



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057831

PROPOSAL: Additions & Alterations (Single Dwelling) & New Outbuilding

LOCATION: 2A Wellington Street, Richmond

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 February 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 24 February 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: Alterations/Additions to Dwelling & New Outbuilding

Location: 2a Wellington 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: **Dwelling**

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

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 44025	FOLIO 1
EDITION 3	DATE OF ISSUE 23-Apr-2018

SEARCH DATE : 10-Dec-2025

SEARCH TIME : 01.37 pm

DESCRIPTION OF LAND

Town of RICHMOND

Lot 1 on Sealed Plan [44025](#)

Derivation : Part of Location to C.W. Murray and Part of
0A-3R-14.9/10Ps. Gtd. to E.A. Ekins

Prior CT [4674/23](#)

SCHEDULE 1

[M677075](#) TRANSFER to MARYANN BRYAN Registered 23-Apr-2018 at
12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [44025](#) COVENANTS in Schedule of Easements

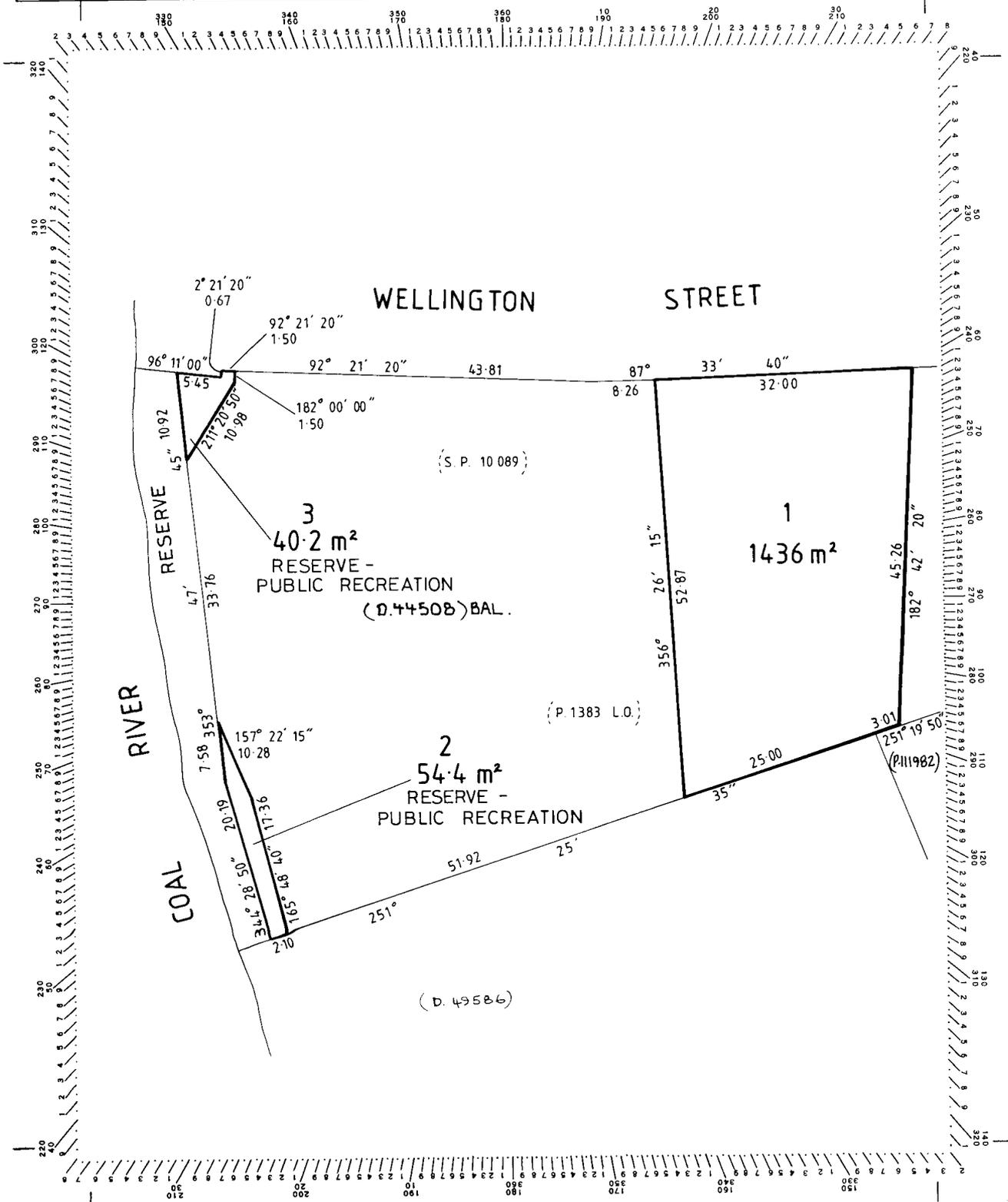
SP [10089](#) & SP [44025](#) FENCING PROVISION in Schedule of Easements

[E131550](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 23-Apr-2018 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: ANTHONY GORDON BRODRIBB & DIXIE ANNE BRODRIBB	PLAN OF SURVEY by Surveyor: T. N. WOOLFORD of land situated in the	Registered Number: SP44025 Approved: 21 JUN 1990 Effective from: <i>Michael O'Brien</i> Recorder of Titles
Title Reference: C.T. 3655 - 29	TOWN OF RICHMOND	
Grantee: PART OF LOCATION TO C.W. MURRAY & PART OF 0-3-14-9 GRANTED TO EILEEN ANNE EKINS.	SCALE 1: 500 MEASUREMENTS IN METRES	



SHEET	NAME
	DRAWING INDEX & NOTES
A01	SITE PLAN
A02	EXISTING PLAN
A03	DEMOLITION PLAN
A04	PROPOSED PLAN
A05	PROPOSED GARAGE
A06	EXISTING ELEVATION 01
A07	EXISTING ELEVATIONS 02
A08	PROPOSED ELEVATIONS 01
A09	PROPOSED ELEVATIONS 02
A10	PROPOSED ELEVATIONS 03
A11	PERSPECTIVE 01
A12	PERSPECTIVE 02

PROPERTY ID:	7672483
TITLE REFERENCE:	44025/1
EXISTING DECK 1:	11.04M ²
EXISTING DECK 2:	12.49M ²
EXISTING VERANDAH:	15.72M ²
EXISTING SHED 1:	81.00M ²
EXISTING SHED 2:	12.19M ²
EXISTING BUILDING:	238.63M ²
PROPOSED ADDITION:	18.40M ²
PROPOSED SHED:	97.78M ²
BUILDING FOOTPRINT:	487.25M ²
SITE AREA:	1436M ²
PLOT RATIO:	33.93%
NCC CLIMATE ZONE:	7
BUSHFIRE ATTACK LEVEL:	LOW

ALTERATIONS & ADDITIONS

W. & M. BRYAN
2A WELLINGTON STREET, RICHMOND

NOTE: 3D VIEWS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND NOT AS PART OF THE CONSTRUCTION DOCUMENTS

ACCREDITED PRACTITIONER:

NAME:	BOB MIROWSKI
REG:	CC4350
ADDRESS:	157 CAMPBELL ST, HOBART 7000
PHONE:	(03) 6231 3888
ABN:	25 009 570 843
WEB:	BMDC.COM.AU
E-MAIL:	ADMIN@BMDC.COM.AU

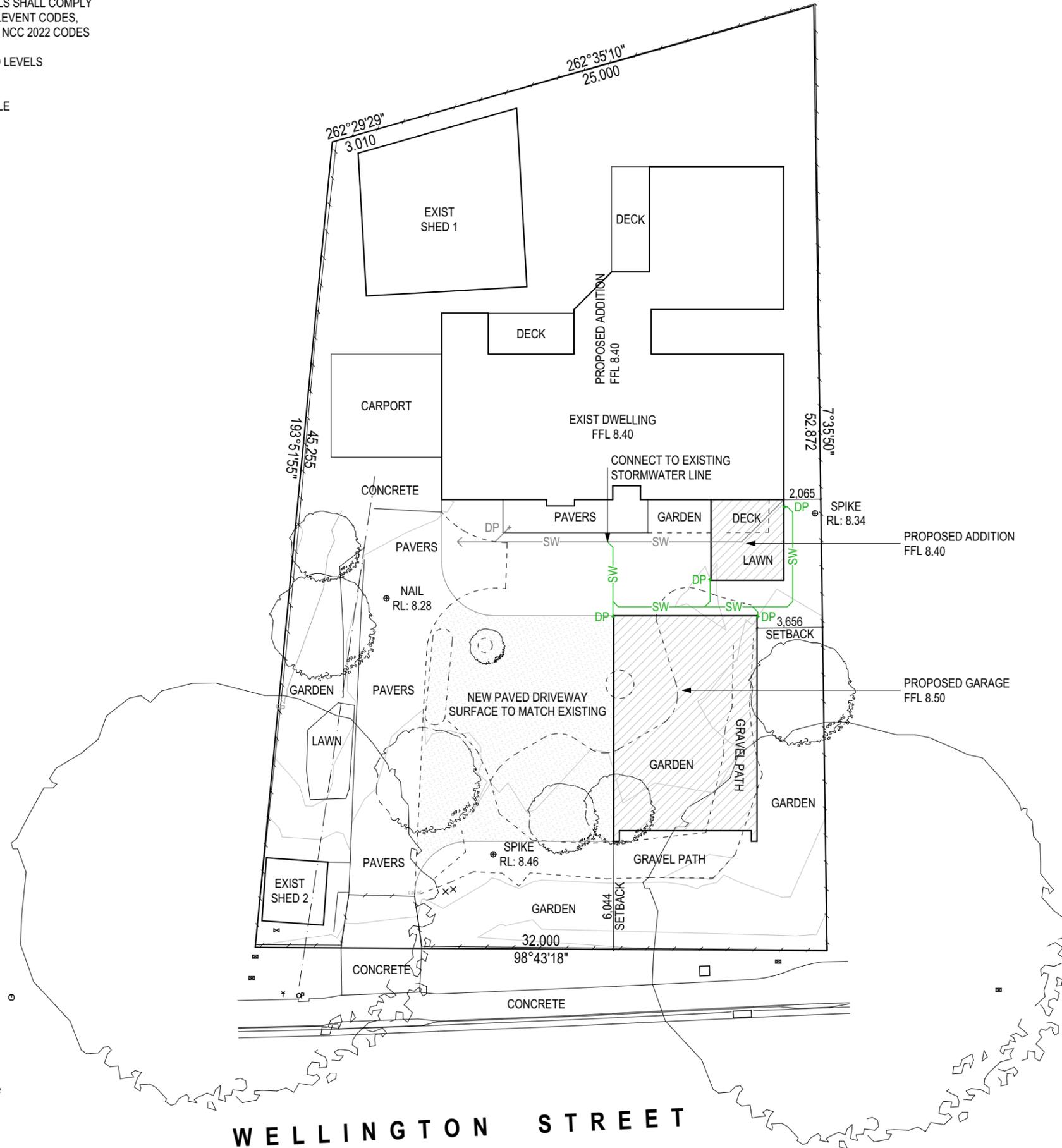


MIROWSKI
 DESIGN & CONSTRUCTION
 BRIGHTER BUILDING IDEAS

GENERAL NOTES:
 ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH STATE BUILDING REGULATIONS, RELEVANT CODES, LOCAL COUNCIL BY-LAWS AND RELEVANT NCC 2022 CODES

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

USE WRITTEN DIMENSIONS - DO NOT SCALE



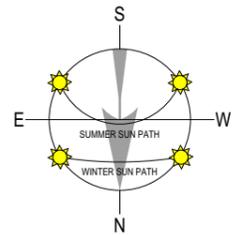
SITE INFORMATION:
 PROPERTY ID: 7672483
 TITLE REFERENCE: 44025/1
 BUILDING FOOTPRINT: 487.25M²
 SITE AREA: 1436M²
 PLOT RATIO: 33.93%

W E L L I N G T O N S T R E E T



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AMENDMENTS:
 JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:
SITE PLAN

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:250 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A01

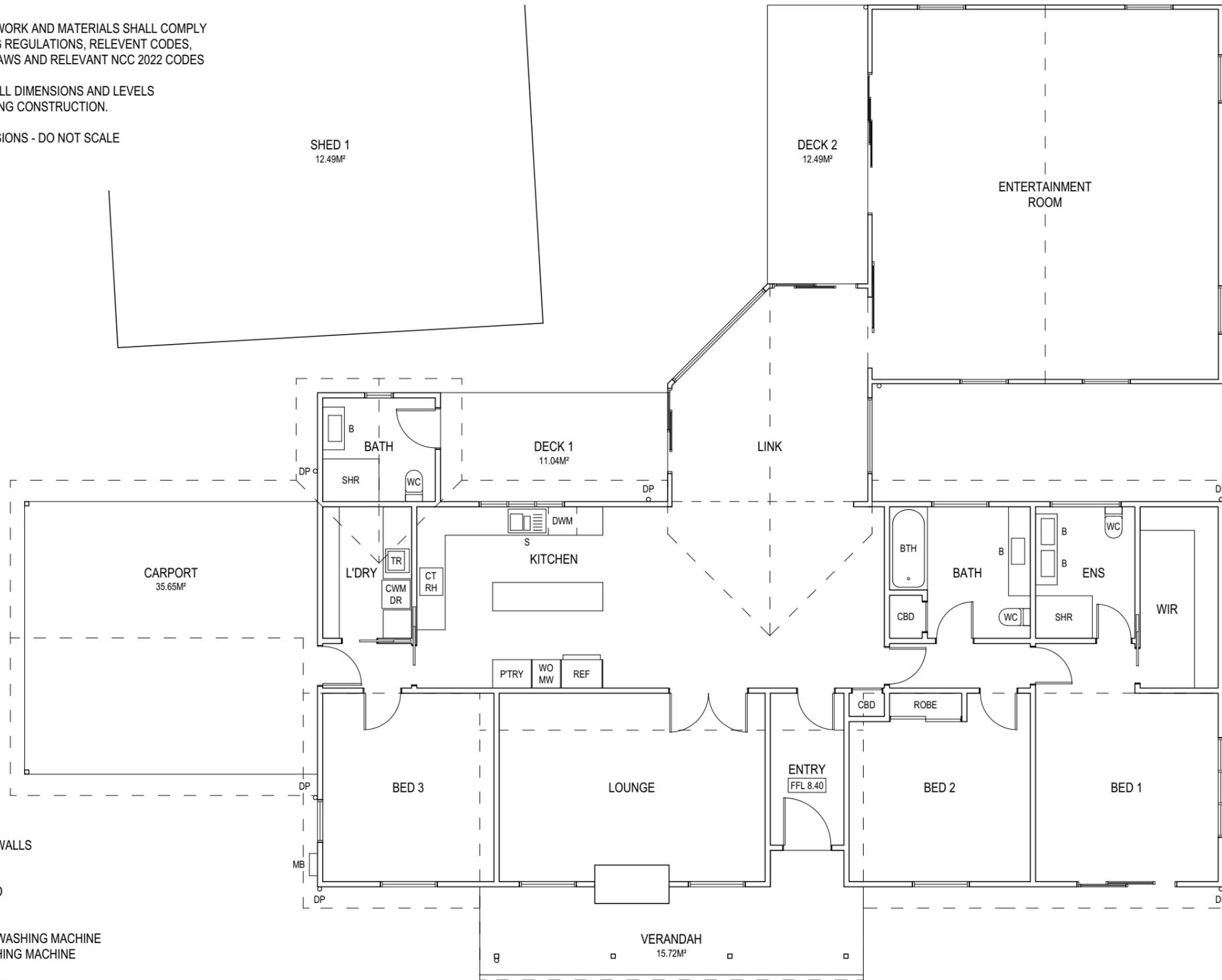


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USE WRITTEN DIMENSIONS - DO NOT SCALE



- LEGEND:**
- EXISTING WALLS
 - B BASIN
 - BTH BATH
 - CBD CUPBOARD
 - CT COOKTOP
 - DP DOWNPIPE
 - CWM CLOTHES WASHING MACHINE
 - DWM DISH WASHING MACHINE
 - DR DRYER
 - MW MICROWAVE
 - P'TRY PANTRY
 - RH RANGEHOOD
 - REF REFRIGERATOR
 - S SINK
 - SHR SHOWER
 - SL SKYLIGHT
 - TR TROUGH
 - WC TOILET
 - WO WALL OVEN

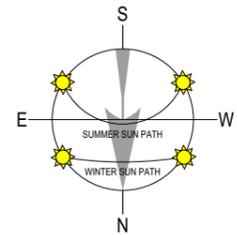
FLOOR AREA:
 EXISTING BUILDING 238.63M²



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AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:
EXISTING PLAN

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A02

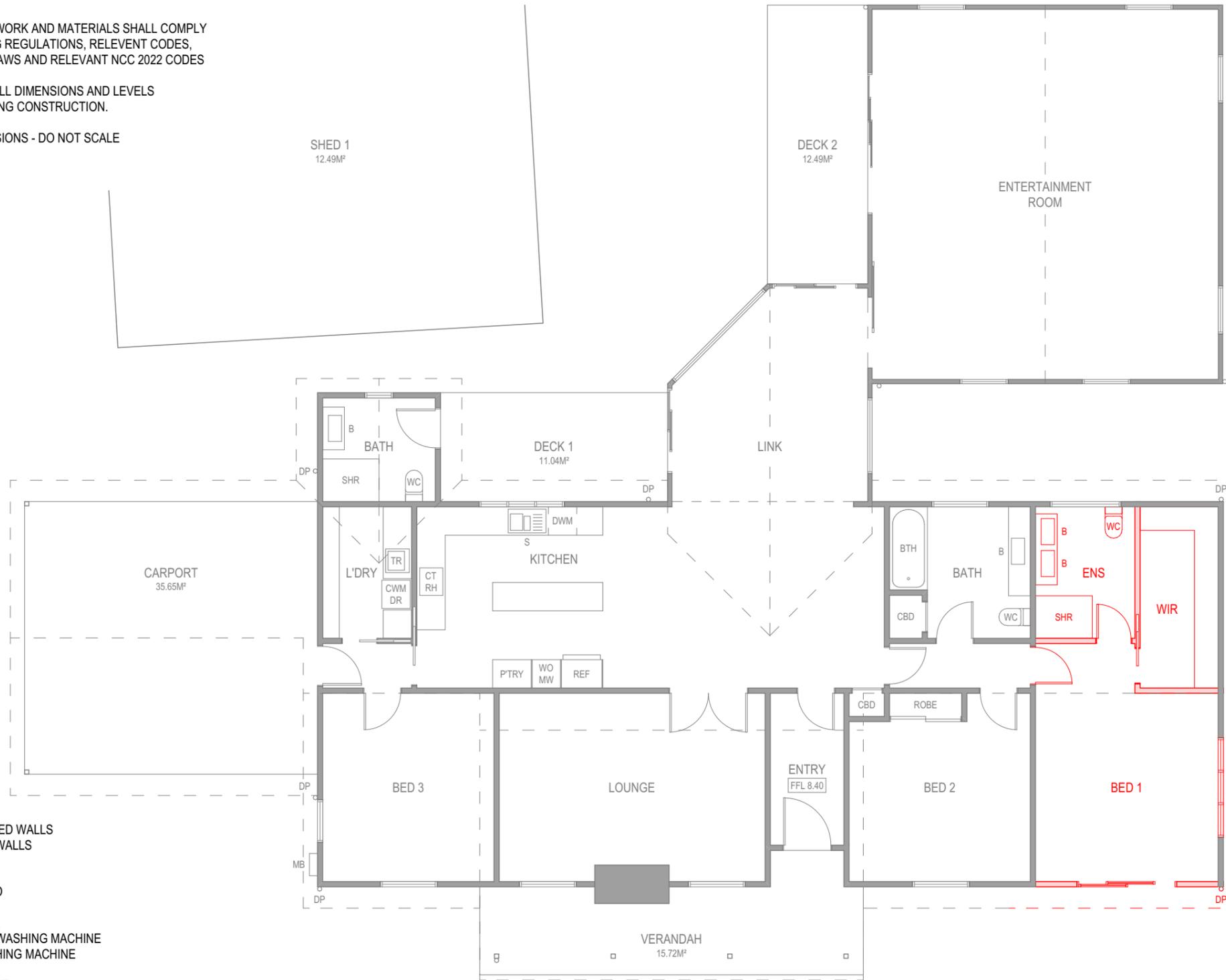


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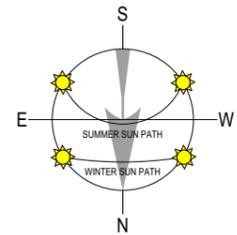
- LEGEND:**
- DEMOLISHED WALLS
 - EXISTING WALLS
 - B BASIN
 - BTH BATH
 - CBD CUPBOARD
 - CT COOKTOP
 - DP DOWNPIPE
 - CWM CLOTHES WASHING MACHINE
 - DWM DISH WASHING MACHINE
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FLOOR AREA:
 EXISTING BUILDING 238.63M²



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AMENDMENTS:
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 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:
DEMOLITION PLAN

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A03



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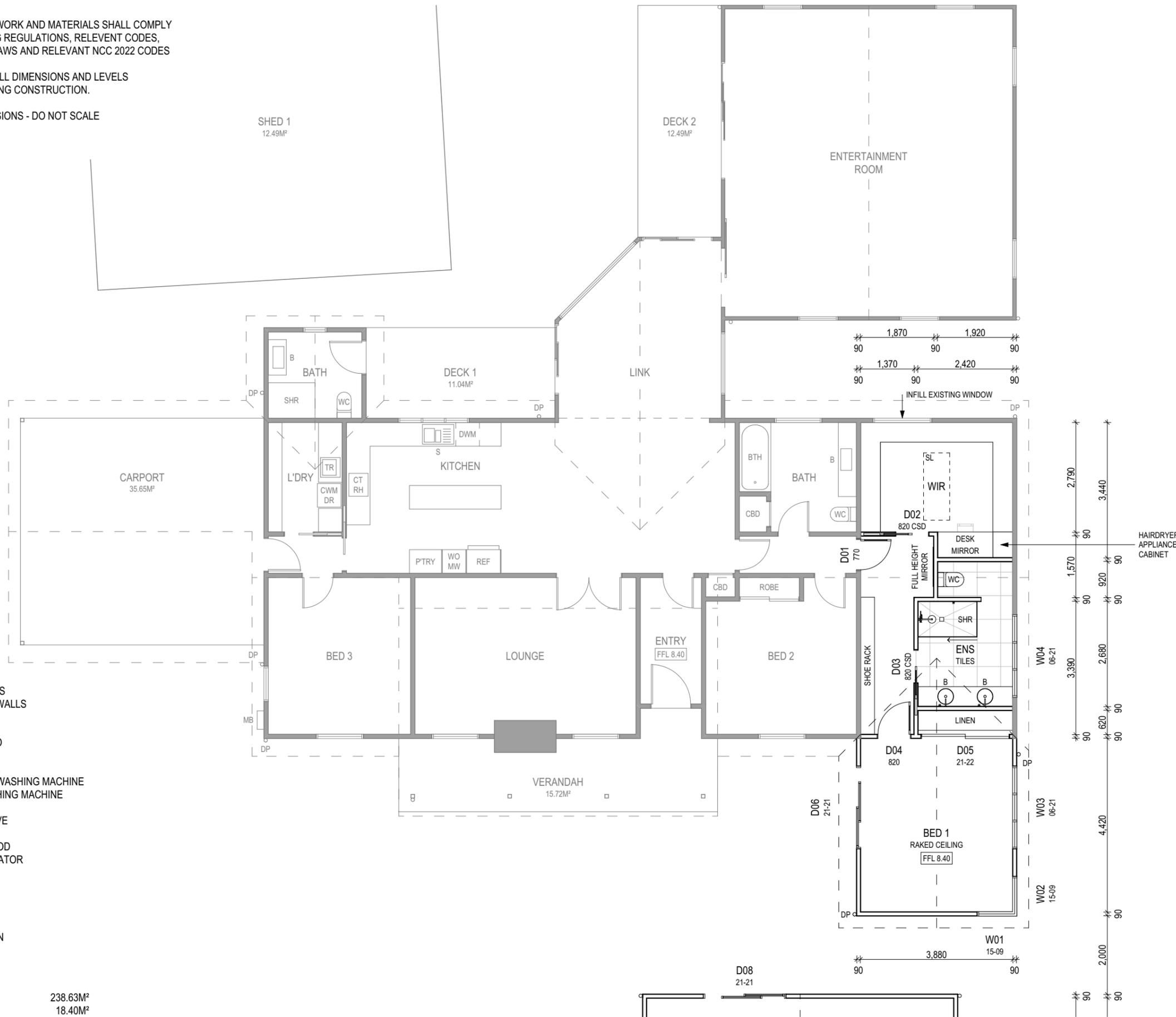
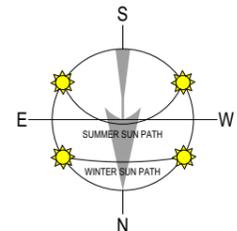
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- LEGEND:**
- NEW WALLS
 - EXISTING WALLS
 - B BASIN
 - BTH BATH
 - CBD CUPBOARD
 - CT COOKTOP
 - DP DOWNPIPE
 - CWM CLOTHES WASHING MACHINE
 - DWM DISH WASHING MACHINE
 - DR DRYER
 - MW MICROWAVE
 - P'TRY PANTRY
 - RH RANGEHOOD
 - REF REFRIGERATOR
 - S SINK
 - SHR SHOWER
 - SL SKYLIGHT
 - TR TROUGH
 - WC TOILET
 - WO WALL OVEN

FLOOR AREA:
 EXISTING BUILDING 238.63M²
 PROPOSED ADDITION 18.40M²

AMENDMENTS:
 JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:
PROPOSED PLAN

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: A04
	REV:

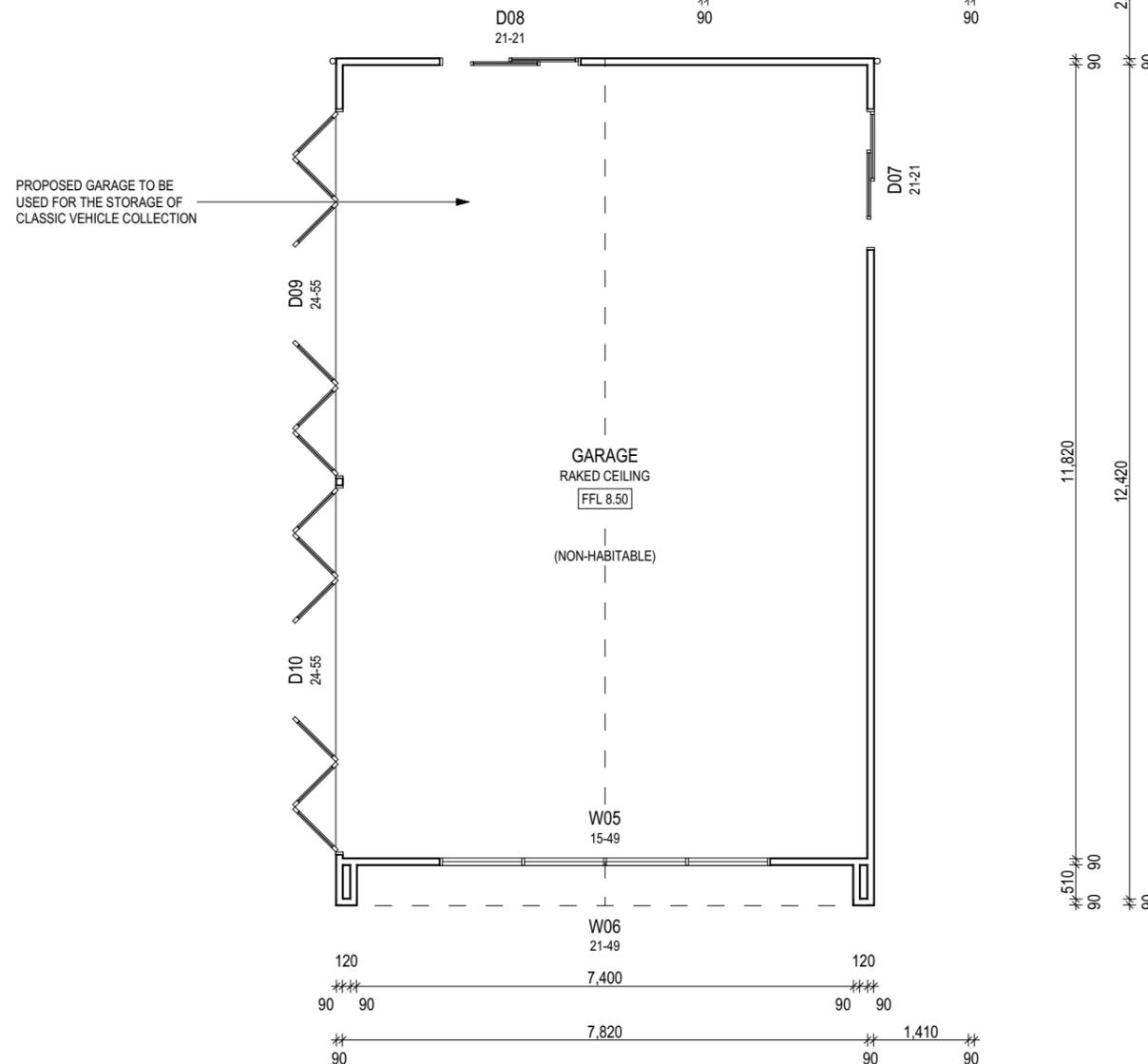
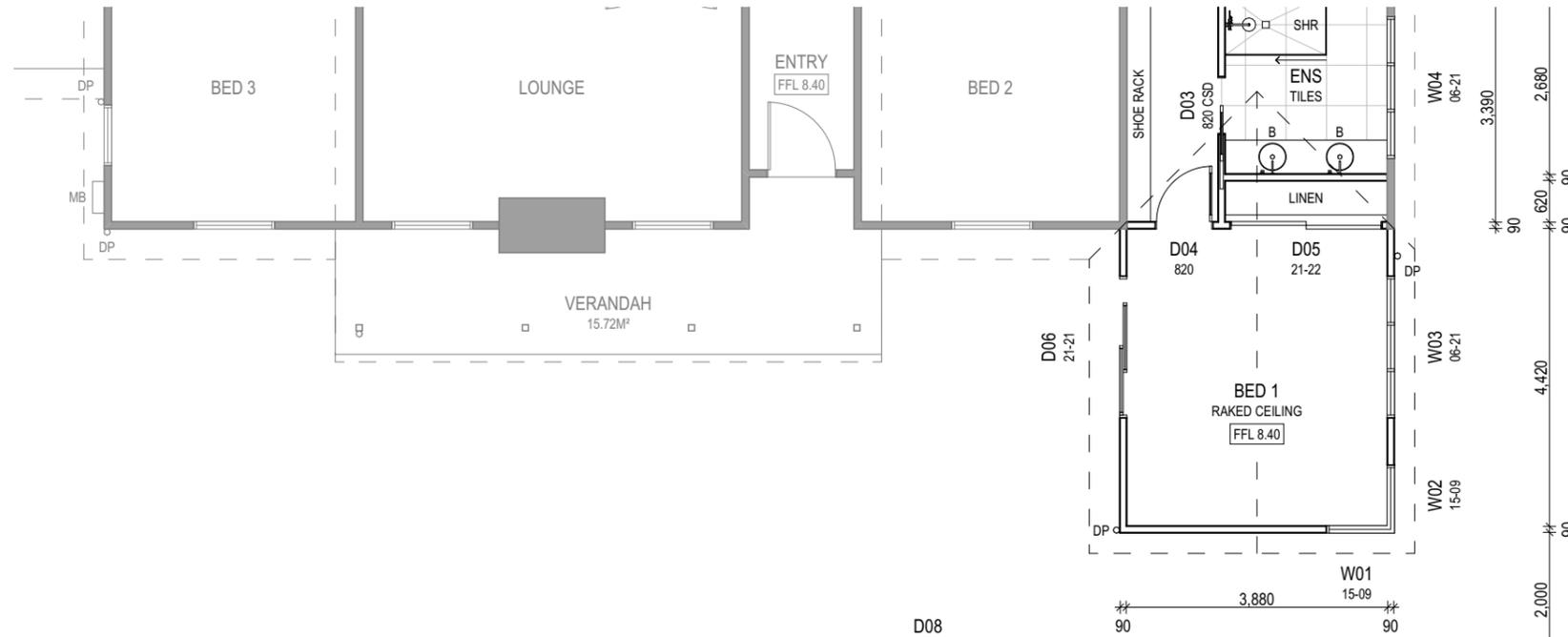


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GENERAL NOTES:
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BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

USE WRITTEN DIMENSIONS - DO NOT SCALE



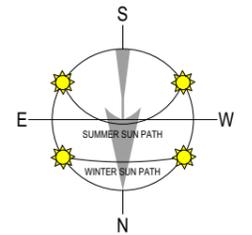
- LEGEND:**
- NEW WALLS
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FLOOR AREA:
 PROPOSED SHED 96.78M²



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 BRIGHTER BUILDING IDEAS

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 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:
PROPOSED GARAGE

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: A05 REV:

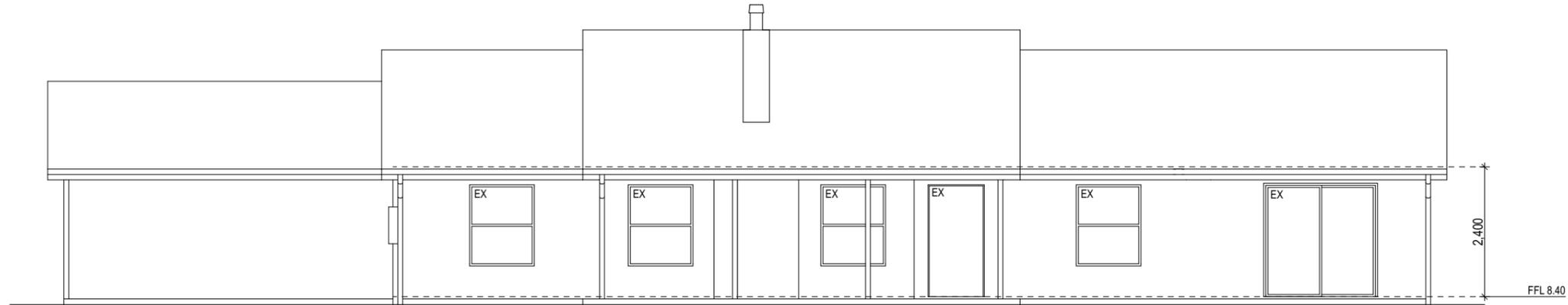


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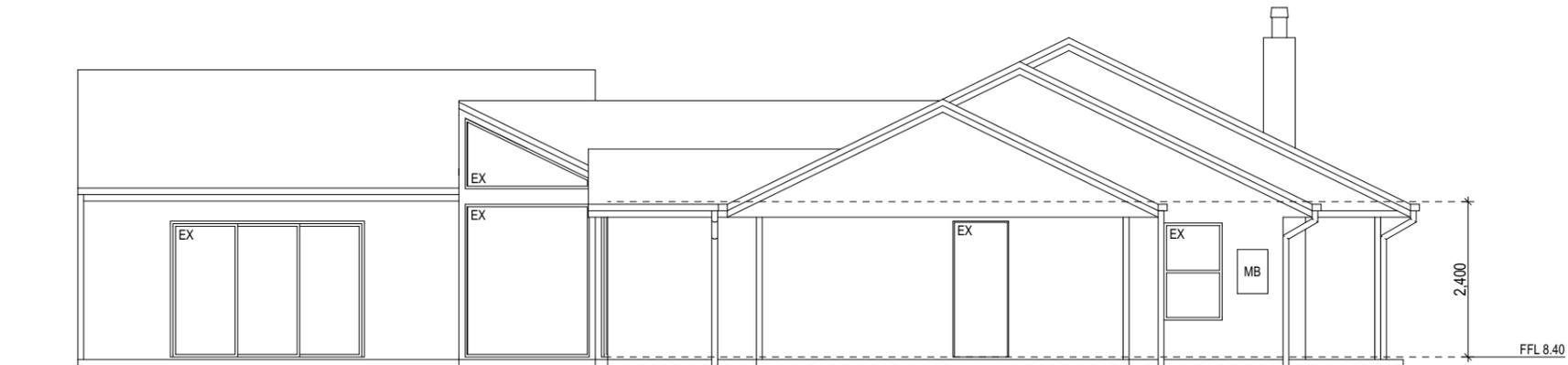
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NORTH ELEVATION



EAST ELEVATION



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AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:
EXISTING ELEVATION 01

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A06

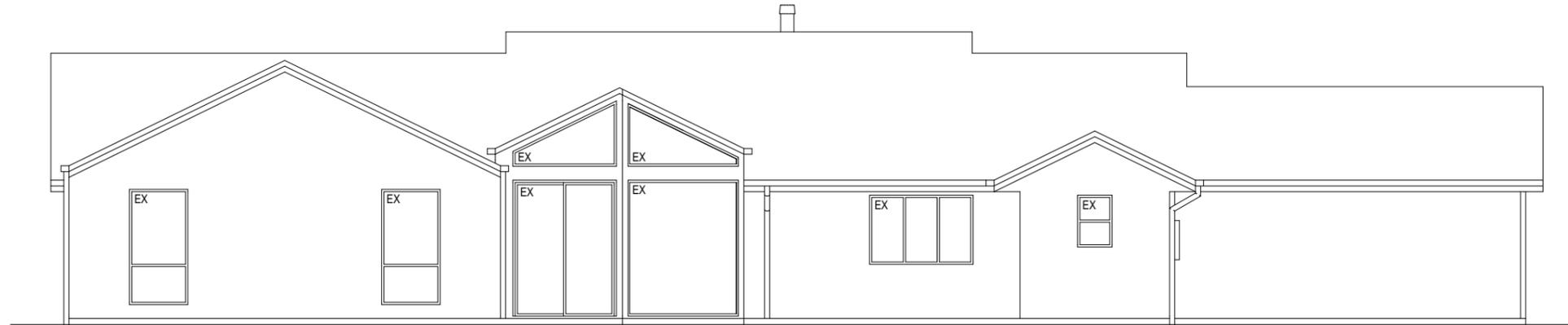


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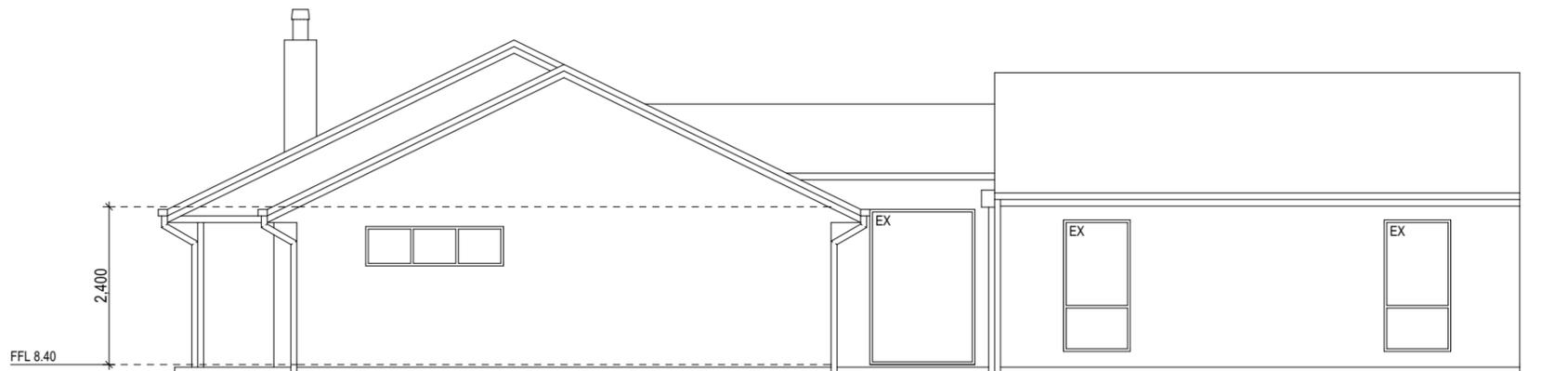
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USE WRITTEN DIMENSIONS - DO NOT SCALE



SOUTH ELEVATION



WEST ELEVATION



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AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:

EXISTING ELEVATIONS 02

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A07



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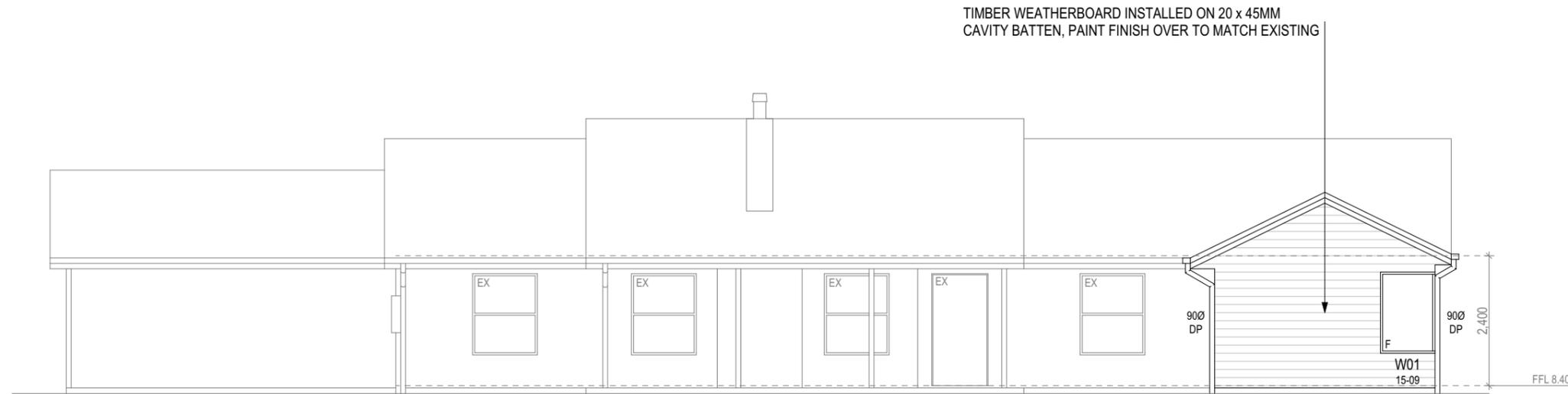
USE WRITTEN DIMENSIONS - DO NOT SCALE



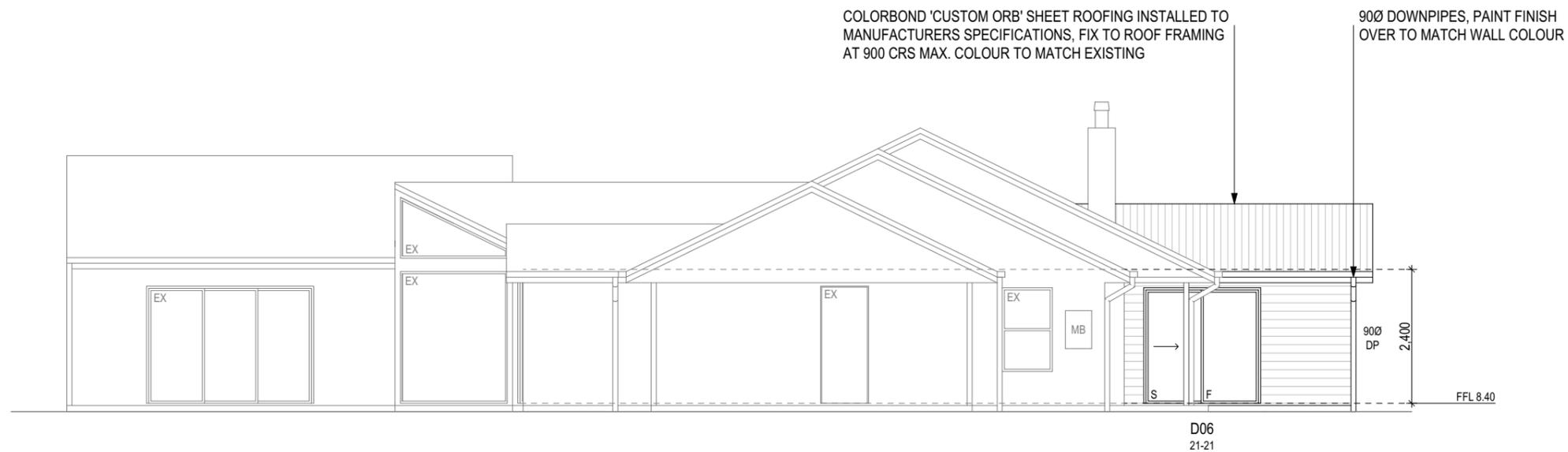
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ACCREDITED PRACTITIONER:

NAME: BOB MIROWSKI
 REG: CC4350
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NORTH ELEVATION



EAST ELEVATION

AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:

PROPOSED ELEVATIONS 01

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A08



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GENERAL NOTES:
 ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH STATE BUILDING REGULATIONS, RELEVANT CODES, LOCAL COUNCIL BY-LAWS AND RELEVANT NCC 2022 CODES

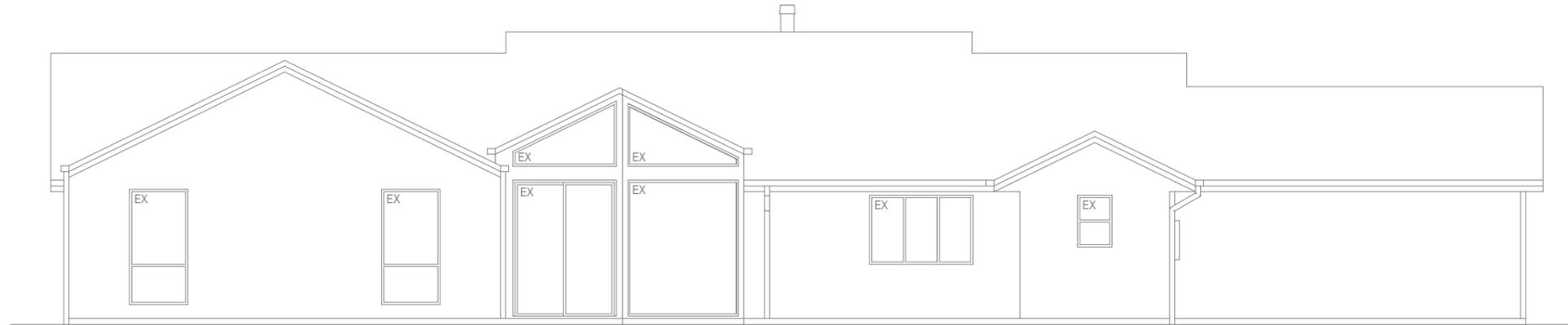
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

USE WRITTEN DIMENSIONS - DO NOT SCALE



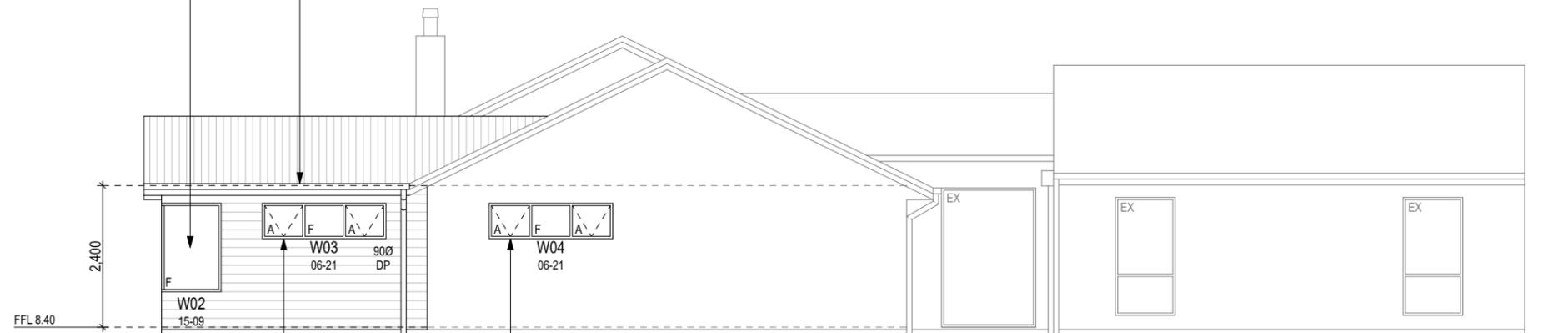
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 BRIGHTER BUILDING IDEAS

ACCREDITED PRACTITIONER:
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SOUTH ELEVATION

DOUBLE GLAZED ALUMINIUM WINDOWS & EXTERNAL DOORS, GLAZING TO AS1288
 FASCIA & COLORBOND GUTTER TO MATCH EXISTING



HIGHLIGHT WINDOW TO PROVIDE OPENING SASHES FOR NATURAL VENTILATION. WINDOW PROPORTIONS TO MATCH BATHROOM WINDOW.

RENEW EXISTING HIGHLIGHT WINDOW TO PROVIDE OPENING SASHES FOR NATURAL VENTILATION. PROPORTIONS TO REPLICATE EXISTING WINDOW.

WEST ELEVATION

AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:
PROPOSED ELEVATIONS 02

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A09



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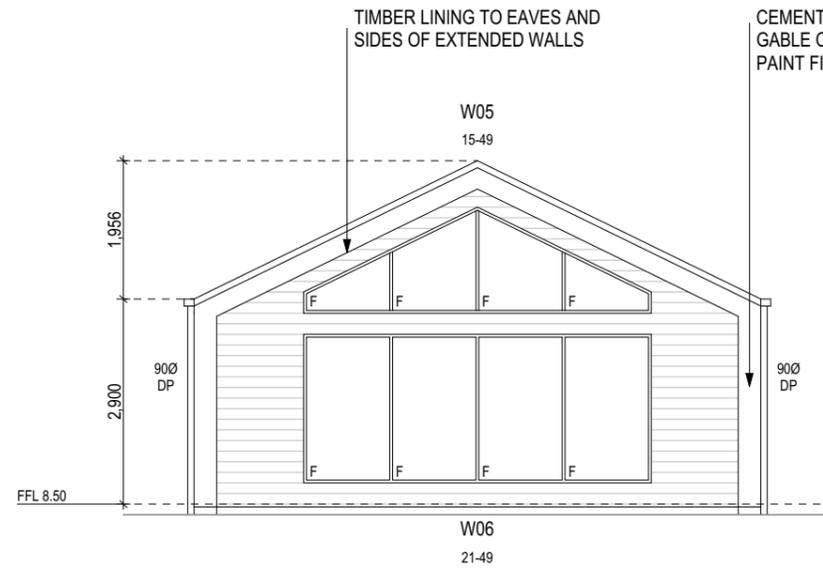
USE WRITTEN DIMENSIONS - DO NOT SCALE



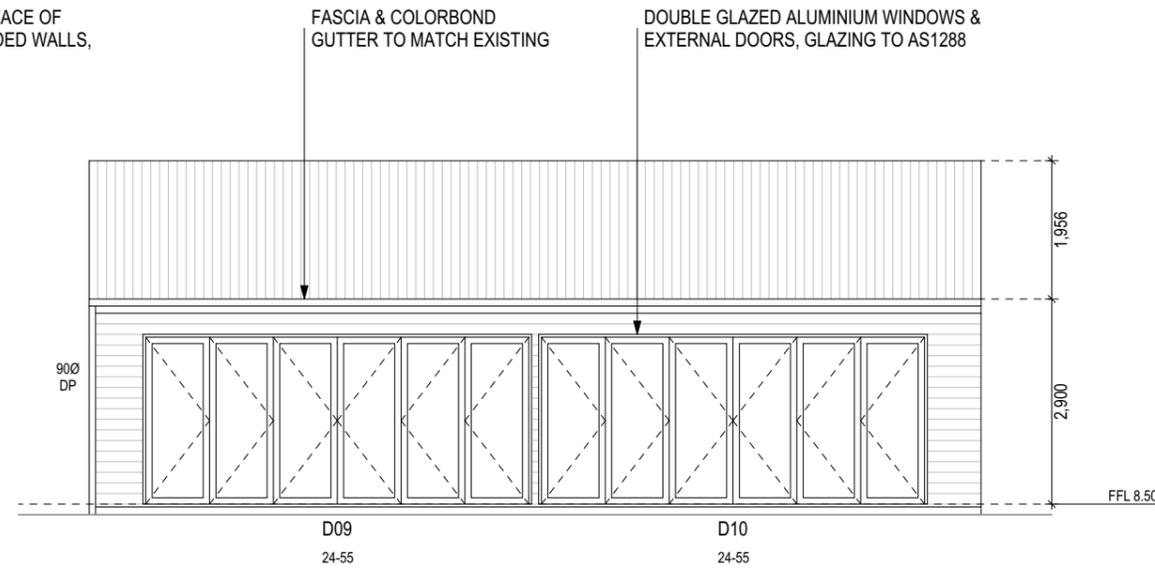
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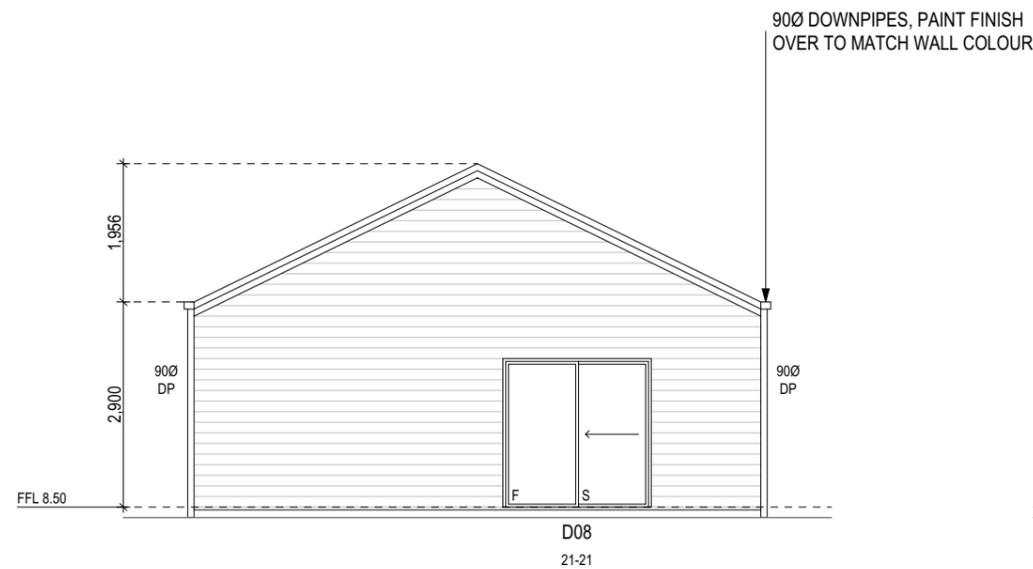
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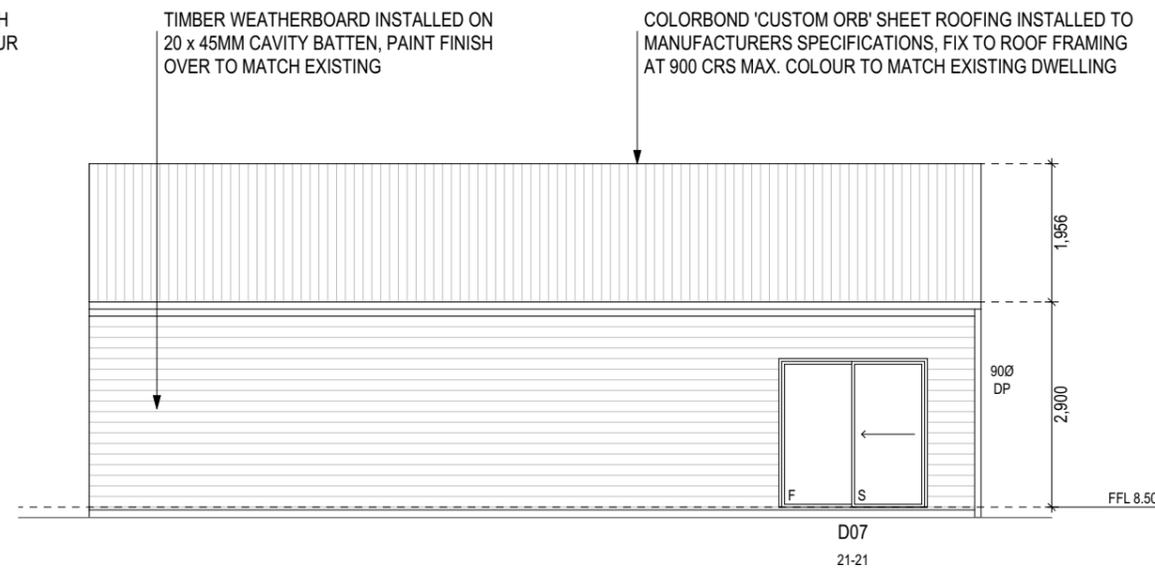
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:
PROPOSED ELEVATIONS 03

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A10



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AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:

PERSPECTIVE 01

DRAWN: DR	DATE: 27/01/2026
SCALE: NTS	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A11

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AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:

PERSPECTIVE 02

DRAWN: DR	DATE: 27/01/2026
SCALE: NTS	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A12

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