



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062650

PROPOSAL: Outbuilding (Single Dwelling)

LOCATION: 60 Logie Farm Road, Orielton

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 14/09/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 14/09/2026 00:00:00. 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 14/09/2026 00:00:00.

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 Shed / Garage

Location: 60 Logie Farm Road, Orielton 7172

Personal Information Removed



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:

Ryan

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 49488	FOLIO 7
EDITION 9	DATE OF ISSUE 17-June-2025

SEARCH DATE : 26-June-2026

SEARCH TIME : 11.16 am

DESCRIPTION OF LAND

Parish of STAFFA, Land District of MONMOUTH

Lot 7 on Sealed Plan [49488](#)Derivation : Whole of 2A-3R-3Ps. Gtd to A.G. Jones and Part of
1127 Acres Gtd to T.A. Wolstenholme & AnorPrior CT [4804/57](#)SCHEDULE 1

[N260525](#) TRANSFER to LIAM JACK RILEY of sixty undivided 1/100
shares and ALLANAH LOUISE KIRKWOOD of forty undivided
1/100 shares as tenants in common Registered
17-June-2025 at 12.01 pm

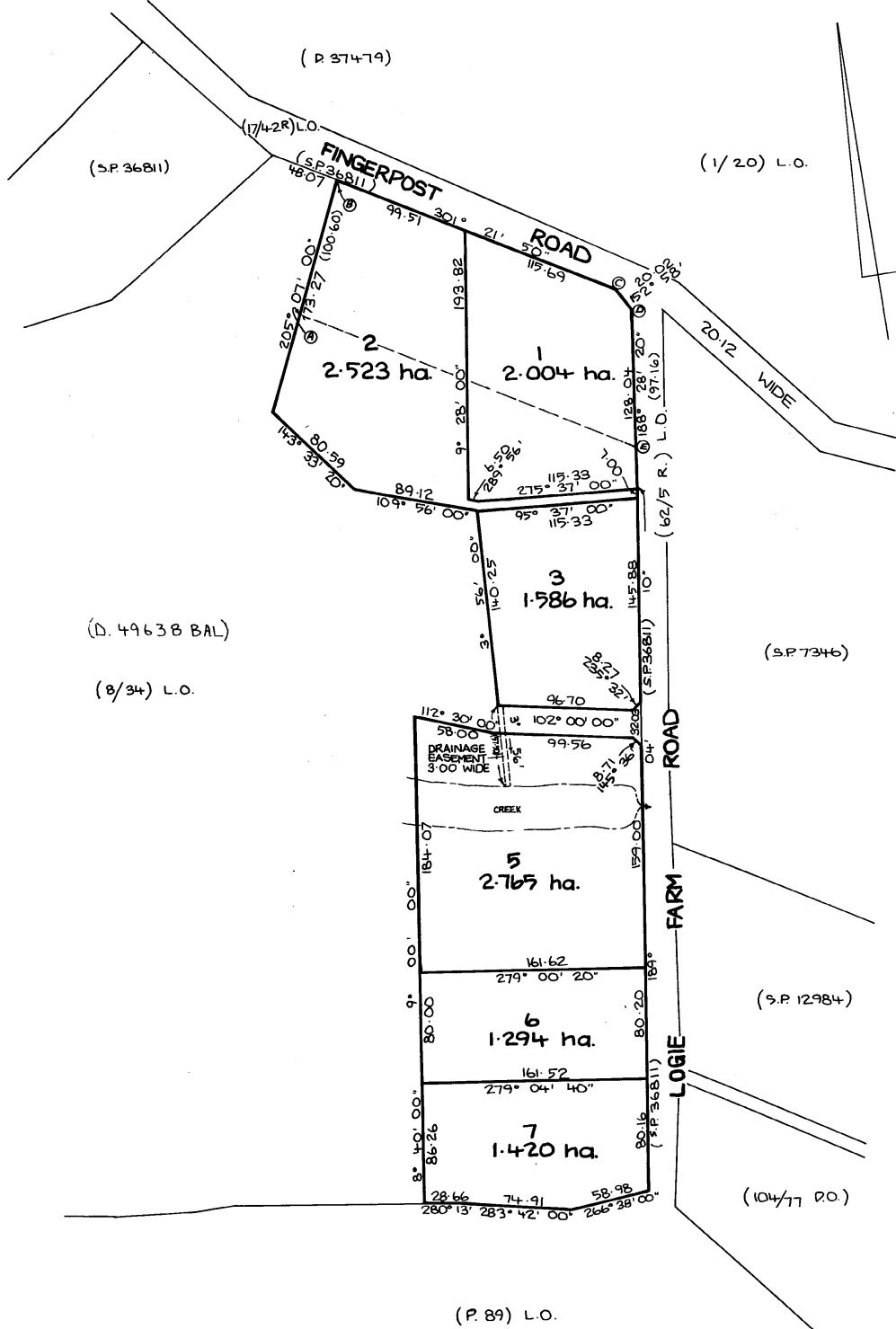
SCHEDULE 2Reservations and conditions in the Crown Grant if any
SP [49488](#) FENCING PROVISION in Schedule of Easements[E416287](#) MORTGAGE to Perpetual Corporate Trust Limited
Registered 17-June-2025 at 12.02 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

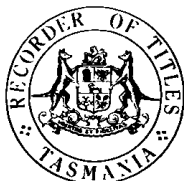
EARLY

SP 49488

Owner: DAVID MURRAY SKINNER CYNTHIA SKINNER	PLAN OF SURVEY by Surveyor... T.S. CROMER of land situated in the CROMER & CERUTTI P/L 7 BAYFIELD ST. ROSNY PARK	Registered Number: SP 49488
Title Reference: C.T. 4503/89	LAND DISTRICT OF MONMOUTH PARISH OF STAFFA	Approved: 7 AUG 1991 Effective from:
Grantee: PART OF (2.3.3) GTD TO AMY GEORGINA JONES. PART OF 1127 ACRES, GTD TO THOMAS AUGUSTUS WOLSTENHOLME & HENRY GOODFRIEND	SCALE 1: 2500 MEASUREMENTS IN METRES	Recorder of Titles



TASHAP MUNICIPAL CODE NO. 5227	LAST TASHAP UPI NO. 0256	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



SCHEDULE OF EASEMENTS

PLAN NO.

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.

SP49488

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

~~NO easements or profits à prendre are created to benefit or burden any of the lots shown on the plan.~~

COVENANTS

The Owners of Lots 1 and 2 on the plan covenant with DAVID MURRAY SKINNER and CYNTHIA SKINNER and the Owner or Owners for the time being of every other Lot shown on the plan and with the Owner or Owners for the time being of the balance land to the intent that the burden of the 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 Lot shown on the plan and each and every part of the balance land not to erect or place any dwelling, dwellings or part thereof on the Lot inside the area marked "ABCDE" on the plan.

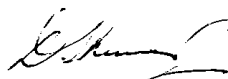
FENCING PROVISION

In respect of each Lot shown on the plan the Vendors (DAVID MURRAY SKINNER and CYNTHIA SKINNER) shall not be required to fence.

INTERPRETATION

"Balance Land" means the balance of the land comprised in Certificate of Title Volume 4503 Folio 89 remaining upon acceptance of the Plan.

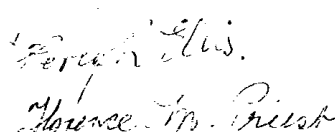
SIGNED by DAVID MURRAY SKINNER as)
owner of the land comprised in)
Folio of the Register Volume 4503)
Folio 89 in the presence of:-)
ADLAIDE
HOME DUTIES



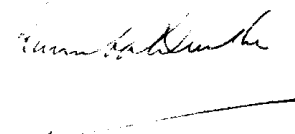
SIGNED by CYNTHIA SKINNER as)
owner of the land comprised in)
Folio of the Register Volume 4503)
Folio 89 in the presence of:-)
ADLAIDE
HOME DUTIES



SIGNED by PERCIVAL REGINALD ELLIS)
as Mortgagee under Mortgage No.)
A640720 in the presence of:-)
FLORENCE M. PRIEST
HOME DUTIES
CAMPAIGNA.



SIGNED by KENNETH MURDOCH DRAKE)
as Mortgagee under Mortgage No.)
A822614 in the presence of:-)
HART
SECRETARY
HOBART.



SIGNED by ROBERT JOHN BADENACH)
as Mortgagee under Mortgage No.)
A822614 in the presence of:-)



H. Brunford
Secretary
Hobart

~~SIGNED for & on behalf of~~ WESTPAC)
BANKING CORPORATION as Mortgagee)
under Mortgage No. A647258 in the)
~~presence of:-~~)

Signed by ~~WESTPAC BANKING~~
~~CORPORATION by its Attorneys~~

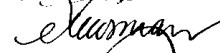
VICTOR RICHARD NEWMAN
and

MICHAEL BRUCE McLAGAN
under power No. 80/1489 (who
hereby respectively declare that
they have received no notice of
revocation of the said power) in
the presence of

[Signature]
Bank Officer, Hobart

as Mortgagee under Mortgage No. A647258

~~WESTPAC BANKING~~
~~CORPORATION~~
~~by its Attorneys~~



~~MANAGER LENDING,~~
~~TASMANIA DIVISION~~

~~ACTING ASSISTANT TO~~
~~MANAGER LEGAL~~
~~TASMANIA DIVISION~~

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 RICHMOND on 21ST AUGUST 1991

Solicitor's Reference
.....
Council Clerk/Town Clerk

OS K 3134

PROPOSED GARAGE

for: L. Riley & A. Kirkwood
at: 60 Logie Farm Road, ORIELTON

Project No. **22626**

Date: June 2026

DESIGN DEVELOPMENT DRAWINGS

Drawing Schedule

DD01 Proposed Site Plan
DD02 Proposed Floor Plan
DD03 Shed Layout - by Apex Engineering Sheds Pty Ltd

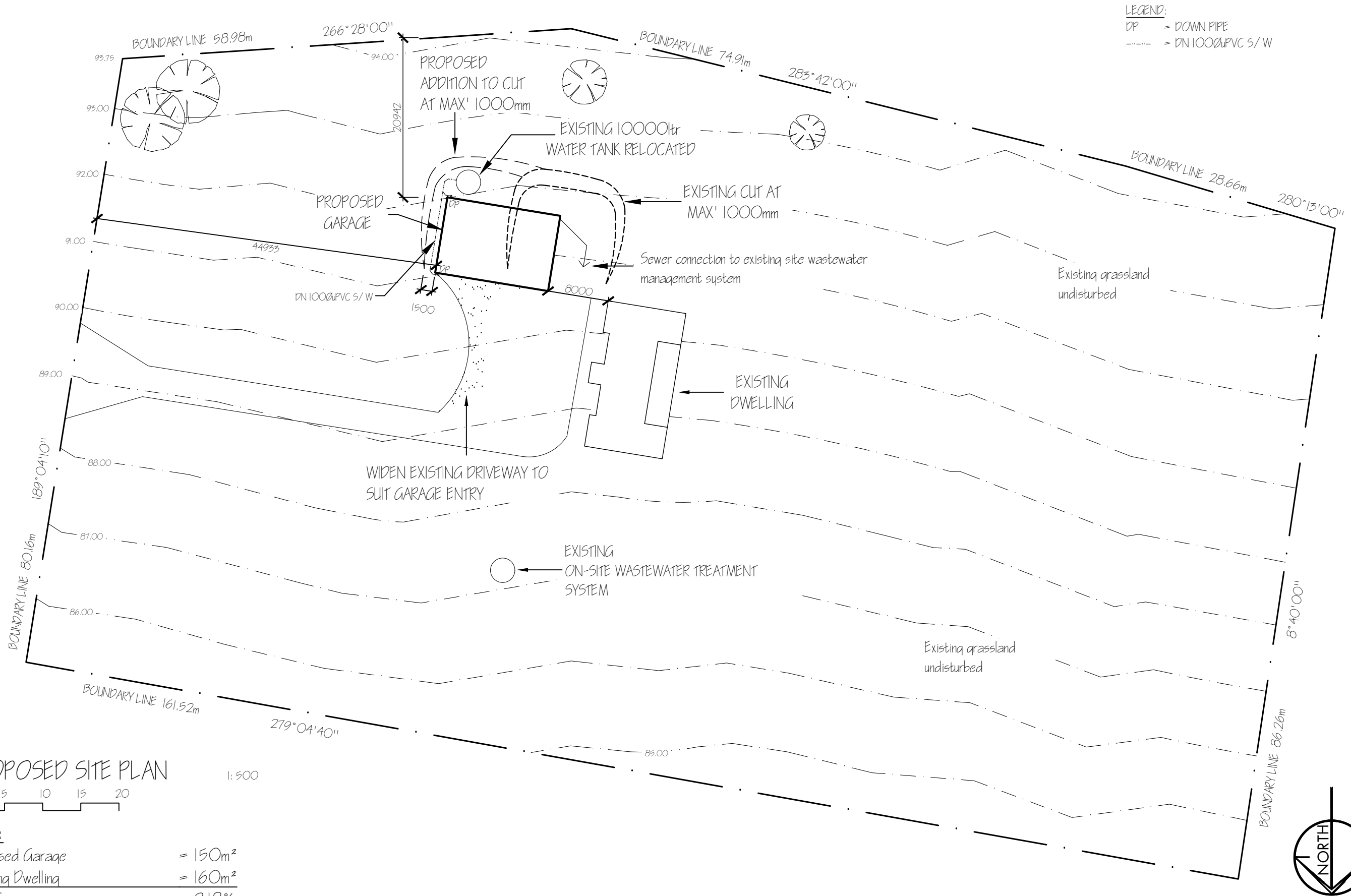
Assessment
Note: This submission is
PD-4 Compliant
(Permit Works)
Land Title Ref.
Folio: 7
Volume: 49488
PID Number
9083736
Locality
Orielton
Planning Zone
Rural
Municipality
Clarence
Lot Area
1.420ha
Existing Dwelling
160m²
Proposed Garage
150m²
BCA Climate Zone
7

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



PROPOSED SITE PLAN

1:500



AREA:

Proposed Garage	= 150m ²
Existing Dwelling	= 160m ²
Site Coverage	= 2.18%

NOTES:
* Do not scale the drawings.
* Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer.
* Materials / workmanship to comply with AS codes, BCA & relevant regulations.

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REVISION NOTES		
No.	Revision/Issue	Date

G.Hills&Partners ARCHITECTS

PO Box 910, KINGSTON, TAS 7051
P 03 6229 1799 E graham.hills@bigpond.com
Building Designer Accreditation No. CC2367B

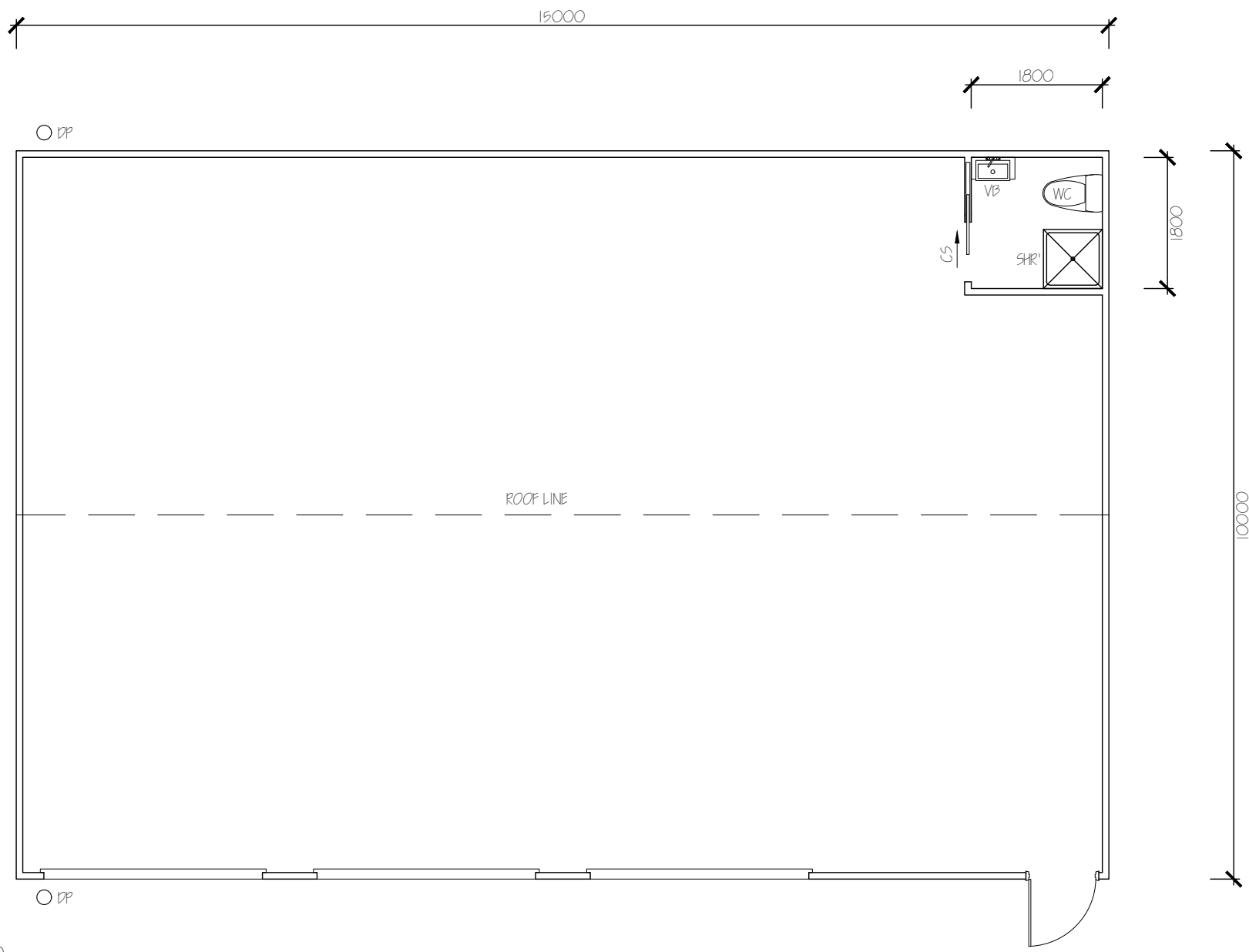
Project Name and Address
PROPOSED GARAGE

60 Logie Farm Road, ORIELTON

Drawing Title
Site Plan

Client
L. Riley & A. Kirkwood

DRAWING TYPE Design Dev. Drawings		PROJECT No. 22626	
Date June 2026	Scale 1:500	SHEET DD01	CHECKED G. HILLS
Size A3		DESIGN G. HILLS	DRAWN Z. Hills



PROPOSED FLOOR PLAN

0 0.5 1.0 1.5 2.0

1: 50

NOTES:

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PO Box 910, KINGSTON, TAS 7051
P 03 6229 1799 E graham.hills@bigpond.com
Building Designer Accreditation No. CC2367B

Project Name and Address

PROPOSED GARAGE

60 Logie Farm Road, ORIELTON

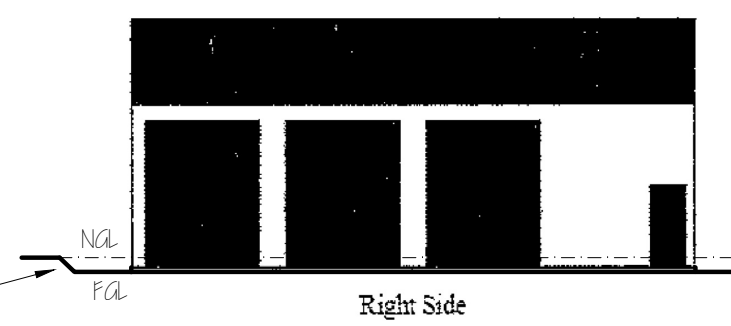
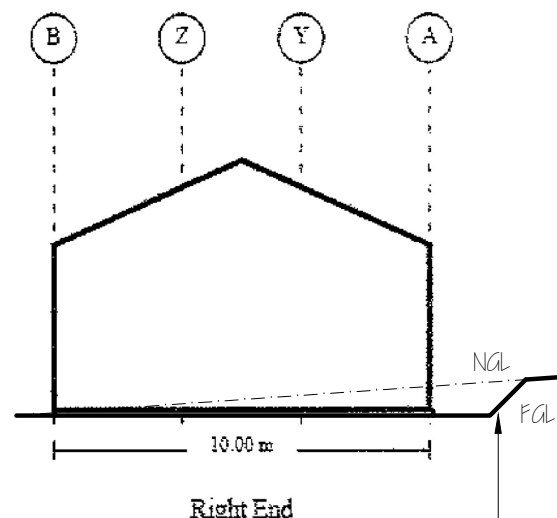
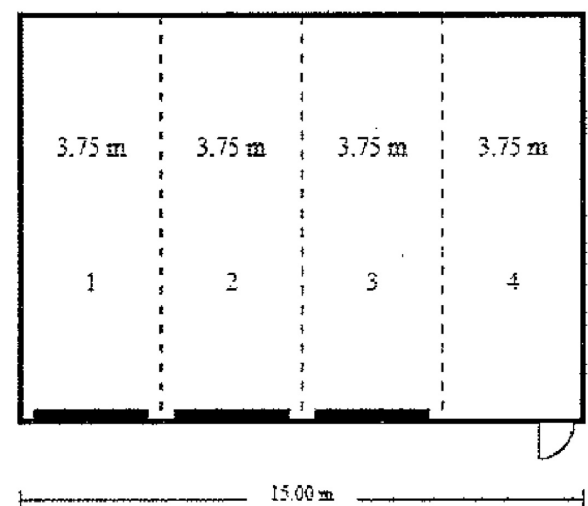
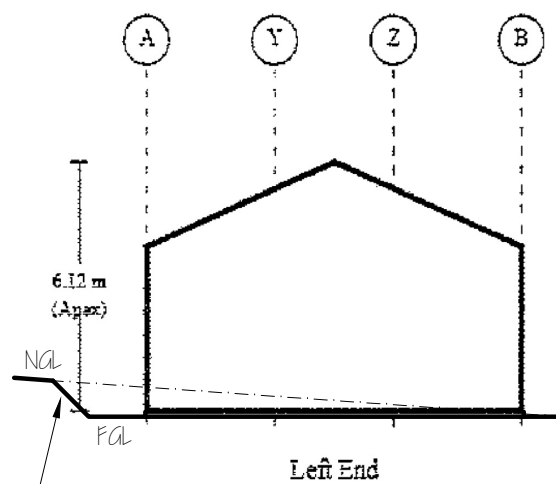
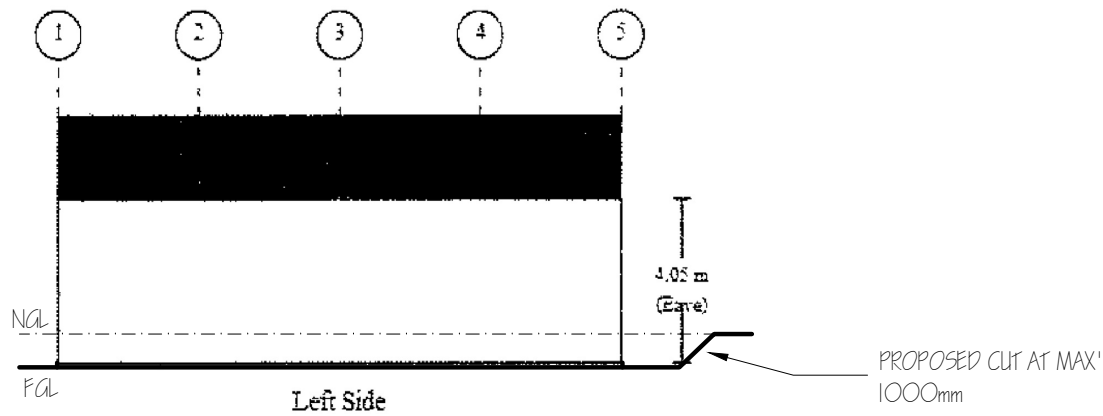
Drawing Title

Proposed Floor Plan

Client

L. Riley & A. Kirkwood

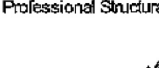
DRAWING TYPE		PROJECT No.	
Design Dev. Drawings		22626	
Date		SHEET	DD02
June 2026		CHECKED	G. HILLS
Scale	Size	DESIGN	G. HILLS
1:50	A3	DRAWN	Z.Hills



PROPOSED LAYOUT PLAN

0 2 4 6 8

1: 200

Purchaser Name: Riley Mechanical Contracting PTY LTD		Layout NOT FOR CONSTRUCTION Not to Scale © Copyright SteelxIP Pty Ltd	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 ME Aust (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  Date: John Ronaldson Date: 12/11/2025
Site Location: 60 Logie Farm Rd Orierton TAS 7172 Australia				
Drawing # WSS251589 - 3	Print Date: 12/11/2025			

NOTES: - Do not scale the drawings. - Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer. - Materials / workmanship to comply with AS codes, BCA & relevant regulations. Copyright © 2026 *This document is, and shall remain, the property of G HILLS & PARTNERS ARCHITECTS. the document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. unauthorised use of the document in any way is prohibited.*	REVISION NOTES			G.Hills&Partners ARCHITECTS PO Box 910, KINGSTON, TAS 7051 P 03 6229 1799 E graham.hills@bigpond.com Building Designer Accreditation No. CC2367B	Project Name and Address		Drawing Title		DRAWING TYPE		PROJECT No.	
	No. Revision/Issue Date				PROPOSED GARAGE		Layout - By Apex Engineering Group		Design Dev. Drawings		22626	
									Date		SHEET DD03	
									June 2026		CHECKED G. HILLS	
									Scale		DESIGN G. HILLS	
									Size		DRAWN Z.Hills	
					60 Logie Farm Road, ORIELTON		1:200 A3		L. Riley & A. Kirkwood			