



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058710

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 187 Derwent Avenue, Lindisfarne

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: **Proposed Alterations and Additions, Carport & Shed**

Location: **187 Derwent Ave., Lindisfarne**

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:

No.

Current use of site: **Existing Dwelling and Carport**

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:

28/01/2026.

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 75541	FOLIO 1
EDITION 6	DATE OF ISSUE 12-Dec-2025

SEARCH DATE : 28-Jan-2026

SEARCH TIME : 08.45 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Diagram [75541](#) (formerly being 230-13D)

Derivation : Part of 970 Acres. Gtd. to E P Wilson & Ors

Prior CT [2628/59](#)

SCHEDULE 1

[N289935](#) TRANSFER to DEBBIE MAREE MOREY Registered
12-Dec-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

D 230 / 13

APPROVED
W. Wilson
 CHIEF SURVEYOR
 8 6 50
 Coastal District

DIAGRAM FROM ACTUAL SURVEY

TOWN OF LINDISFARNE

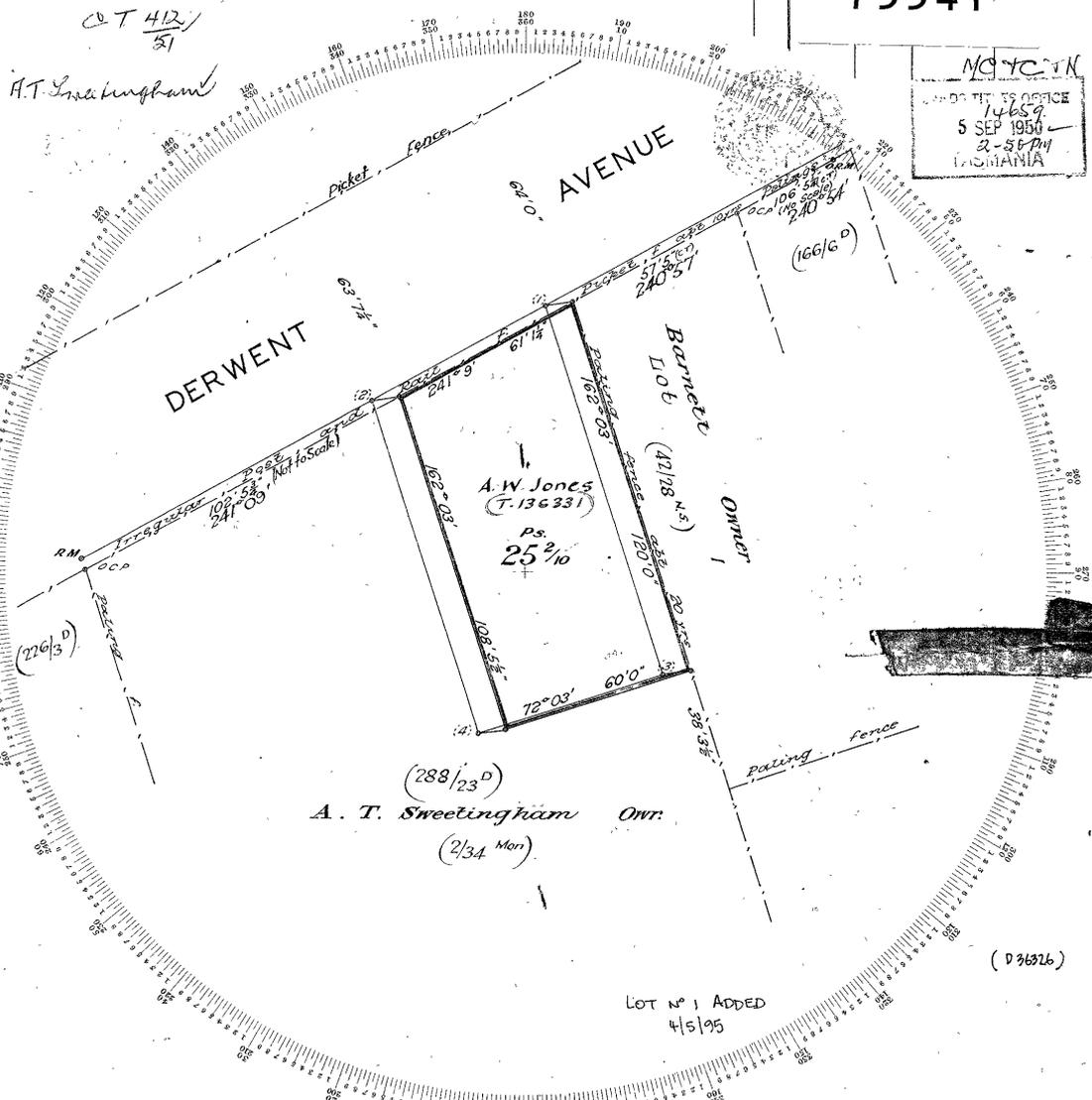
Part of 970^{acs} gtd to E.P. Wilson and others

No. OF APPLICATION

Scale 30 feet to an inch

REFERENCE TO CORNERS

COR. REGISTERED NUMBER
 75541



ALL INFORMATION TO BE WRITTEN WITHIN THIS SPACE

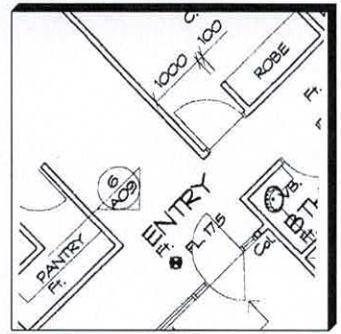
REGISTERED
 14659
 5 SEP 1950
 2-56 PM
 TASMANIA

To be filled in by Surveyor.
 Date of Instructions
 Survey commenced
 Survey finished 20-5-50
 Error of close 1, in NIL
 Plotted by *WJG*
 Examined as to boundaries *WJG*
 Mathematically checked *WJG*
 Entered on Card by *WJG*
 Dated this 25th day of May, 1950

I, Geoffrey William Griggs of Austins Ferry Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

G. W. Griggs
 Authorised Surveyor.

Planning Department
Clarence City Council
38 Bligh St.
Rosny Park



Dear Sir/Madam,

Re: Planning Application – Proposed Alterations and Additions, Carport and Shed at 187 Derwent Ave., Lindisfarne.

Please find attached Planning Application for the Proposed Alterations and Additions, Carport and Shed at 187 Derwent Ave., Lindisfarne.

Attached documents include:

- Planning Application
- Title
- Drawings Sk01-Sk05
- Arete Engineering Letter

The alterations and additions provide additional living spaces whilst retaining the dwelling as a 3 bedroom home. The existing carport is removed and replaced with a new carport in a similar position. A new shed is proposed in the rear yard.

The project meets all the planning scheme requirements for setbacks, building envelope etc. The only relevant planning overlay is the flood overlay. Please see report by Arete Engineering in relation to this matter.

If there is an opportunity for the application to be considered as 'permitted' please advise.

I will await councils assessment.

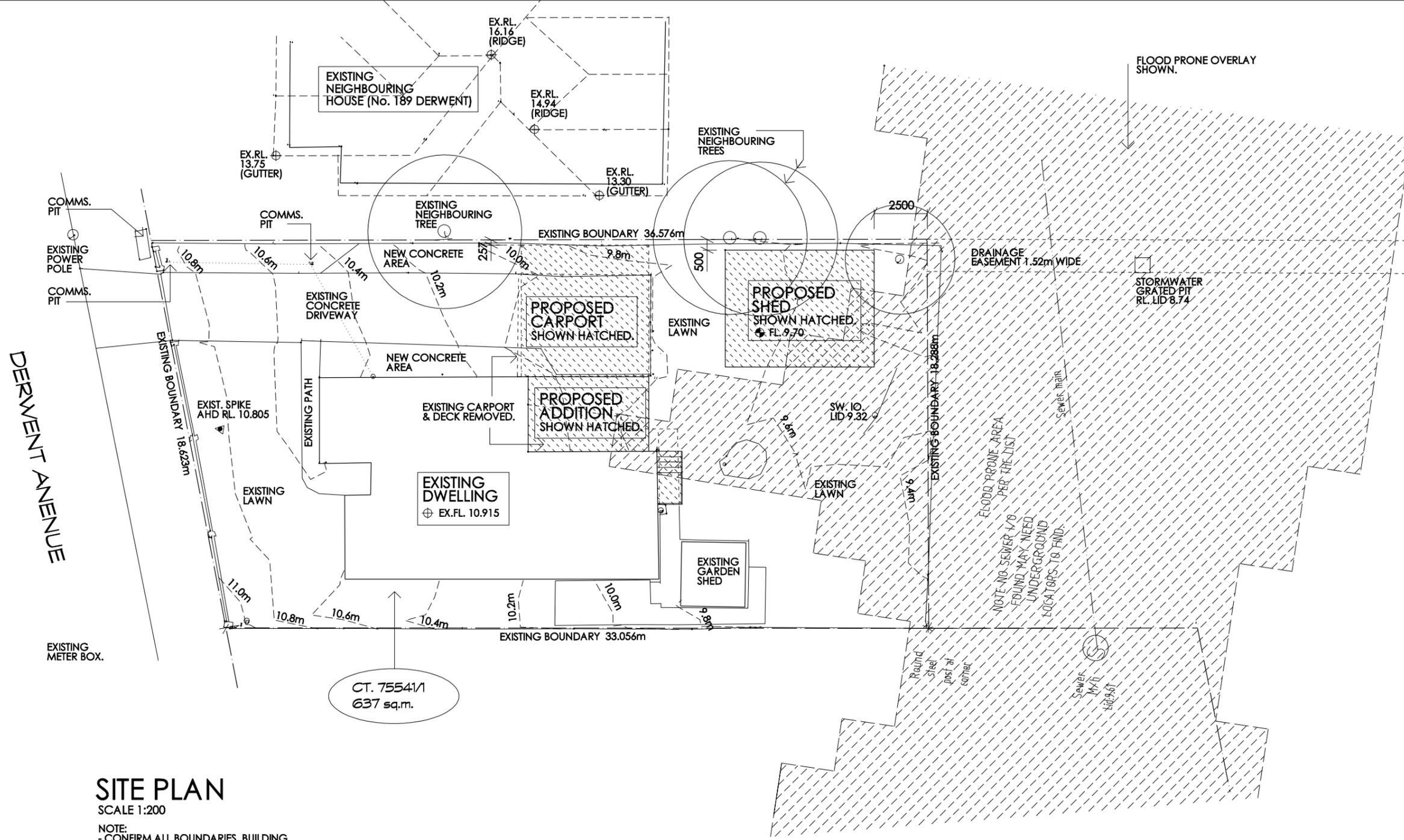
Kind regards,

Kevin Roberts
TAS BUILDING DESIGN Pty Ltd
Date: 28/01/2026



m. 0408 882 283
e. tas.buildingdesign@bigpond.com
a. po box 2018
howrah 7018

residential
commercial



SITE PLAN

SCALE 1:200

NOTE:
- CONFIRM ALL BOUNDARIES, BUILDING LOCATIONS, SERVICES LOCATIONS & LEVELS ON SITE BEFORE COMMENCEMENT.

SITE PLAN LEGEND	
⊕	EXISTING LEVELS
⊕	NEW LEVELS
---	EXISTING STORMWATER MAIN
---	EXISTING SEWER MAIN

GENERAL PROJECT INFORMATION

TITLE	CT. 75541/1
PID	5113856
LAND AREA	637 sq.m.
BUILDING AREA	141 sq.m. - DWELLING, 38.5 sq.m. - SHED
ZONING	GENERAL RESIDENTIAL ZONE
CLASS OF BUILDING	CLASS 1A,10A
DESIGN WIND SPEED	N2
SOIL TEST CLASSIFICATION	TO BE CONFIRMED
CLIMATE ZONE	7
CORROSION ENVIRONMENT	CLASSIFICATION: MEDIUM - NCC TABLE 6.3.9
BUSHFIRE ASSESSMENT	BAL - Low
PLANNING OVERLAYS	- AIRPORT OBSTACLE LIMITATION AREA OVERLAY, FLOOR PRONE OVERLAY

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cc 652

residential commercial

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Project and Address:
Proposed Alterations & Additions to 187 Derwent Ave., Lindisfarne.

Client:
Mr. D. & Mrs. D. Morey

Drawing Title:
Site Plan

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 27/01/2026 Drawn: KJR

Approval: preliminary Scale: 1:200 @ A3

Project No.:
25.26

Drawing No.: **sk01** Rev. -



EXISTING BOUNDARY

REMOVE WALLS, WINDOWS, DOORS, FIXTURES ETC. REFER FLOOR PLAN. MAKE GOOD ALL AREAS.

EXISTING CARPORT REMOVED.

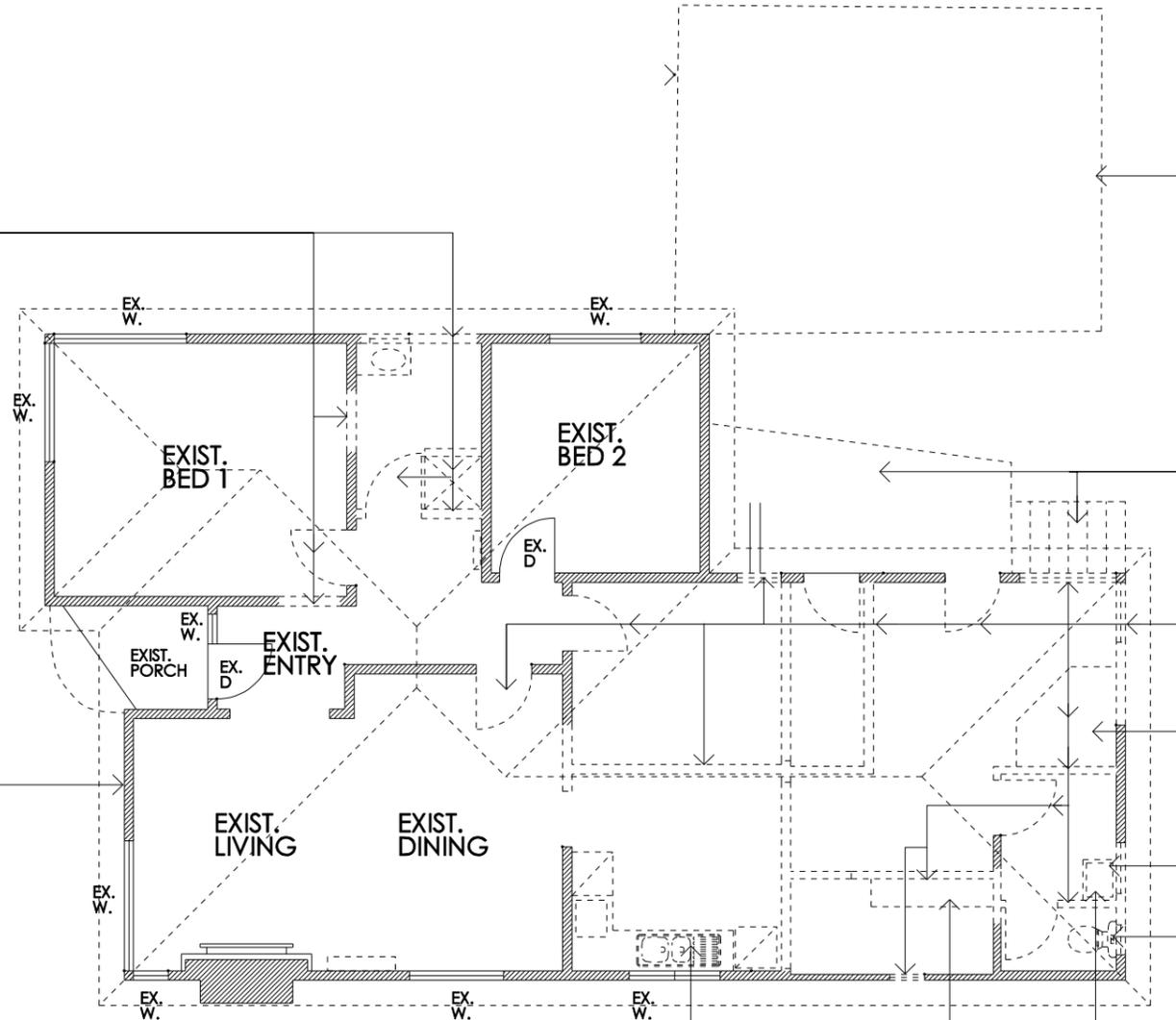
EXISTING REAR DECK STAIRS, PATHS ETC. REMOVED. MAKE GOOD FOR NEW WORKS.

REMOVE WALLS, WINDOWS, DOORS, FIXTURES ETC. REFER FLOOR PLAN. MAKE GOOD ALL AREAS.

EXISTING DRAINAGE/PLUMBING RELOCATED/CHANGED/BLOCKED OFF FOR NEW LAUNDRY AND KITCHEN LAYOUTS.

REMOVING EXISTING KITCHEN, PANTRY & LAUNDRY JOINERY. MAKE GOOD FOR NEW WORKS.

EXISTING WALLS SHOWN HATCHED.



DEMOLITION PLAN

SCALE 1:100

EX. W. - EXISTING WINDOW
EX. D. - EXISTING DOOR

note:

- all works shown dotted (walls, etc.) are to be removed or demolished.
- salvage all items where possible & store to proprietors direction unless to be re-used.
- demolition showing main items. contractor to allow for all demolition to suit the intent of the overall works.

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Project and Address:
Proposed Alterations & Additions to 187 Derwent Ave., Lindisfarne.

Client:
Mr. D. & Mrs. D. Morey

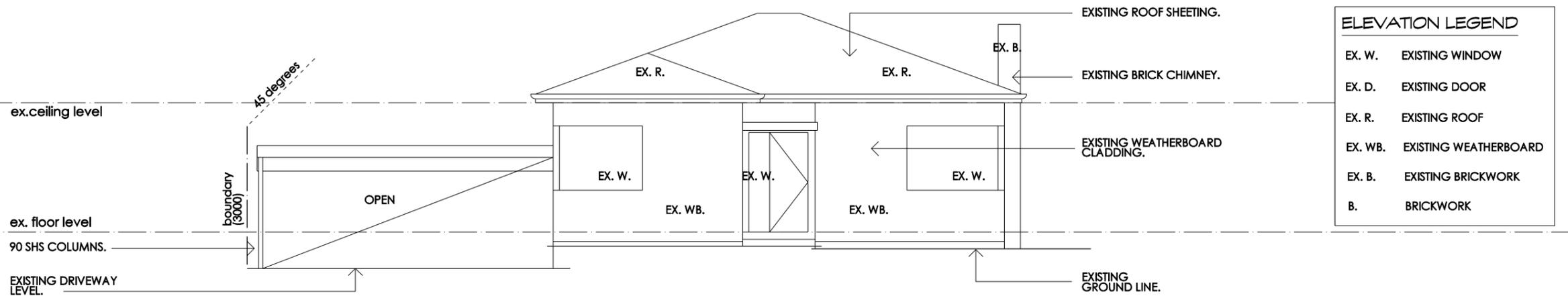
Drawing Title:
Demolition Plan

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

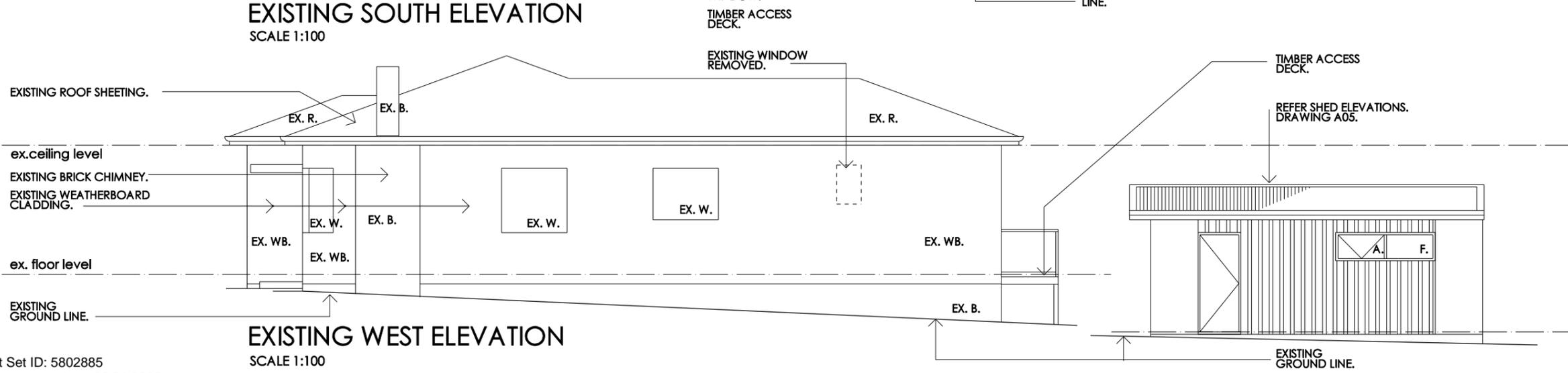
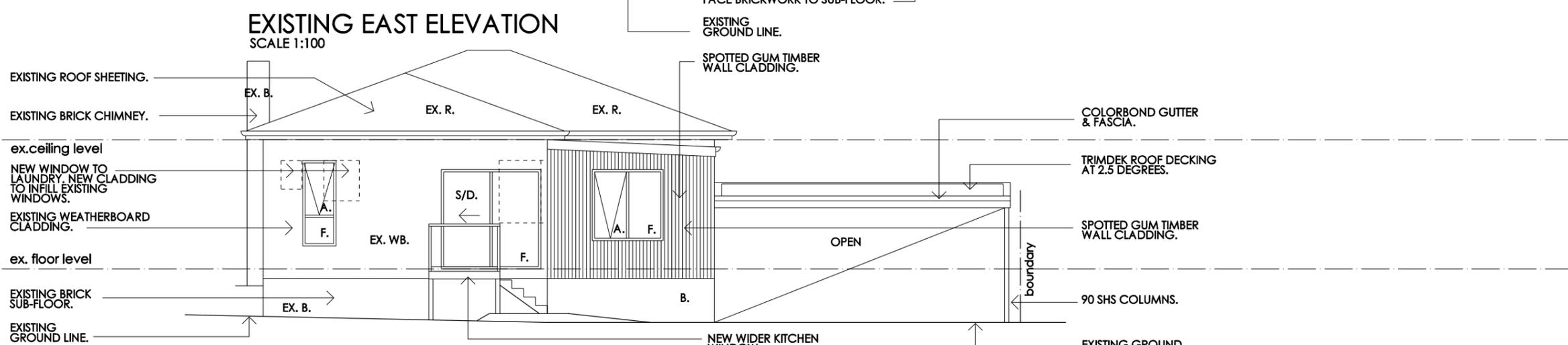
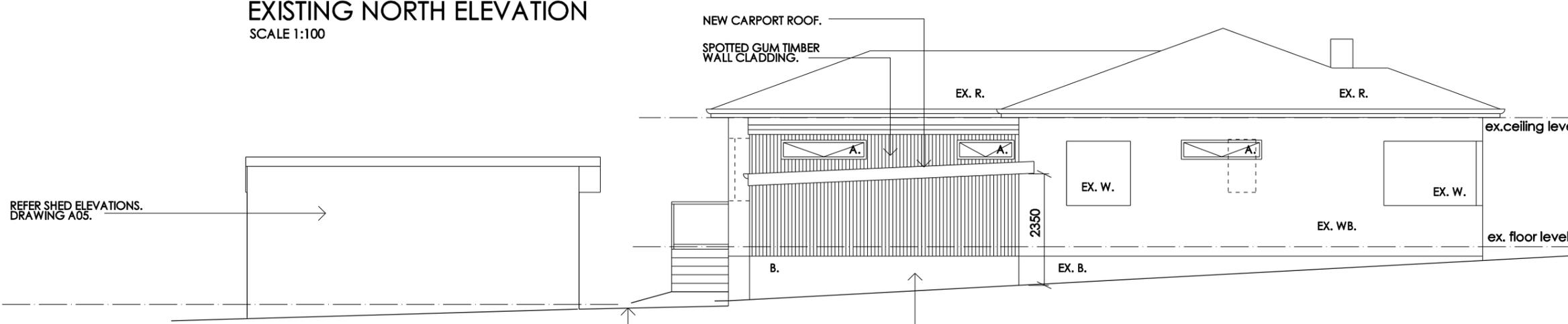
Plot Date: 27/01/2026 Drawn: KJR
Approval: preliminary Scale: 1:100 @ A3



Project No.:
25.26
Drawing No.: **sk02** Rev. -



ELEVATION LEGEND	
EX. W.	EXISTING WINDOW
EX. D.	EXISTING DOOR
EX. R.	EXISTING ROOF
EX. WB.	EXISTING WEATHERBOARD
EX. B.	EXISTING BRICKWORK
B.	BRICKWORK



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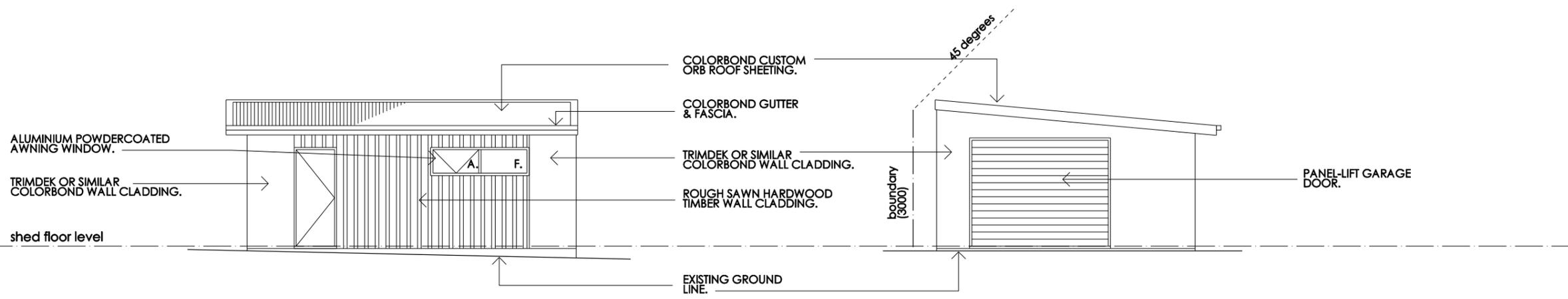
Project and Address:
Proposed Alterations & Additions to 187 Derwent Ave., Lindisfarne.

Client:
Mr. D. & Mrs. D. Morey

Drawing Title:
Elevations

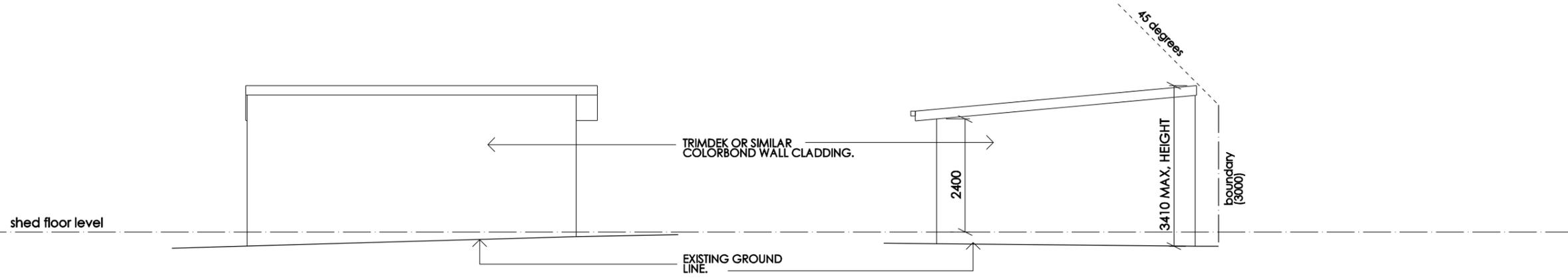
Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 27/01/2026	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A3
Project No.:	25.26
Drawing No.:	sk04
Rev.:	-



WEST ELEVATION - SHED
SCALE 1:100

NORTH ELEVATION - SHED
SCALE 1:100



EAST ELEVATION - SHED
SCALE 1:100

SOUTH ELEVATION - SHED
SCALE 1:100

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strictly prohibited.

Project and Address:
Proposed Alterations & Additions to 187 Derwent Ave., Lindisfarne.

Client:
Mr. D. & Mrs. D. Morey

Drawing Title:
Shed Elevations

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 27/01/2026	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A3
Project No.:	25.26
Drawing No.:	sk02
Rev.:	-

ENGINEERS ADVICE

21st January 2026

**RE: 187 Derwent Avenue, Geilston Bay
Flood-Prone Hazard Areas Code C12.5.1 and C12.6.1**

ARETE Engineering has been engaged by Tas Building Design to address the Flood-Prone Areas Hazard Code. This advice is based on Clarence City Council's Flood Map and Site Plan by Tas Building Design Project No. 25.26 dated 15/01/2026.

Responses to the relevant sections of C12 Flood-Prone Areas Code of the Tasmanian Planning Scheme are as follows:

Table 1: C12.5.1 Uses within a flood-prone hazard area

Objective:	That a habitable building can achieve and maintain a tolerable risk from flood.
Performance Criteria P1.1	Response
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:	
(a) the location of the building;	
(b) the advice in a flood hazard report; and	
(c) any advice from a State authority, regulated entity or a Council.	Not Applicable - No Change in use is proposed.

Performance Criteria P1.2	Response
A flood hazard report also demonstrates that:	
(a) any increase in the level of risk from flood does not require any specific hazard reduction or protection measures; or	<p>The section of Flood Overlay on the existing dwelling including the proposed addition is approximately 4.62 m², all of which lies within the flood extent overlay with no flood depth indicated (i.e. depth of less than 50mm).</p> <p>The proposed addition maintains the existing floor level, which is a minimum of 800mm above existing ground level within the footprint of the addition.</p> <p>The proposed new shed has 8.7m² extending into the Flood Depth overlay with a maximum depth of 200 mm. The development poses no additional risk from flood, with no properties below the development other than a car park which is separated by a substantial fence.</p> <p>No additional hazard reduction is required.</p>
(b) the use 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.	Not applicable.

Table 1: C12.6.1 Buildings and works within a flood-prone hazard area

Objective:	<p>That:</p> <ul style="list-style-type: none"> (a) Building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) Buildings and works do not increase the risk from flood to adjacent land and public infrastructure.
Performance Criteria P1.1	Response
Buildings and works with 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;	Size of development increases the existing building footprint by 12.57 m ² and poses no additional risk from flood.

CONCLUSION

The flood hazard mapping provided by Clarence City Council is intended as a guide only and does not allow for highly precise, site-specific interpretation. Buildings, fences, and vegetation are not considered within the overlay and therefore cannot be reliably incorporated into a model of this scale for general development and asset management purposes. Accordingly, this application should not be assessed with pixel-level precision.

The development will not be adversely affected by a flood on the property, nor will it increase any risk of flood to any other property.



David Morley BEng (Hons) MIEAust

Director/Civil Engineer

License No. 012807319

Company Insurance Details:

Public Liability Policy No. 68U130436BPK

Professional Indemnity Policy No. 202308-2054 BIA

