



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058308

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 113 Bayview Road, Lauderdale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13/07/2026. 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 13/07/2026.

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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **Alteration and additions (Single Dwelling)**

Location: **113 Bayview Road Lauderdale 7021**

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



Planning Application 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 17614	FOLIO 82
EDITION 4	DATE OF ISSUE 26-Jul-2016

SEARCH DATE : 16-Feb-2022

SEARCH TIME : 03.59 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 82 on Plan 17614

Being the land described in Conveyance No. 61/2702

Derivation : Part of 225A-0R-0Ps Gtd to D Stanfield

Prior CT 4190/31

SCHEDULE 1

M434584 & M556946 TRANSFER to JAMIE LEIGH DI IENNO

Registered 26-Jul-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E38516 MORTGAGE to Commonwealth Bank of Australia

Registered 26-Jul-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

DRAWING LIST

SHEET S01	COVER SHEET/KEY DATA
SHEET S02	EXISTING CONDITIONS
SHEET S03	SITE PLAN/BUILDING ENVELOPE
SHEET S04	FLOOR PLANS
SHEET S05	ELEVATIONS
SHEET S06	ROOF PLAN
SHEET S07	SHADOW PROJECTIONS

KEY PROPOSAL STATISTICS

PROJECT DATA

TITLE	VOLUME	FOLIO
	17614	82
LOCATION	LOT 82, 113 BAYVIEW ROAD	
LAUDERDALE		
AREAS:		
EXISTING GROUND FLOOR	114.60M2	
EXISTING FIRST FLOOR	52.80M2	
PROPOSED GROUND FLOOR	NIL	
PROPOSED FIRST FLOOR	63.90M2	
PROPOSED DECK FIRST FLOOR	23.60M2	
CROSSOVER WIDTH	2x3M	
HIGHEST POINT OF BUILDING	6,150 ABOVE NGL.	

FINISHES

FINISHES - WALLS NAILSTRIP LIGHT GREY
 - ROOF NAILSTRIP WHITE (2° MIN. PITCH)

AMENDMENT SCHEDULE

NO.	DESCRIPTION	DATE

NOTES:
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COVER SHEET



IMAGES ARE INDICATIVE ONLY.

Client:

JAMIE DI-ENNO

Site Address:

113 BAYVIEW ROAD
 LAUDERDALE

Drawn by:

LJ

GENERAL NOTES:

CHECK ALL DIMENSIONS AND MEASUREMENTS ON SITE PRIOR TO FABRICATION AND OR CONSTRUCTION. DIMENSIONS ARE IN MILLIMETERS "FRAME TO FRAME" AND DO NOT ALLOW FOR INTERIOR LININGS.

DO NOT SCALE DRAWINGS. **IF IN DOUBT ASK.**

ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) AS AMENDED, RELEVANT AUSTRALIAN STANDARDS (AS) CODES AND GOOD BUILDING PRACTICES. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES.

ISSUE	DESCRIPTION	DATE

File Number:

JENARC/01/05/22

Title:

Specifications & detailing for certification & permit issue of residential construction

Sheet Original:

A - 2

Scale:

As Shown



Registered Architects

Leon Jenkins

34 Silwood Avenue
 Howrah Tas 7018

Mobile 0419 894 623
 Email: maparch@netspace.net.au

TCC No: 1003
 QCC No: 4833
 ARBV No: 20048

Drawing Number:

S01

DA APPLICATION



Client:

JAMIE DI-HENNO

Site Address:

113 BAYVIEW ROAD
LAUDERDALE

Drawn by:

LJ

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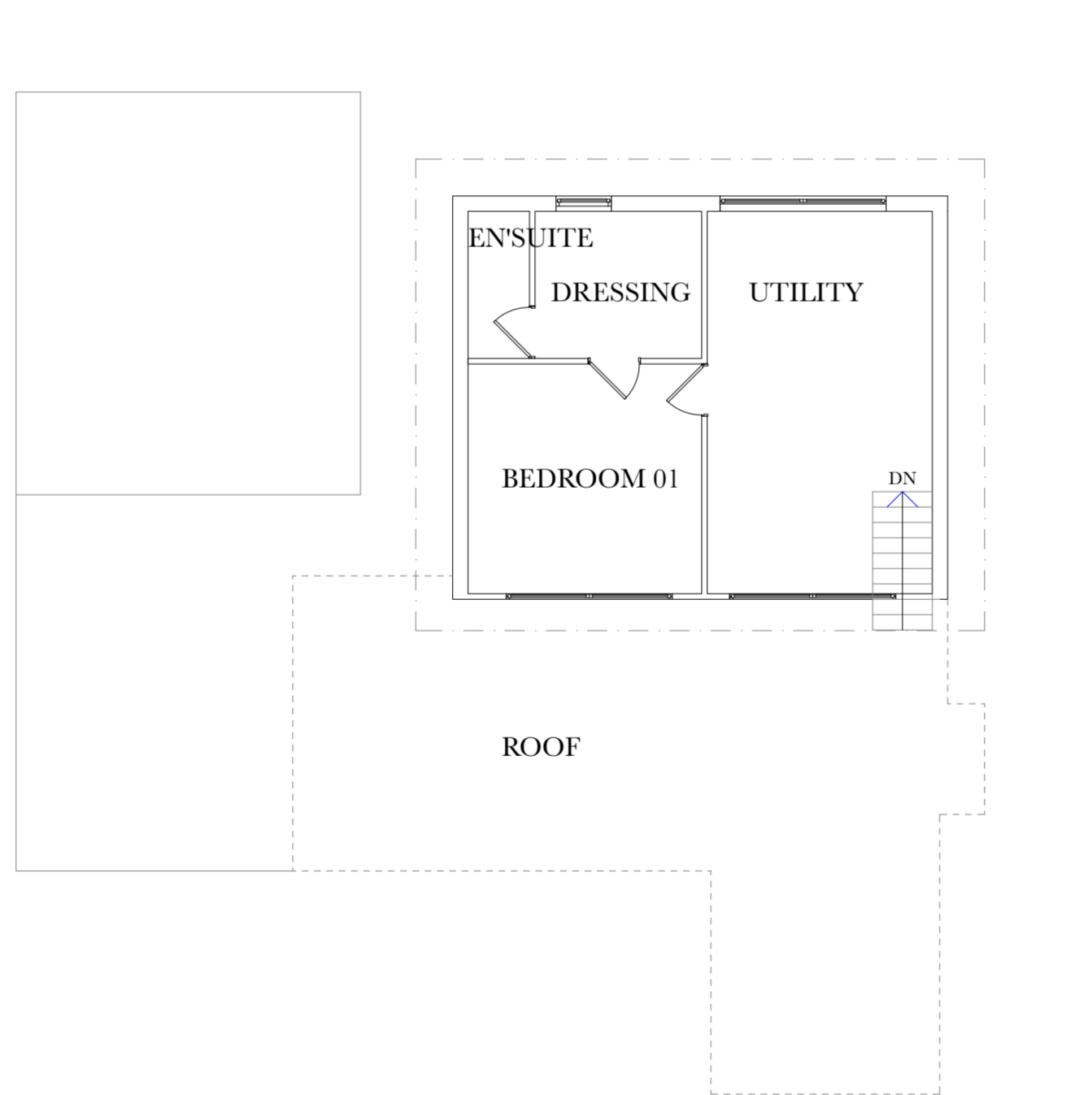
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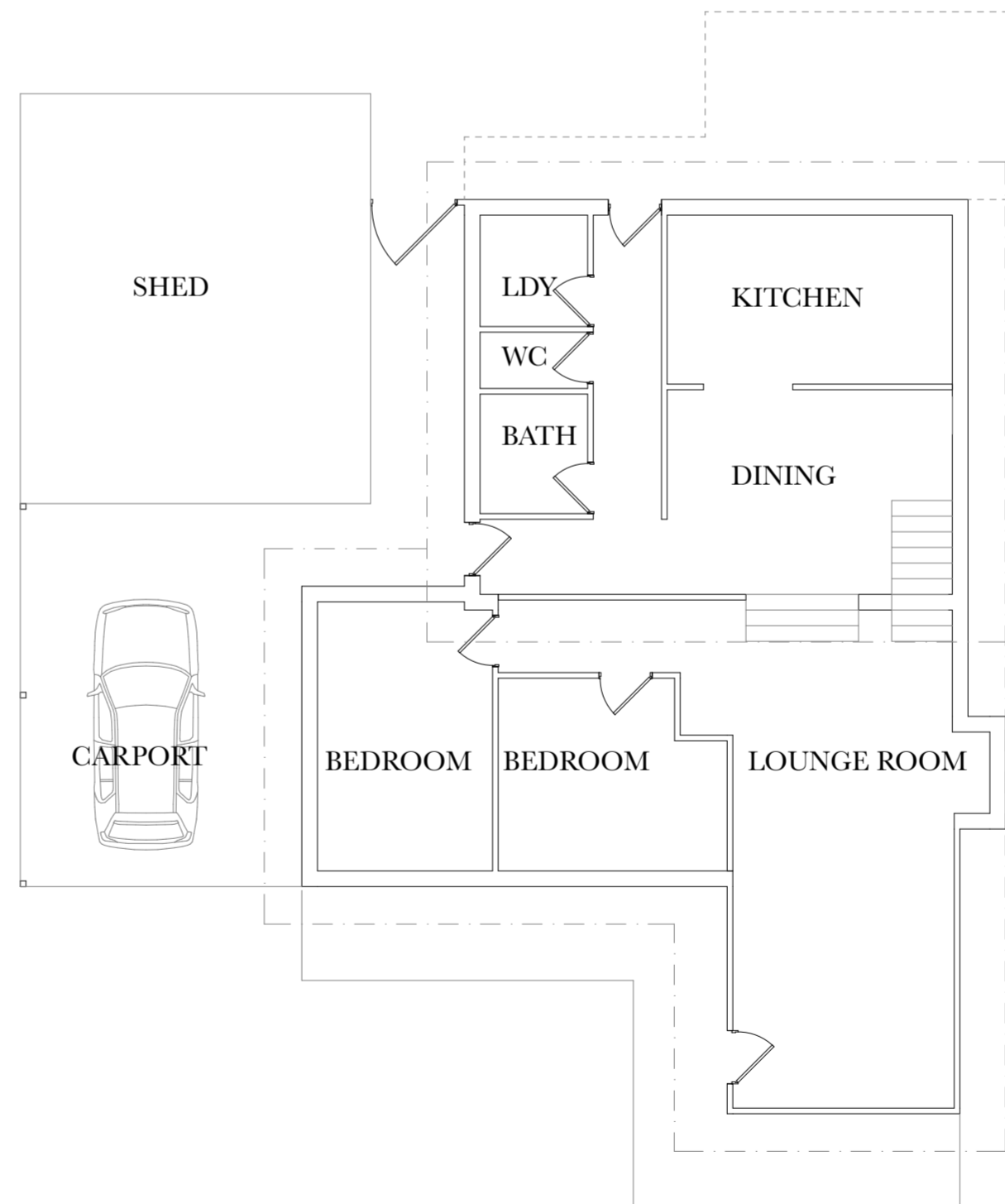
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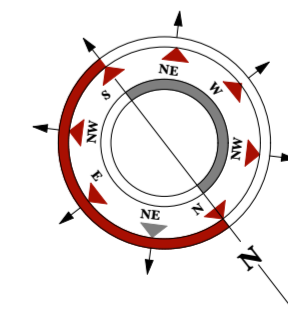
EXISTING CONDITIONS FIRST FLOOR

SCALE 1:100



EXISTING CONDITIONS GROUND FLOOR

SCALE 1:100



DA APPLICATION

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Site Address:

113 BAYVIEW ROAD LAUDERDALE

Drawn by:

LJ

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map modern architecture practice

Registered Architects

Leon Jenkins

34 Silwood Avenue Howrah Tas 7018

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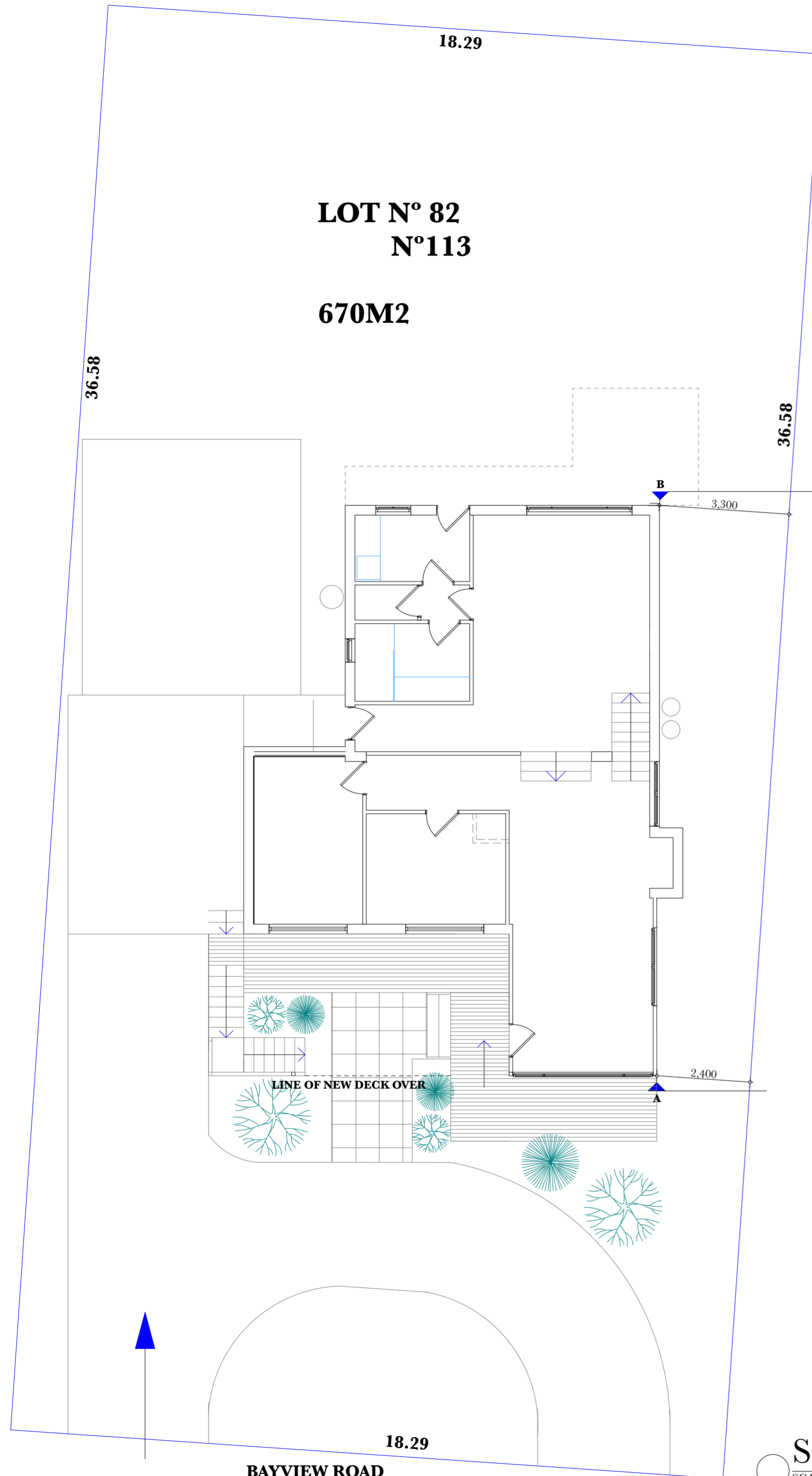
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QCC No: 4833

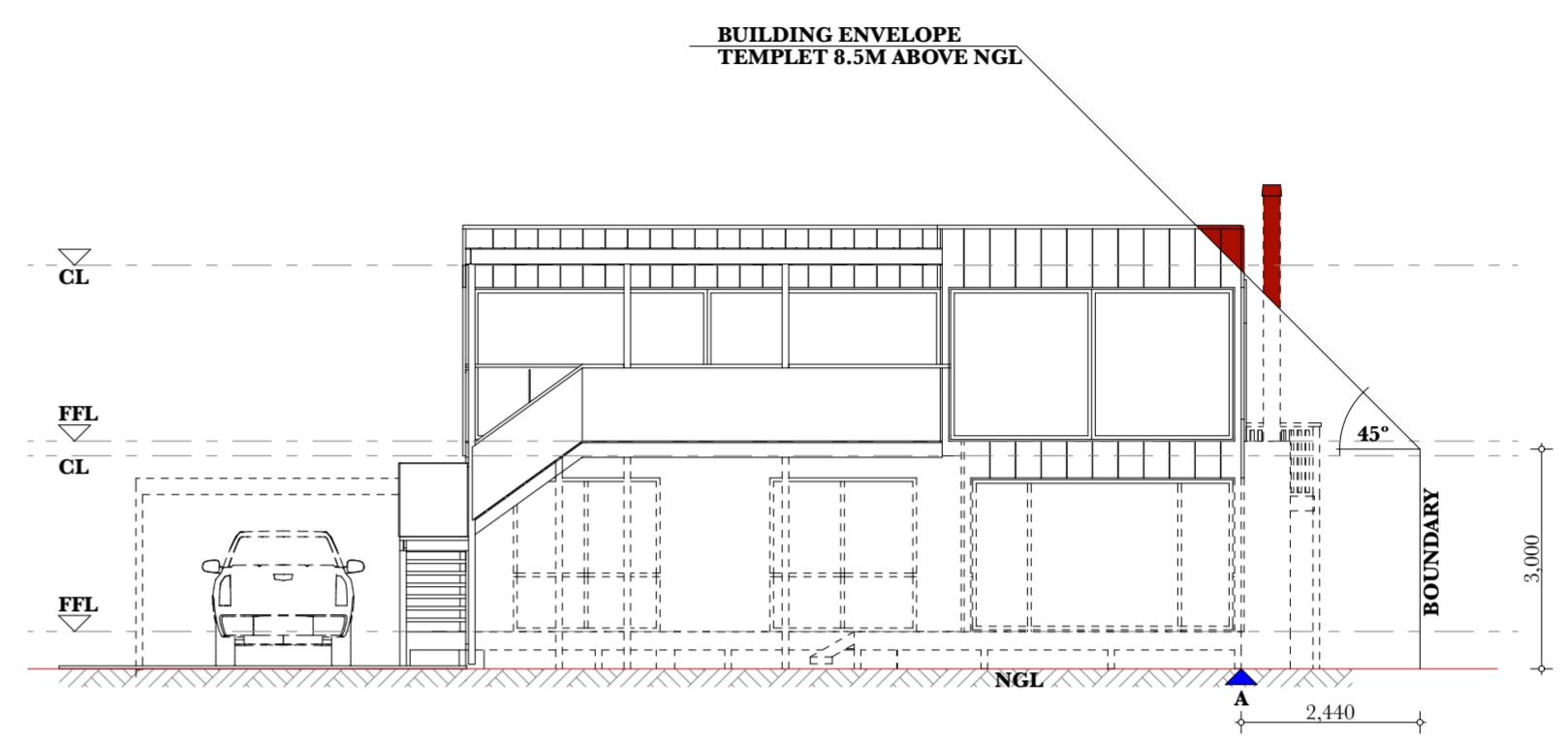
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Drawing Number:

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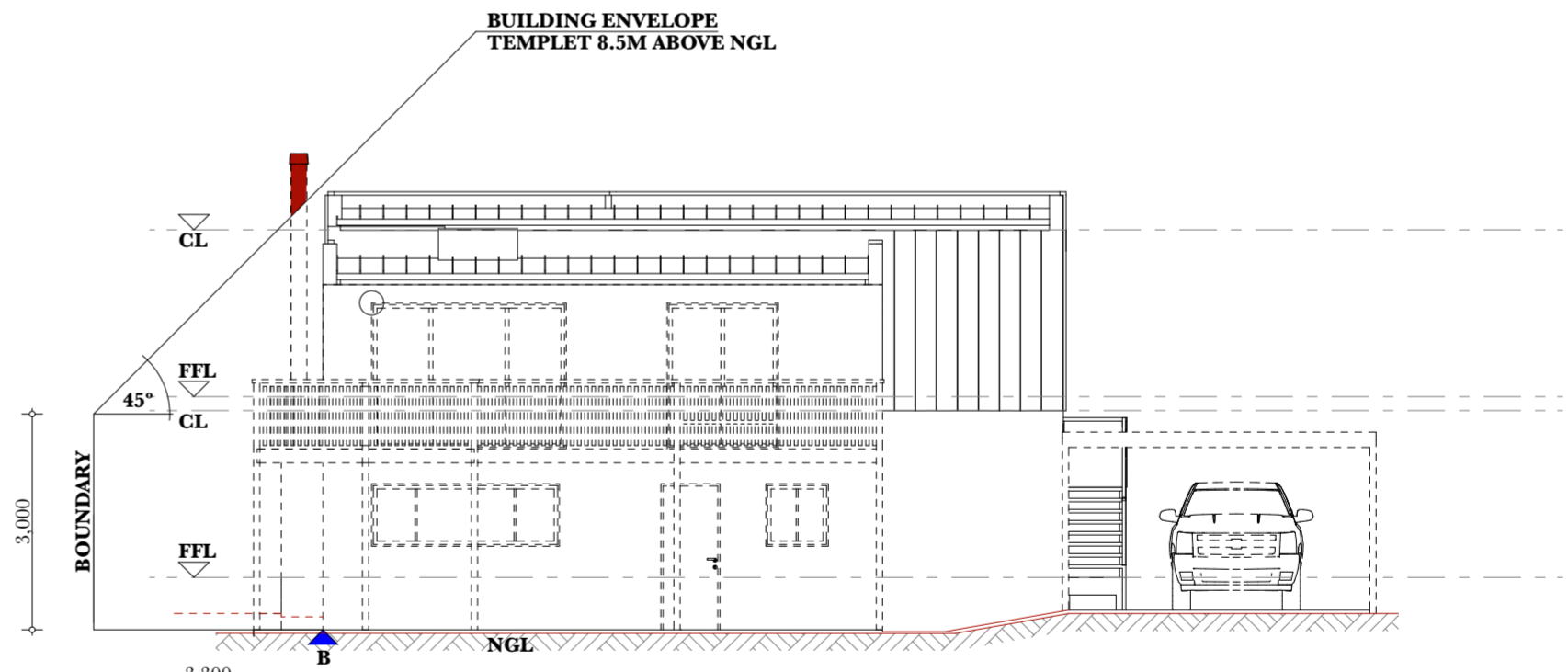
SITE PLAN SCALE 1:100



NORTH ELEVATION BE - SECTION 'A' SCALE 1:100

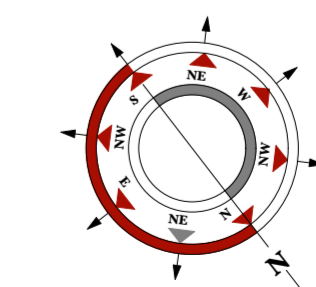
= PORTION OF BUILDING OUTSIDE THE BUILDING ENVELOPE

= ELEVATION SECTION



SOUTH ELEVATION BE - SECTION 'B' SCALE 1:100

BUILDING ENVELOPE SCALE 1:100



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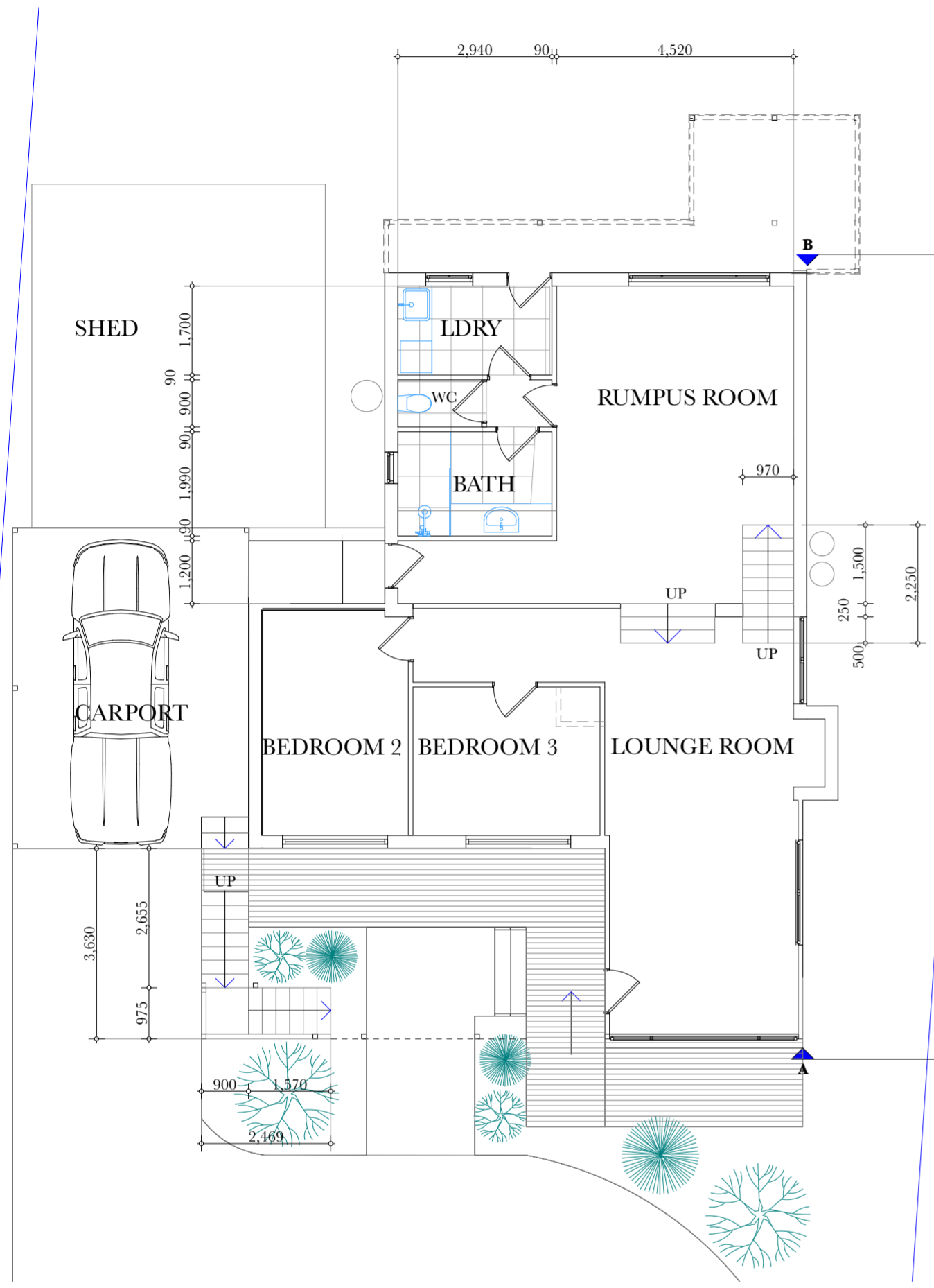
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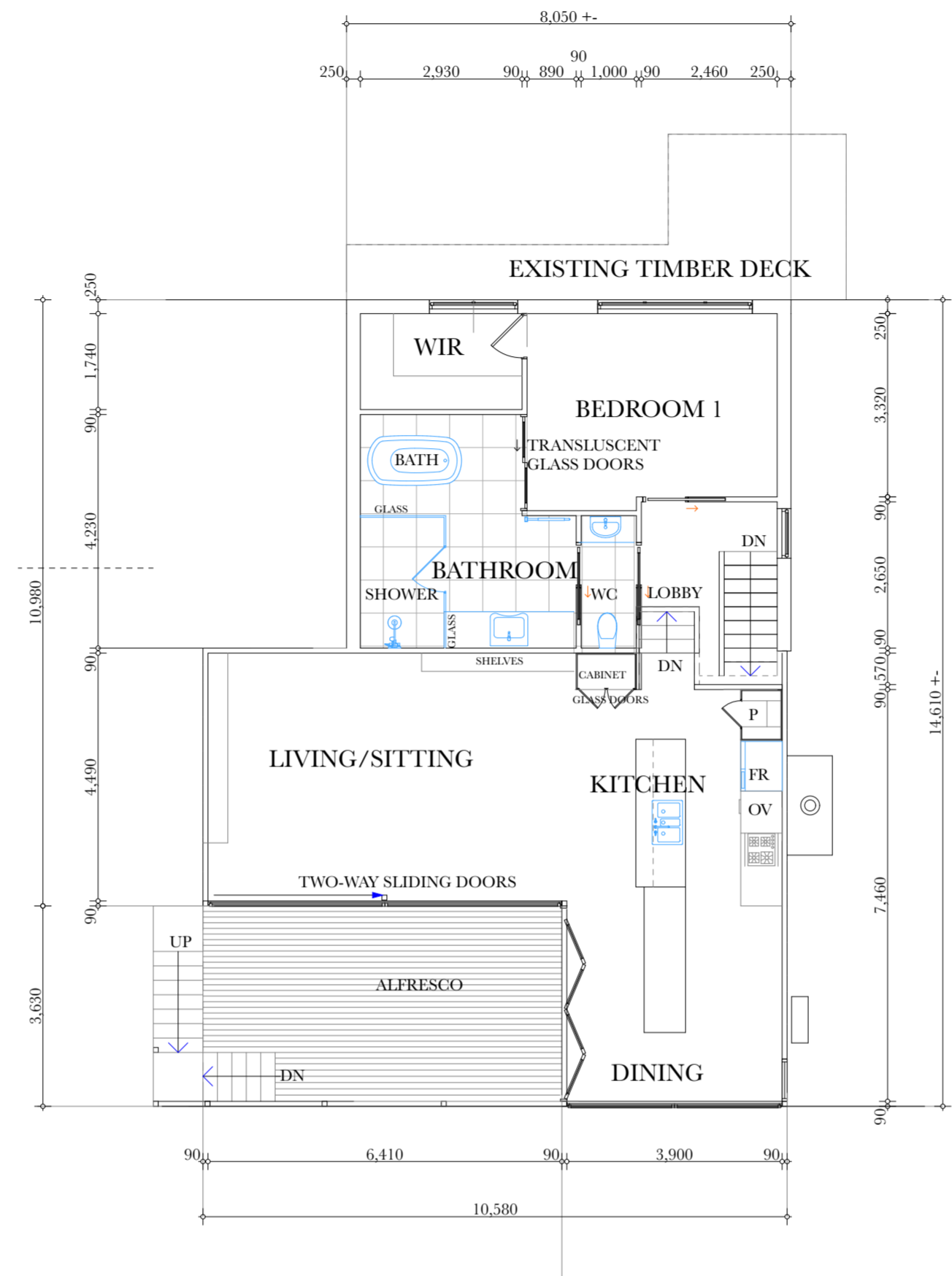


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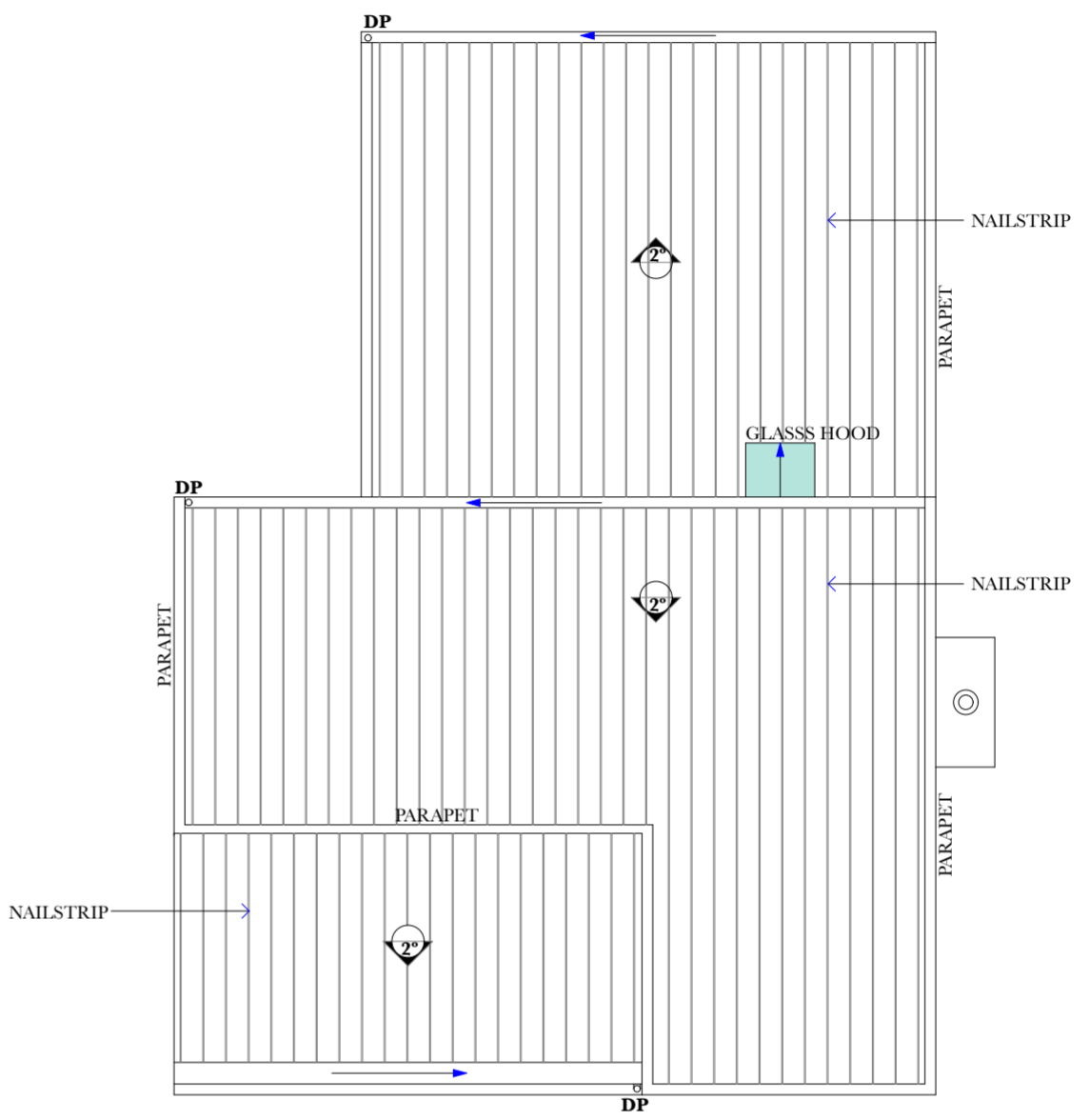
Drawing Number:
S04



PROPOSED GROUND FLOOR
SCALE 1:100

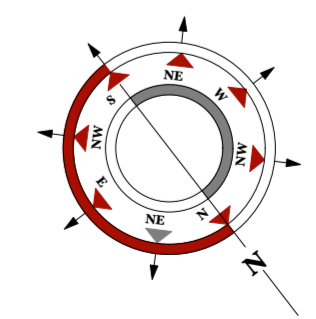


PROPOSED FIRST FLOOR
SCALE 1:100



ROOF PLAN
SCALE 1:100

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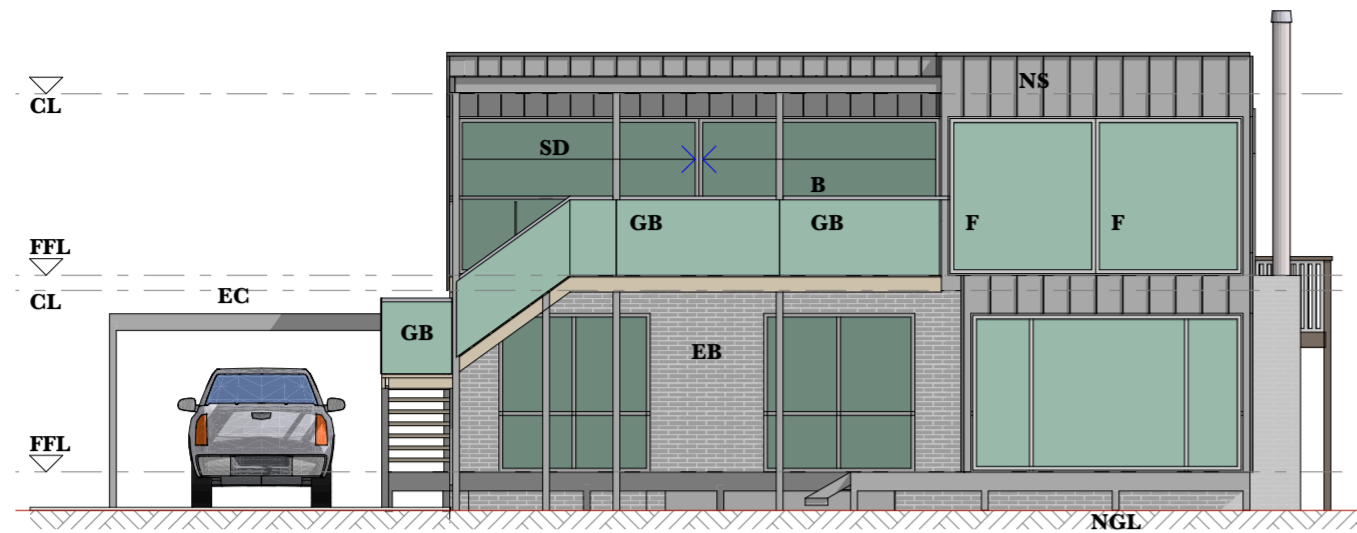
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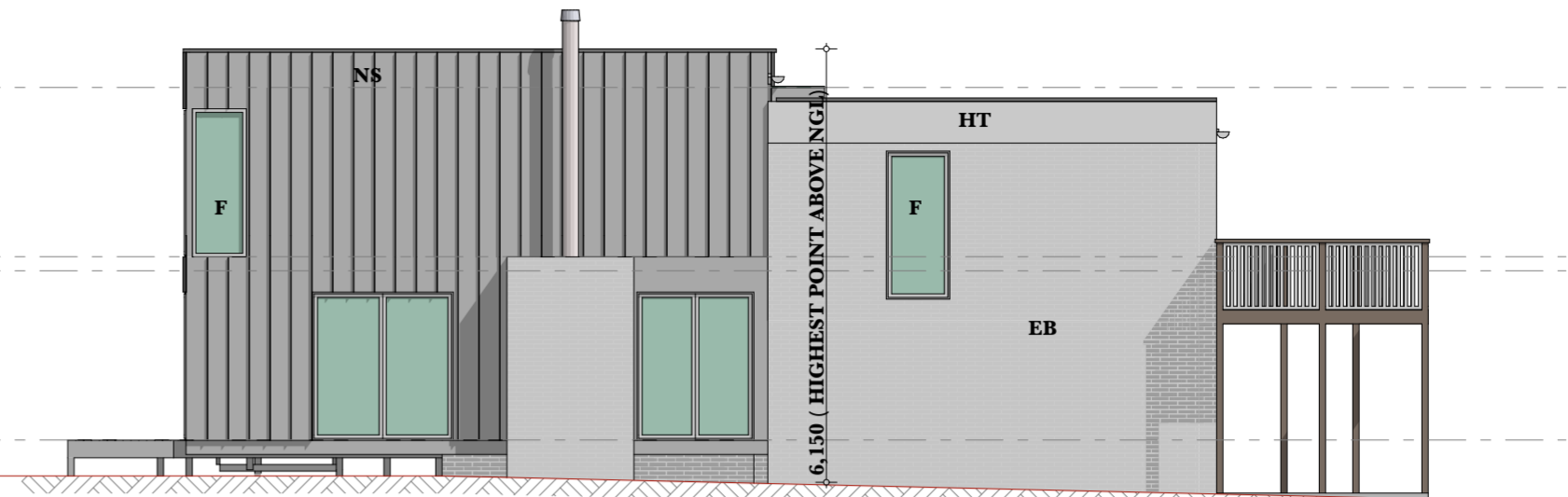
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NORTH ELEVATION RENDERED

SCALE 1:100



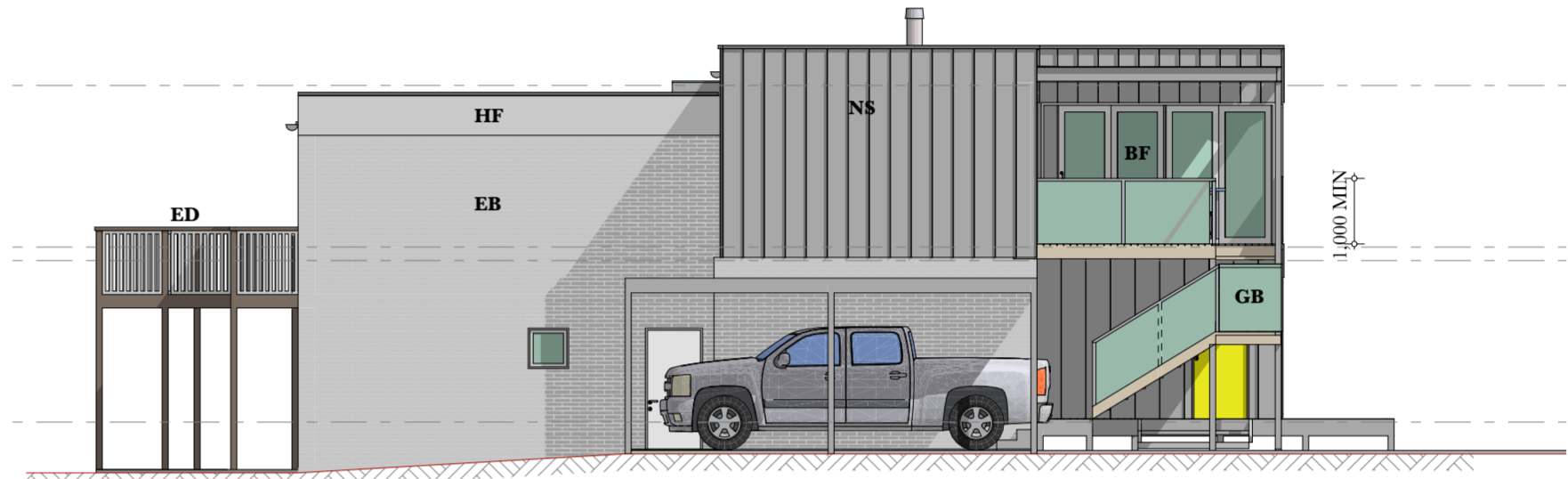
WEST ELEVATION RENDERED

SCALE 1:100



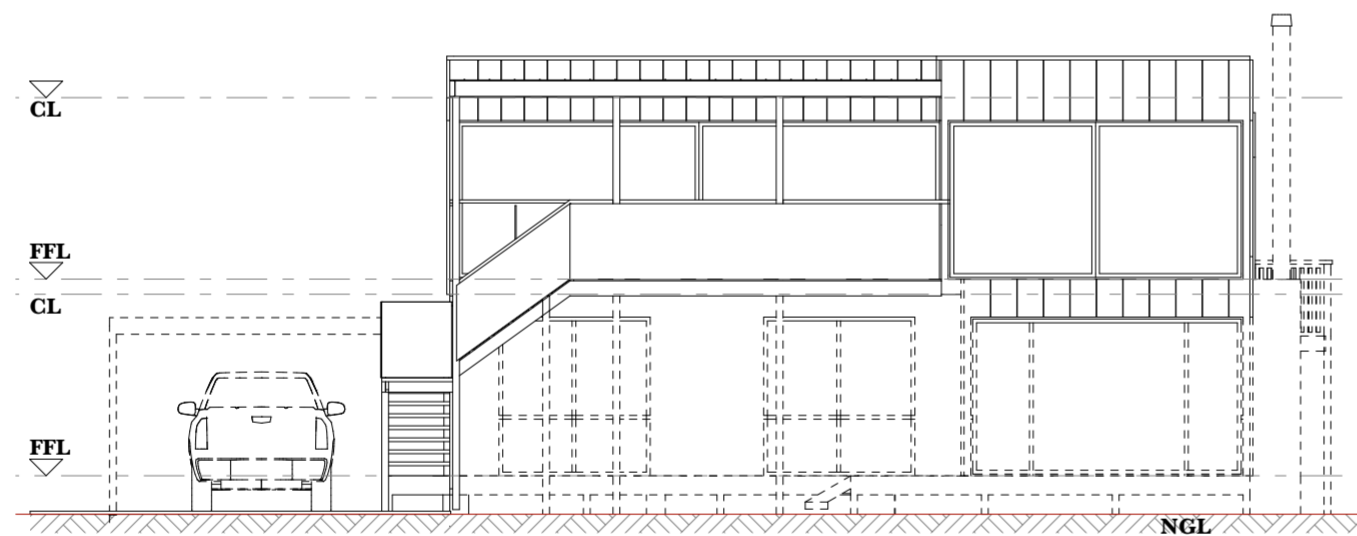
SOUTH ELEVATION RENDERED

SCALE 1:100



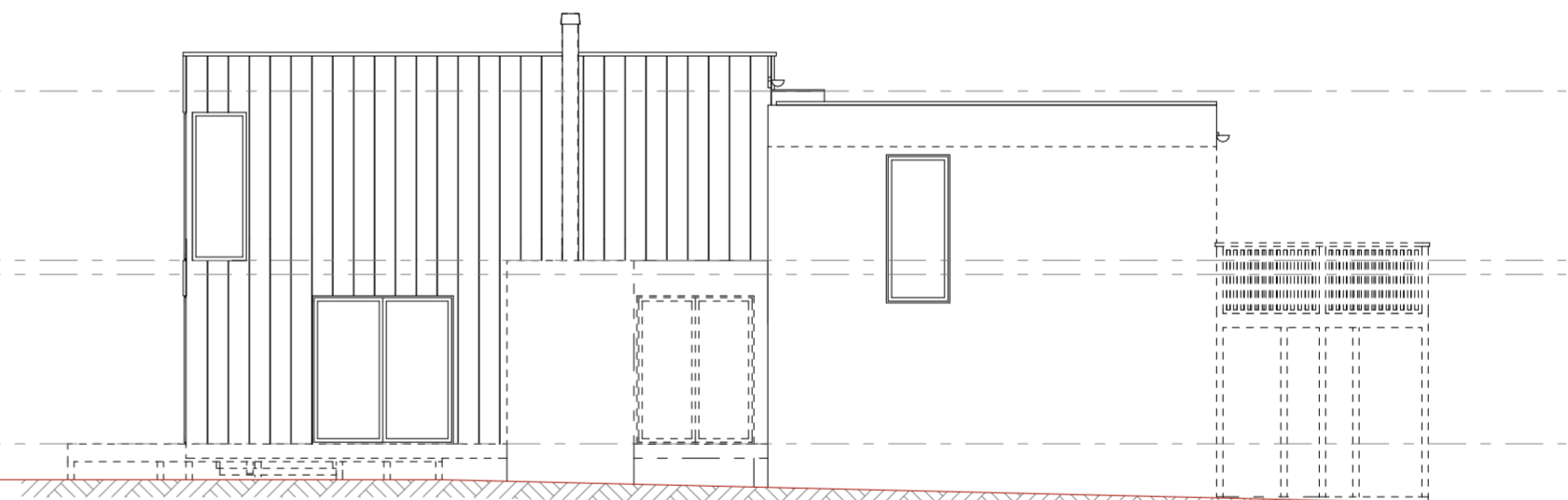
EAST ELEVATION RENDERED

SCALE 1:100



NORTH ELEVATION RENDERED FOR CLARITY

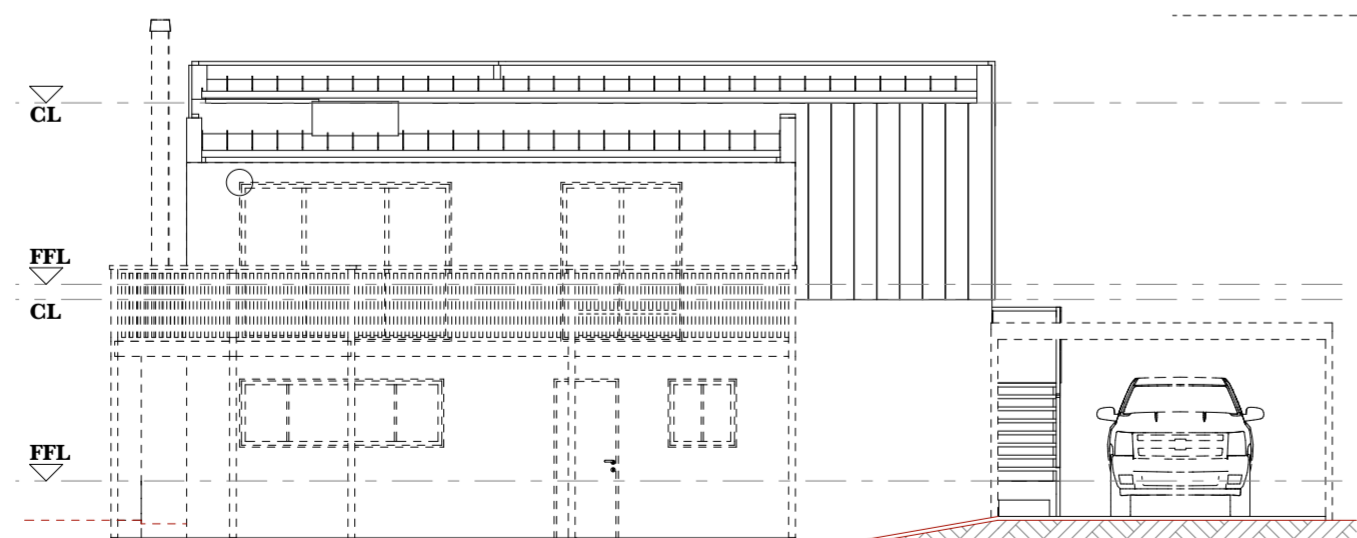
SCALE 1:100



WEST ELEVATION RENDERED FOR CLARITY

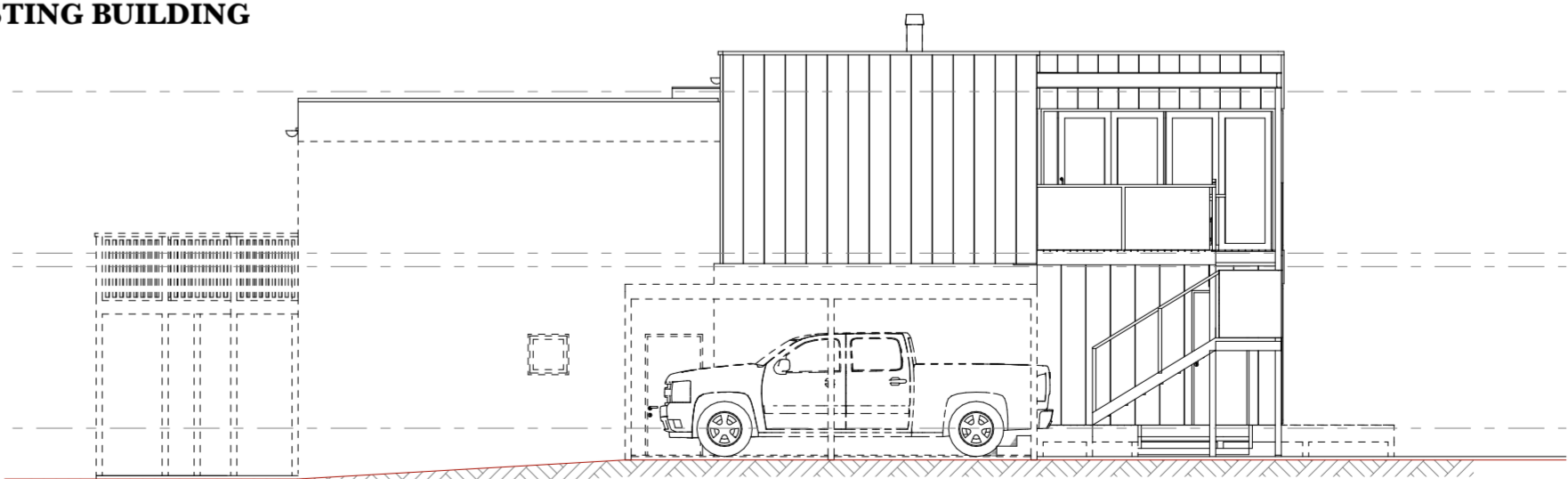
SCALE 1:100

----- = EXISTING BUILDING



SOUTH ELEVATION RENDERED FOR CLARITY

SCALE 1:100



EAST ELEVATION RENDERED FOR CLARITY

SCALE 1:100

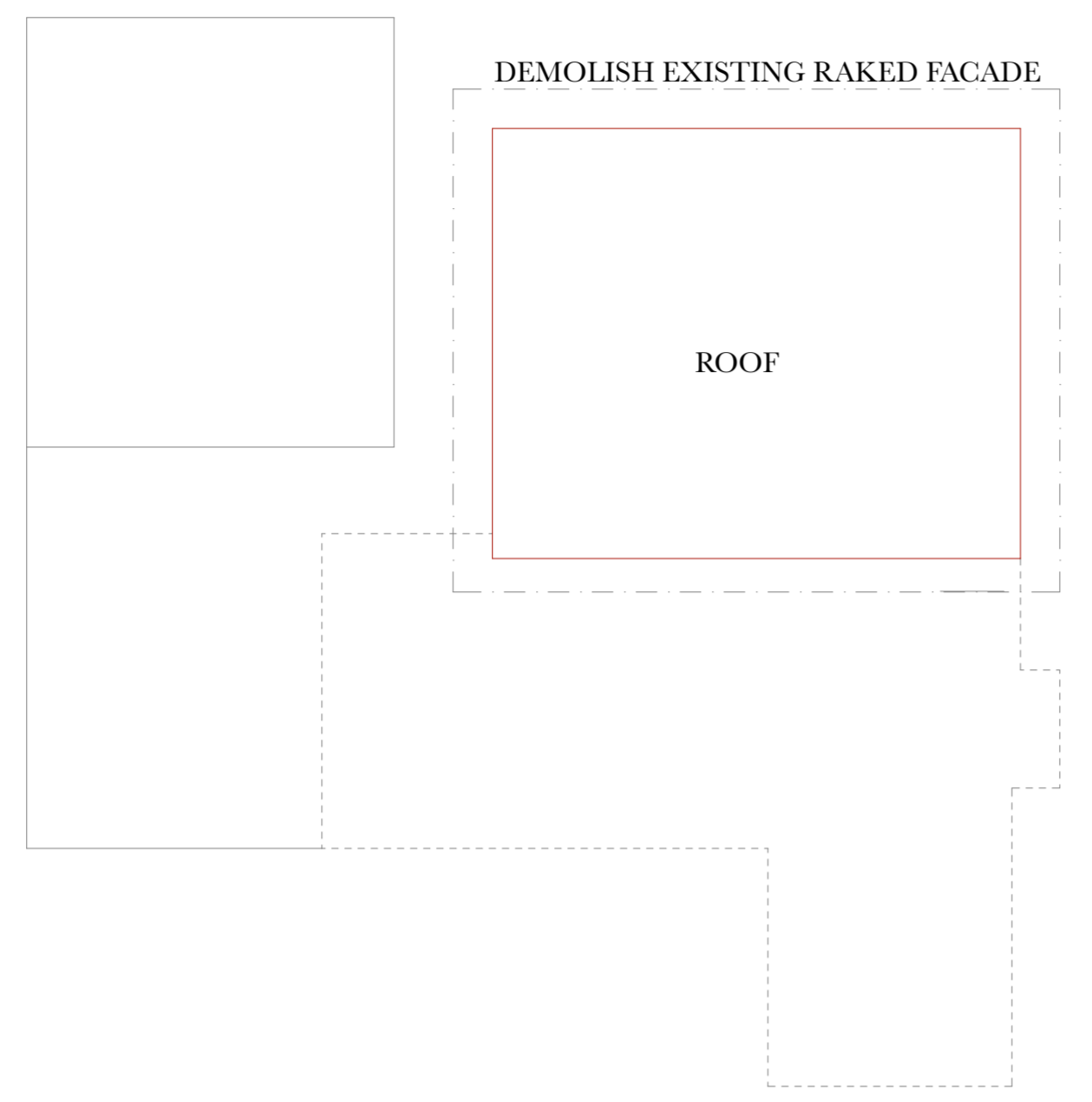
DA APPLICATION

SYMBOL LEGEND

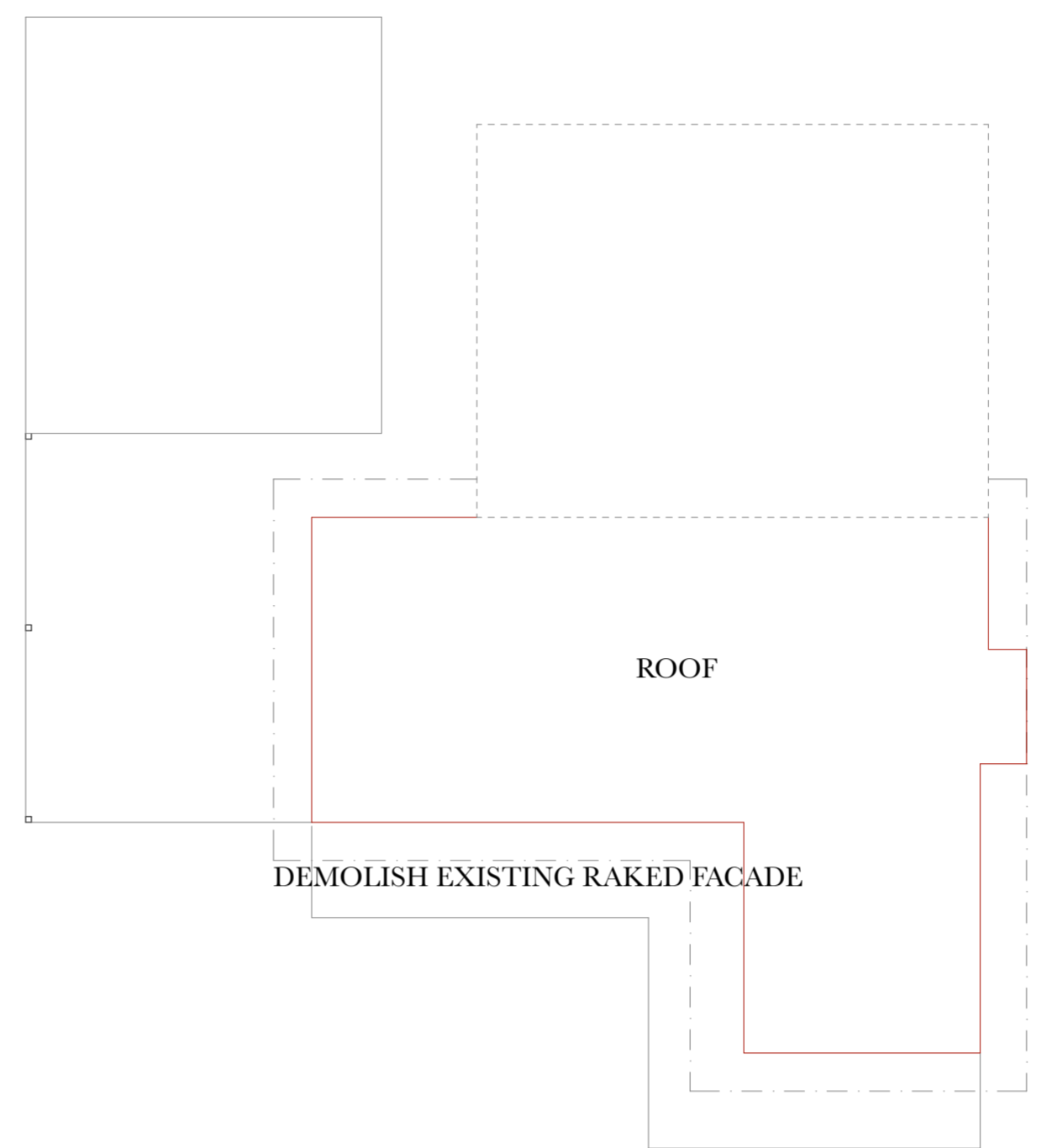
- SECTION NUMBER
- BUILDING SECTION FLAG**
- SHEET NUMBER
- DETAIL NUMBER
- DETAIL FLAG**
- SHEET NUMBER
- ELEVATION NUMBER
- EXTERIOR ELEVATION FLAG**
- SHEET NUMBER
- SLIDING DOOR
- OPEN SASH FLAG

ABBREVIATIONS

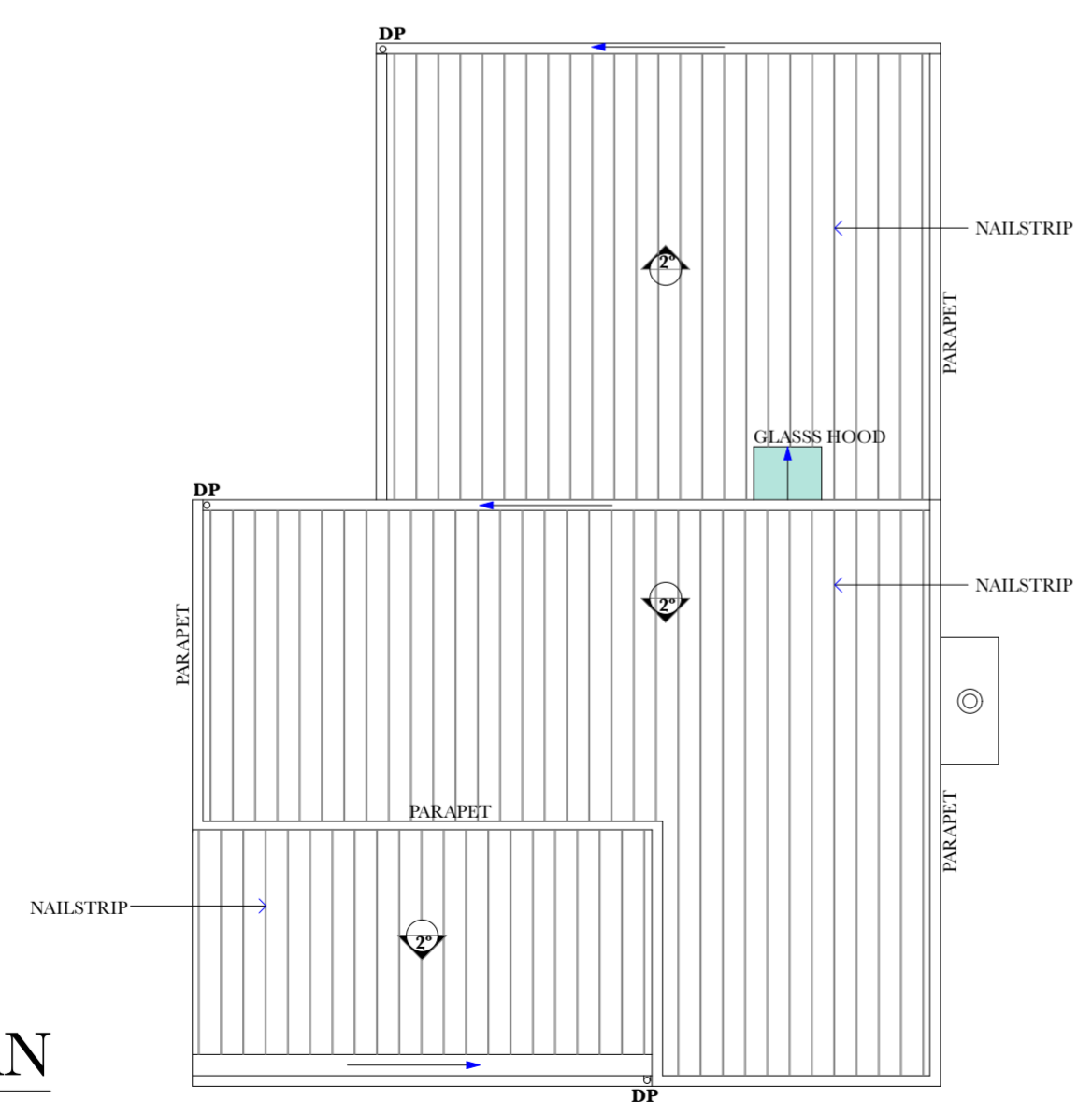
ITEM	COMMENTS
NGL	NATURAL GROUND LEVEL
CL	CEILING LINE
FFL	FINISHED FLOOR LEVEL
HT	HARDIETEX CLADDING 7.5MM
NS	NAIL STRIP CLADDING NAIL STRIP WALLS LIGHT GREY ROOF WHITE
GB	GLASS BALUSTRADE
EB	EXISTING BRICKWORK
F	FIXED GLAZING
SD	SLIDING DOOR
BF	BI-FOLD DOORS
EC	EXISTING CARPORT



EXISTING FIRST FLOOR ROOF PLAN
SCALE 1:100



EXISTING GROUND FLOOR ROOF PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100



Client:

JAMIE DI-HENNO

Site Address:

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LAUDERDALE

Drawn by:

LJ

GENERAL NOTES:

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ISSUE	DESCRIPTION	DATE

File Number:

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Title:

Specifications & detailing for certification & permit issue of residential construction

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Leon Jenkins

34 Silwood Avenue
Howrah Tas 7018

Mobile 0419 894 623
Email: maparch@netspace.net.au

TCC No: 1003
QCC No: 4833
ARBV No: 20048

Drawing Number:

S06

DA APPLICATION

PROJECT CONSULTANTS:

Document Set ID: 5986923

Engineer:

Surveyor:

Client:

JAMIE DI-ENNO

Site Address:

113 BAYVIEW ROAD LAUDERDALE

Drawn by:

LJ

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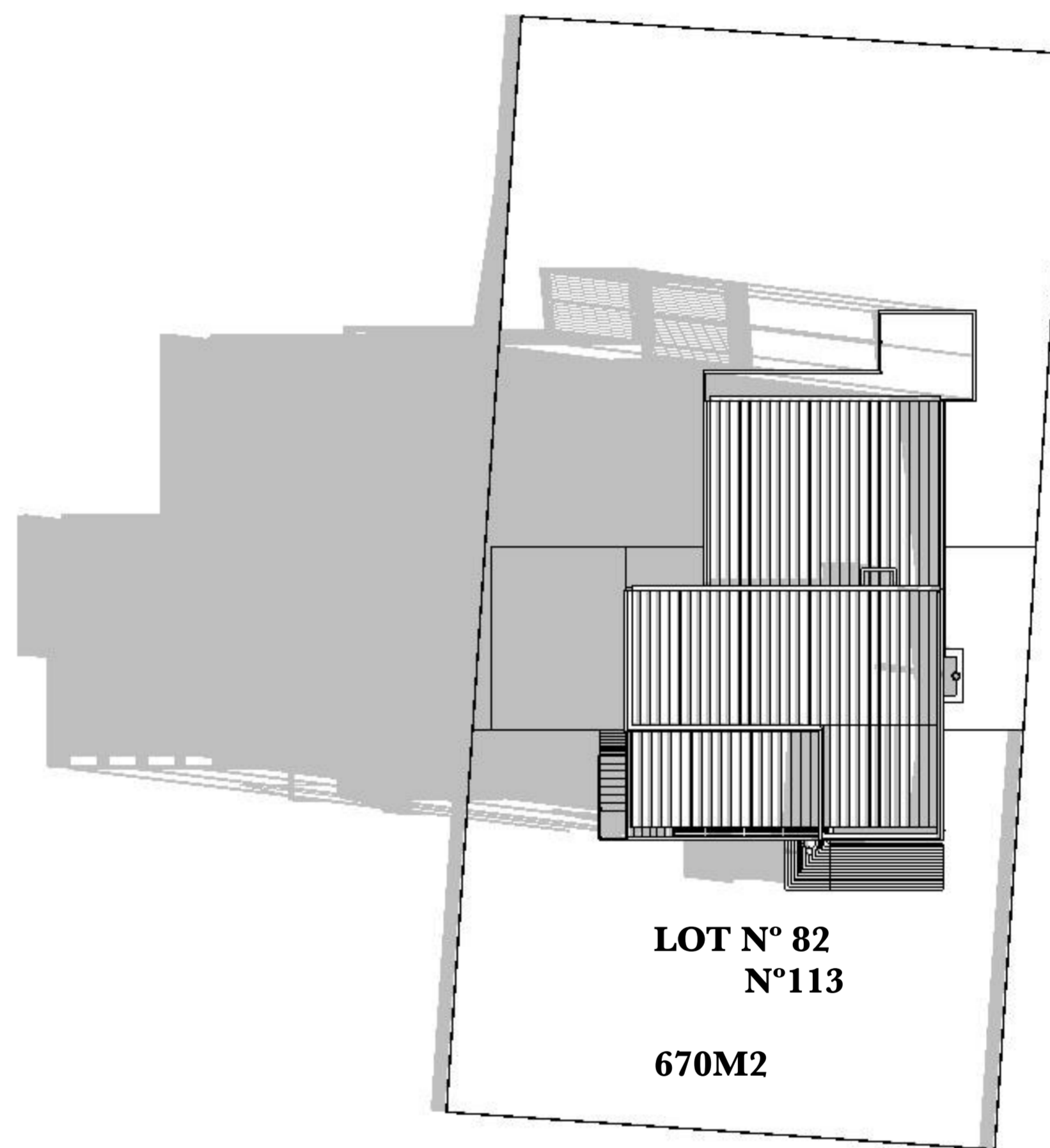
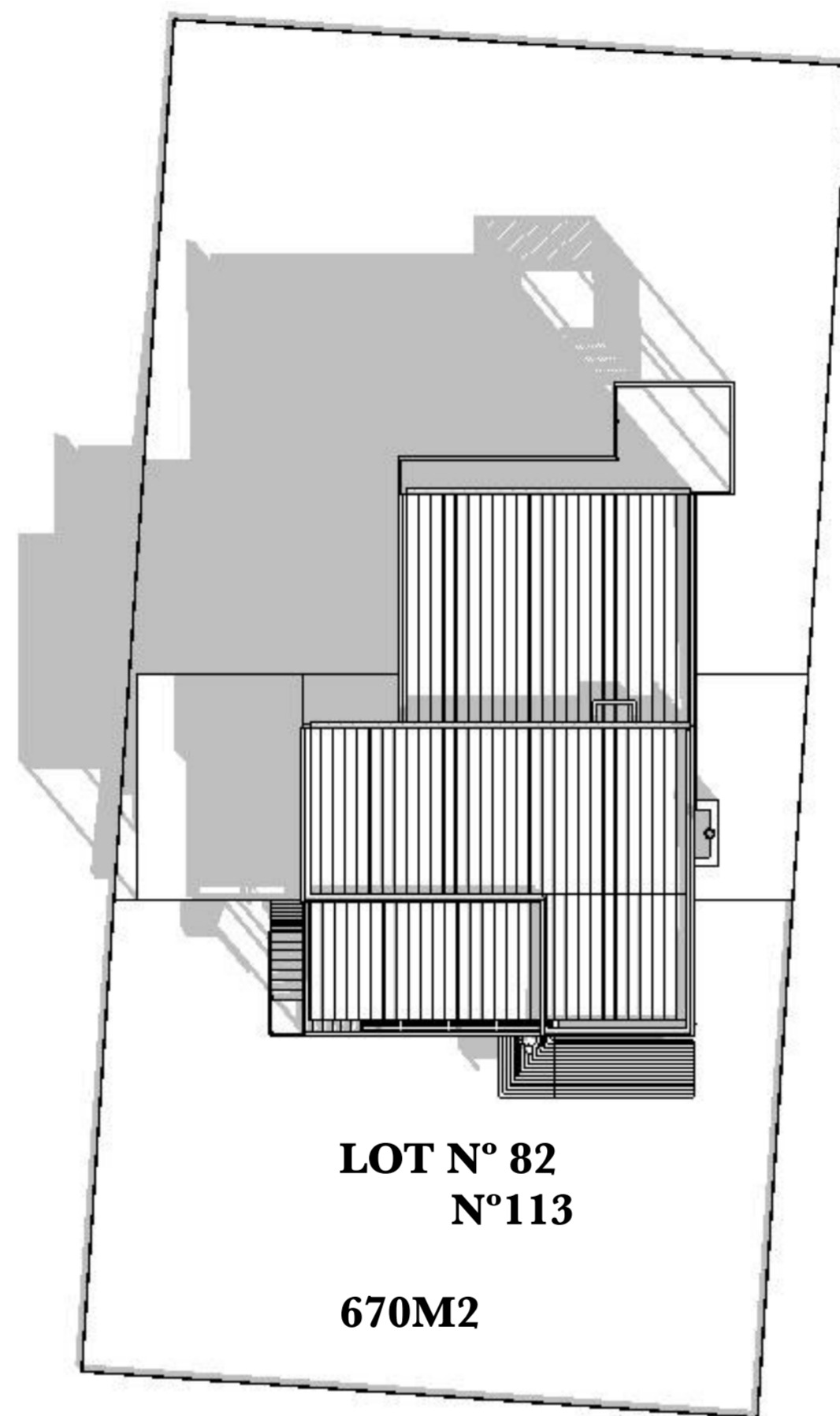
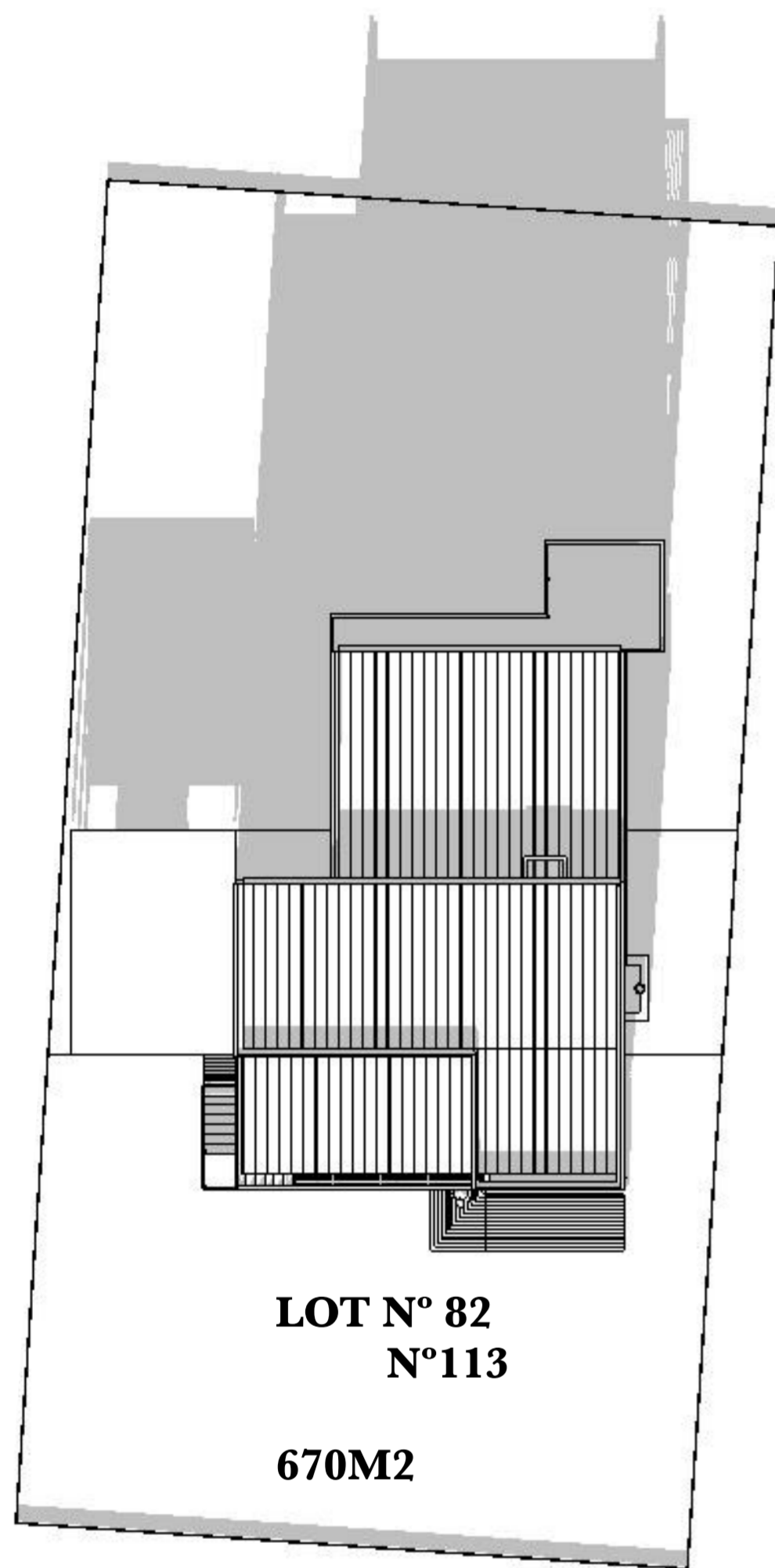
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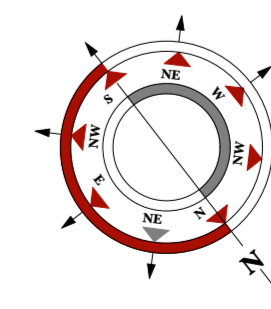
S07



SHADOW PROJECTION - JUNE 21 9AM SCALE 1:100

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SHADOW PROJECTION - JUNE 21 9AM SCALE 1:100



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ISSUE	DESCRIPTION	DATE
CCC	PRIVACY N/W BOUNDARY WINDOW	25/05/22

File

Number:
JENARC/01/05/22

Title:

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Registered Architects

Leon Jenkins

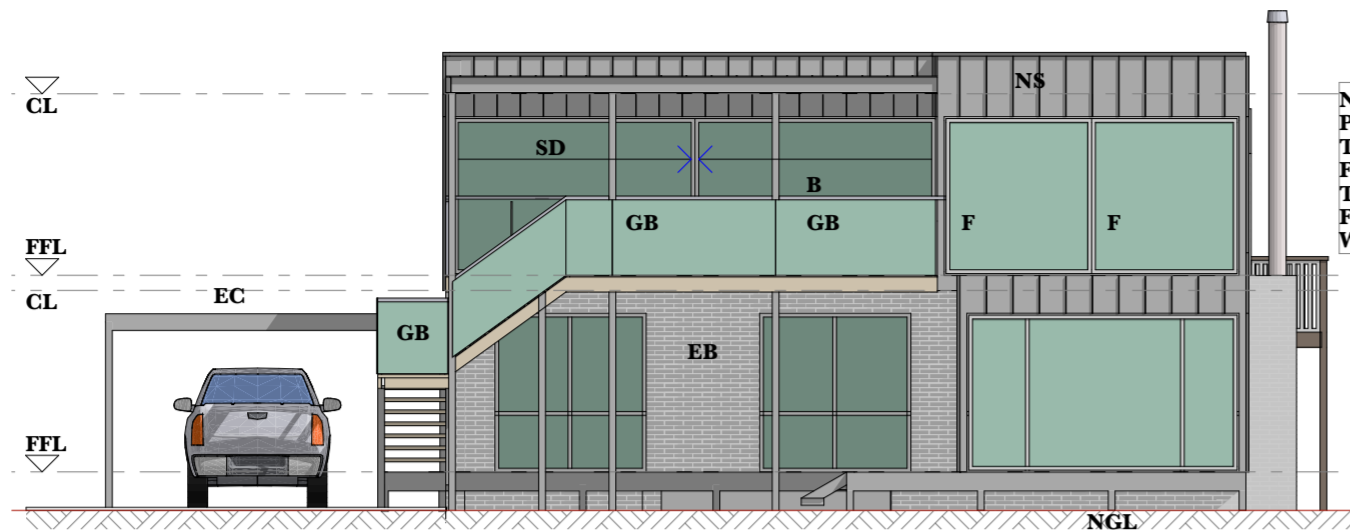
34 Silwood Avenue
Howrah Tas 7018

Mobile 0419 894 623
Email: maparch@netspacc.net.au

TCC No: 1003
QCC No: 4833
ARBV No: 20048

Drawing Number:

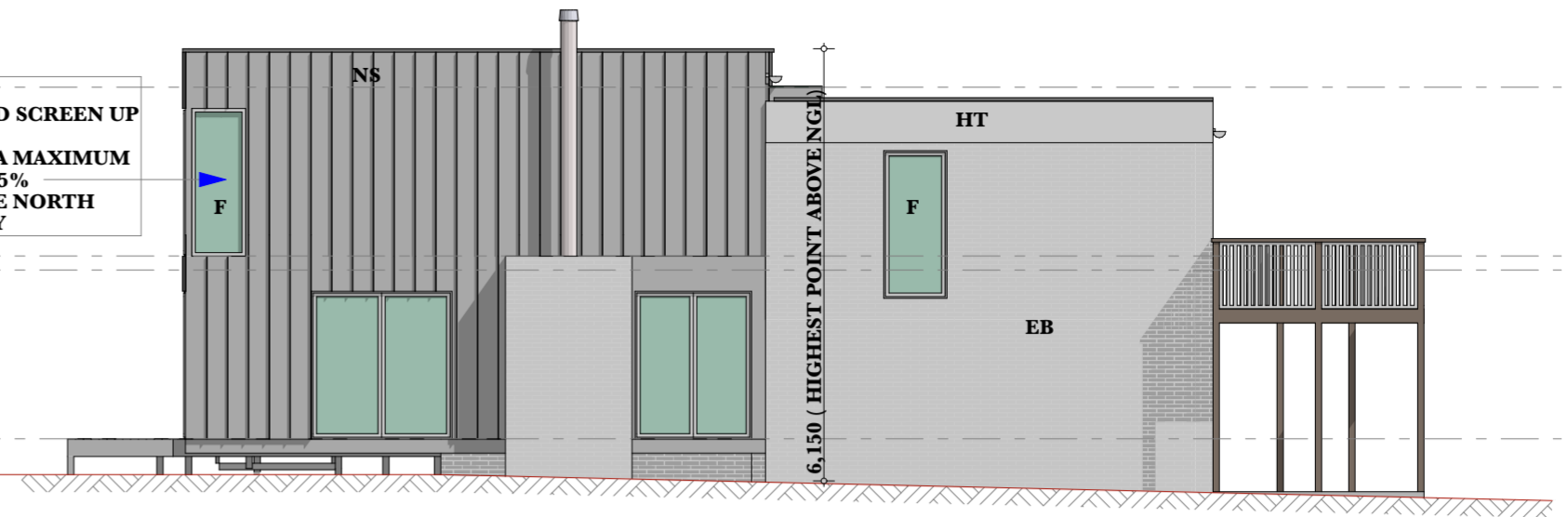
S05



NORTH ELEVATION RENDERED

SCALE 1:100

NOTE:
PERMANENTLY FIXED SCREEN UP TO 1.8M ABOVE THE FLOOR LEVEL WITH A MAXIMUM TRANSPARENCY OF 25% FOR PRIVACY ON THE NORTH WESTERN BOUNDARY



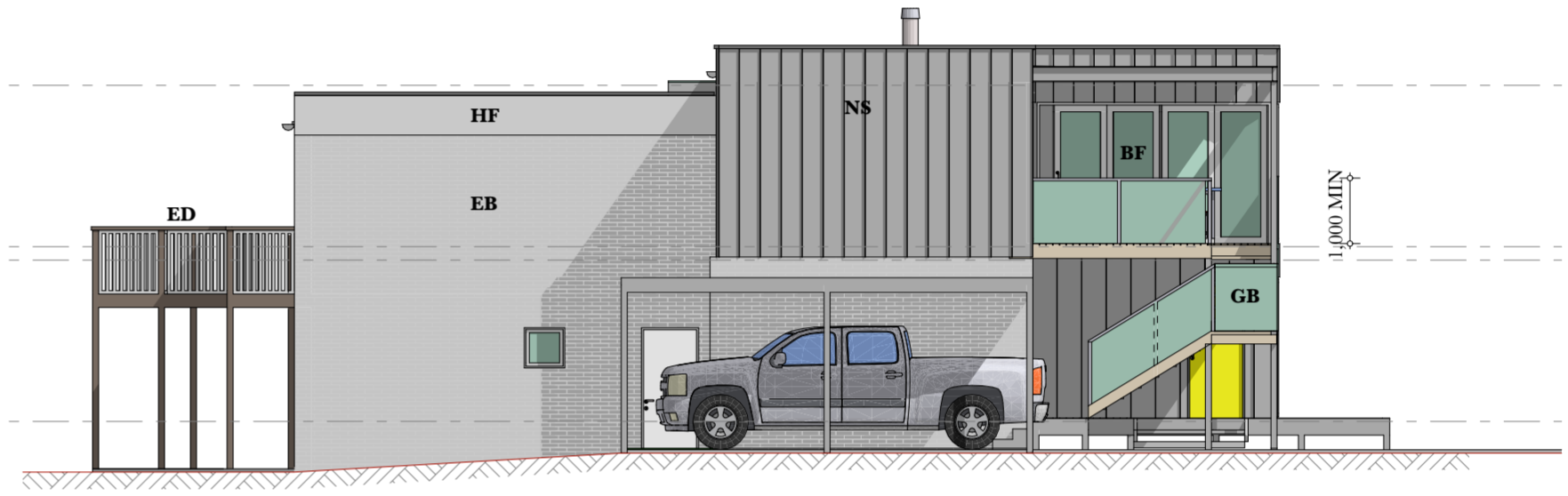
WEST ELEVATION RENDERED

SCALE 1:100



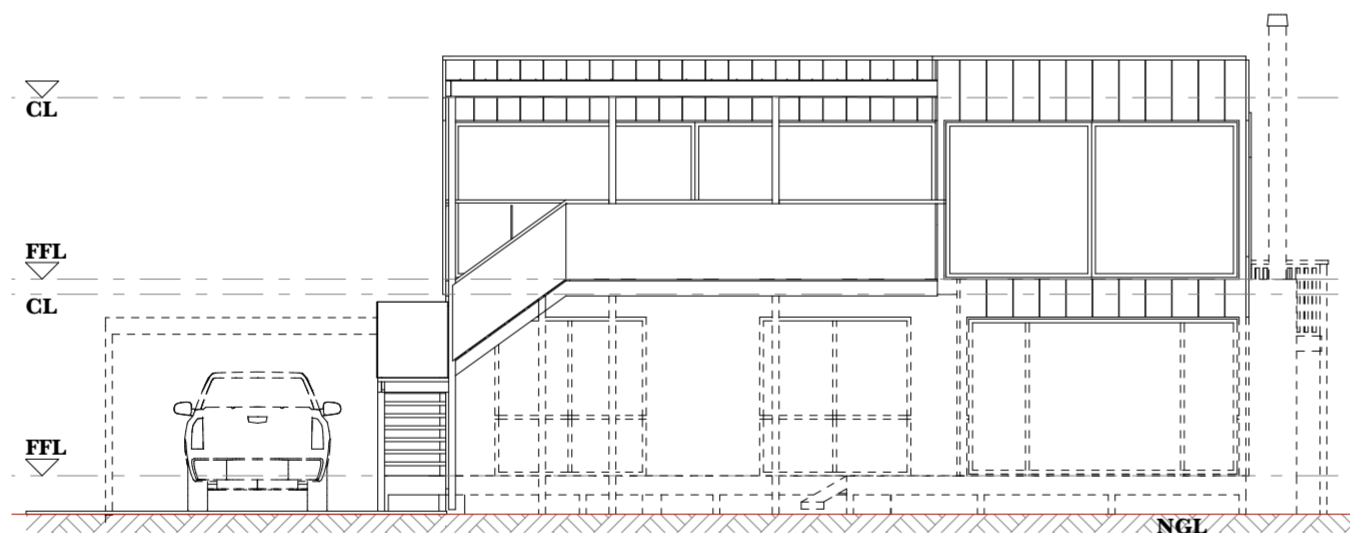
SOUTH ELEVATION RENDERED

SCALE 1:100



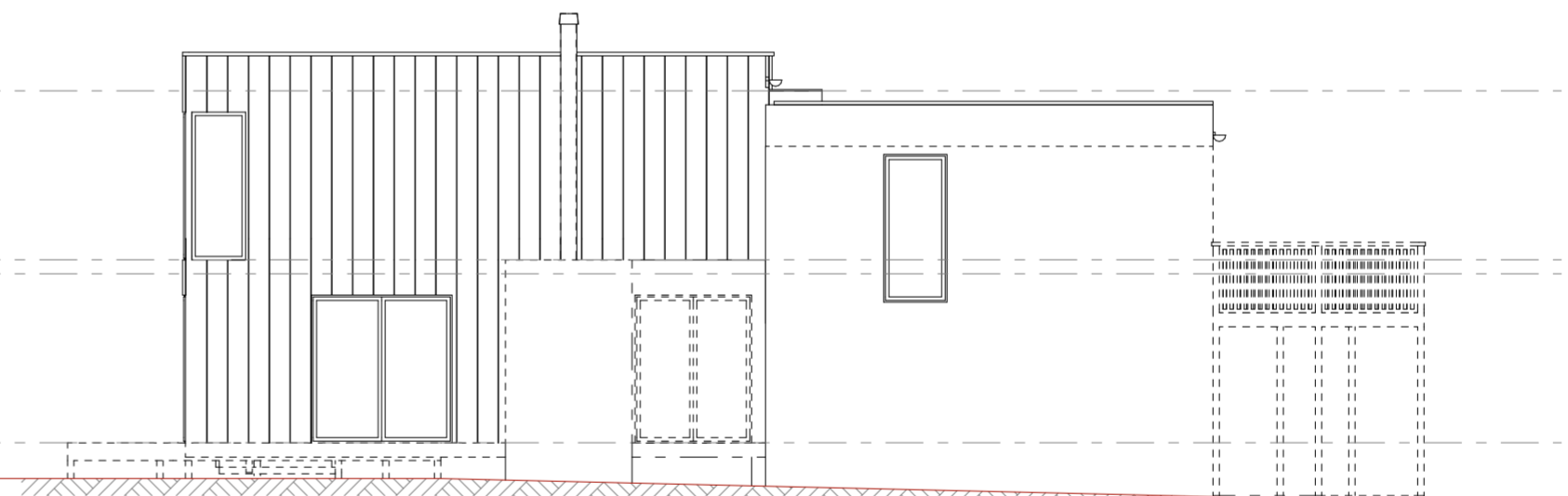
EAST ELEVATION RENDERED

SCALE 1:100



NORTH ELEVATION RENDERED FOR CLARITY

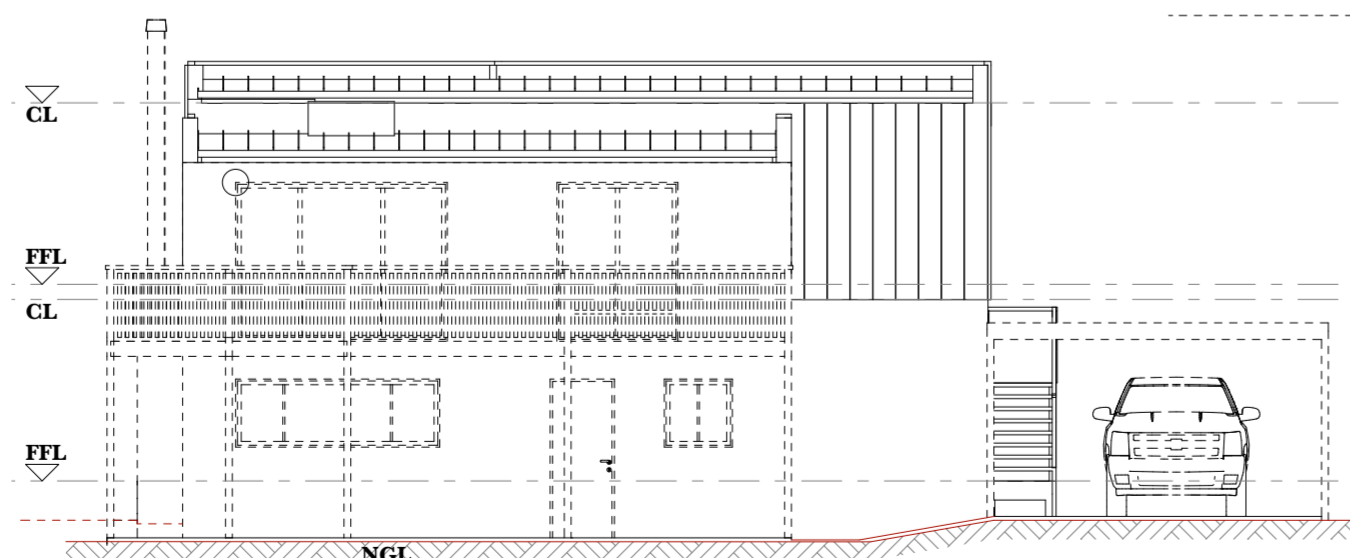
SCALE 1:100



WEST ELEVATION RENDERED FOR CLARITY

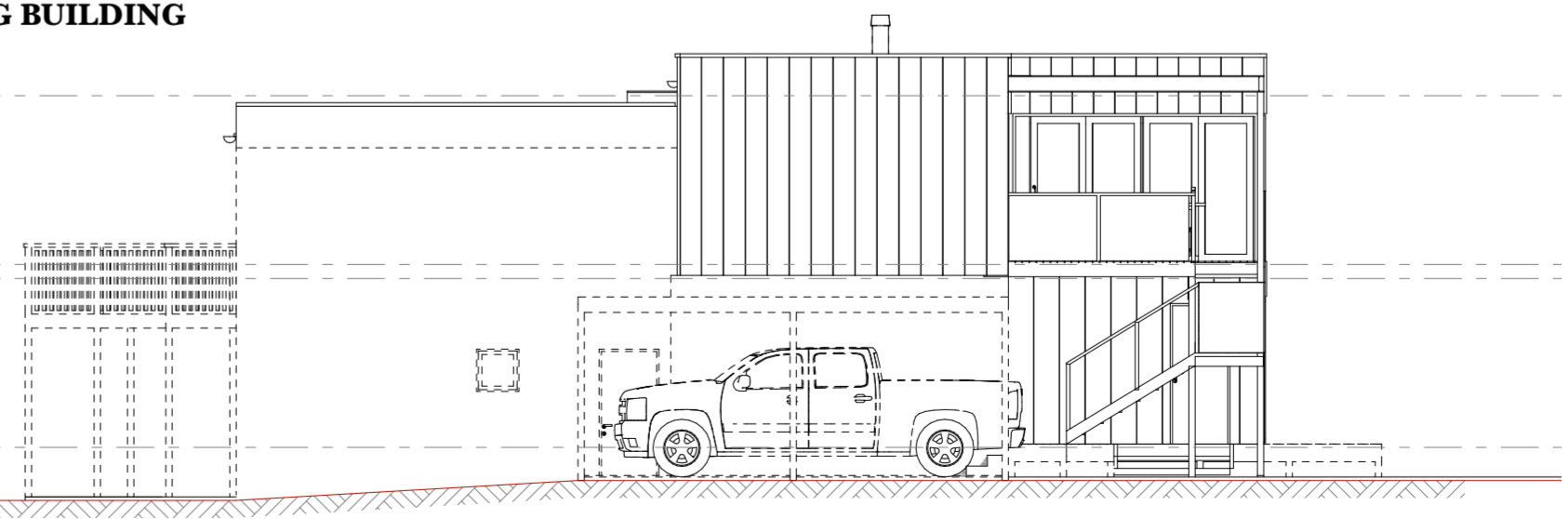
SCALE 1:100

----- = EXISTING BUILDING



SOUTH ELEVATION RENDERED FOR CLARITY

SCALE 1:100



EAST ELEVATION RENDERED FOR CLARITY

SCALE 1:100

DA APPLICATION

SYMBOL LEGEND

SECTION NUMBER

BUILDING SECTION FLAG

SHEET NUMBER

DETAIL NUMBER

DETAIL FLAG

SHEET NUMBER

ELEVATION NUMBER

EXTERIOR ELEVATION FLAG

SHEET NUMBER

SLIDING DOOR

OPEN SASH FLAG

ABBREVIATIONS

ITEM	COMMENTS	
NGL	NATURAL GROUND LEVEL	
CL	CEILING LINE	
FFL	FINISHED FLOOR LEVEL	
HT	HARDIETEX CLADDING 7.5MM	
NS	NAIL STRIP CLADDING	NAIL STRIP WALLS LIGHT GREY ROOF WHITE
GB	GLASS BALUSTRADE	
EB	EXISTING BRICKWORK	
F	FIXED GLAZING	
SD	SLIDING DOOR	
BF	BI-FOLD DOORS	
EC	EXISTING CARPORT	

Client:

JAMIE DI-HENNO

Site Address:

113 BAYVIEW ROAD
LAUDERDALE

Drawn by:

LJ

GENERAL NOTES:

CHECK ALL DIMENSIONS AND MEASUREMENTS ON SITE PRIOR TO FABRICATION AND OR CONSTRUCTION. DIMENSIONS ARE IN MILLIMETERS "FRAME TO FRAME" AND DO NOT ALLOW FOR INTERIOR LININGS.

DO NOT SCALE DRAWINGS. **IF IN DOUBT ASK.**

ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) AS AMENDED, RELEVANT AUSTRALIAN STANDARDS (AS) CODES AND GOOD BUILDING PRACTICES. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES.

ISSUE	DESCRIPTION	DATE
CCC	AMEND TEXT	25/05/22

File Number:

JENARC/01/05/22

Title:

Specifications & detailing for certification & permit issue of residential construction

Sheet Original:

A - 2

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Registered Architects

Leon Jenkins

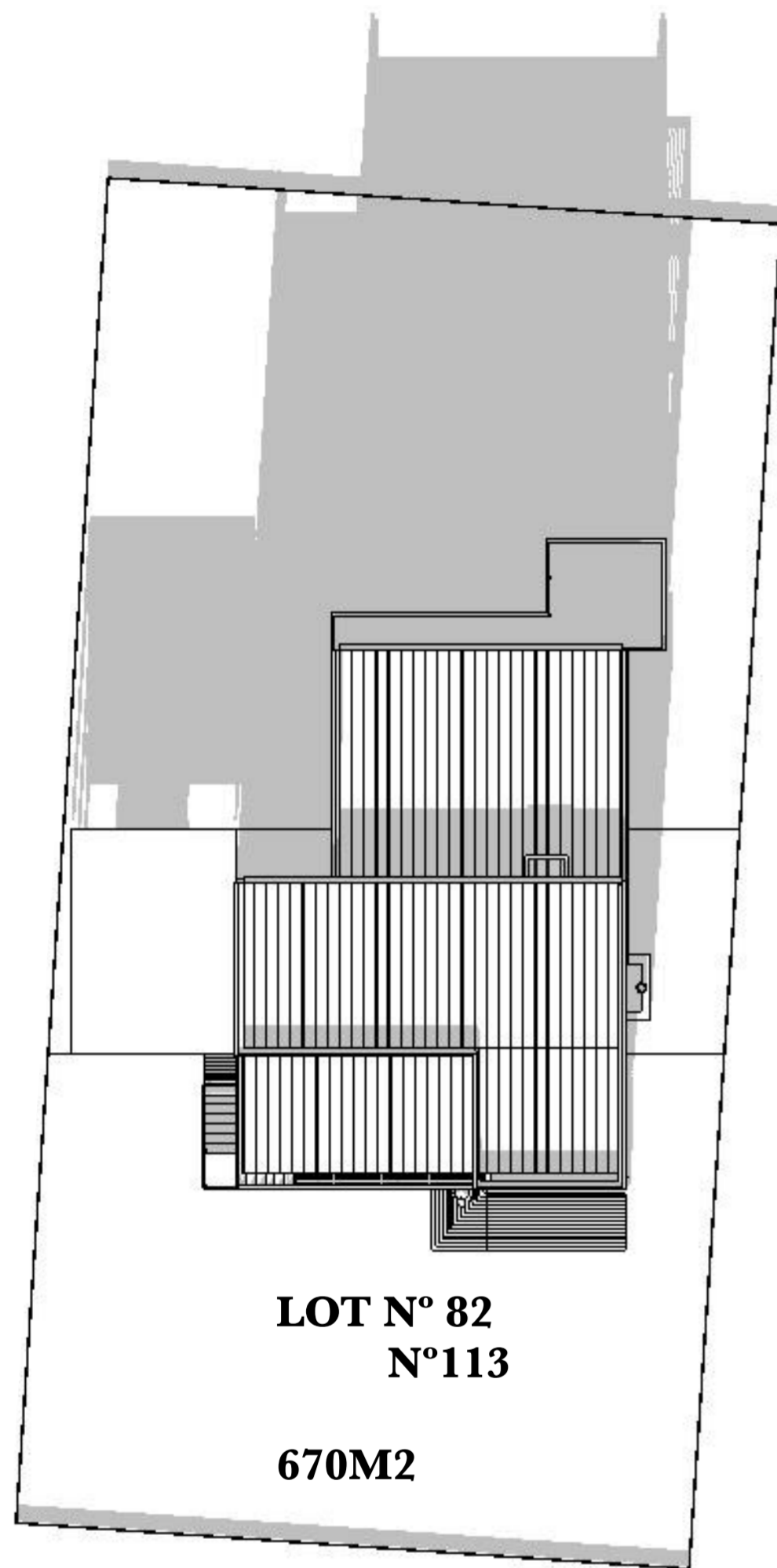
34 Silwood Avenue
Howrah Tas 7018

Mobile: 0419 894 623
Email: maparch@netspace.net.au

TCC No: 1003
QCC No: 4833
ARBV No: 20048

Drawing Number:

S07

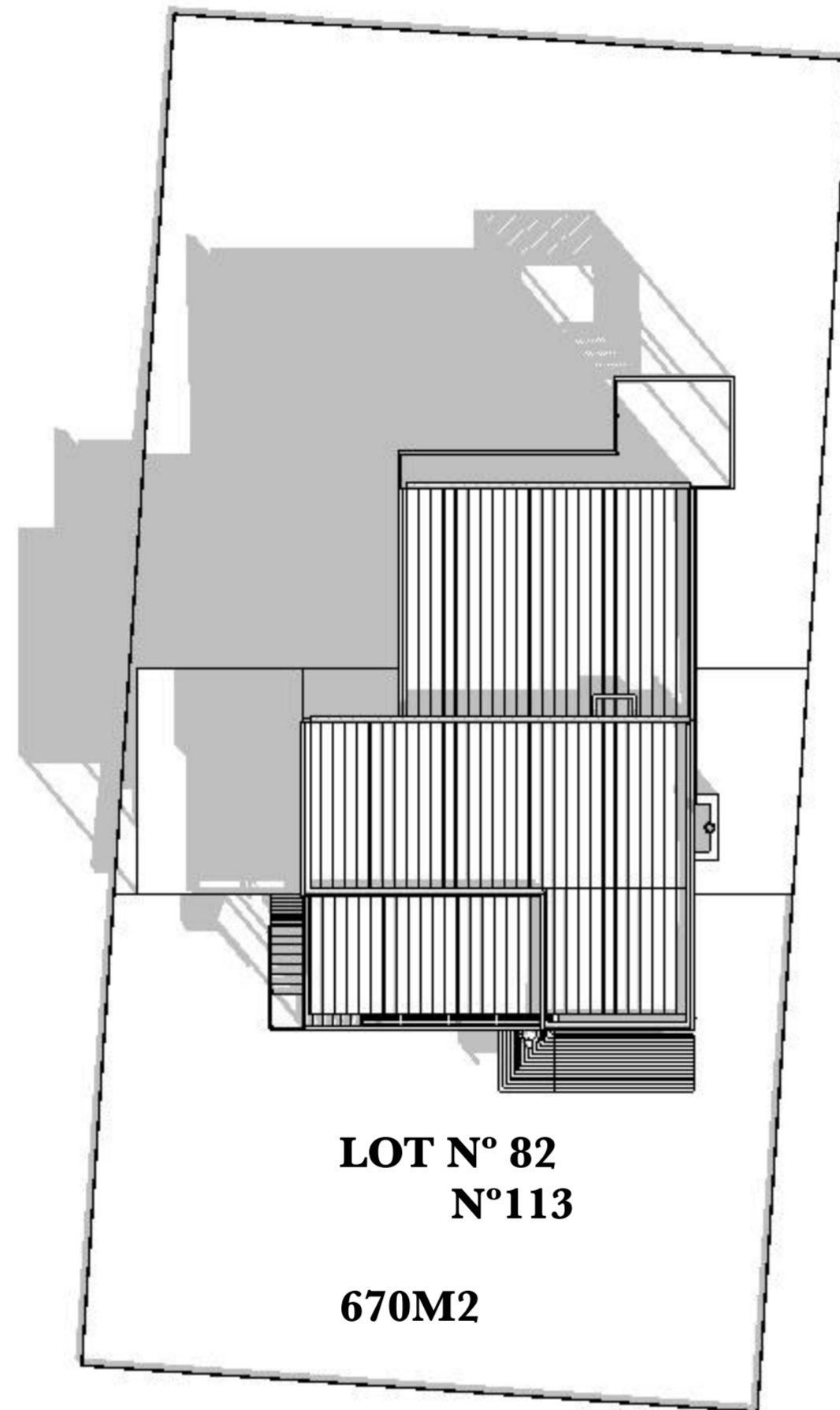


**LOT N° 82
N°113**

670M2

BAYVIEW ROAD

○ SHADOW PROJECTION
- JUNE 21 9AM SCALE 1:100

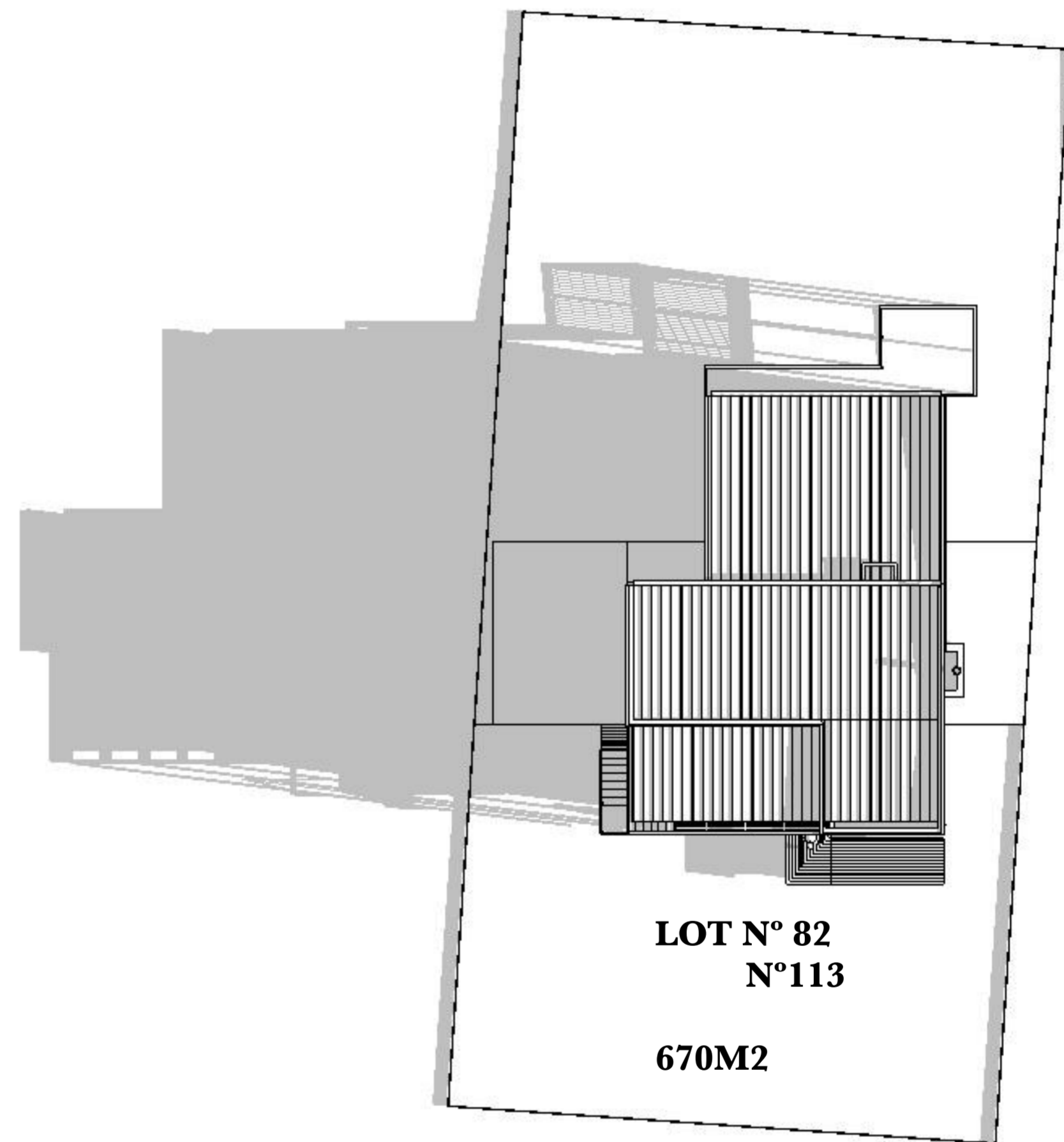


**LOT N° 82
N°113**

670M2

BAYVIEW ROAD

○ SHADOW PROJECTION
- JUNE 21 12PM SCALE 1:100

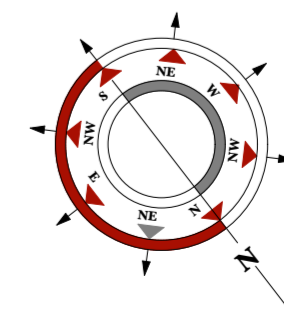


**LOT N° 82
N°113**

670M2

BAYVIEW ROAD

○ SHADOW PROJECTION
- JUNE 21 3PM SCALE 1:100



DA APPLICATION

DRAWING LIST

SHEET S01	COVER SHEET/KEY DATA
SHEET S02	EXISTING CONDITIONS
SHEET S03	SITE PLAN/BUILDING ENVELOPE
SHEET S04	FLOOR PLANS
SHEET S05	ELEVATIONS
SHEET S06	ROOF PLAN
SHEET S07	SHADOW PROJECTIONS

KEY PROPOSAL STATISTICS

PROJECT DATA

TITLE	VOLUME	FOLIO
	17614	82
LOCATION LAUDERDALE	LOT 82, 113 BAYVIEW ROAD	
AREAS:		
EXISTING GROUND FLOOR	114.60M2	
EXISTING FIRST FLOOR	52.80M2	
PROPOSED GROUND FLOOR	NIL	
PROPOSED FIRST FLOOR	63.90M2	
PROPOSED DECK FIRST FLOOR	23.60M2	
CROSSOVER WIDTH	2x3M	
HIGHEST POINT OF BUILDING	6,150 ABOVE NGL.	

FINISHES

FINISHES - WALLS NAILSTRIP LIGHT GREY
- ROOF NAILSTRIP WHITE (2" MIN. PITCH)

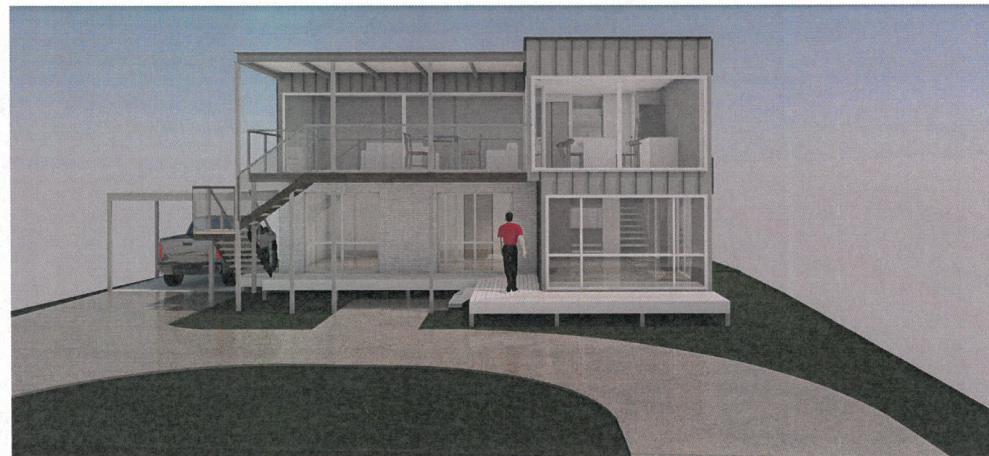
AMENDMENT SCHEDULE

No.	Description	Date

NOTES:

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Verify all dimensions and levels on site and report any discrepancies to MAP Architects for direction prior to the commencement of work.
Drawings are to be read in conjunction with all other contract documents. Use figured dimensions only. Do not scale from drawings.
MAP Architects cannot guarantee the accuracy of content and format for copies of drawings issued electronically. **IF IN DOUBT ASK**
The completion of the Issue Details Checked and Authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

COVER SHEET



Note:
No upgrade required to current driveway. →

IMAGES ARE INDICATIVE ONLY.

DA APPLICATION

Client:

JAMIE DI-IENNO

Site Address:

113 BAYVIEW ROAD
LAUDERDALE

Drawn by:

LJ

GENERAL NOTES:

CHECK ALL DIMENSIONS AND MEASUREMENTS ON SITE PRIOR TO FABRICATION AND OR CONSTRUCTION. DIMENSIONS ARE IN MILLIMETERS "FRAME TO FRAME" AND DO NOT ALLOW FOR INTERIOR FINISHES.

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Leon Jenkins

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TCO: No: 1013
QCC: No: 4835
ARBV No: 20048

Drawing Number:

S01



Current driveway
 No proposed works to be undertaken on upgrading driveway.

Client:
 JAMIE DI IENNO

Site Address:
 113 BAYVIEW ROAD
 LAUDERDALE

Drawn by:
 LJ

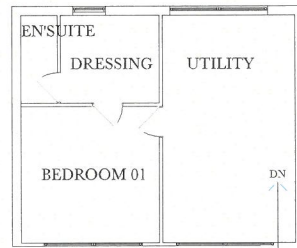
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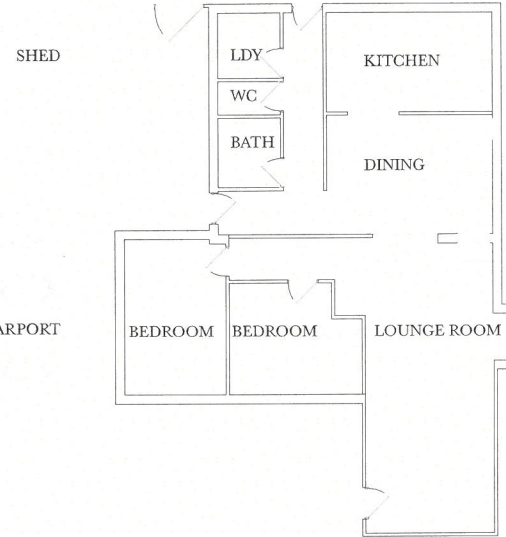
ISSUE	DESCRIPTION	DATE



ROOF

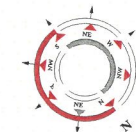
EXISTING CONDITIONS FIRST FLOOR

SCALE 1:100



EXISTING CONDITIONS GROUND FLOOR

SCALE 1:100



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map modern architecture practice

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 TCC: No 1005
 QCC: No 4835
 ARBY: No 20048

Drawing Number:
S02

DA APPLICATION