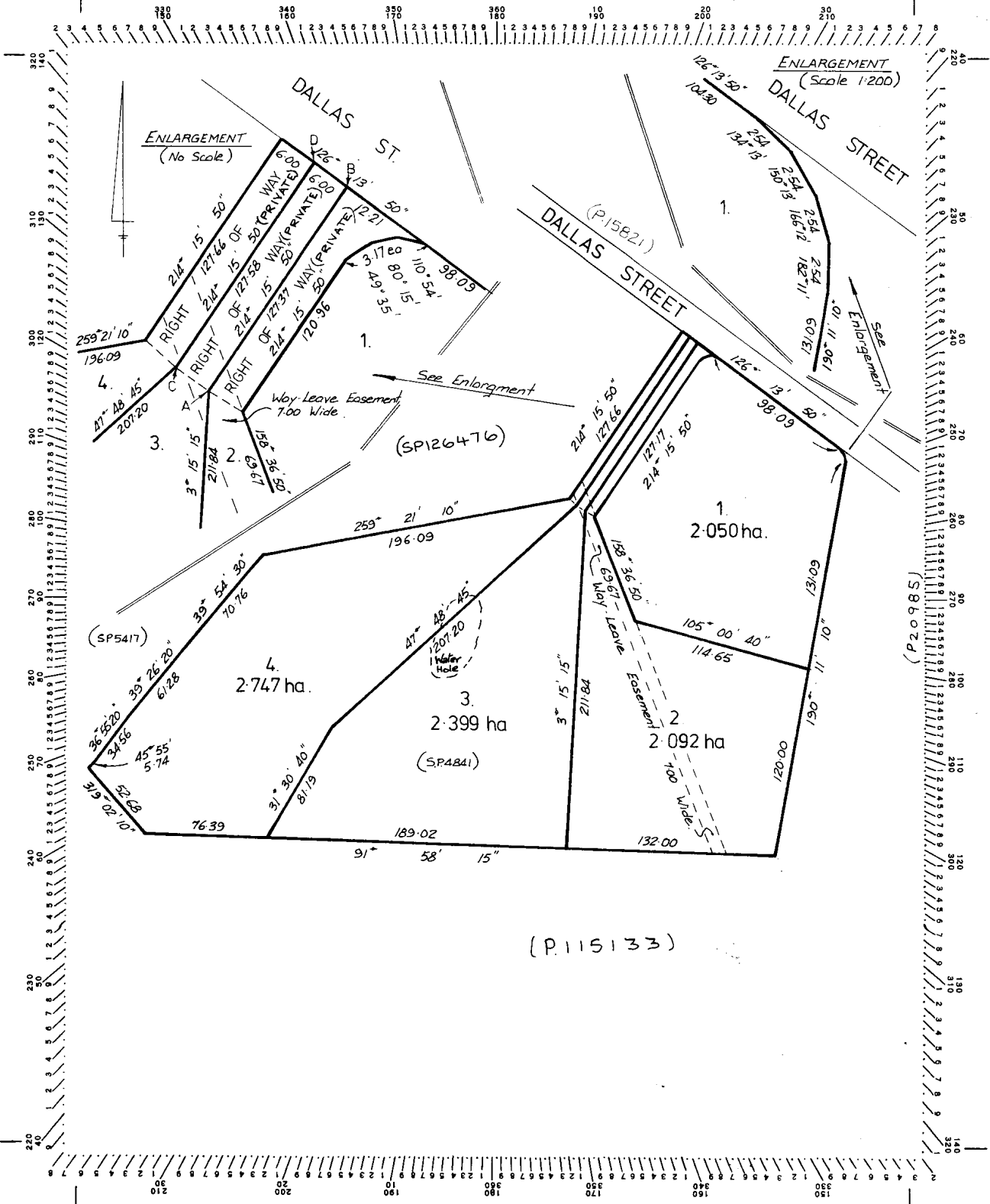
[C57442](#) MORTGAGE to Trust Bank Registered 20-Oct-1997 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SP 12074

<p>Owner: S.D. KEENAN J ANR.</p>	<p>PLAN OF SURVEY by Surveyor <i>John E. Muffet</i> of land situated in the</p>	<p>Registered Number: S.P. 12074</p>
<p>Title Reference: C.T. 3412-78</p>	<p>LAND DISTRICT OF MONMOUTH PARISH OF RALPHS BAY</p>	<p>Effective from: 2 FEB 1979</p>
<p>Grantee: Part of 1000 acres Gtd. to E.P. BUTLER & W. WOOLLEY.</p>	<p>SCALE 1:2500 LENGTHS IN METRES</p>	<p>Recorder of titles</p>



(P115133)

S.P



SCHEDULE OF EASEMENTS

Plan No.

12074

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.

IRRIGATION RIGHTS:

Lot 3 is subject to a right of irrigation (appurtenant to Lot 4) over that portion of the said Lot 3 marked "Water Hole" on the plan.

Lot 4 is subject to a right of irrigation (appurtenant to Lot 3) over that portion of the said Lot 4 marked "Water Hole" on the plan.

1. RIGHTS OF CARRIAGE WAY

Each Lot in Column A is:-

1. Together with a right of carriage way over the rights of way private shown hereon passing through the Lots specified opposite thereto in Column B; and
2. Subject to a right of carriageway over the rights of way private passing through that Lot as appurtenant to the Lots shown thereto in Column C.

<u>COLUMN A</u>	<u>COLUMN B</u>	<u>COLUMN C</u>
2	3 & 4	3 & 4
3	2 & 4	2 & 4
4	2 & 3	2 & 3

Lots 2, 3 and 4 are each subject to a Wayleave Easement as defined by Section 2 of the Hydro Electric Commission Act 1944 over such portion of the Wayleave Easement shown on the Plan passing through such Lot.

COVENANTS

The owner of each Lot on the said plan covenants with Stanley Dennis Keenan and Ellen Keenan and the owner or owners for the time being of every other lot shown on the said Plan to the intent 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 Lot shown on the said Plan to observe the following stipulations.

- a. Not without the consent of the Corporation to cut down top lop or destroy on the said lot any tree shrub or growth of the like character provided always this covenant shall not apply to cutting down topping lopping destruction or removal of any trees shrubs or growths of the like character for the purposes of obtaining access to the said Lot building thereon installation of services or by reason of considerations of safety.
- b. Not to erect any building on the Lot which is closer to any public road of public recreation area adjoining it than one sixth of the depth of such Lot.
- c. Not to erect or place any building or structure on such Lot without having its siting and location previously approved by the Corporation.
- d. 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 utilize unpainted galvanized iron in any such construction.

12078

- e. Not to use any building or structure erected or placed on such Lot other than as a single residence for one family only.
- f. Not to subdivide such Lot at any time.
- g. Not to erect any building or structure on such Lot within three and one half metres of any poles erected within the area marked "Way-Leave Easement 7 foot wide" on the said Plan.

The owners of Lots 2 3 and 4 on the said Plan covenant with Stanley Dennis Keenan and Ellen Keenan and with each other to the intent that the burden of this covenant 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 Lots 2 3 and 4 shown on the said Plan to observe the following stipulation -

- h. Not without the consent of the adjoining Lot-owners to erect any fences along the boundaries marked AB & CD.

IRRIGATION RIGHTS

Lot 4 is together with a right of irrigation over that portion of the land marked "Water Hole" on the Plan which forms part of Lot 3. Lot 3 is together with a right of irrigation over that portion of the land marked "Water Hole" on the Plan which forms part of Lot 4 on the Plan.

INTERPRETATION

Right of irrigation shall mean a right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment in common with the owner of the servient tenement for the purpose of irrigating the dominant tenement or any such part thereof to construct and lay pipes in and upon the servient tenement and to pump water lying upon the servient tenement through such pipes and the right for every such person and his surveyors and workmen from time to time and at all times hereafter if he or they should think fit to enter into and upon the last mentioned land and to inspect repair cleanse and amend any such pipe without doing any unnecessary damage to the said land.

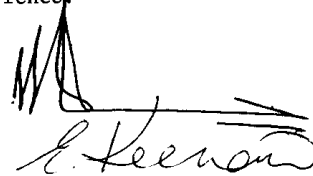
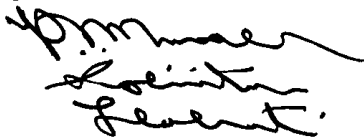
INTERPRETATION

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

FENCING PROVISION

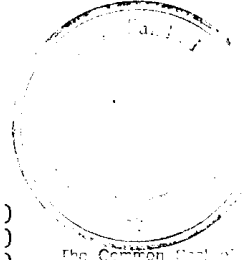
In respect of each Lot shown on the said Plan the Vendors Stanley Dennis Keenan and Ellen Keenan shall not be required to fence.

SIGNED by the said STANLEY DENNIS)
KEENAN and ELLEN KEENAN the)
 registered proprietors of the land)
 comprised in Certificate of Title)
 Volume 3412 Folio 78 in the)
 presence of:)

12074

THE COMMON SEAL of THE RETIREMENT BENEFITS FUND INVESTMENT TRUST was hereto affixed by order of a Meeting of the Trust in the presence of:



The Common Seal of the Retirement Benefits Fund Investment Trust was affixed by Order at a Meeting of the Trust in the presence of

Members Secretary

SIGNED by DAVID FOSTER ROBINSON as Attorney for THE AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED as Mortgagee under Mortgage Number A432967 and who hereby certifies that he has received no notice of revocation of the said Power of Attorney Number 22751 under which this instrument is signed in the presence of:

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED By Its Attorney Regional Manager

BANK OFFICER, HOBART

12074

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 on 27th NOVEMBER 19 78

.....
Council Clerk/Town Clerk

10364



Sheds & More

Fair Dinkum Builds Hobart

38 McIntyre Street
Mornington TAS 7018

Phone: 03 6244 4300

fairdinkumbuilds.com.au

AGENT AUTHORISATION

Project Address:	398 CLIFTON BEACH RD
------------------	----------------------

I/We

Owner Name/s:	GLENN FREEMAN
Postal Address:	398 CLIFTON BEACH RD CLIFTON BEACH
Phone Number:	0409 865 894
Email Address:	FREEMANGLENN76 GMAIL.COM

Hereby appoint the following person/company representative:

Agent Name/s:	P&J Sheds Pty Ltd
Postal Address:	38 McIntyre Street Mornington, TAS 7018
Phone Number:	03 6244 4300
Email Address:	admin@fairdinkumhobart.com.au

to act as my/our authorised agent to apply for any required certificates and permits, and to provide any necessary information to, or communicate with the relevant council as required in accordance with the Building Act 2016.

Owner Name:	GLENN FREEMAN	Owner Signature:		Date:	18/6/2025
Owner Name:	LEA FREEMAN	Owner Signature:		Date:	18/6/2025



NEW CARPORT
398 CLIFTON BEACH ROAD, CLIFTON BEACH, 7020
FOR G. & L. FREEMAN

CERTIFICATE OF TITLE: VOLUME - 12074 FOLIO - 1
PID: 5200327
LAND AREA: 2.050ha

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
ZONE: 11. RURAL LIVING
OVERLAYS: BUSHFIRE PRONE AREAS
FLOOD PRONE AREAS

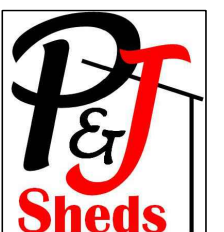
SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

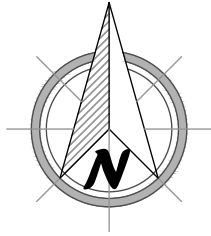
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:1000
PAGE 2 - LOCATION PLAN 1:500
PAGE 2 - ELEVATIONS & FLOOR PLAN 1:100
PAGE 4 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 72472

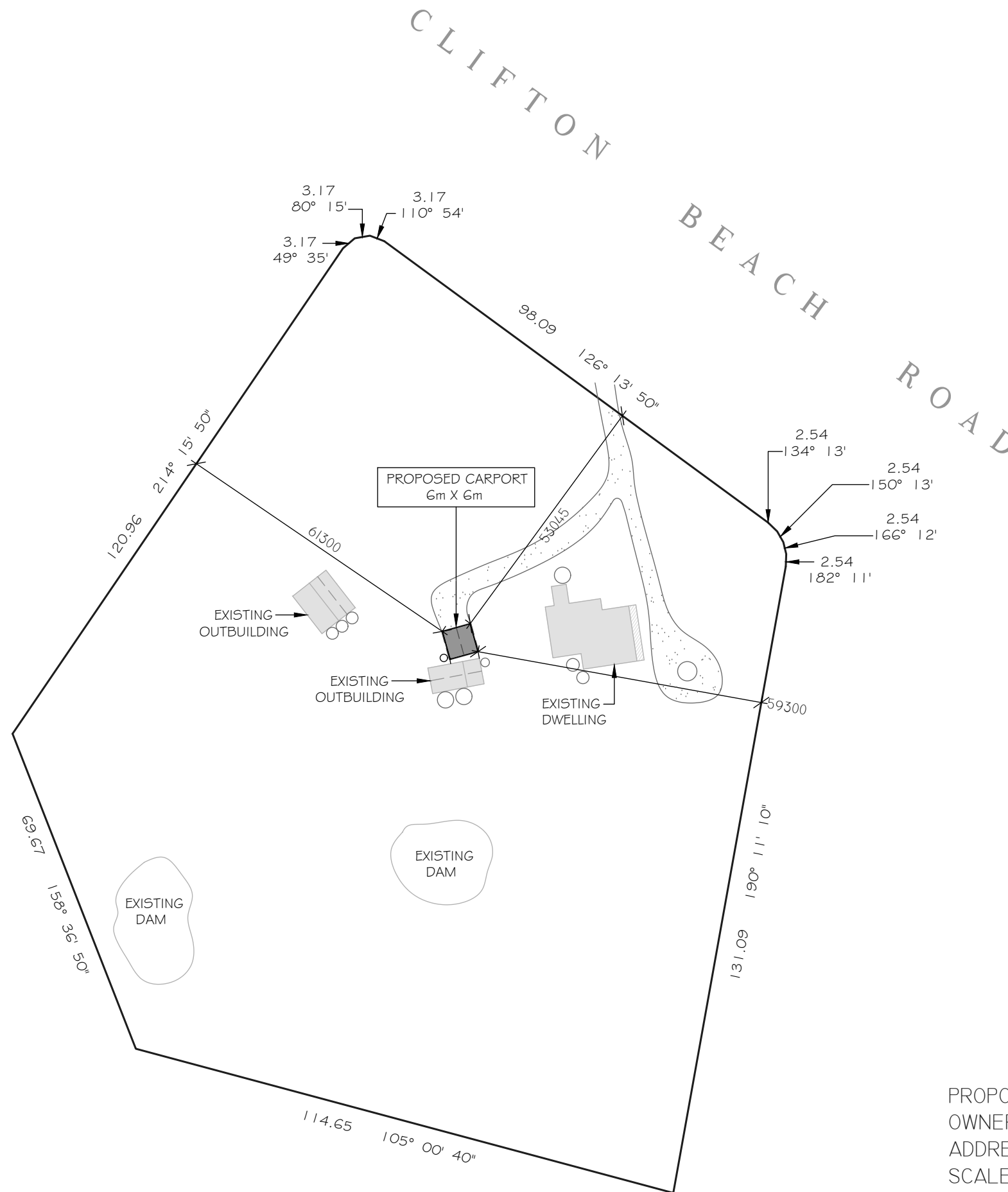




LOT AREA: 2.050ha

EXISTING DWELLING AREA: 216m²
" VERANDAH AREA: 17.25m²
" OUTBUILDING AREAS: 143m²

PROPOSED CARPORT AREA: 36m²

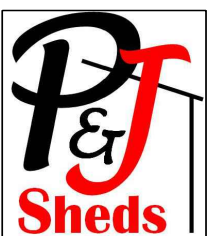


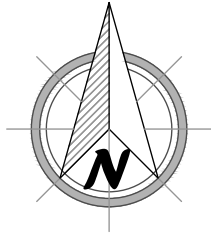
VOL : 12074
FOLIO: 1
2.050ha

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

SITE PLAN 1:1000

PROPOSAL : NEW CARPORT
OWNER : G. & L. FREEMAN
ADDRESS: 398 CLIFTON BEACH, CLIFTON BEACH, 7020
SCALE: 1:1000
DATE: 6th AUGUST 2025
AMENDED:
DRAWN BY: A. BROWN CCG003R
PAGE: 01/04
JOB NO : 72472

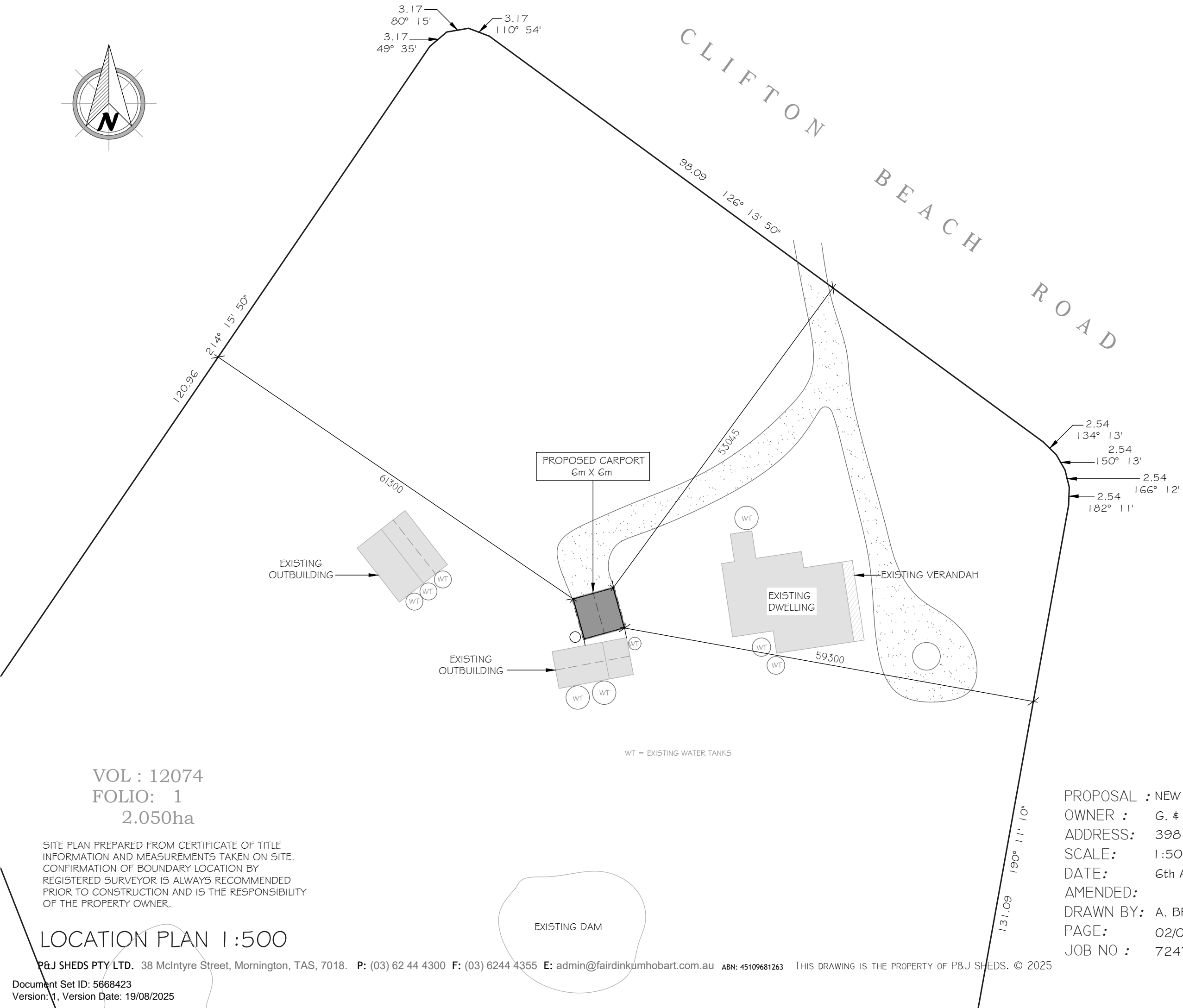




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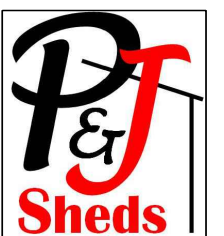
VOL : 12074
FOLIO: 1
2.050ha

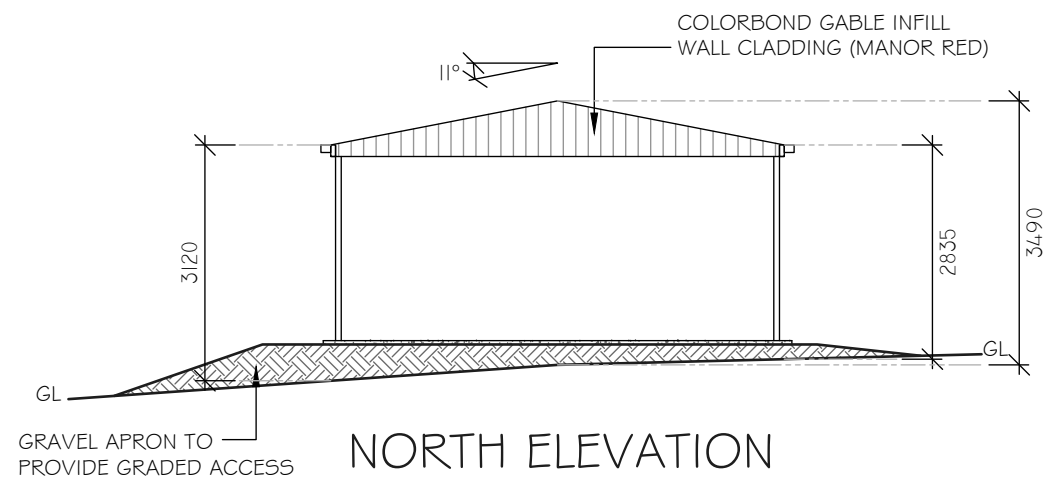
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

LOCATION PLAN 1:500

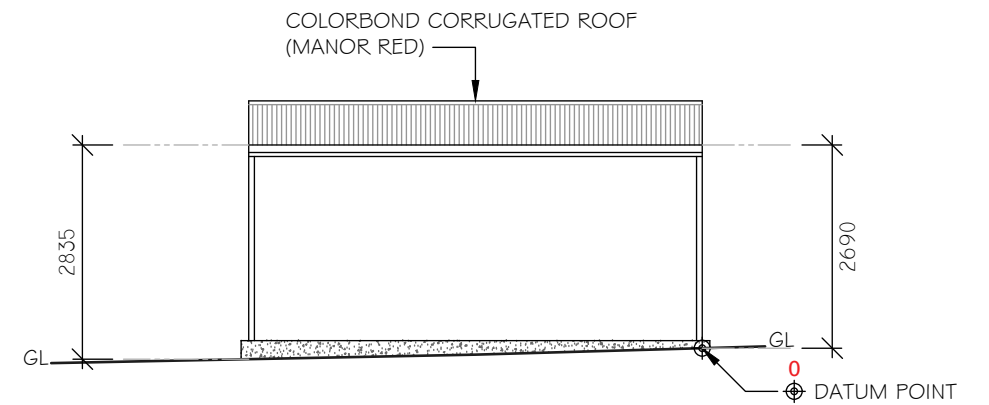
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

PROPOSAL : NEW CARPORT
OWNER : G. & L. FREEMAN
ADDRESS: 398 CLIFTON BEACH, CLIFTON BEACH, 7020
SCALE: 1:500
DATE: 6th AUGUST 2025
AMENDED:
DRAWN BY: A. BROWN CCG003R
PAGE: 02/04
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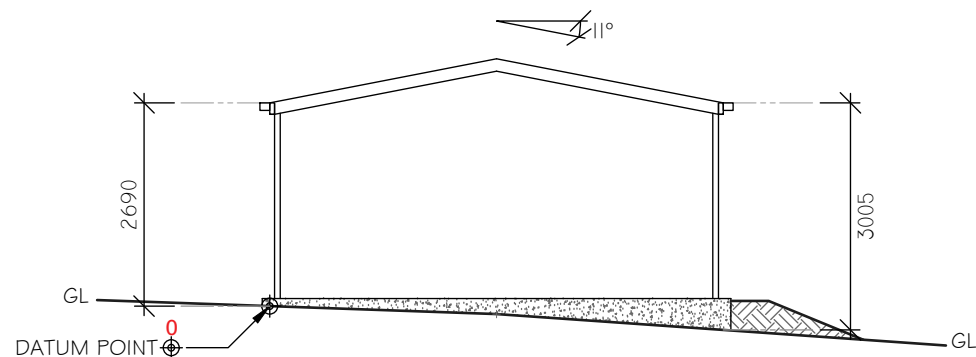




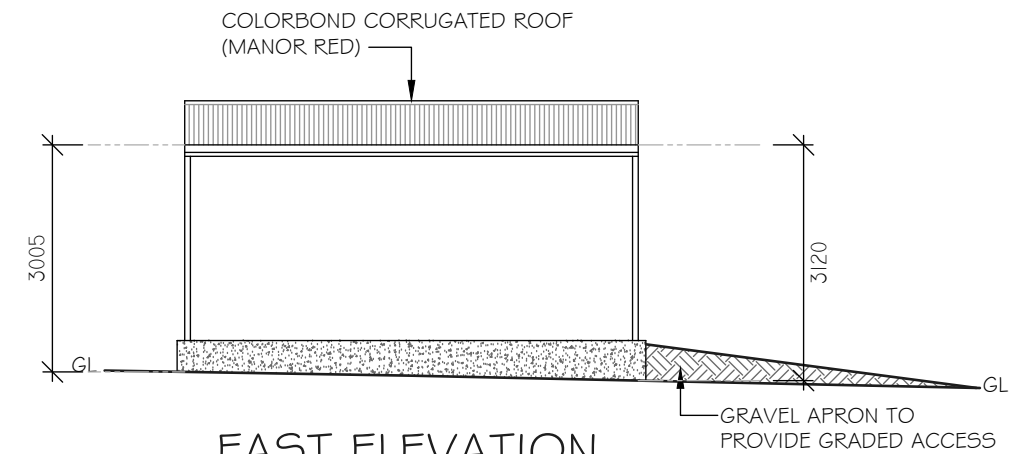
NORTH ELEVATION



WEST ELEVATION

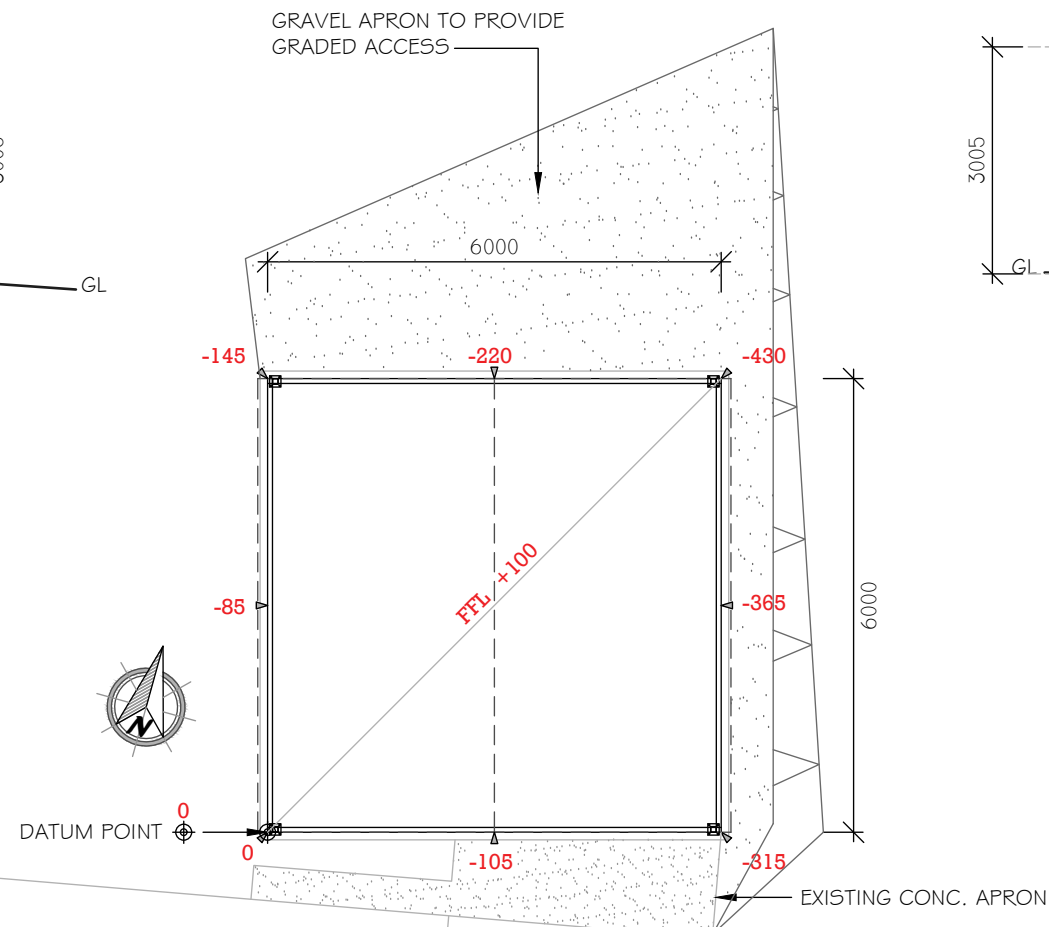


SOUTH ELEVATION



EAST ELEVATION

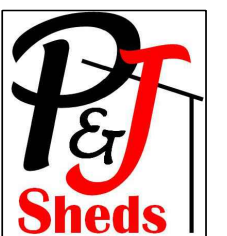
COLOUR'S (COLORBOND®):
 GABLE INFILL - MANOR RED
 ROOF - MANOR RED
 GUTTER - MANOR RED
 BARGE FLASHING - MANOR RED



FLOOR PLAN

ELEVATIONS & FLOOR PLAN 1:100

PROPOSAL : NEW CARPORT
 OWNER : G. & L. FREEMAN
 ADDRESS: 398 CLIFTON BEACH, CLIFTON BEACH, 7020
 SCALE: 1:100
 DATE: 6th AUGUST 2025
 AMENDED:
 DRAWN BY: A. BROWN CCG003R
 PAGE: 03/04
 JOB NO : 72472



CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM BUILDS'
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
TO COMMENCEMENT OF WORK ON SITE.

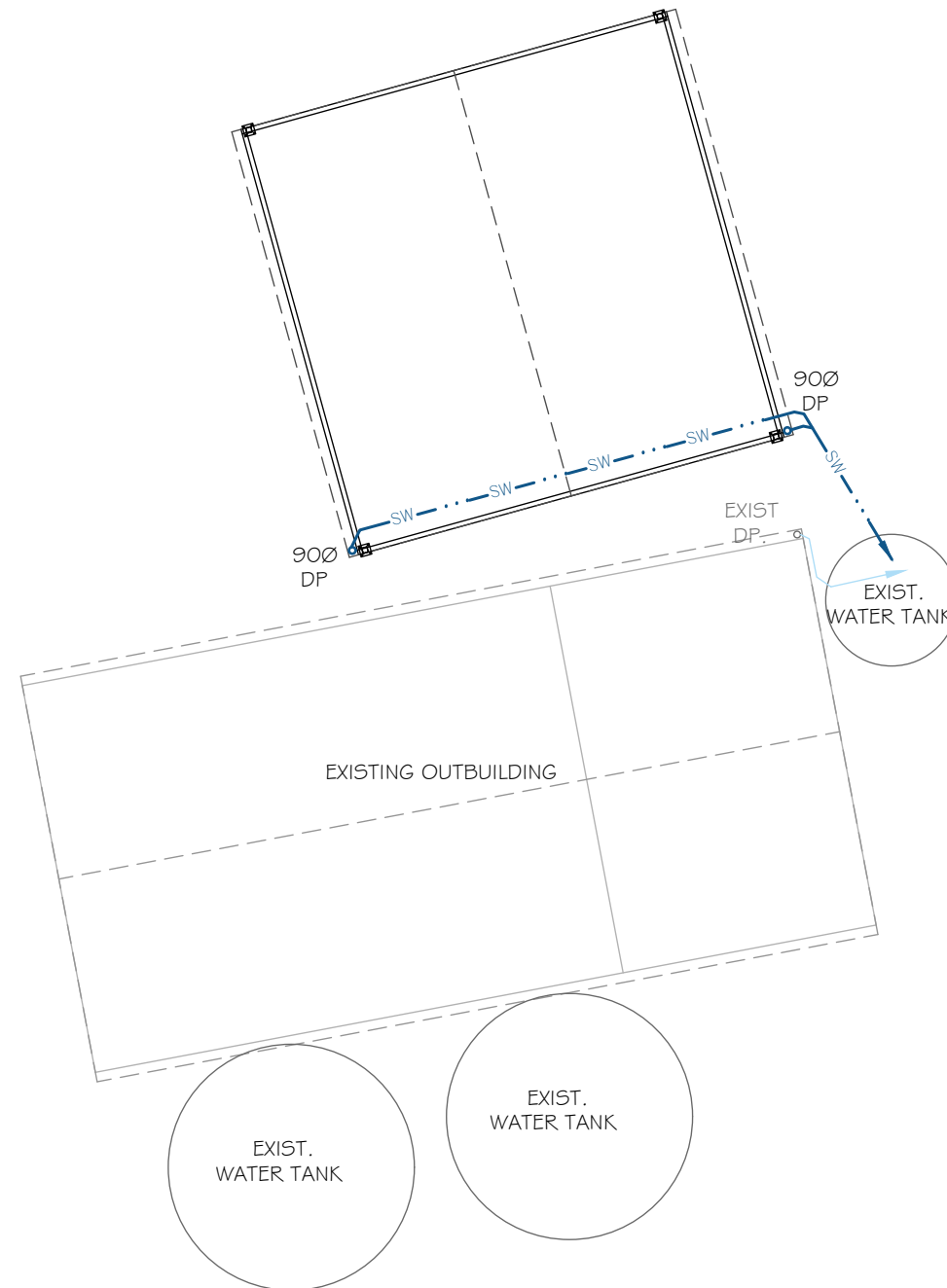
USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

100dia PVC STORM WATER TO WATER TANK.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



PLUMBING PLAN 1:100

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

Document Set ID: 5668423
Version: 1, Version Date: 19/08/2025

PROPOSAL : NEW CARPORT
OWNER : G. & L. FREEMAN
ADDRESS: 398 CLIFTON BEACH, CLIFTON BEACH, 7020
SCALE: 1:100
DATE: 6th AUGUST 2025
AMENDED:
DRAWN BY: A. BROWN CCG003R
PAGE: 04/04
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