



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061199

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 6 Lanrick Court, Lindisfarne

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 29/06/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29/06/2026. 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 29/06/2026.

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: **Proposed Alterations & Additions**

Location: **6 Lanrick Court, 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:

Holly Thurston-Doyle

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 54621	FOLIO 5
EDITION 5	DATE OF ISSUE 26-Nov-2025

SEARCH DATE : 03-June-2026

SEARCH TIME : 02.16 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 5 on Sealed Plan [54621](#) (formerly being [SP1851](#))

Derivation : Part of 2,560 Acres Gtd to T G Gregson and Part of 970 Acres Gtd to E P Wilson & Ors

Prior CT [2398/78](#)

SCHEDULE 1

[B402397](#) TRANSFER to ANTHONY WAYNE IKIN and JULIE-ANNE IKIN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP 1851](#) FENCING PROVISION in Schedule of Easements

[C419384](#) MORTGAGE to B & E LTD Registered 14-Apr-2003 at 12.01 pm

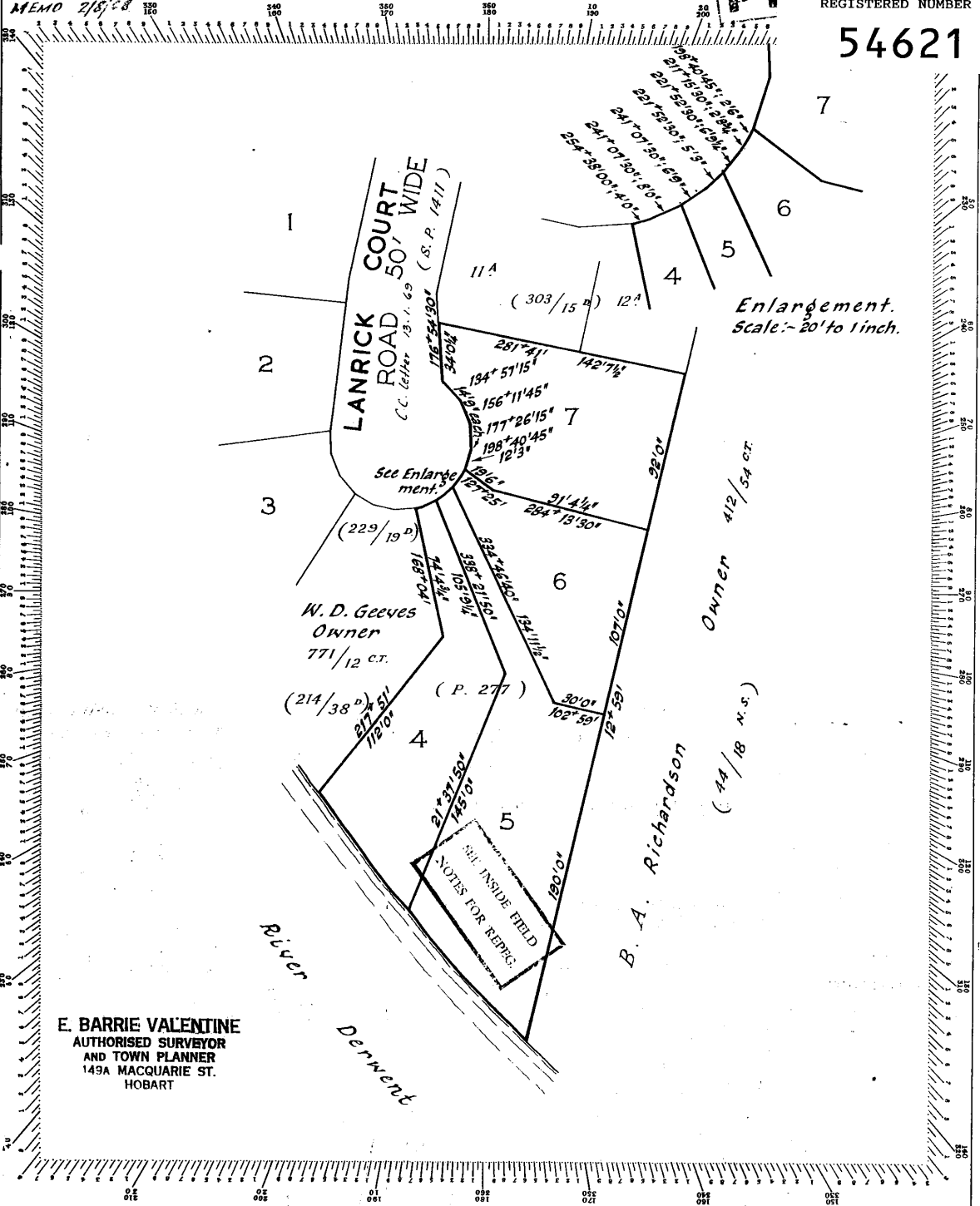
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner <u>Ellen Dickson</u>			
Title Reference <u>784-10 ct. 2301-20 ct.</u>			
Areas of Parcels			
Lot Number	Area	Lot Number	Area
4	P 33		
5	R I		
6	P 29 1/10		
7	R I		
Total	R 3	Total	P 27 1/10

PLAN OF SURVEY - K-6-7
 by Surveyor Barrie Valentine
 of land situated in the
TOWN OF LINDISFARNE
 SET INSIDE FIELD
 NOTES FOR REPEG.
 Grantee: 2560 acres. Gtd. to Thomas G. Gregson
 970 acres. Gtd. to E. P. Wilson & Others

Registered Number
S. P. 1851
 Filed by Clarence Commission
 on 21/6/68 at 10.55
 Receipt No. 21000
 Receiving Clerk
 Effective from 19-9-68
W. Hutchinson
 Registrar of Deeds
 REGISTERED NUMBER
54621



E. BARRIE VALENTINE
 AUTHORISED SURVEYOR
 AND TOWN PLANNER
 149A MACQUARIE ST.
 HOBART

8



SCHEDULE OF EASEMENTS

PLAN NO.

S. P. 185

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No easements or profits a prender are created to benefit or burden any lot shown on the plan.

Fencing Provision : Each lot is subject to the provision that the Vendor Ellen Dickson shall not be required to fence,

SIGNED by Ellen Dickson the registered proprietor of the land comprised in Certificate of Title Volume 784 Folio 80 in the presence of

Ellen Dickson

A. McIntyre Law Clerk Hobart.

SIGNED by John Lamb Thompson acting under Power of Attorney No. 2435 from the Commonwealth Trading Bank of Australia as Mortgagee under Mortgage Number A195211 and he declares he has received no notice of revocation of the said Power in the presence of

Thompson

[Signature]

CERTIFIED correct for the purposes of the Real Property Act, 1962, as amended.

[Signature]

Solicitor for the Registered Proprietor.

This is the schedule of easements attached to the plan of ELLEN DICKSON

comprising part of the land in

Certificate of Title Volume 784 Folio 80
(Insert Title Reference)

Scaled by Clarence Council on 24th June 19 88

W. O'Brien
Council Clerk/Town Clerk

14852

PROPOSED ALTERATIONS & ADDITIONS

for: Tony & Julie Ikin
at: 6 Lanrick Court, LINDISFARNE

Project No. **22318**
Date: May 2026

DESIGN DEV' DRAWINGS

Drawing Schedule

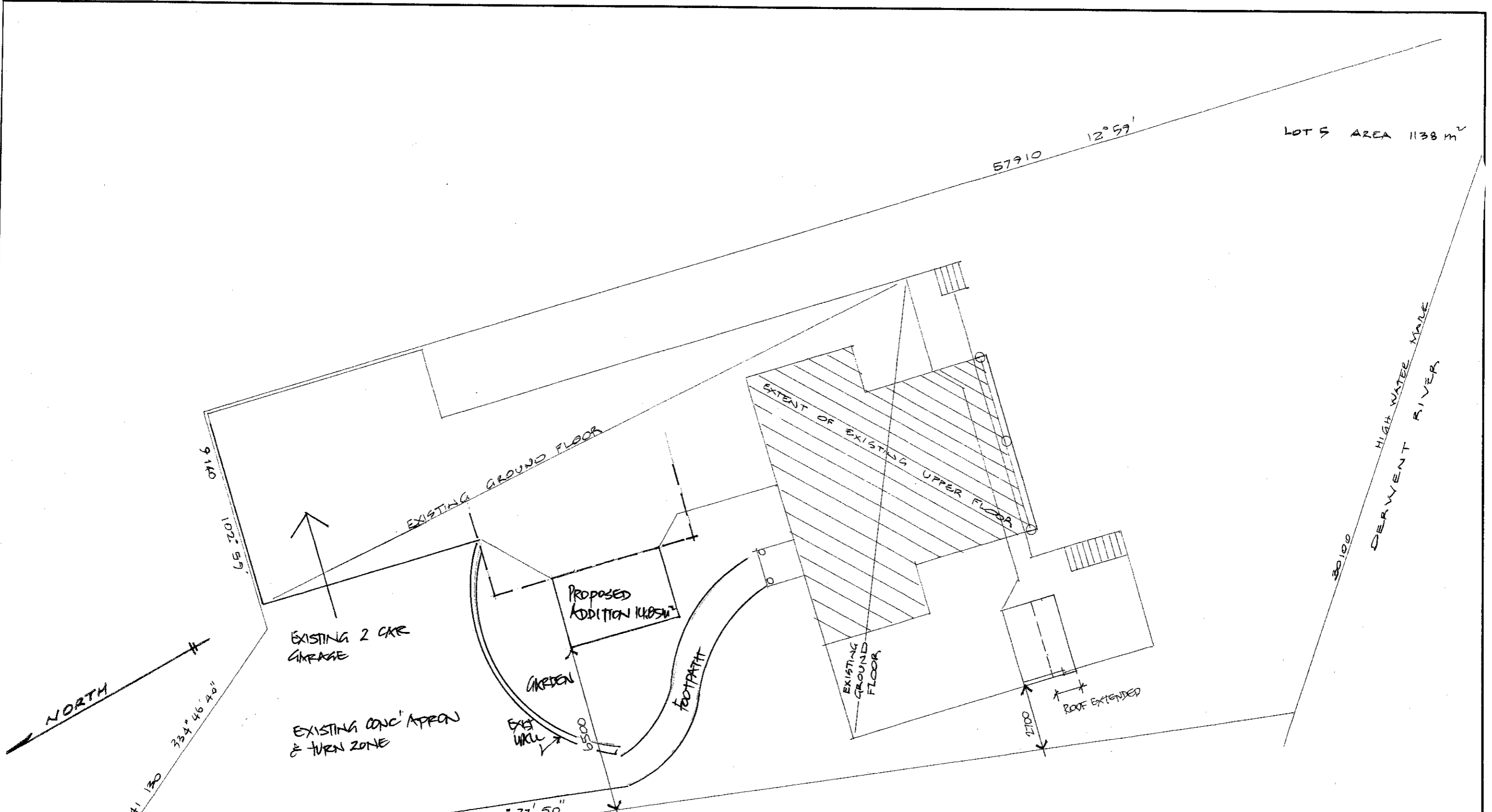
DD01 Site Plan
DD02 Lower Floor Plan
DD03 Existing Upper Floor Plan
DD04 Proposed Upper Floor Plan
DD05 Existing Elevations
DD06 Proposed Elevations
DD07 Cross Section at A-A

Prepared by:

G.Hills & Partners ARCHITECTS



P.O. Box 910, Kingston, Tas 7051
Ph: (03) 6229 1799 Mob: 0419 883 370
Email: graham.hills@bigpond.com
Tas Building Practitioner No. CC2367B



LOT 5 AREA 1138 m²

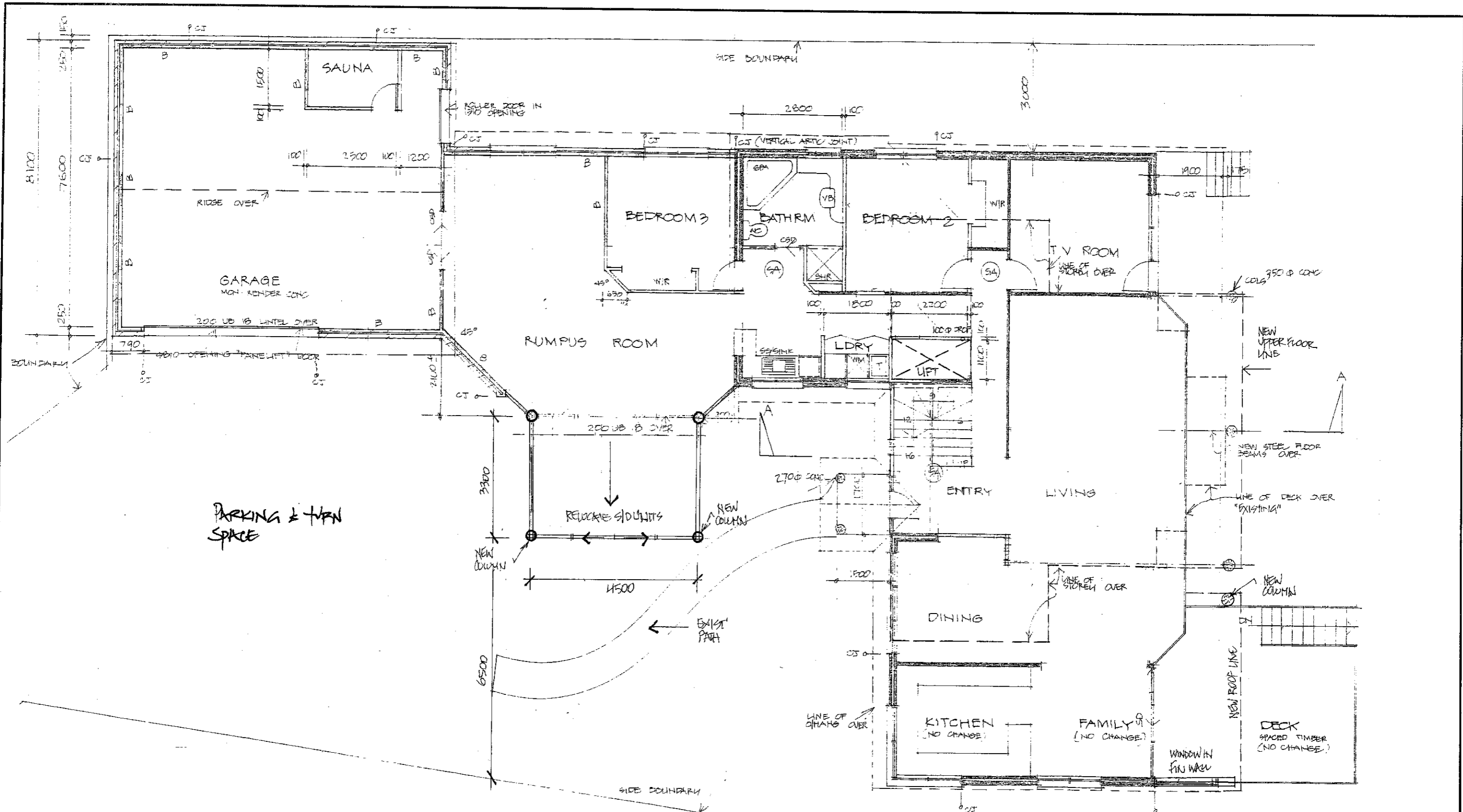
SITE PLAN 1:150

"ISSUE B" - MAY 26 ADDITIONAL NOTATIONS

G.Hills & Partners ARCHITECTS
 PO BOX 910, KINGSTON Tas 7051 PH: (03) 6229 1799 Email: graham.hills@bigpond.com

PROPOSED ALTERATIONS & ADDITIONS
 For : Tony & Julie Ikin
 At : 6 Lanrick Court, LINDISFARNE

DRAWING TITLE: SITE PLAN			SCALE: 1:150 @ A3
PROJECT No: 22318			DESIGNER: G. Hills
DWG. No: DD01	No. IN SET: 07		DRAWING: G. Hills
DATE: Nov. 2024			PRINTED: 20 Nov 2024
© COPYRIGHT 2024 Accreditation No. CC2367B			ISSUE: A

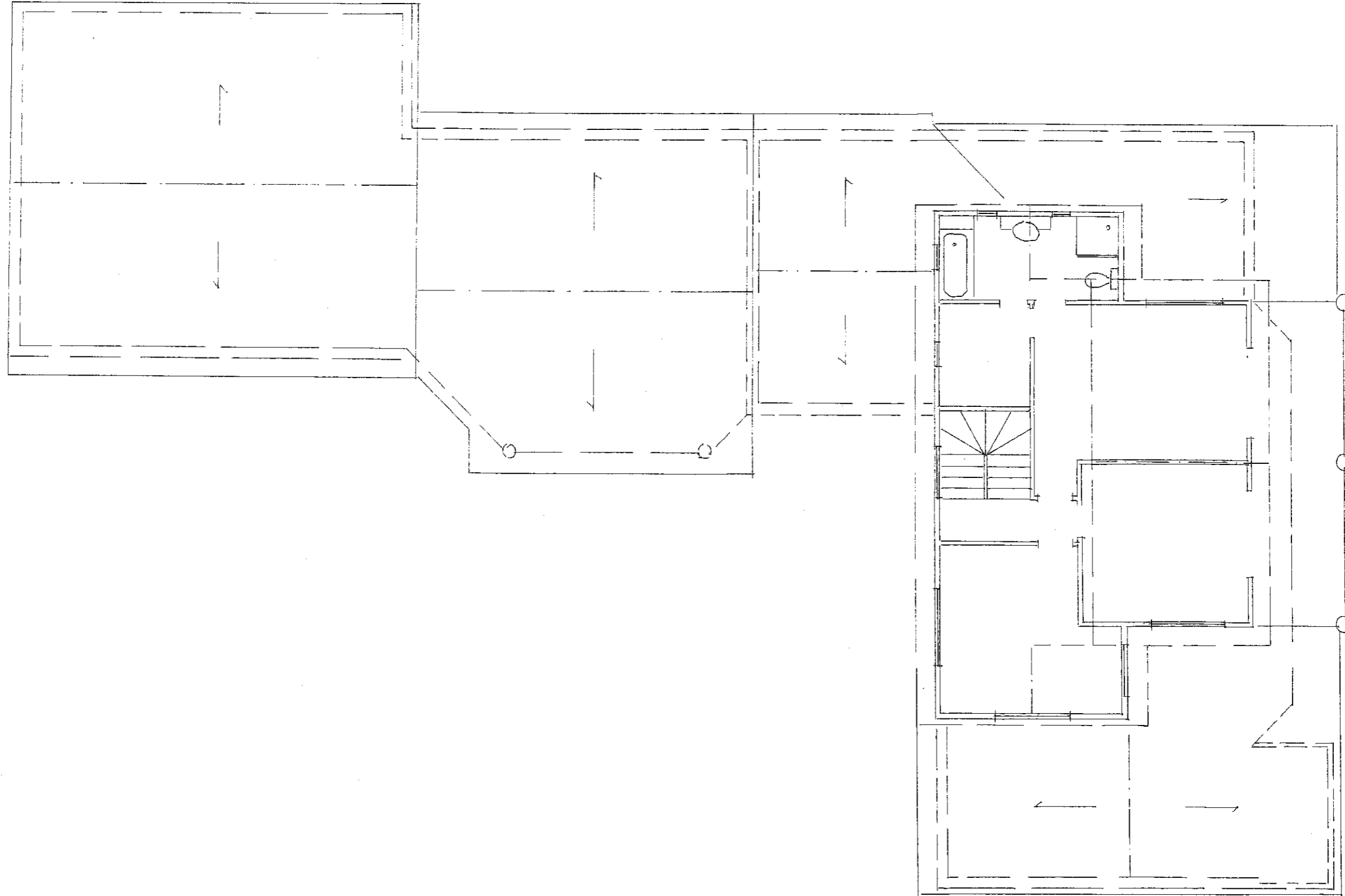


PARKING & VAN SPACE

LOWER FLOOR PLAN
 ADDITION: 14.85m² < 25% OF FOOTPRINT

"ISSUE B" MAY 26 - ADDITIONAL NOTATIONS

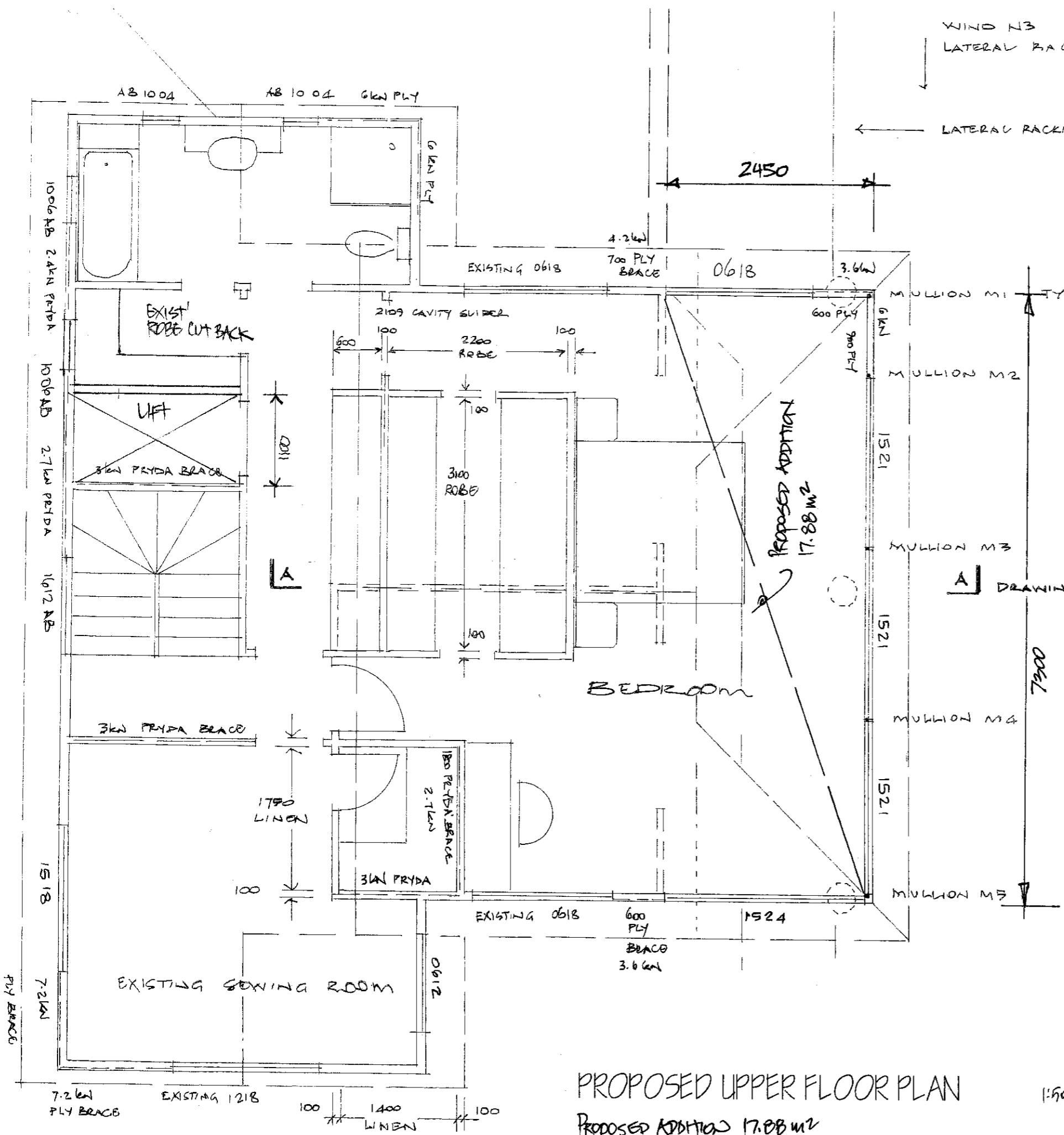
G.Hills&Partners ARCHITECTS			
PO BOX 910, KINGSTON Tas 7051 PH: (03) 6229 1799 Email: graham.hills@bigpond.com			
PROPOSED ALTERATIONS & ADDITIONS			
For : Tony & Julie Ikin			
At : 6 Lanrick Court, LINDISFARNE			
DRAWING TITLE:		SCALE: 1:100 @ A3	
LOWER FLOOR PLAN		DESIGNER: G. Hills	
		DRAWING: G. Hills	
		DATE: Nov. 2024	
PROJECT No:	DWG. No:	No. IN SET:	PRINTED: 20 Nov 2024
22318	DD02	07	ISSUE: A
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EXISTING UPPER FLOOR PLAN

1:100

G.Hills&Partners ARCHITECTS <small>PO BOX 910, KINGSTON Tas 7051 PH: 03) 6229 1799 Email: graham.hills@bigpond.com</small>			
PROPOSED ALTERATIONS & ADDITIONS For : Tony & Julie Ikin At : 6 Lanrick Court, LINDISFARNE			
DRAWING TITLE:			SCALE: 1:100 @ A3
EXISTING UPPER FLOOR PLAN			DESIGNER: G. Hills
			DRAWING: G. Hills
			DATE: Nov. 2024
PROJECT No:	DWG. No:	No. IN SET:	PRINTED: 20 Nov 2024
22318	DD03	07	ISSUE: A
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WIND 13
 LATERAL RACKING FORCE = $1.2 \text{ kPa} \times 2.5 \text{ m} \times 10 \text{ m}$
 = 30 kN
 < 30.3 kN LATERAL RACKING RESISTANCE

LATERAL RACKING FORCE = $1.2 \text{ kPa} \times 2.5 \text{ m} \times 11.7 \text{ m}$
 = 35.1 kN
 < 36.6 kN LATERAL RACKING RESISTANCE

MULLION M1 TYPICAL BOX B SQUARE HOLLOW SECTION COLUMN

A DRAWING 7

"HAVE B" - MAY 26 ADDITIONAL NOTATIONS

G.Hills&Partners ARCHITECTS
 PO BOX 910, KINGSTON Tas 7051 PH: 03) 6229 1799 Email: graham.hills@bigpond.com

PROPOSED ALTERATIONS & ADDITIONS

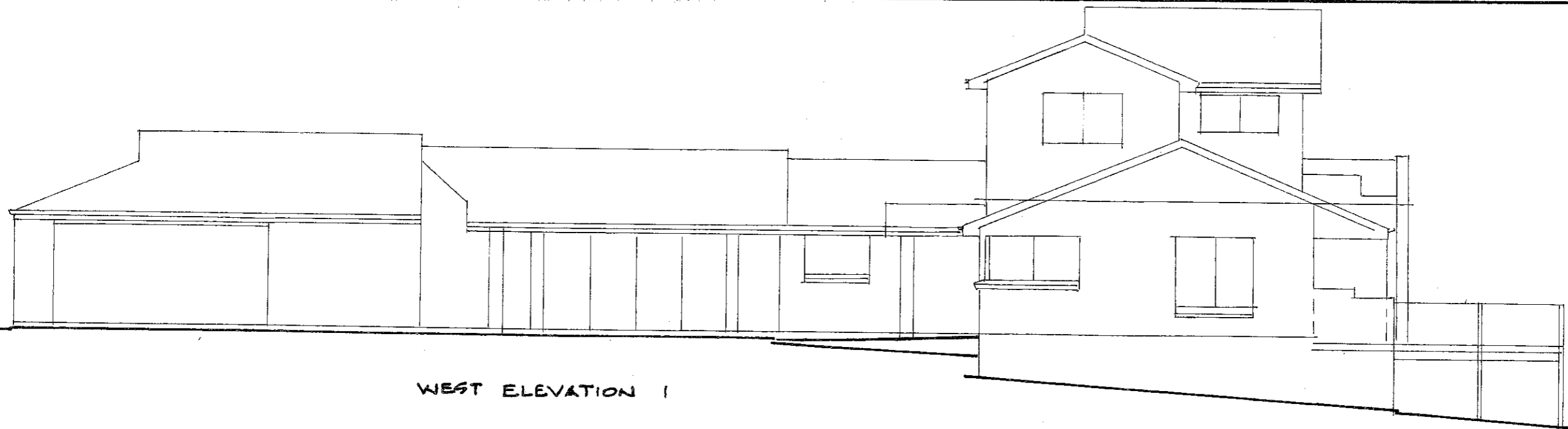
For : Tony & Julie Ikin
 At : 6 Lanrick Court, LINDISFARNE

DRAWING TITLE: PROPOSED UPPER FLOOR PLAN		SCALE: 1:50 @ A3
DESIGNER: G. Hills		DRAWING: G. Hills
DATE: Nov. 2024		PRINTED: 20 Nov 2024

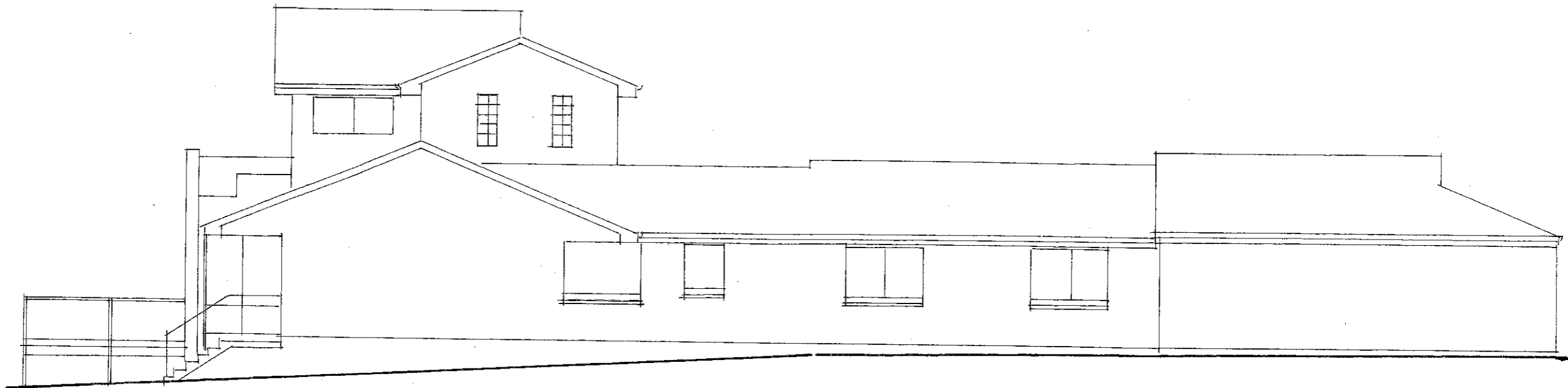
PROJECT No: 22318	DWG. No: DD04	No. IN SET: 07	ISSUE: A
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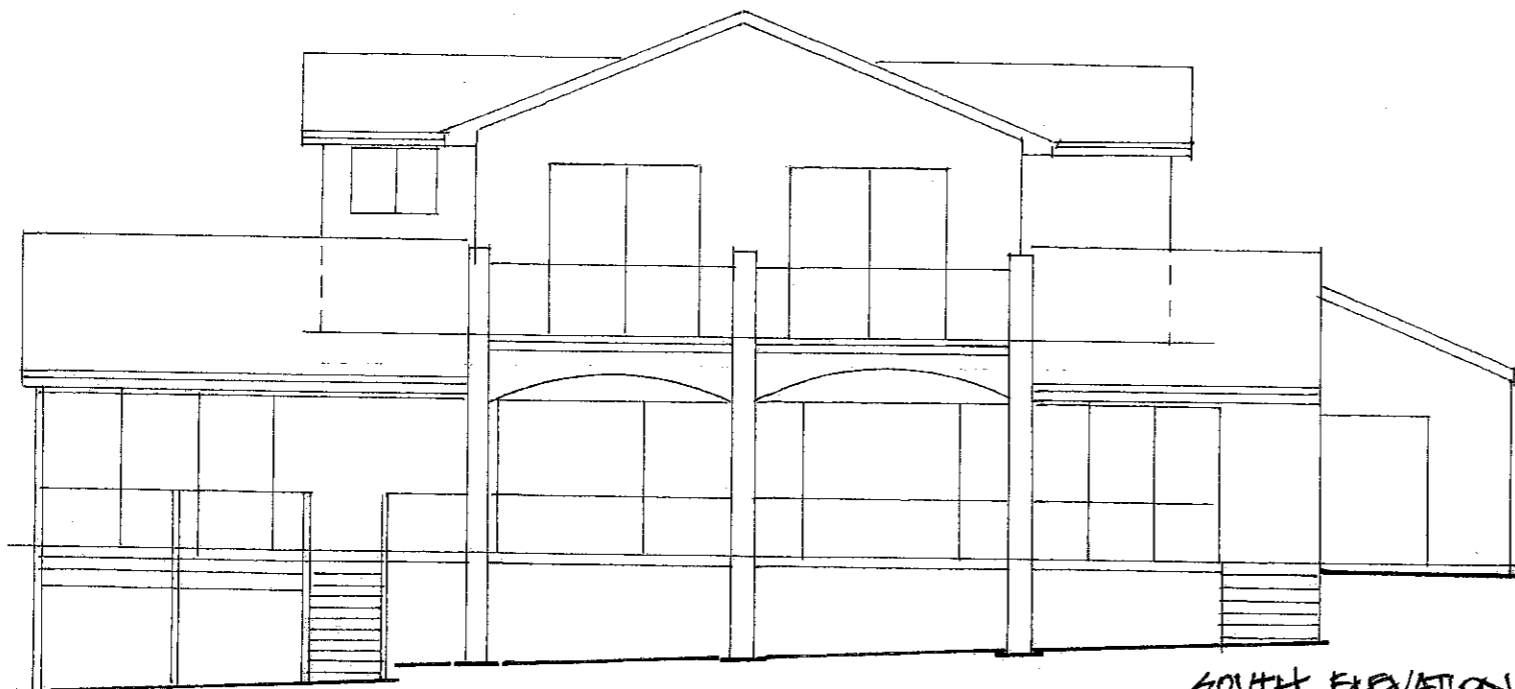
PROPOSED UPPER FLOOR PLAN
 Proposed Addition 17.88 m²



WEST ELEVATION 1



EAST ELEVATION 2



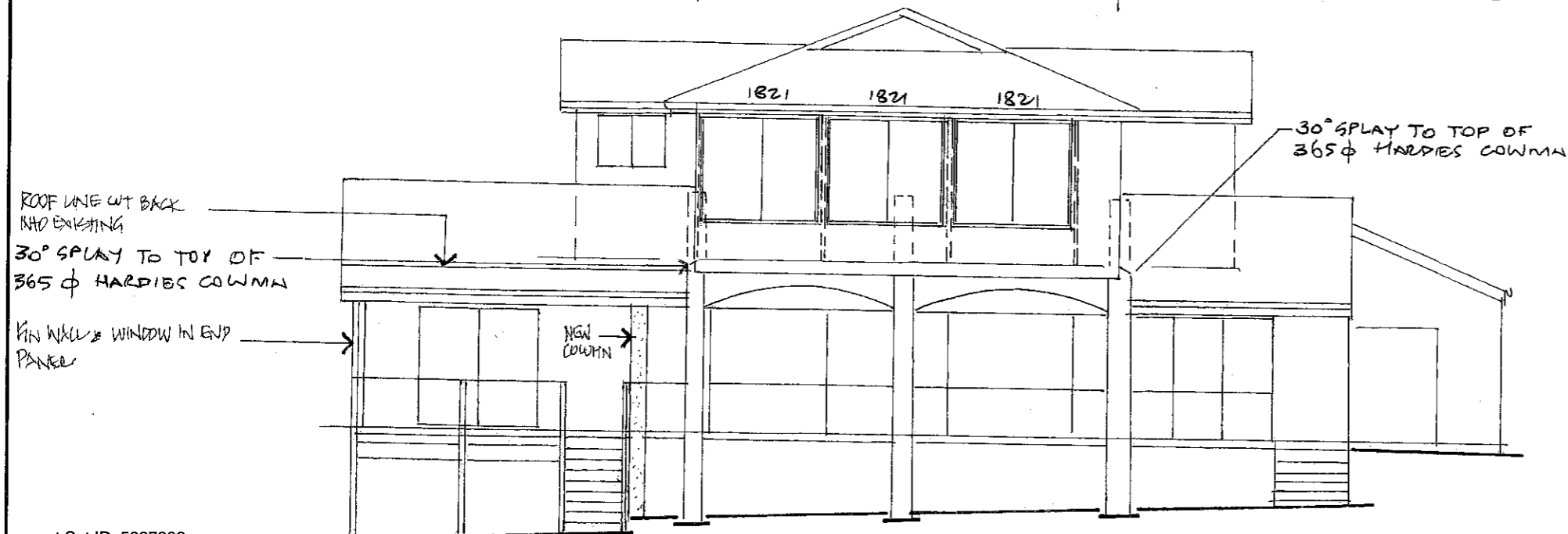
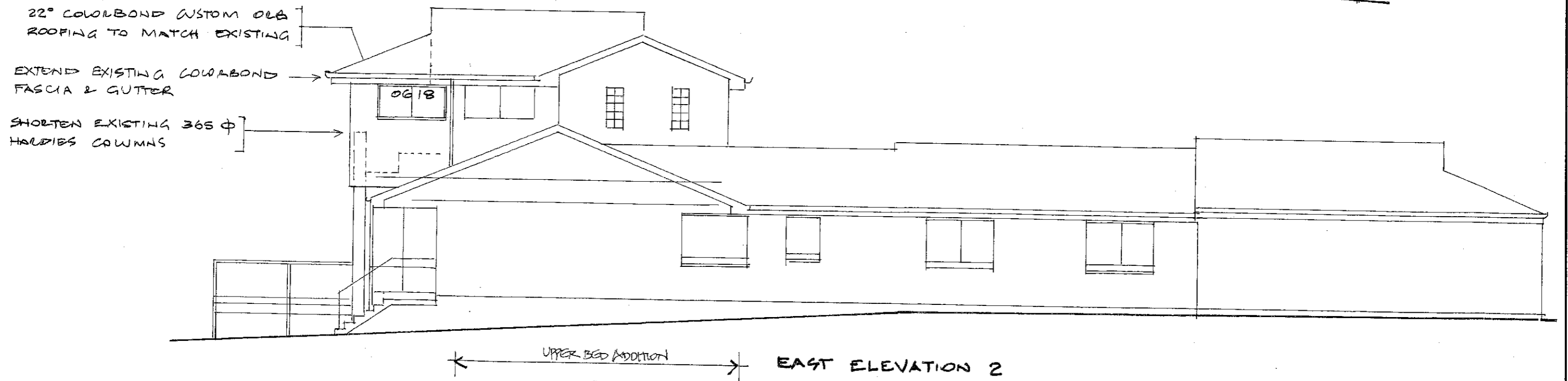
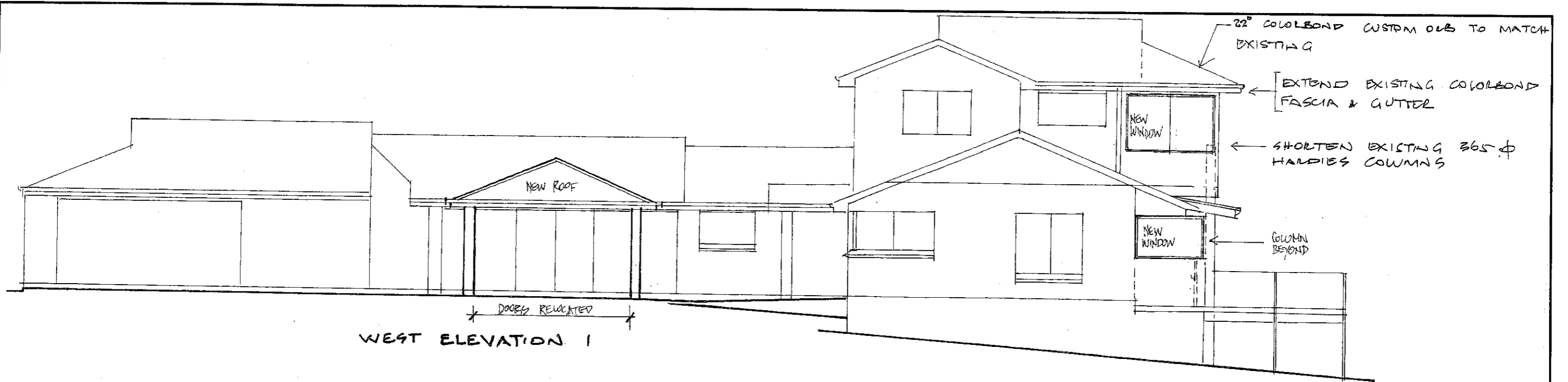
SOUTH ELEVATION 3

G.Hills&Partners ARCHITECTS
 PO BOX 910, KINGSTON Tas 7051 PH: 03) 6229 1799 Email: graham.hills@bigpond.com

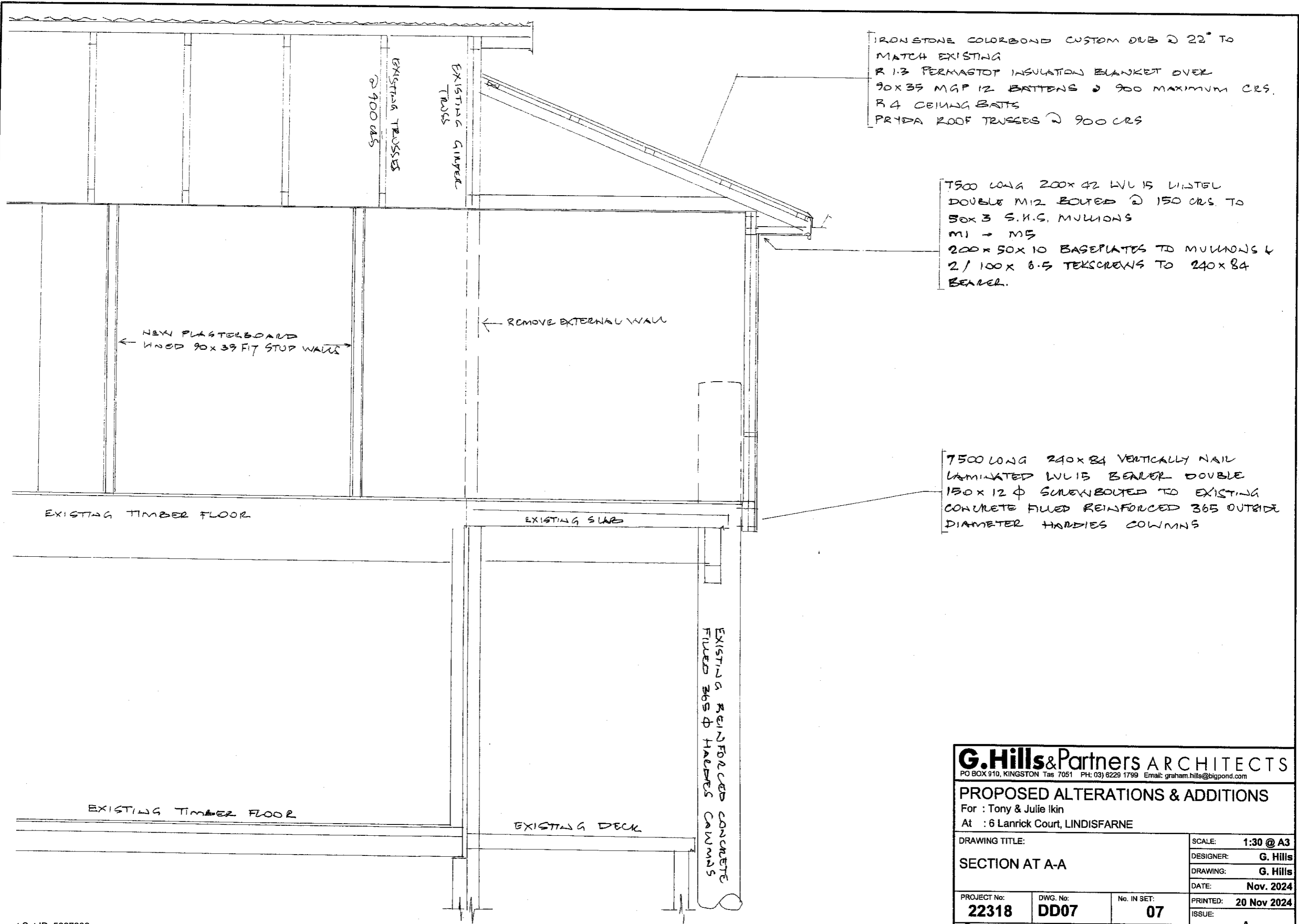
PROPOSED ALTERATIONS & ADDITIONS

For : Tony & Julie Ikin
 At : 6 Lanrick Court, LINDISFARNE

DRAWING TITLE: EXISTING ELEVATIONS			SCALE: 1:100 @ A3
PROJECT No: 22318			DESIGNER: G. Hills
DWG. No: DD05	No. IN SET: 07	DRAWING: G. Hills	
© COPYRIGHT 2024 Accreditation No. CC2367B			DATE: Nov. 2024
			PRINTED: 20 Nov 2024
			ISSUE: A



G.Hills & Partners ARCHITECTS			
PO BOX 910, KINGSTON Tas 7051 PH: 03) 6229 1799 Email: graham.hills@bigpond.com			
PROPOSED ALTERATIONS & ADDITIONS			
For : Tony & Julie Ikin			
At : 6 Lanrick Court, LINDISFARNE			
DRAWING TITLE:		SCALE: 1:100 @ A3	
PROPOSED ELEVATIONS		DESIGNER: G. Hills	
		DRAWING: G. Hills	
		DATE: Nov. 2024	
PROJECT No:	DWG. No:	No. IN SET:	PRINTED: 20 Nov 2024
22318	DD06	07	ISSUE: A
© COPYRIGHT 2024 Accreditation No. CC2367B			



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 PO BOX 910, KINGSTON Tas 7051 PH: 03) 6229 1799 Email: graham.hills@bigpond.com

PROPOSED ALTERATIONS & ADDITIONS
 For : Tony & Julie Ikin
 At : 6 Lanrick Court, LINDISFARNE

DRAWING TITLE: SECTION AT A-A		SCALE: 1:30 @ A3
PROJECT No: 22318		DESIGNER: G. Hills
DWG. No: DD07	No. IN SET: 07	DRAWING: G. Hills
PRINTED: 20 Nov 2024		DATE: Nov. 2024
ISSUE: A		© COPYRIGHT 2024 Accreditation No. CC2367B



Untitled Map
Write a description for your map.

Legend
6 Lanrick Ct

6 Lanrick Ct

Google Earth
Image © 2025 Airbus
Image Landsat / Copernicus



10 m



Clarence City Council

PO Box 96

Rosny Park TAS

I refer to the Request for Further Information issued in relation to the planning application for 6 Lanrick Court, Lindisfarne (Application Reference: PDNOPLNREQ-2024/049031

Please find below our response addressing the requested details.

As the proposed addition to the lower level is contained within an existing levelled zone adjacent the existing garage and is only 14.85m² there is minimal to no disruption within the waterway and coastal protection area as noted below;

Clause C7.6.1 P1.1 Natural Assets Code

Buildings and works within a waterway and coastal

protection area must avoid or minimise adverse

impacts on natural assets, having regard to:

(a) impacts caused by erosion, siltation,

sedimentation and runoff; N/A

(b) impacts on riparian or littoral vegetation; N/A

(c) maintaining natural streambank and streambed

condition, where it exists; N/A

(d) impacts on in-stream natural habitat, such as

fallen logs, bank overhangs, rocks and trailing

vegetation; N/A

(e) the need to avoid significantly impeding natural

flow and drainage; N/A

(f) the need to maintain fish passage, where known

to exist; N/A

(g) the need to avoid land filling of wetlands; N/A

(h) the need to group new facilities with existing N/A
facilities, where reasonably practical;

(i) minimising cut and fill; N/A

(j) building design that responds to the particular
size, shape, contours or slope of the land; N/A Existing levelled area

(k) minimising impacts on coastal processes,
including sand movement and wave action; N/A

(l) minimising the need for future works for the
protection of natural assets, infrastructure and
property; N/A

(m) the environmental best practice guidelines N/A

We respectfully request that the application proceed to assessment based on the above information.

Regards

Graham Hills RAIA