



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/054953**

**PROPOSAL:** Additions & Alterations (Multiple Dwelling)

**LOCATION:** 2/34 Loatta Road, Lindisfarne

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

**ADVERTISING EXPIRY DATE:** 01 October 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01 October 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 01 October 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

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

Proposal: **NEW DECK & PERGOLA**

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Location:

**Personal Information Removed**

Estimated cost of development:

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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:

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

Applicant:

Date:

**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

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### Mandatory Documents

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

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- ☐ 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.

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### 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.

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- ☐ 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.

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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 166001	FOLIO 2
EDITION 3	DATE OF ISSUE 01-Jul-2025

SEARCH DATE : 07-Jul-2025

SEARCH TIME : 01.21 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Strata Plan 166001 and a general unit entitlement  
operating for all purposes of the Strata Scheme being a 10  
undivided 1/40 interest

Derived from Strata Plan 166001

Derivation : Part of 970 Acres Gtd. to E.P. Wilson &amp; Ors.

SCHEDULE 1

N250638 TRANSFER to MICHAEL PATRICK ASH and JANICE MAREE  
WILSON Registered 01-Jul-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement  
subject to any interest noted on common property

Folio of the Register volume 166001 folio 0

BENEFITING EASEMENT: Right of Drainage over the drainage  
easement shown on P 111008

A38902 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

## SEARCH OF TORRENS TITLE

VOLUME 166001	FOLIO 0
EDITION 1	DATE OF ISSUE 27-May-2013

SEARCH DATE : 07-Jul-2025

SEARCH TIME : 01.21 PM

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme 166001

Derivation : Part of 970 Acres Gtd. to E.P. Wilson &amp; Ors.

Prior CT 111008/3

SCHEDULE 1STRATA CORPORATION NUMBER 166001, RUBYROSE, 34 LOATTA ROAD,  
LINDISFARNESCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: Right of Drainage over the drainage  
easement shown on P 111008

A38902 FENCING CONDITION in Transfer

D84400 APPLICATION for registration of variation to a staged  
development scheme Registered 21-Oct-2014 at noonD82701 APPLICATION for registration of a staged development  
scheme Registered 27-May-2013 at noonD134498 APPLICATION for registration of stage of staged dev.  
scheme by amending Lot 100, creating Lot 4,  
increasing common property & adjusting unit  
entitlements Registered 21-Oct-2014 at 12.01 PME13581 APPLICATION for registration of stage of staged dev.  
scheme by deleting Lot 100, creating Lots 2 & 3,  
increasing common property & adjusting unit  
entitlements Registered 02-Oct-2015 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN CLARENCE		<b>STRATA PLAN</b>		Registered Number
SUBURB/LOCALITY LINDISFARNE				166001
FOLIO REFERENCE C/T 111008/3		NEW SHEET 1 OF 3 SHEETS E13501		
SITE COMPRISES THE WHOLE OF LOT 3 ON PLAN No. P111008		NAME OF STRATA SCHEME RUBYROSE 34 LOATTA ROAD, LINDISFARNE		STRATA TITLES ACT 1998 REGISTERED 27-MAY-2013
MAPSHEET MUNICIPAL CODE No. 107	LAST UPI No.	SCALE 1: 400	LENGTHS IN METRES	<i>Alice Kawa</i> Recorder of Titles

SITE PLAN

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.		<i>[Signature]</i> Council Delegate	25.8.2015 Registered Land Surveyor
STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)		LODGED BY S.KERR	Date





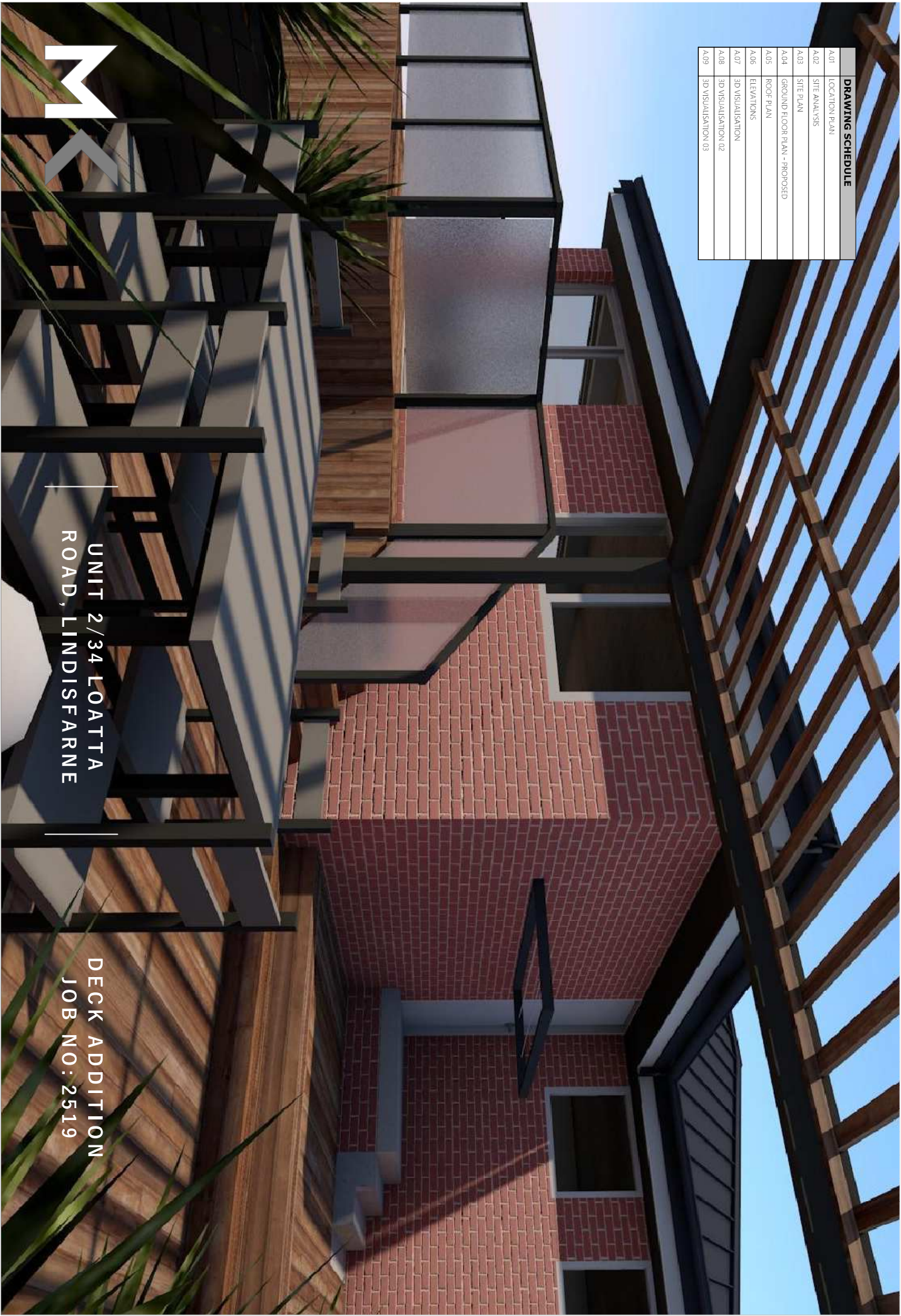
STRATA PLAN		STRATA TITLES ACT 1998	Registered Number <span style="font-size: 2em; font-weight: bold;">166001</span>																																																																								
NEW SHEET 3 OF 3 SHEETS E13581																																																																											
NAME OF BODY CORPORATE: STRATA CORPORATION No. 166001 RUBYROSE 34 LOATTA ROAD, LINDISFARNE																																																																											
ADDRESS FOR THE SERVICE OF NOTICES: 34 LOATTA ROAD, LINDISFARNE TAS 7015																																																																											
<div style="text-align: center; margin-bottom: 10px;"><b>SURVEYOR'S CERTIFICATE</b></div> I, Peter David Binny                      of GRANTON a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond these boundaries is properly authorised according to law. <div style="margin-top: 20px;"><span style="float: right; text-align: left;">25.8.2015          130824 Date                      Ref No.</span></div>		<div style="text-align: center; margin-bottom: 10px;"><b>COUNCIL CERTIFICATE</b></div> I certify that the Clarence City Council has: (a) approved the lots shown in this plan and (b) Issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998 <div style="margin-top: 20px;"><span style="float: right; text-align: left;">14.9.15          36-2015/27 Date                      Ref No.</span></div>																																																																									
<b>GENERAL UNIT ENTITLEMENTS</b>																																																																											
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 15%;">LOT</th><th style="width: 15%;">UNIT ENTITLEMENT</th><th style="width: 70%;"></th></tr></thead><tbody><tr><td>1</td><td>10</td><td></td></tr><tr><td>2</td><td>10</td><td></td></tr><tr><td>3</td><td>10</td><td></td></tr><tr><td>4</td><td>10</td><td></td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td>TOTAL</td><td>40</td><td></td></tr></tbody></table>				LOT	UNIT ENTITLEMENT		1	10		2	10		3	10		4	10																																																								TOTAL	40	
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	DRAWING SCHEDULE
A.01	LOCATION PLAN
A.02	SITE ANALYSIS
L.03	SITE PLAN
A.04	GROUND FLOOR PLAN - PROPOSED
A.05	ROOF PLAN
A.06	ELEVATIONS
A.07	3D VISUALISATION
A.08	3D VISUALISATION 02
A.09	3D VISUALISATION 03



UNIT 2/34 LOATTA  
ROAD, LINDISFARNE

DECK ADDITION  
JOB NO: 2519





SITE INFORMATION

Title Reference: 166001/2  
Property ID: 3403083  
Council: Clarence City Council  
Planning Zone: General Residential  
Covenants: TBC

General Overlays: N/A

Code Overlays:

Soil Classification: N/A

Bushfire Attack Level (BAL): N/A

Wind Classification: N/A  
Terrain Category Classification: N/A  
Topography: N/A  
Shielding: N/A  
Climate zone:

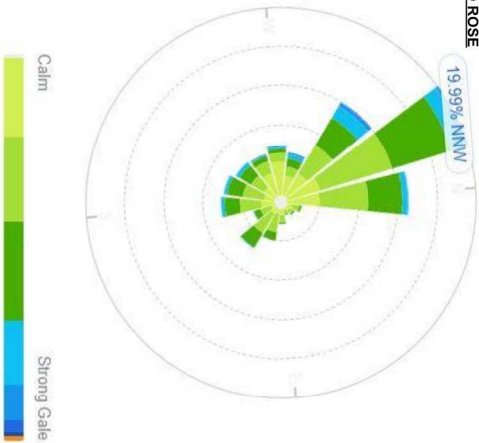
NCC Building Class: 10a

Land area: 217m<sup>2</sup>  
Building Area - Existing: 85.75m<sup>2</sup>  
Carport - Existing: 31.13m<sup>2</sup>

Deck - Proposed: 42.17m<sup>2</sup>

Total: 159.05  
Plot Ratio: 73.29%

WIND ROSE



All dimensions in millimetres

unless noted otherwise.

PRINT ALL DRAWINGS IN COLOUR



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CLIENT: MICHAEL & JAN WILSON  
ADDRESS: UNIT 2 / 34 LOATTA ROAD LINDISFARNE  
JOB NO: 2519

PROPOSAL: DECK  
PROJECT STAGE: CONCEPT

DATE: 11/08/2025  
SCALE: @A3

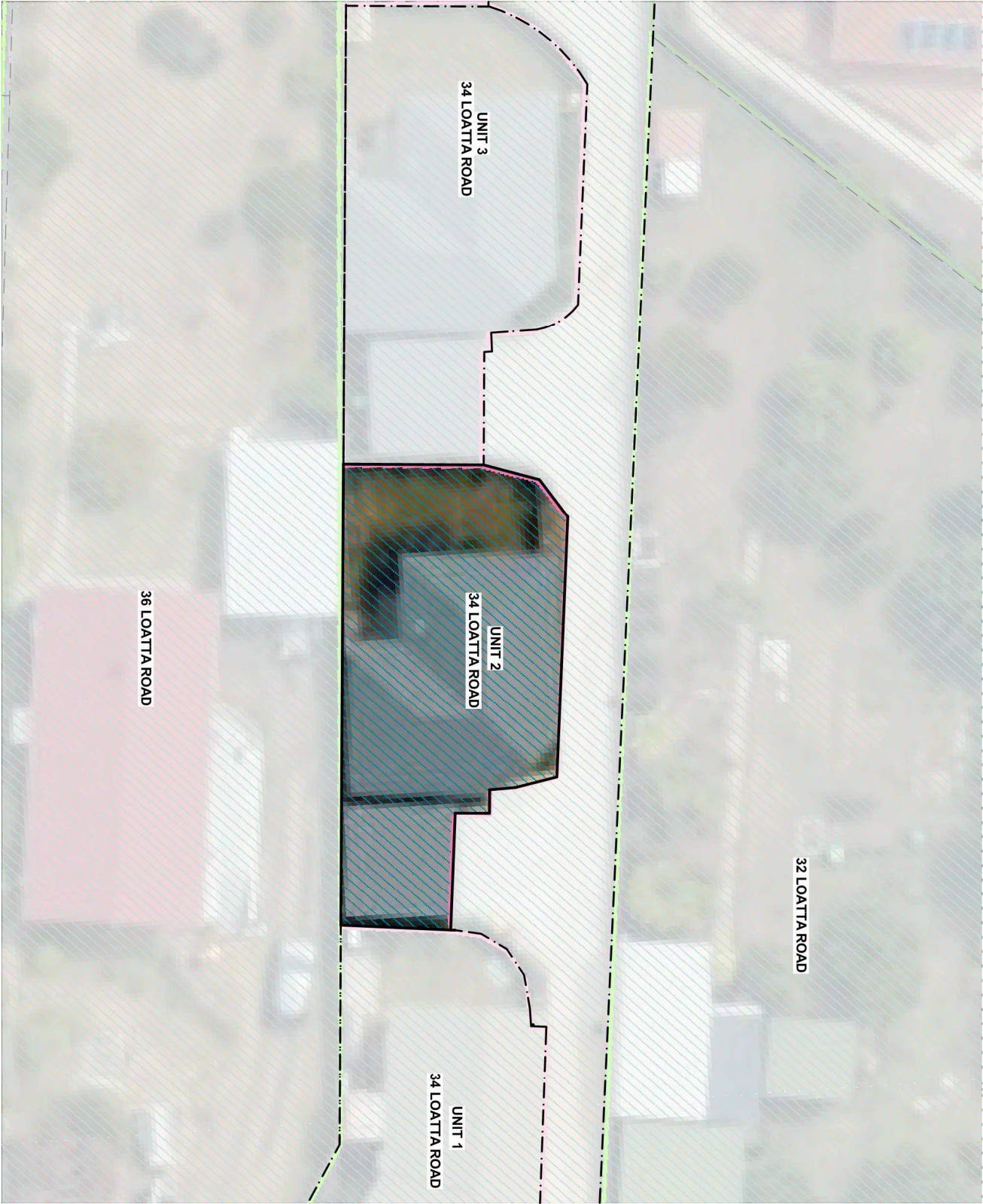


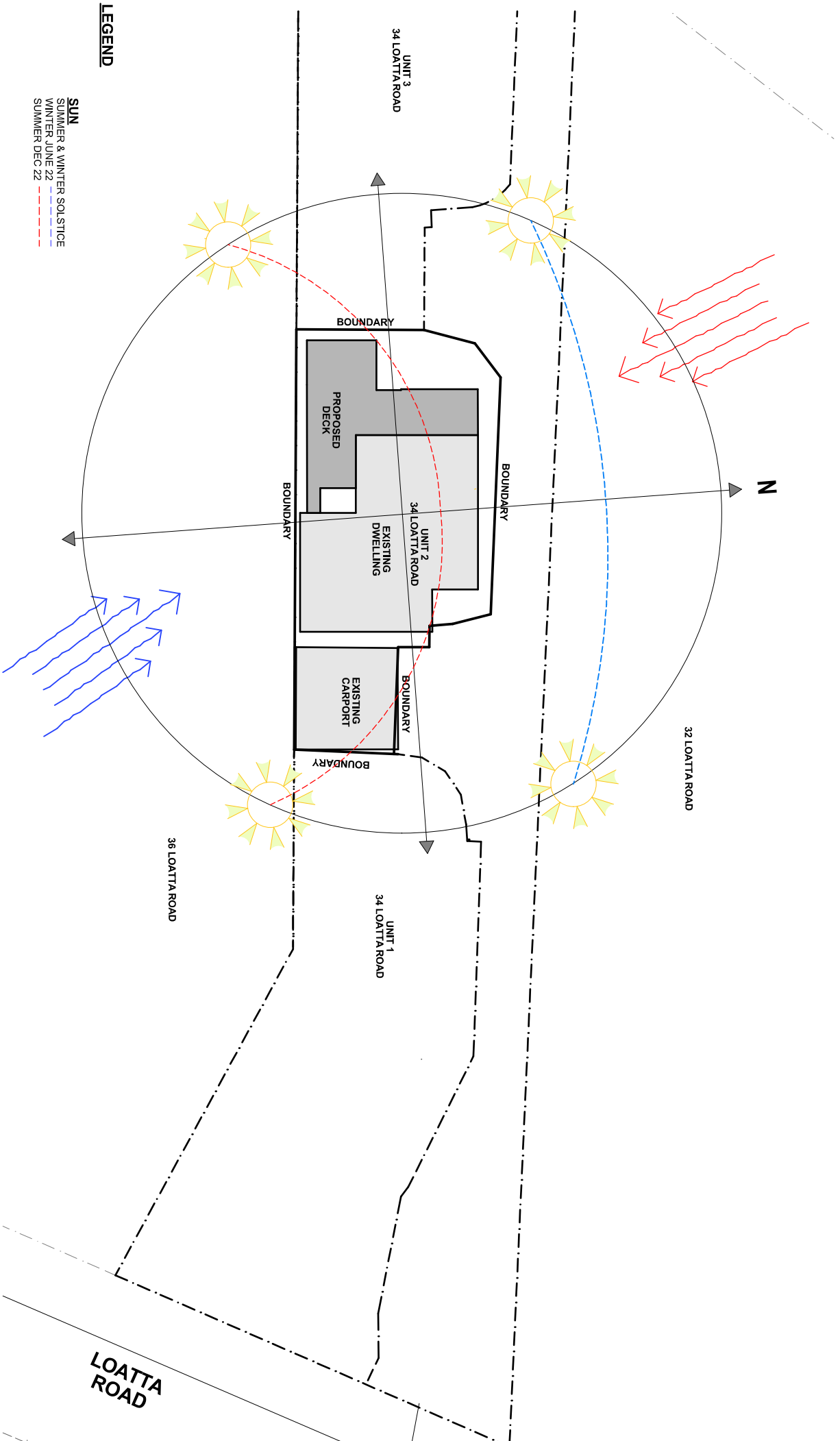
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LOCATION PLAN  
A.01

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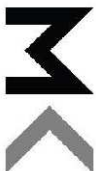


## LEGEND

**SUN**  
SUMMER & WINTER SOLSTICE  
WINTER JUNE 22  
SUMMER DEC 22

**WINDS**  
PREDOMINATE BREEZES  
CROSS VENTILATION

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**UNIT 2 / 34 LOATTA ROAD LINDISFARNE**

JOB NO:  
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**DECK**  
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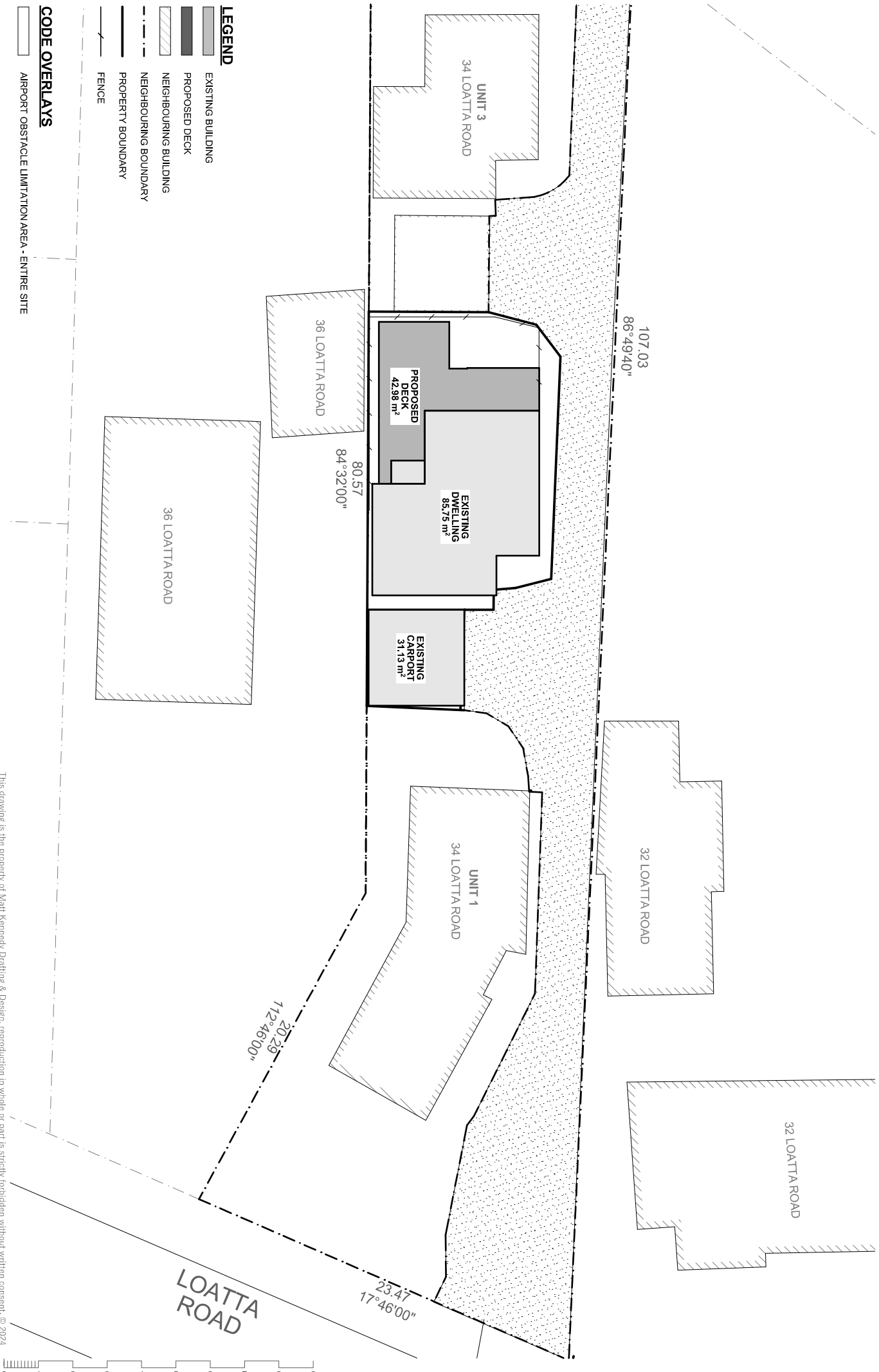


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**A.02**  
SITE ANALYSIS



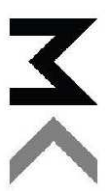


**LEGEND**

- EXISTING BUILDING
- PROPOSED DECK
- NEIGHBOURING BUILDING
- NEIGHBOURING BOUNDARY
- PROPERTY BOUNDARY
- FENCE

**CODE OVERLAYS**

AIRPORT OBSTACLE LIMITATION AREA - ENTIRE SITE



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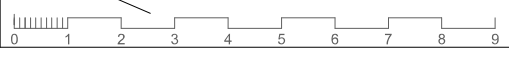


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DATES

**A.03**  
SITE PLAN

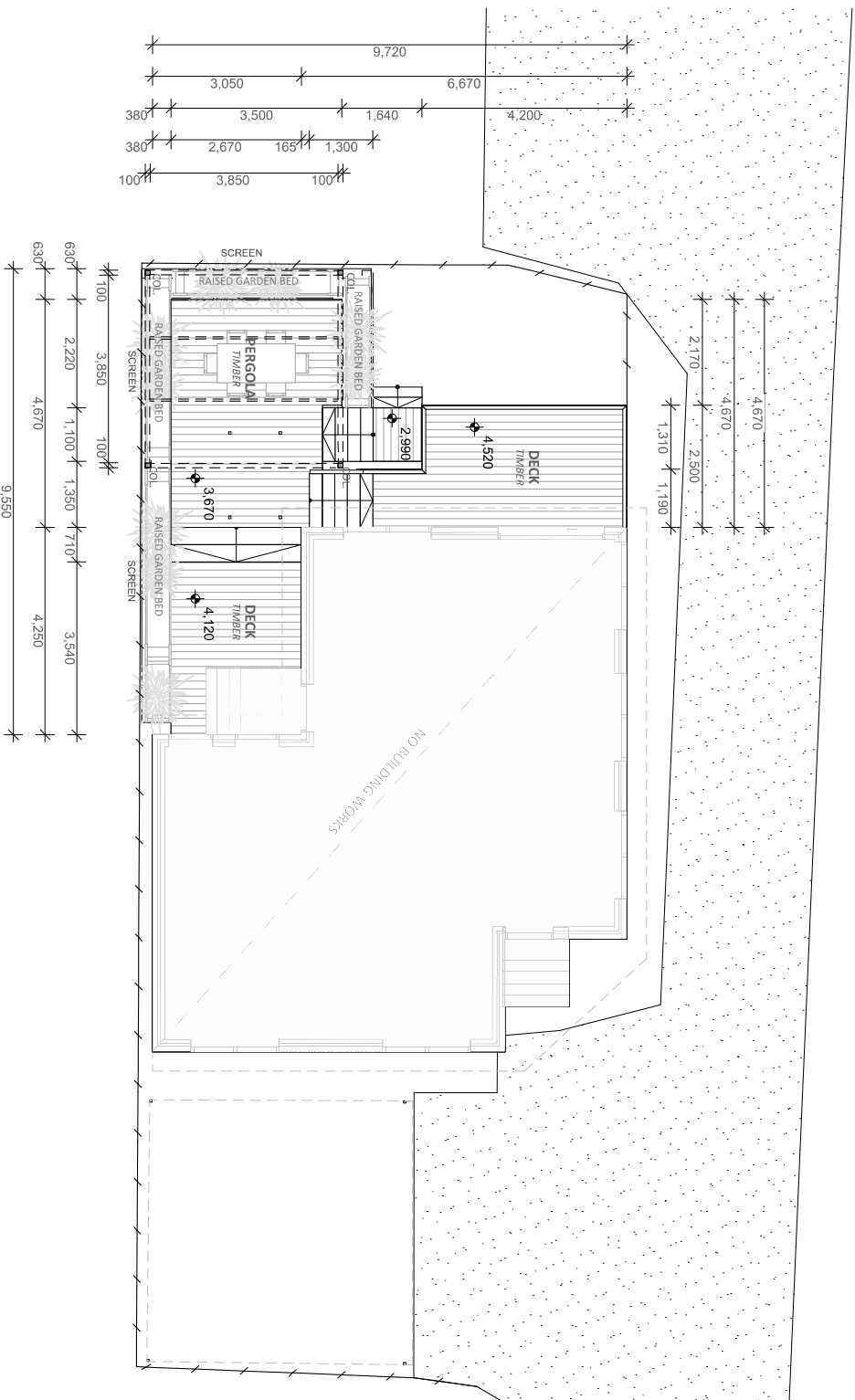
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LEGEND

New levels

**TIMBER -**  
Timber decking To Owners selection.



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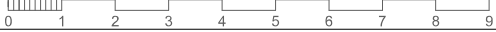
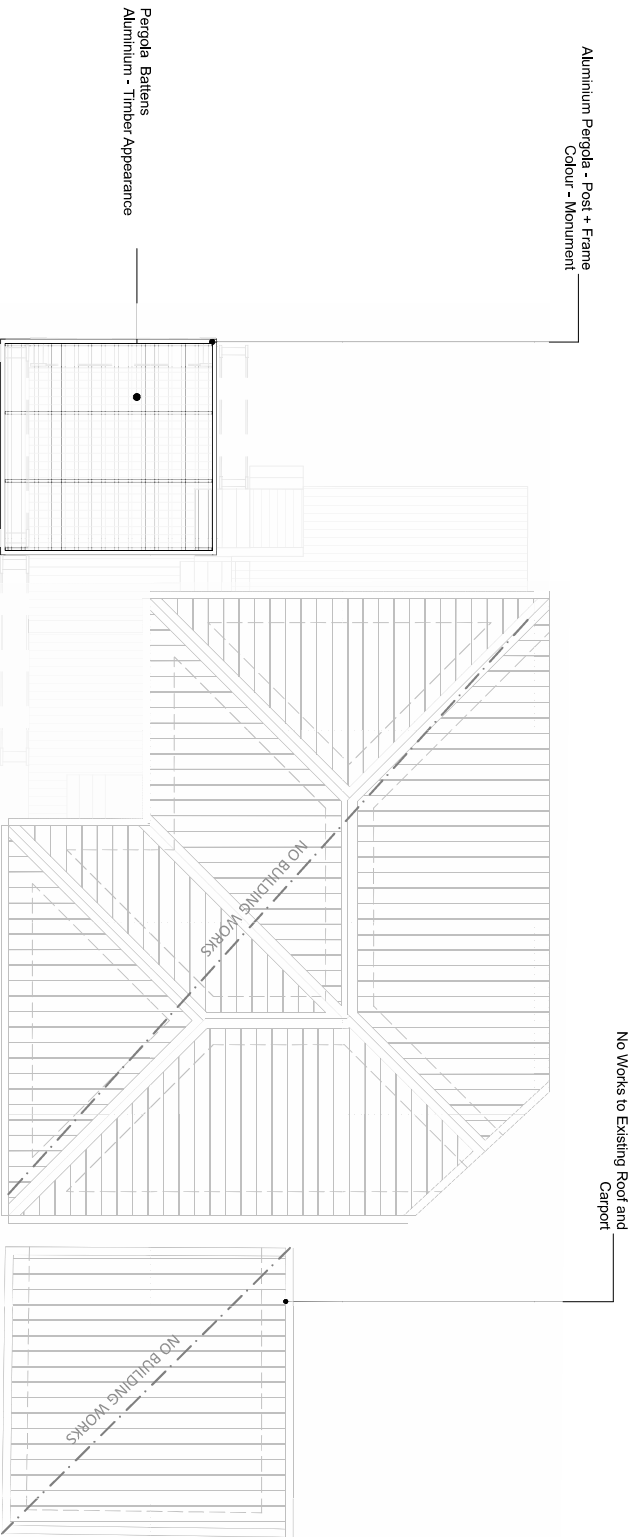


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**A.04**  
GROUND FLOOR  
PLAN - PROPOSED





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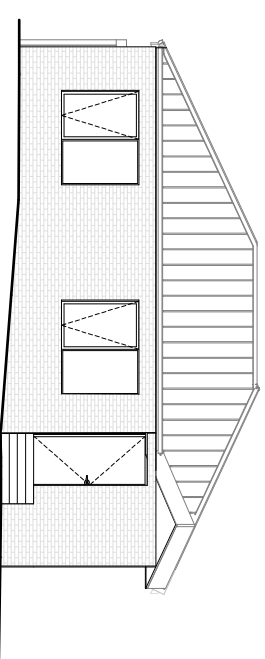


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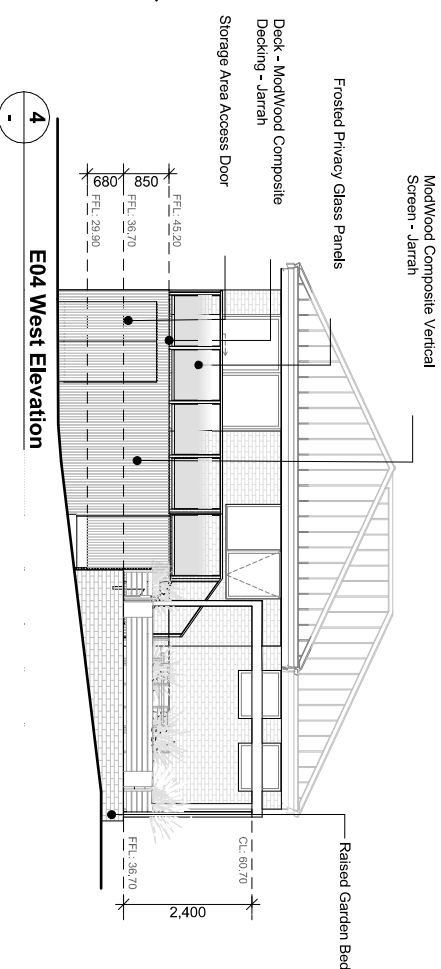
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**A.05**  
ROOF PLAN





### East Elevation



### E04 West Elevation



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CLIENT: **JOB NO. 2519**  
**MICHAEL & JAN WILSON**  
 ADDRESS:  
**UNIT 2 / 34 LOATTA ROAD LINDISFARNE**

# PROPOSAL DECK

## PROJECT STAGE CONCEPT

DATE  
11/08/2025  
SCALE  
@A3

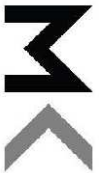
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# A.06



**DESIGN NOTE:**  
Frosted glass, 2/3rds of balustrade for  
privacy.

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DATE  
**11/08/2025**  
SCALE

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AMENDMENT

DATES

**A.07**  
3D VISUALISATION

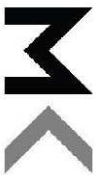




**DESIGN NOTE:**  
Aluminium Pergola, Monument with  
timber style aluminium battens.

**DESIGN NOTE:**  
ModWood composite screen, to hide  
storage area below deck.

**DESIGN NOTE:**  
ModWood composite feature screen.  
- Charwood.



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REV	AMENDMENT	DATES

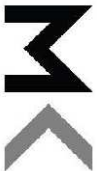
**A.08**  
3D VISUALISATION 02



**DESIGN NOTE:**  
ModWood composite decking - Jarrah

**DESIGN NOTE:**  
ModWood composite privacy screen - Jarrah

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**A.09**  
3D VISUALISATION 03



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0472 655 173  
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5 MCINTYRE STREET, MORNINGTON

## Agent Authorisation Request

To Whom it May Concern,

We are writing to confirm that as the owner of Unit 2/34 Loatta Road, Lindisfarne we authorise Matt Kennedy Drafting & Design to be the agent and act on my behalf for the submission of documentation for the proposed construction at the above address.

Should you need further information, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'JMK', with a long horizontal flourish extending to the right.

Date: 4 May 2025

