



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2026/059068**

**PROPOSAL:** Outbuilding (Single Dwelling)

**LOCATION:** 445 Clifton Beach Road, Clifton Beach

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

## **Application for Development / Use or Subdivision**

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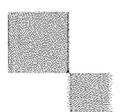
Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **New shed**

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Location: **445 Clifton Beach Rd, Clifton Beach**

**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

**Personal Information Removed**

Date: **10/2/26**

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.

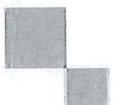
TBC

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.

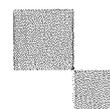
- . Site analysis and site plan, including where relevant:
  - Existing and proposed use(s) on site.
  - Boundaries and dimensions of the site.
  - Topography, including contours showing AHD levels and major site features.
  - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
  - 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.

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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 158362	FOLIO 2
EDITION 3	DATE OF ISSUE 22-Dec-2021

SEARCH DATE : 17-Feb-2026

SEARCH TIME : 02.43 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan [158362](#)

Derivation : Part of 1000 Acres Gtd. to Edward Paine Butler and William Wooley

Prior CTs [15821/89](#) and [143946/1](#)

SCHEDULE 1

[C283497](#), [C558783](#), [C628427](#) & [M262630](#) KATIE WINIFRED GARDNER

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP158362](#) EASEMENTS in Schedule of Easements

[SP158362](#) COVENANTS in Schedule of Easements

[SP9247](#) & [SP143946](#) COVENANTS in Schedule of Easements

[SP143946](#) WATER SUPPLY RESTRICTION

[SP143946](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

[SP 9247](#) COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962

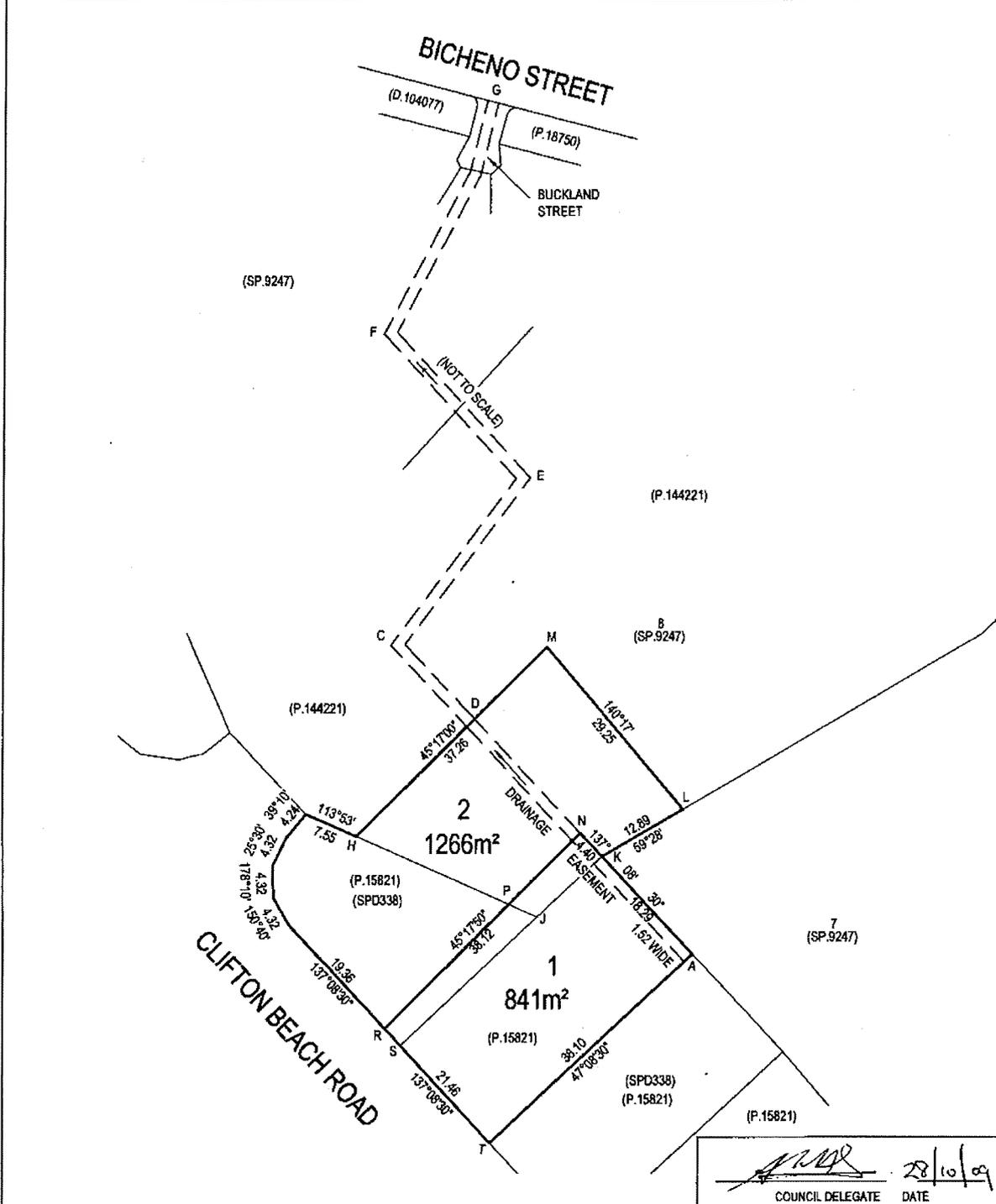
[E290545](#) MORTGAGE to Commonwealth Bank of Australia Registered 22-Dec-2021 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: K.W. GARDNER K.W. HARRISON  FOLIO REFERENCE: CT.143946/1 CT.15821/89  GRANTEE: PART OF 1000 acres Gld. to Edward Paine Butler and William Wooley	<b>PLAN OF SURVEY</b>  BY SURVEYOR J.R.J. LEGG of MCLEARY & ASSOCIATES 12 DAVEY STREET HOBART 7000 PH 0220 0299 FX 0220 0200 MOB 0429 882 598		REGISTERED NUMBER <b>SP158362</b>
	LOCATION  <b>CITY OF CLARENCE</b>		APPROVED EFFECTIVE FROM <b>18 DEC 2009</b> <i>Alice Kawa</i> Recorder of Titles
SCALE 1:500	LENGTHS IN METRES	Surveyors Ref. 6684NL	

MAPSHEET MUNICIPAL CODE No.107 (5424-51)	LAST UPI No 1415554, 1415555	LAST PLAN No SP143946, P15821	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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*[Signature]* 28/10/09  
 COUNCIL DELEGATE DATE

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</b>	<b>SP158362</b>

PAGE 1 OF 2 PAGE/S

**EASEMENTS AND PROFITS**

~~Each lot on the plan is together with:~~

- ~~(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and~~
- ~~(2) any easements or profits a prendre described hereunder.~~

~~Each lot on the plan is subject to:-~~

- ~~(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and~~
- ~~(2) any easements or profits a prendre described hereunder.~~

~~The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.~~

**EASEMENTS**

*formerly comprised in Lot 90 on P 15821*

That part of Lot 1 on the Plan marked ATSK shown on the Plan is together with a right of drainage over the Drainage Easement 1.52 wide marked GFECDNK shown on the Plan.

Lot 1 on the Plan is subject to a right of drainage (appurtenant to Lot 91 on Plan 15821) over the Drainage Easement 1.52 wide marked AKN shown passing through such lot.

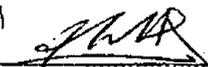
That part of Lot 1 on the Plan which formerly comprised part of Lot 8 on Sealed Plan 9247 marked PNKJ shown on the Plan is subject to the full and free right and liberty for John Maurice Tyquin his heirs executors administrators and assigns and the owner or owners for the time being of any adjoining land owned by him at all times hereafter at their will and pleasure to pass and repass with or without horses and other animals, carts, carriages, motors and motor vehicles laden or unladen over and along all roadways now or hereafter to be constructed over such part of Lot 1.

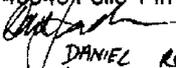
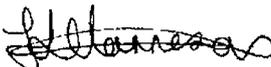
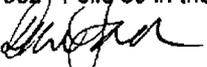
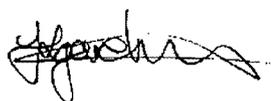
Lot 2 on the Plan is subject to a right of drainage (appurtenant to Lot 1 on the Plan and Lots 90 & 91 on Plan 15821) over the Drainage Easement 1.52 wide marked DN shown passing through such lot.

That part of Lot 2 on the Plan which formerly comprised part of Lot 8 on Sealed Plan 9247 marked HDMLKNP shown on the Plan is subject to the full and free right and liberty for John Maurice Tyquin his heirs executors administrators and assigns and the owner or owners for the time being of any adjoining land owned by him at all times hereafter at their will and pleasure to pass and repass with or without horses and other animals, carts, carriages, motors and motor vehicles laden or unladen over and along all roadways now or hereafter to be constructed over such part of Lot 2.

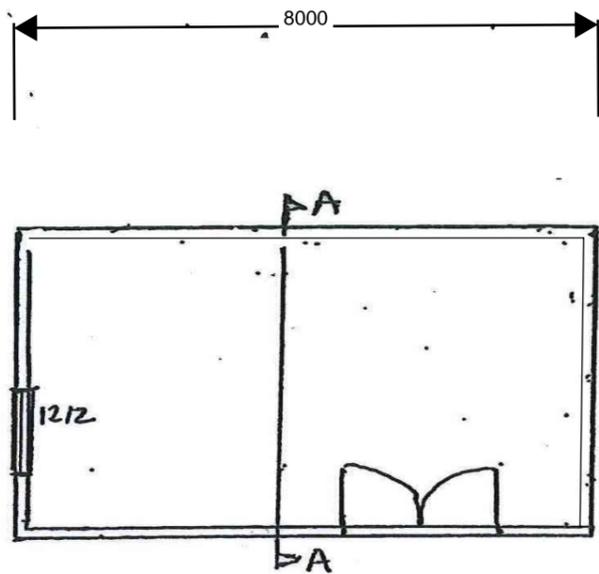
Lot 1 on the plan is subject to a Right of Drainage (appurtenant to Lots 90 & 91 on P15821) over the Drainage Easement 1.52 wide marked KN shown passing through such lot.

Lot 1 on the plan is together with a <sup>Right of</sup> Drainage ~~Easement~~ over the Drainage Easement 1.52 wide marked DN on the plan. (USE ANNEXURE PAGES FOR CONTINUATION)

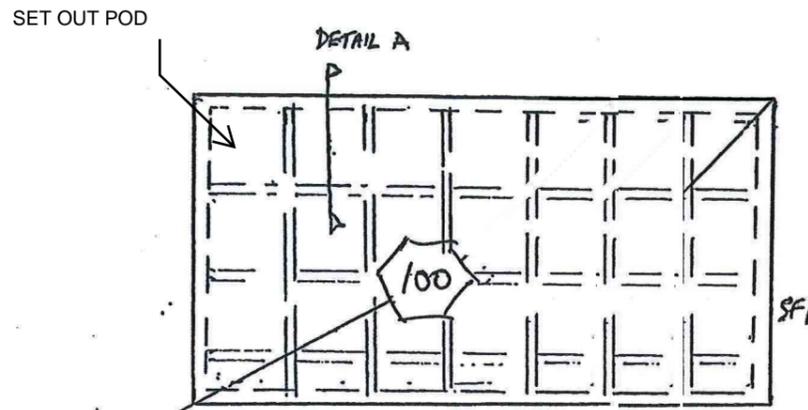
SUBDIVIDER:	K W Gardner	PLAN SEALED BY:	Clarence Council
FOLIO REF:	CT. 143946/1	DATE:	28-10-09
SOLICITOR & REFERENCE:	HUGH MURRAY LL.B	REF NO.	SD-2009/53
			 Council Delegate
<b>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</b>			

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 2 PAGE/S</p>	<p>Registered Number</p> <p><b>SP.158362</b></p>
<p>SUBDIVIDER: K W Gardner CT. 143946/1 FOLIO REFERENCE: CT. 15821/89</p>	
<p><b>COVENANTS</b></p> <p>That part of Lot 1 on the Plan which formerly comprised part of Lot 8 on Sealed Plan 9247 marked PNKJ shown on the Plan is burdened by the restrictive covenants created by, and more fully set forth in Sealed Plan 9247.</p> <p>That part of Lot 2 on the Plan which formerly comprised part of Lot 8 on Sealed Plan 9247 marked HDMLKNP shown on the Plan is burdened by the restrictive covenants created by, and more fully set forth in Sealed Plan 9247.</p> <p><u>SIGNED by KATIE WINIFRED HARRISON</u> the registered owner of Certificate of Title Volume 143946 Folio 1 in the presence of:</p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 40%;">  <p>DANIEL ROYCE JAMES GARDNER 447 CLIFTON BEACH RD CLIFTON BEACH OCCUPATION: STRUCTURAL ENGINEER</p> </div> <div style="width: 55%; text-align: center;">  </div> </div> <p><u>SIGNED by KATIE WINIFRED GARDNER</u> the registered owner of Certificate of Title Volume 15821 Folio 89 in the presence of:</p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 40%;">  <p>DANIEL ROYCE JAMES GARDNER 447 CLIFTON BEACH RD CLIFTON BEACH OCCUPATION: STRUCTURAL ENGINEER</p> </div> <div style="width: 55%; text-align: center;">  </div> </div>	
<p><b>NOTE:</b> Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.</p>	

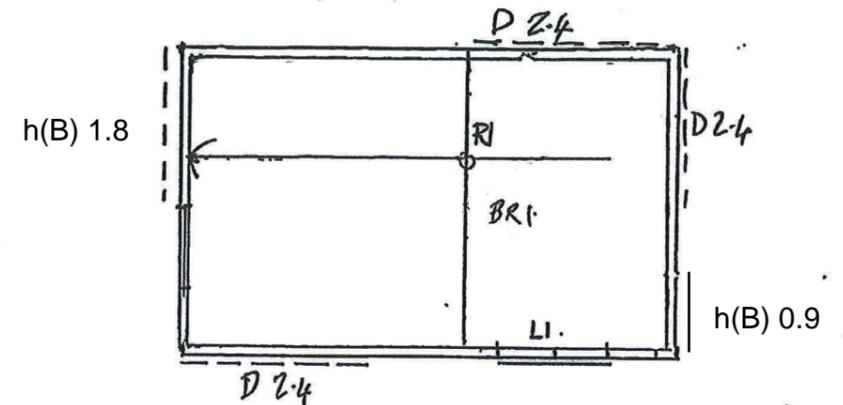




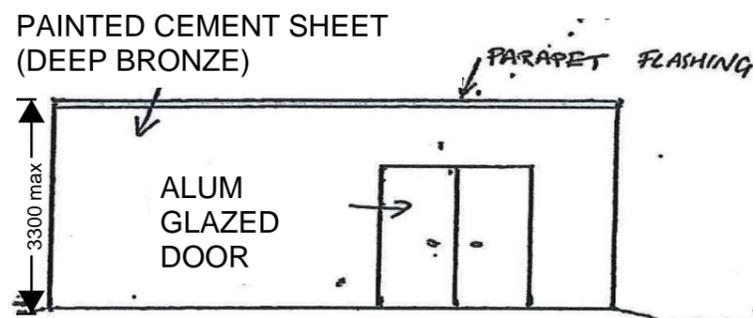
FLOOR PLAN 1:100



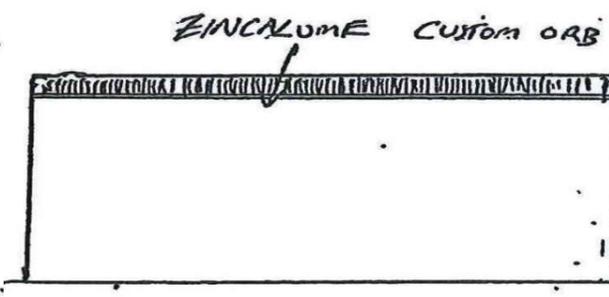
SLAB/FOOTING 1:100



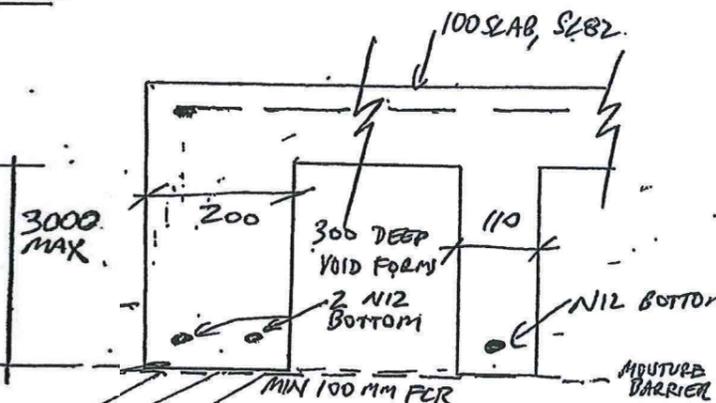
FRAMING/BRACING 1:100



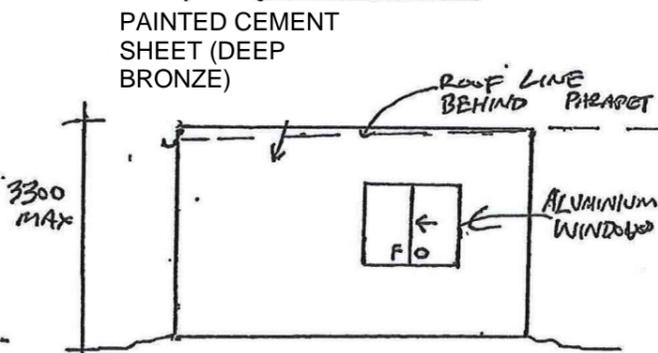
WEST ELEVATION



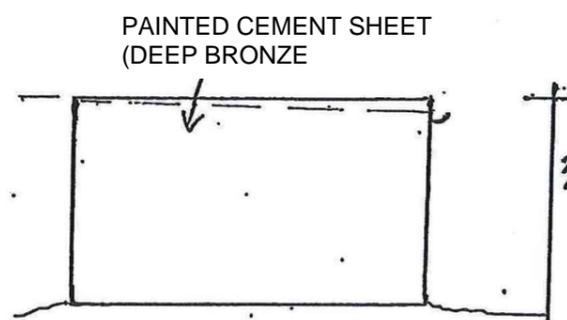
EAST ELEVATION



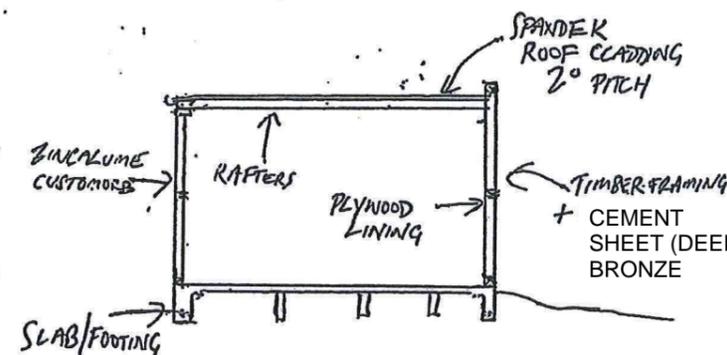
DETAIL A 1:10



NORTH ELEVATION



SOUTH ELEVATION



SECTION A-A

LEGEND

- 100 100 SLAB, SLB2 TOP OVER 300 DEEP VOID FORM PODS (2 N12 BOTTOM TO PERIMETER, 1 N12 BOTTOM TO INTERNAL STEMS)
- BRI TENSIONED STRAP ROOF BRACE
- LI 140 X 35 F17 LINTEL
- RI 140 X 45 F17 @ 600C + 70 X 45 F5 BATTEN OVER
- D TYPE D BRACE, 30KN/M LENGTH AS SHOWN
- h(B) PLY BRACE, LENGTH AS SHOWN

REV.	DESCRIPTION	DATE
0	PROPOSED SHED	1/2/2026



**ALDANMARK** Pty. Ltd.  
CONSULTING ENGINEERS

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Hobart TAS 7000  
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W: www.aldanmark.com.au

CLIENT: KATIE GARDNER  
ADDRESS: 445 CLIFTON BEACH ROAD CLIFTON BEACH

SHEET: PLANS AND DETAILS  
PROJECT: PROPOSED SHED  
ISSUE: BUILDING APPROVAL

DRAWN: DG	DESIGNED: DG	VERIFIED: MG	DATE: 1/02/26
SCALE:		SIZE: A3	TOTAL SHEETS:
PROJECT No. 09E99-180		SHEET No. S1	REV No. 0