



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061941

PROPOSAL: Dwelling

LOCATION: 5 Begonia Street, Lindisfarne

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: **New Dwelling**

Location: **5 Begonia Street Lindisfarne 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: **Vacant**

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 23849	FOLIO 4
EDITION 3	DATE OF ISSUE 01-Feb-2025

SEARCH DATE : 21-Aug-2025
SEARCH TIME : 08.21 AM

DESCRIPTION OF LAND

City of CLARENCE
Lot 4 on Sealed Plan 23849
Derivation : Part of 970 Acres Gtd to E P Wilson & Ors
Prior CT 4168/29

SCHEDULE 1

N230825 TRANSFER to SUSAN JENNIFER MUIR Registered
01-Feb-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 23849 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

Plan No.

23849

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.

FENCING PROVISION

each Lot on the plan excepting Lots 5 and 17 In respect to the lots on the plan the Vendors, Cornelius James Hayes, Carmel Therese Hayes and Nora Theresa Clark shall not be required to fence.

No other easements covenants or profits a prendre are created to benefit or burden the lots on the plan.

SIGNED by CORNELIUS JAMES HAYES) the registered proprietor of) Certificate of Titles Volume 2175 Folio 57 and Volume 2960 Folio 35 in the presence of:)

Handwritten signatures of C. J. Hayes and J. Woodford

SIGNED by CORNELIUS JAMES HAYES) and CARMEL THERESE HAYES the registered proprietors of) Certificate of Title Volume 2302 Folio 17 in the presence of:)

Handwritten signatures of C. J. Hayes, C. T. Hayes, and J. Woodford

SIGNED by NORA THERESA CLARK) the registered proprietor of) Certificate of Titles Volume 3969 Folio 50 and Volume 3969 Folio 51 in the presence of:)

Handwritten signatures of N. T. Clark and J. Woodford

Signed by WESTPAC BANKING CORPORATION by its attorneys GORDON WILLIAM LAWRENCE

and JOHN WAUGH BROUGHAM Under power No. 57/9548 (who hereby respectively declare that they have received no notice of revocation of the said power) in the presence of

Bank Officer, Hobart

WESTPAC BANKING CORPORATION by its Attorneys

Handwritten signatures of G. Lawrence and J. Brougham, with titles: MANAGER LENDING, TASMANIA DIVISION and ASSISTANT TO MANAGER LEGAL, TASMANIA DIVISION

Mortgagee under Mortgage A 920621

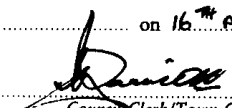
23849

This is the schedule of easements attached to the plan of
(Insert Subdivider's Full Name)

..... affecting land in

.....
(Insert Title Reference)

Sealed by **MUNICIPALITY OF CLARENCE** on **16th AUGUST 1984**


.....
Council Clerk/Town Clerk

88088

DEVELOPMENT APPLICATION
NEW RESIDENCE
 5 BEGONIA STREET LINDISFARNE



DRAWING REGISTER

DA_000	COVER
DA_001	PLAN_SITE / PERSPECTIVES_PLANNING ENVELOPE
DA_002	PLAN_PROPOSED
DA_003	PLAN_PROPOSED ROOF
DA_100	ELEVATIONS_PROPOSED
DA_101	ELEVATIONS_PROPOSED
DA_200	SHADOW DIAGRAMS
DA_201	SHADOW DIAGRAMS
DA_202	SOLAR ACCESS

SITE INFORMATION

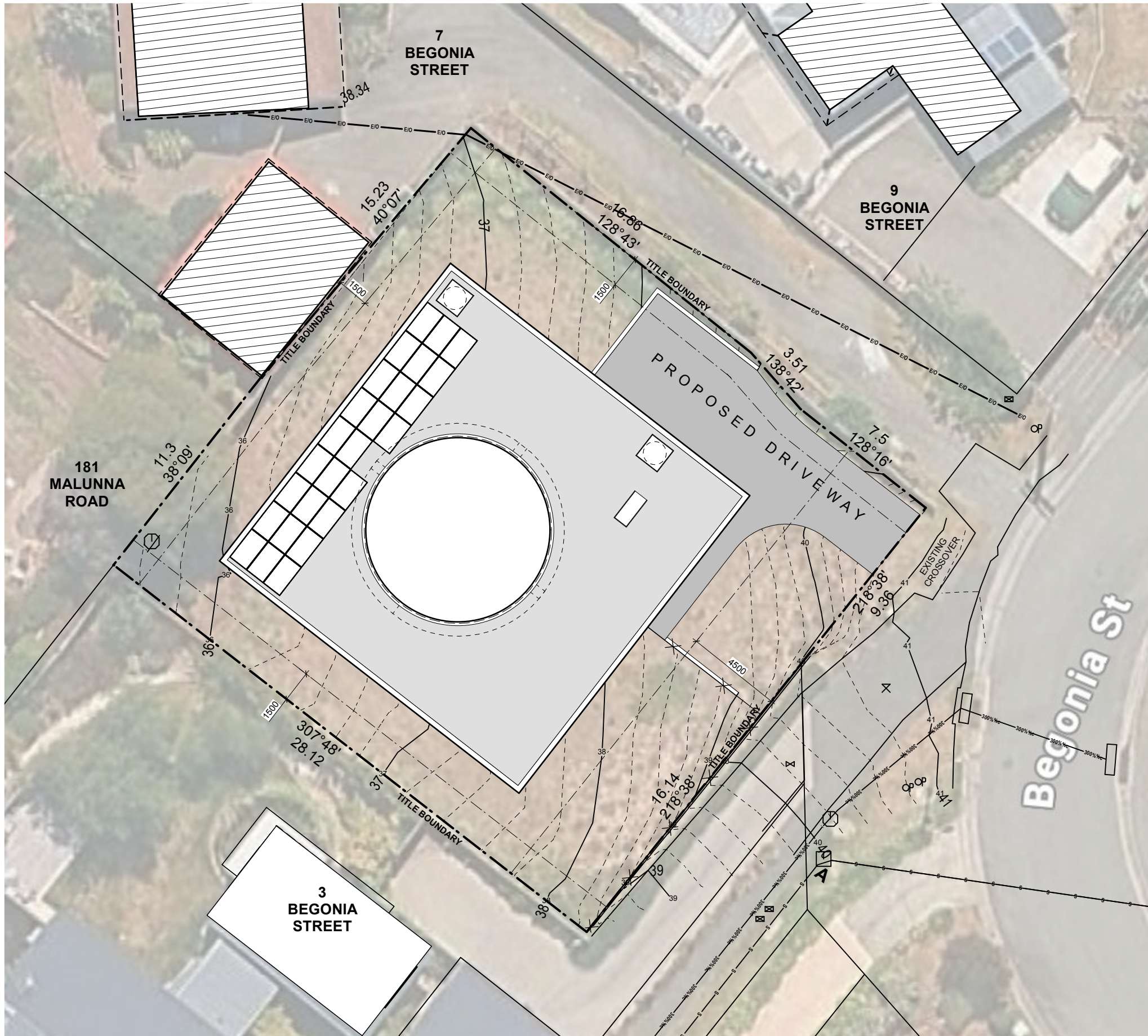
LAND TITLE REFERENCE	23849 / 4
MUNICIPALITY	Clarence City Council
PLANNING SCHEME	Tasmanian Planning Scheme
PLANNING ZONE	General Residential
PLANNING CODES OVERLAYS	Airport Obstacle Limitation Area

AREAS SCHEDULE

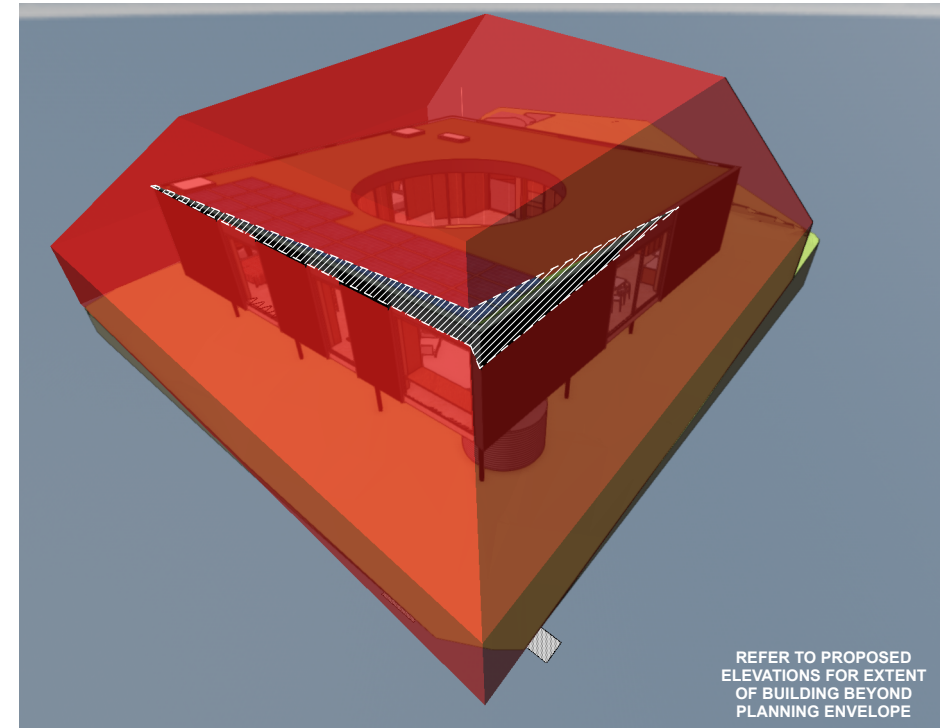
EXISTING FOOTPRINT	0 m ²
PROPOSED FOOTPRINT	195 m ²
LAND AREA	732 m ²
SITE COVERAGE	27%

REV:	DATE:	DESCRIPTION:

PRELIMINARY DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR SUBMISSION PURPOSES	SCALE	JOB NO: 2505	SHEET: COVER PAGE
	ISSUED: 05/06/2026	PROJECT: MUIR RESIDENCE	SHEET NO: DA_000 REV:
	DRAWN: DM CC	5 BEGONIA STREET, LINDISFARNE	
CHECK: MW			

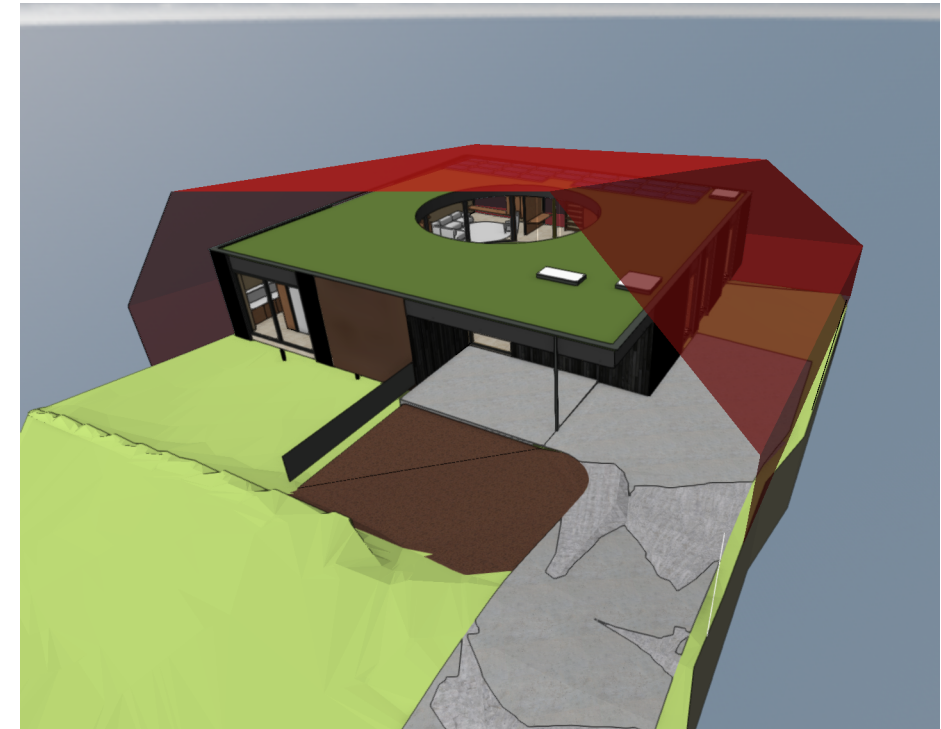


1 Plan Site
Scale 1:200



REFER TO PROPOSED ELEVATIONS FOR EXTENT OF BUILDING BEYOND PLANNING ENVELOPE

2 Perspective_Planning Envelope
Scale NTS



3 Perspective_Planning Envelope
Scale NTS

REV:	DATE:	DESCRIPTION:

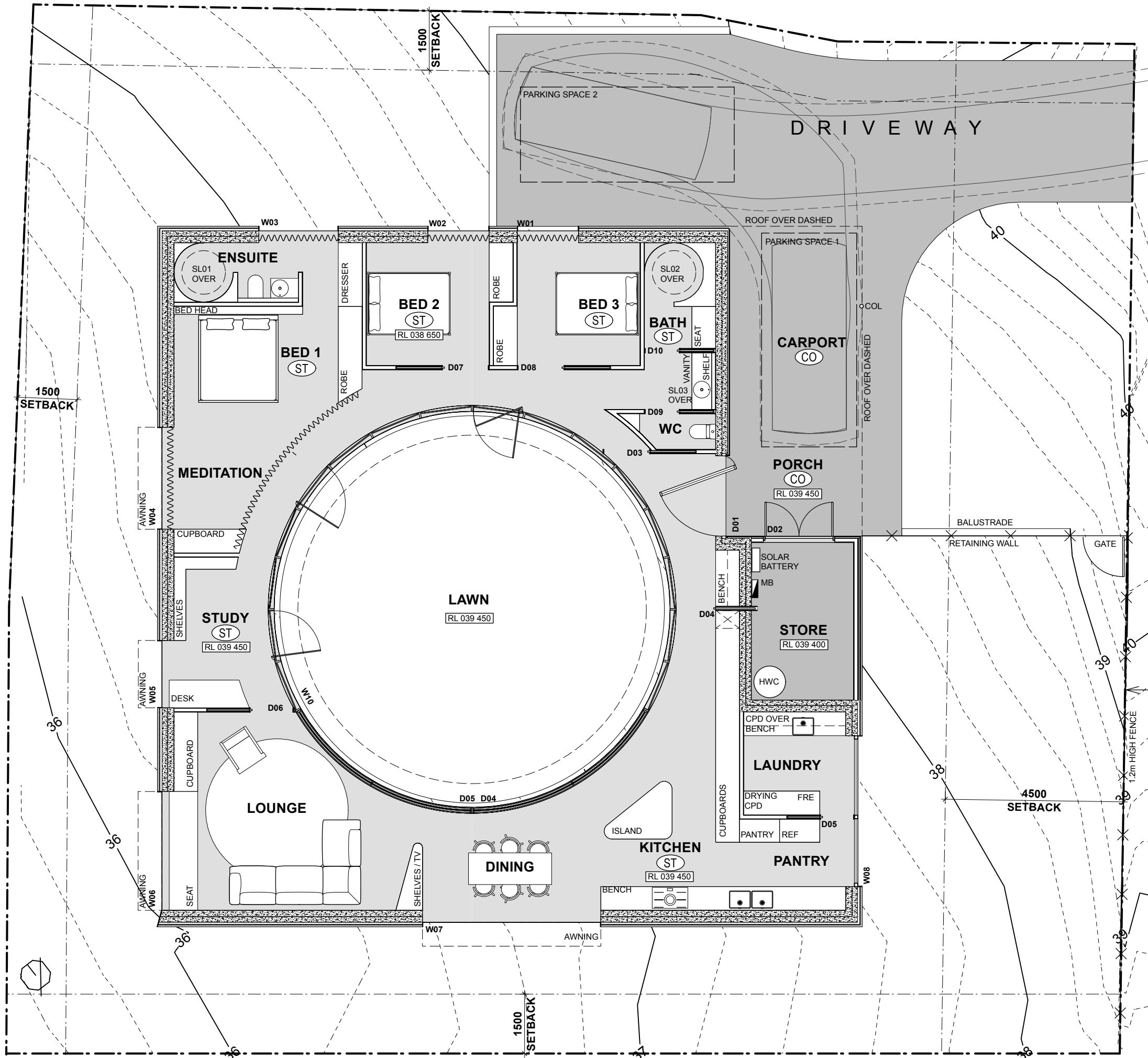
1 2 4 6 8 10
PRELIMINARY DRAWINGS
NOT TO BE USED FOR CONSTRUCTION OR SUBMISSION PURPOSES

MATERIALS

- (AL) ALUMINIUM
- (BW) BLOCKWORK
- (CO) CONCRETE
- (GL) GLAZING
- (GR) GREEN ROOF
- (ST) STONE TILE
- (WC1) WALL CLADDING 1
- (WC2) WALL CLADDING 2

ABBREVIATIONS

- CL CEILING LEVEL
- DP DOWNPIPE
- FRE FREEZER
- REF REFRIGERATOR
- RL RELATIVE LEVEL
- SKY SKYLIGHT
- SL SLIDING
- D# DOOR NUMBER
- J# JOINERY NUMBER
- W# WINDOW NUMBER



1 Plan Proposed
Scale 1:100

<p>matt williams architects 208a Collins Street, Hobart, TAS 7000 - [03] 6234 3001 Document Set ID: 5990289 Version: 2, Version Date: 09/06/2026</p>	<p>REV: DATE: DESCRIPTION:</p>	<p>PRELIMINARY DRAWINGS NOT TO BE USED FOR CONSTRUCTION OR SUBMISSION PURPOSES</p>	<p>SCALE: 1:100 ISSUED: 05/06/2026 DRAWN: DM CC CHECK: MW</p>	<p>JOB NO: 2505 PROJECT: MUIR RESIDENCE 5 BEGONIA STREET, LINDISFARNE</p>	<p>SHEET: PLAN_PROPOSED SHEET NO: DA_003 REV:</p>
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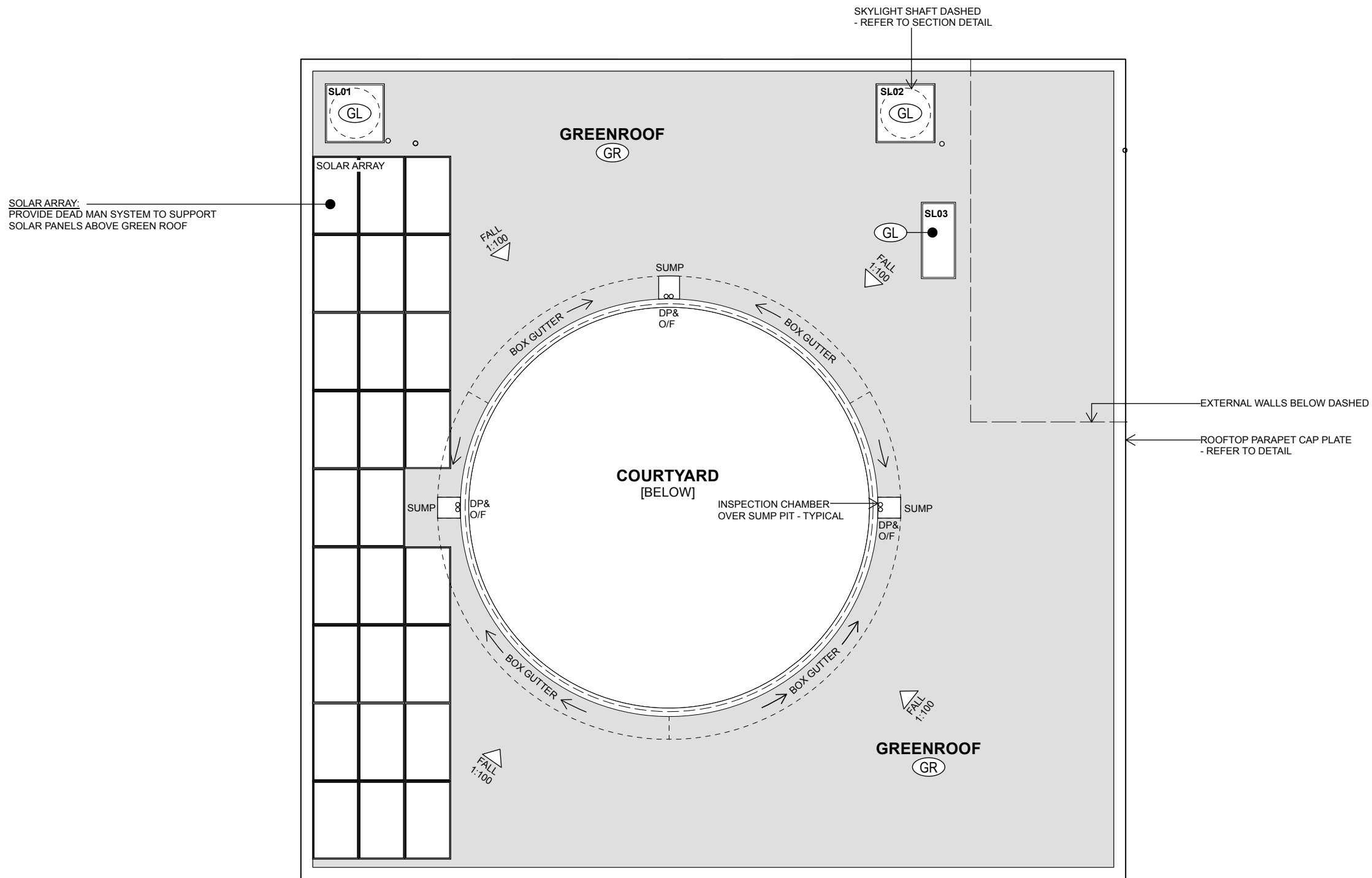
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1 Plan Proposed Roof
Scale 1:100

REV:	DATE:	DESCRIPTION:

PRELIMINARY DRAWINGS
 NOT TO BE USED FOR CONSTRUCTION
 OR SUBMISSION PURPOSES

SCALE: 1:100	JOB NO: 2505	SHEET: PLAN_PROPOSED ROOF
ISSUED: 05/06/2026	PROJECT: MUIR RESIDENCE 5 BEGONIA STREET, LINDISFARNE	SHEET NO: DA_004
DRAWN: DM CC	CHECK: MW	REV:



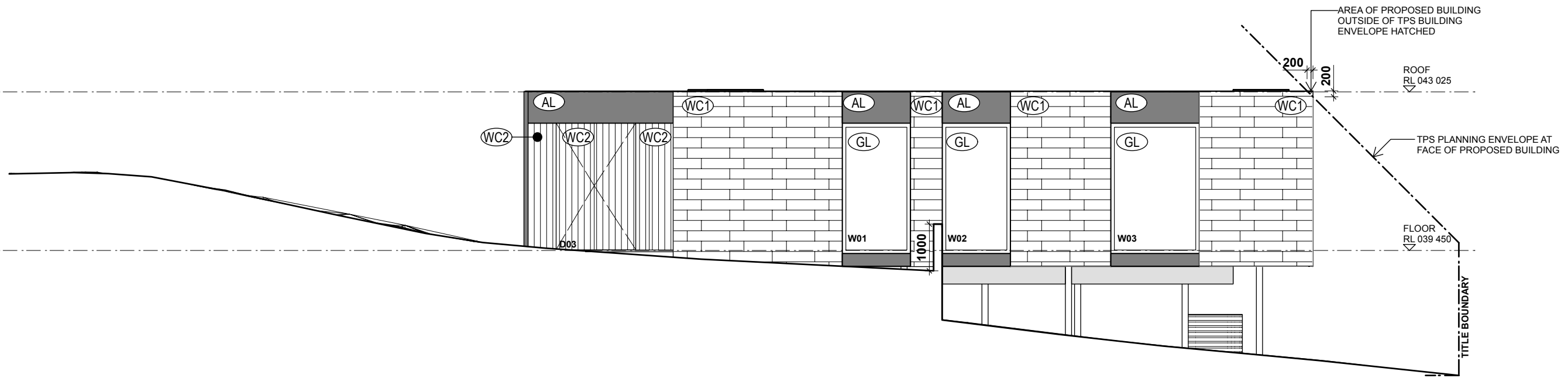
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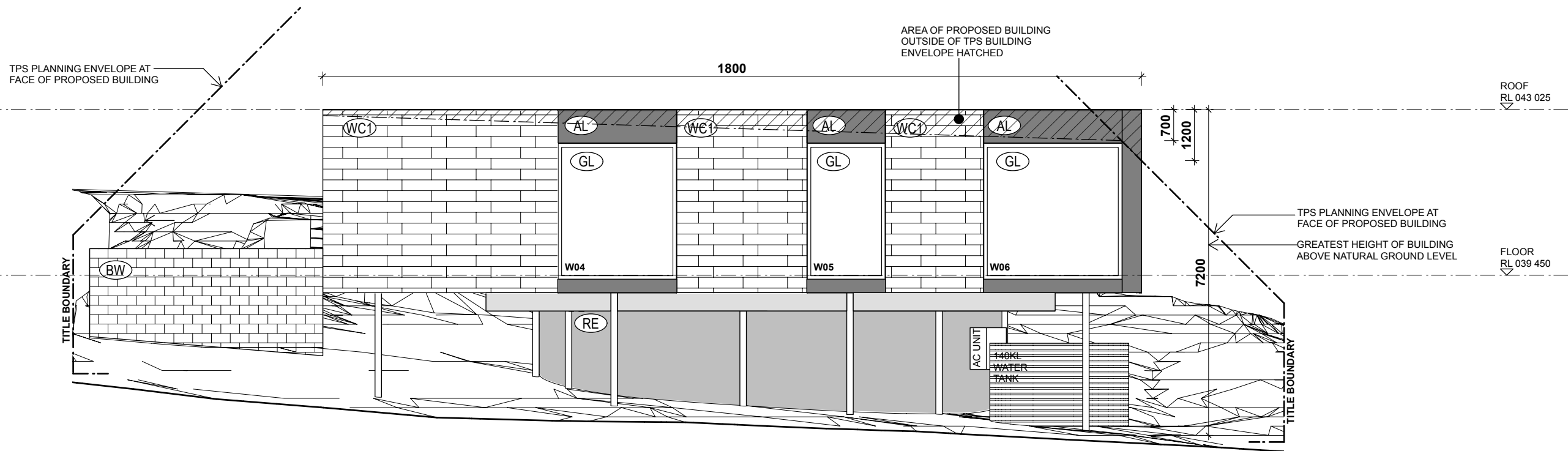
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1 Elevation_North East
Scale 1:100



2 Elevation_North West
Scale 1:100

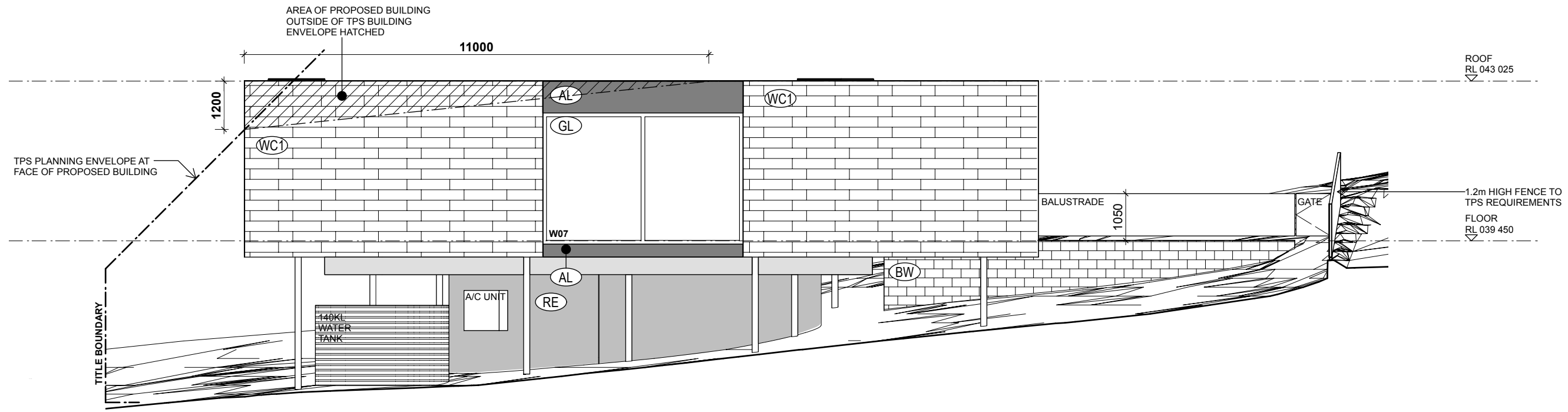
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NOT TO BE USED FOR CONSTRUCTION OR SUBMISSION PURPOSES								DRAWN: DM CC	5 BEGONIA STREET, LINDISFARNE	
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ANY ASSOCIATED SPECIFICATIONS, CONSULTANTS DRAWINGS, GEOTECHNICAL REPORTS AND OTHER WRITTEN INSTRUCTIONS COPYRIGHT: THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF MATT WILLIAMS ARCHITECTS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PROVIDED. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED. ©								CHECK: MW		

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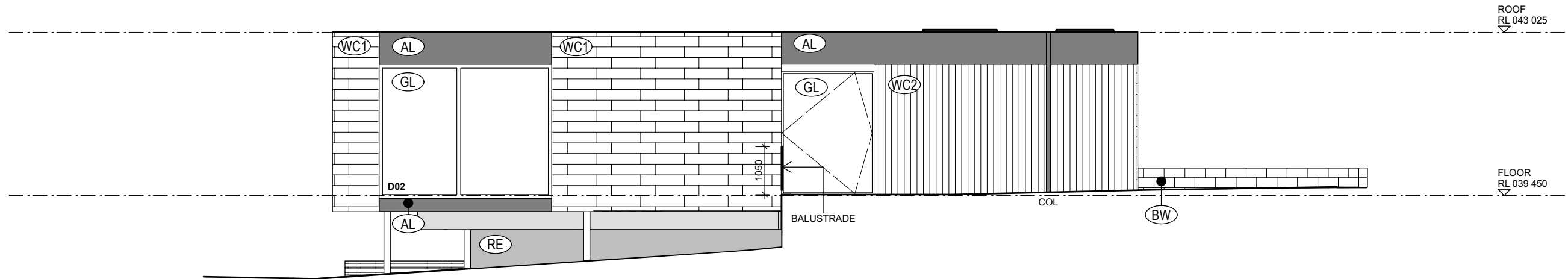
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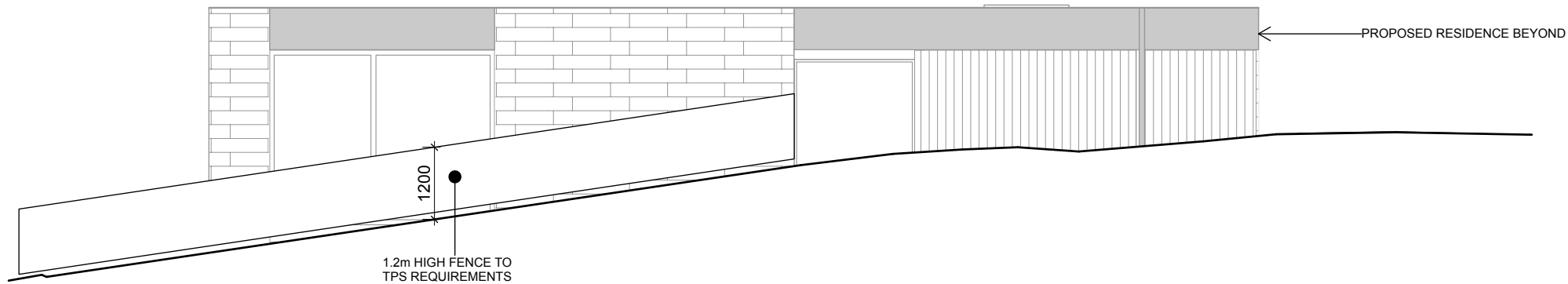
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1 Elevation South West
Scale 1:100



2 Elevation South East
Scale 1:100



3 Elevation South East (BOGONIA STREET)
Scale 1:100

REV:	DATE:	DESCRIPTION:

0.5 1 2 3 4 5M
PRELIMINARY DRAWINGS
NOT TO BE USED FOR CONSTRUCTION
OR SUBMISSION PURPOSES

SCALE: 1:100
ISSUED: 05/06/2026
DRAWN: DM CC
CHECK: MW

JOB NO: 2505
PROJECT: **MUIR RESIDENCE**
5 BEGONIA STREET,
LINDISFARNE

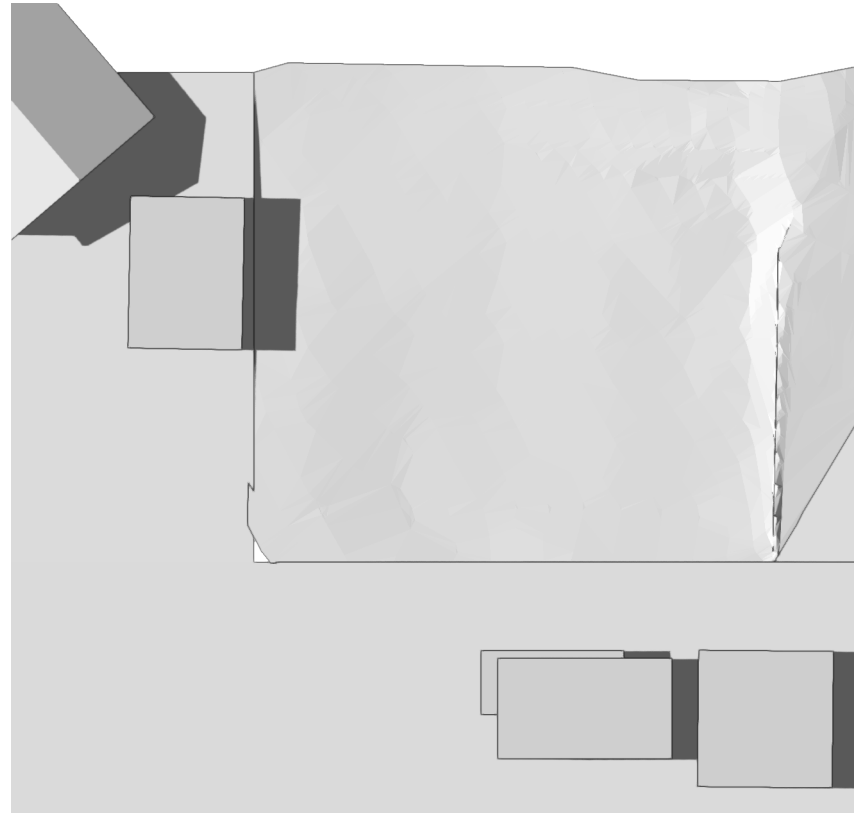
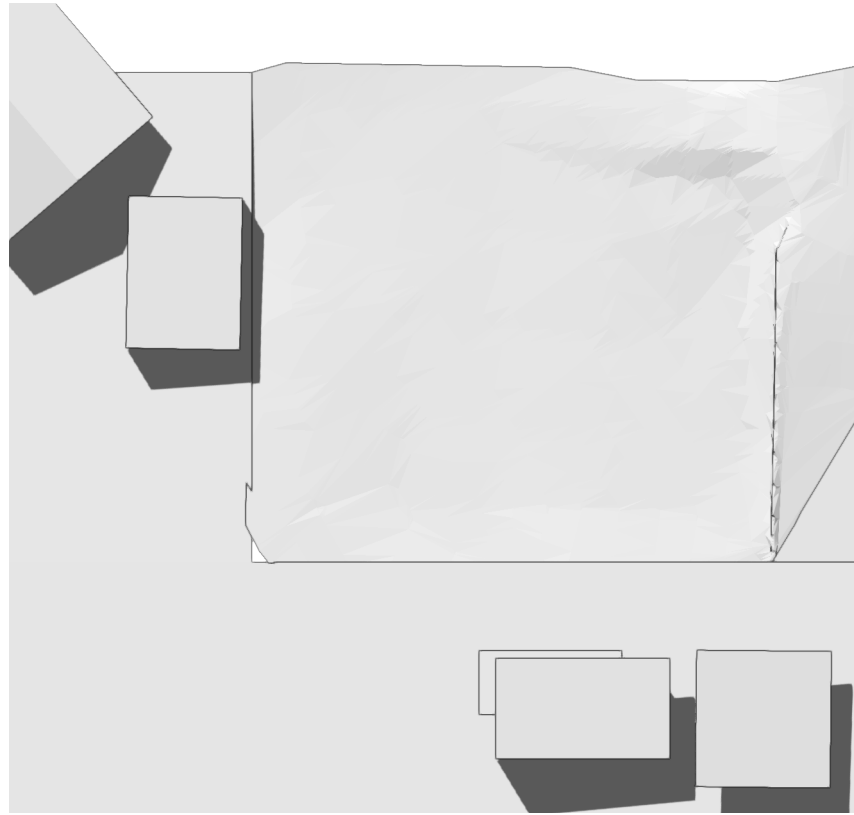
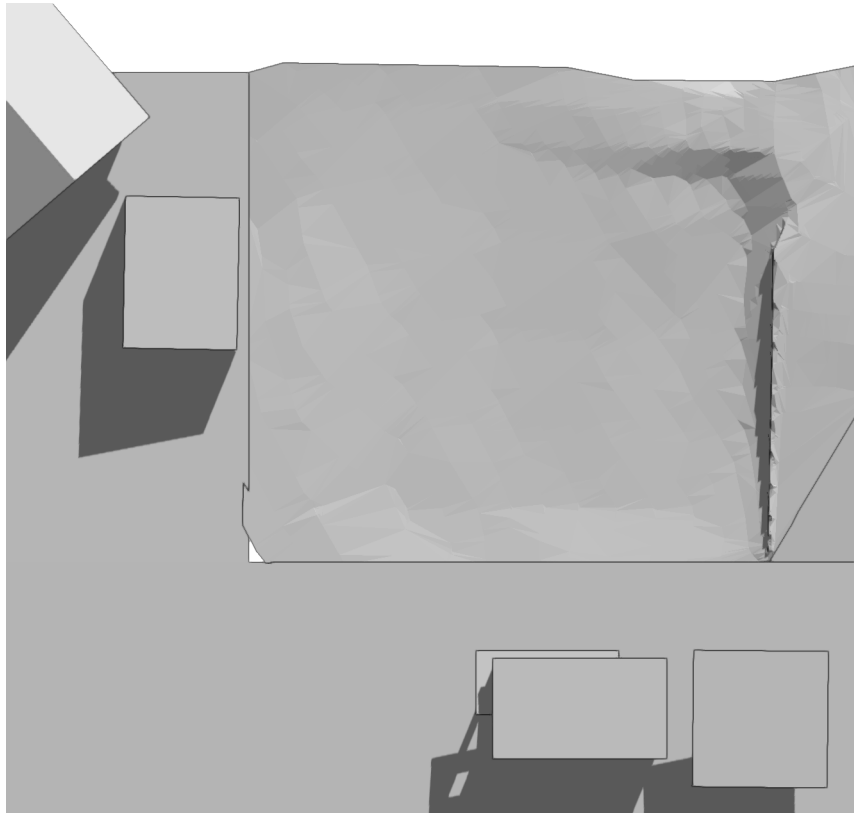
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SHEET NO: **DA 101** REV:

MATERIALS

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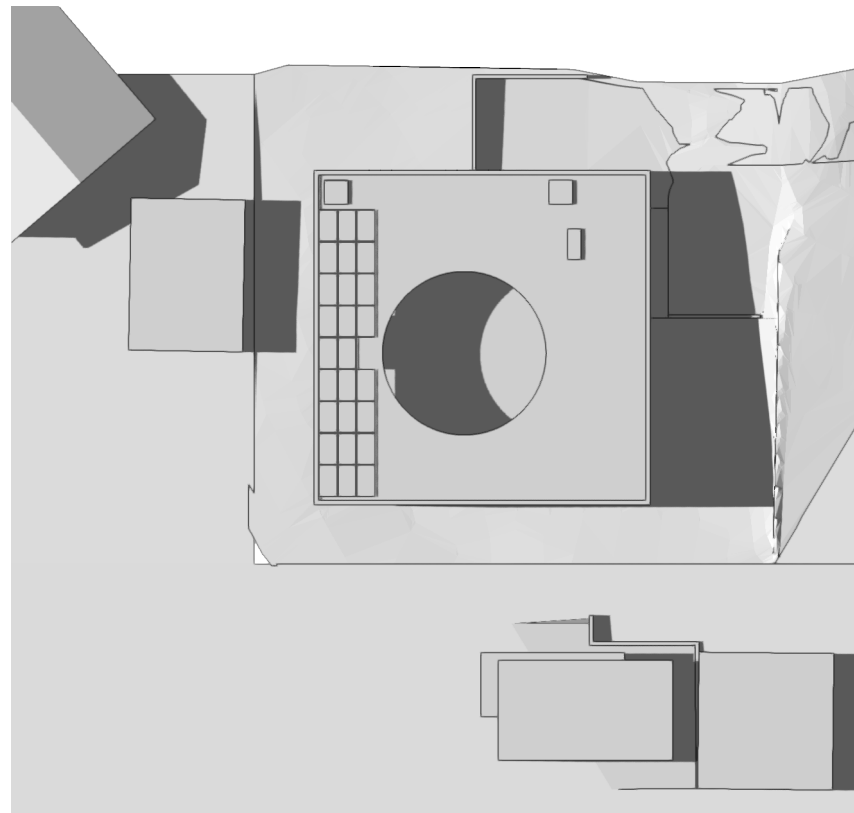
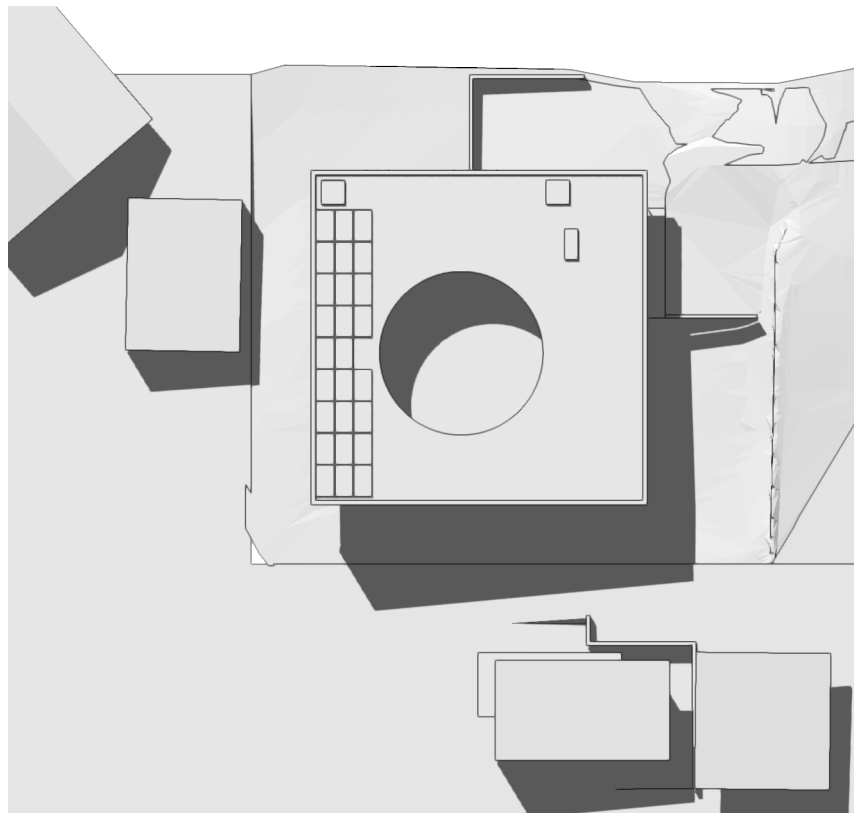
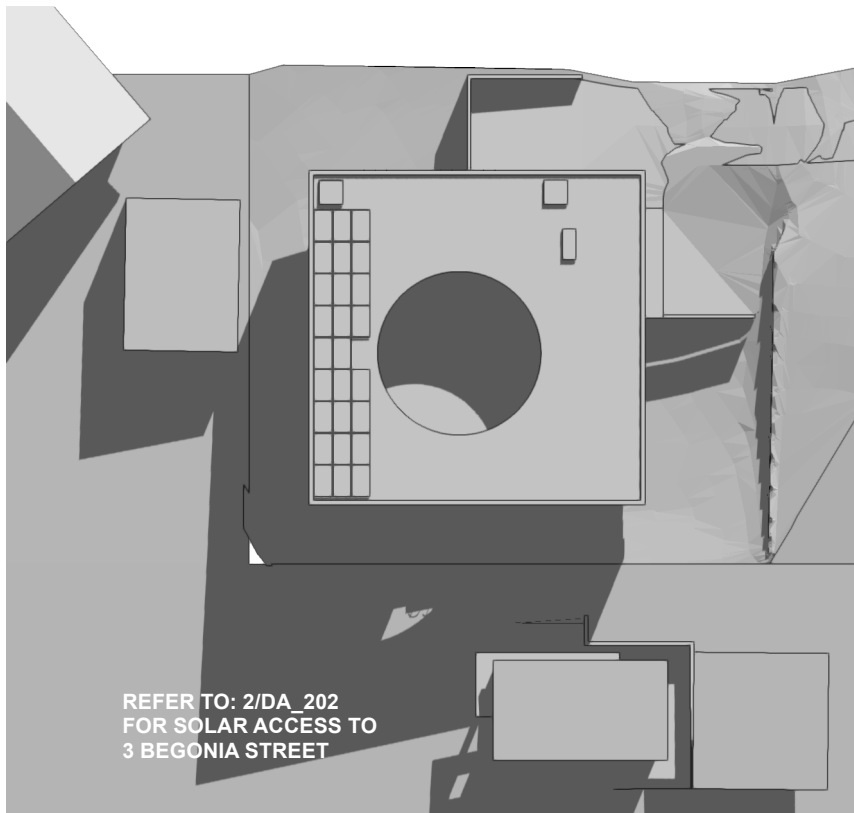
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1 Shadow Diagram_ Existing Conditions
Mar 21st 9am

2 Shadow Diagram_ Existing Conditions
Mar 21st 12pm

3 Shadow Diagram_ Existing Conditions
Mar 21st 3pm



4 Shadow Diagram_ Proposed Building
Mar 21st 9am

5 Shadow Diagram_ Proposed Building
Mar 21st 12pm

6 Shadow Diagram_ Proposed Building
Mar 21st 3pm

REV:	DATE:	DESCRIPTION:

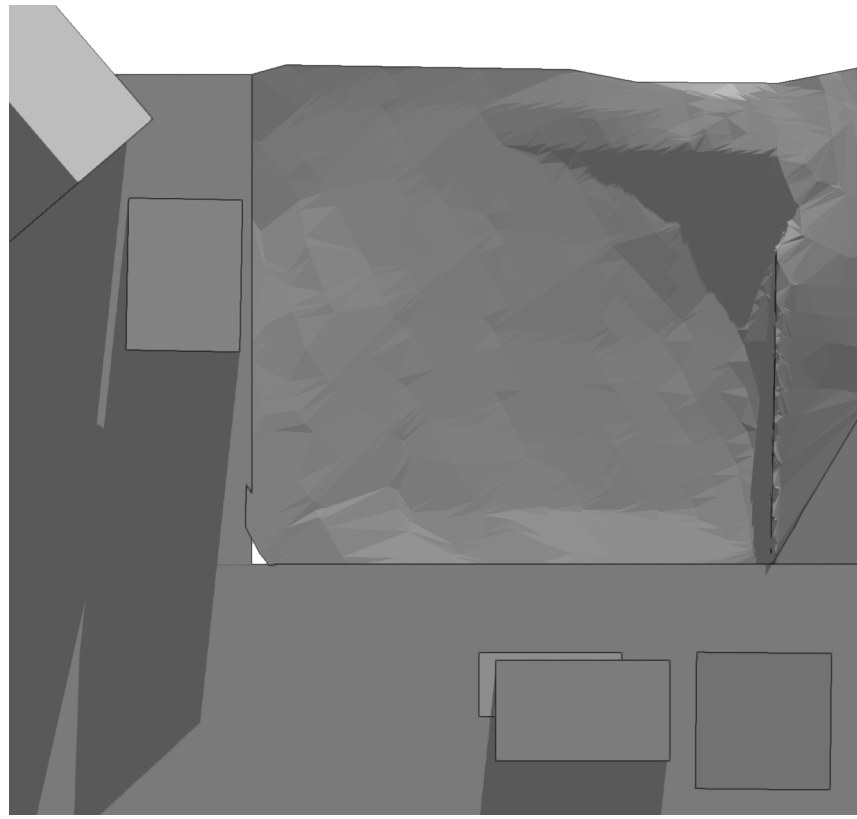
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SCALE: 1:400
ISSUED: 05/06/2026
DRAWN: DM CC
CHECK: MW

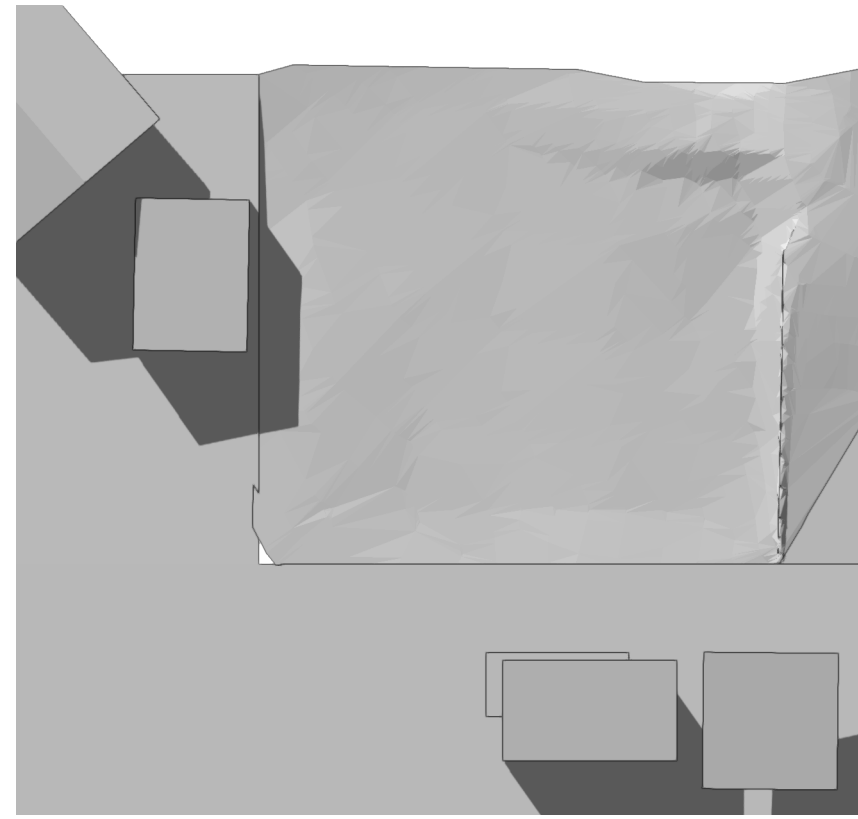
JOB NO: 2505
PROJECT: **MUIR RESIDENCE**
5 BEGONIA STREET,
LINDISFARNE

SHEET: **SHADOW DIAGRAMS**
SHEET NO: **DA 200** REV:

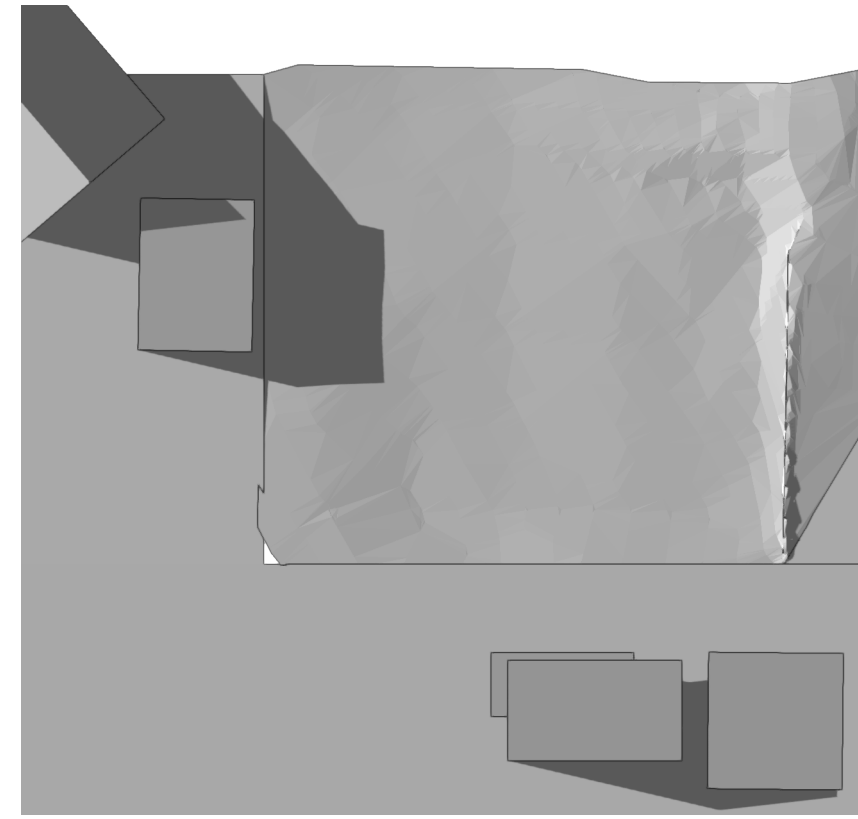




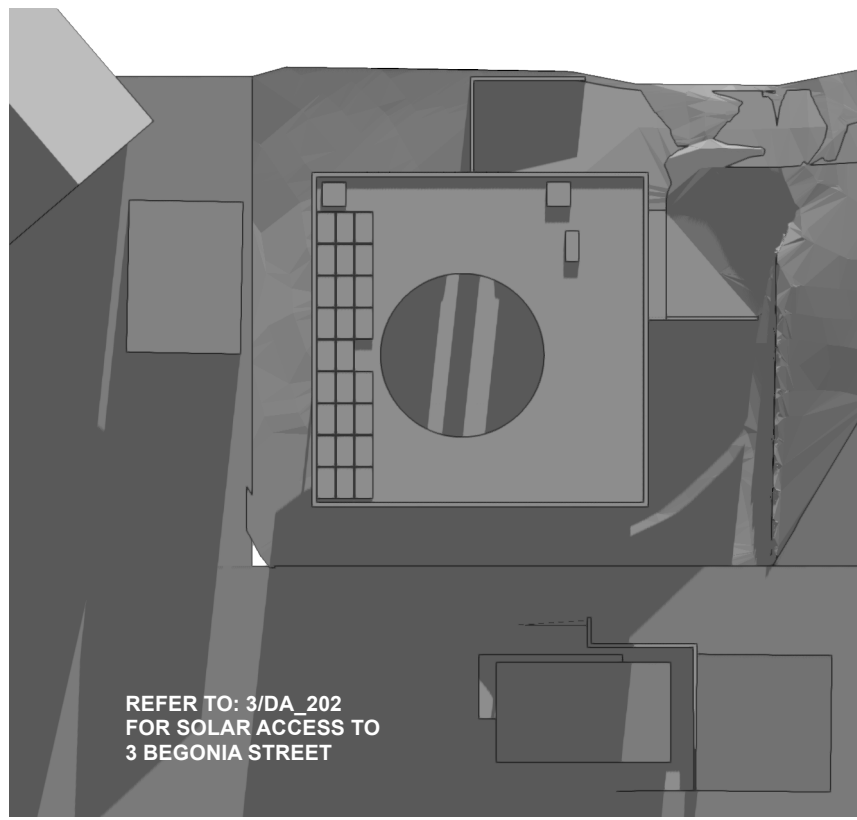
1 Shadow Diagram_ Existing Conditions
June 21st 9am



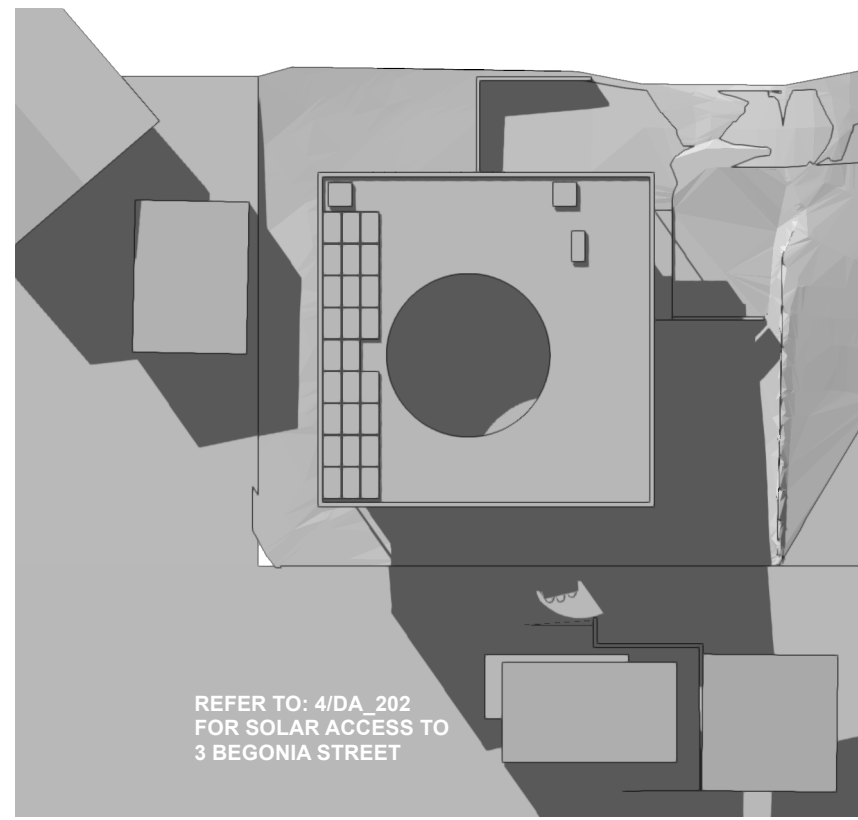
2 Shadow Diagram_ Existing Conditions
Jun 21st 12pm



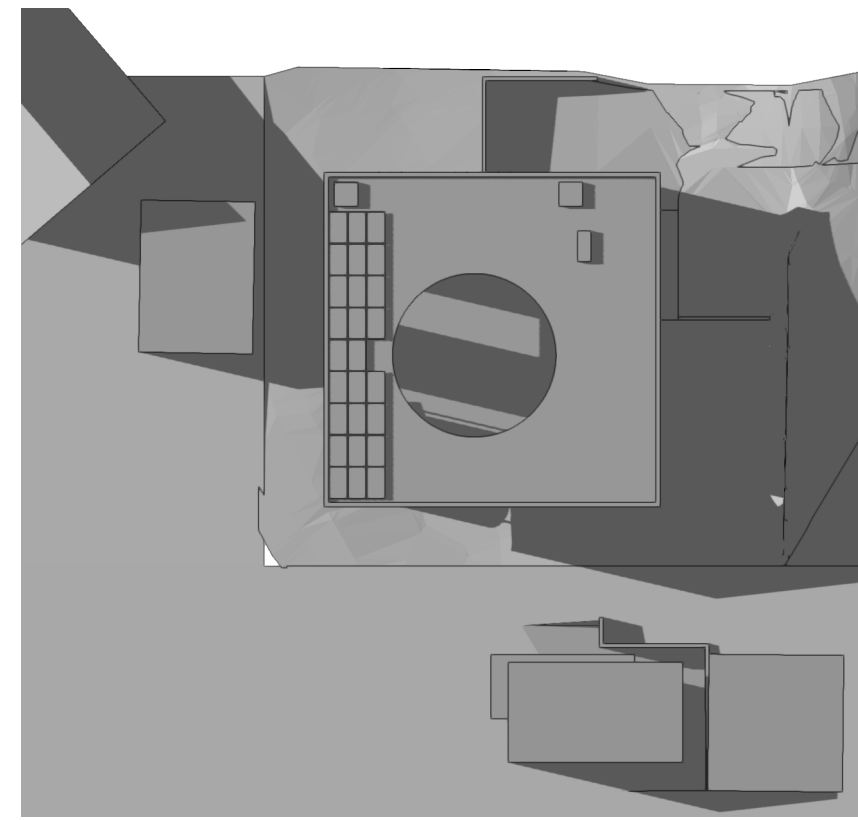
3 Shadow Diagram_ Existing Conditions
Jun 21st 3pm



4 Shadow Diagram_ Proposed Building
June 21st 9am



5 Shadow Diagram_ Proposed Building
Jun 21st 12pm



6 Shadow Diagram_ Proposed Building
Jun 21st 3pm

MATERIALS

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- (WC2) WALL CLADDING 2

ABBREVIATIONS


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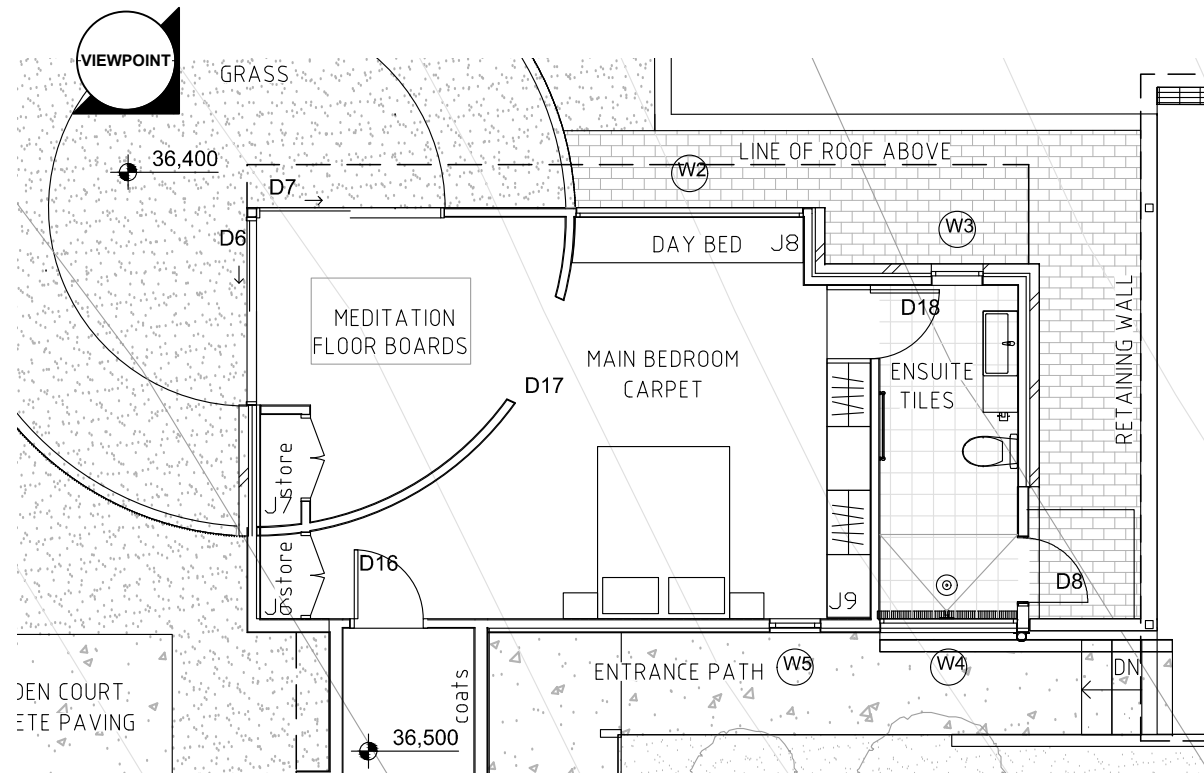
PRELIMINARY DRAWINGS
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SCALE: 1:400
ISSUED: 05/06/2026
DRAWN: DM CC
CHECK: MW

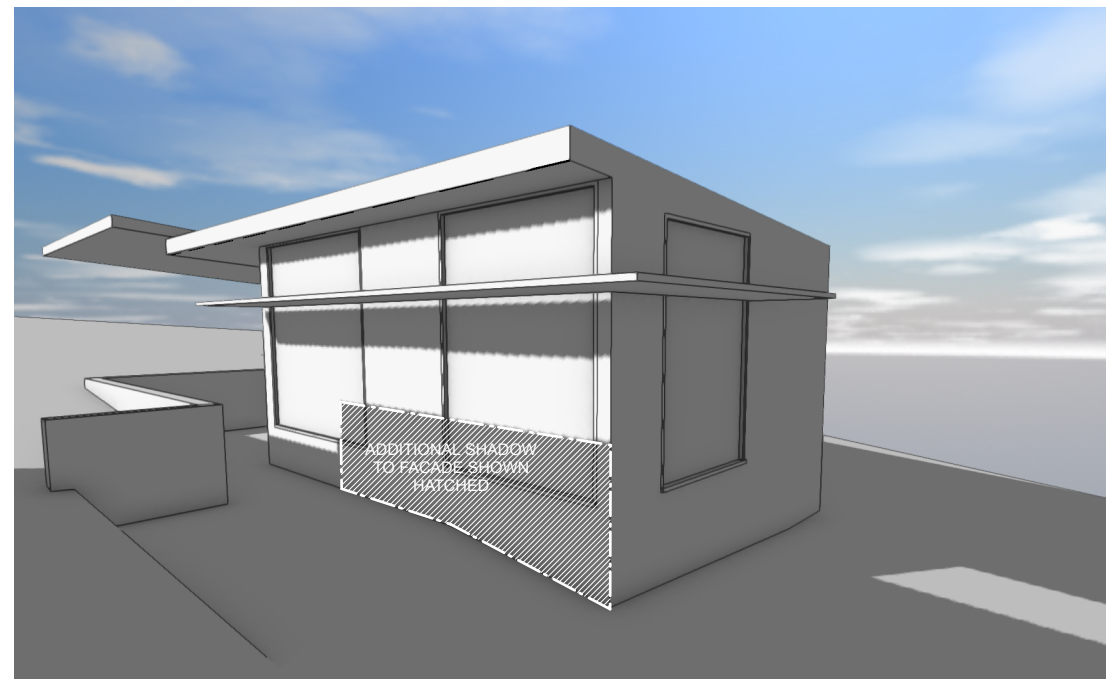
JOB NO: 2505
PROJECT: **MUIR RESIDENCE**
5 BEGONIA STREET,
LINDISFARNE

SHEET: **SHADOW DIAGRAMS**
SHEET NO: **DA_201** REV: 

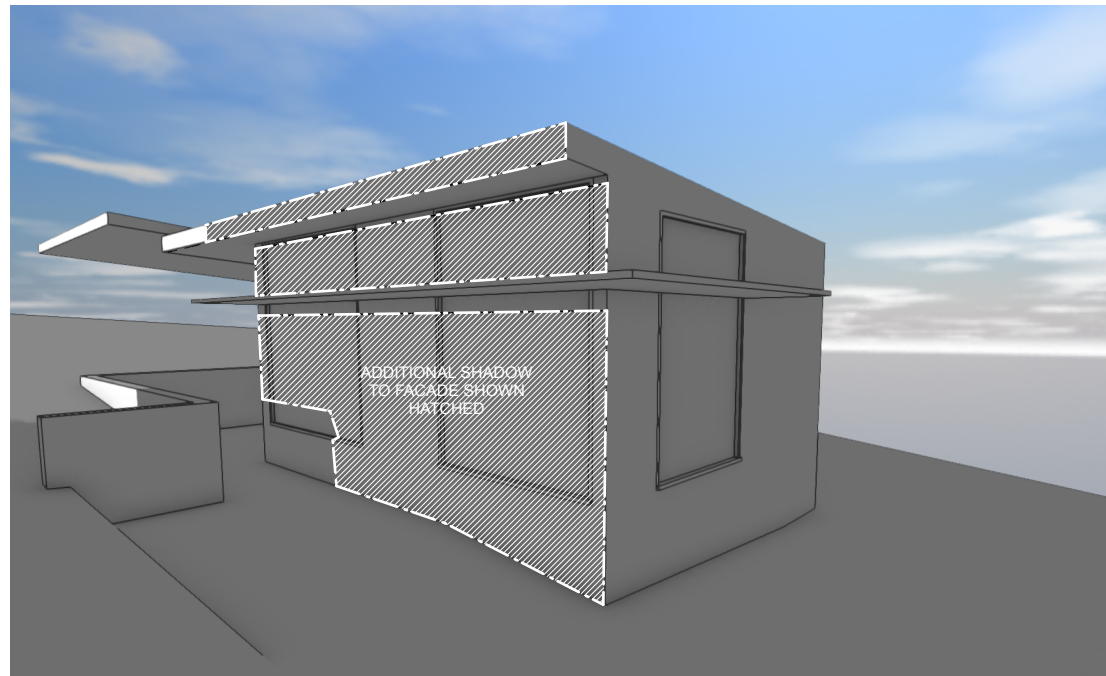
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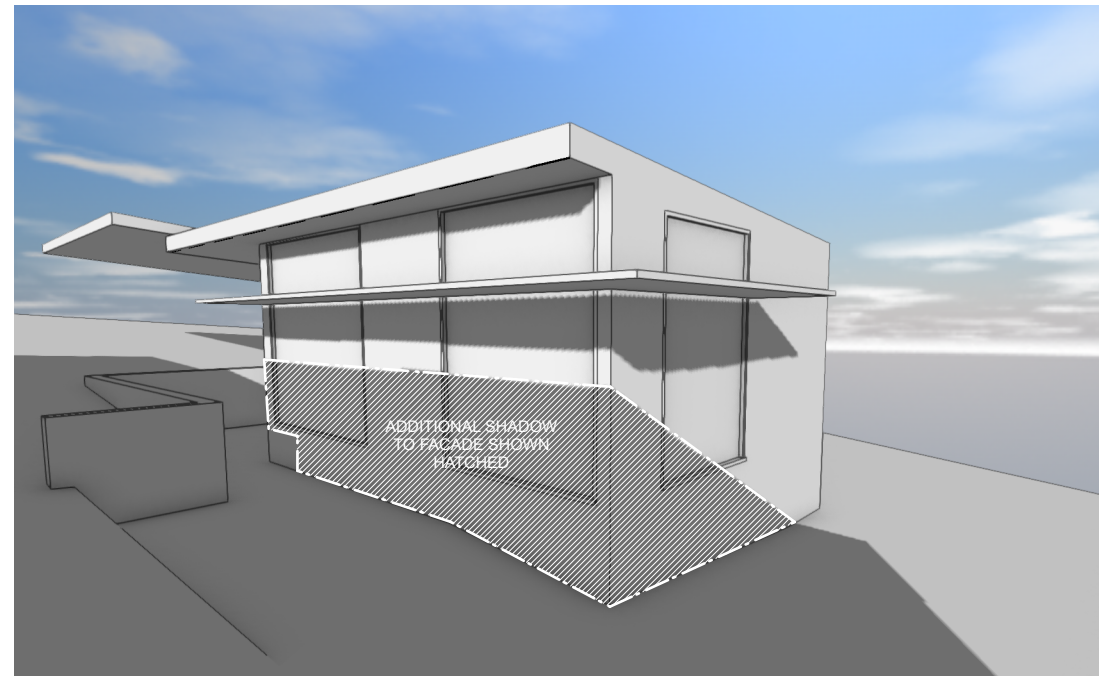
1 Plan_3 Begonia Street
Scale: NTS



2 Shadow Diagram_ Proposed Building
March 21st 9am



3 Shadow Diagram_ Proposed Building
June 21st 9am



4 Shadow Diagram_ Proposed Building
Jun 21st 12pm

MATERIALS

- (AL) ALUMINIUM
- (BW) BLOCKWORK
- (CO) CONCRETE
- (GL) GLAZING
- (GR) GREEN ROOF
- (ST) STONE TILE
- (WC1) WALL CLADDING 1
- (WC2) WALL CLADDING 2

ABBREVIATIONS

- CL CEILING LEVEL
- DP DOWNPIPE
- FRE FREEZER
- REF REFRIGERATOR
- RL RELATIVE LEVEL
- SKY SKYLIGHT
- SL SLIDING
- D# DOOR NUMBER
- J# JOINERY NUMBER
- W# WINDOW NUMBER

REV:	DATE:	DESCRIPTION:

PRELIMINARY DRAWINGS
NOT TO BE USED FOR CONSTRUCTION
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