



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057586

PROPOSAL: Secondary Residence (Single Dwelling)

LOCATION: 230 Acton Road, Acton Park

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 04/03/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 04/03/2026. 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 04/03/2026.

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 Ancillary Dwelling**

Location: **230 Acton Road, Acton Park**

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.

Personal Information Removed

Date: 2/12/25

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 16980	FOLIO 4
EDITION 7	DATE OF ISSUE 02-Jun-2025

SEARCH DATE : 04-Nov-2025

SEARCH TIME : 12.00 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 4 on Plan 16980
 Being the land described in Conveyance No 53/9782
 Derivation : Part of 1425-0-0 granted to William Rumney
 Derived from A14000

SCHEDULE 1

N258477 TRANSFER to WENDY BARBARA JOB Registered
 02-Jun-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 D81 BURDENING WAYLEAVE EASEMENT with the benefit of a
 restriction as to user of land in favour of Aurora
 Energy Pty Ltd over the land marked Wayleave Easement
 shown on P.16980 (Subject to Provisions) Registered
 08-Mar-2011 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N291265 PRIORITY NOTICE reserving priority for 90 days
 TRANSFER WENDY BARBARA JOB to CHRISTOPHER JAMES
 SUTHERLAND and DANNIELLE PAM COCHRANE
 MORTGAGE CHRISTOPHER JAMES SUTHERLAND and DANNIELLE
 PAM COCHRANE to WESTPAC BANKING CORPORATION Lodged
 by TIERNEY LAW - HUON on 02-Oct-2025 BP: N291265
 E431917 MORTGAGE to Westpac Banking Corporation Lodged by
 DOBSON MITCHELL on 03-Nov-2025 BP: N291263
 N291263 TRANSFER to CHRISTOPHER JAMES SUTHERLAND and
 DANNIELLE PAM COCHRANE Lodged by DOBSON MITCHELL on
 03-Nov-2025 BP: N291263

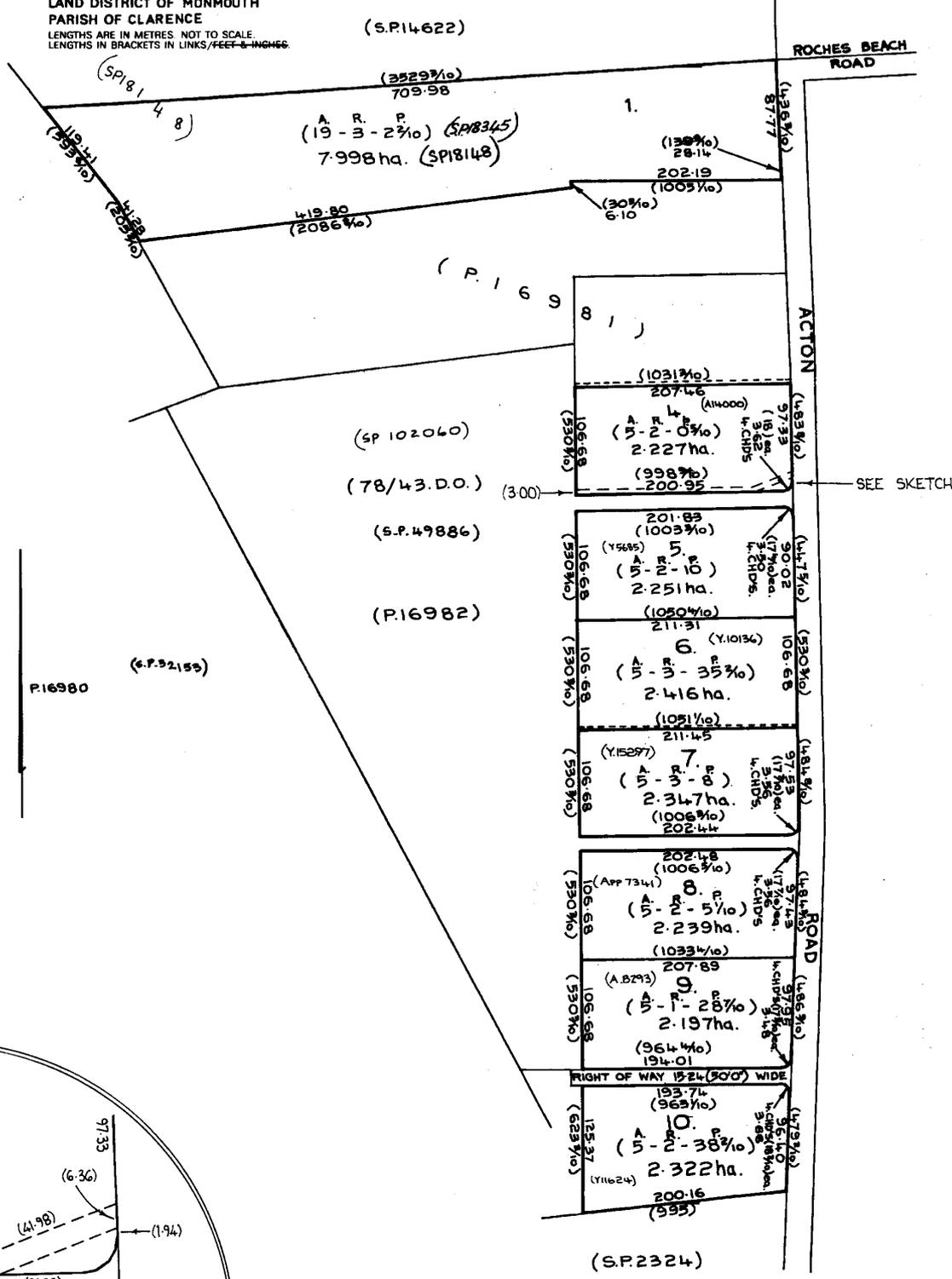
APPROVED FROM... 1.8 NOV 1981 <i>J. Broadbent</i> Acting Deputy RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER P.16980
FILE NUMBER L.T.O. CONVERSION	GRANTEE: PART OF 1425-0-0 WILLIAM RUMNEY.	B. HILL. 11-11-81

CITY OF CLARENCE

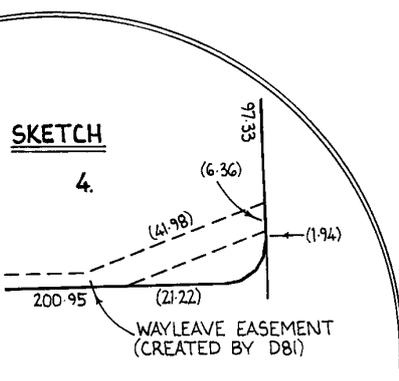
SKETCH BY WAY OF ILLUSTRATION ONLY

CITY OF CLARENCE

CITY/TOWN OF
LAND DISTRICT OF MONMOUTH
PARISH OF CLARENCE
LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



SEE SKETCH



DRAINAGE EASEMENTS
4.02 (20) WIDE SHOWN THUS:-----

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 04-Nov-2025

SEARCH TIME : 12:00 pm

CT: 16980/4

N291265 PRIORITY NOTICE reserving priority for 90 days
TRANSFER WENDY BARBARA JOB to CHRISTOPHER JAMES
SUTHERLAND and DANNIELLE PAM COCHRANE
MORTGAGE CHRISTOPHER JAMES SUTHERLAND and DANNIELLE
PAM COCHRANE to WESTPAC BANKING CORPORATION Lodged
by TIERNEY LAW - HUON on 02-Oct-2025 BP: N291265

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DANNIELLE PAM COCHRANE Lodged by DOBSON MITCHELL on
03-Nov-2025 BP: N291263

E431917 MORTGAGE to Westpac Banking Corporation Lodged by
DOBSON MITCHELL on 03-Nov-2025 BP: N291263



ACTON ROAD →



- NOTES:**
- ELECTRICAL SUPPLY:**
Electrical supply to be shared with main dwelling
 - PLUMBING SUPPLY:**
Shared water and wastewater system with main dwelling
 - STORMWATER:**
Stormwater to connect to existing drainage system.

DIMENSION NOTE:
Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed onsite by the builder, Surveyor or Sub Contractor prior to the commencement of work, manufacture or installation; and the Builder, Sub Contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes

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57 Cove Hill Road
Bridgewater TAS 7030
(03) 6263 6545
hobart@shedsnhomes.com.au
BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME Vicki Cochrane		DRAWING TITLE SITEPLAN	
PROJECT ADDRESS 230 Acton Road, Acton Park		DATE 27/01/2026	SCALE 1 : 300
PROJECT New Ancillary Dwelling		REVISION No R1	SHEET No C2.0
		SHEET SIZE A3	JOB No SNH25-039

NOTES:

ELECTRICAL SUPPLY:

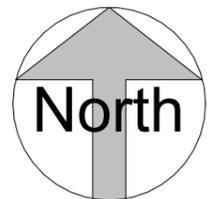
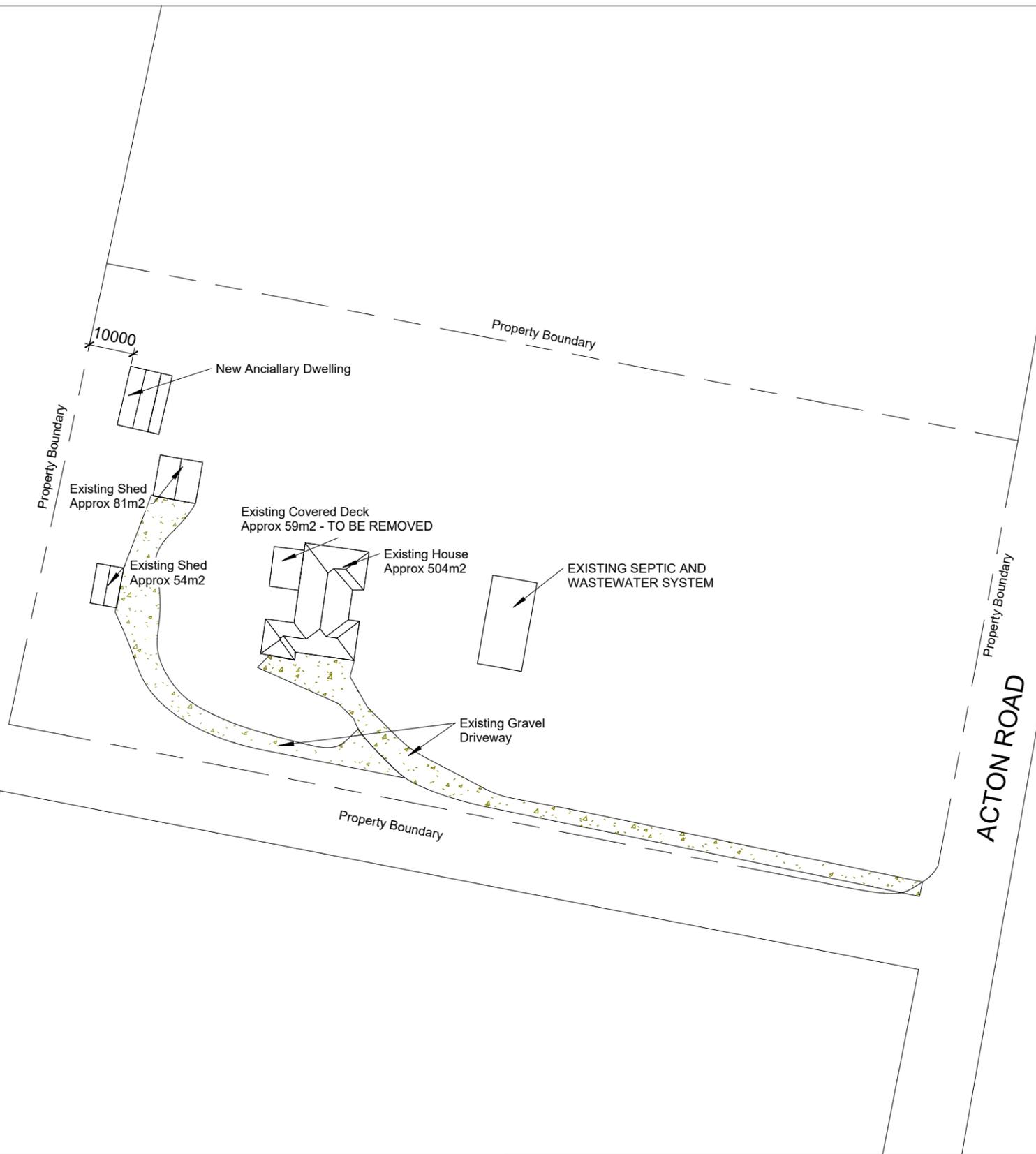
Electrical supply to be shared with main dwelling

PLUMBING SUPPLY:

Shared water and wastewater system with main dwelling

STORMWATER:

Stormwater to connect to existing drainage system.



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DRAWING NOTE:

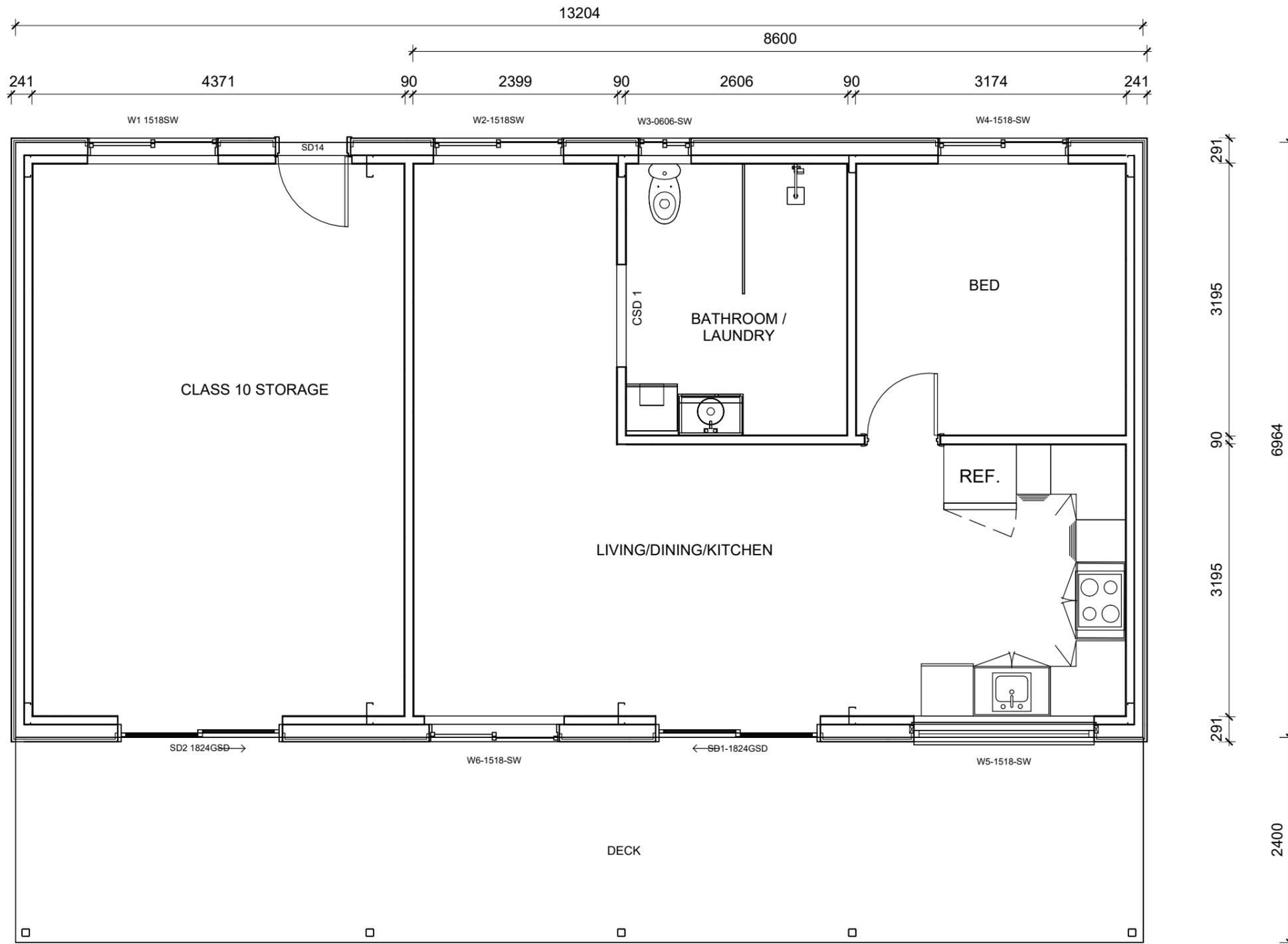
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 hobart@shedsnhomes.com.au
 BLST Pty Ltd
 ABN 52 660 422 159

CLIENT NAME Vicki Cochrane		DRAWING TITLE SITEPLAN WHOLE SITE	
PROJECT ADDRESS 230 Acton Road, Acton Park		DATE 27/01/2026	SCALE 1 : 1000
PROJECT New Ancillary Dwelling		REVISION No R1	SHEET No C2.1
		SHEET SIZE A3	JOB No SNH25-039
			DRAWN BY SH

NOTES:
 CLASS 1A LIVABLE SPACE: 59.89M2
 CLASS 10 STORAGE SPACE: 32.17M2



DIMENSION NOTE:

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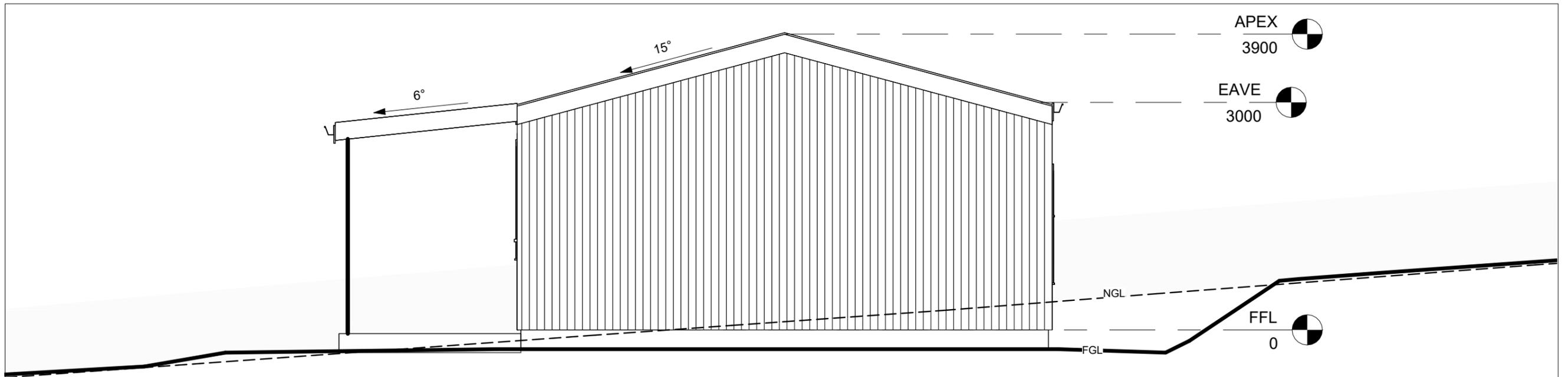
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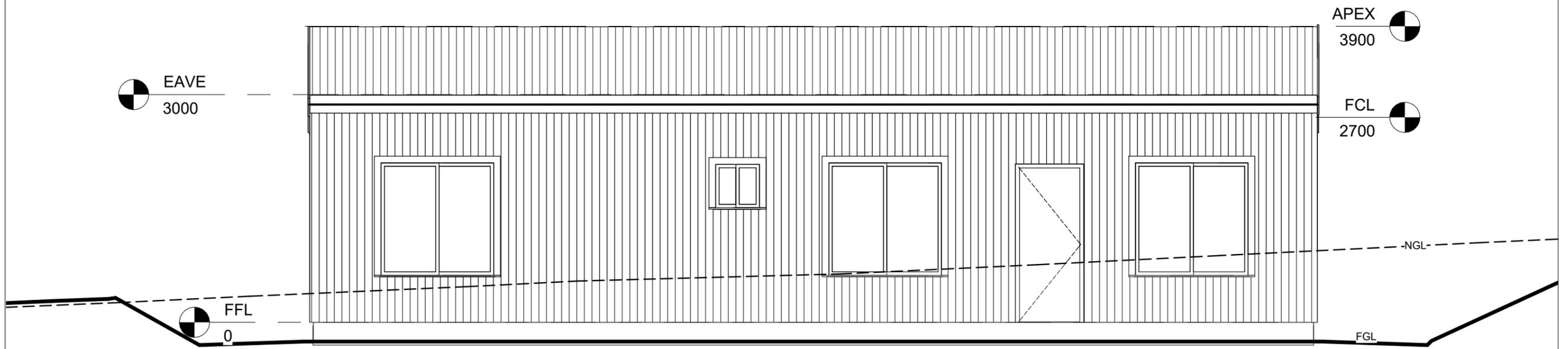


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 hobart@shedsnhomes.com.au
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CLIENT NAME Christopher Sutherland and Dannielle Cochrane		DRAWING TITLE FLOORPLAN		
PROJECT ADDRESS 230 Acton Road, Acton Park		DATE 27/01/2026	SCALE 1 : 50	DRAWN BY SH
PROJECT New Ancillary Dwelling		REVISION No R1	SHEET SIZE A3	JOB No SNH25-039
				SHEET No C3.1



1 NORTH
1 : 50



2 WEST
1 : 50

DIMENSION NOTE:

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CLIENT NAME	Christopher Sutherland and Dannielle Cochrane		DRAWING TITLE		ELEVATIONS	
PROJECT ADDRESS	230 Acton Road, Acton Park		DATE	SCALE	DRAWN BY	
PROJECT	New Ancillary Dwelling		03/02/2026	1 : 50	SH	
REVISION No	SHEET SIZE	JOB No	SHEET No			
R1	A3	SNH25-039	C4.0			

