



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062486

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 2 Bathurst Street, Richmond

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 23/09/2026 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 23/09/2026 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 23/09/2026 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.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

New Shed, Garden Wall, Glass House, and Bakers Oven

Location:

Address..... 2 Bathurst Street,

Richmond

Suburb/Town Postcode

Current
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for
application fees to
be in the name of
(if different from
applicant)

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 a Council Officer, please give their name

Sebastian

Current Use of Site:

residential

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. Where the application is submitted under Section 43A, the owner's 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.*

Applicant's
Signature:

Personal Information Removed

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ☐ 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 Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

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 plan 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.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 146534	FOLIO 1
EDITION 3	DATE OF ISSUE 03-Oct-2018

SEARCH DATE : 24-Oct-2022

SEARCH TIME : 11.15 AM

DESCRIPTION OF LAND

Town of RICHMOND

Lot 1 on Plan 146534

Being the land described in Conveyance No. 55/6173

Derivation : Part of 1A-0R-17P Gtd.to J.R.Booth

Derived from A21015

SCHEDULE 1

C919291 TRANSFER to EDWARD JAMES WURF and SUSAN JANE WURF
Registered 04-Aug-2009 at noon

SCHEDULE 2

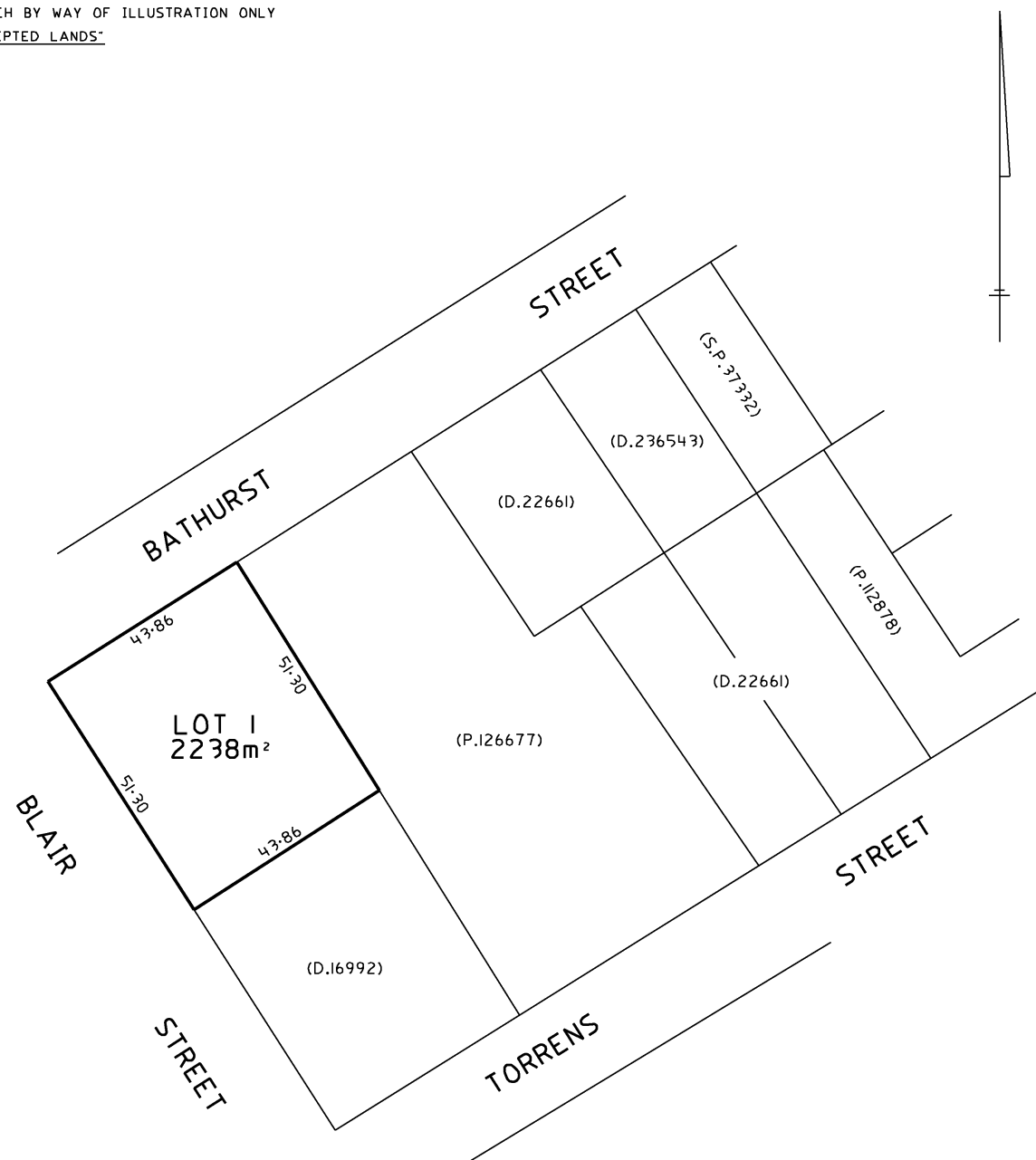
Reservations and conditions in the Crown Grant if any

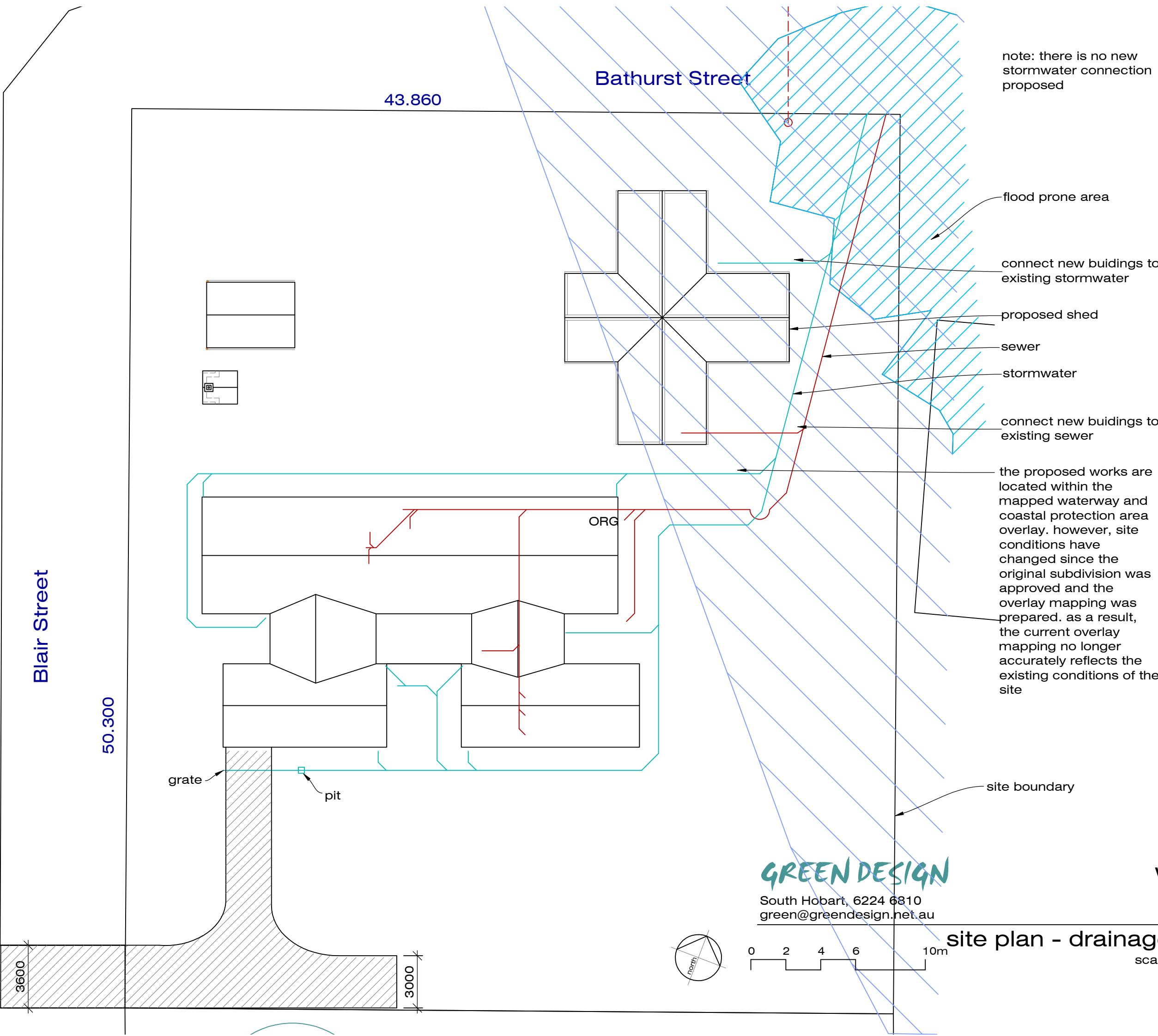
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER A.21015 GRANTEE PART OF 1A-0R-17P GTD. TO J.R. BOOTH GRANTEE		CONVERSION PLAN LOCATION TOWN OF RICHMOND CONVERTED FROM 55/6173 NOT TO SCALE LENGTHS IN METRES		Registered Number P.146534 APPROVED <u>28 MAR 2006</u> <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 107(522624)	LAST UPI No. 2801377	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN L.H.	

SKETCH BY WAY OF ILLUSTRATION ONLY
"EXCEPTED LANDS"





Proposed House
Address: 2 Bathurst Street,
Richmond

Owners: Susan & James Wurf

Land Title: 146534/1

Architect: Green Design
CC5431 B

AREAS:
Land: 2238m²
Shed: 88m²
Glass House: 16m²
Bakers Oven Shelter: 2m²
Garden Wall: 16m²
Existing Dwelling: 178m²

Total Site Coverage: 300m²
Site Coverage Percentage:
13.4%

DRAWING INDEX :

- A01 Cover Page
- A02 Site Plan 200
- A03 Site Elevations 200
- A04 Plans
- A05 Elevations
- A06 Shadow Diagrams

SITE INFORMATION
Climate Zone - 7
Region - A
Soil Classification - P
Shielding Classification of PS -
partial shielding.
Topographic Classification - T1
Wind Load Classification - N2
Design Wind Gust Speed - 40 m/s

Wurf Shed 2605

2 Bathurst St, Richmond
for James Wurf

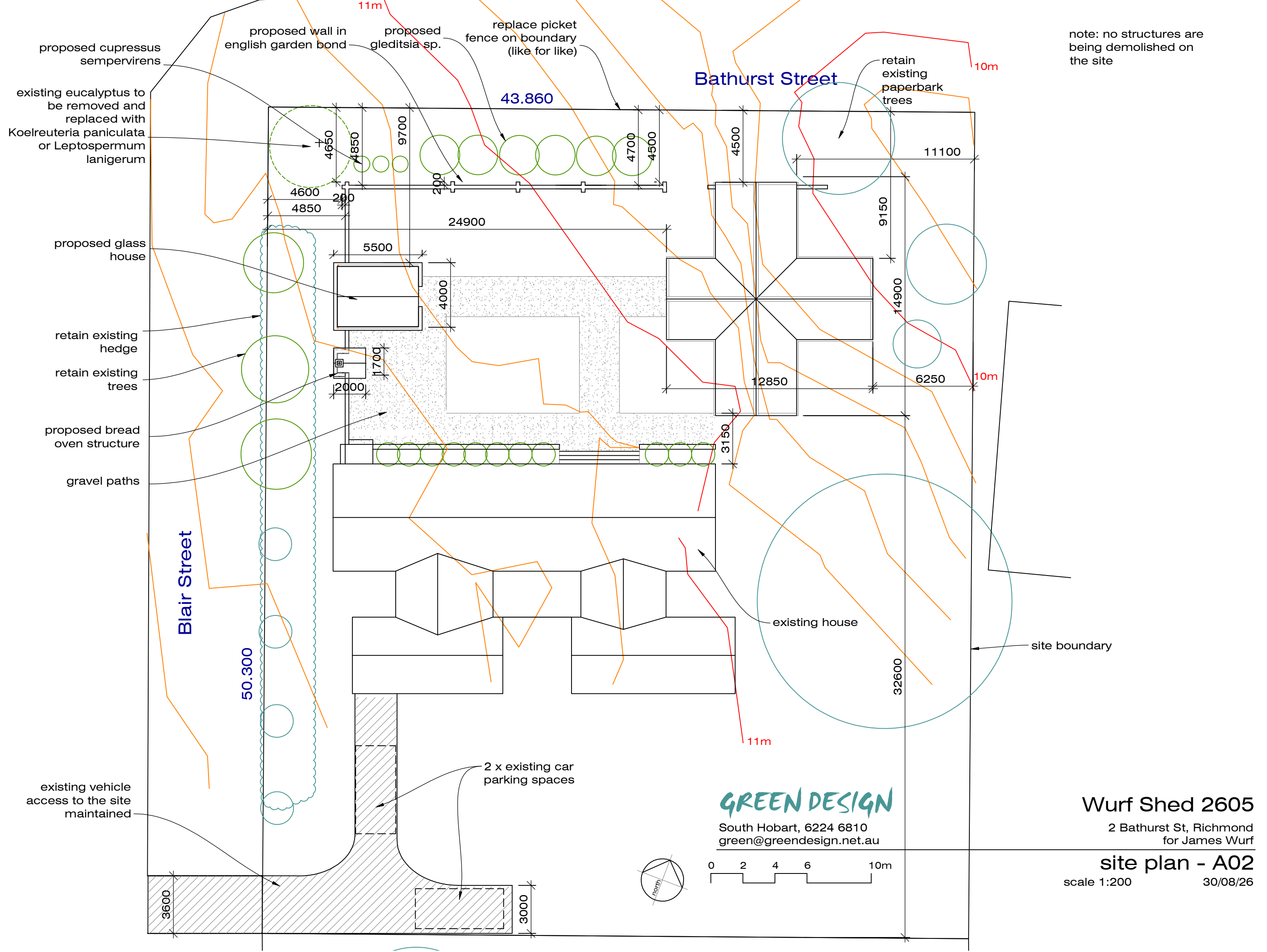
GREEN DESIGN

South Hobart, 6224 6810
green@greendesign.net.au

site plan - drainage & zones - A01

scale 1:200

30/08/26



GREEN DESIGN

South Hobart, 6224 6810
green@greendesign.net.au

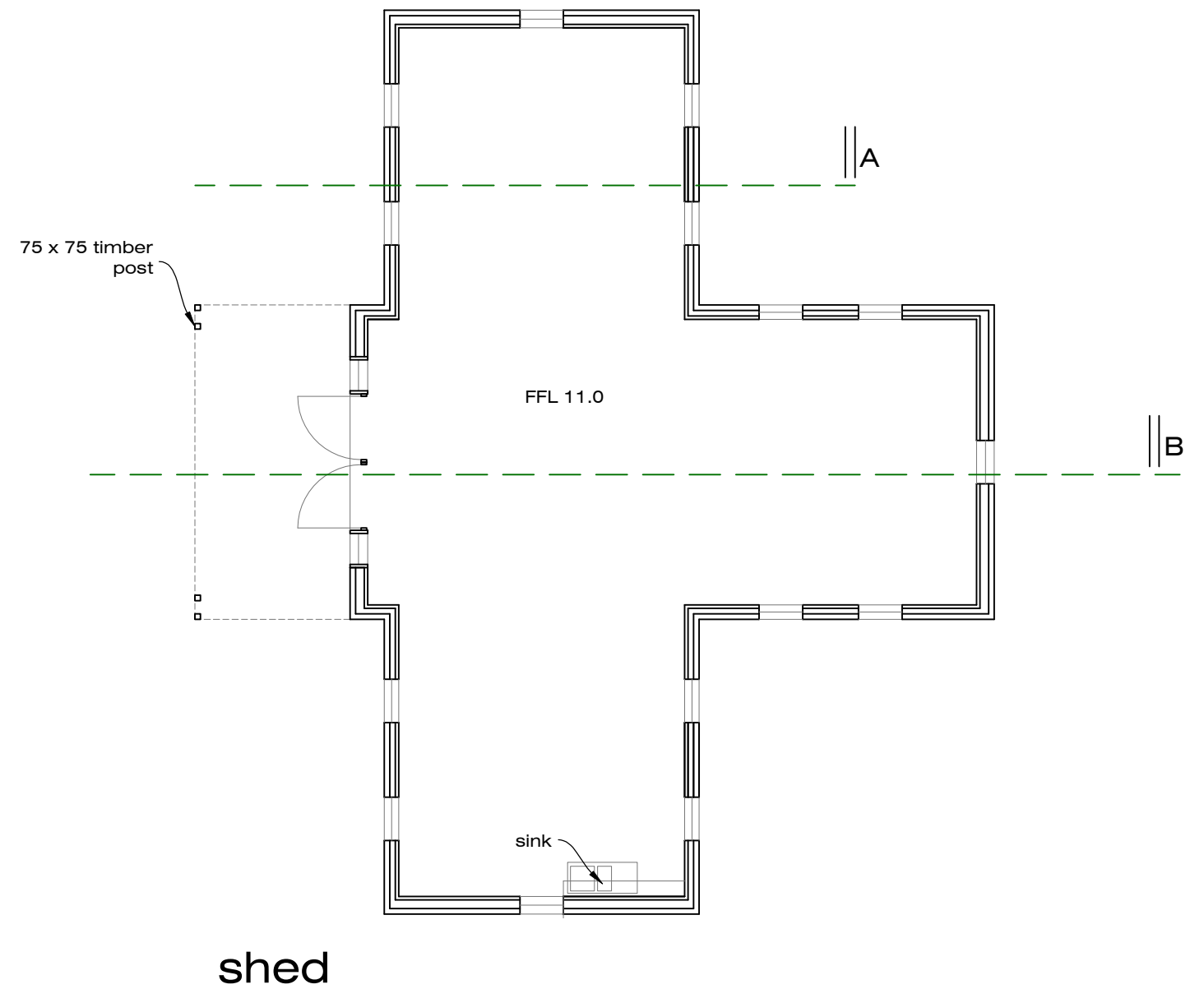
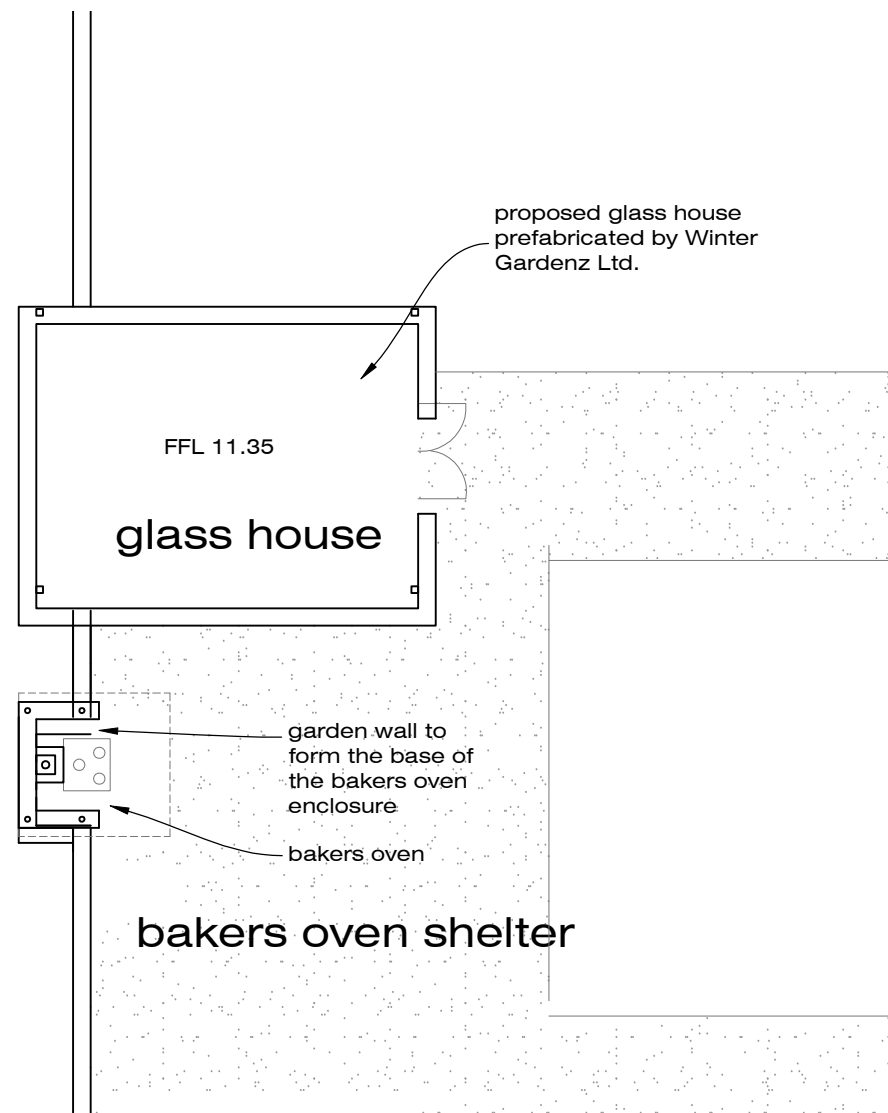
Wurf Shed 2605

2 Bathurst St, Richmond
for James Wurf

site plan - A02

scale 1:200

30/08/26



GREEN DESIGN

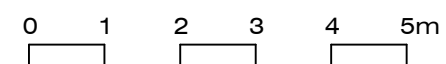
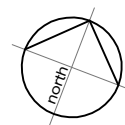
South Hobart, 6224 6810
green@greendesign.net.au

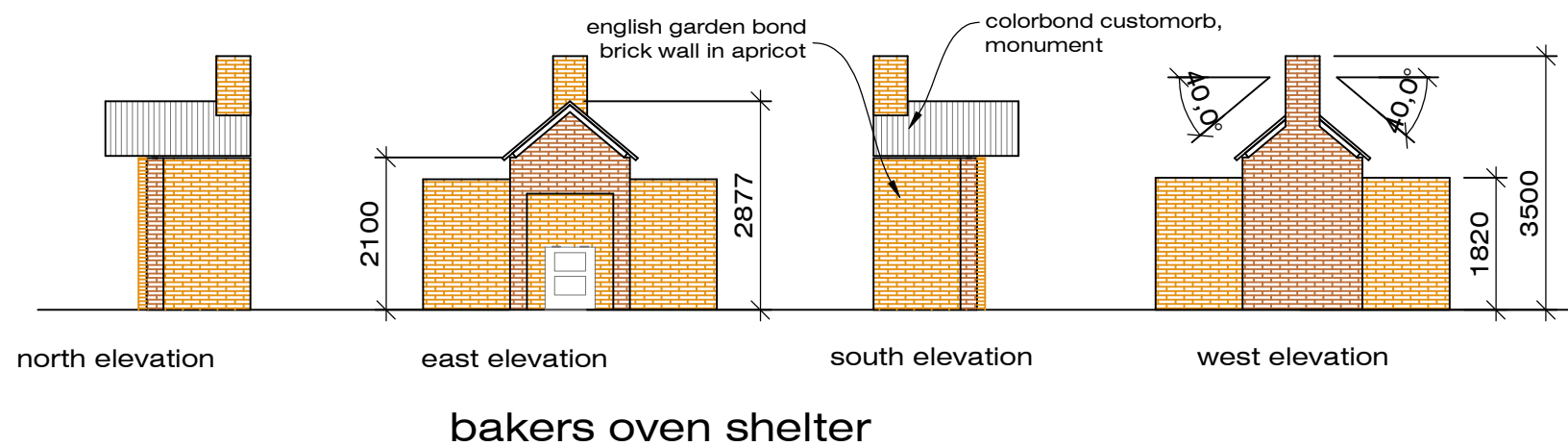
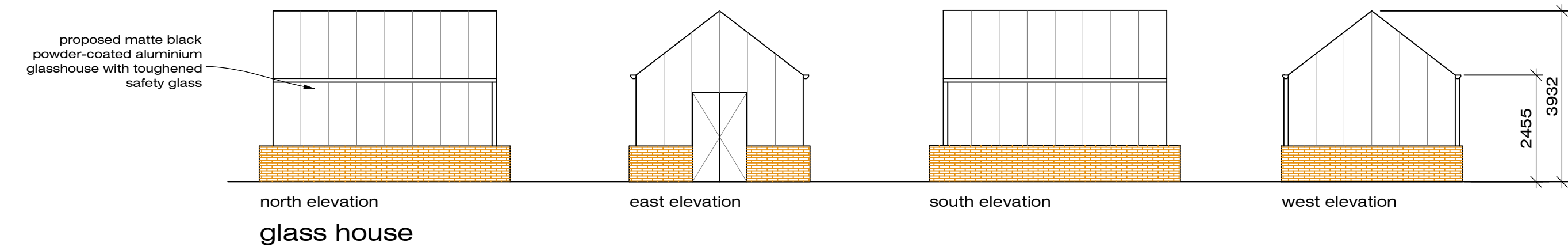
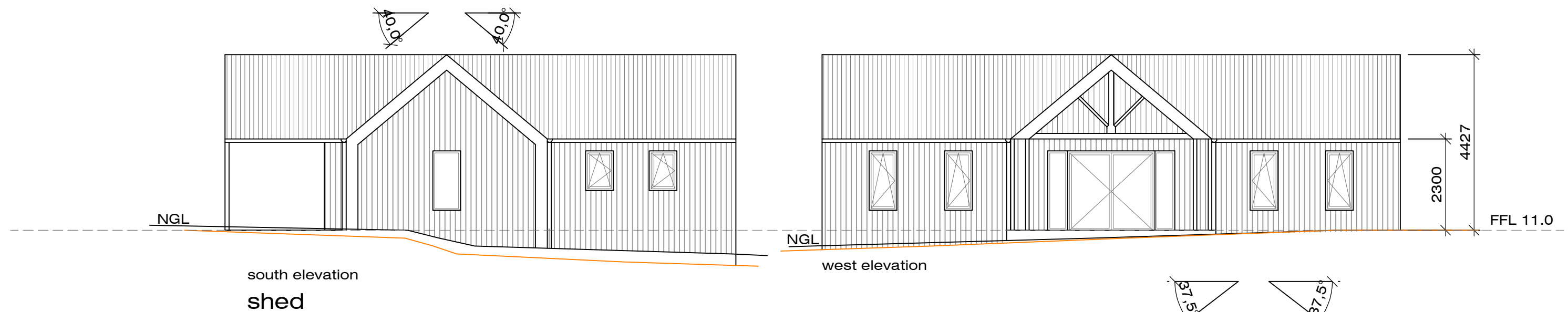
Wurf Shed 2605

2 Bathurst St, Richmond
for James Wurff

floor plan - A04

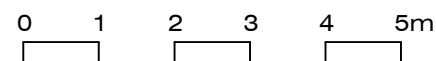
scale 1:100 30/08/26





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South Hobart, 6224 6810
green@greendesign.net.au



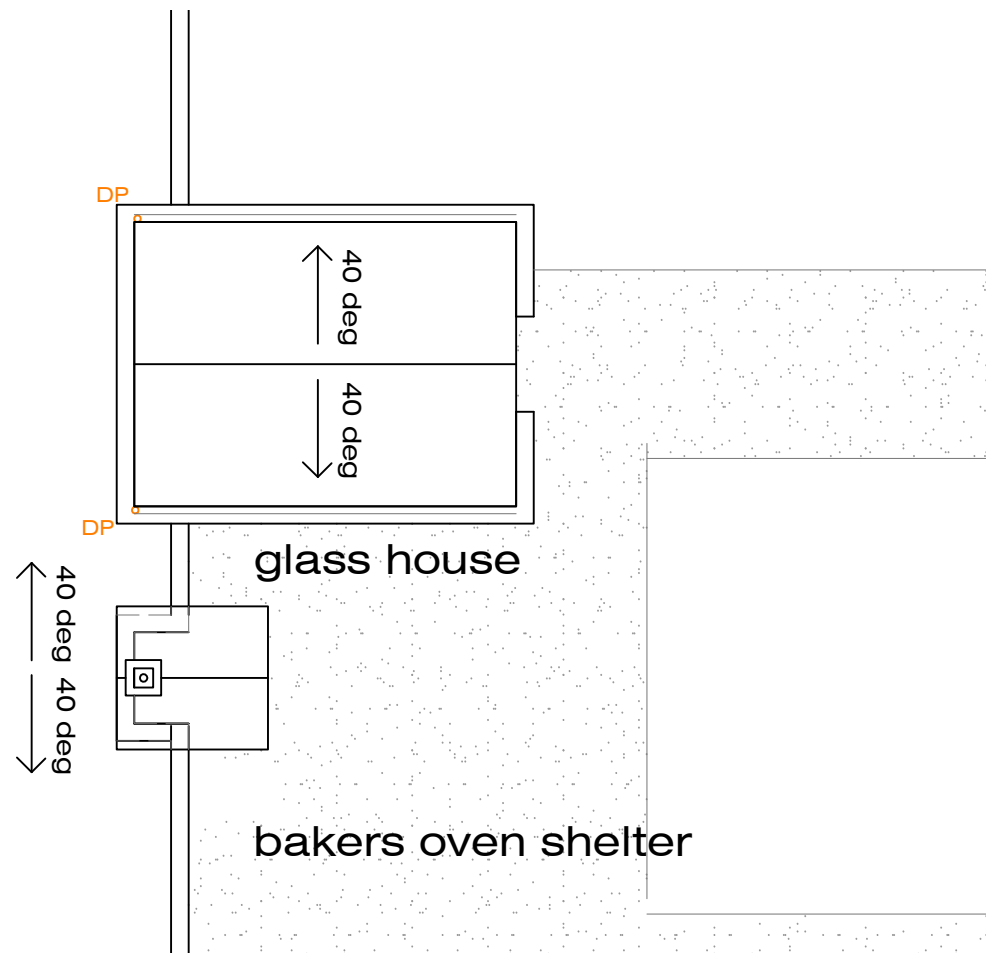
Wurf Shed 2605

2 Bathurst St, Richmond
for James Wurff

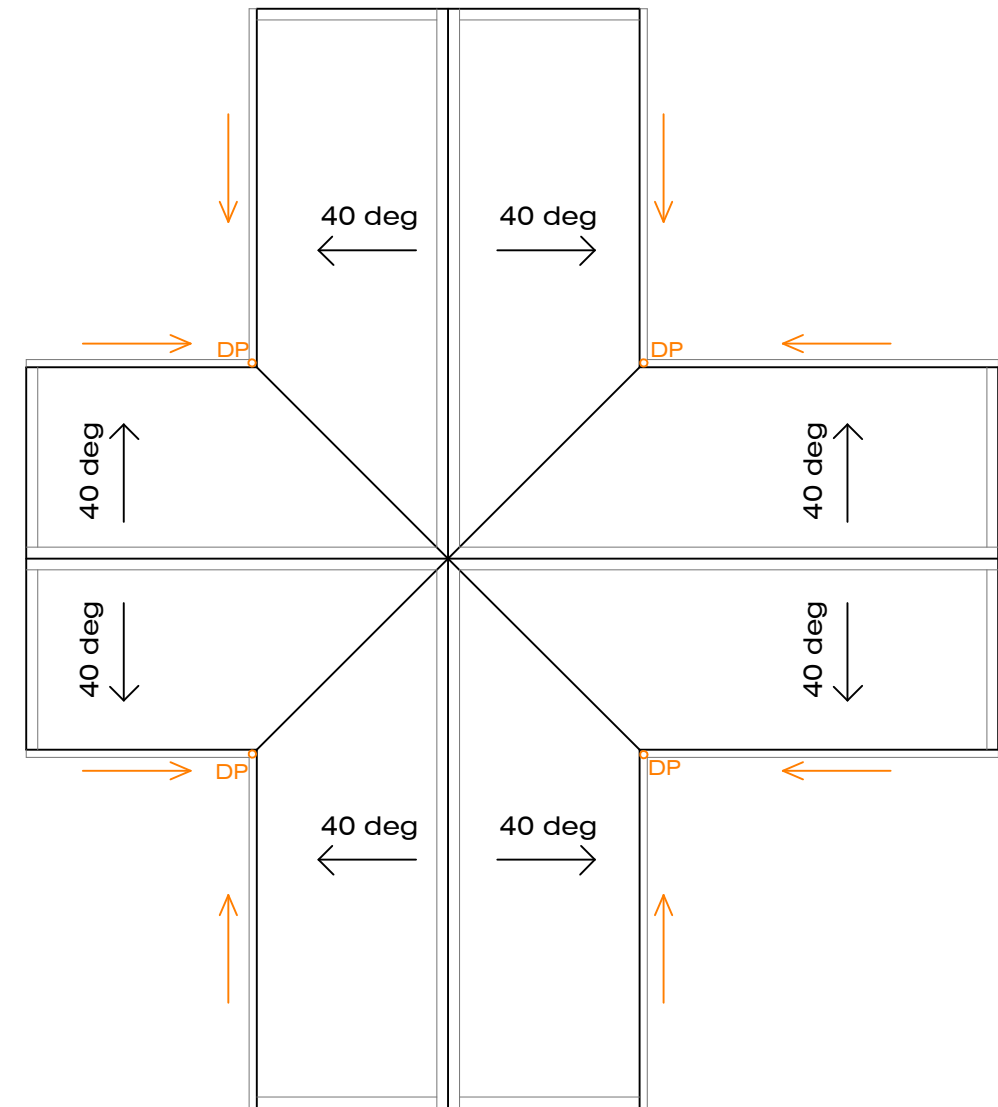
elevations - A05

scale 1:100

30/08/26



shed



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South Hobart, 6224 6810
green@greendesign.net.au

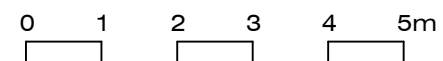
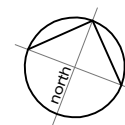
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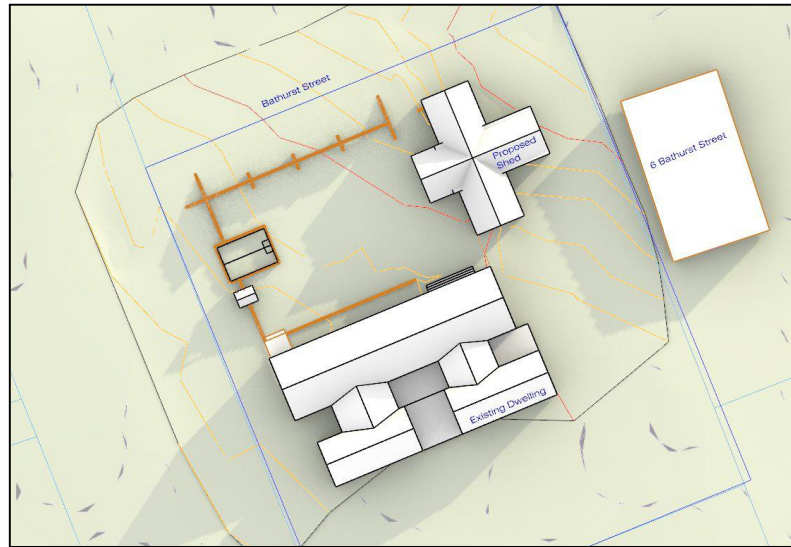
2 Bathurst St, Richmond
for James Wurff

roof plan - A06

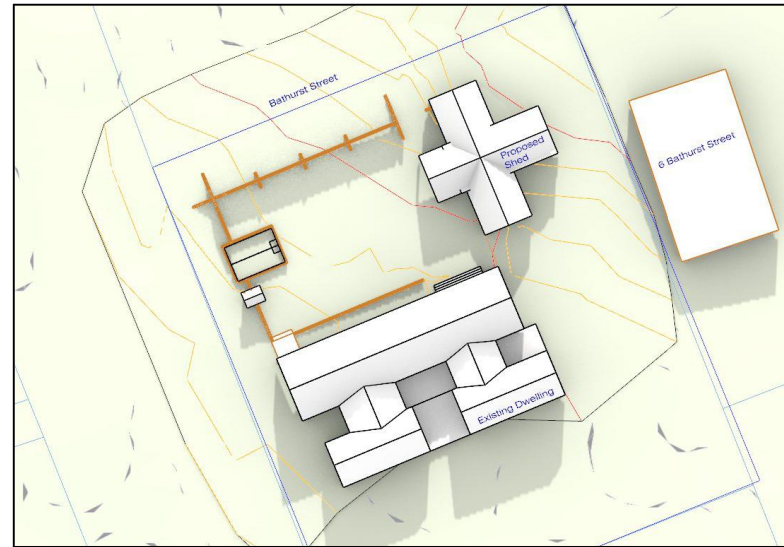
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30/08/26

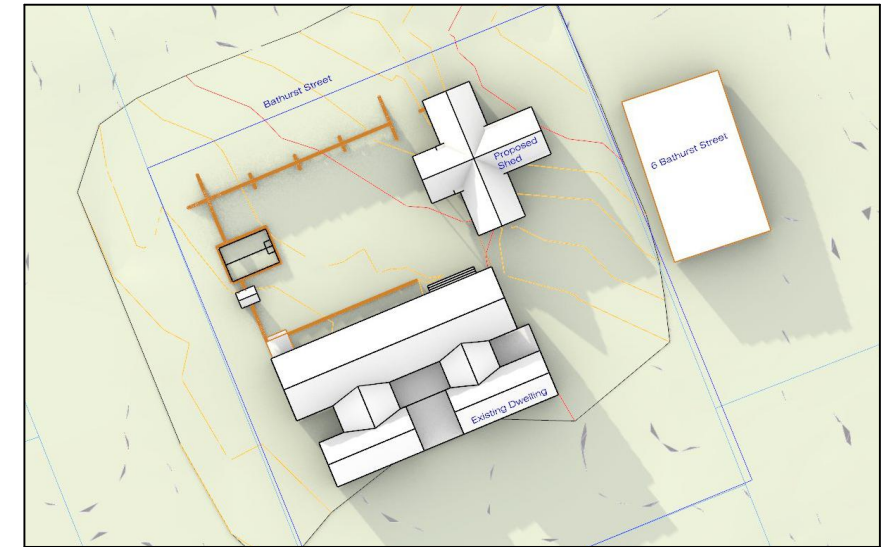




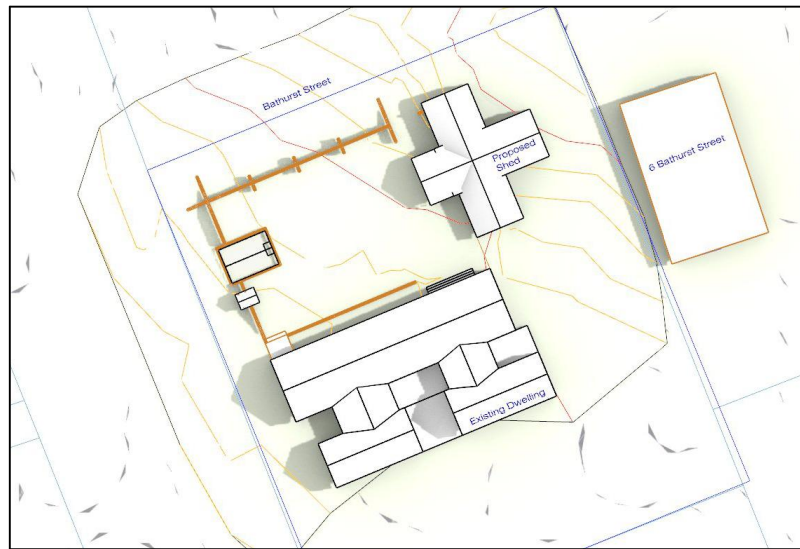
21st JUNE - 9am



21st JUNE - 12pm



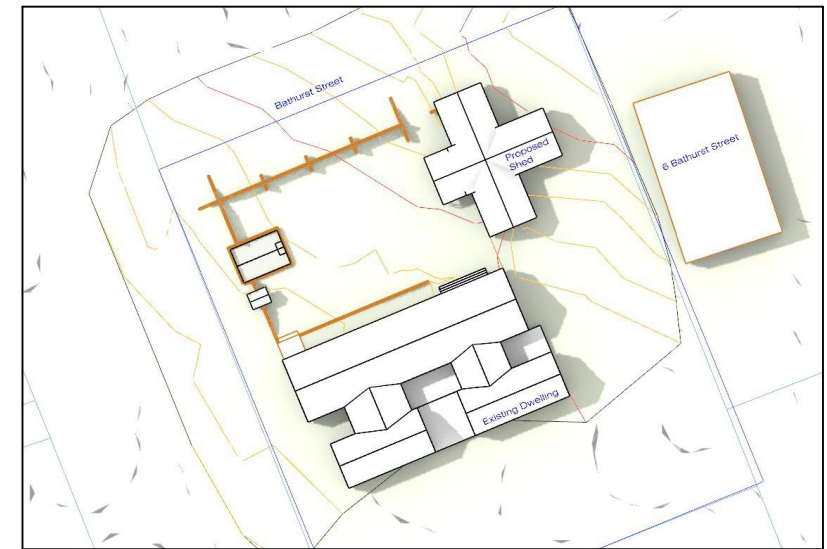
21st JUNE - 3pm



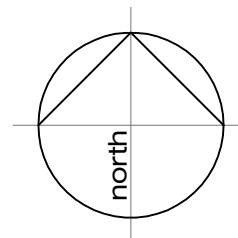
21st DECEMBER - 9am



21st DECEMBER - 12pm



21st DECEMBER - 3pm



GREEN DESIGN

South Hobart, 6224 6810
green@greendesign.net.au

Wurf Shed 2605

2 Bathurst St, Richmond
for James Wurf

RFI - sun shadow diagrams

not to scale

30/08/26