



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061305

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 78 Gordons Hill Road, Lindisfarne

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 23/06/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 23/06/2026. 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 23/06/2026.

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: **Renovation and Extensnion**

Location: **78 Gordons Hill Rd Lindisfarne Tas 7015**

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:

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 19311	FOLIO 10
EDITION 7	DATE OF ISSUE 21-Nov-2022

SEARCH DATE : 18-Mar-2026

SEARCH TIME : 10.08 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 10 on Plan 19311

being the land described in Conveyance No. 64/7445

Derivation : Part of 200 Acres Located to J. Sanderson

Prior CT 4512/11

SCHEDULE 1

M439677 & M686423 TRANSFER to NICHOLAS STEFAN POPRAWSKI
Registered 27-Apr-2018 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

25/9531 CONVEYANCE - Burdening Drainage Easement over the
Drainage Easement shown on Plan No. 19311 as passing
through Lot 10 thereon

25/9531 CONVEYANCE Made Subject to Boundary Fences Condition

E324372 MORTGAGE to Westpac Banking Corporation Registered
21-Nov-2022 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

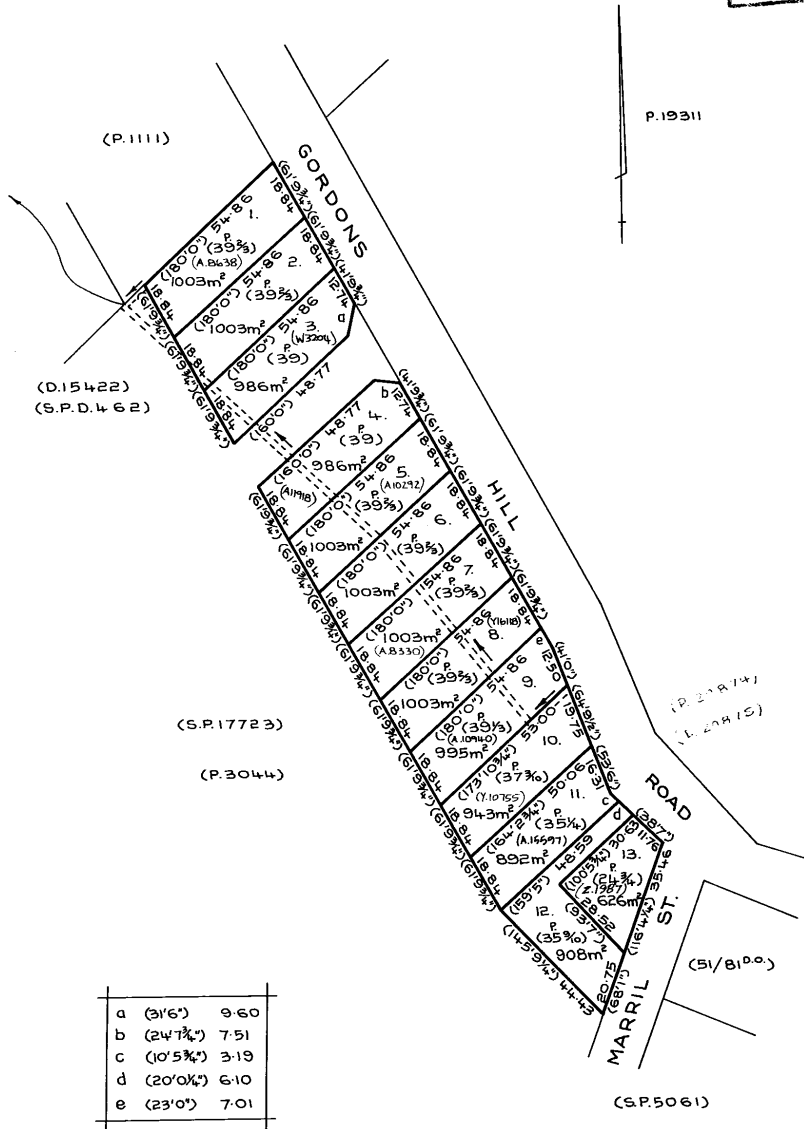
APPROVED FROM 16 NOV 1982 <i>J. Brindle</i> ACTING DEPUTY RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER P. 19311
FILE NUMBER Z. 1987	GRANTEE PART OF 200acres LOCATED TO J.SANDERSON	B. HILL 5-10-82

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF LINDISFARNE
LAND DISTRICT OF
PARISH OF
LENGTHS ARE IN METRES NOT TO SCALE
LENGTHS IN BRACKETS IN FEET & INCHES

DRAINAGE EASEMENT (5'0") 1:52
WIDE SHOWN: - - - - -

SEE INSIDE FIELD
NOTES FOR REFERENCE





EXISTING FRONT VIEW



EXISTING BACK VIEW



EXISTING INTERNAL VIEW

GORDONS HILL ROAD

for

Nick & Elyse

Project Number: 260314

Date: Monday, 1 June 2026

Site Address: 78 Gordons Hill Road, Lindisfarne

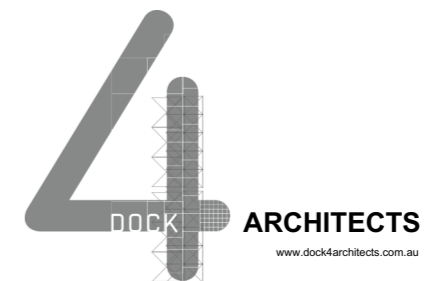
Status

PLANNING APPLICATION | RFI

ID	SHEET	REV.
	COVER	
1.01	SITE PLAN	01
1.02	DEMOLITION PLAN	01
1.03	DEMOLITION ROOF PLAN	01
1.04	FLOOR PLAN	01
1.05	FLOOR PLAN	01
1.06	ROOF PLAN	01
2.01	ELEVATIONS	01
2.02	ELEVATIONS	01
3.01	SUN STUDY MARCH 21	01
3.02	SUN STUDY JUNE 21	01



LOCATION PLAN
1:10000



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S:\126 PROJECTS 2026\260314_78 GORDONS HILL RD RENOVE ARCHICAD\260511_78 GORDONS HILL RD DA.pjn\1/06/2026 12:14 PM

REMOVAL OF WALLS, PARTITIONS, SCREENS, DOORS ETC. TO INCLUDE REMOVAL OF ALL TRIMS, SKIRTINGS, INSULATION AND THE LIKE, COMPLETE, AND MAKING GOOD ADJACENT CEILING, WALL AND OTHER SURFACES AS REQUIRED.

ALL MATERIALS, COMPONENTS AND FIXTURES NOT REQUIRED FOR REUSE WITHIN THIS PROJECT, ARE TO BE DISPOSED OF FOR SALVAGE AND REUSE WHERE POSSIBLE, OR FOR RECYCLING WHERE NOT. STRICTLY NO BURNING OFF ON SITE.

REMOVAL OF FLOOR FINISHES TO INCLUDE FOR REMOVAL OF ALL UNDERLAYS, SCREEDS, TRANSITION AND COVER STRIPS AND THE LIKE AND CLEANING BACK AND PREPARING SUBSTRATES FOR NEW FLOOR FINISHES, INCLUDING LEVELLING SCREED, PATCHING OR OTHER MAKE GOOD AS REQUIRED.

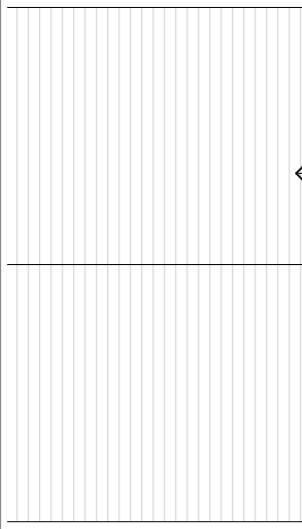
LEAVE ALL SURFACES CLEAR AND FREE OF ANY REMNANTS/OBJECTS READY TO MAKE WAY FOR NEW WORKS.

ALLOW TO MAKE GOOD AND REPAIR ALL EXISTING WALLS, PATCH AND PAINT WITH APPROPRIATE MATERIALS, IE. LIME MORTAR AS REQUIRED

REMOVE EXISTING SERVICES AS NOTED FROM CONTRACT AREA AND MAKE GOOD CONCRETE, BRICKWORK, BLOCKWORK, SLAB, CEILING & ROOF PENETRATIONS AS REQUIRED. MAKE GOOD ANY DAMAGE AS REQUIRED.

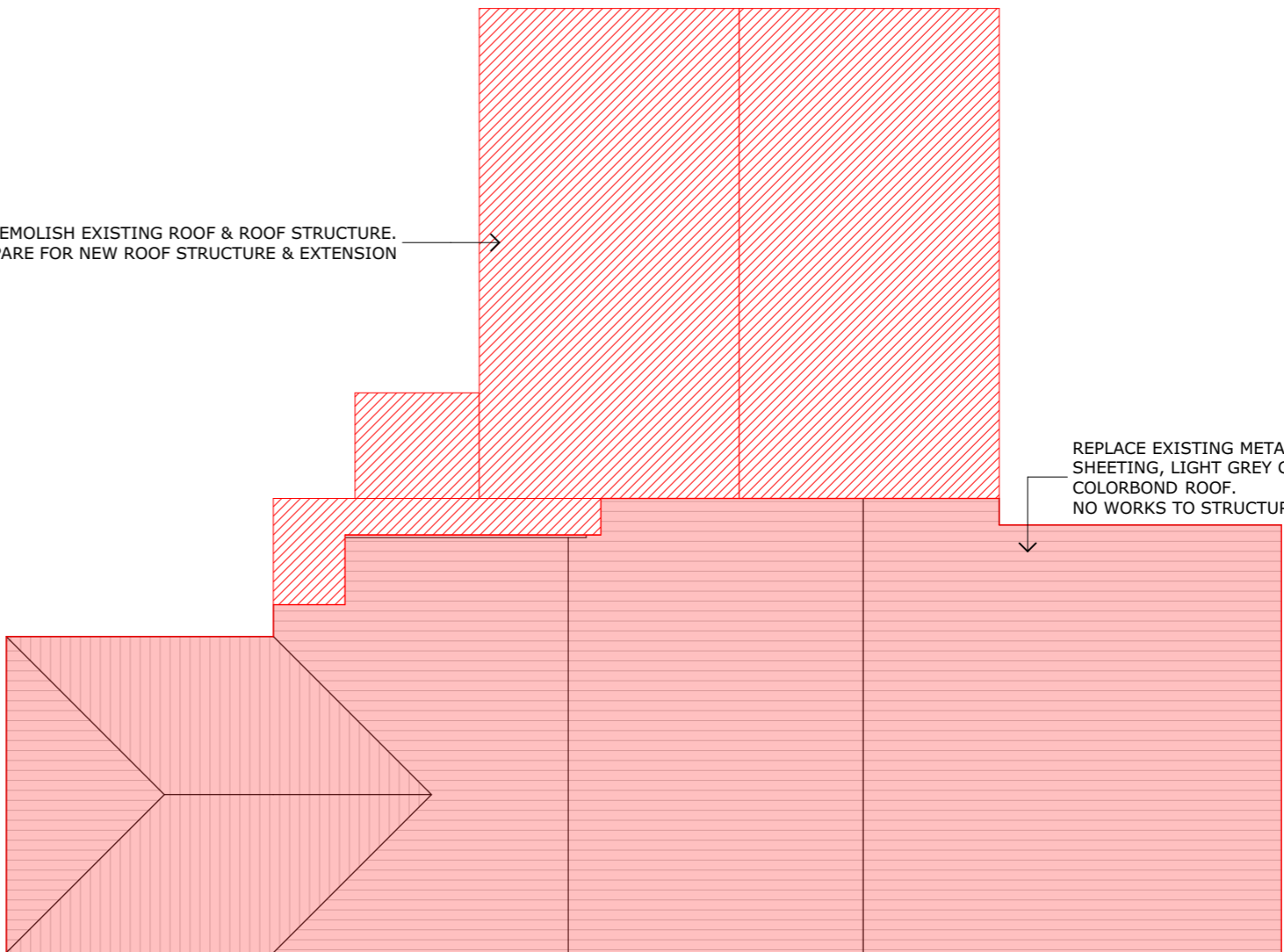
ENSURE INTEGRITY OF EXISTING STRUCTURES ON DEMOLITION OF WALLS, ROOFS OR OTHER ELEMENTS PROVIDE TEMPORARY PROPPING AS REQUIRED TO STRUCTURAL ENGINEERS APPROVAL.

BUILDER TO ENSURE THAT ALL SERVICES ARE LOCATED, CLEARLY IDENTIFIED AND TERMINATED (OR PROTECTED) PRIOR TO ANY DEMOLITION.



EXISTING SHED ROOF, NO WORKS

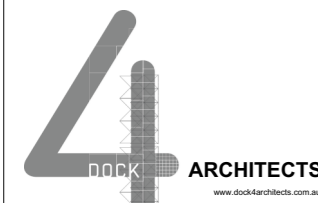
DEMOLISH EXISTING ROOF & ROOF STRUCTURE. PREPARE FOR NEW ROOF STRUCTURE & EXTENSION



REPLACE EXISTING METAL ROOF SHEETING, LIGHT GREY CORRUGATED COLORBOND ROOF. NO WORKS TO STRUCTURE



DEMO ROOF PLAN
1:100



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Nick & Elyse

Date	Name	ID
1/06/2026	PLANNING APPLICATION	01

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REPLACE EARLIER ISSUE

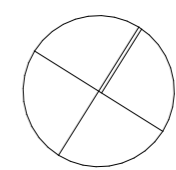
GORDONS HILL ROAD

78 Gordons Hill Road, Lindisfarne

Status: PLANNING APPLICATION | RFI 260314

Date generated: 1/06/2026
Format: A3
Drawn: GE
Approved: RL

Accredited Designer: Richard Loney CC 6198Y



ARCHITECTURAL
DEMOLITION ROOF PLAN

Drawing number: 1.03
Revision: 01

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CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWING.

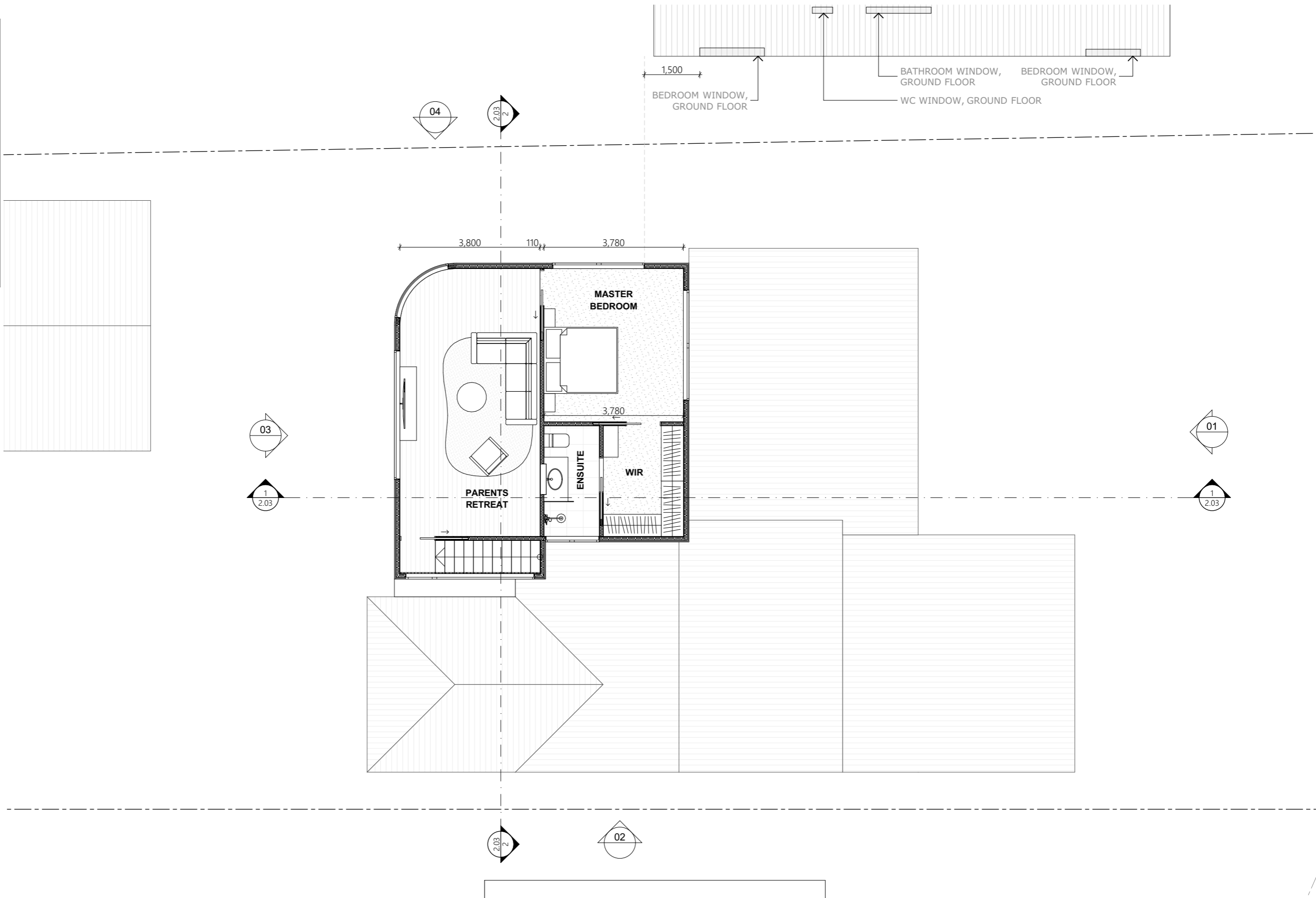
ALL SETBACKS AS NOTED ON PLAN ARE TO BE MEASURED FROM TITLE BOUNDARIES.

ALL SARKING TO ROOFS AND WALLS TO BE VAPOUR PERMEABLE AND COMPLIANT WITH AS4200.1 AND AS4200.2.

WATERPROOFING TO WALLS AND FLOORS TO WET AREAS TO BCA CLAUSE 3.8.1.1 AND IN ACCORDANCE WITH AS 3740.

METAL ROOF AND WALL CLADDINGS TO COMPLY WITH AS1562.1

RE-PAINTING OF WALLS AND CEILING THROUGHOUT.



PROPOSED FIRST FLOOR
1:100

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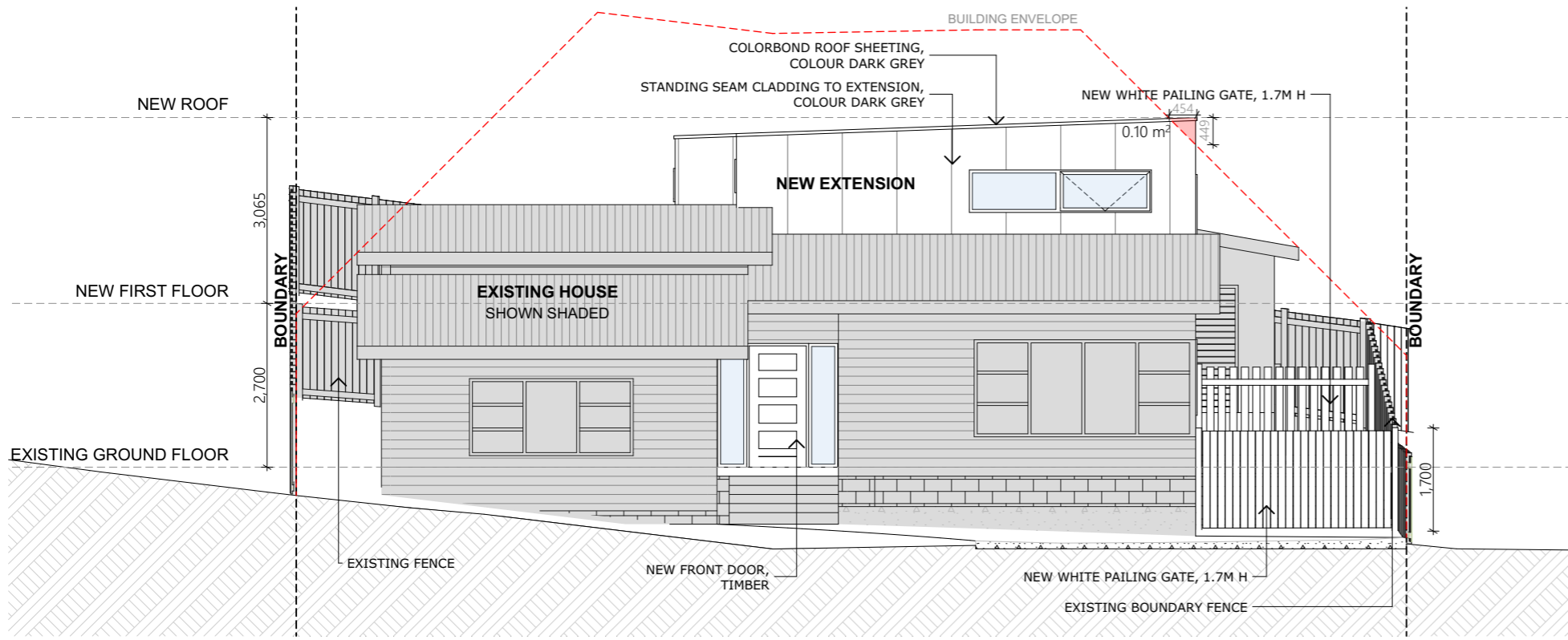
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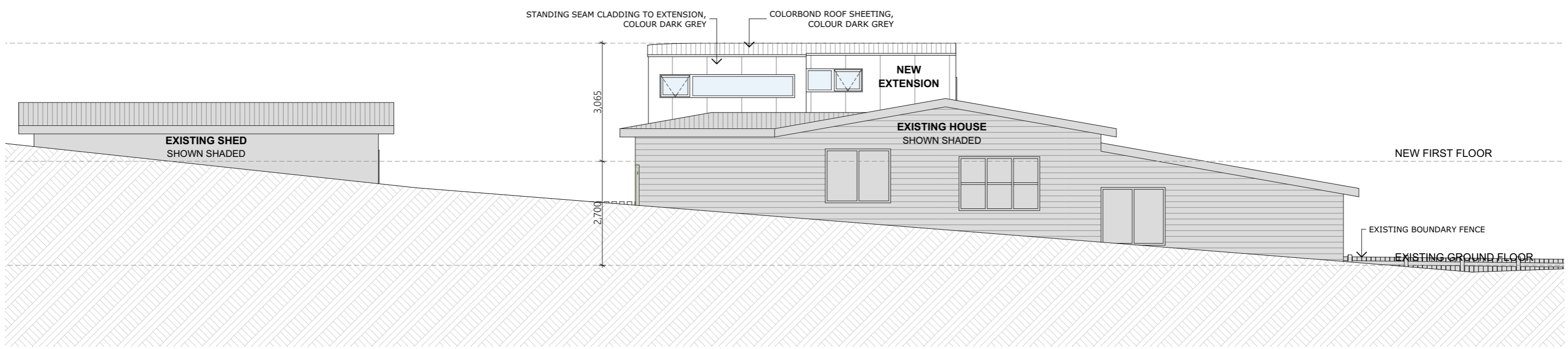
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Revision: **01**

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ELEVATION
1:100



ELEVATION
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Document Set ID: 5932278
Version: 1, Version Date: 02/06/2026

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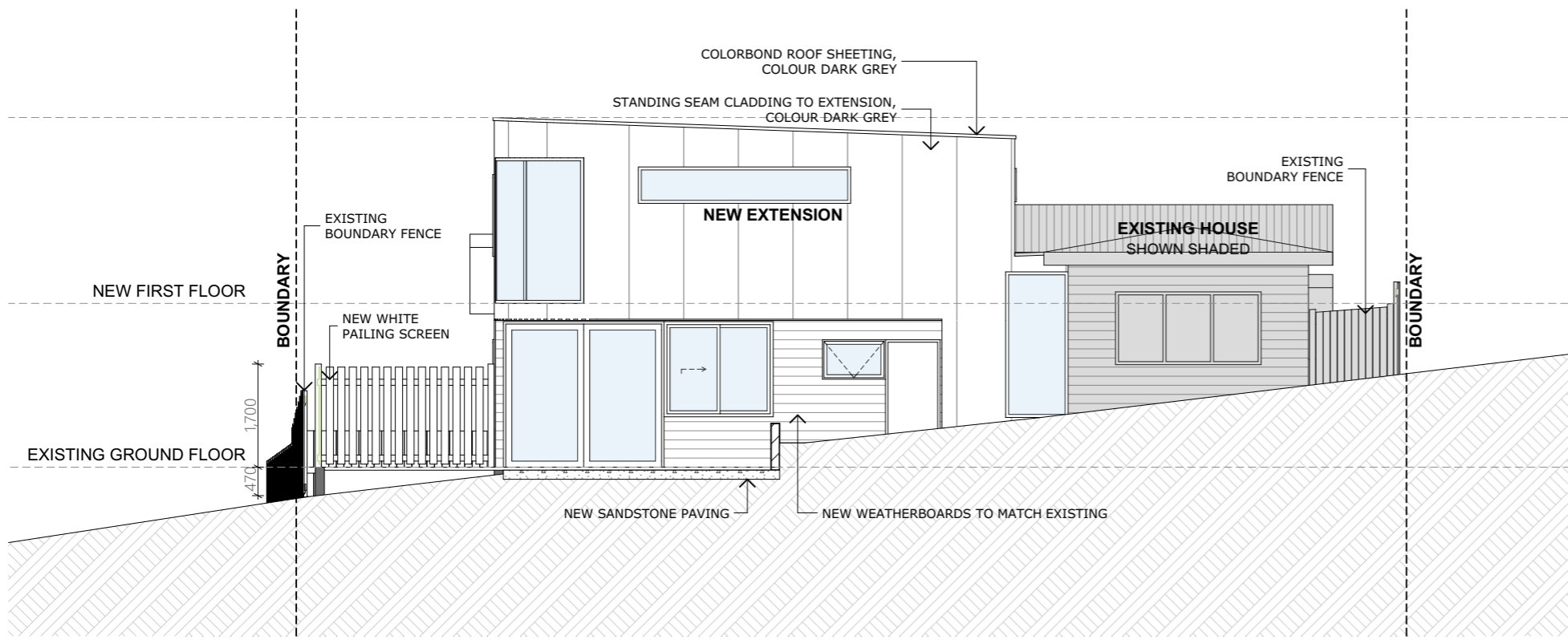
Date generated: 1/06/2026 Format: A3 Drawn: GE Approved: RL

Accredited Designer: Richard Loney CC 6198Y

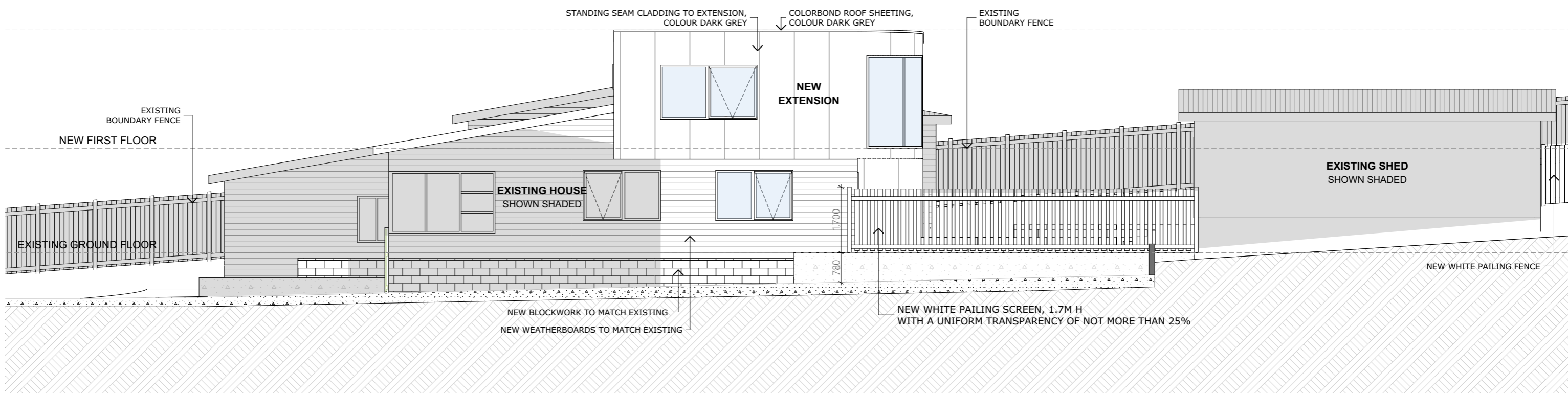
Drawing title
ARCHITECTURAL ELEVATIONS

Drawing number: **2.01** Revision: **01**

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ELEVATION
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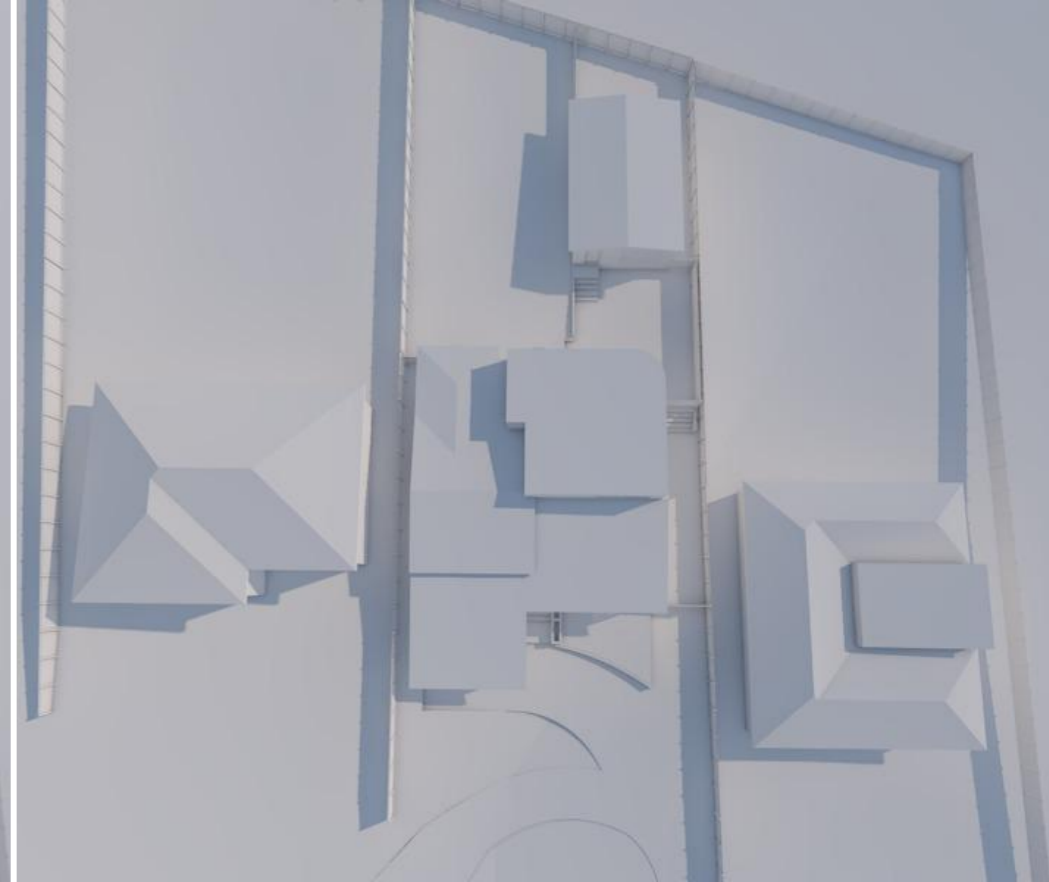
Approved: RL

Accredited Designer: Richard Loney CC 6198Y

Drawing title
ARCHITECTURAL ELEVATIONS

Drawing number: **2.02**

Revision: **01**



78 GORDONS HILL RD_SUN STUDY MARCH 9AM

78 GORDONS HILL RD_SUN STUDY MARCH 12PM

78 GORDONS HILL RD_SUN STUDY MARCH 3PM

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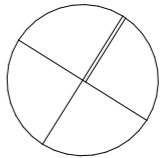
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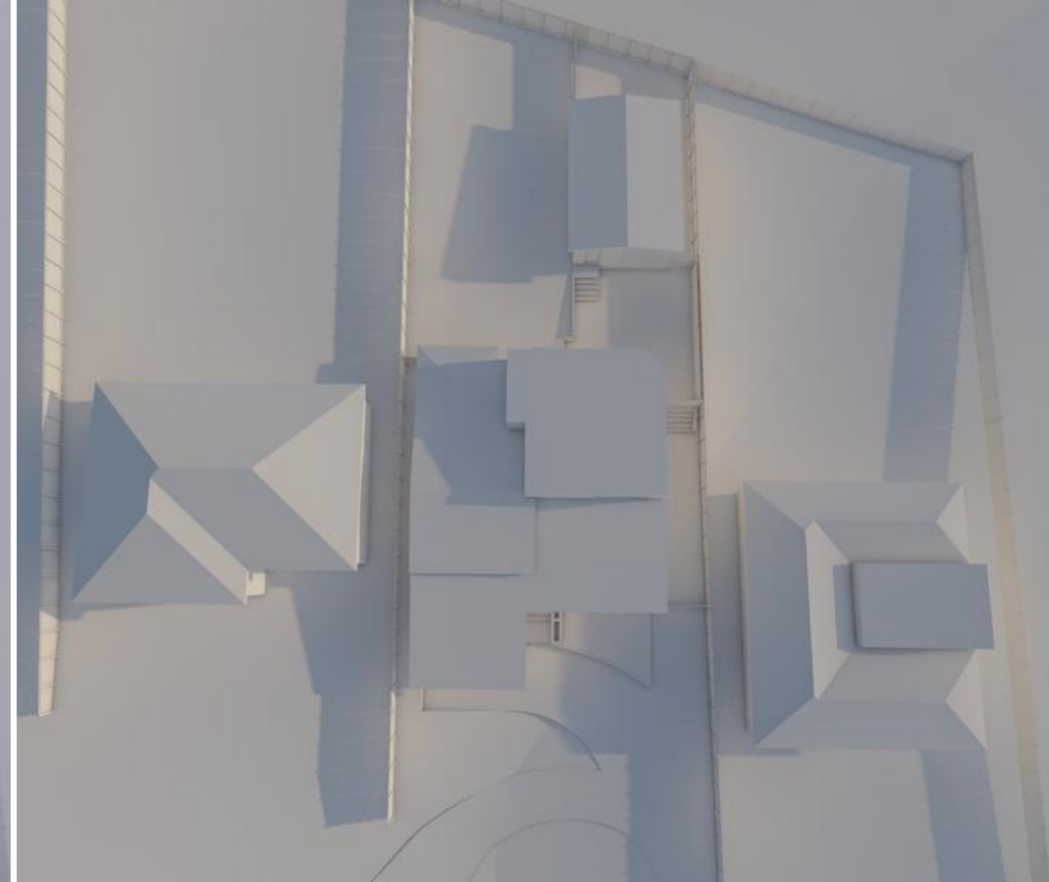
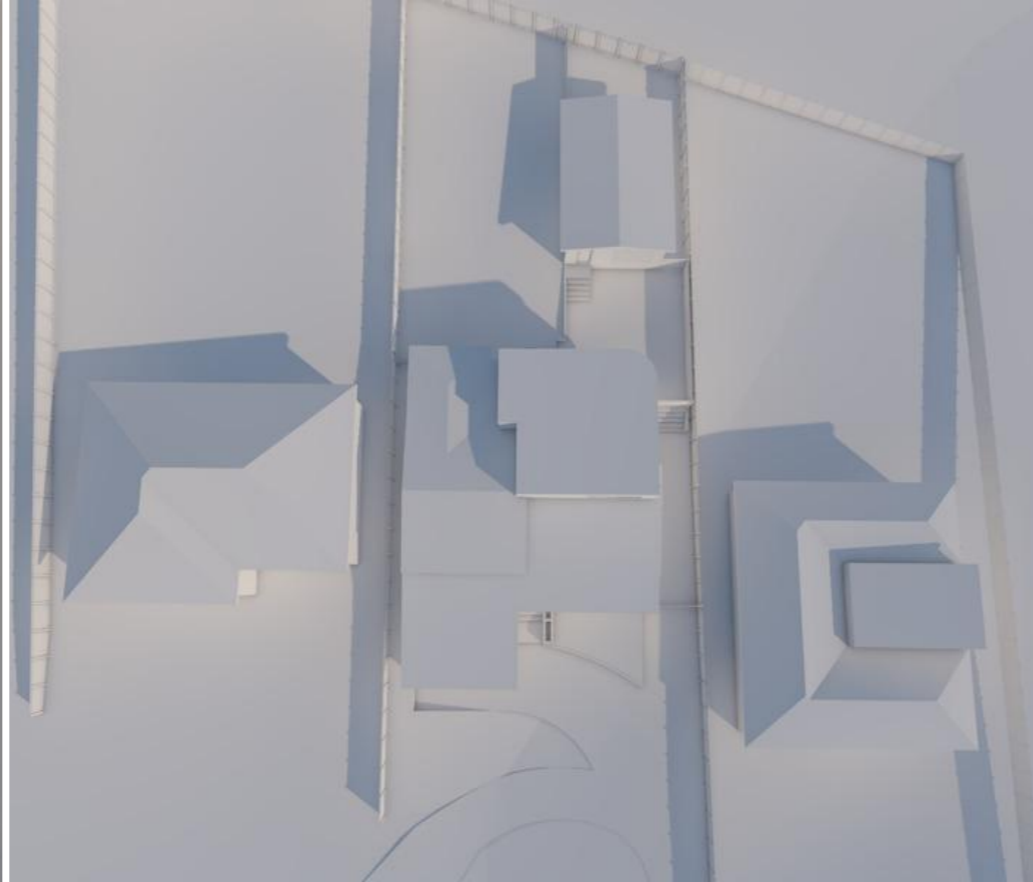
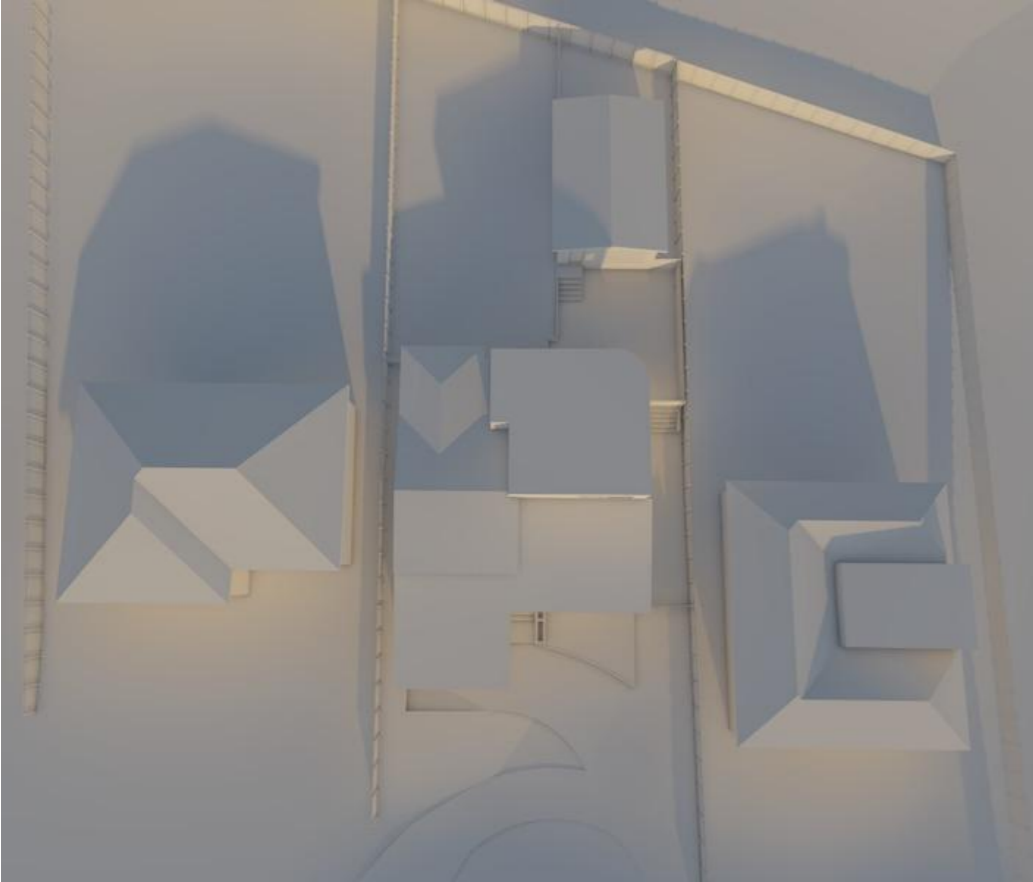
Drawing title

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SUN STUDY MARCH 21**

Drawing number Revision

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SUN STUDY JUNE 21**

Drawing number Revision

3.02 01

