



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/057589**

**PROPOSAL:** Single Dwelling

**LOCATION:** 6 Gunning Street, Richmond

**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](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 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](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

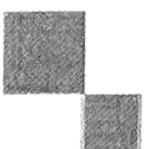
---

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

Proposal: NEW DWELLING

Location: 6 GUNNING STREET, RICHMOND TAS 7025

**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:

VACANT BLOCK

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

**Personal Information Removed**

Date: 2/12/2025

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.

---

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 186012	FOLIO 1
EDITION 1	DATE OF ISSUE 24-Nov-2023

SEARCH DATE : 27-Feb-2024

SEARCH TIME : 10.21 AM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 1 on Sealed Plan 186012  
 Derivation : Part of 3A-0R-31P Gtd. to S. Lord.  
 Prior CT 236618/1

SCHEDULE 1

B51690 & A831864 JOHN FITZPATRICK

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP186012 FENCING PROVISION in Schedule of Easements

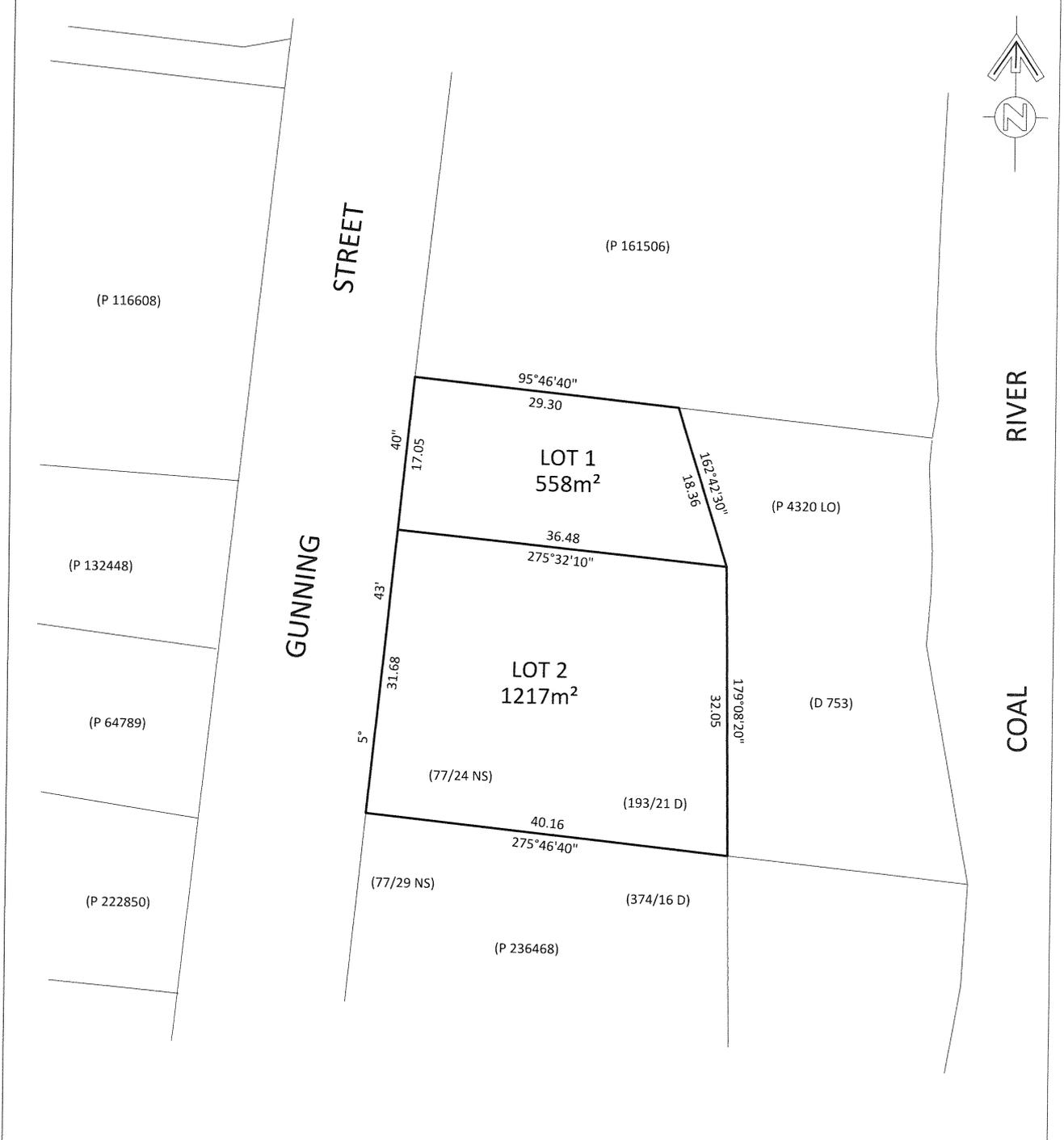
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER: JOHN FITZPATRICK</p> <p>FOLIO REFERENCE: C.T. 236618/1</p> <p>GRANTEE: Part of 3A-OR-31Ps. - Gtd. to S. Lord.</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR: TONY WOOLFORD 72 GRAHAMS RD, MT. RUMNEY PH. 0418 248 569 e: tnwoolford@tassie.net.au</p> <p>LOCATION: <del>TOWN OF RICHMOND</del> CITY OF CLARENCE</p> <p>SCALE 1: 400                      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER <b>SP186012</b></p> <p>APPROVED EFFECTIVE FROM <b>24 NOV 2023</b></p> <p><i>Ren</i> Recorder of Titles</p>
---	--	---

PRIORITY FINAL PLAN

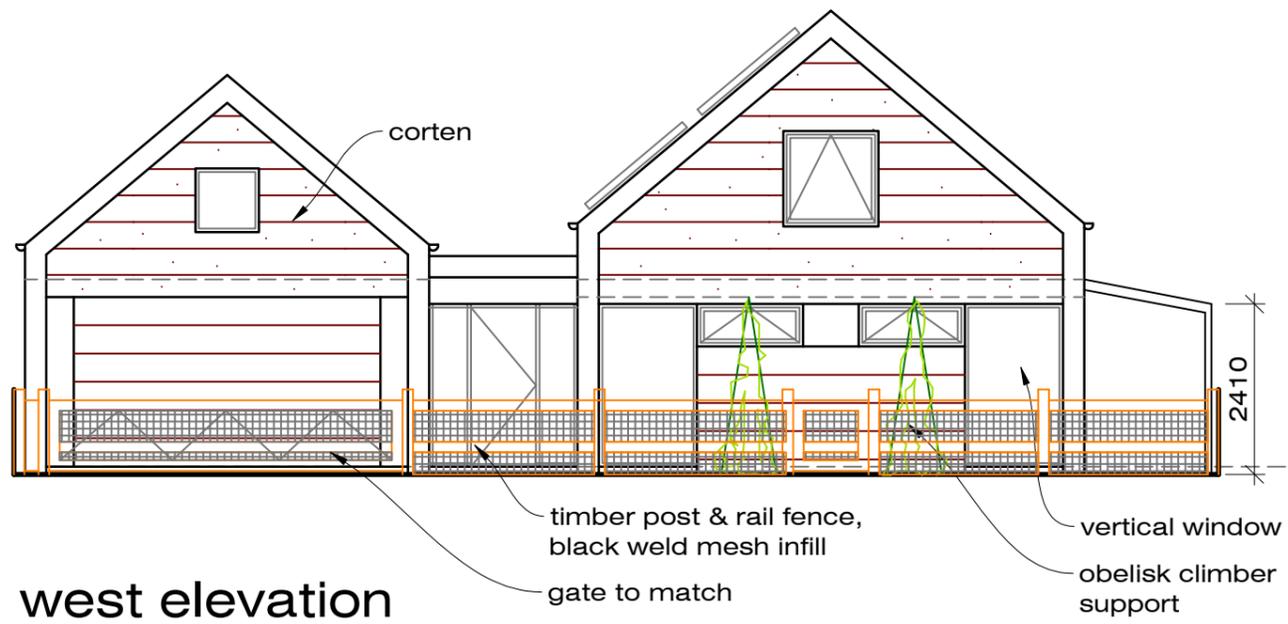
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



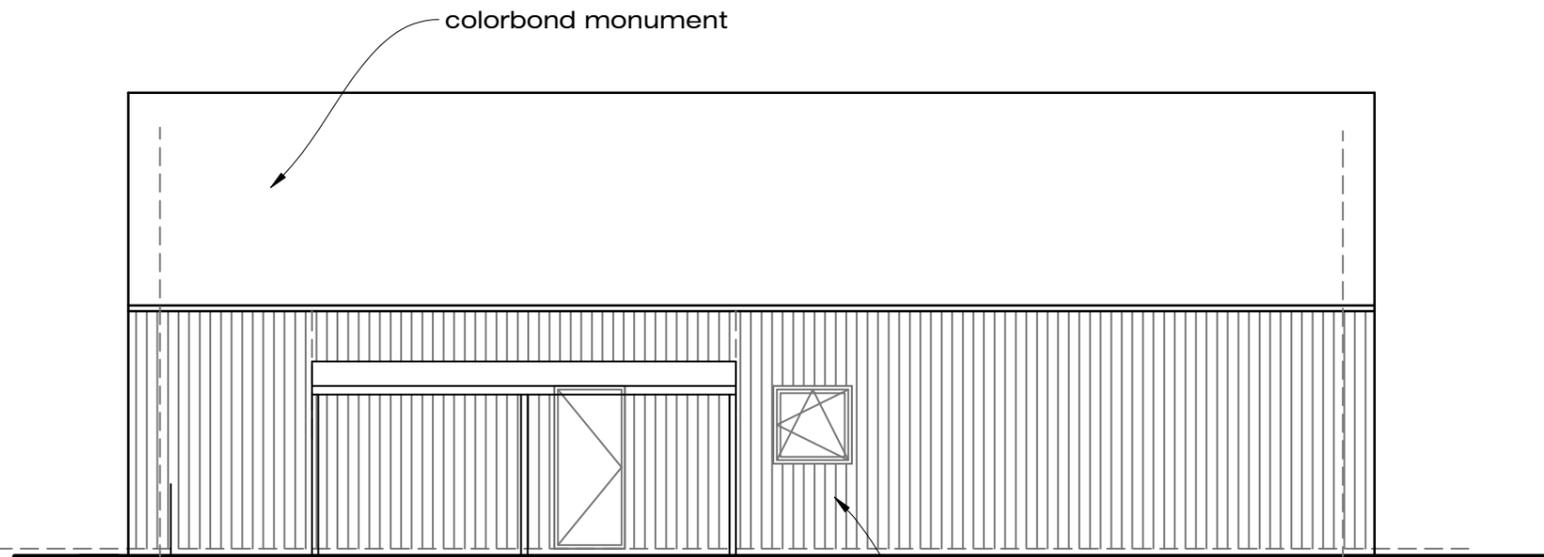
*T. Woolford*  
Registered Land Surveyor                      11/10/23  
Date

REF: D1122

*C. Nea*  
Council Delegate *Clare Shea*                      08/11/2023  
Date



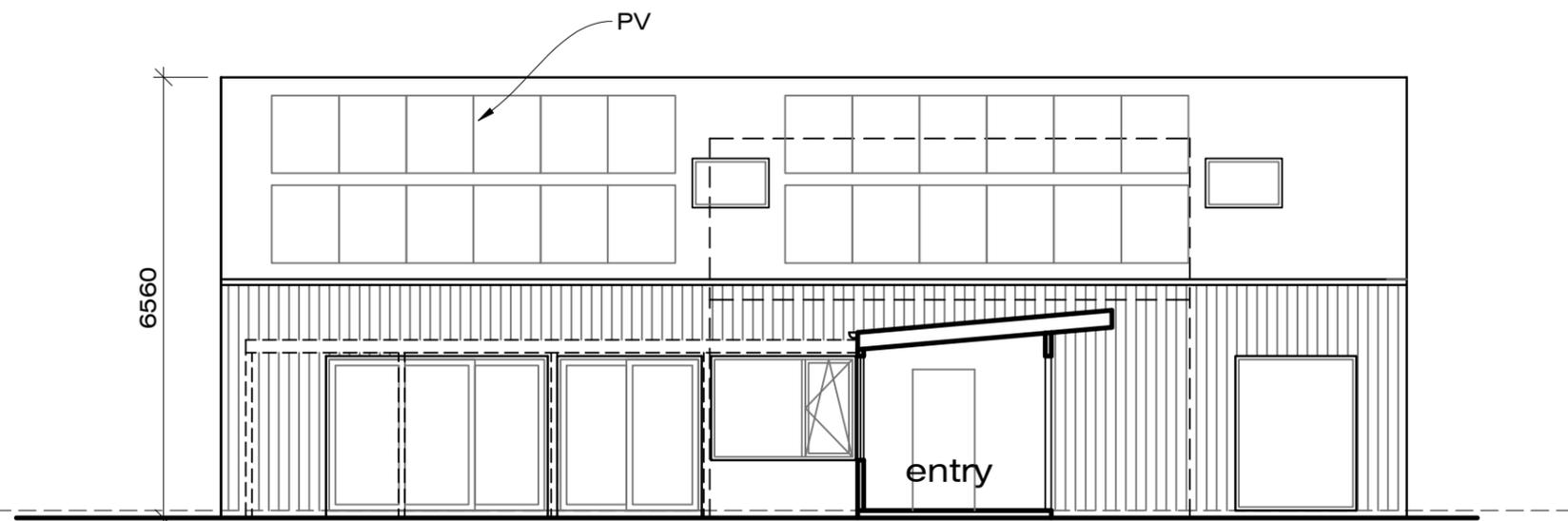
west elevation



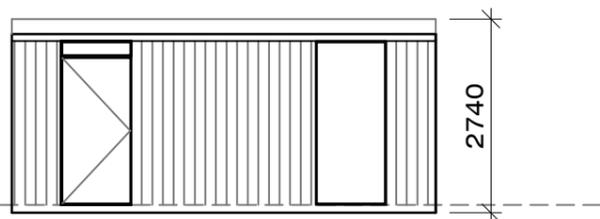
south elevation



east elevation



north elevation



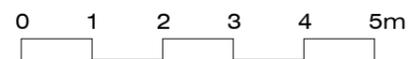
shed south elevation

**GREEN DESIGN**

South Hobart, 6224 6810  
green@greendesign.net.au

**River Bend 2504**

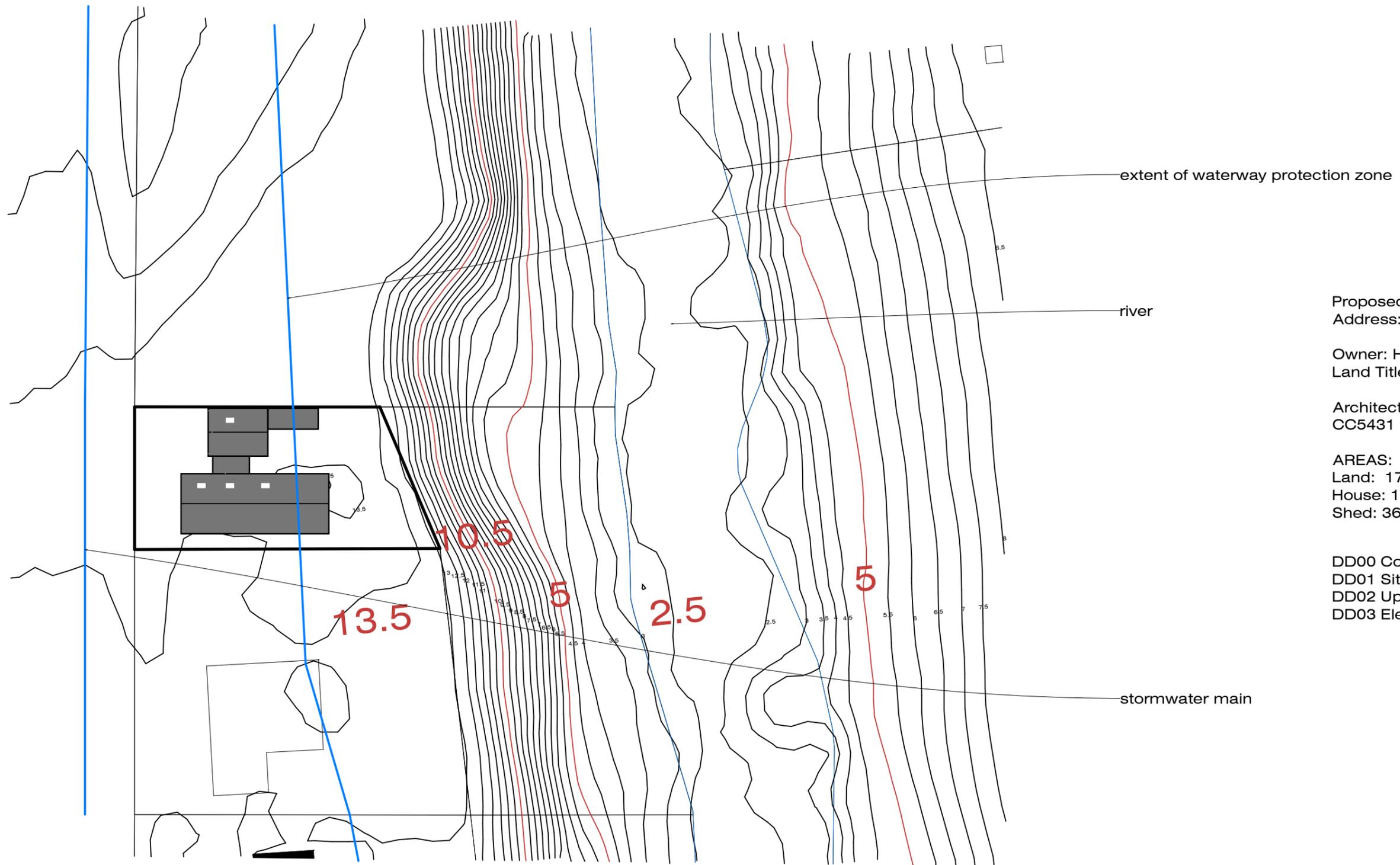
6 Gunning Street, Richmond  
for Robert Foster



**elevations - DD03**

scale 1:100

11/02/2026



Proposed House  
 Address: 6 Gunning Street,  
 Richmond  
 Owner: Heather Foster  
 Land Title: 186012/1

Architect: Green Design  
 CC5431 B

AREAS:  
 Land: 1775m<sup>2</sup>  
 House: 113+38m<sup>2</sup>  
 Shed: 36+14m<sup>2</sup>

DD00 Cover Page  
 DD01 Site and Floor Plan  
 DD02 Upper Floor Plan  
 DD03 Elevations

**GREEN DESIGN**

South Hobart, 6224 6810  
 green@greendesign.net.au

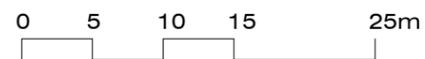
**River Bend 2504**

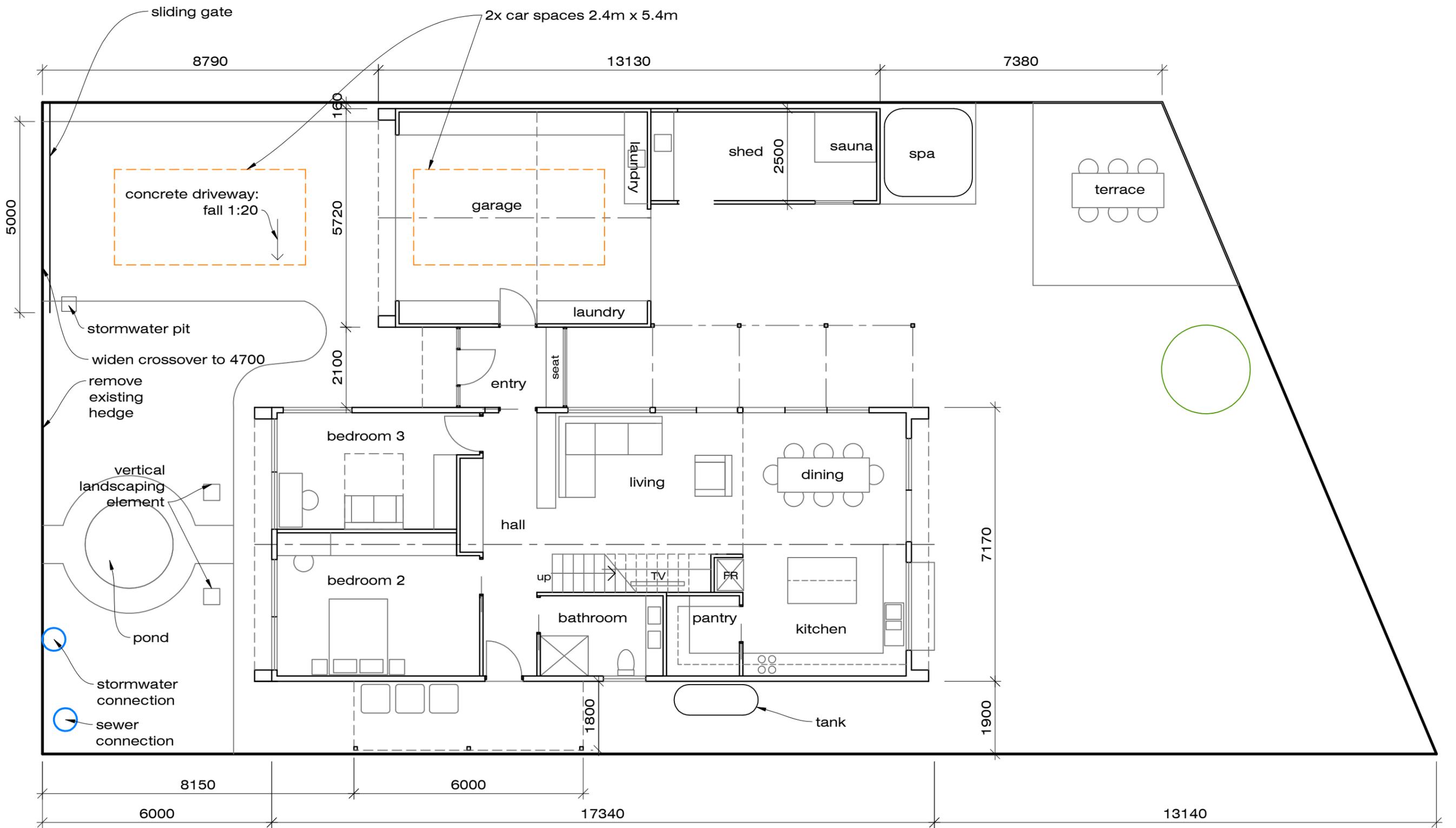
6 Gunning Street, Richmond  
 for Robert Foster

**contour plan DD00**

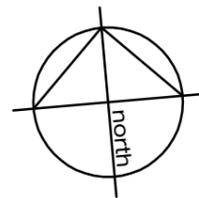
scale 1:500

22/01/2026





main floor plan

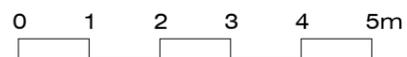


**GREEN DESIGN**

South Hobart, 6224 6810  
green@greendesign.net.au

**River Bend 2504**

6 Gunning Street, Richmond  
for Robert Foster

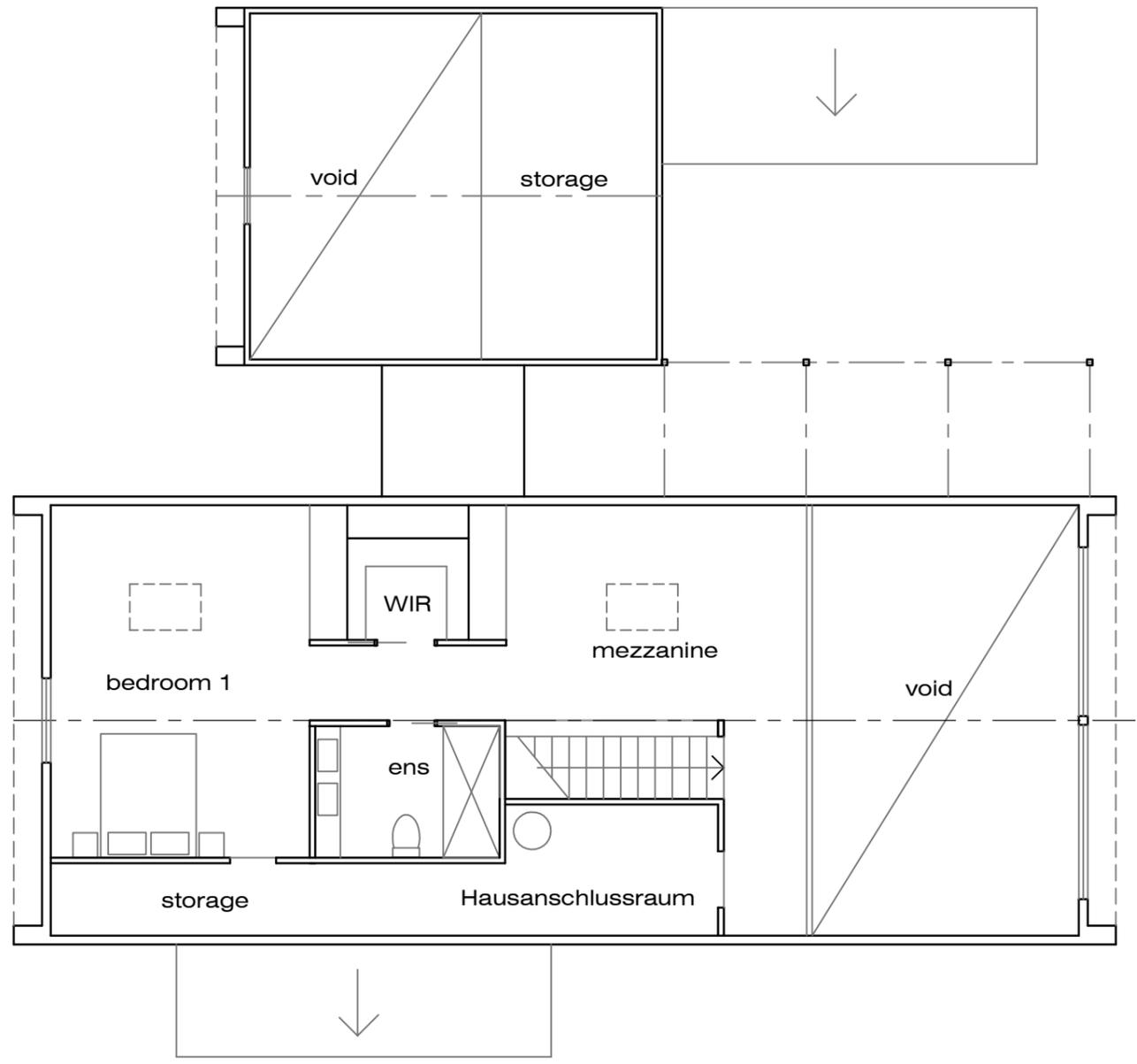


**site & floor plan - DD01**

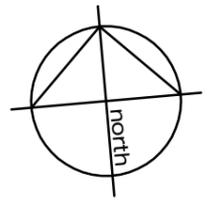
scale 1:100

22/01/2026

COPYRIGHT: The authorship & intellectual property rights relating to any attached drawings or documents remain with Green Design Architects and are only to be used in association with the project for which they were prepared.



upper floor plan



**GREEN DESIGN**

South Hobart, 6224 6810  
[green@greendesign.net.au](mailto:green@greendesign.net.au)



**River Bend 2504**

6 Gunning Street, Richmond  
 for Robert Foster

**upper floor plan - DD02**

scale 1:100

22/01/2026

22<sup>nd</sup> January 2026

Clarence City Council  
38 Bligh Street  
Rosny Park  
TAS  
Attn: Molika Pheng

**RE: PLANNING APPLICATION - PDPLANPMTD-2025/057589 –****6 Gunning Street, Richmond**

Dear Molika,

In response to your request for further information, we would like to propose the following.

**1. Hedge**

The existing hedge (proposed to be removed) is wholly within the property.

Survey (Binny Surveyors):

**2. Heritage**

The front garden will take the form of a cottage garden. The windows will be partially obscured by vegetation.

### 3. Clause C6.7.3 A1 of the Local Historic Heritage Code

#### Performance Criteria:

#### Response

##### P1.1

Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, ...:

The dwelling is in keeping with the other dwellings in the local area, and is equivalent in height, bulk and setback.

(a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule;

The gable roof is in keeping with the local character.

(b) the character and appearance of the surrounding area;

The colour scheme is deliberately kept dark to recede.

(c) the height and bulk of other buildings in the surrounding area;

(d) the setbacks of other buildings in the surrounding area; and

(e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.

##### P1.2

Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct, having regard to:

This is a new building on a vacant site.

(a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule;

(b) the character and appearance of the surrounding area;

(c) the height and bulk of other buildings in the surrounding area;

(d) the setbacks of other buildings in the surrounding area; and

(e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.

##### P1.3

Within a local historic landscape precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local historic landscape precinct, having regard to:

The building complies by:

(a) the landscape values identified in the statement of local historic heritage significance for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and

- Conserving the visual integrity of the streetscape.
- Reinforcing the distinctive heritage scale and materials.
- Ensuring new works are sympathetic, recessive, and visually compatible with existing heritage fabric.

(b) any relevant design criteria or conservation policies for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule.

#### Local provisions schedule: Design Criteria/Conservation Policy:

- (a) to enhance the historic integrity of groups of buildings and the streetscapes;
  - to retain the distinctive character of Richmond which is derived from its buildings, open spaces, undulating
- b) topography, market garden and historic gardens and orchards, and in particular the scale of buildings, low solid fences, walls, style of building, building lines and building materials;
- (c) to retain important views to town landmarks and the surrounding rural countryside.

Response:

The proposed 1.5-storey dwelling is designed to complement the historic character of the Township Precinct while meeting the objectives of the local provisions.

Heritage Character and Streetscape:

- Siting maintains existing building lines and setbacks.
- Scale and form reflect nearby heritage buildings.
- Materials—dark timber cladding and dark corrugated roofing—provide a recessive, respectful appearance.
- Low fencing and a traditional cottage garden reinforce the established landscape character.

Views and Setting:

The roof form and building height preserve important views to heritage landmarks and the surrounding rural setting.

Site layout retains open garden space, consistent with the township’s pattern of development.

**4. Parking and Sustainable Transport Code Clause C2.6.1 A1** Design and layout of parking areas

The driveway will be washed concrete to match neighbouring designs. Drainage to the Gunning Street Stormwater main.

**5. Parking and Sustainable Transport Code Clause C2.6.2 A1.1**

Refer to site plan.

**6. Natural Assets Code Clause C7.6.1 A1** Buildings and works within a waterway and coastal protection area or a future coastal refugia area

The site is separated from the river by a significant geographical divide. The lot is elevated above the watercourse by approx. 10m. Soil class S.

Therefore, none of the criteria apply.

The waterway and coastal protection overlay should be revised according to the actual geography.

Please refer to the contour drawing.

**7. Natural Assets Code Clause C7.6.1 A1**

The lot is connected to the public stormwater main in Gunning Street. Stormwater will not be discharged into the watercourse.