



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/055224**

**PROPOSAL:** Garage additions (Single Dwelling)

**LOCATION:** 22 Pipe Clay Esplanade, Cremorne

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

**ADVERTISING EXPIRY DATE:** 29 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29 September 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 29 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](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: **Addition to outbuilding / garage**

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Location: **22 Pipeclay Esplanade, cremorne, 7024**

**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: **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.

Applicant's signature

**Personal Information Removed**

Date: **29/08/2025.**

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.

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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.





**HOBART**

**Sheds & More**

**Fair Dinkum Builds Hobart**

38 McIntyre Street  
Mornington TAS 7018

Phone: 03 6244 4300

[fairdinkumbuilds.com.au](http://fairdinkumbuilds.com.au)

### AGENT AUTHORISATION

Project Address:	22 PIPECLAY ESPLANADE, CREMORNE, 7024
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I/We

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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

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## SEARCH OF TORRENS TITLE

VOLUME 54550	FOLIO 22
EDITION 4	DATE OF ISSUE 04-Nov-2016

SEARCH DATE : 19-Aug-2025

SEARCH TIME : 01.31 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 22 on Plan 54550 (formerly being P1082)

Derivation : Part of 213 Acres Gtd. to E. Grimsey

Prior CT 2278/88

SCHEDULE 1

M594056 TRANSFER to MICHAEL FRANCIS RUSSELL Registered  
04-Nov-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
122643 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

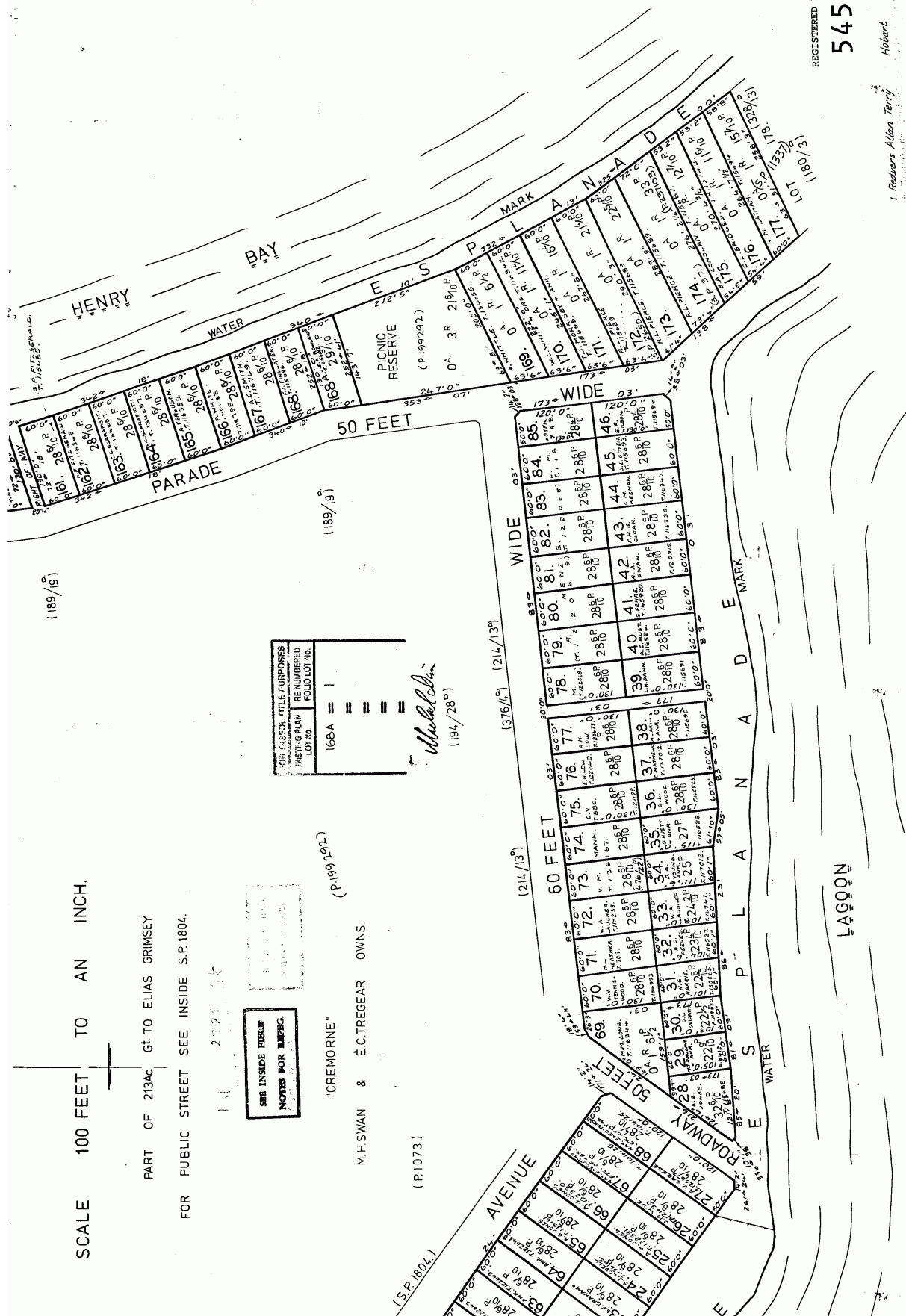
REGISTERED NUMBER

54550

P. 1082

Wobart

11





DRAWN FOR OFFICE CONVENIENCE June 1975.

COUNTY OF MONMOUTH  
PARISH OF RALPHS BAY

SCALE 100 FEET TO AN INCH.

PART OF 213AC Gt TO ELIAS GRIMSEY  
FOR PUBLIC STREET SEE INSIDE S.P.1804.

SEE INSIDE FIELD  
NOTES FOR ELEC. &  
WATER LINES

"CREMORNE" (P.199291)

M.H.SWAN & E.C.TREGEAR OWNS.

(P.1073)

(P.1804)

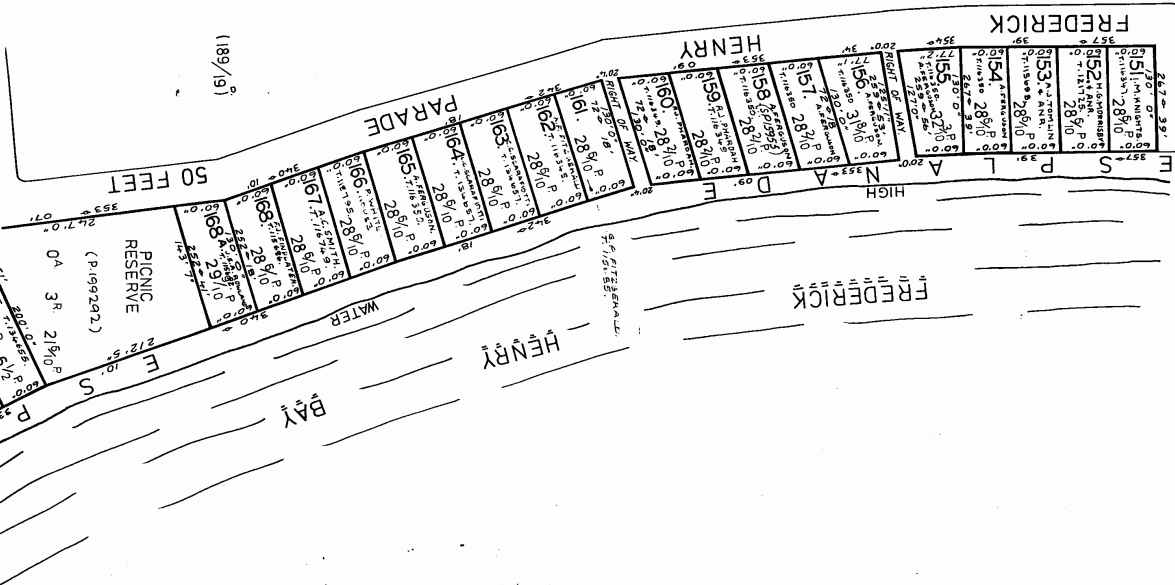
(194/28)

(189/19)

(1257/9) (233/30)

(189/19)

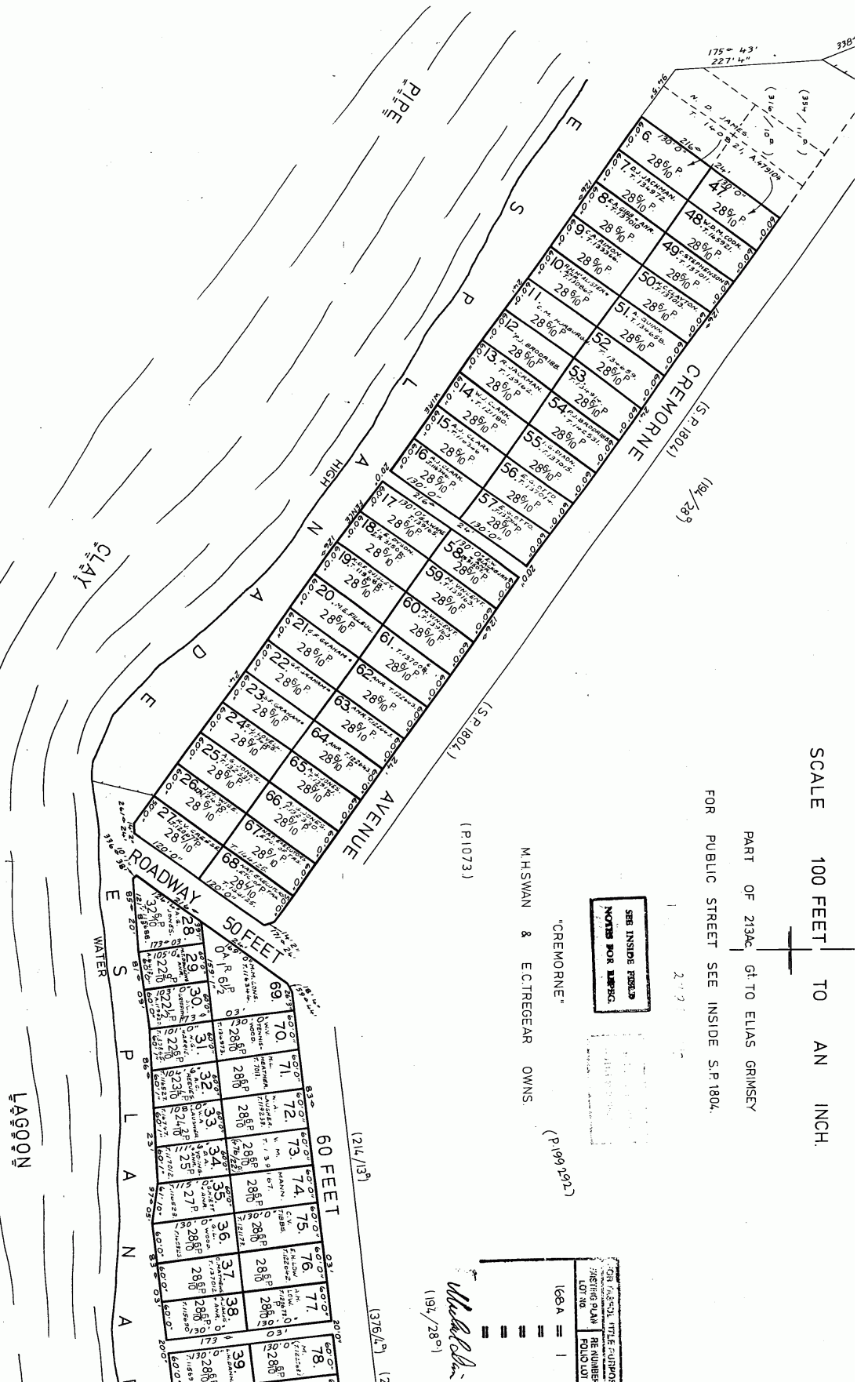
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REGISTERED NUMBER  
54550

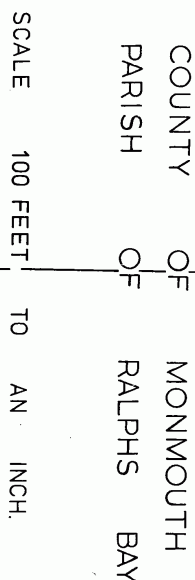
REGISTERED NUMBER  
**54550**

PLOTTED BY \_\_\_\_\_  
MATHEMATICALLY CHECKED \_\_\_\_\_  
EXAMINED AS TO BOUNDARIES \_\_\_\_\_  
ENTERED ON CARD BY \_\_\_\_\_



**P. 1082**

NO. OF APPLICATION.  
MORTYN HX SWAN & 511 c.t.  
EDWD. CHAS. TREGGAR 8



REDRAWN FOR OFFICE CONVENIENCE June 1975

PART OF 213AC Gt. TO ELIAS GRIMSEY  
FOR PUBLIC STREET SEE INSIDE S.P. 1804.

SCALE 100 FEET TO AN INCH.

"CREMORNE"

M.H.SWAN &amp; E.C.TREGEAR OWNS

(P.1073.)

SEE INSIDE FLEET  
NOTES FOR LEPAG.

Variable	Mean	Standard Deviation	Minimum	Maximum
Age	34.5	10.2	22	55
Gender	1.2	0.4	1	2
Marital Status	1.8	0.4	1	2
Education	12.5	1.5	10	16
Income	3500	1200	1500	6000
Health	2.5	0.5	1	3
Stress	4.2	1.1	2	6
Life Satisfaction	3.8	0.9	2	5
Work Satisfaction	3.5	0.8	2	5
Family Satisfaction	4.0	0.7	3	5
Community Satisfaction	3.2	0.6	2	4
Overall Satisfaction	3.6	0.8	2	5

1992

FOR PLESED LITTLE SUBP	
DRAFTING PLAN	RE NUMBER
LOT NO.	FOLD LO
168 A =	
=	
=	
=	
=	
=	
=	
<i>Michael Stein</i>	
(194 / 28 °)	

1081

BK 39

Nº OF APPLICATION

Morty H Swan & Co  
Jas Chas Tregear



COUNTY OF MONMOUTH

PARISH OF RALPHS BAY

Scale 200 feet to an inch

Part of 213 Ac G to Elias Gubbins

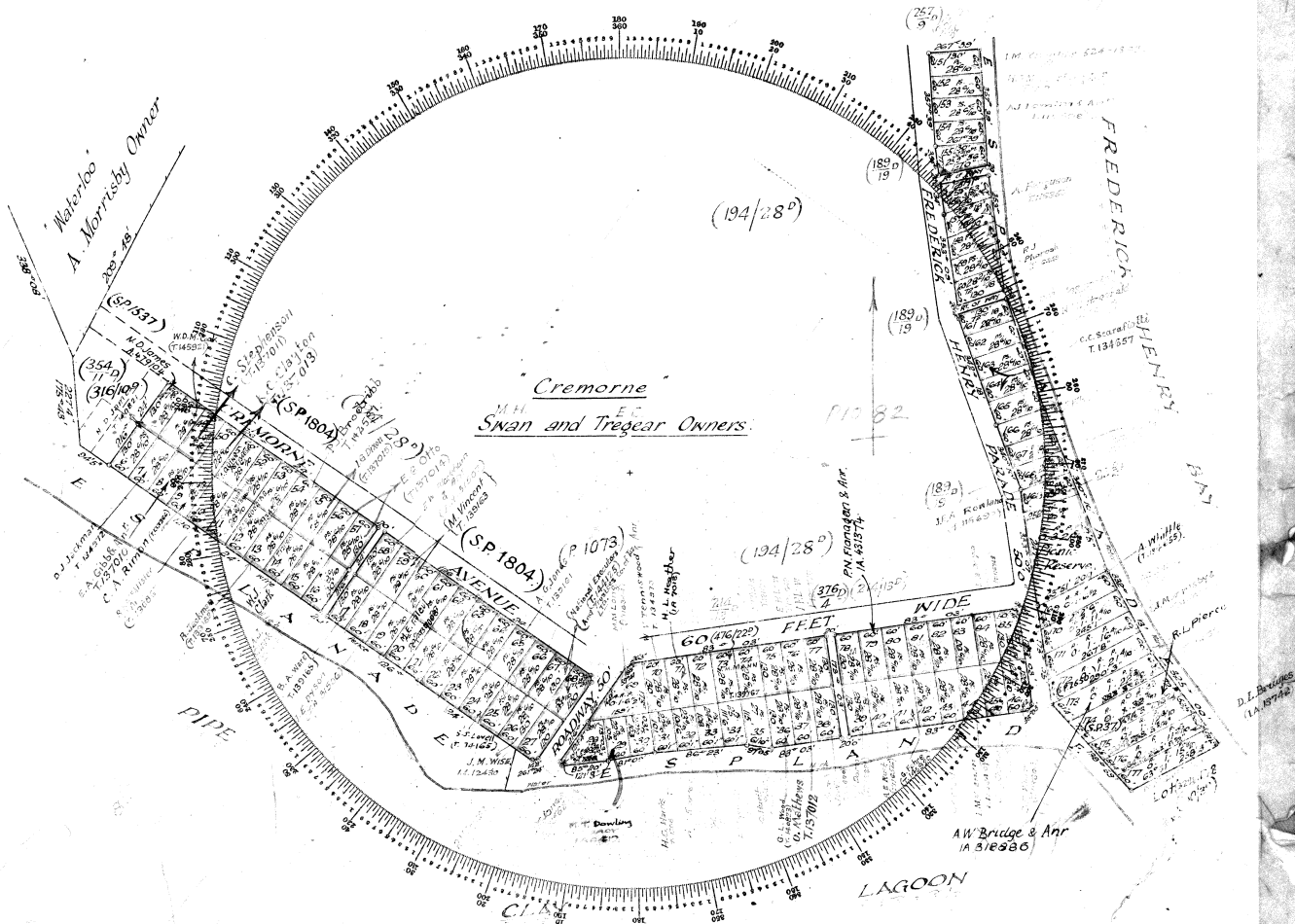
For Public Streets as made SP 1804

P.1082

511-8 C.T.

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE	FROM



To be filled in  
by Surveyor

Date of Instructions  
Survey commenced  
Survey finished  
Error of close line

Office  
examination

Plotted by  
Finally examined by  
Entered on General Plan by

Report

May be acted upon  
Acted upon

1082

Surveyor

ADDITION TO OUTBUILDING / GARAGE  
22 PIPECLAY ESPLANADE, CREMORNE, 7024  
FOR M. RUSSELL

CERTIFICATE OF TITLE: VOLUME - 54550 FOLIO - 22  
LAND AREA: 723m<sup>2</sup>

PLANNING SCHEME: TASMANIAN PLANNING SCHEME  
ZONE: 10.0 LOW DENSITY RESIDENTIAL  
OVERLAYS:

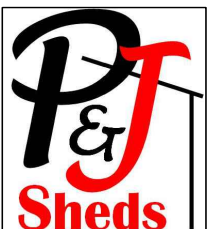
SOIL CLASSIFICATION: ASSUMED M  
WIND REGION: A  
TERRAIN CATEGORY: TC2  
IMPORTANCE LEVEL: 2 (DOMESTIC)  
SHIELDING: .9  
TOPOGRAPHY: 1.04  
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN AN AREA IDENTIFIED  
BY COUNCIL BUSHFIRE MAPPING AS BEING BUSHFIRE PRONE)

INDEX OF DRAWINGS - BY ADRIAN BROWN CCG003R

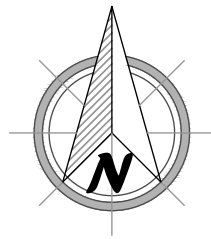
PAGE 1 - SITE PLAN 1:200  
PAGE 2 - ELEVATIONS 1:100  
PAGE 3 - FLOOR PLAN 1:100  
PAGE 4 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING  
BY NORTHERN CONSULTING ENGINEERS

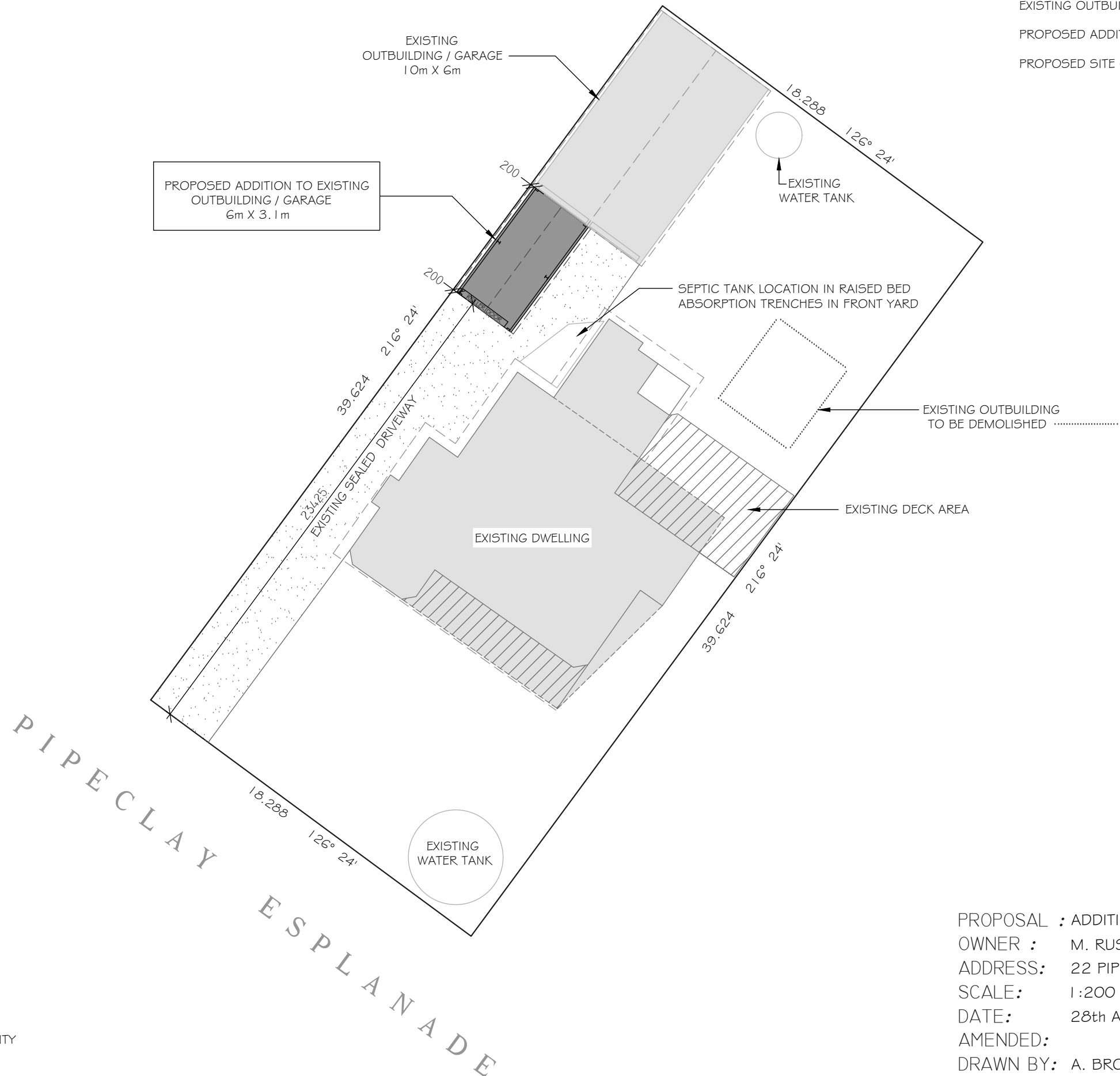
JOB NO - 101499







LOT AREA: 723m<sup>2</sup>  
EXISTING DWELLING AREA (FOOTPRINT): 159.2m<sup>2</sup>  
EXISTING REAR DECK AREA: 30.7m<sup>2</sup>  
EXISTING OUTBUILDING/ GARAGE: 60m<sup>2</sup>  
  
PROPOSED ADDITION TO OUTBUILDING / GARAGE AREA: 18.6m<sup>2</sup>  
  
PROPOSED SITE COVER: 262m<sup>2</sup> OR 36.32%



VOL : 54550  
FOLIO: 22  
723m<sup>2</sup>

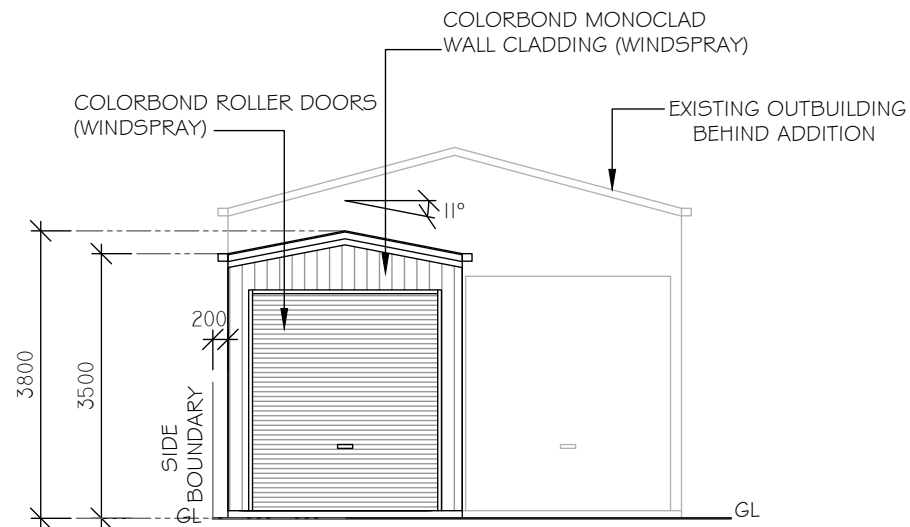
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

## SITE PLAN 1:200

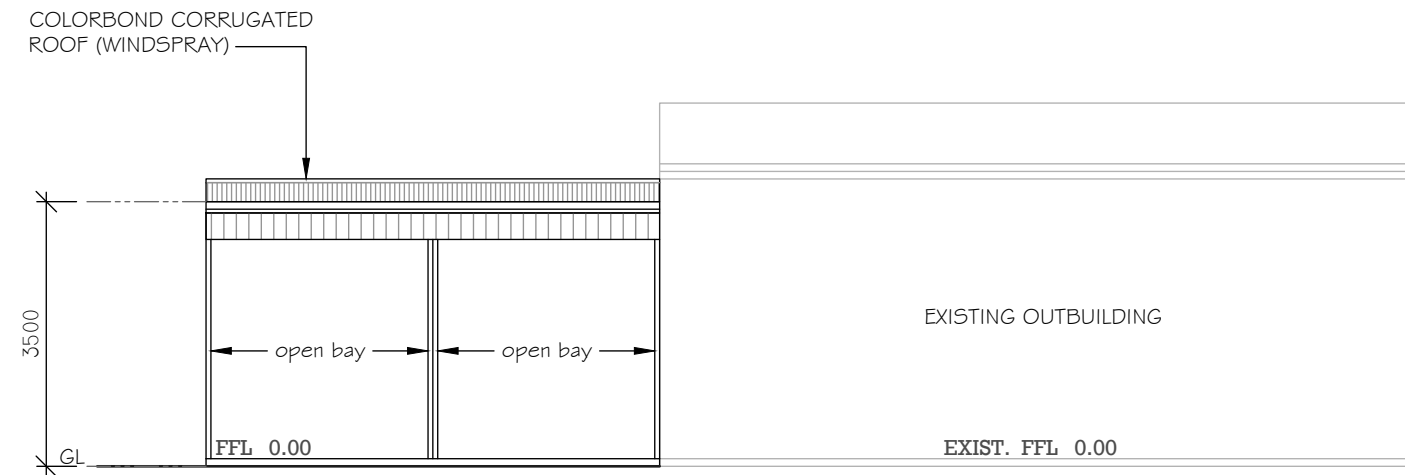
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

PROPOSAL : ADDITION TO OUTBUILDING / GARAGE  
OWNER : M. RUSSELL  
ADDRESS: 22 PIPECLAY ESPLANADE, CREMORNE, 7024  
SCALE: 1:200  
DATE: 28th AUGUST 2025  
AMENDED:  
DRAWN BY: A. BROWN CCG003R  
PAGE: 01/04  
JOB NO : 101499



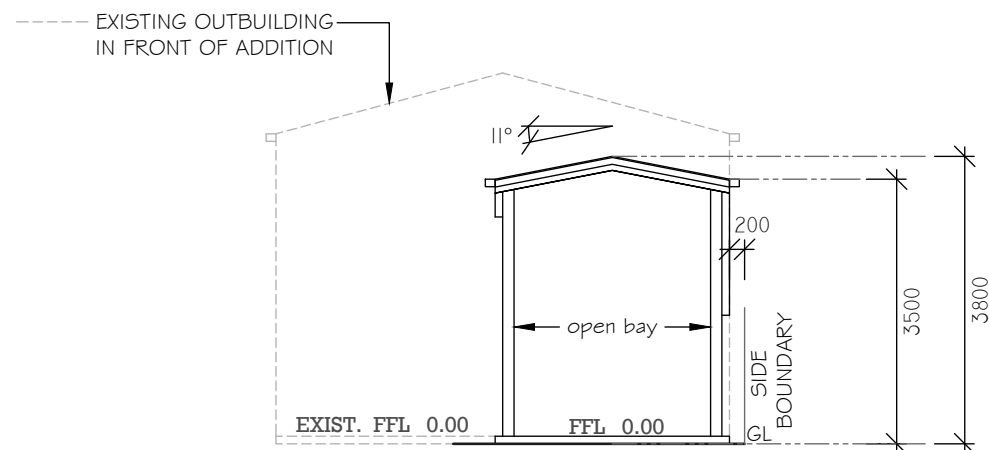


SOUTH WEST ELEVATION

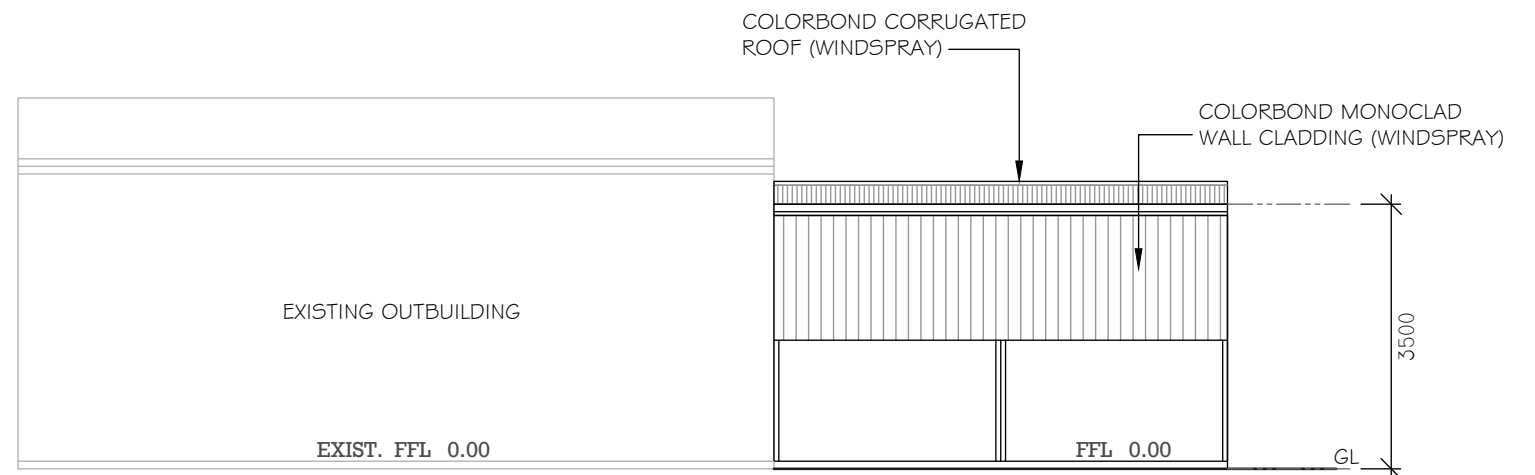


SOUTH EAST ELEVATION

COLOUR'S (COLORBOND®):  
 EXT. WALLS - DUNE  
 ROOF - DUNE  
 ROLLER DOOR - WINDSPRAY  
 GUTTER - WINDSPRAY  
 CORNER FLASH - WINDSPRAY  
 BARGE FLASHING - WINDSPRAY  
 OPENING FLASH - WINDSPRAY



NORTH EAST ELEVATION

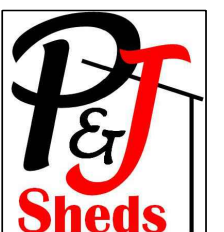


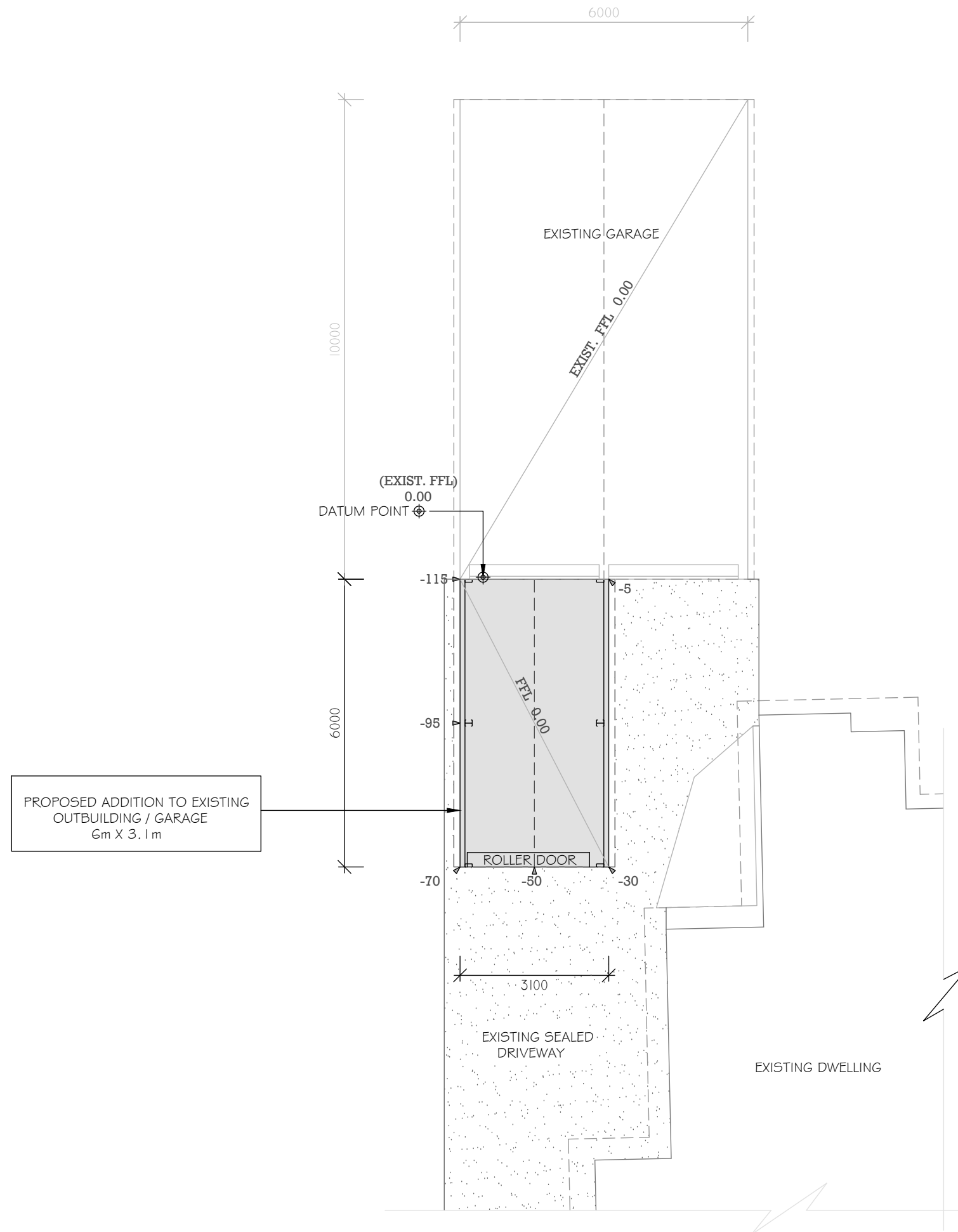
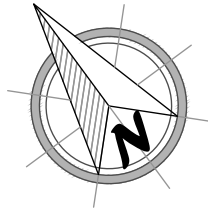
NORTH WEST ELEVATION

ELEVATIONS 1:100

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PROPOSAL : ADDITION TO OUTBUILDING / GARAGE  
 OWNER : M. RUSSELL  
 ADDRESS: 22 PIPECLAY ESPLANADE, CREMORNE, 7024  
 SCALE: 1:100  
 DATE: 28th AUGUST 2025  
 AMENDED:  
 DRAWN BY: A. BROWN CCG003R  
 PAGE: 02/04  
 JOB NO : 101499





## FLOOR PLAN 1:100

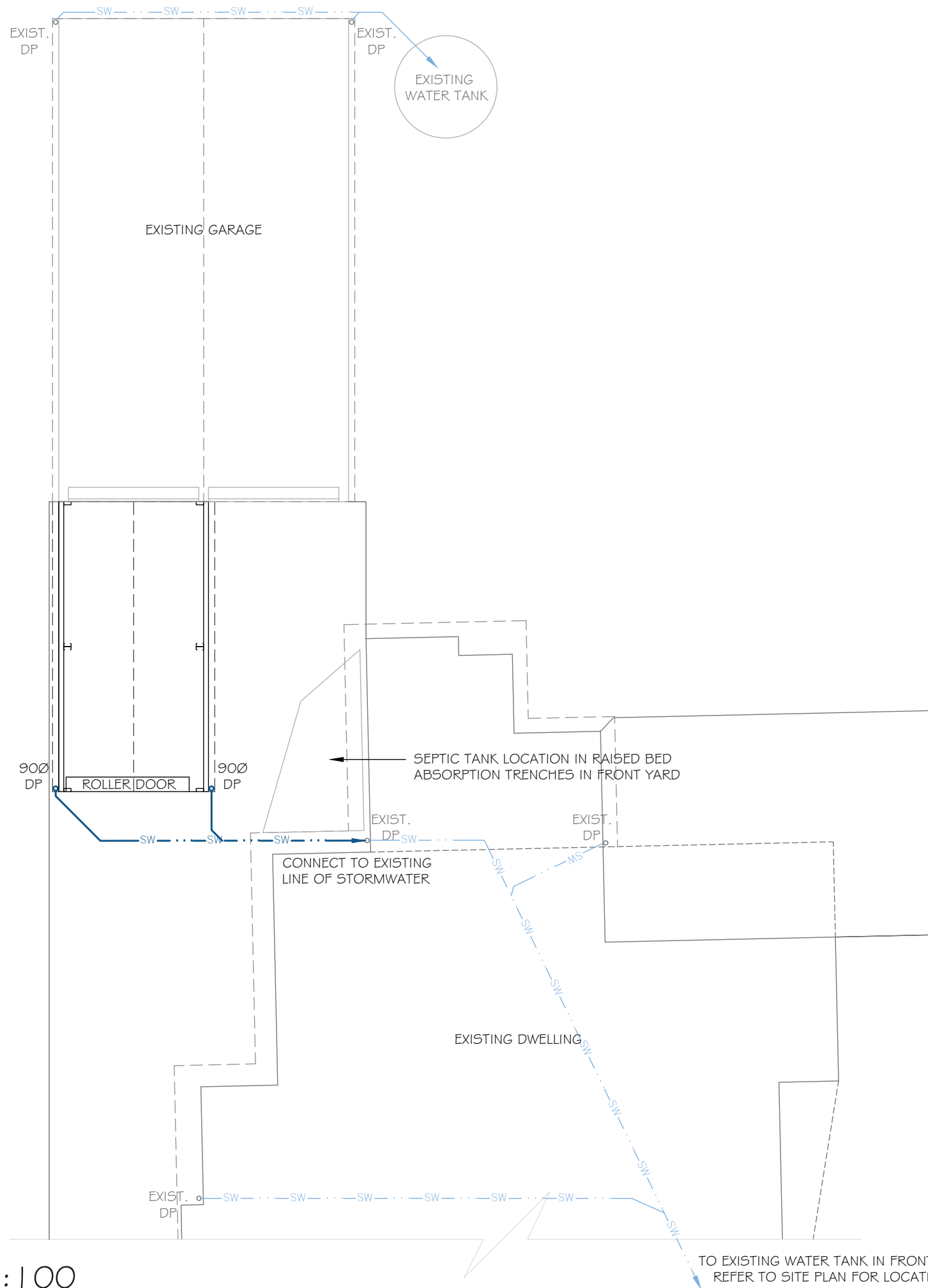
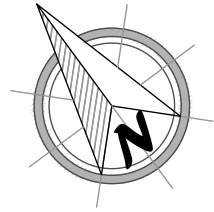
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

Document Set ID: 5678790  
Version: 1, Version Date: 01/09/2025

PROPOSAL : ADDITION TO OUTBUILDING / GARAGE  
OWNER : M. RUSSELL  
ADDRESS: 22 PIPECLAY ESPLANADE, CREMORNE, 7024  
SCALE: 1:100  
DATE: 28th AUGUST 2025  
AMENDED:  
DRAWN BY: A. BROWN CCG003R  
PAGE: 03/04  
JOB NO : 101499







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 EXISTING WATER TANK VIA EXISTING LINE OF STORM WATER.  
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

PLUMBING PLAN 1:100

PROPOSAL : ADDITION TO OUTBUILDING / GARAGE  
OWNER : M. RUSSELL  
ADDRESS: 22 PIPECLAY ESPLANADE, CREMORNE, 7024  
SCALE: 1:100  
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