



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/053902

PROPOSAL: Two Multiple Dwellings (One New & One Existing)

LOCATION: 20 Kenton Road, Geilston Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 20 October 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 20 October 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 20 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 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: **Proposed Additional Unit behind Existing Dwelling**

Location:

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:

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:

Date: 11/07/2025

**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 216969	FOLIO 10
EDITION 4	DATE OF ISSUE 22-Aug-2024

SEARCH DATE : 11-Jul-2025

SEARCH TIME : 09.45 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 10 on Plan 216969

Derivation : Part of Lot 30853 Gtd. to C.M. Parsons.

Prior CT 2628/50

SCHEDULE 1

N127729 TRANSFER to JUSTIN ANTHONY QUAYLE and AMANDA JANE
QUAYLE Registered 17-May-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
136280 FENCING CONDITION AND OTHER CONDITIONS in Transfer
N217112 MORTGAGE to AUSWIDE BANK LTD Registered 22-Aug-2024
at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

Cert. of Title Vol.636 Fol.29.



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2628 50

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

M. Williams

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF LINDISFARNE

THIRTY PERCHES AND NINE TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

KENNETH WILLIAMS of Geilston Bay, Police Constable, and

PEGGY WILLIAMS, his wife

SECOND SCHEDULE (continued overleaf)

TRANSFER NO.136280 was made SUBJECT TO fencing condition and other conditions.

NO.A193967 MORTGAGE to The Police Provident Fund Board. Registered 18th December, 1963 at 12.2p.m. DISCHARGED A927277 30.8.1984

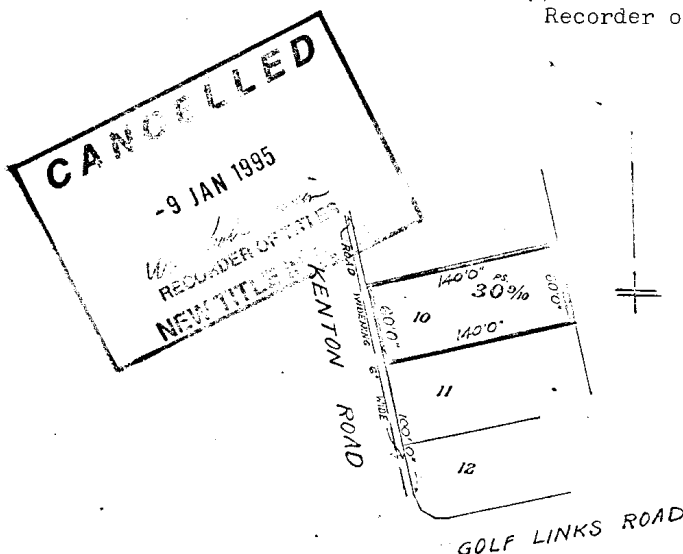
(Sgd.) A. IMLACH, Recorder of Titles.

E.R. Tappin
Recorder of Titles

Lot 10 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

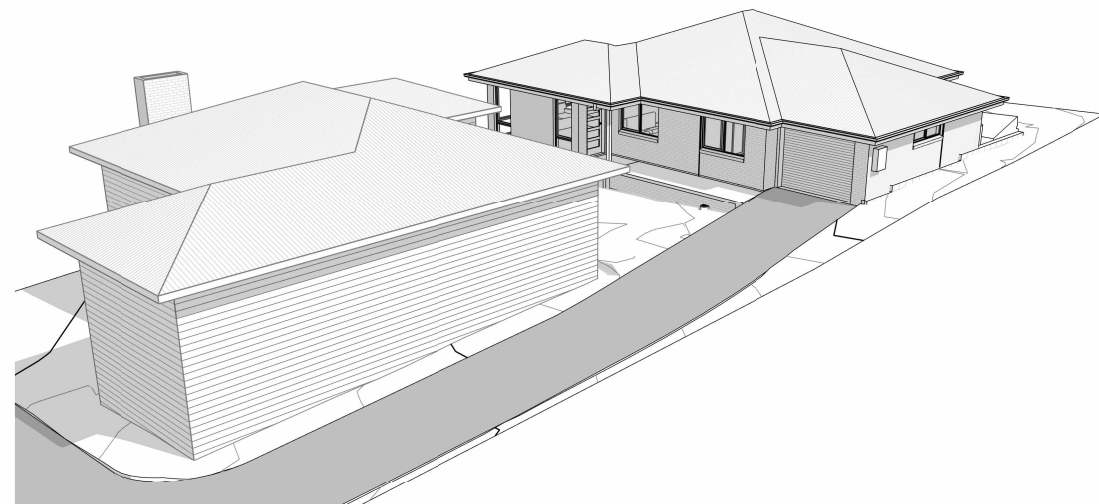
REGISTERED NUMBER

216969



Part of Lot 30853 Gtd. to C.M.Parsons Meas. in Ft. & Ins. 234/160
FIRST Edition. Registered APR 1970

Derived from C.T.Vol.636 Fol.29. Transfer A193966-M.L.Goyen

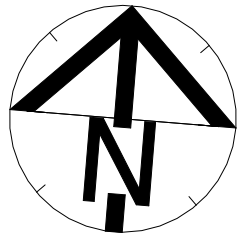


AP2025-2437 - PROPOSED QUAYLE UNIT DEVELOPMENT
20 Kenton Road
GEILSTON BAY

SHEET		DRAWING TITLE
01	A	EXISTING SITE PLAN
01a	A	PROPOSED SITE PLAN
01b	A	DRAINAGE PLAN
01c		SOIL & WATER MANAGEMENT PLAN
02		UNIT 2 FLOOR PLAN
03		UNIT 2 ELEVATIONS SHEET 1
03a		UNIT 2 ELEVATIONS SHEET 2
03b		PERSPECTIVE VIEWS

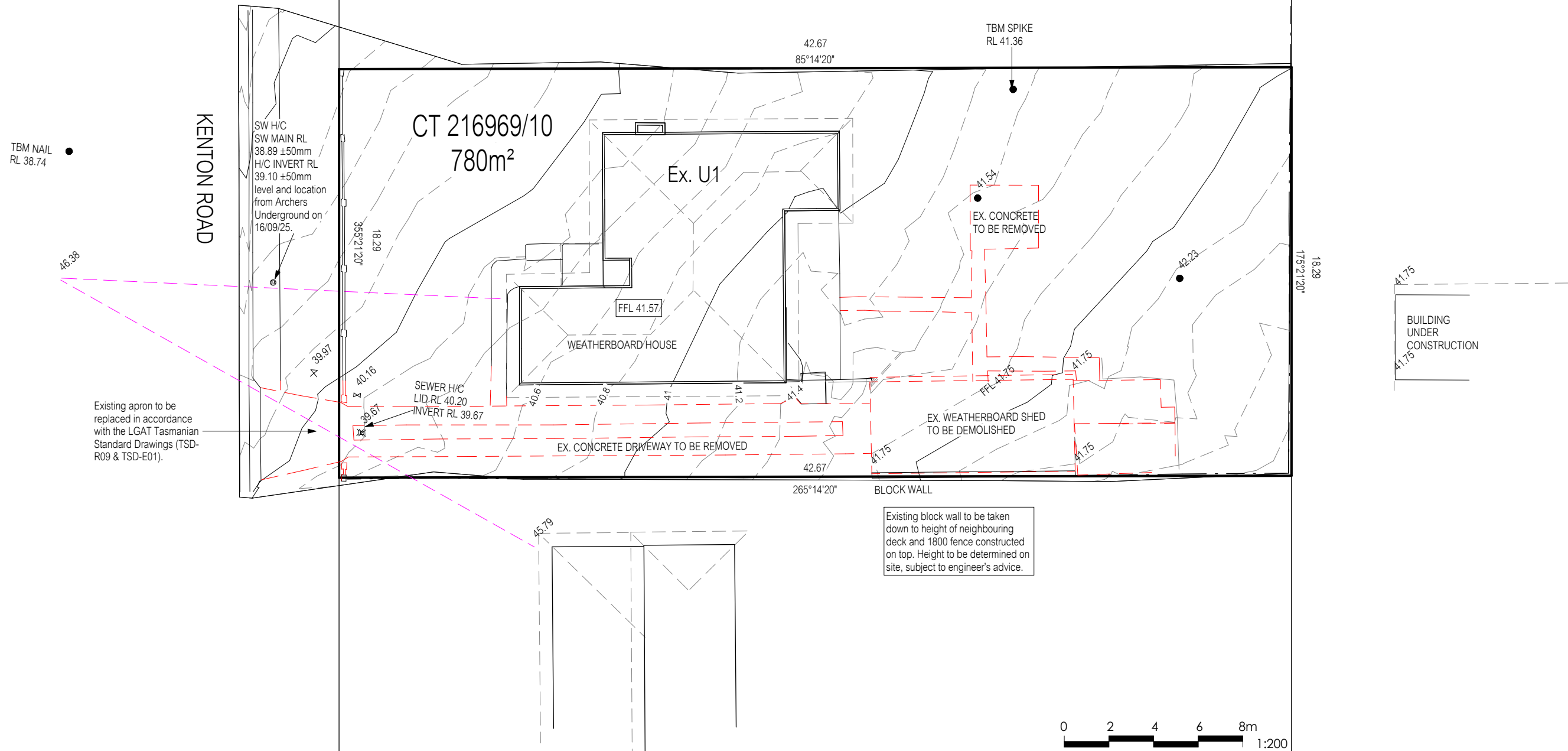
A	Council RFI - note existing crossover to be removed and replaced, show extent of Flood Prone Hazard Area overlay. Update stormwater connection as per revised detail survey.	19 Sept. 2025	ST	CK	01 - 01b
	DA Plan Set	24 June 2025	ST	CK	01 - 03
No.	Amendment	Date	Drawn	Checked	Sheet

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:	Client / Project info	Soil Classification: TBC Title Reference: CT216969/10 Floor Areas: 139.20m² Porch / Deck Areas: 4.87m² Wind Speed: TBC Climate Zone: 7 Alpine Zone: N/A Corrosion Environment: MEDIUM Certified BAL: Not Bushfire Prone Designed BAL: Not Bushfire Prone (Refer to Standard Notes for Explanation)	COVER SHEET	
	ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED QUAYLE UNIT DEVELOPMENT 20 Kenton Road GEILSTON BAY		Date	24 June 2025
				Sheet	AP2025-2437
				Scale	00/03



Ex. Unit 1 FFL 41.57
Unit 2 FFL 42.00

NOTES:
While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.
The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey. Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers. All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.
DATUM - Vertical : AHD per SPM9494 with reputed AHD level of 26.569 from SURCOM on 14-03-2025
At the time of this survey, CT.216969/10 was owned by JUSTIN ANTHONY QUAYLE & AMANDA JANE QUAYLE
Date of Survey : 13-03-2025



A	19 Sept. 2025	ST
No.	Date	Int.

Amendment changes as per cover sheet

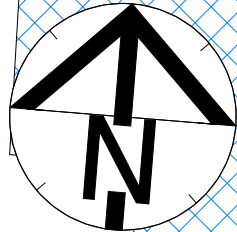
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Designer:
ANOTHER PERSPECTIVE PTY LTD
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NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
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Client / Project info
PROPOSED QUAYLE UNIT DEVELOPMENT
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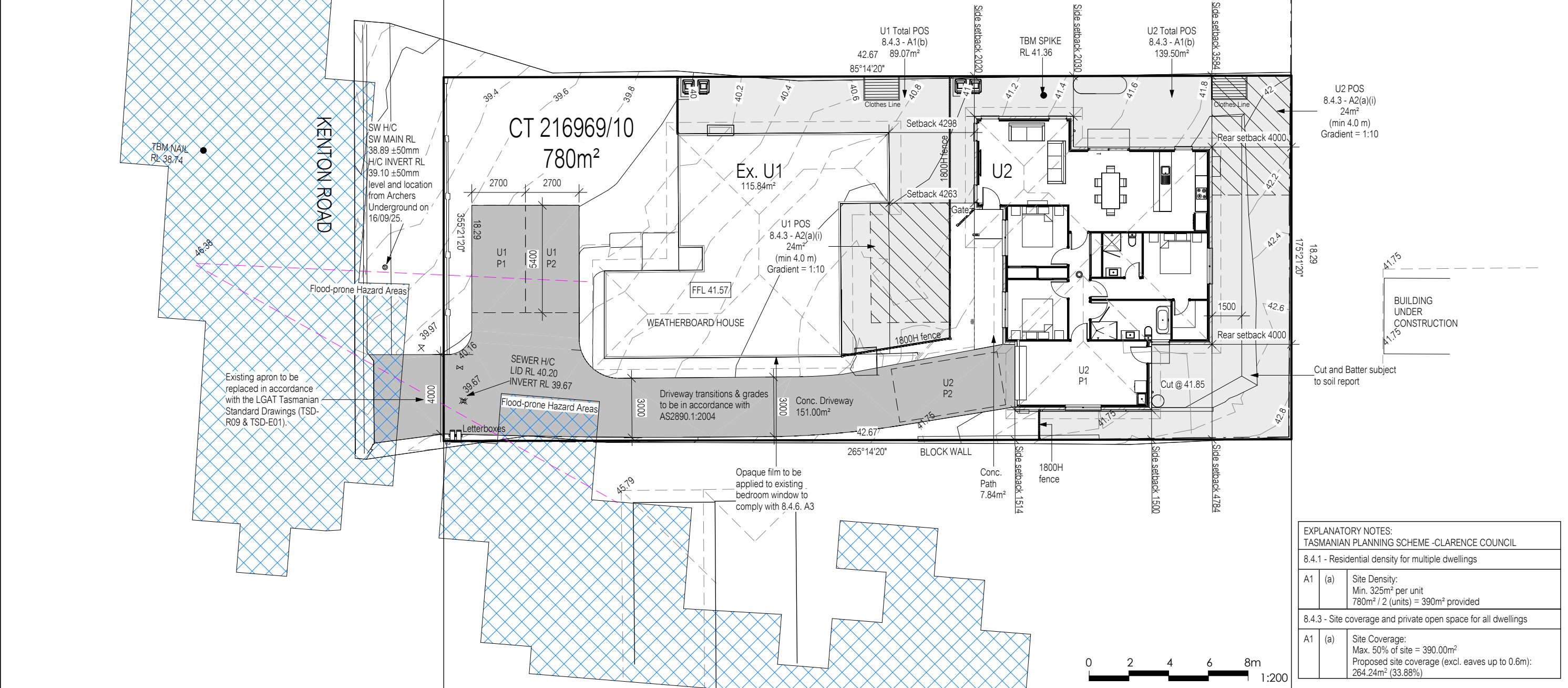


EXISTING SITE PLAN		
Drawn	ST	AP2025-2437
Date	23 June 2025	Sheet
Scale	1 : 200	01/03



Ex. Unit 1 FFL 41.57
Unit 2 FFL 42.00

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EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME -CLARENCE COUNCIL		
8.4.1 - Residential density for multiple dwellings		
A1	(a)	Site Density: Min. 325m² per unit 780m² / 2 (units) = 390m² provided
8.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	Site Coverage: Max. 50% of site = 390.00m² Proposed site coverage (excl. eaves up to 0.6m): 264.24m² (33.88%)

A	19 Sept. 2025	ST
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Amendment changes as per cover sheet

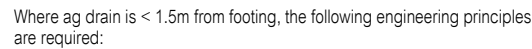
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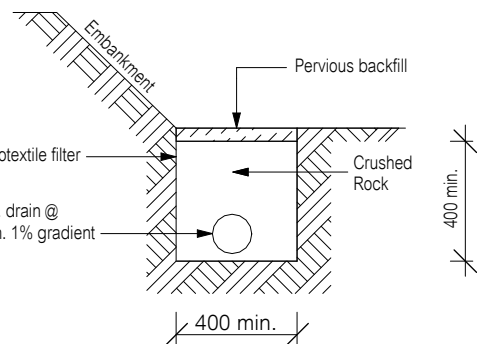
Client / Project info
PROPOSED QUAYLE UNIT DEVELOPMENT
20 Kenton Road
GEILSTON BAY



PROPOSED SITE PLAN		
Drawn	ST	AP2025-2437
Date	23 June 2025	Sheet
Scale	1 : 200	01a/03



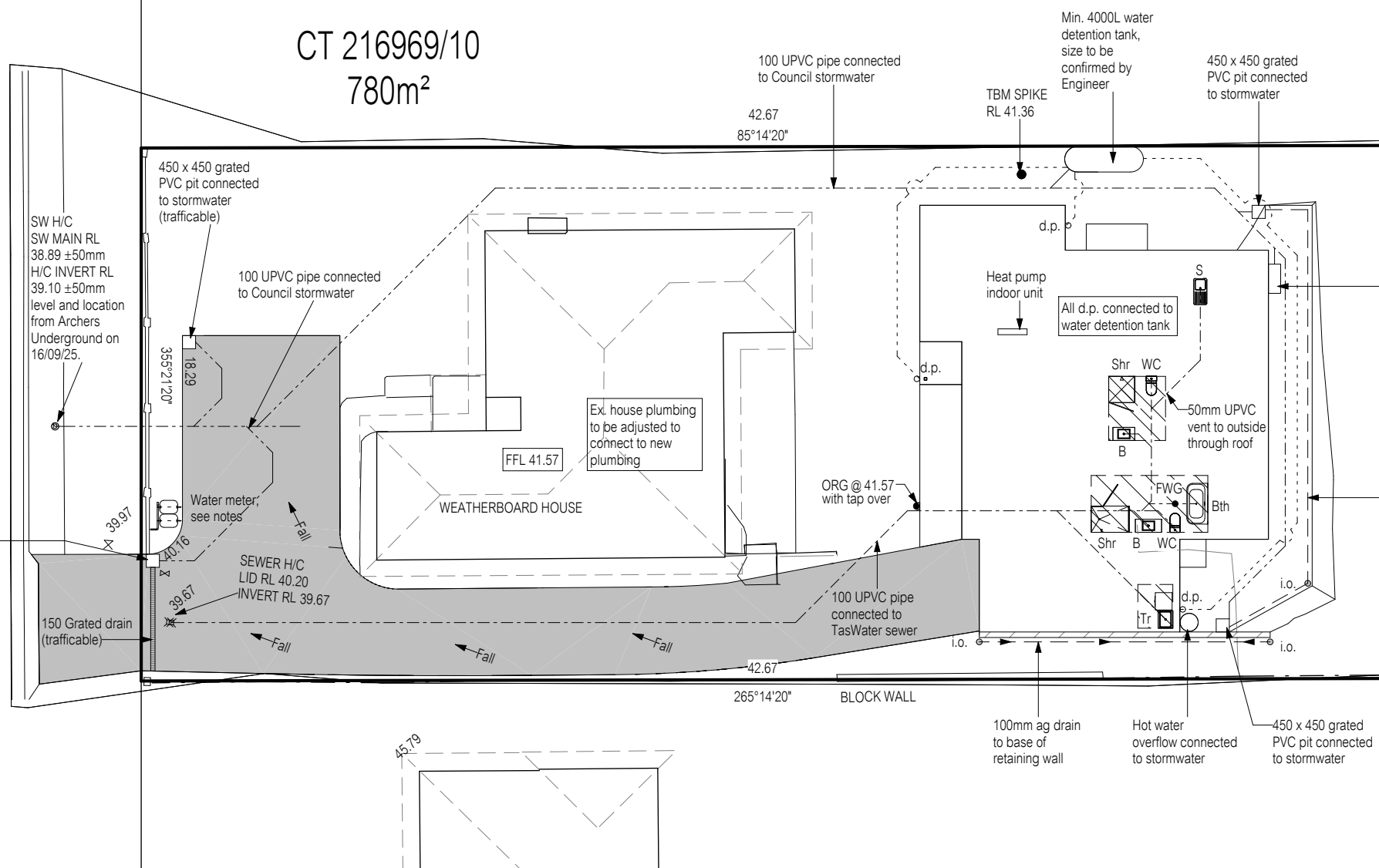
1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale



CT 216969/10
780m²



NOTES:

- Any modifications (including installation of a meter) to the existing property water service shall be undertaken by TasWater at the developers cost
- Meters and check valves detailed are to be provided by TasWater at the developer's cost.

- Upgrade existing DN25mm (ID20) water connection to new DN32mm (ID25) PN16 PE water connection with 2 x DN20 water meters on a manifold as per TWS-W-0002 - Sheet 02 & 09. Below ground low hazard installed by TasWater's contractor.

- Water connections separated by manifold provided by TasWater

- Property services shall be located at a point where the Gate Valve to be located 500mm inside the front property boundary and 500mm from the edge of the driveway towards the centre of the lot in accordance with TasWater Water Metering Guidelines.

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
S	Sink	500
T	Toilet	100
V	Water Valve	400
RWC	Rough Water Catch	400
F	Floor Drain	100
FWG	Flow Through Gully	800 (N.C.C. 2)
W	Water	
PVC	Polyvinyl Chloride	
AS/NZS3500.2:2021		

NOTES:

While all reasonable efforts have been made to locate all utilities at the above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only. Differentials of boundary, and/or a result are considered approximate only. Down pipe should not be used for building to boundary, or to prescribed setbacks; without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be conducted by the design engineer.

All survey data is BD. The level (Z-value) clearly shown on the plan can be interrogated with a suitable CAD package to post metrics of all features, including pipe inverts, are included in the model data line (not the POC) displayed on the PDF. Spot heights are organised into a separate layer.

layers, and can be displayed as required.

DATUM - Vertical - Australian Standard 1104 (mean water level 1502 UPVC) (unless noted otherwise)

from SURCOM on 14-03-2025

At the time of this survey, CT.216969/10 was owned by JUSTIN ANTHONY QUAYLE & AMANDA JANE QUAYLE. Date of Survey: 13-03-2025. The pipe was found emerging from beneath the building in

2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

Heat pump outdoor
unit drain connected
to stormwater

18.29
175°21'2

to base of cut

41.75
BUILDING
UNDER
CONSTRUCTION

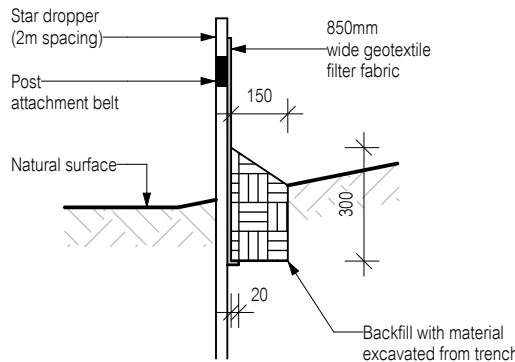
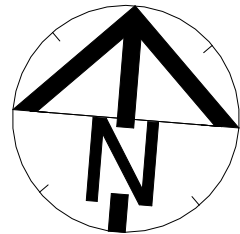
Refer to Roof Plan for
downpipe calculations

All works are to in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.



A	19 Sept. 2025	ST
No.	Date	Int.

Soil classification: TBC Refer to Soil Report for nominated founding depth and description of founding material. All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3 Amendment changes as per cover sheet	 - Wet areas to comply with NCC 10.2 and AS3740	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:	Client / Project info		DRAINAGE PLAN		
			ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED QUAYLE UNIT DEVELOPMENT 20 Kenton Road GEILSTON BAY		Drawn	ST	AP2025-2437
						Date	24 June 2025	Sheet
						Scale	1 : 200	01b/03



SILT STOP TYPE 1

TEMPORARY FENCE 1:20

TBM NAIL
RL 38.74

KENTON ROAD

SW H/C
SW MAIN RL
38.89 ±50mm
H/C INVERT RL
39.10 ±50mm
level and location
from Archers
Underground on
16/09/25.

CT 216969/10
780m²

42.67
85°14'20"

TBM SPIKE
RL 41.36

Temporary stockpile

Division drain

FFL 41.57

WEATHERBOARD HOUSE

Stabilised entry/exit point

265°14'20"

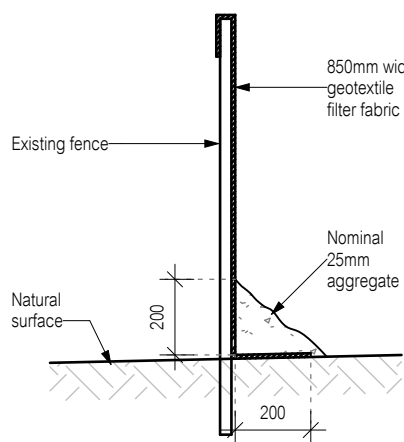
BLOCK WALL

18.29
175°21'20"

41.75

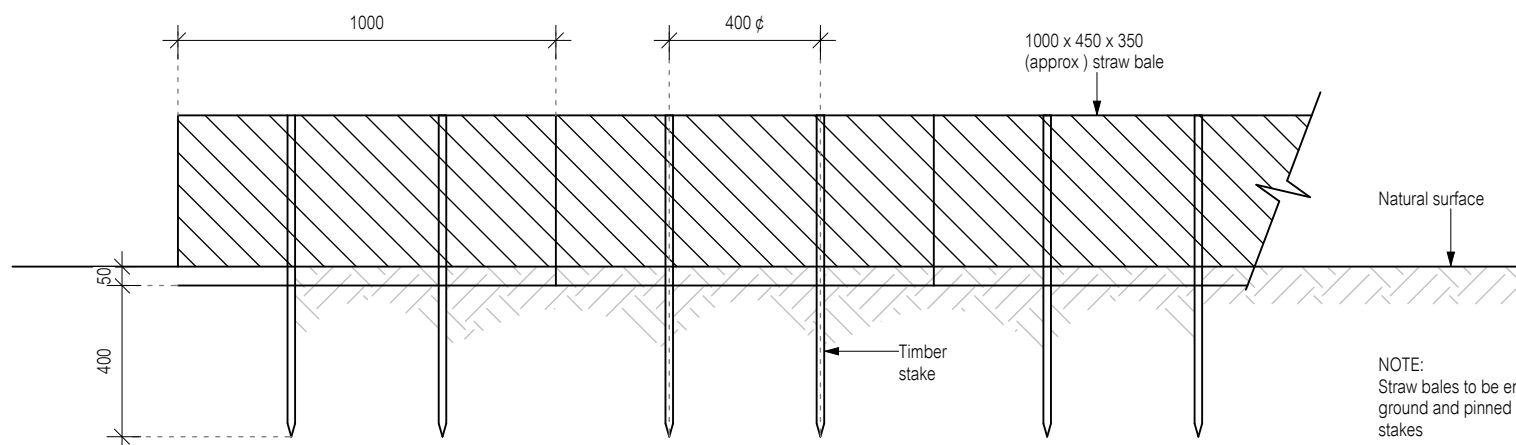
BUILDING
UNDER
CONSTRUCTION

41.75



SILT STOP TYPE 2

EXISTING FENCE 1:20



Natural surface

NOTE:
Straw bales to be entrenched 50mm in
ground and pinned by 20 x 20mm timber
stakes

STRAW BALE SEDIMENT TRAP SECTION DETAIL

SCALE 1:20

- Notes
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Designer:

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Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED QUAYLE UNIT DEVELOPMENT
20 Kenton Road
GEILSTON BAY



SOIL & WATER MANAGEMENT PLAN

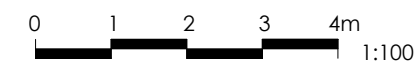
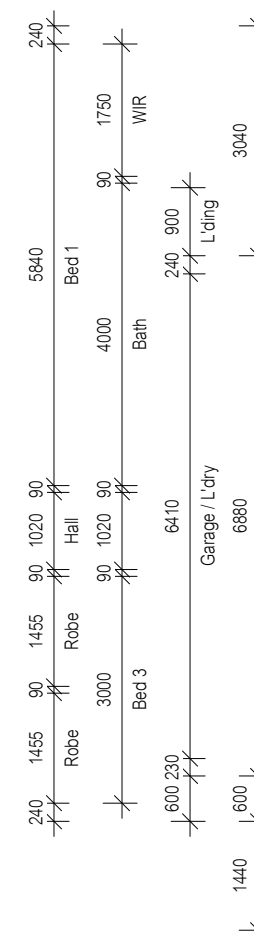
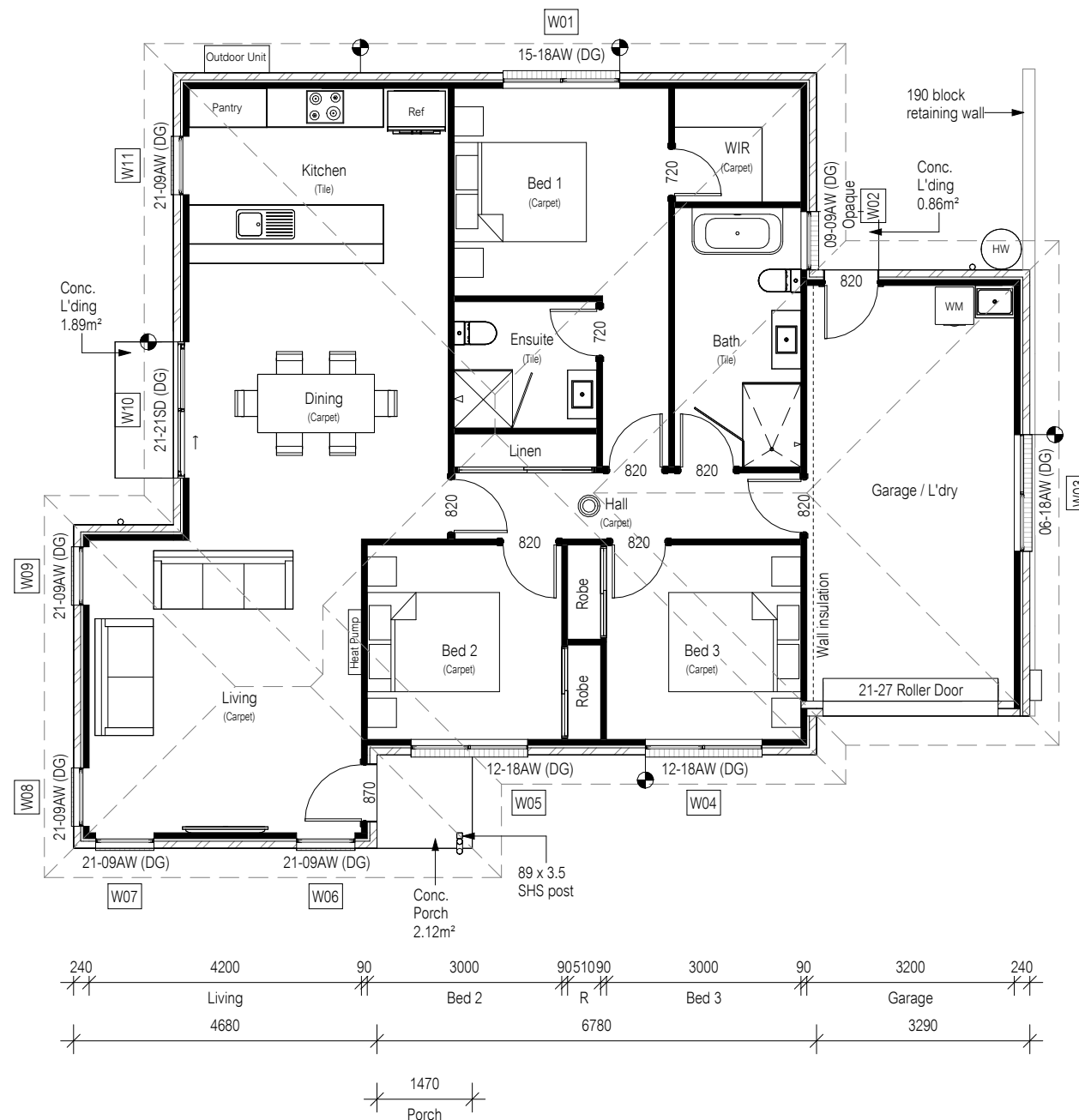
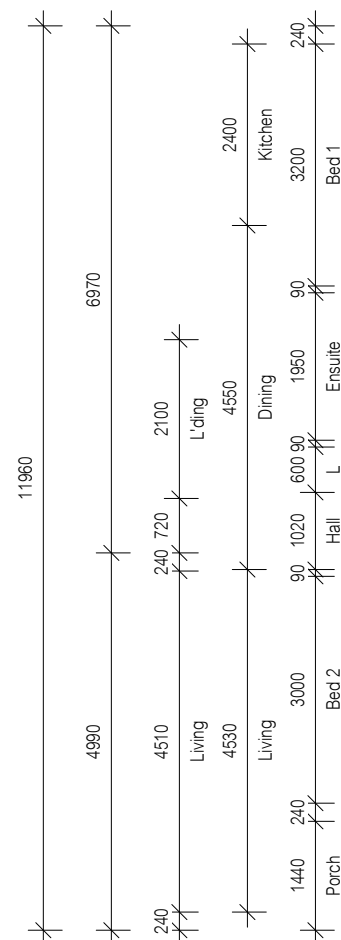
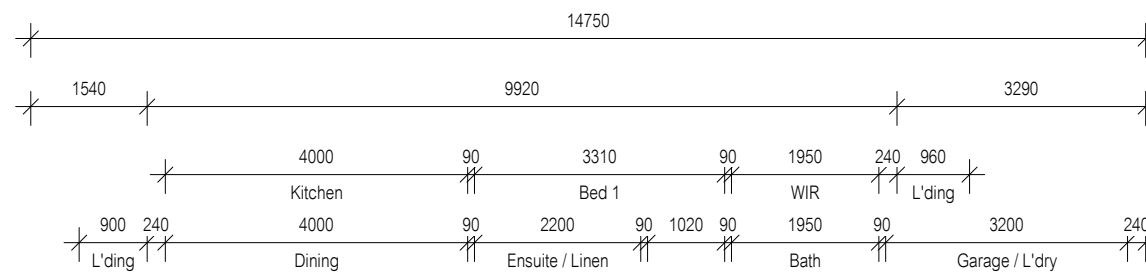
Drawn ST AP2025-2437

Date 24 June 2025 Sheet

Scale As indicated

01c/03

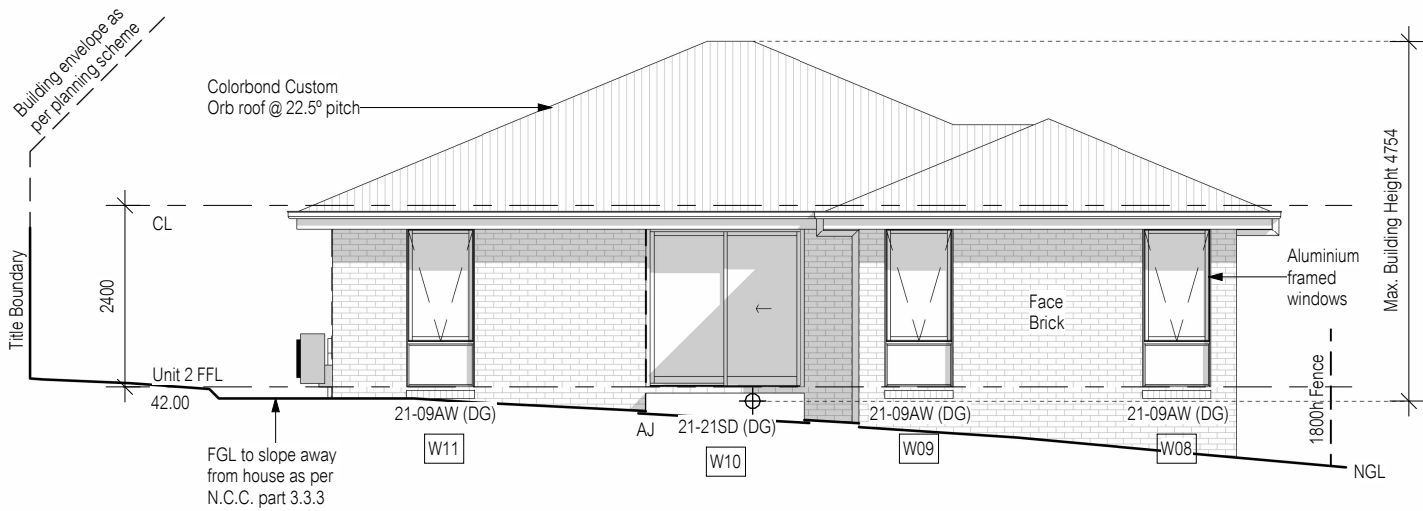
No.	Date	Int.	Amendment changes as per cover sheet
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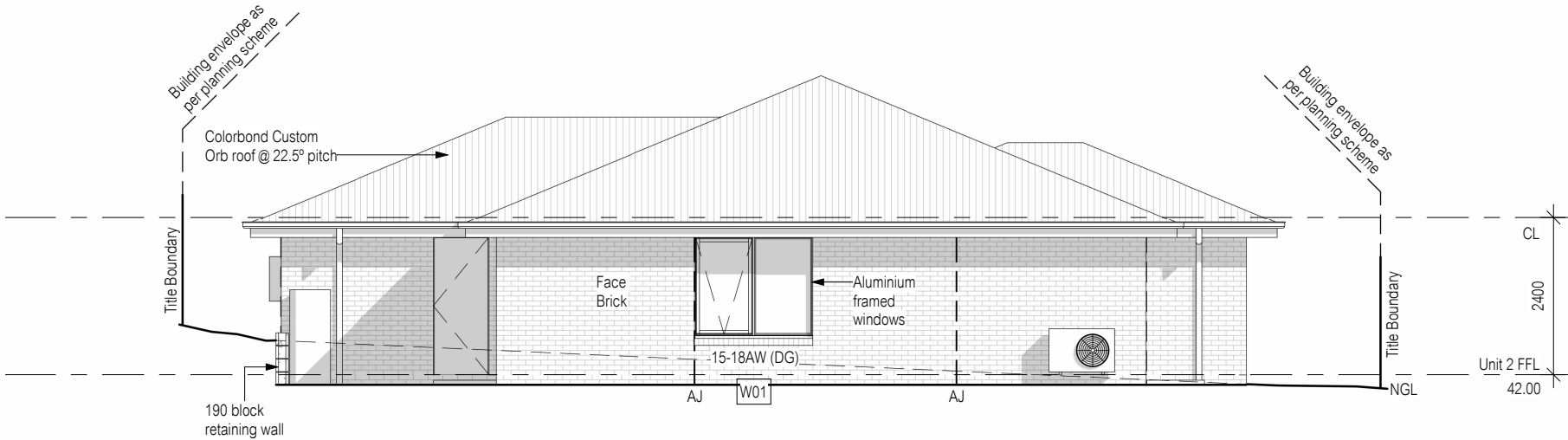
Floor Area = 139.20m² Articulation joints Smoke Alarm (interconnected where more than 1) Amendment changes as per cover sheet	Notes - Builder to verify all dimensions and levels on site prior to commencement of work - All work to be carried out in accordance with the current National Construction Code. - 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 171 NORTH HOBBART LIC. NO. 685230609 (S. Survey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED QUAYLE UNIT DEVELOPMENT 20 Kenton Road GEILSTON BAY		UNIT 2 FLOOR PLAN		
					Drawn Date Scale Copyright ©	ST 23 June 2025 1 : 100	AP2025-2437 Sheet 02/03

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



North Elevation



East Elevation

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

Amendment changes as per cover sheet

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

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 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED QUAYLE UNIT DEVELOPMENT
20 Kenton Road
GEILSTON BAY



UNIT 2 ELEVATIONS SHEET 1

Drawn ST AP2025-2437

Date 24 June 2025 Sheet

Scale 1 : 100

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03/03

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



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

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PROPOSED QUAYLE UNIT DEVELOPMENT
20 Kenton Road
GEILSTON BAY



UNIT 2 ELEVATIONS SHEET 2

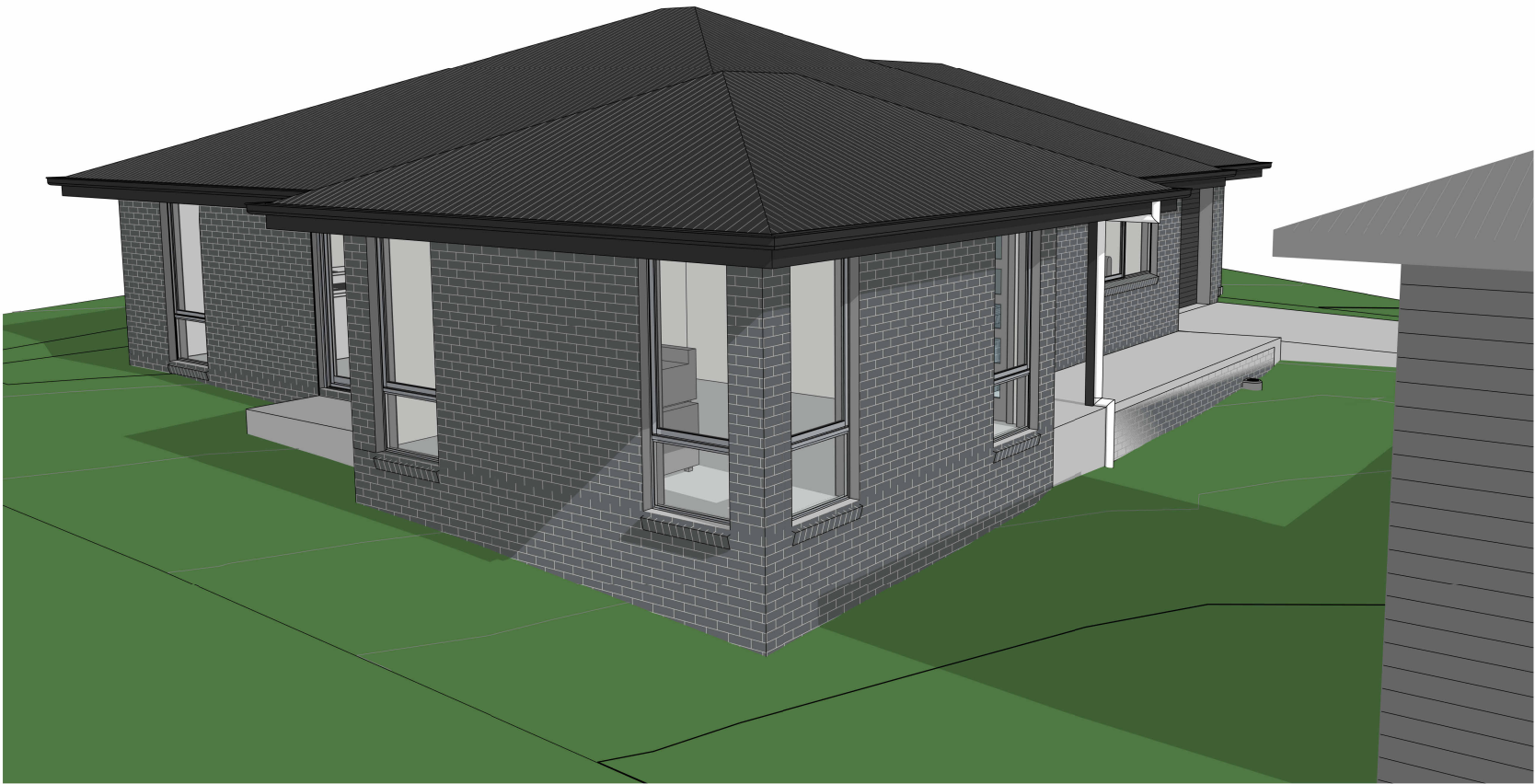
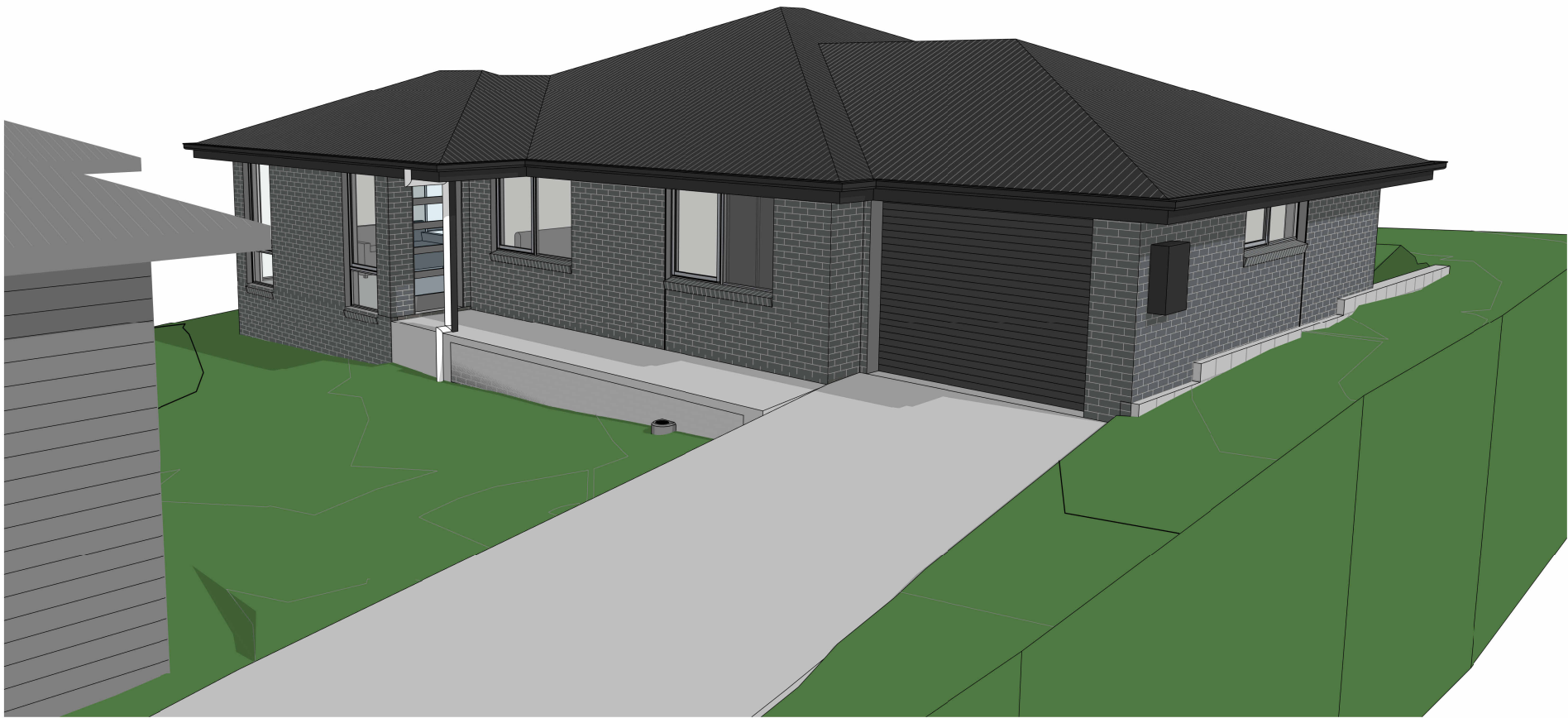
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Date	24 June 2025	Sheet
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03a/03



No.	Date	Int.
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Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

- Notes
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PROPOSED QUAYLE UNIT DEVELOPMENT
20 Kenton Road
GEILSTON BAY



PERSPECTIVE VIEWS

Drawn ST AP2025-2437

Date 24 June 2025 Sheet

Scale

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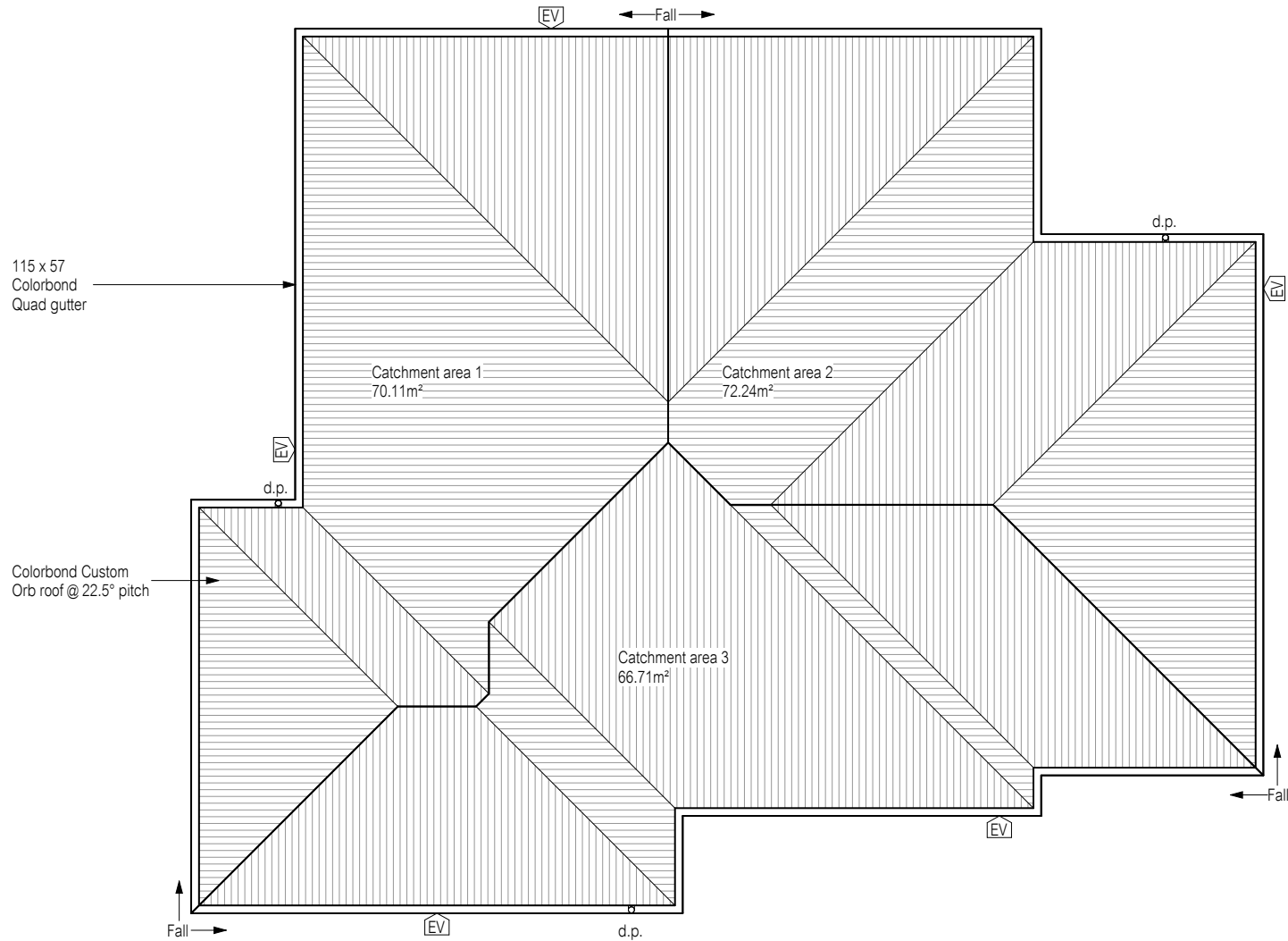
03b/03

GUTTER OVERFLOW
REQUIREMENTS as per
N.C.C. Figure 7.4.6a:
Minimum slot opening area of 1200
mm² per metre of gutter and the lower
edge of the slots installed a minimum
of 25 mm below the top of the fascia.
The acceptable overflow capacity
must be 0.5 L/s/m.

Batten fixings:
100mm type 17, 14g bugle
screws to comply with
AS1684, or refer to AS1684
for alternatives.

Batten spacing:
75 x 38 F8
@ 900 Centre

Colorbond fixings:
50mm M6 11 x 50 EPDM
seal to comply with AS3566
or refer to AS3566 for
alternatives.



Position and quantity of downpipes
are not to be altered without
consultation with designer

Area's shown are surface areas /
catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah ¹	166.17	Area of Roof (excluding 115mm Quad gutter) (m ²)
Ah ²	172.78	Area of Roof (including 115mm Quad gutter) (m ²)
Ac	209.06	Ah ² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m ²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm ²)
DRI	86.9	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	74	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m ²)
Required Downpipes	2.83	Ac ÷ Acdp
Downpipes Provided	3	

Sarking to be cut / discontinuous along ridge line.
Custom orb profile to provide N.C.C. required
ventilation between ridge capping and roofing sheet.

EAVES VENT NOTE:
BRADFORD CSR POLY EAVE VENT (23,700mm²).
5 VENTS EVENLY SPACED

No.	Date	Int.	Amendment changes as per cover sheet
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Client / Project info
PROPOSED QUAYLE UNIT DEVELOPMENT
20 Kenton Road
GEILSTON BAY



ROOF PLAN		
Drawn	ST	AP2025-2437
Date	24 June 2025	Sheet
Scale	1 : 100	11/03

22 September 2025

Clarence City Council
PO Box 96
Rosny Park TAS 7018

Re: 20 Kenton Avenue GEILSTON BAY – Application No. PDPLANPMTD-2025/053902

Dear Rachael,

I refer to your letter dated 25 July 2025 in response to the Planning Application for the proposed additional dwelling at 20 Kenton Avenue Geilston Bay.

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

P1.1

The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

- (a) the availability of off-street public car parking spaces within reasonable walking distance of the site;*
- (b) the ability of multiple users to share spaces because of:
 - (i) variations in car parking demand over time; or*
 - (ii) efficiencies gained by consolidation of car parking spaces;**
- (c) the availability and frequency of public transport within reasonable walking distance of the site;*
- (d) the availability and frequency of other transport alternatives;*
- (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;*
- (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;*
- (g) the effect on streetscape; and*
- (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.*

N/A

P1.2

The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

- (a) the nature and intensity of the use and car parking required;*
- (b) the size of the dwelling and the number of bedrooms; and*
- (c) the pattern of parking in the surrounding area.*

The proposed development site is located in suburban Geilston Bay where there is a mixture of off-street and on-street parking, with the proposed development being for one new dwelling (approx. 140sqm), in addition to the existing single dwelling (approx. 115sqm) currently located on the site. Demand for parking will be limited to these two moderately sized residential dwellings, with two car parking spaces provided for each dwelling.

Additional parking is available on the street either immediately adjacent to the proposed development in Kenton Road, or within walking distance in the surrounding streets.

Public bus transport would be the most likely form of transport other than by private vehicle (multiple bus stops are located within 250m of the dwelling providing close access to public transport), whilst the growing prevalence of ride-sharing would provide an alternative that is catered for by the proposed development.

It is expected that the parking provided will meet the needs of the intended use.

C2.6.1 Construction of parking areas

Refer to amended Proposed Site Plan (sheet 01a) and Drainage Plan (sheet 01b) showing additional driveway details.

C12.0 Flood-Prone Areas Hazard Code

C12.6.1 Buildings and works within a flood-prone hazard area

P1.1

Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:

- (a) the type, form, scale and intended duration of the development;*
- (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;*
- (c) any advice from a State authority, regulated entity or a council; and*
- (d) the advice contained in a flood hazard report.*

P1.2

A flood hazard report also demonstrates that the building and works:

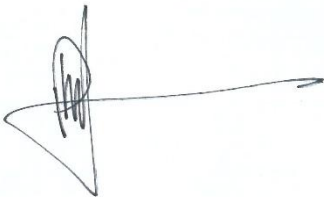
- (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and*
- (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.*

Refer to amended Proposed Site Plan (sheet 01a) showing minimal extent of Flood Prone Hazard Area on the proposed driveway, noting that there is no change of use to the impacted area – the works are limited to replacing an existing section of driveway with a new driveway.

Given there is no change in use and no change in the catchment/obstruction to water flows, there should be no change to the existing level of risk from a flood that is presumably already considered to be tolerable.

If you require further information with regards to this submission, please let me know.

Regards,

A handwritten signature in black ink, appearing to read 'Peter Johns', with a long horizontal line extending to the right.

Peter Johns
Design Services Manager
Another Perspective Pty Ltd