



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061649

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 26 Meadows Place, Opossum Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 06/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 06/07/2026. 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 06/07/2026.

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: HOUSE ALTERATIONS & ADDITIONS

Location: 26 MEADOWS PLACE
OPOSSUM BAY 7023 TAS

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:

Uvika

Current use of site:

single 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

SEARCH OF TORRENS TITLE

VOLUME 127600	FOLIO 34
EDITION 7	DATE OF ISSUE 21-Jan-2022

SEARCH DATE : 13-Mar-2026

SEARCH TIME : 04.46 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 34 on Sealed Plan [127600](#)

Derivation : Part of 3900 Acres Gtd to G H B Gellibrand

Prior CT [122115/1](#)

SCHEDULE 1

[M809526](#) TRANSFER to PATRICIA MARGARET POWER Registered
30-Mar-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP127600](#) COVENANTS in Schedule of Easements

[SP127600](#) FENCING PROVISION in Schedule of Easements

[SP127600](#) WATER SUPPLY RESTRICTION

[SP127600](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Florence Marjorie Grace Calvert
 FOLIO REFERENCE C.T.122115-1
 GRANTEE Part of 3900 Acres, Gtd.
 to George Henry Blake Gellibrand.

PLAN OF SURVEY

BY SURVEYOR C.M.Terry of
 PEACOCK, DARCEY & ANDERSON P/L
 AUTHORISED SURVEYORS
 LOCATION 127 BATHURST STREET, HOBART.

CITY OF CLARENCE

SCALE 1: 2000 LENGTHS IN METRES

REGISTERED NUMBER

SP1 27600

APPROVED EFFECTIVE FROM **28 FEB 1995**
 FROM **28 JUL 1997**

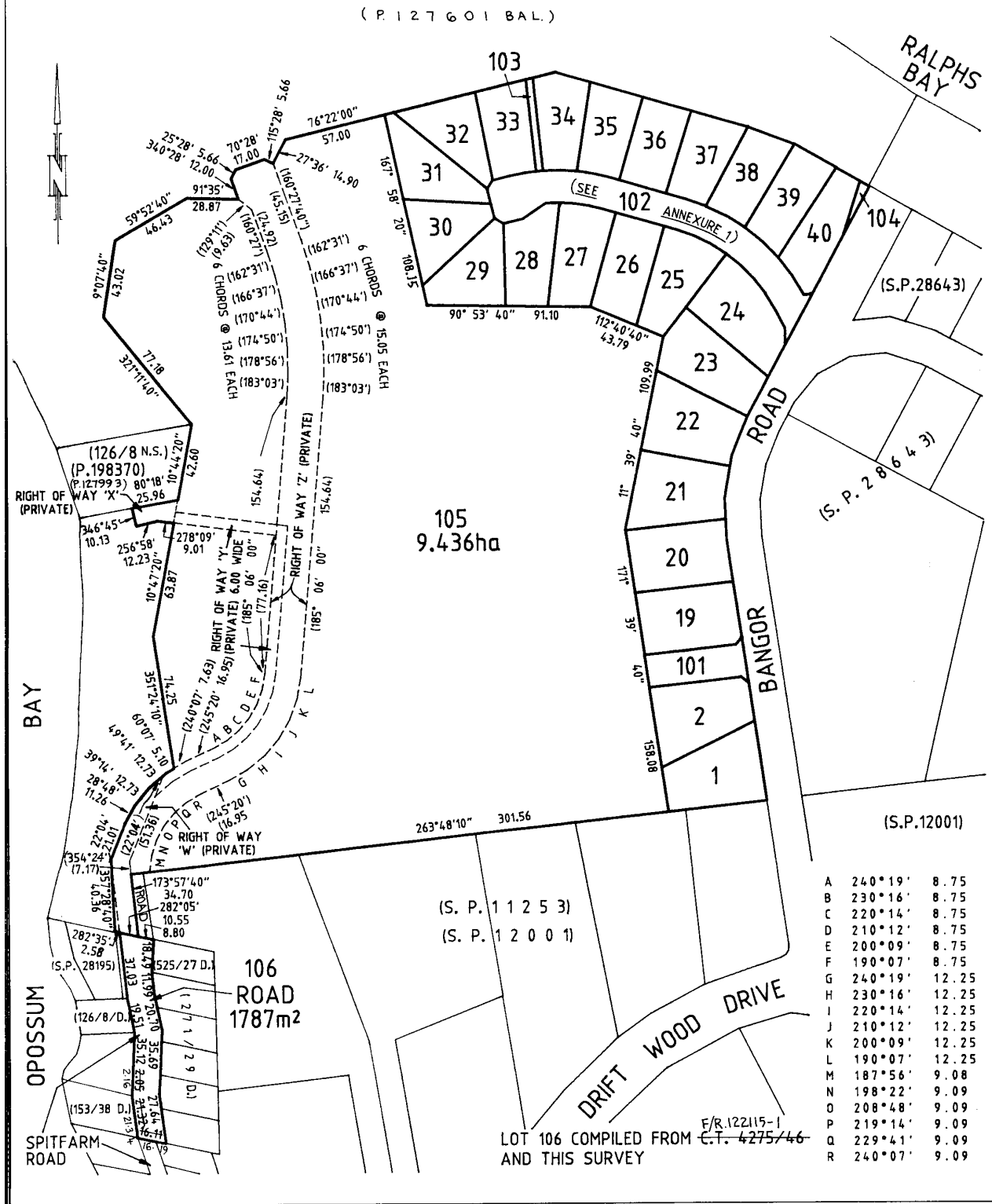
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. (5224-44S) 107

LAST UPI No. ~~1407683~~
1407693

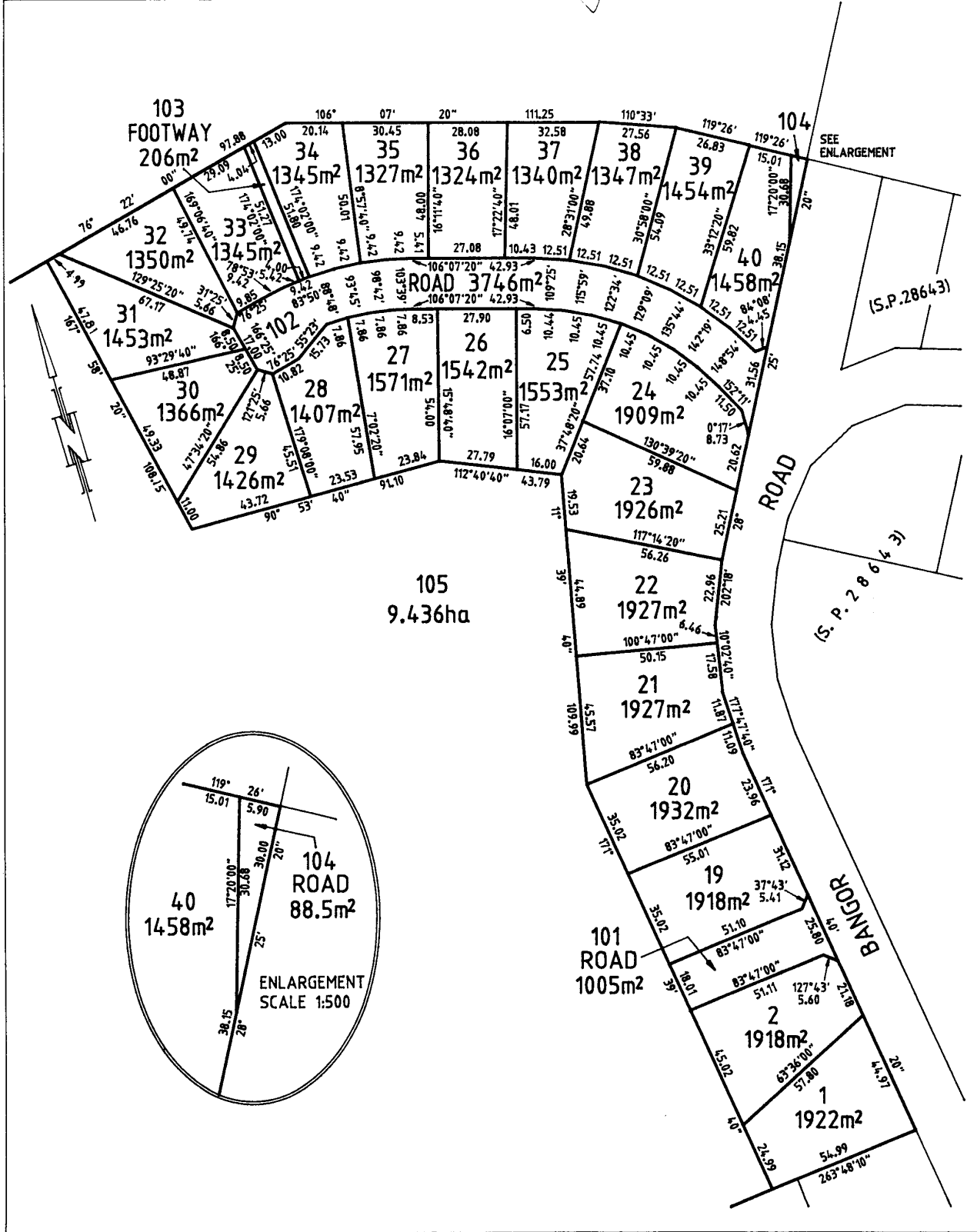
LAST PLAN No. P122115

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



A-148

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER Florence Marjorie Grace Calvert FOLIO REFERENCE C.T.122115-1 SCALE 1:1250 LENGTHS IN METRES</p>	<p>Registered Number SP 127600</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES Council General Manager</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. Registered Surveyor <i>B.M. Kelly</i> date <i>3/10/26</i>.....</p>	



A-144

<p style="text-align: center;">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>REGISTERED NUMBER</p> <p style="font-size: 24px;">SP1 27600</p>
<p style="text-align: center;"><u>EASEMENTS AND PROFITS</u> PAGE 1 OF 2 PAGE/S</p> <p>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.</p> <p>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.</p> <p>The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.</p> <p>Lot 105 on the plan is:-</p> <p style="padding-left: 40px;">Subject to a right of carriageway (appurtenant to the balance*) over the Rights of Way (Private) marked "W" and "Z" on the plan.</p> <p style="padding-left: 40px;">Subject to a right of carriageway (appurtenant to the land in Folio of the Register Volume 198370 Folio 1) over the Rights of Way (Private) marked "W", "X" and "Y" on the plan.</p> <p>Covenants:</p> <p style="padding-left: 40px;">The owner of each lot shown on the plan covenants with the Vendor (Florence Marjorie Grace Calvert) and the owner for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:</p> <ol style="list-style-type: none"> 1. Not to construct or place or permit to be constructed or placed upon such lot any building higher than one (1) storey** high and no higher than 4.5 metres above the highest point of the natural ground level of each lot. 2. Not to construct or permit to be constructed any paling fence on such lot where the boundary of such lot is contiguous with the balance*. 3. Not to erect or place or permit to be erected or placed on such lot any building or structure which would detract from the seaside village character of the area. <p style="text-align: center;">(USE ANNEXURE PAGES FOR CONTINUATION)</p>	
<p>SUBDIVIDER : <i>Florence Marjorie Grace Calvert</i></p> <p>FOLIO REF : <i>CT 122115 - 1</i></p> <p>SOLICITOR & REFERENCE : <i>PAGE SEAGER.</i></p>	<p>PLAN SEALED BY : <i>CLARENCE CITY COUNCIL</i></p> <p>DATE :</p> <p><i>SD 3660</i></p> <p>REF No. <i>[Signature]</i> CORPORATE SECRETARY</p>
<p>NOTE: THE COUNCIL DELEGATE MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.</p>	

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 2 OF 2 PAGES

Registered Number

SP127600

SUBDIVIDER:-

FOLIO REFERENCE:-

4. Not to erect or place or permit to be erected or placed on such lot any dwelling constructed of materials other than those of a type or colour that are to the satisfaction of the Clarence City Council and which will blend rather than contrast with the surrounding natural environment and not to use unpainted galvanised iron or other reflective surfaces in any such construction.

Fencing Provision:

In respect of each lot shown on the plan the Vendor (Florence Marjorie Grace Calvert) shall not be required to fence.

* Means the balance of the land remaining in Folio of the Register Volume 122115 Folio 1 following acceptance of this Sealed Plan.

** One (1) storey, means and includes, subject to Council approval, split level housing, garages, storerooms and similar non habitable areas downstairs and dormer windows and living space in the roof void, provided the overall height of the building is no higher than 4.5 metres above the highest point of the natural ground level of each lot.

SIGNED by **FLORENCE MARJORIE GRACE CALVERT** the registered proprietor of the land in Folio of the Register Volume 122115 Folio 1 in the presence of:

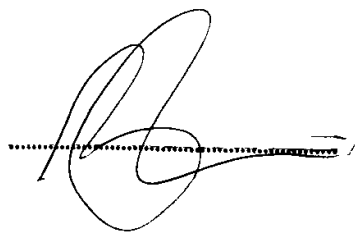
F. M. G. Calvert

Helen Marjorie Davis

*Helen Marjorie Davis
44 Sanhewen Avenue
Geilston Bay. Home Dotes.*

SIGNED for and on behalf of the **NATIONAL AUSTRALIA BANK** the Mortgagee under Mortgage No. B26735 in the presence of:

Executed by the NATIONAL AUSTRALIA BANK LIMITED by its Attorney **ANTHONY JOSEPH DYLE** under Power of Attorney No. 6710241 (who states that he holds the office in the NATIONAL AUSTRALIA BANK LIMITED indicated under his signature and who declares that he has received no notice of revocation of the said Power) in the presence of:—



Bank Officer

NOTE:- Every annexed sheet 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.

OPOSSUM BAY ALTERATIONS AND ADDITIONS

PROJECT DETAILS

CLIENT: PATRICIA MARGARET POWER
 SITE TITLE REF: 127600/34
 PID: 1805759
 PROPERTY OWNER: PATRICIA MARGARET POWER
 SITE ADDRESS: 26 MEADOWS PL, OPOSSUM BAY TAS 7023
 LOCAL AUTHORITY: CLARENCE CITY COUNCIL
 PLANNING SCHEME: TASMANIAN PLANNING SCHEME

DESIGN WIND SPEED: REFER TO STRUCTURAL ENGINEERS DOCUMENTATION
 SOIL CLASSIFICATION: REFER TO GEOTECH ENGINEERS DOCUMENTATION
 CLIMATE ZONE: CLIMATE ZONE 7
 BAL RATING: REFER TO BUSHFIRE CONSULTANT REPORT
 CORROSION ENVIRONMENT: REFER TO STRUCTURAL ENGINEERS DOCUMENTATION

LICENCED BUILDING SERVICES PROVIDER:
 EDWARD F. WARD
 (1+2 ARCHITECTURE PTY LTD)
 LICENCE NUMBER: CC4065F

DRAWING LIST

ARCHITECTURAL

NO.	REV.	TITLE
A0.01	D	COVER SHEET A3
A1.01	B	EXISTING SITE & ROOF PLAN
A2.01	B	GROUND FLOOR PLAN - DEMOLITION
A2.02	C	GROUND FLOOR PLAN - PROPOSED
A3.01	B	EXISTING ELEVATIONS & DEMOLITION 1
A3.02	B	EXISTING ELEVATIONS & DEMOLITION 2
A3.03	C	ELEVATIONS 1
A3.04	A	ELEVATIONS 2

CODE LEGEND



TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION.

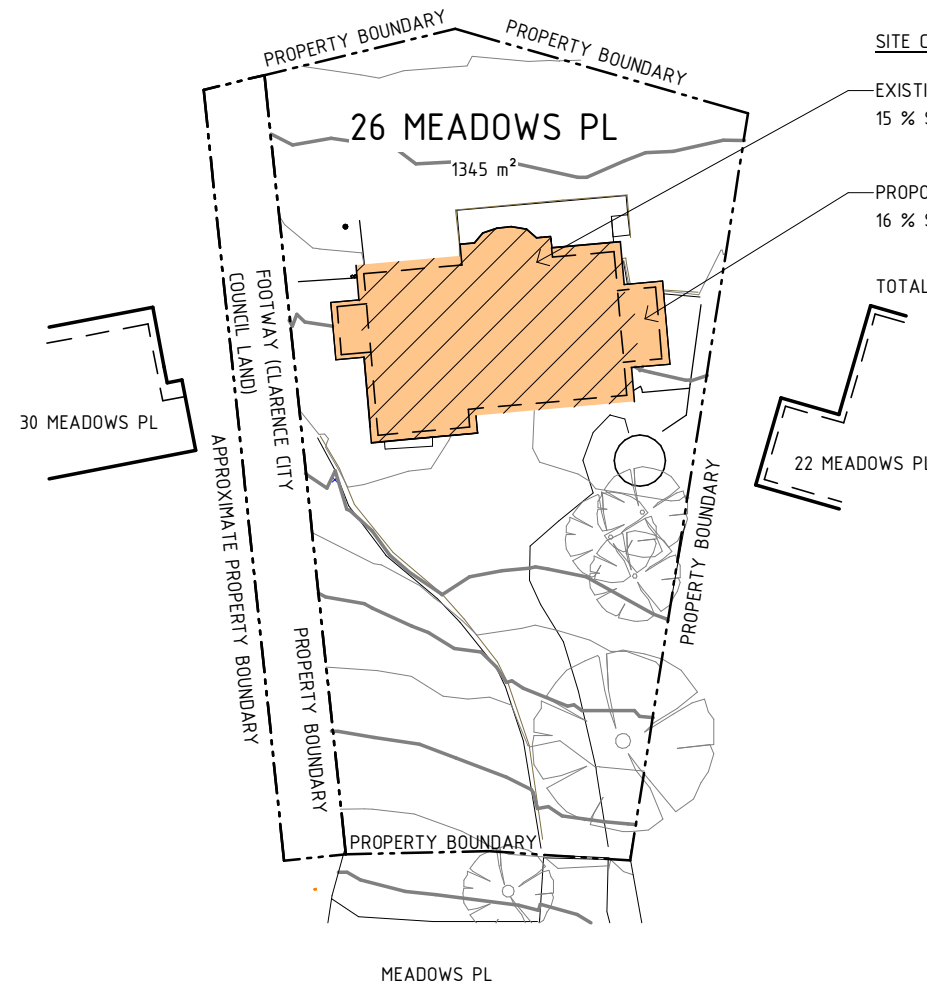
CODE	DESCRIPTION
AC	RELOCATED AC UNIT
BA	BATH
CD1	COLORBOND CLADDING
CN	LIGHT COLOURED CONCRETE
COL	PAINTED STEEL COLUMN
DP	DOWNPIPE
EG	EAVES GUTTER
FGL	FINISHED GROUND LEVEL
FW	FLOOR WASTE
GR1	GRAB RAIL TO COMPLY WITH AS 1428.1
HWU	HOTWATER UNIT
NGL	NATURAL GROUND LEVEL
R1	COLORBOND ROOFING
SH	SHOWER
VB	VANITY BASIN
W0	NEW WINDOW
WC	TOILET SUITE
WM	WASHING MACHINE
XAC	EXISTING AC UNIT
XCL	EXISTING CLADDING
XCOL	EXISTING COLUMN
XD	EXISTING DOOR
XD	EXISTING DOWN PIPE
XD	EXISTING DOWN PIPE
XFE	EXISTING FENCE
XHPU	EXISTING HEAT PUMP INTERNAL UNIT
XHT	EXISTING HOSE TAP
XORG	EXISTING ORG
XTR	EXISTING TREE
XVE	EXISTING SEPTIC TANK VENT
XW	EXISTING WINDOW
XWT	EXISTING WATER TANK
FFL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL

GFA (OUTSIDE OF EXTERNAL WALLS)

EXISTING FLOOR AREA:	173m ²
PROPOSED FLOOR AREA:	186m ²
TOTAL ADDITIONAL FLOOR AREA:	13m ²

SITE COVER (ROOFED AREA)

EXISTING SITE COVER: 201 m ² = 15 % SITE COVERAGE	
PROPOSED SITE COVER: 219 m ² = 16 % SITE COVERAGE	
TOTAL ADDITIONAL SITE COVER: 18m ²	



1 SITE PLAN
 A0.01 1 : 500

rev.	desc.	drn.	chk.	date
D	DA ISSUE	KW	CH	19.05.26
C	DA ISSUE	KW	CH	12.05.26
B	PRELIMINARY	AL	CH	14.04.26
A	PRELIMINARY	AL	CH	26.03.26

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 E: MAIL@1PLUS2ARCHITECTURE.COM

project OPOSSUM BAY ALTERATIONS AND ADDITIONS

client PATRICIA MARGARET POWER

address 26 MEADOWS PL, OPOSSUM BAY TAS 7023

code 2514

drawing COVER SHEET A3

scale As indicated @ A3

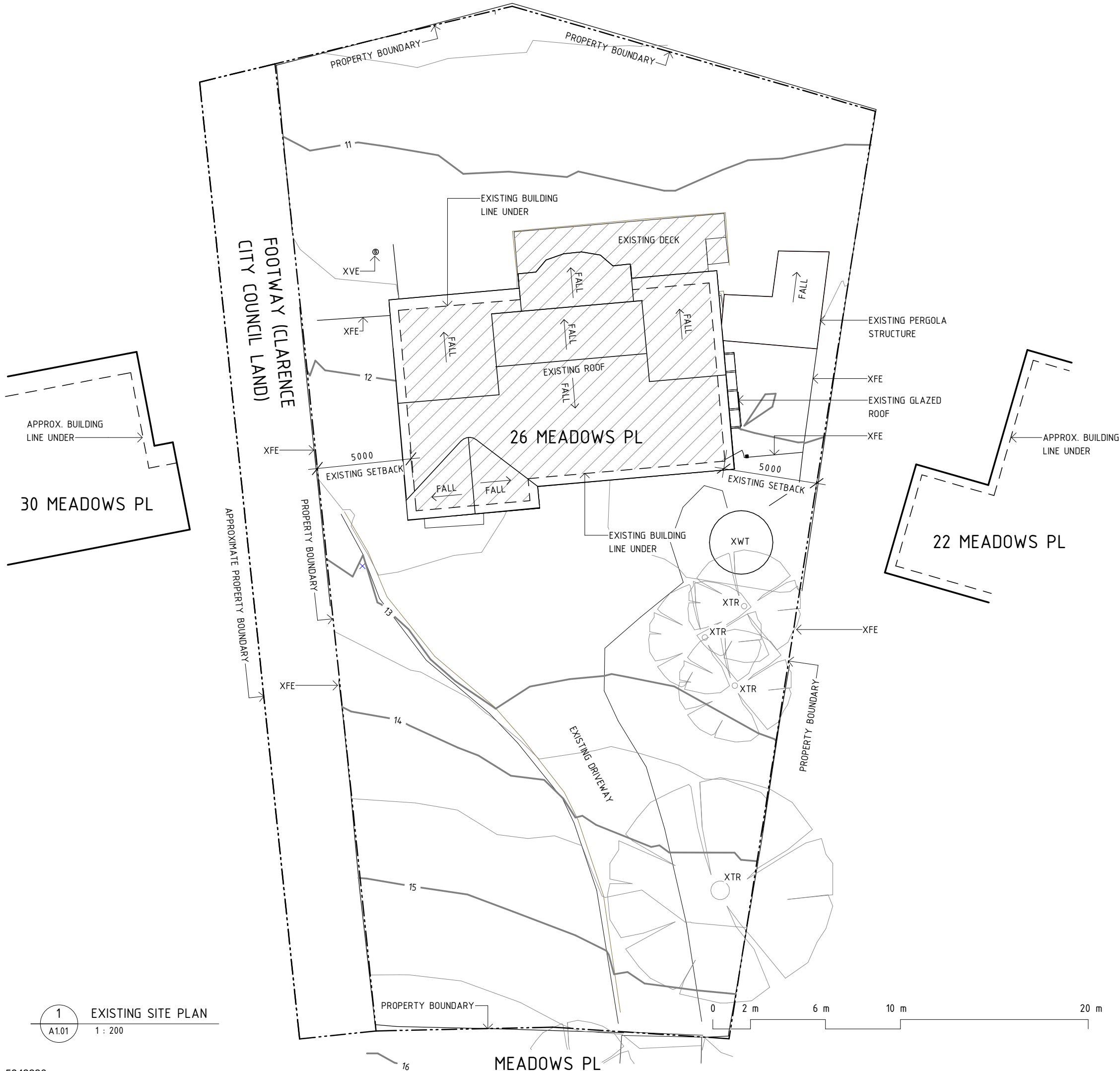
number

A0.01 D

LEGEND

TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION.

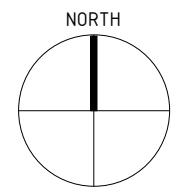
- XFE EXISTING FENCE
- XTR EXISTING TREE
- XVE EXISTING SEPTIC TANK VENT
- XWT EXISTING WATER TANK



B	DA ISSUE	KW	CH	12.05.26
A	PRELIMINARY	AL	CH	26.03.26
rev.	desc.	drn.	chk.	date

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project	OPOSSUM BAY ALTERATIONS AND ADDITIONS
client	PATRICIA MARGARET POWER
address	26 MEADOWS PL, OPOSSUM BAY TAS 7023
code	2514
drawing	EXISTING SITE & ROOF PLAN
scale	1 : 200 @ A3
number	



1 EXISTING SITE PLAN
A1.01 1 : 200

S:\2514_Opossum Bay Bathroom\06 BIM\2514_Opossum Bay Bathroom_RVT2024.rvt
 19/05/2026 11:27:05 AM
 Information: 19/05/2026 11:27:05 AM
 Document Set ID: 5943330
 Version: 1, Version Date: 15/06/2026

LEGEND

TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION.

- BA BATH
- HWU HOTWATER UNIT
- SH SHOWER
- VB VANITY BASIN
- WC TOILET SUITE
- WM WASHING MACHINE
- XAC EXISTING AC UNIT
- XCOL EXISTING COLUMN
- XDP EXISTING DOWN PIPE
- XFE EXISTING FENCE
- XHPU EXISTING HEAT PUMP INTERNAL UNIT
- XVE EXISTING SEPTIC TANK VENT
- XW EXISTING WINDOW

B	DA ISSUE	KW	CH	12.05.26
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project OPOSSUM BAY ALTERATIONS AND ADDITIONS

client PATRICIA MARGARET POWER

address 26 MEADOWS PL, OPOSSUM BAY TAS 7023

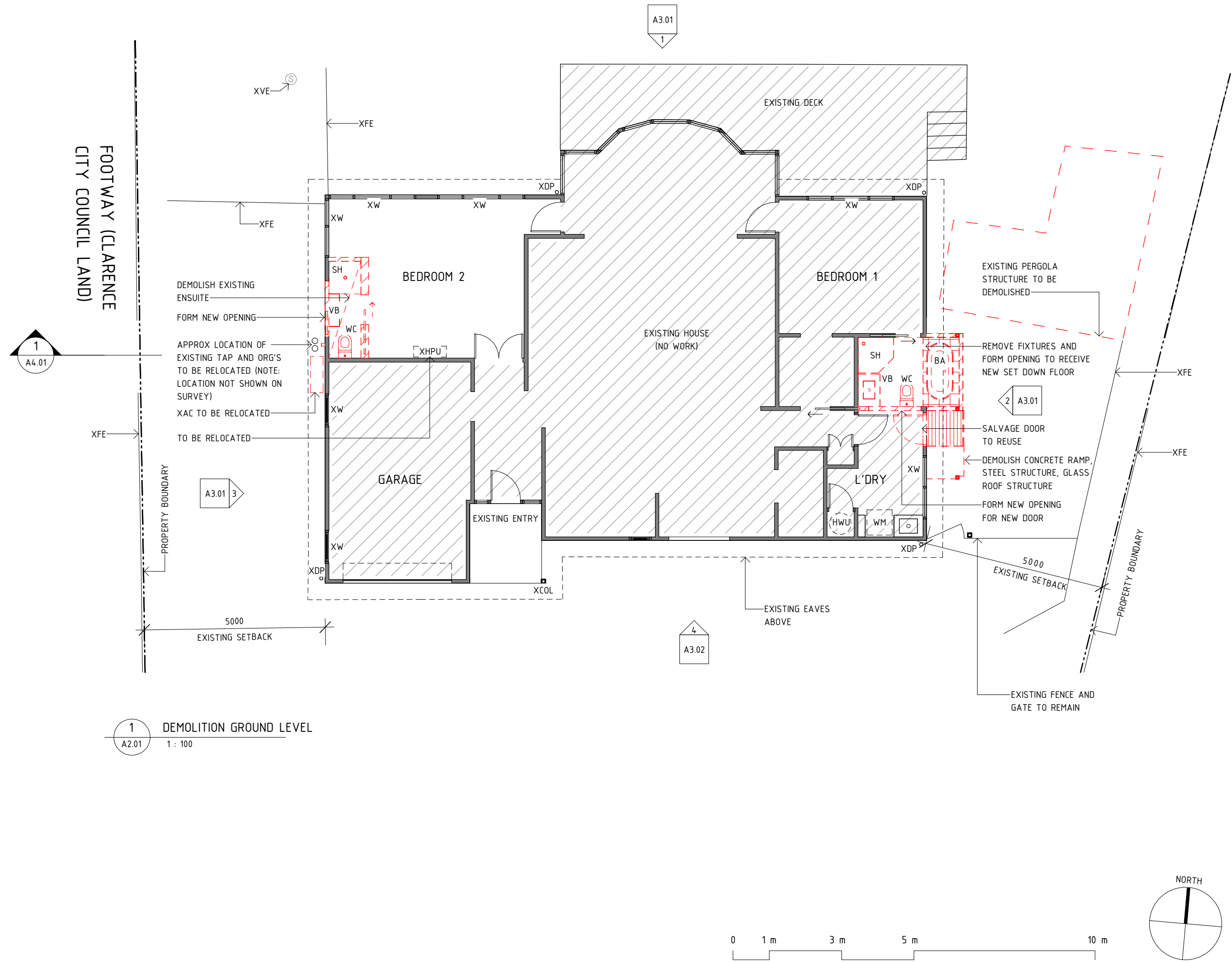
code 2514

drawing GROUND FLOOR PLAN - DEMOLITION

scale 1 : 100 @ A3

number

A2.01 B



1 DEMOLITION GROUND LEVEL
A2.01 1 : 100

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 Version: 1, Version Date: 15/06/2026

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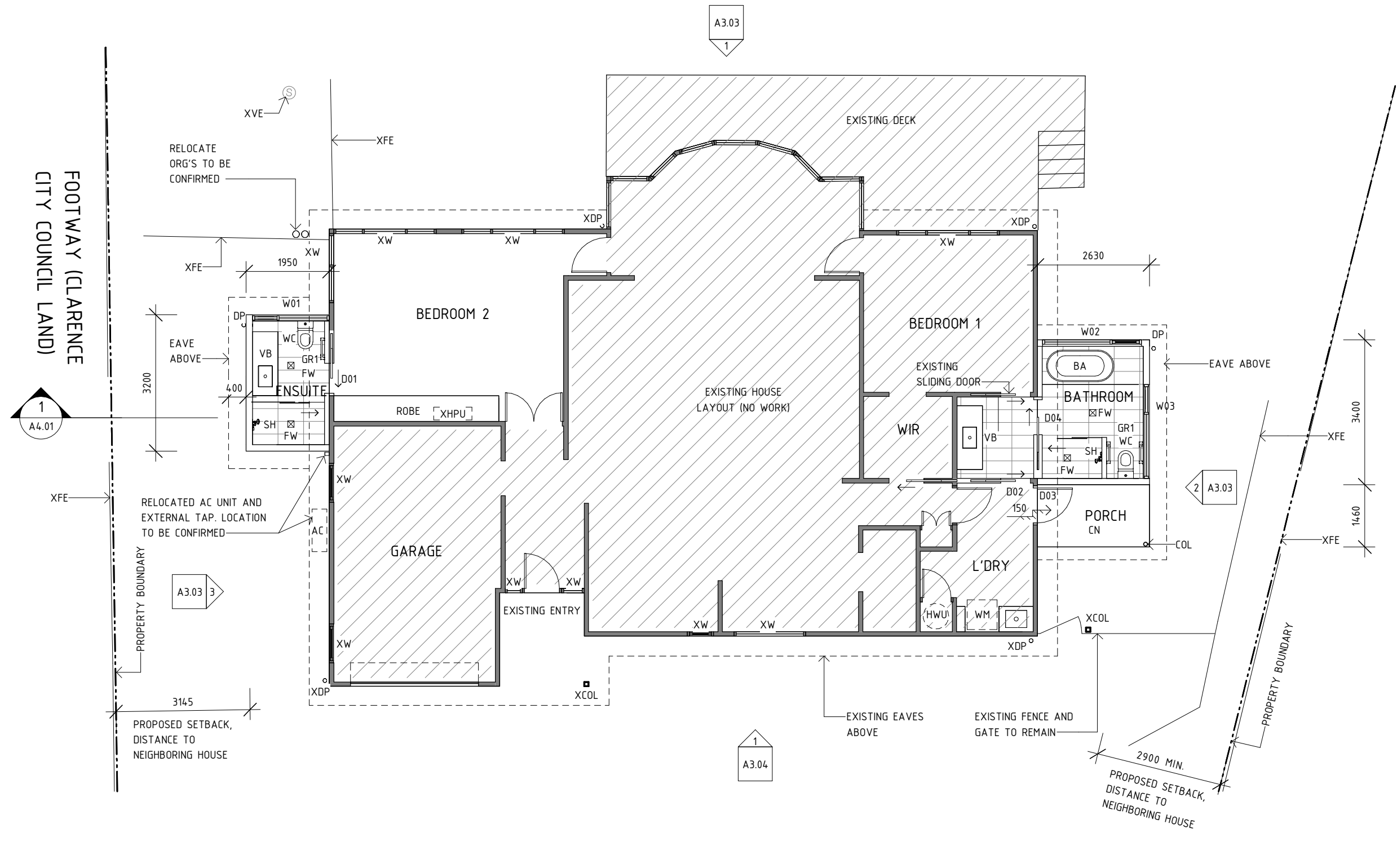
TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION.

- AC RELOCATED AC UNIT
- BA BATH
- CN LIGHT COLOURED CONCRETE
- COL PAINTED STEEL COLUMN
- DP DOWNPIPE
- FW FLOOR WASTE
- GR1 GRAB RAIL TO COMPLY WITH AS 1428.1
- HWU HOTWATER UNIT
- SH SHOWER
- VB VANITY BASIN
- WC TOILET SUITE
- WM WASHING MACHINE
- XCOL EXISTING COLUMN
- XDP EXISTING DOWN PIPE
- XFE EXISTING FENCE
- XHPU EXISTING HEAT PUMP INTERNAL UNIT
- XVE EXISTING SEPTIC TANK VENT
- XW EXISTING WINDOW

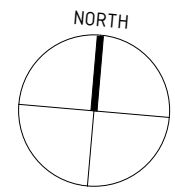
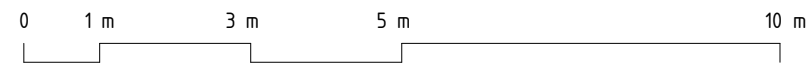
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project	OPOSSUM BAY ALTERATIONS AND ADDITIONS
client	PATRICIA MARGARET POWER
address	26 MEADOWS PL, OPOSSUM BAY TAS 7023
code	2514
drawing	GROUND FLOOR PLAN - PROPOSED
scale	1 : 100 @ A3
number	



1 PROPOSED GROUND LEVEL
 A2.02 1 : 100

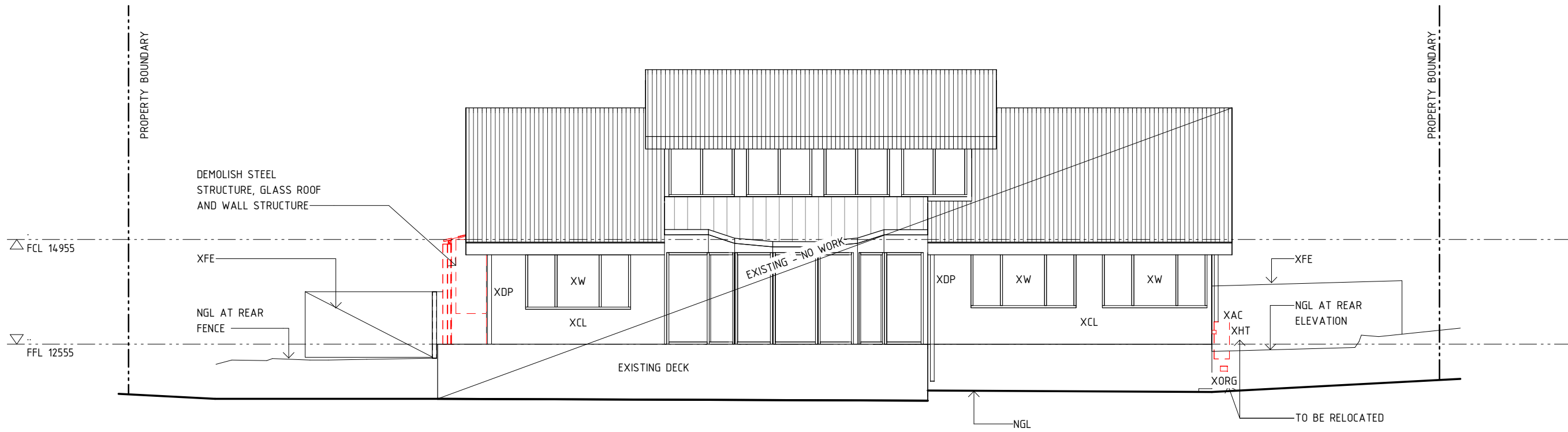


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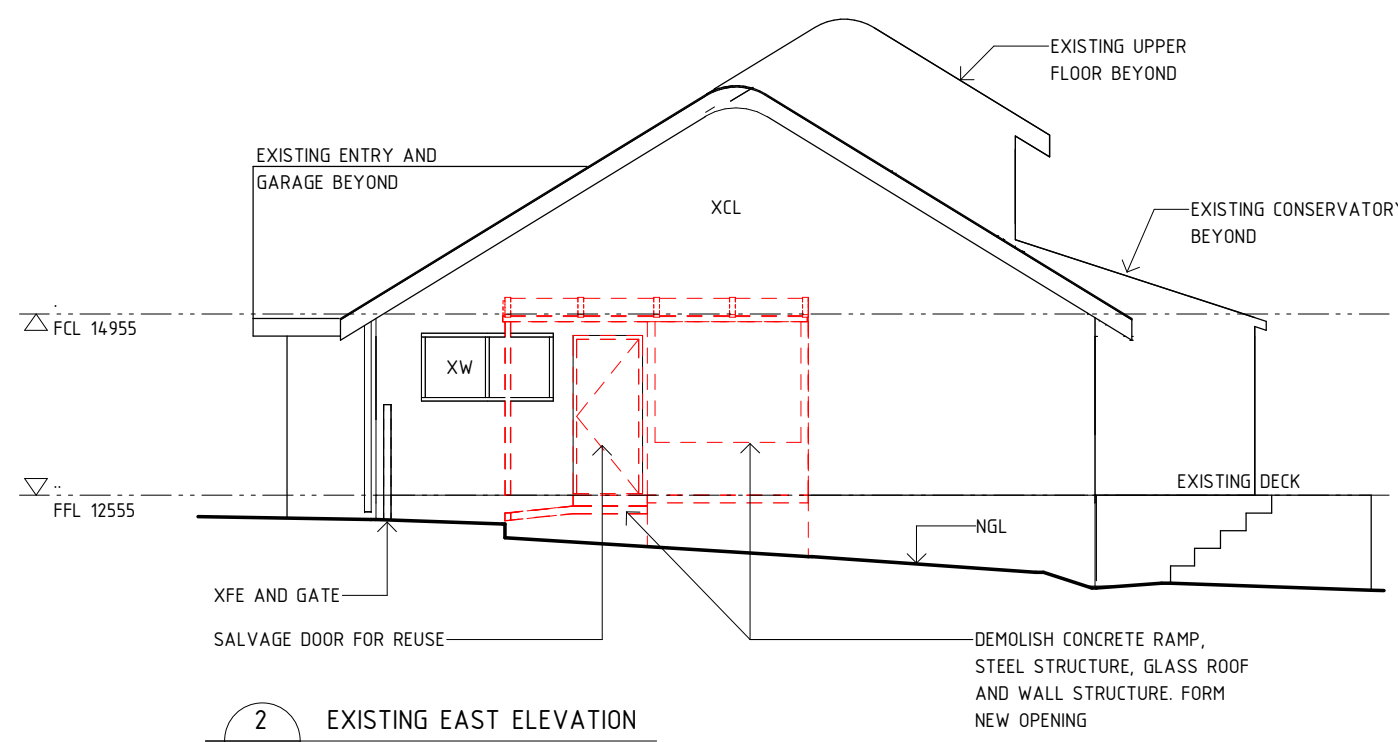
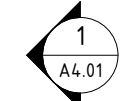
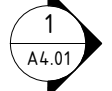
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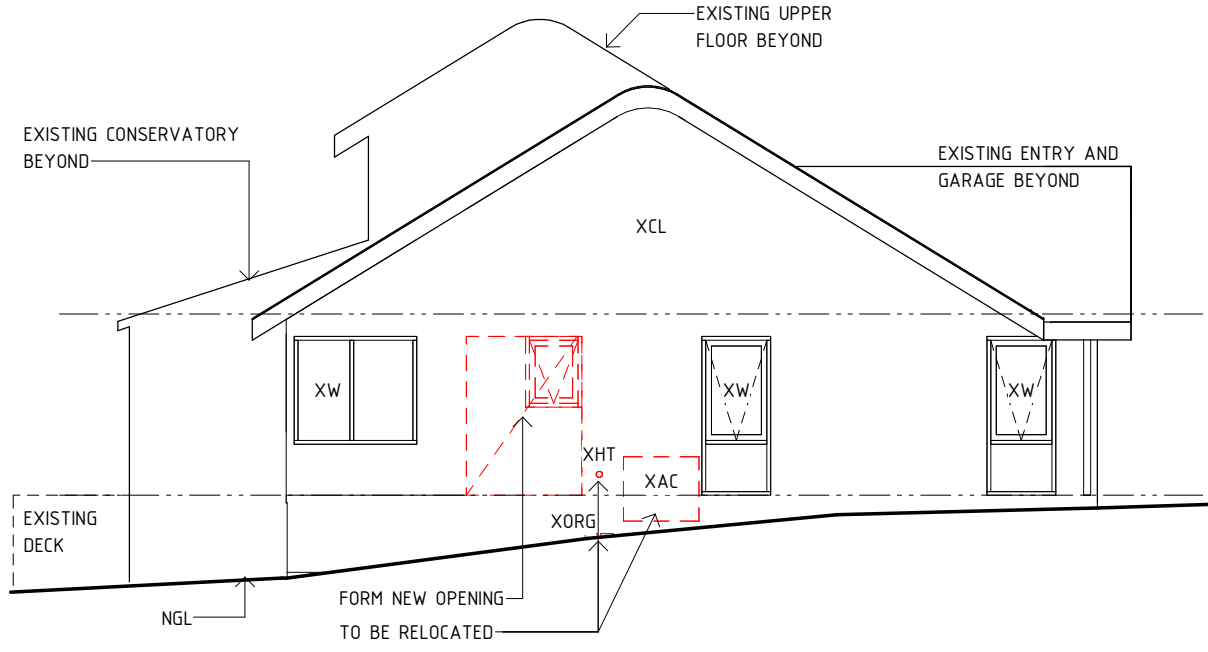
- NGL NATURAL GROUND LEVEL
- XAC EXISTING AC UNIT
- XCL EXISTING CLADDING
- XDP EXISTING DOWN PIPE
- XFE EXISTING FENCE
- XHT EXISTING HOSE TAP
- XORG EXISTING ORG
- XW EXISTING WINDOW



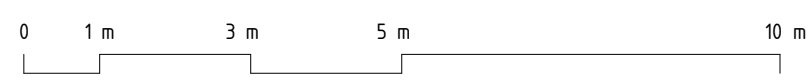
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A2.01 1 : 100



2 EXISTING EAST ELEVATION
A2.01 1 : 100



3 EXISTING WEST ELEVATION
A2.01 1 : 100



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 A PRELIMINARY AL CH 26.03.26
 rev. desc. drn. chk. date
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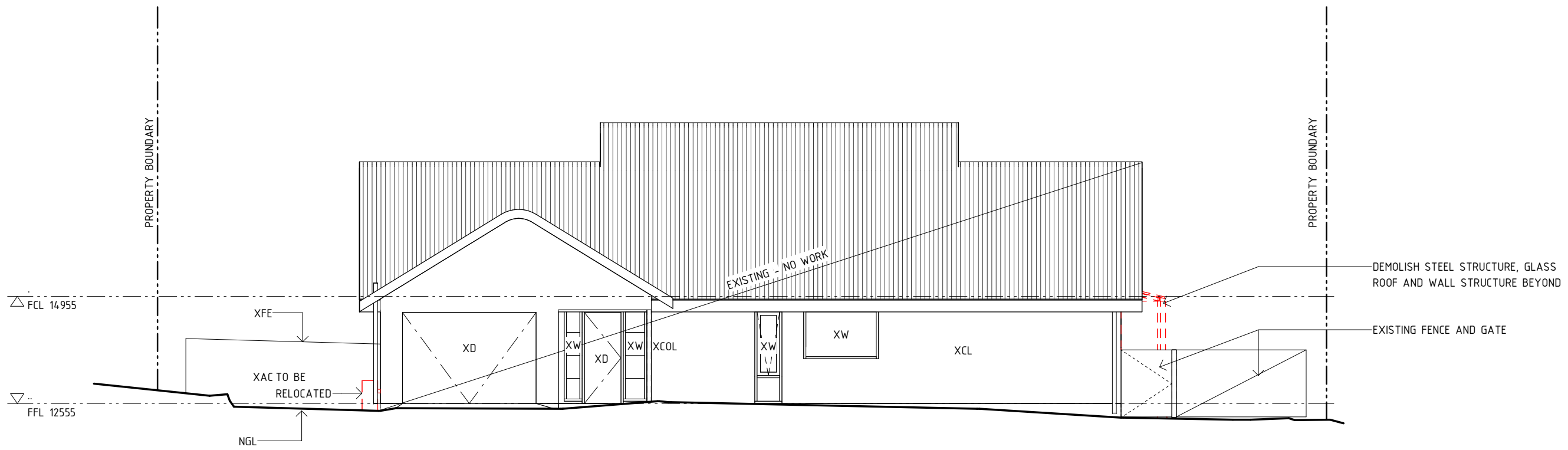
project OPOSSUM BAY ALTERATIONS AND ADDITIONS
 client PATRICIA MARGARET POWER
 address 26 MEADOWS PL, OPOSSUM BAY TAS 7023
 code 2514
 drawing EXISTING ELEVATIONS & DEMOLITION 1
 scale 1 : 100 @ A3
 number

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 Information:

LEGEND

TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION.

- NGL NATURAL GROUND LEVEL
- XAC EXISTING AC UNIT
- XCL EXISTING CLADDING
- XCOL EXISTING COLUMN
- XD EXISTING DOOR
- XFE EXISTING FENCE
- XW EXISTING WINDOW



4 EXISTING SOUTH ELEVATION
A2.01 1 : 100

rev.	desc.	drn.	chk.	date
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project OPOSSUM BAY ALTERATIONS AND ADDITIONS

client PATRICIA MARGARET POWER

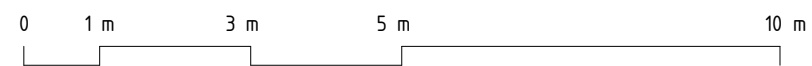
address 26 MEADOWS PL, OPOSSUM BAY TAS 7023

code 2514

drawing EXISTING ELEVATIONS & DEMOLITION 2

scale 1 : 100 @ A3

number

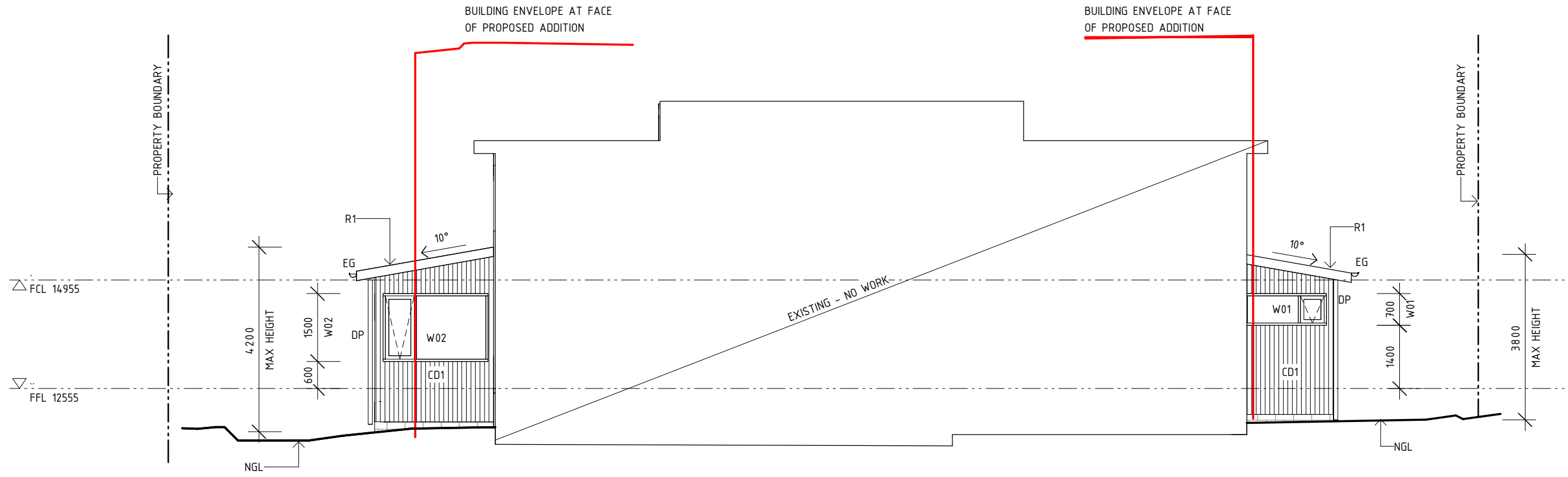


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Information: 15/06/2026 11:27:06 AM

LEGEND

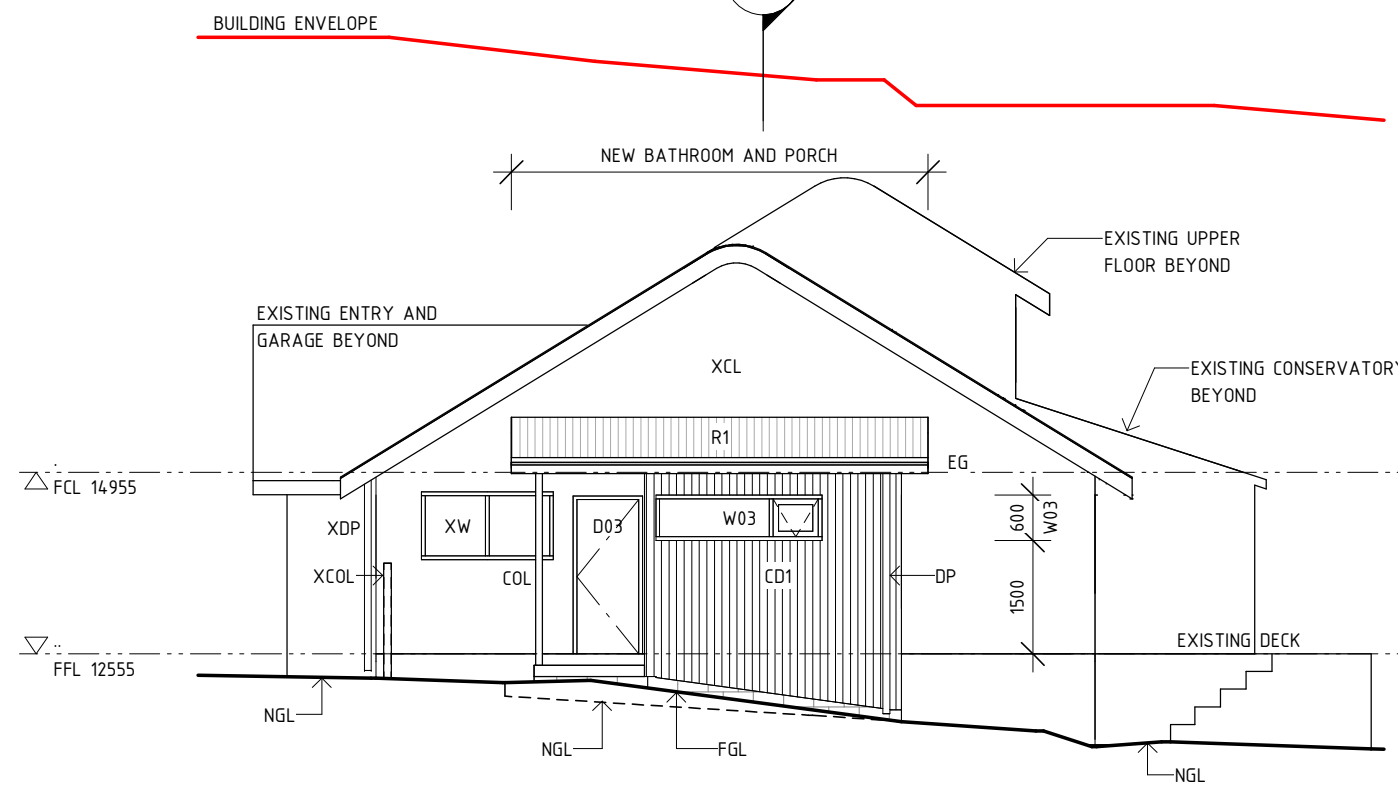
TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION.

- AC RELOCATED AC UNIT
- CD1 COLORBOND CLADDING
- COL PAINTED STEEL COLUMN
- DP DOWNPIPE
- EG EAVES GUTTER
- FGL FINISHED GROUND LEVEL
- NGL NATURAL GROUND LEVEL
- R1 COLORBOND ROOFING
- W0 NEW WINDOW
- XCL EXISTING CLADDING
- XCOL EXISTING COLUMN
- XDP EXISTING DOWN PIPE
- XW EXISTING WINDOW

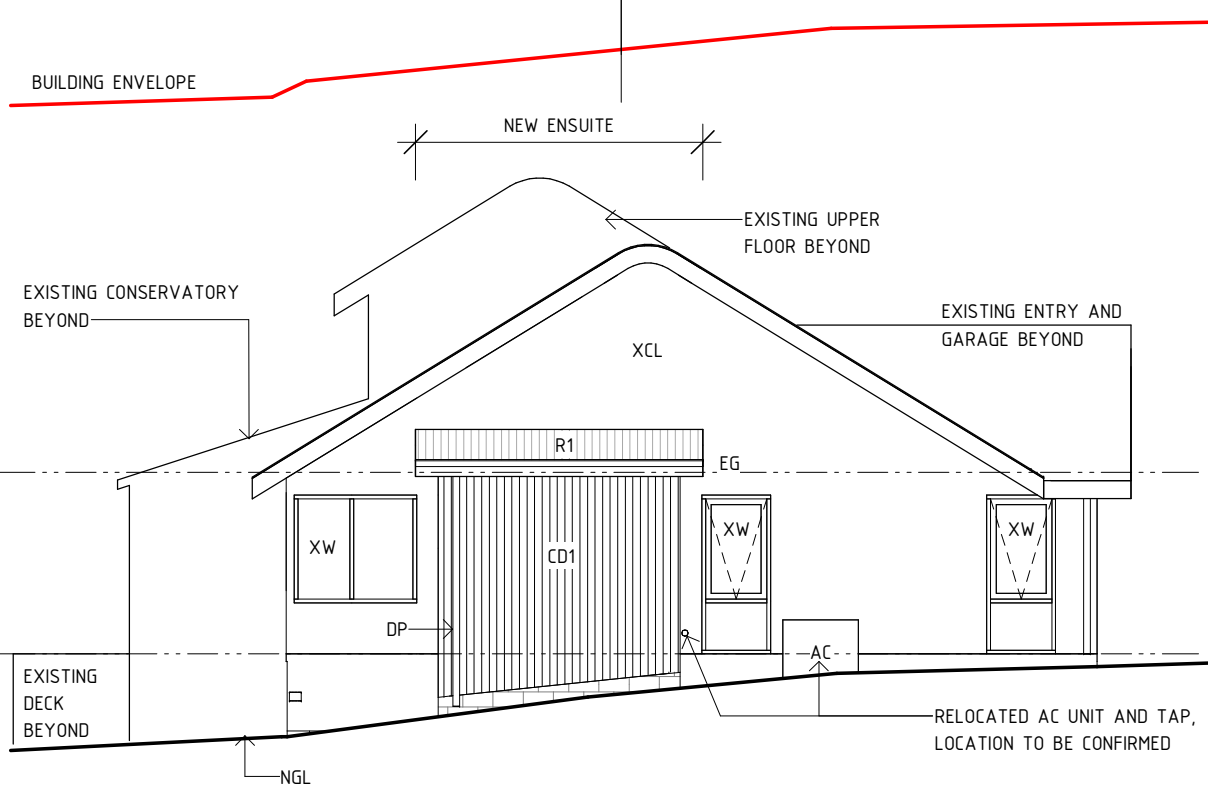


1 PROPOSED NORTH ELEVATION
A2.02 1 : 100

1 A4.01



2 PROPOSED EAST ELEVATION
A2.02 1 : 100

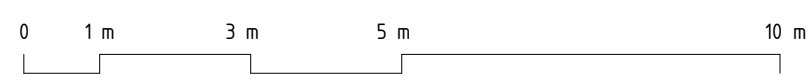


3 PROPOSED WEST ELEVATION
A2.02 1 : 100

rev.	desc.	drn.	chk.	date
C	DA ISSUE	KW	CH	12.05.26
B	PRELIMINARY	AL	CH	14.04.26
A	PRELIMINARY	AL	CH	26.03.26

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project	OPOSSUM BAY ALTERATIONS AND ADDITIONS
client	PATRICIA MARGARET POWER
address	26 MEADOWS PL, OPOSSUM BAY TAS 7023
code	2514
drawing	ELEVATIONS 1
scale	1 : 100 @ A3
number	

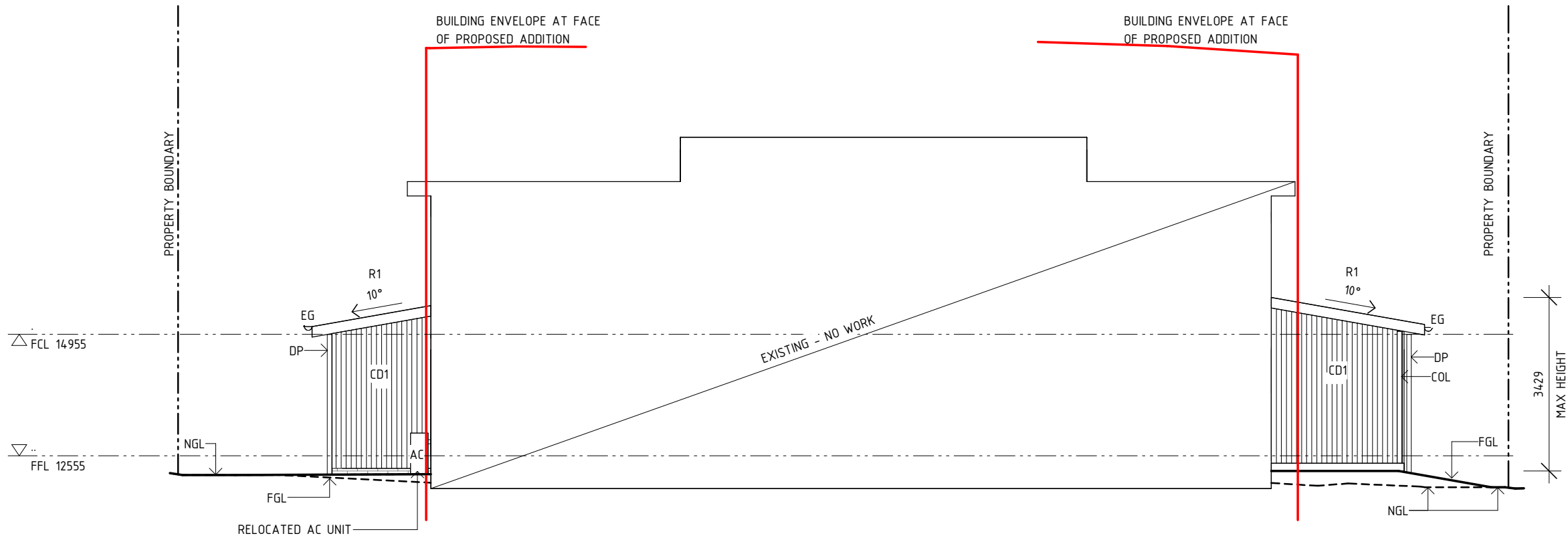


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19/05/2026 11:27:06 AM
Information: 19/05/2026 11:27:06 AM

LEGEND

TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION.

- AC RELOCATED AC UNIT
- CD1 COLORBOND CLADDING
- COL PAINTED STEEL COLUMN
- DP DOWNPIPE
- EG EAVES GUTTER
- FGL FINISHED GROUND LEVEL
- NGL NATURAL GROUND LEVEL
- R1 COLORBOND ROOFING



1 PROPOSED SOUTH ELEVATION
A2.02 1 : 100

A	PRELIMINARY	AL	CH	26.03.26
rev.	desc.	drn.	chk.	date

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project OPOSSUM BAY ALTERATIONS AND ADDITIONS

client PATRICIA MARGARET POWER

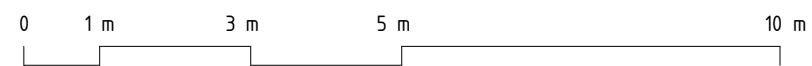
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code 2514

drawing ELEVATIONS 2

scale 1 : 100 @ A3

number



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 Version: 1, Version Date: 15/06/2026