



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058619

PROPOSAL: Alterations and Additions (Single Dwelling)

LOCATION: 50 Cremorne Avenue, Cremorne

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 10/03/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 10/03/2026. 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 10/03/2026.

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: **ADDITION/ALTERATION & SHED**

Location: **50 CREMORNE AVENUE, CREMORNE**

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 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

Date:

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 54550	FOLIO 61
EDITION 5	DATE OF ISSUE 12-Oct-2023

SEARCH DATE : 22-Jan-2026

SEARCH TIME : 02.19 pm

DESCRIPTION OF LAND

City of CLARENCE
 Lot 61 on Plan 54550 (formerly being P1082)
 Derivation : part of 213 Acres Gtd to E Grimsey
 Prior CT 2206/15

SCHEDULE 1

M886972 TRANSFER to TIMOTHY ANDREW LANGDALE and LAURA MAY
 LANGDALE Registered 12-May-2021 at noon

SCHEDULE 2

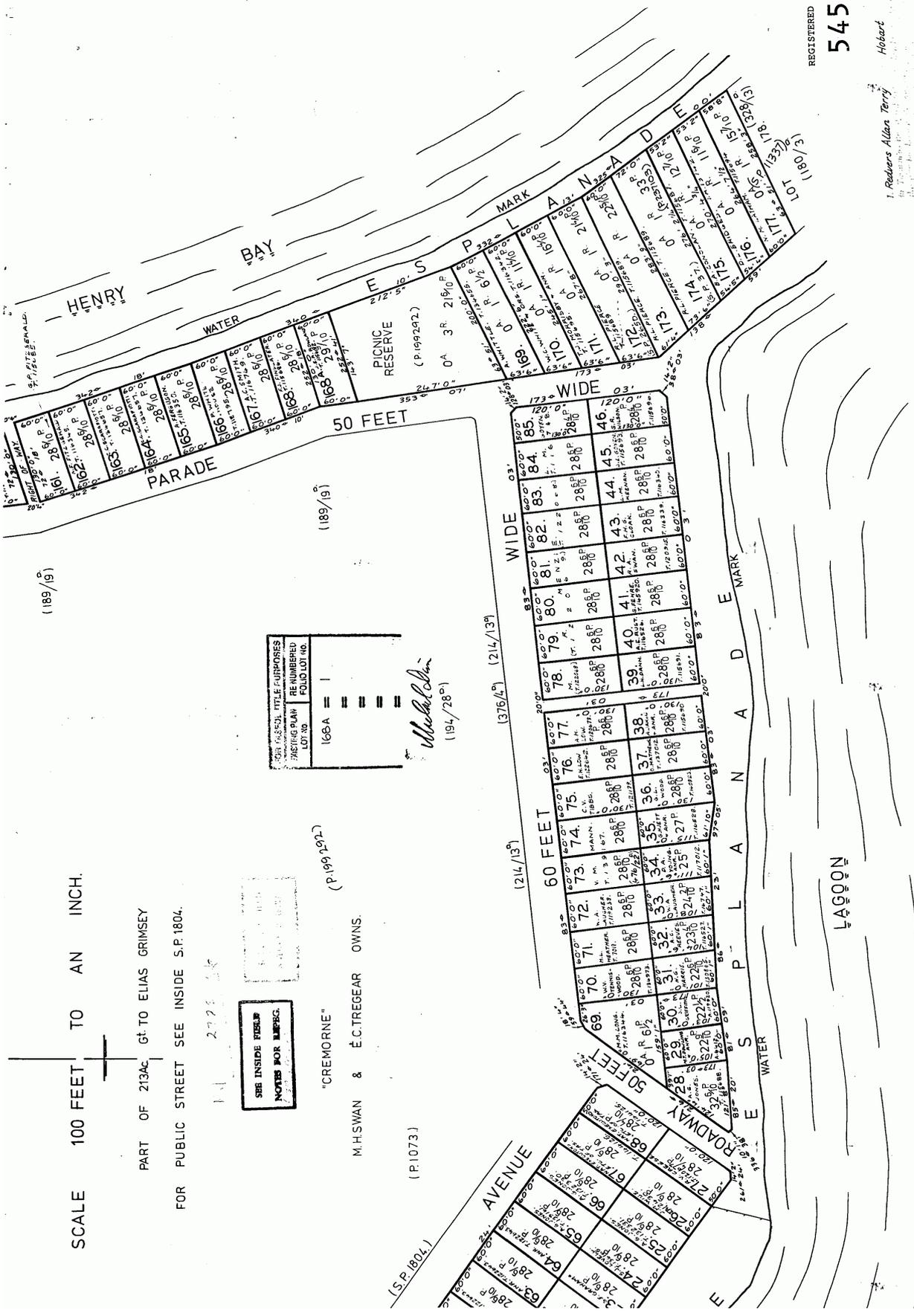
Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT: a right of carriage way over the roadways
 shown on P 54550
 137008 FENCING CONDITION AND OTHER CONDITIONS in Transfer
 E362553 MORTGAGE to Commonwealth Bank of Australia
 Registered 12-Oct-2023 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

REGISTERED NUMBER
54550
 P. 1082

Hobart
 1. Redvers Allan Terry
 2. ...
 3. ...
 4. ...
 5. ...



(189/19)

SCALE 100 FEET TO AN INCH.
 PART OF 2134C Gt. TO ELIAS GRIMSEY
 FOR PUBLIC STREET SEE INSIDE S.P. 1804.

SEE INSIDE FOLIO
 NOTES FOR REFEG.

FOR FOLIO TITLE PURPOSES FASTING PLAN LOT NO.	BE NUMBERED FOLIO LOT (40)
168A	1

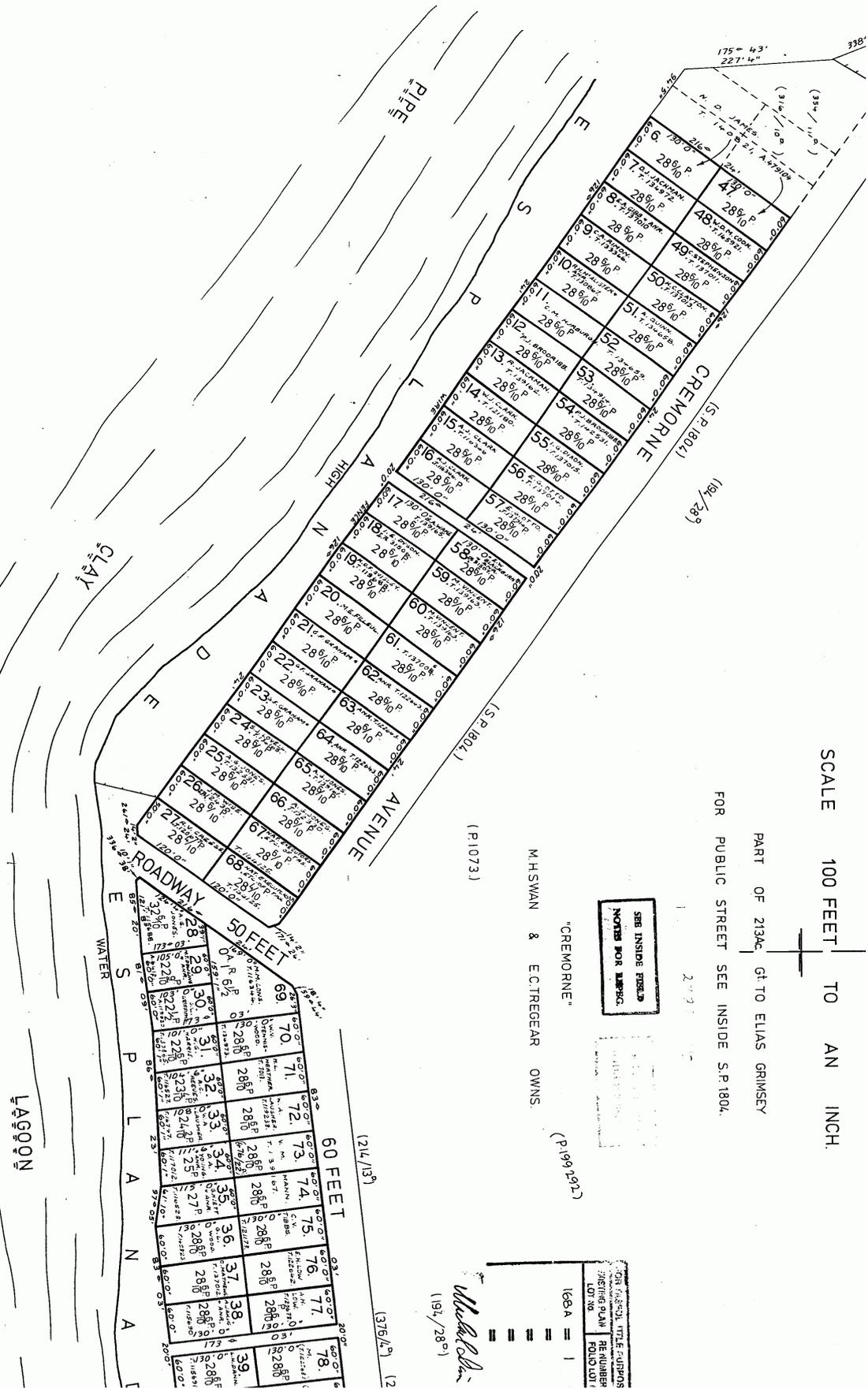
"CREMORNE"
 M.H.SWAN & E.C.TREGAR OWNS.
 (P.1073)

(P.1073)

(194/280)

REGISTERED NUMBER
54550

PLOTTED BY _____
 MATHEMATICALLY CHECKED _____
 EXAMINED AS TO BOUNDARIES _____
 ENTERED ON CARD BY _____

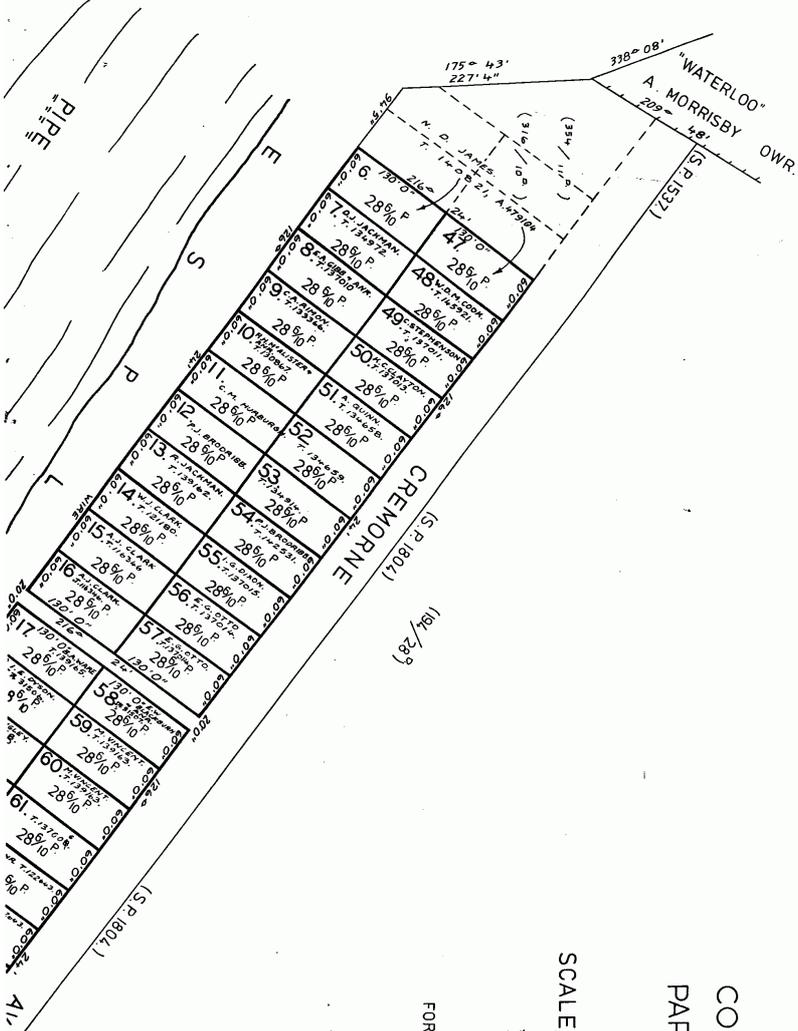


F N 820 (BOOK 39)

54550
REGISTERED NUMBER

P. 1082

No. OF APPLICATION
MORTYN HY SWAN & 511 c.t.
EDWD. CHAS. TREGEAR 8



REDRAWN 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.

M.H.SWAN & E.C.TREGEAR OWNS
(P.1073)

SEE INSIDE REEB
NOTES FOR LEGAL

REGISTERED TITLE
MORTGAGE REEB

REGISTERED TITLE	REGISTERED NUMBER	REGISTERED DATE
168A	1	

194/28

(194/28)

1082

BK 39

Nº OF APPLICATION

Walter H. Swan & Co
134-135 Clarendon St



COUNTY OF MONMOUTH

PARISH OF RALPHS BAY

Scale 200 feet to an inch

Part of 213th Ct to Elias Gibbins

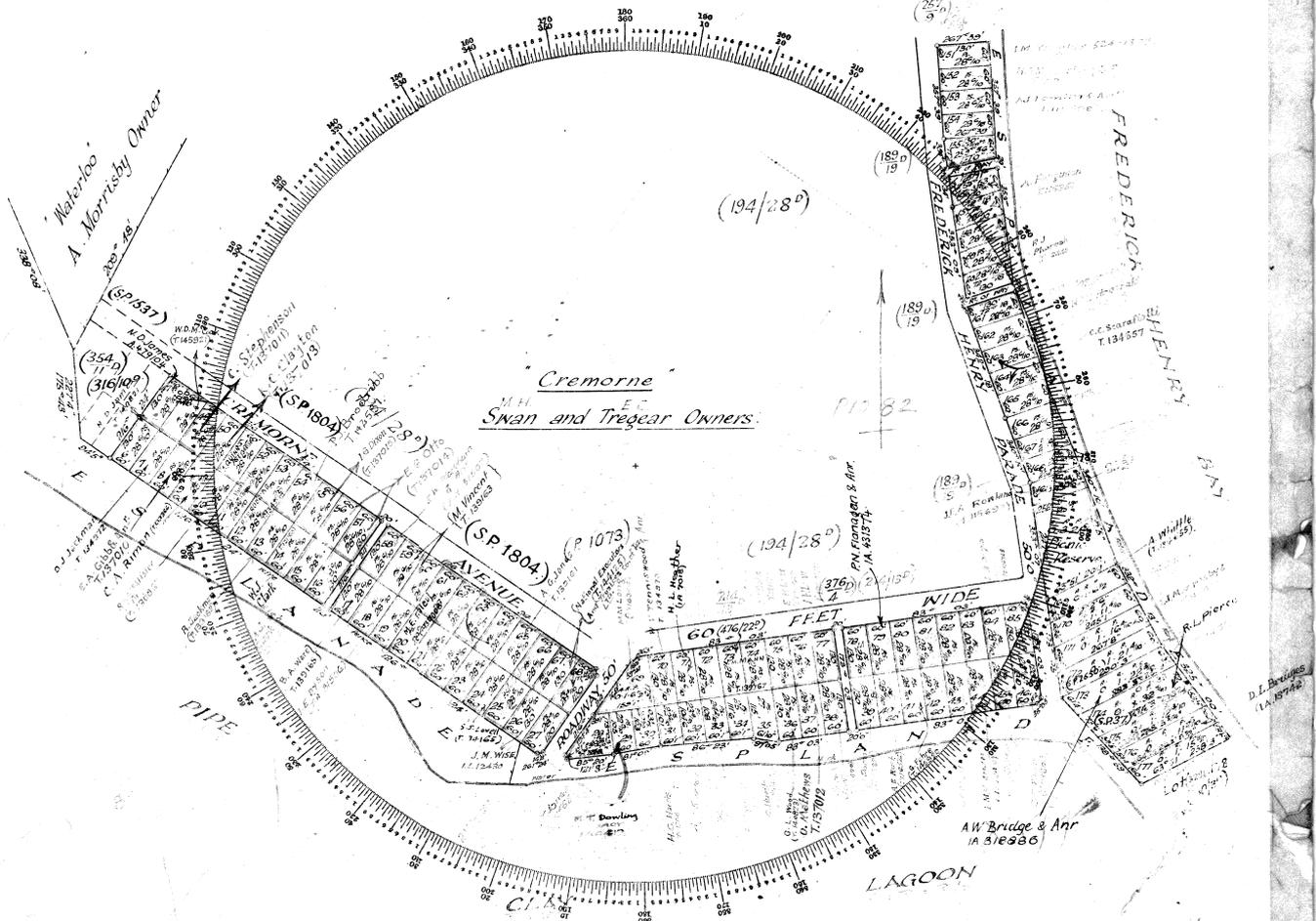
For Public Streets as made SP 1804

P.1082

511-8 c.t.

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE	FROM



To be filed in
by Surveyor

Date of Instructions
Survey commenced
Survey finished
Error of close l in

Office
examination

Plotted by
Finally examined by
Entered on General Plan by

Report

May be acted upon
Acted upon

1082

DRAWING SCHEDULE	
A.01	LOCATION PLAN
A.02	SITE ANALYSIS
A.03	SITE PLAN
A.04	EXISTING FLOOR PLAN
A.05	DEMOLITION PLAN
A.06	PROPOSED FLOOR PLAN
A.07	DEMOLITION ROOF PLAN
A.08	PROPOSED ROOF PLAN
A.09	EXISTING ELEVATIONS
A.10	PROPOSED ELEVATIONS 01
A.11	PROPOSED ELEVATIONS 02
A.12	SHED PLANS
A.13	3D VISULISATION 01
A.14	3D VISULISATION 02
A.15	3D VISUALISATION 03
A.16	SHADOW DIAGRAMS



50 CREMORNE
AVENUE, CREMORNE

ALTERATIONS & ADDITIONS
JOB NO: 2517

ARTIST IMPRESSION ONLY

SITE INFORMATION

Title Reference: 54550/61
Property ID: 5202744
Council: Clarence
Zoning: Low Density Residential

General Overlays:
 - Airport obstacle limitation area
 - Low coastal erosion hazard band
 - Medium coastal inundation hazard band
 - Flood-prone areas

Covenants:
Soil Classification: 'CLASS 1'
 Refer to Rock Solid's Geotechnics Assessment

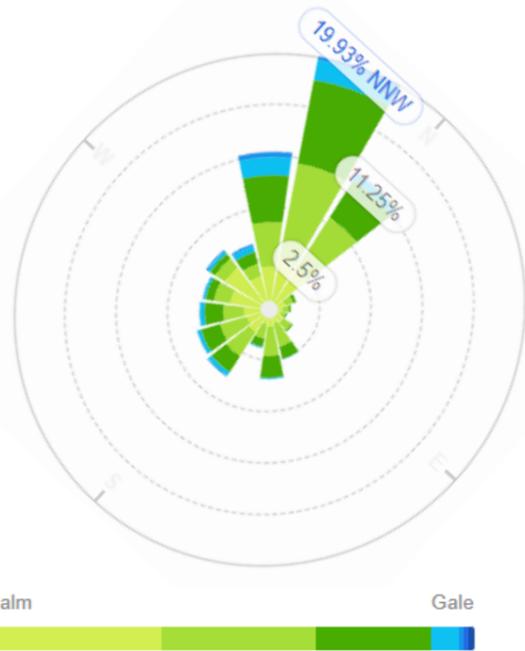
Wind Classification: TBC
Design Wind Gust Speed (V_{n,u}): TBC
Topography: TBC
Shielding: TBC
Terrain Category: TBC
Climate zone: 7
Corrosion Environment: TBC

NCC Building Class: 1a & 10a

Land Area: 723m²
Building Area - Existing Dwelling: 94.96m²

Building Area - Proposed: 70.13m²
Shed Area - Proposed: 65.10m²
Deck Area - Proposed: 34.45m²
Total Proposed Area: 169.68m²

Total: 264.64m²
Plot Ratio: 36.60%



All dimensions in millimetres unless noted otherwise.

PRINT ALL DRAWINGS IN COLOUR



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bdaa
 BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

CLIENT:
 TIM & LAURA LANGDALE
ADDRESS:
 50 CREMORNE AVENUE CREMORNE

JOB NO:
 2517

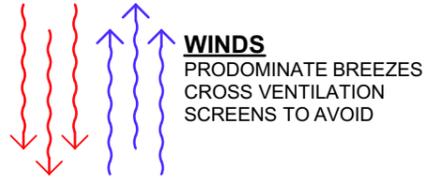
PROPOSAL:
 ALTERATIONS & ADDITIONS
PROJECT STAGE:
 DA
DATE:
 18/02/2026
SCALE:
 NTS



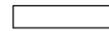
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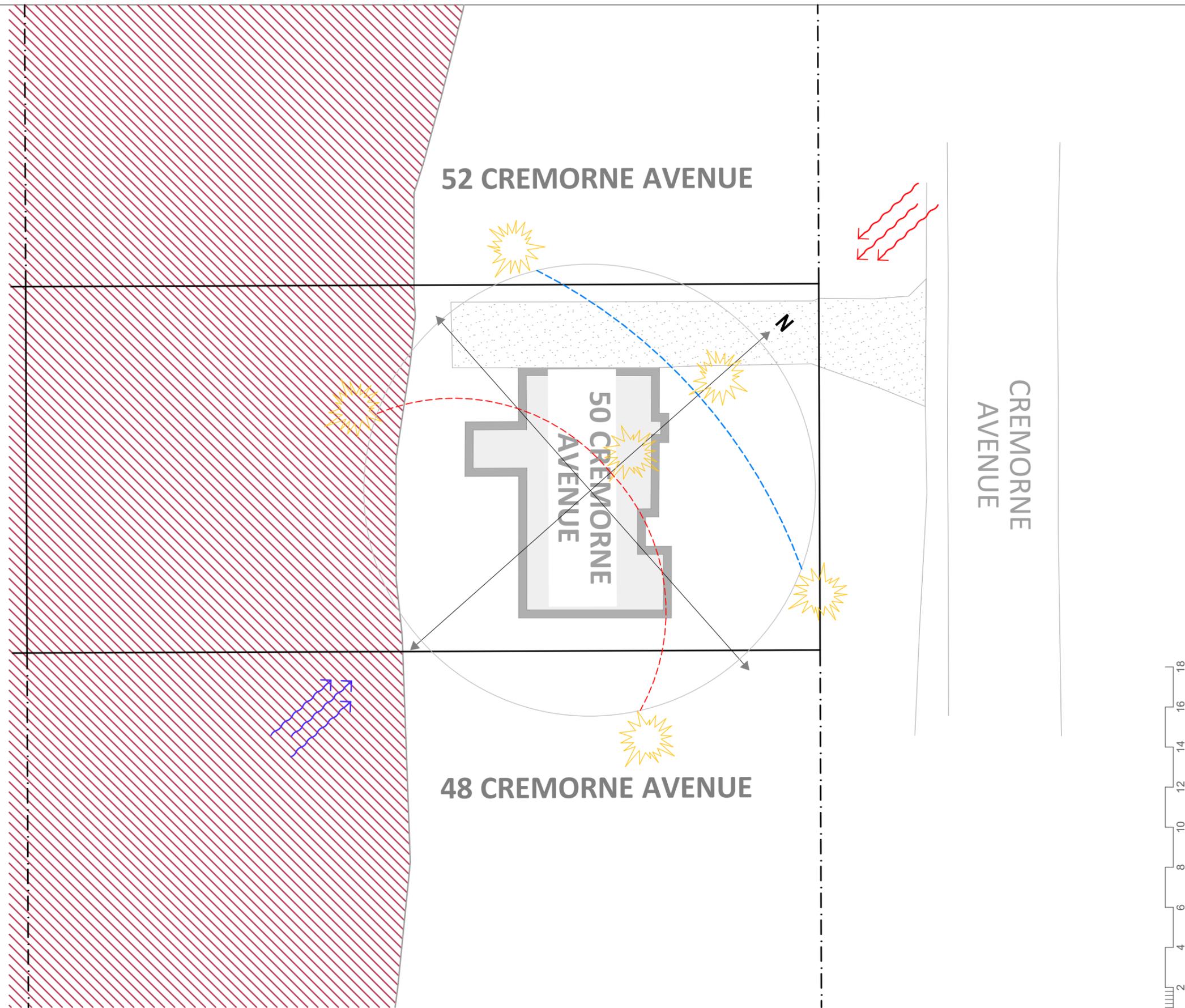
A.01
 LOCATION PLAN

LEGEND



CODE OVERLAYS

-  COASTAL INUNDATION HAZARD (WHOLE SITE)
-  FLOOD PRONE AREA (WHOLE SITE)
-  COASTAL EROSION AREA



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REV	AMENDMENT	DATES

A.02
SITE ANALYSIS

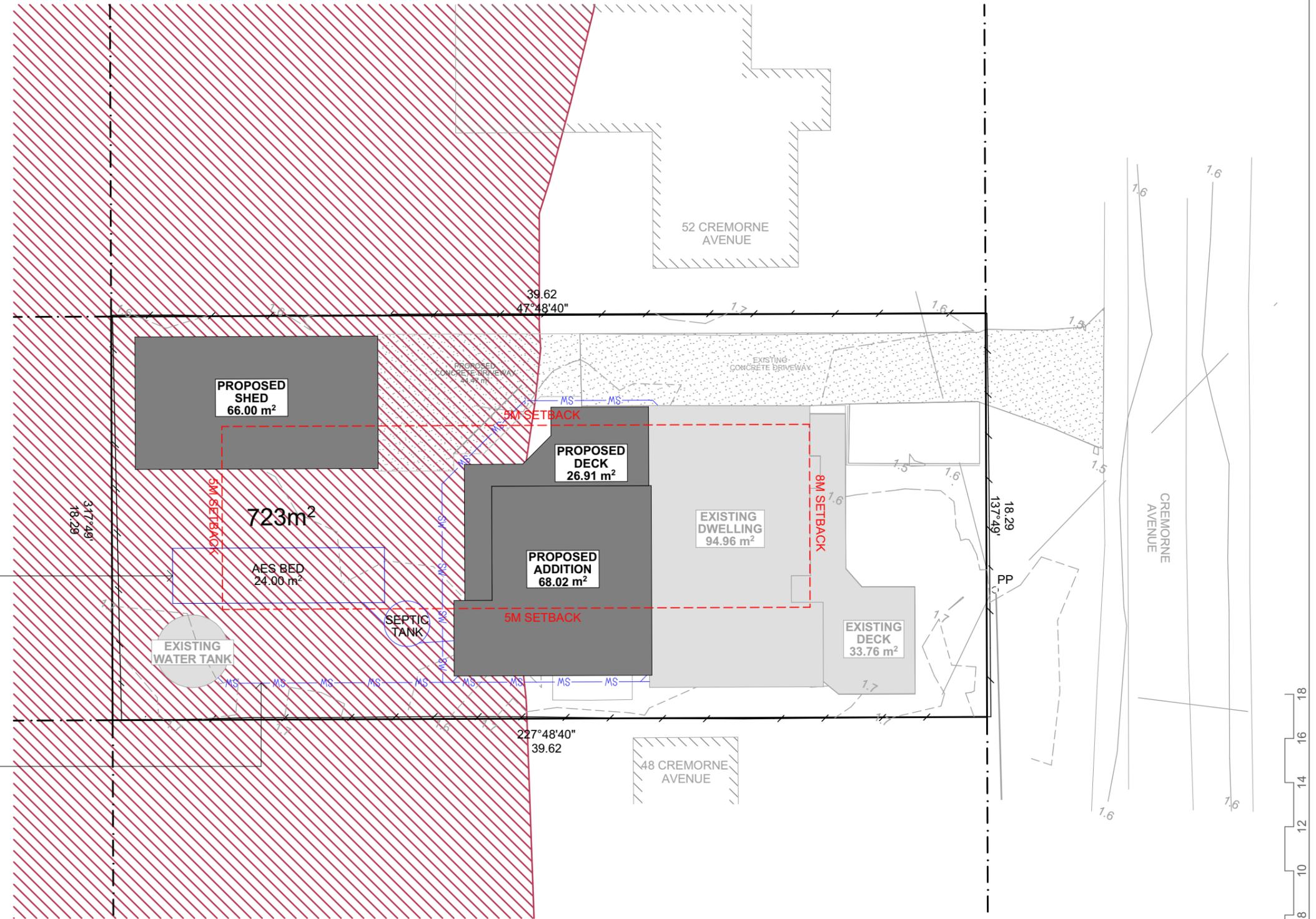
SITE PLAN LEGEND & NOTES

LEGEND

- PROPOSED BUILDING
- EXISTING
- NEIGHBOURING DWELLING
- NEIGHBOUR BOUNDARY
- PROPERTY BOUNDARY
- CONTOUR
- SETBACK
- PP POWERPOLE
- SW STORMWATER

CODE OVERLAYS

- COASTAL INUNDATION HAZARD (WHOLE SITE)
- FLOOD PRONE AREA (WHOLE SITE)
- COASTAL EROSION AREA



PROPOSED WASTEWATERSYSTEM
(DESIGNED BY OTHERS).
REFER TO ROCK SOLID GEOTECHNICS ONSITE
WASTEWATERSYSTEM DESIGN

ALL STORMWATER TO
EXISTING WATER TANK.

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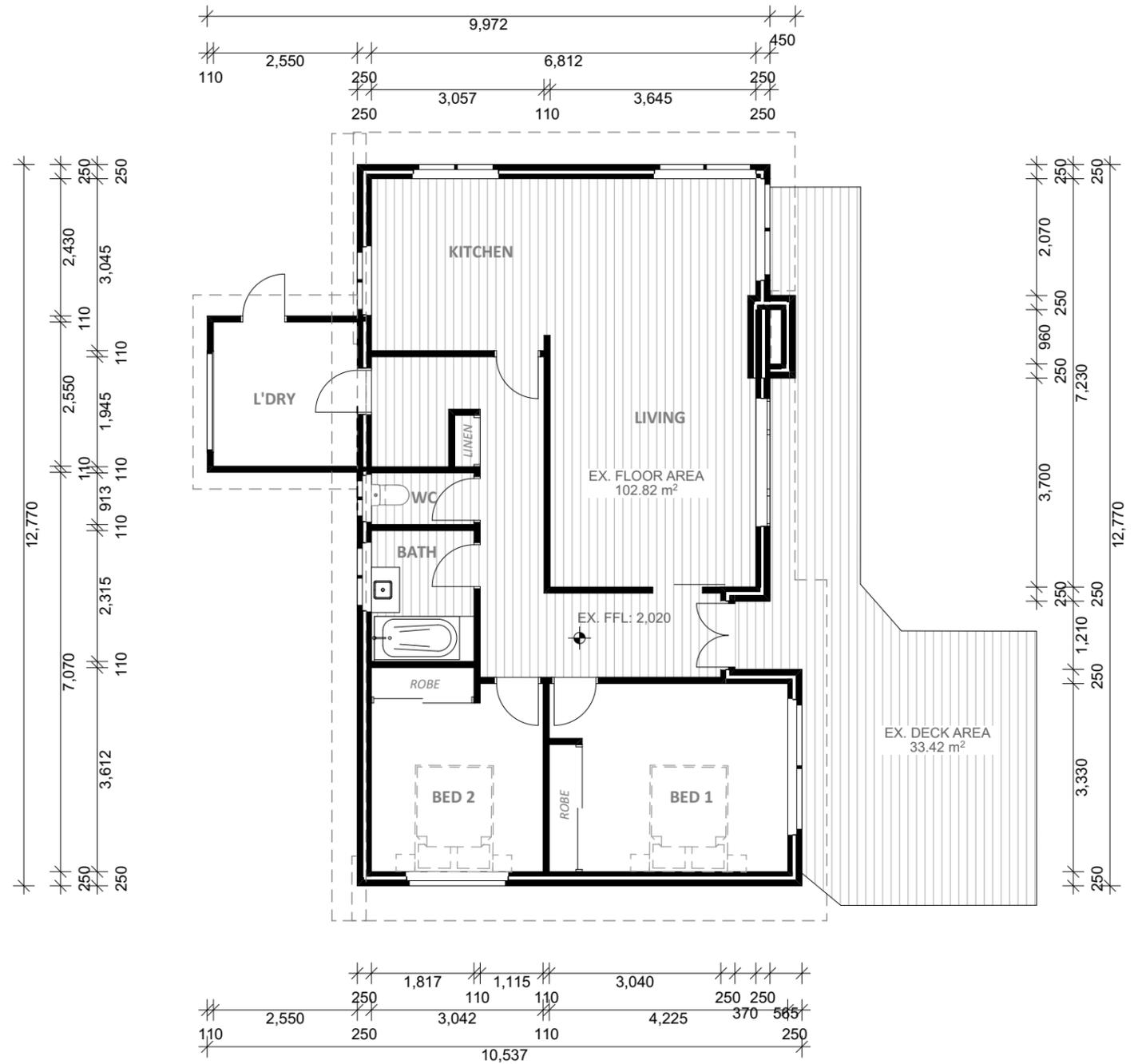
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A.03
SITE PLAN



KEY

Existing



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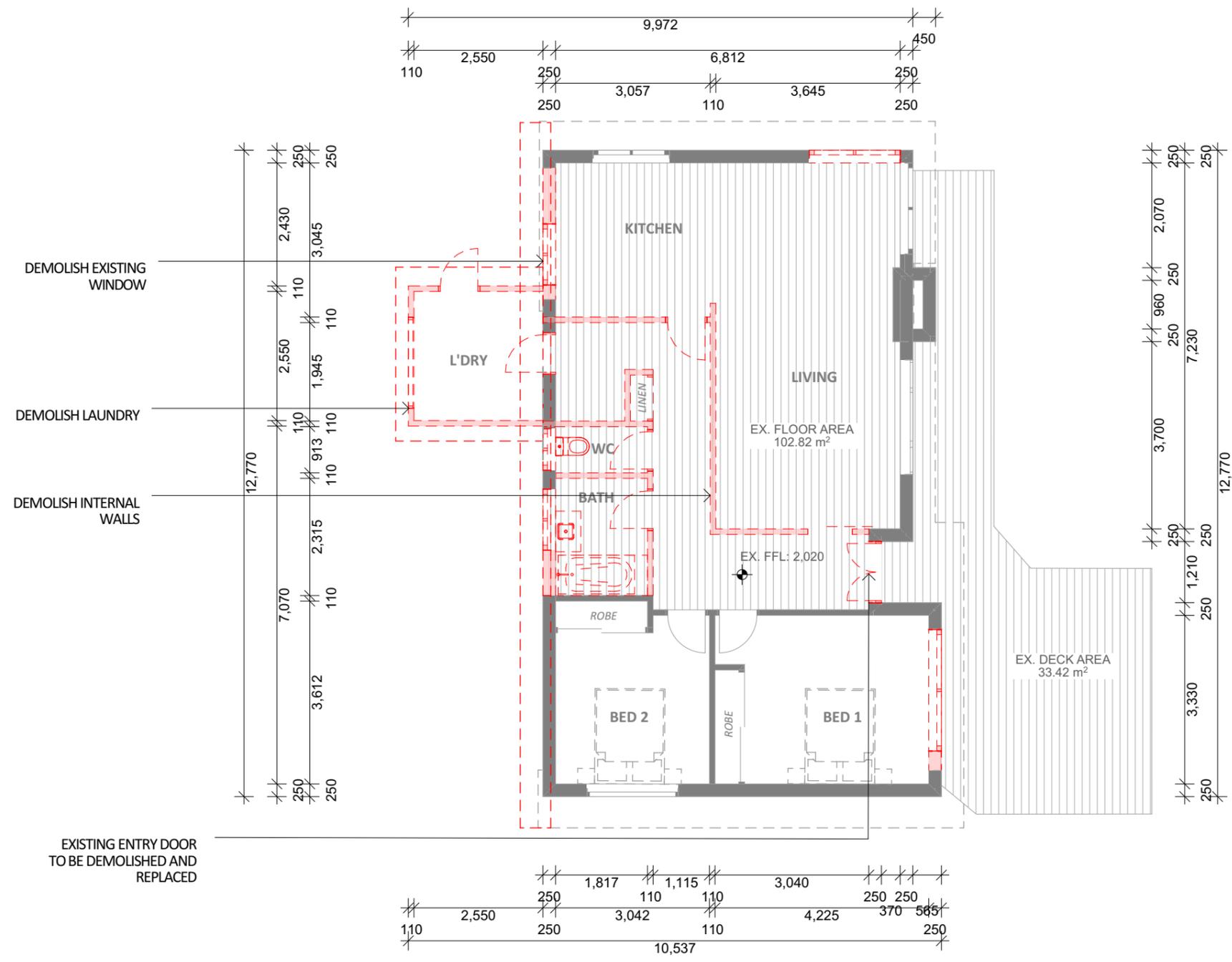


REV | AMENDMENT | DATES

A.04
EXISTING FLOOR PLAN

KEY

- Existing
- Demolition



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A.05
 DEMOLITION PLAN

KEY

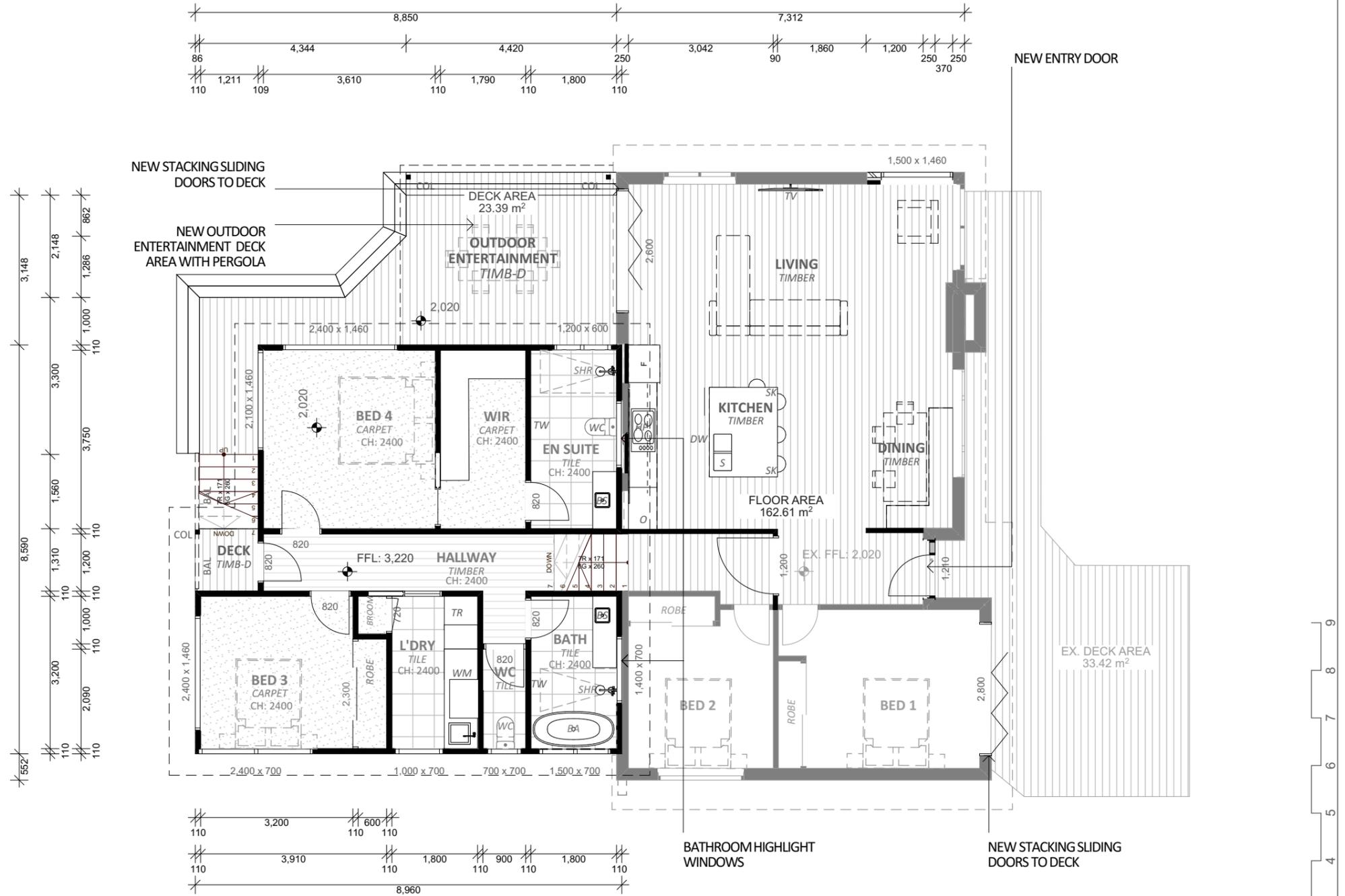
- Existing
- Proposed

LEGEND

- New levels

- BS Basin
- BA Bath
- BAL Balustrade
- COL Column
- DW Dishwasher
- F Refrigerator
- FP Fire Place
- HP Hot Plates
- O Oven
- S Sink
- SHR Shower
- TR Trough
- TV Television
- TW Towel rail
- WC Water closet
- WM Washing machine

- TILE Ceramic Floor Tile- To Owners selection.
- TIMBER Timber Flooring- To Owners selection
- TIMB-D Timber Decking - To Owners selection
- CARPET Carpet Flooring.- To Owners selection and location
- ROBE Wardrobes- Typically 2400h x 650d x 600w.



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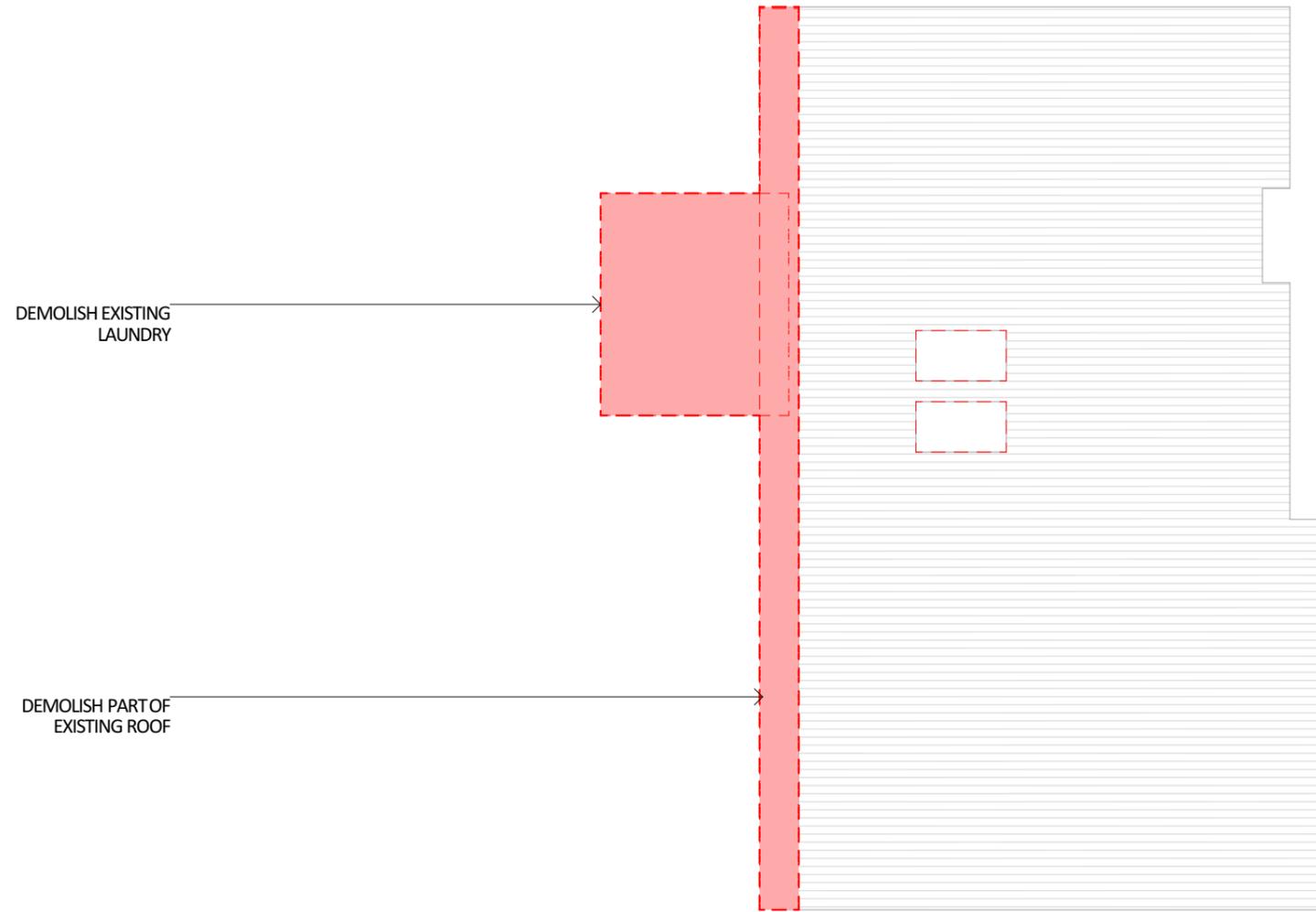


REV | AMENDMENT | DATES

A.06
 PROPOSED FLOOR PLAN

KEY

- Existing
- Demolition



DEMOLISH EXISTING
LAUNDRY

DEMOLISH PART OF
EXISTING ROOF

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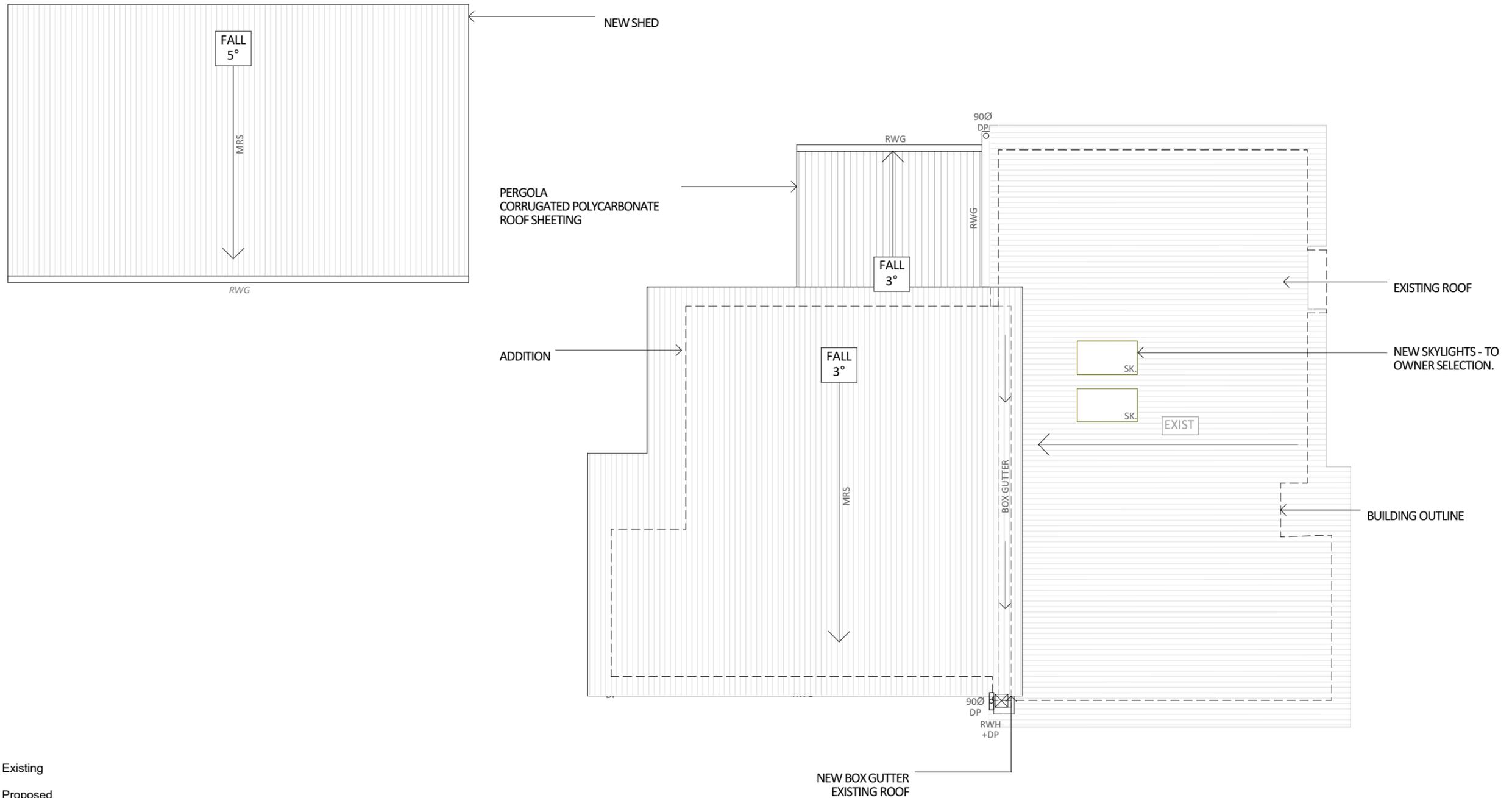
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REV	AMENDMENT	DATES

A.07
DEMOLITION ROOF
PLAN



LEGEND

- Existing
- Proposed
- RWG** RAINWATER GUTTER
- RWH** RAINWATER HEAD
- MRS** METAL ROOF SHEETING
- DP** DN90 PVC-U DOWNPIPE, PAINTED TO MATCH ADJACENT WALL SURFACE. INSTALL I/O'S ABOVE GROUND LEVEL FOR CLEANING AND FLUSHING.

NOTE:
CONNECT NEW DOWNPIPES INTO EXISTING STORMWATER SYSTEM.

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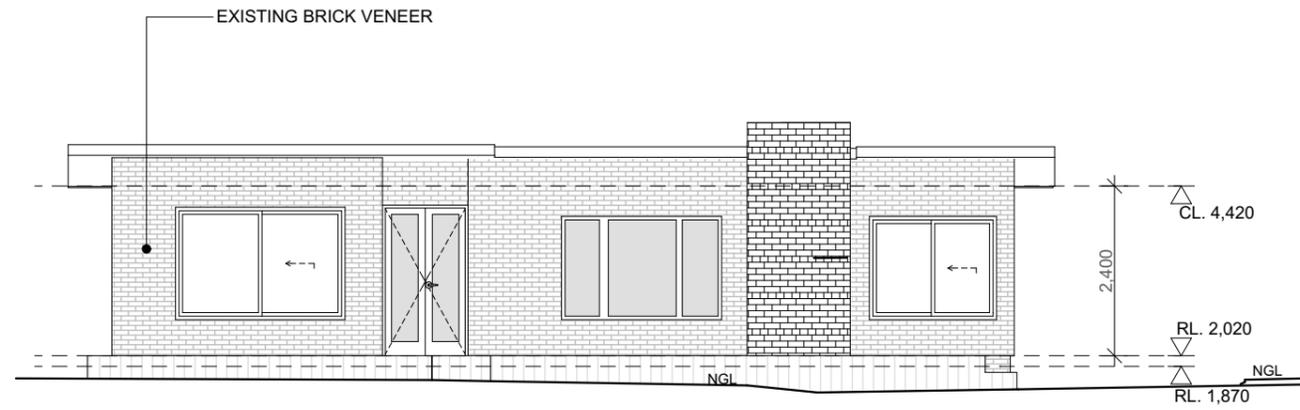
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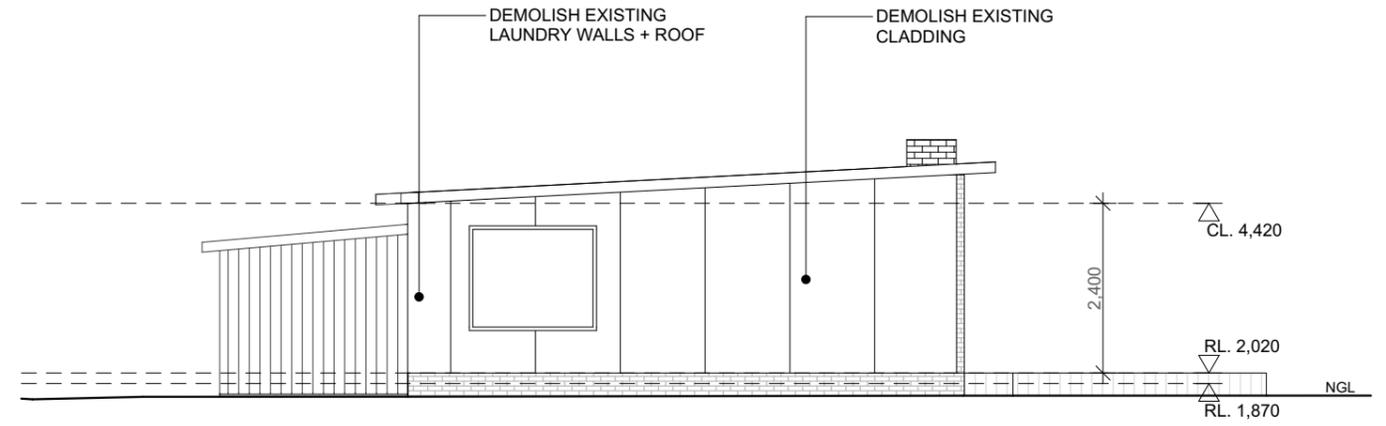
REV	AMENDMENT	DATES

A.08
PROPOSED ROOF PLAN

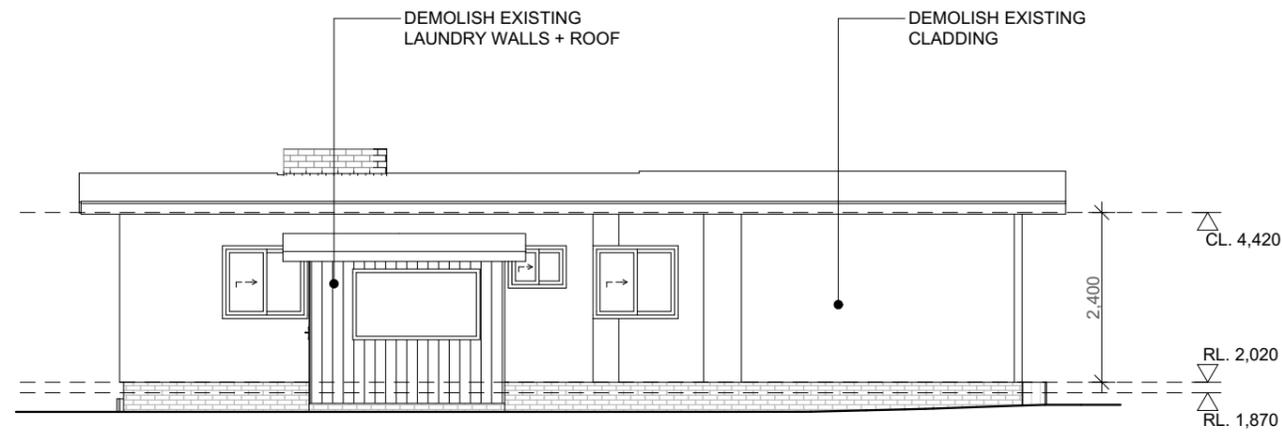




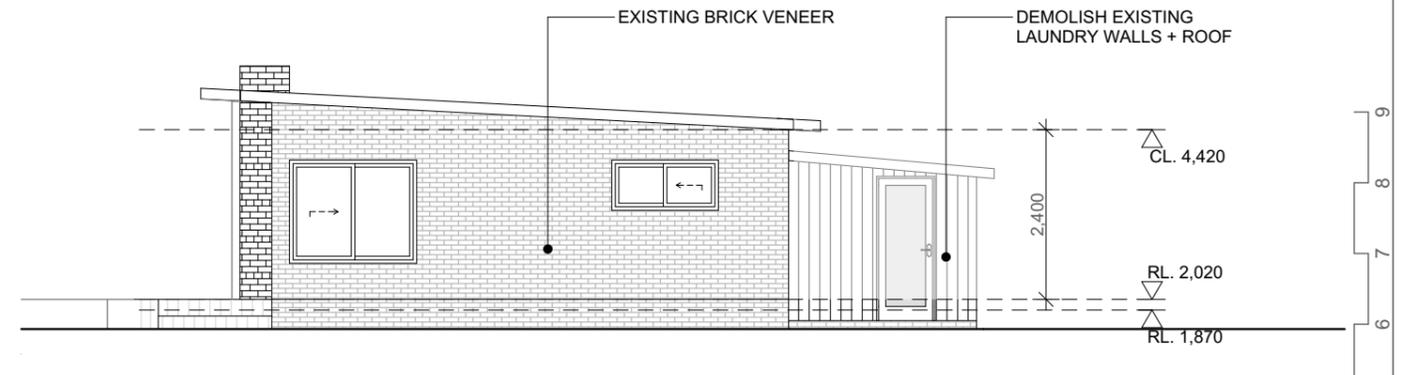
E01 NORTH ELEVATION - EXISTING



E02 EAST ELEVATION - EXISTING

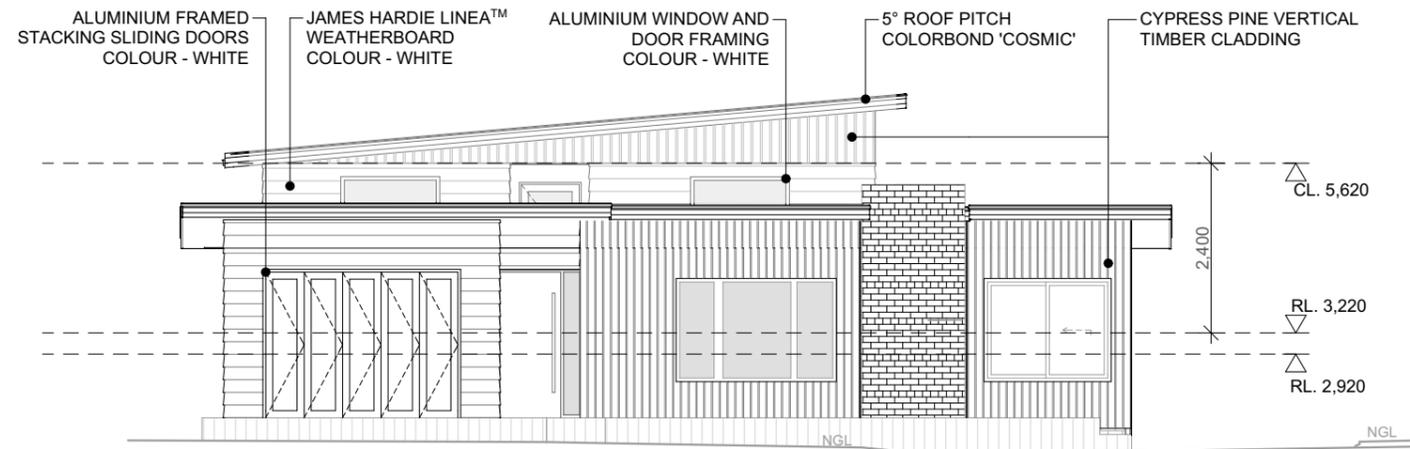


E03 SOUTH ELEVATION - EXISTING

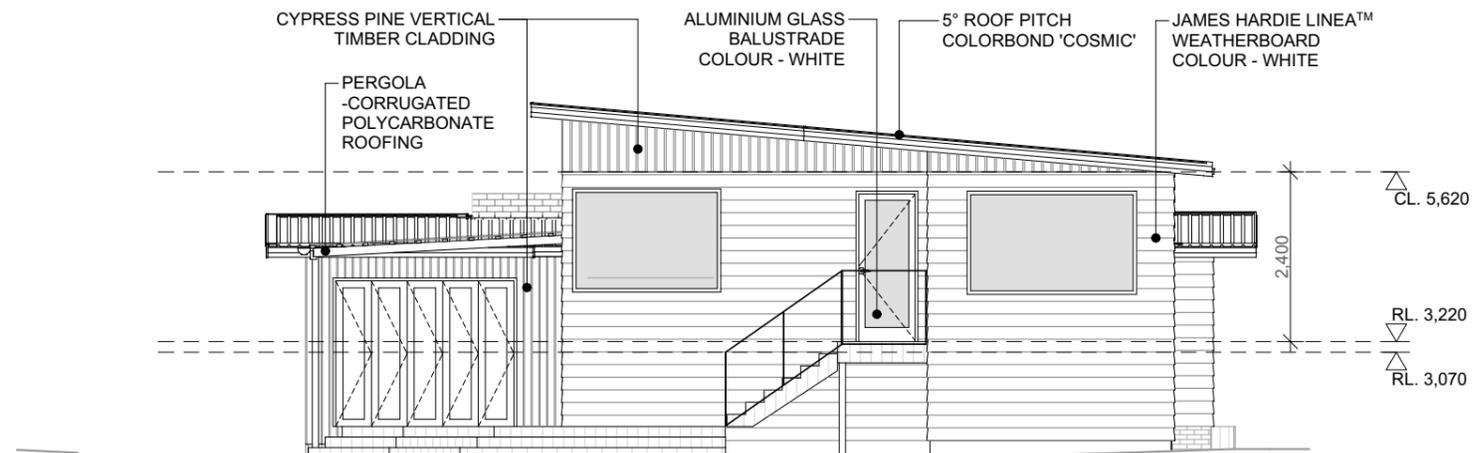


E04 WEST ELEVATION - EXISTING

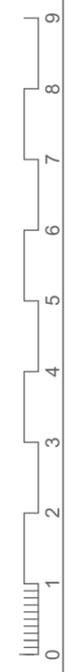
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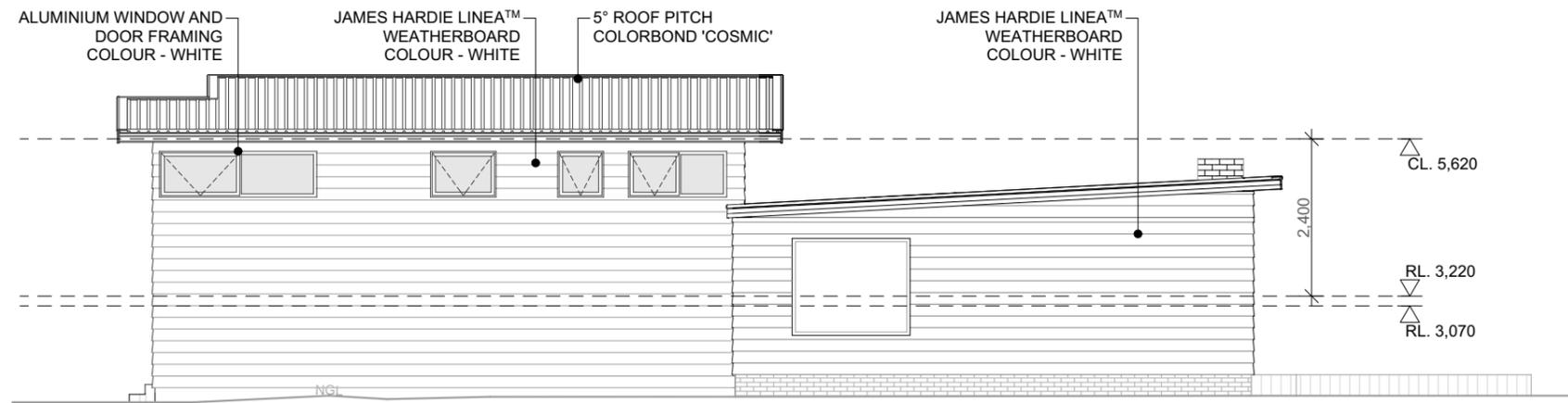
E01
-
NORTH ELEVATION - PROPOSED
1:100



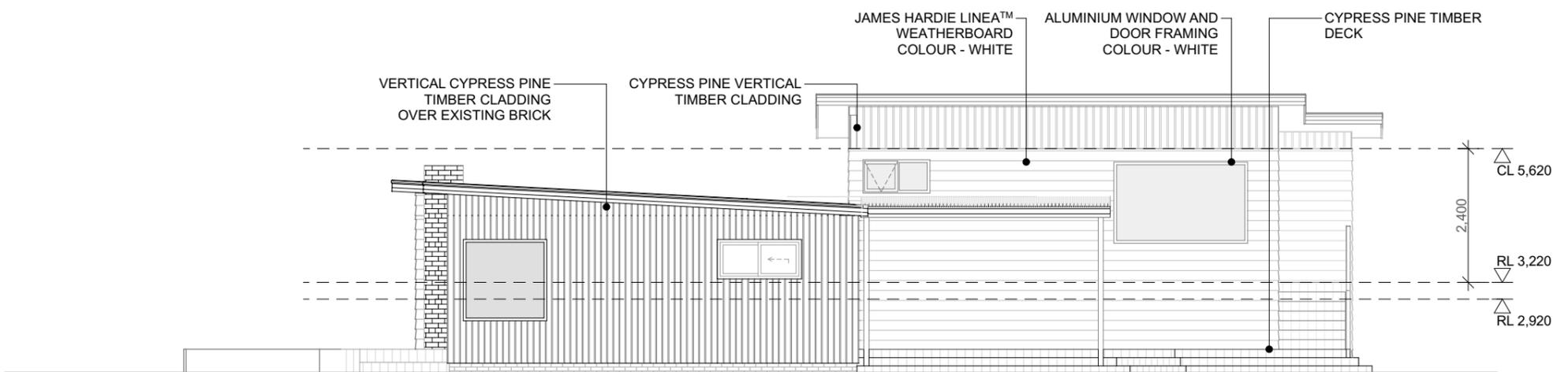
E02
-
SOUTH ELEVATION - PROPOSED
1:100



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E03
-
EAST ELEVATION - PROPOSED
1:100



E04
-
WEST ELEVATION - PROPOSED
1:100



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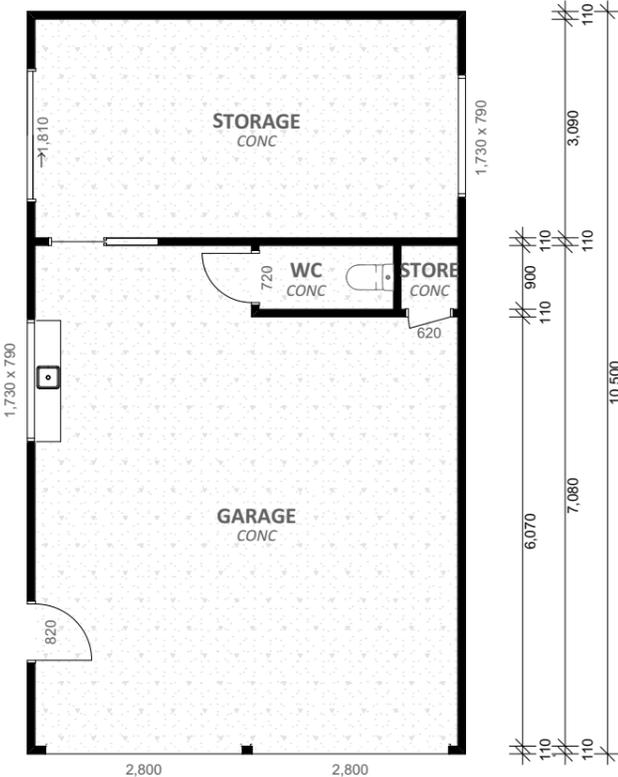
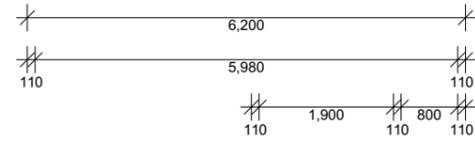
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PROJECT STAGE
DA

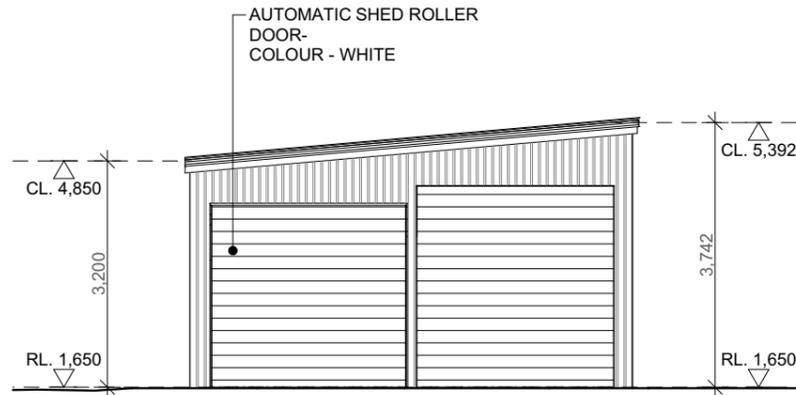
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18/02/2026
SCALE
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REV	AMENDMENT	DATES

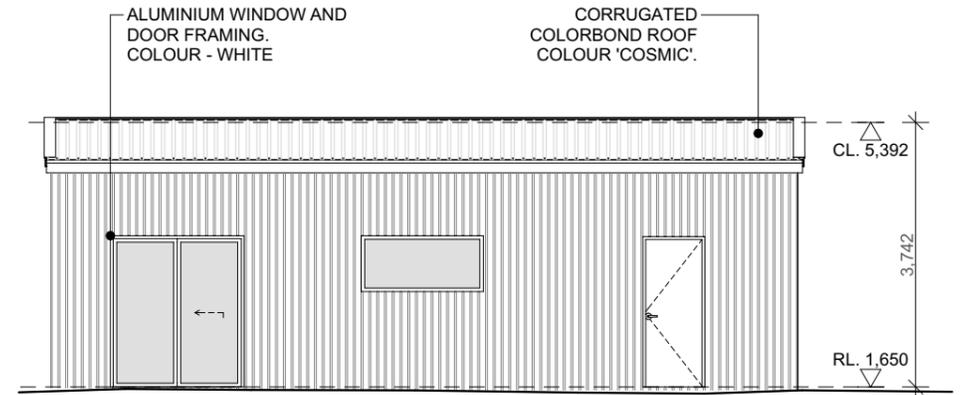
A.11
PROPOSED ELEVATIONS
02



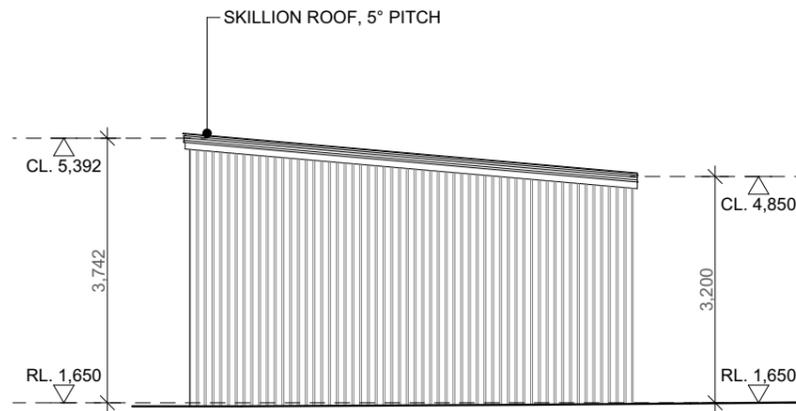
Shed Plan
1:100



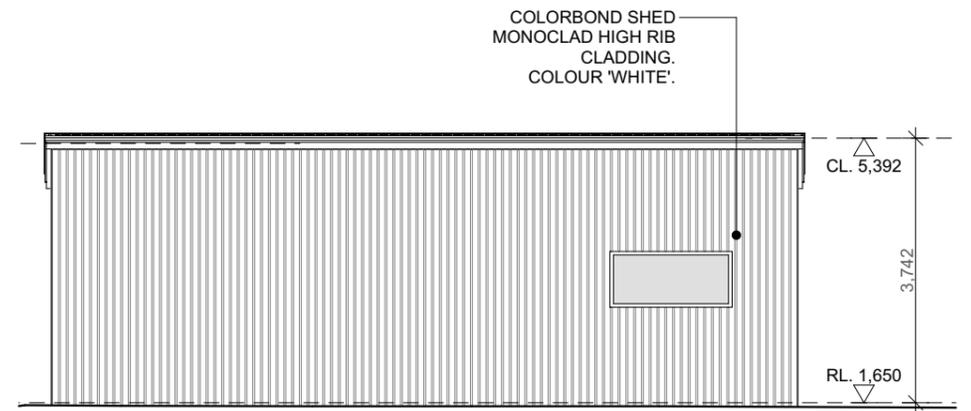
North Elevation
1:100



East Elevation
1:100



South Elevation
1:100



West Elevation
1:100

NOTE

FOR FURTHER DETAILS ON SHED, PLEASE REFER TO RAINBOW BUILDING SOLUTIONS DRAWING SET.

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JOB NO:
2517

PROPOSAL
ALTERATIONS & ADDITIONS
PROJECT STAGE
DA

DATE
18/02/2026
SCALE
1:100@A3



REV	AMENDMENT	DATES

A.12
SHED PLANS



DESIGN NOTE:
 JAMES HARDIE LINEA™
 WEATHERBOARD
 COLOUR - WHITE

DESIGN NOTE:
 VERTICAL CYPRESS PINE CLADDING
 OVER EXISTING BRICK.

DESIGN NOTE:
 EXISTING BRICK.

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NTS

REV | AMENDMENT | DATES
6@A3

A.13
 3D VISULISATION 01



DESIGN NOTE:
VERTICAL CYPRESS PINE CLADDING
OVER EXISTING BRICK.

DESIGN NOTE:
JAMES HARDIE STRIAM™
COLOUR - WHITE.

DESIGN NOTE:
JAMES HARDIE LINEA™
WEATHERBOARD
COLOUR - WHITE

DESIGN NOTE:
ALUMINIUM GLASS BALUSTRADE
COLOUR - WHITE.

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REV	AMENDMENT	DATES

A.14
3D VISULISATION 02



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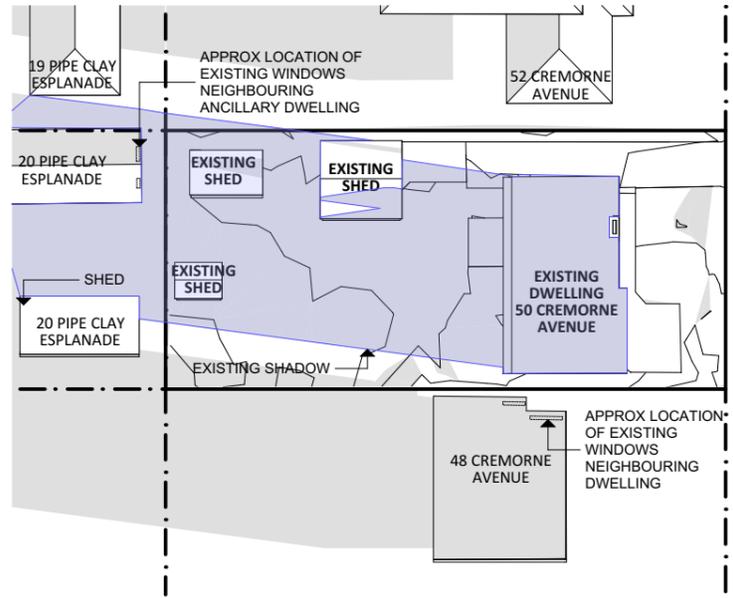
DATE
18/02/2026
SCALE
NTS

REV	AMENDMENT	DATES

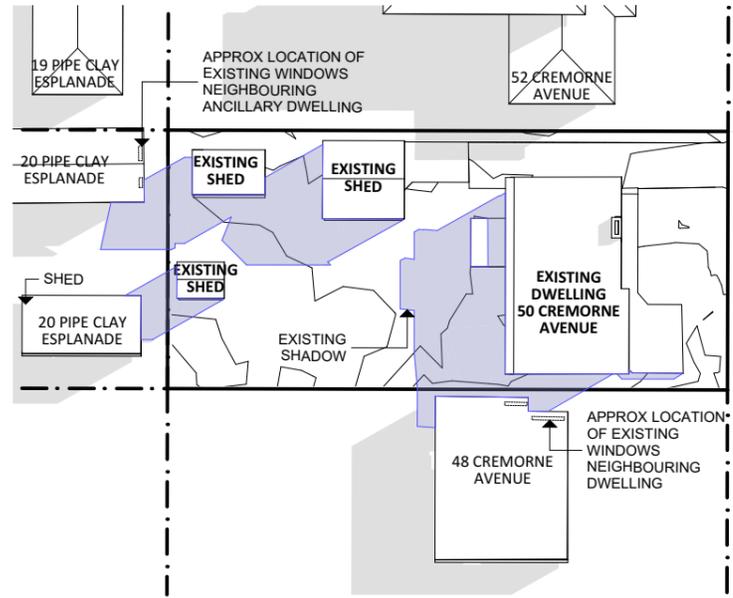
A.15
3D VISUALISATION 03

LEGEND

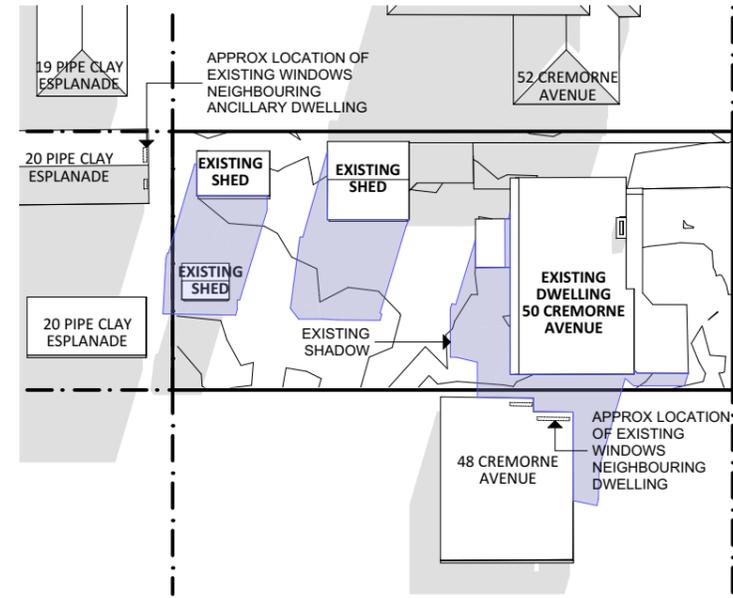
- NEIGHBOURING BOUNDARY
- PROPOSED SHADOW
- EXISTING SHADOW
- PROPERTY BOUNDARY
- NEIGHBOURING SHADOW
- NEIGHBOURING WINDOWS



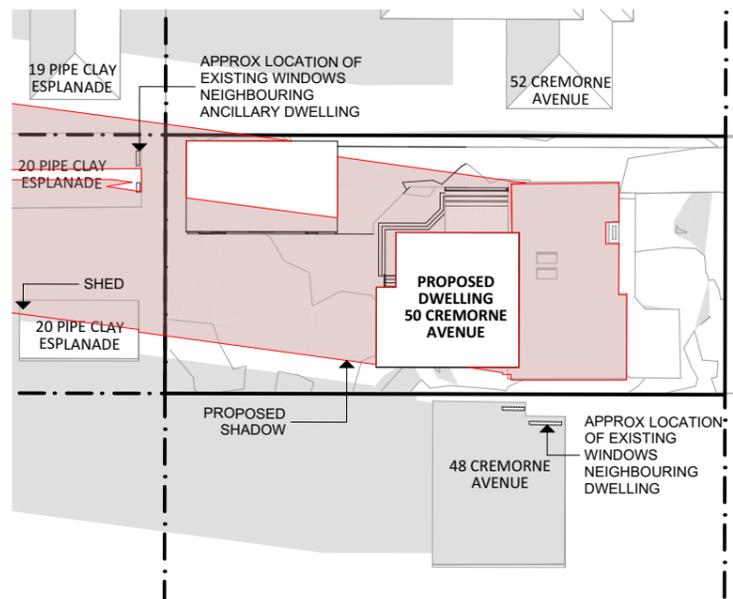
1
9am - June 21 - Existing
1:500



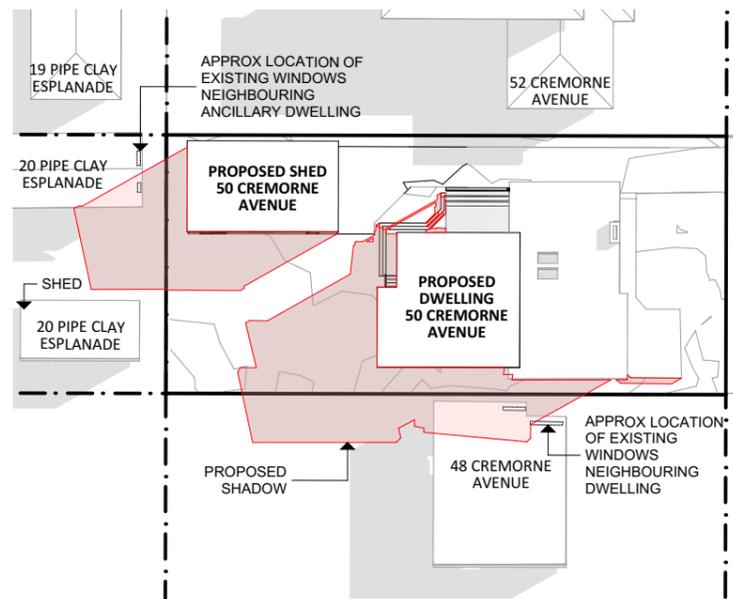
2
12pm - June 21 - Existing
1:500



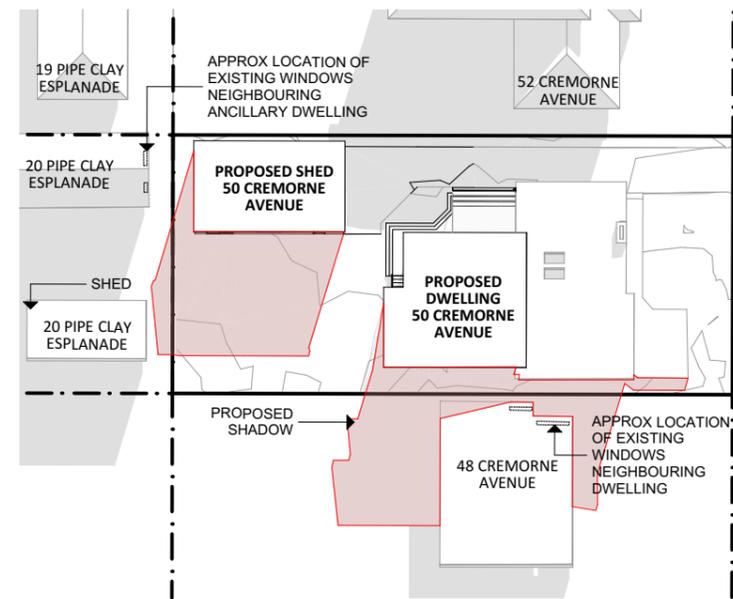
3
3pm - June 21 - Existing
1:500



4
9am - June 21 - Proposed
1:500



5
12pm - June 21 - Proposed
1:500



6
3pm - June 21 - Proposed
1:500

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REV	AMENDMENT	DATES

A.16
SHADOW DIAGRAMS