



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062634

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 40 Kenton Road, Geilston Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 21/09/2026 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 21/09/2026 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 21/09/2026 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: **Addition / Alteration**

Location: **40 Kenton Road Geilston Bay 7015**

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:

Current use of site: **Residence**

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 60846	FOLIO 2
EDITION 9	DATE OF ISSUE 06-June-2024

SEARCH DATE : 03-Dec-2025

SEARCH TIME : 07.45 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Diagram 60846 (formerly being 497-10D)

Derivation : Part of Lot 30853 Gtd. to M. Parsons.

Prior CT 2051/96

SCHEDULE 1

M538574 TRANSFER to ROSIE MAUNDER Registered 12-Oct-2015 at
12.01 pm

SCHEDULE 2

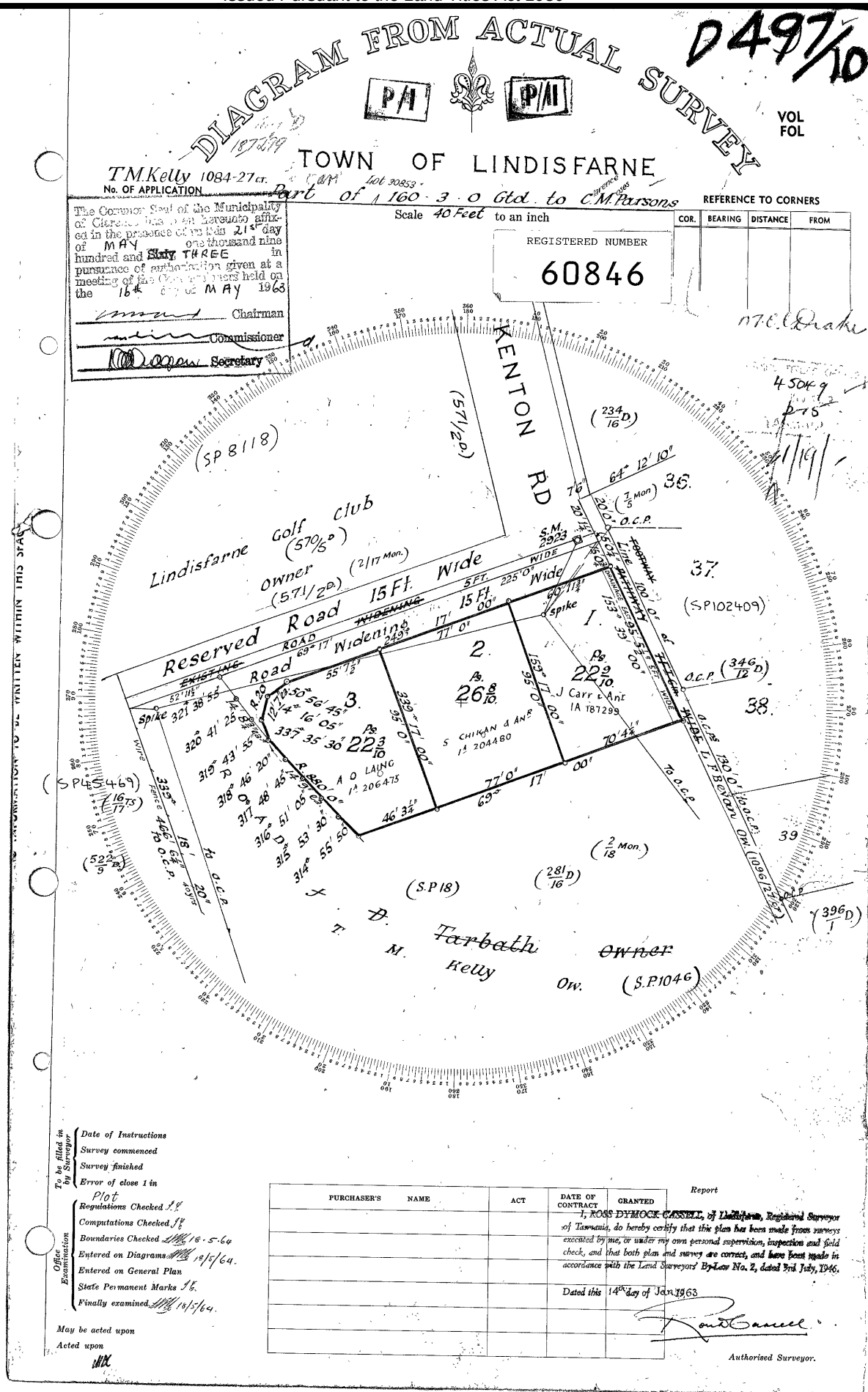
Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT a right of carriage way over the road 5
feet wide on Diagram No. 60846

A14293 FENCING CONDITION in Transfer

E377780 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 06-June-2024 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



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- VEHICLE MANEUVERING PLAN
- 08 - DRIVEWAY LONG SECTION
- DRIVEWAY PROFILE

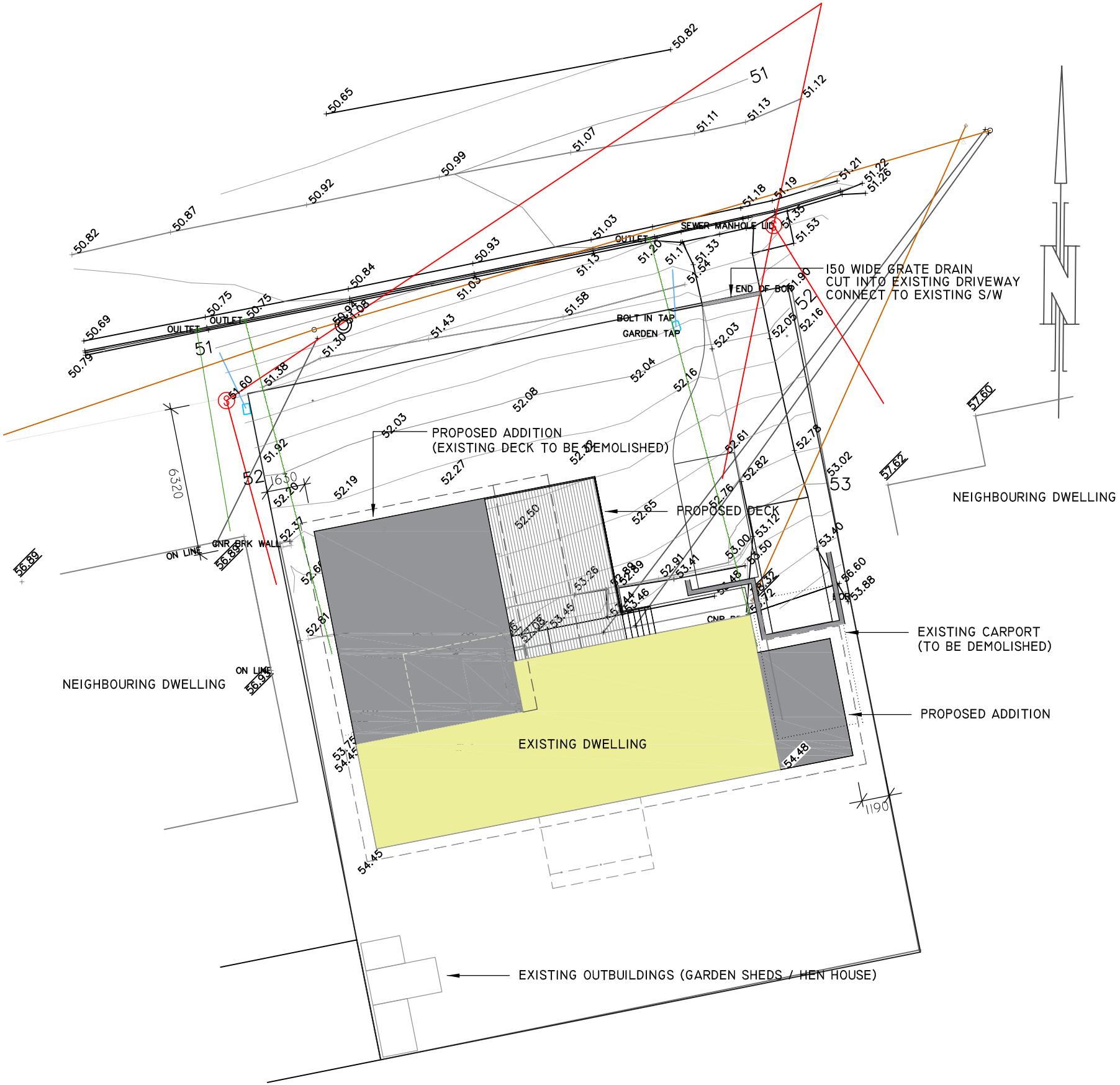
SITE INFORMATION

CERTIFICATE OF TITLE: VOLUME - 60846 FOLIO - 2
PID: 5130824
LAND AREA: 678M2

FLOOR AREA - EXISTING DWELLING	- 105M2
EXISTING AWNING	- 13.6M2
EXISTING OUTBUILDINGS	- 10M2
EXISTING DECK	- (30M2) (DEMOLISHED)
EXISTING CARPORT	- (22M2) (DEMOLISHED)
PROPOSED ADDITION	- 83.6M2
PROPOSED DECK	- 34M2

TASMANIAN PLANNING SCHEME - CLARENCE
ZONE: GENERAL RESIDENTIAL
OVERLAY - AIRPORT OBSTACLE LIMITATIONS AREA, FLOOD-PRONE AREA

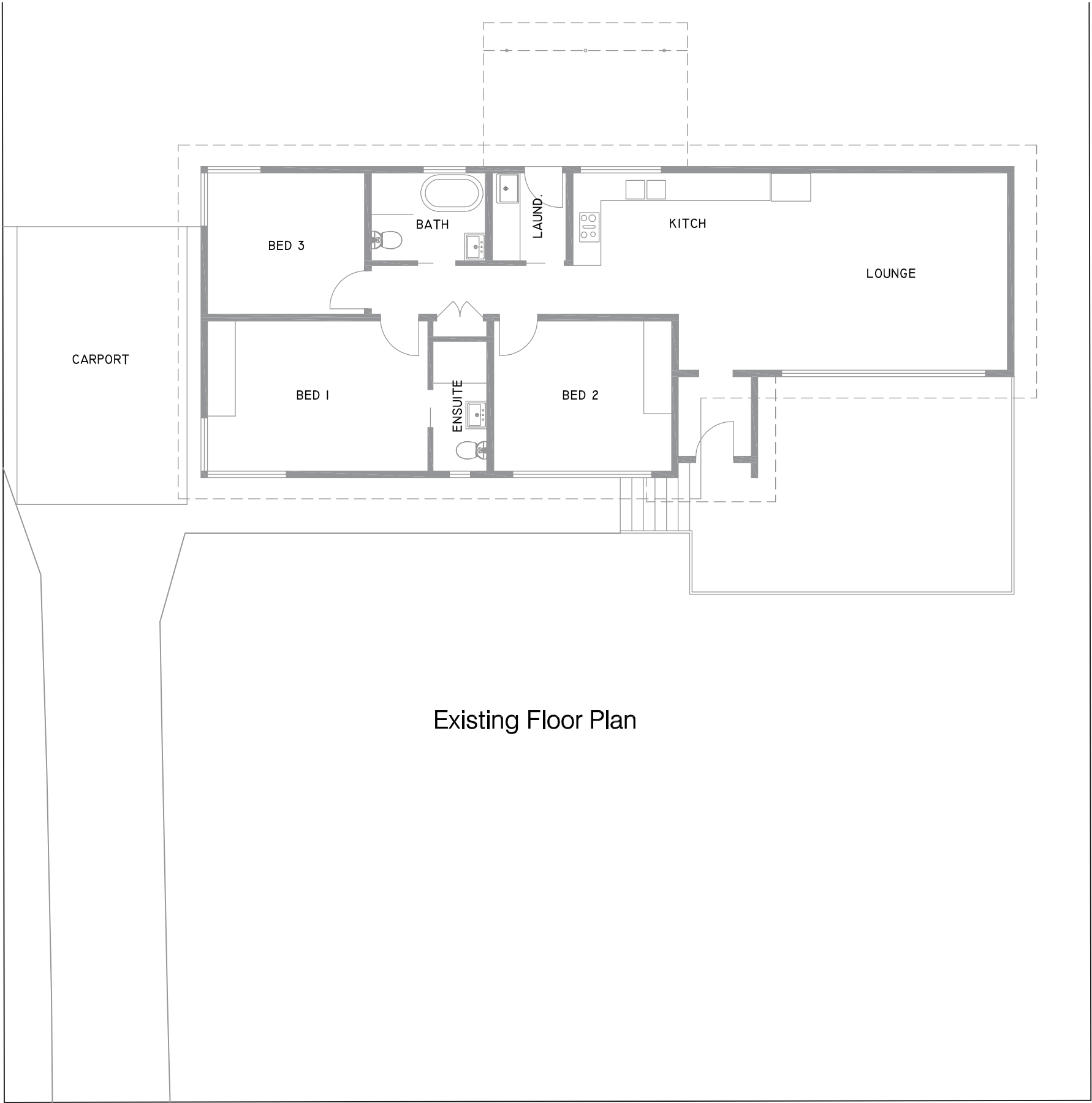
BUSHFIRE ATTACK LEVEL - N/A
SOIL CLASSIFICATION - TBC
DESIGN WIND SPEED - TBC



Site Plan 1:200

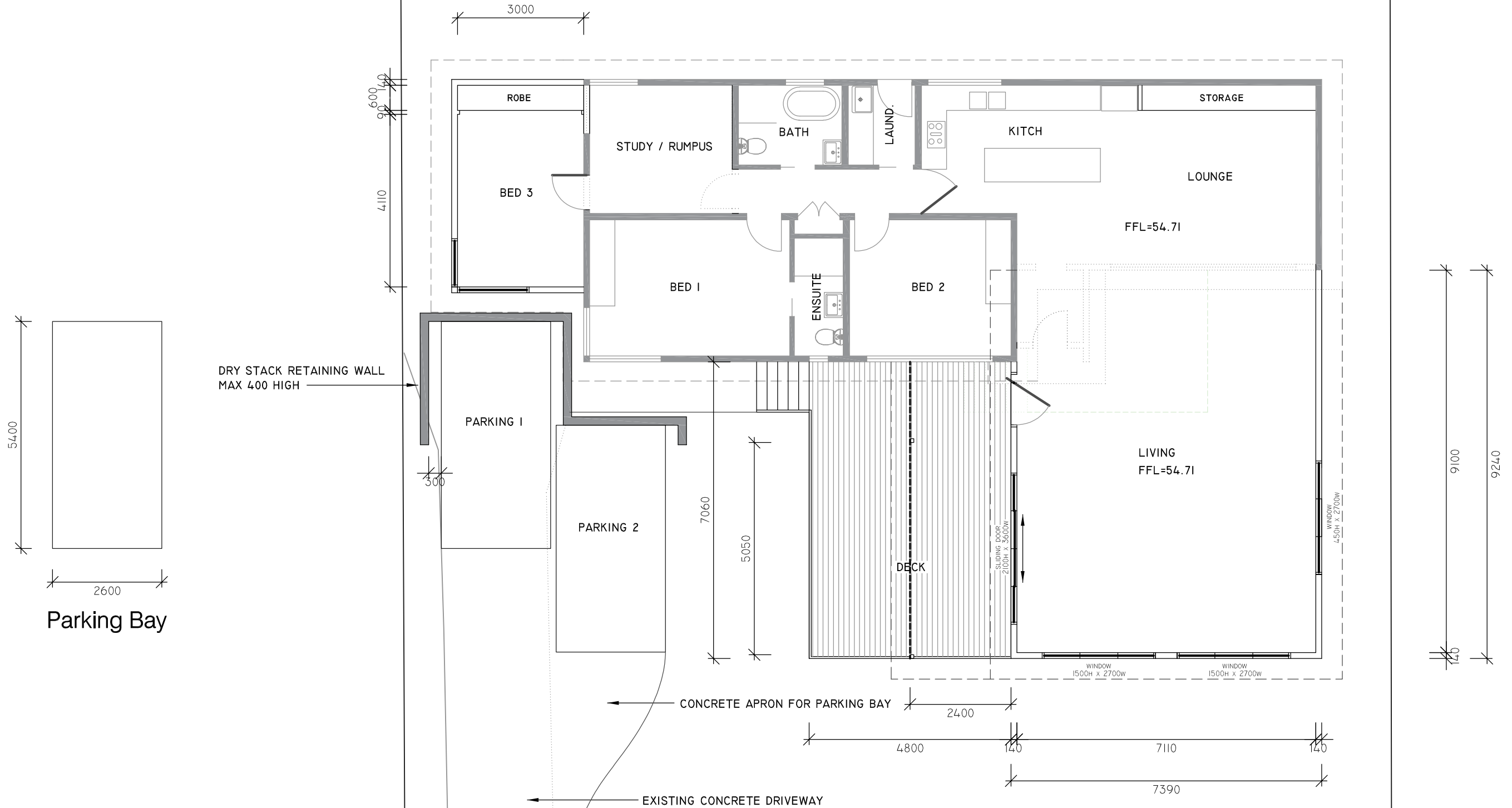
Date 13th August 2026	Page size A3	Client R Maunder	Proposal Addition / Alteration	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 63 100 516 523 LICENCE NO: CC1623W	MASTER BUILDERS TASMANIA MEMBER	© 2026	Page No 01 / 08
Scale 1:200		Address 40 Kenton Road Geilston Bay 7015		This drawing is the property of Darryn White. Reproduction in whole or part is strictly forbidden without the written consent of Darryn White. Failure in doing will result in legal action being taken.			

2606



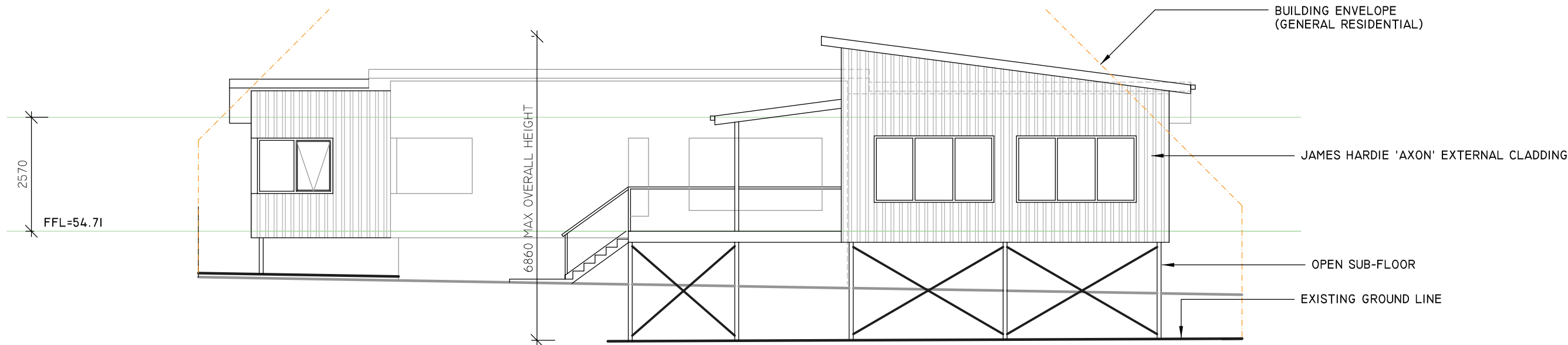
Existing Floor Plan

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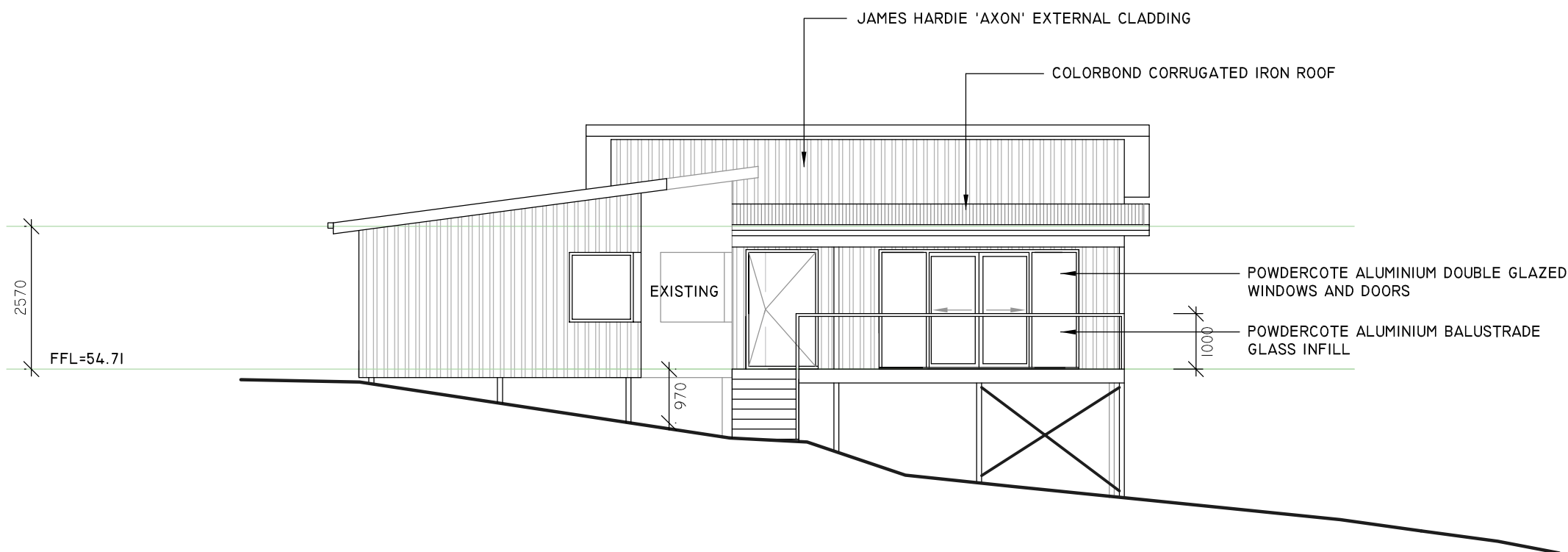


Proposed Floor Plan 1:100

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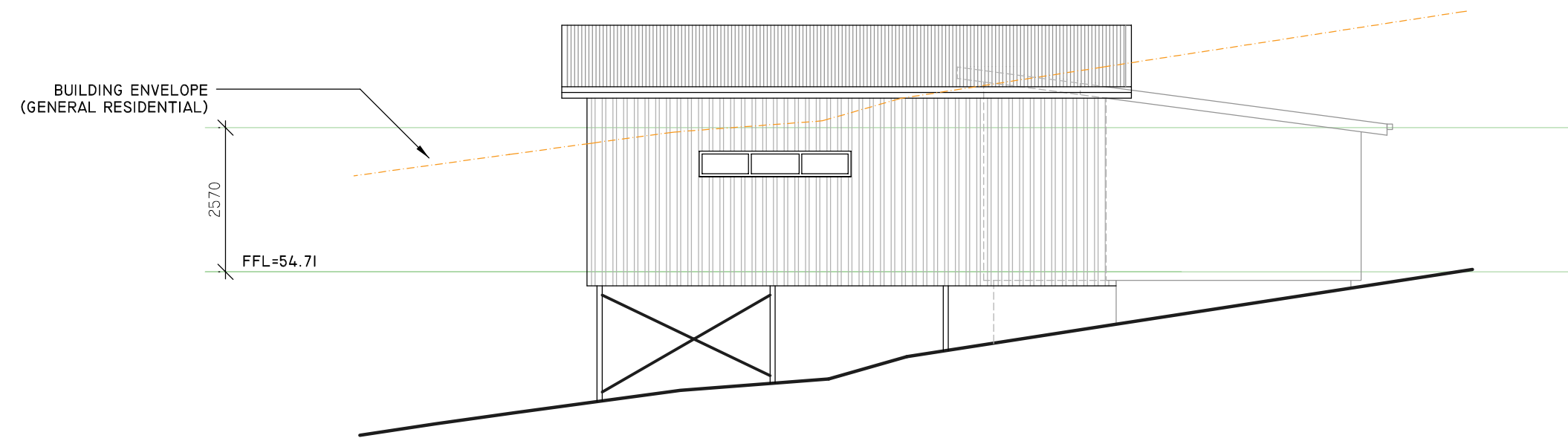
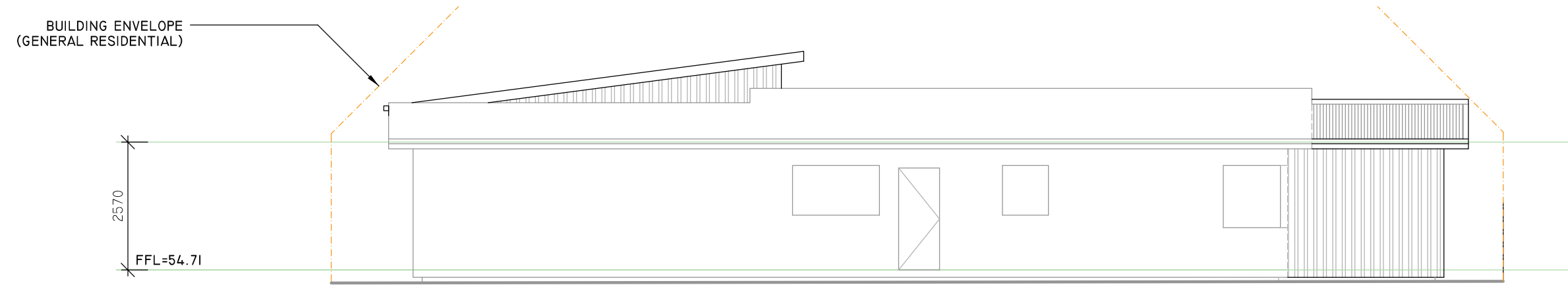


North West Elevation



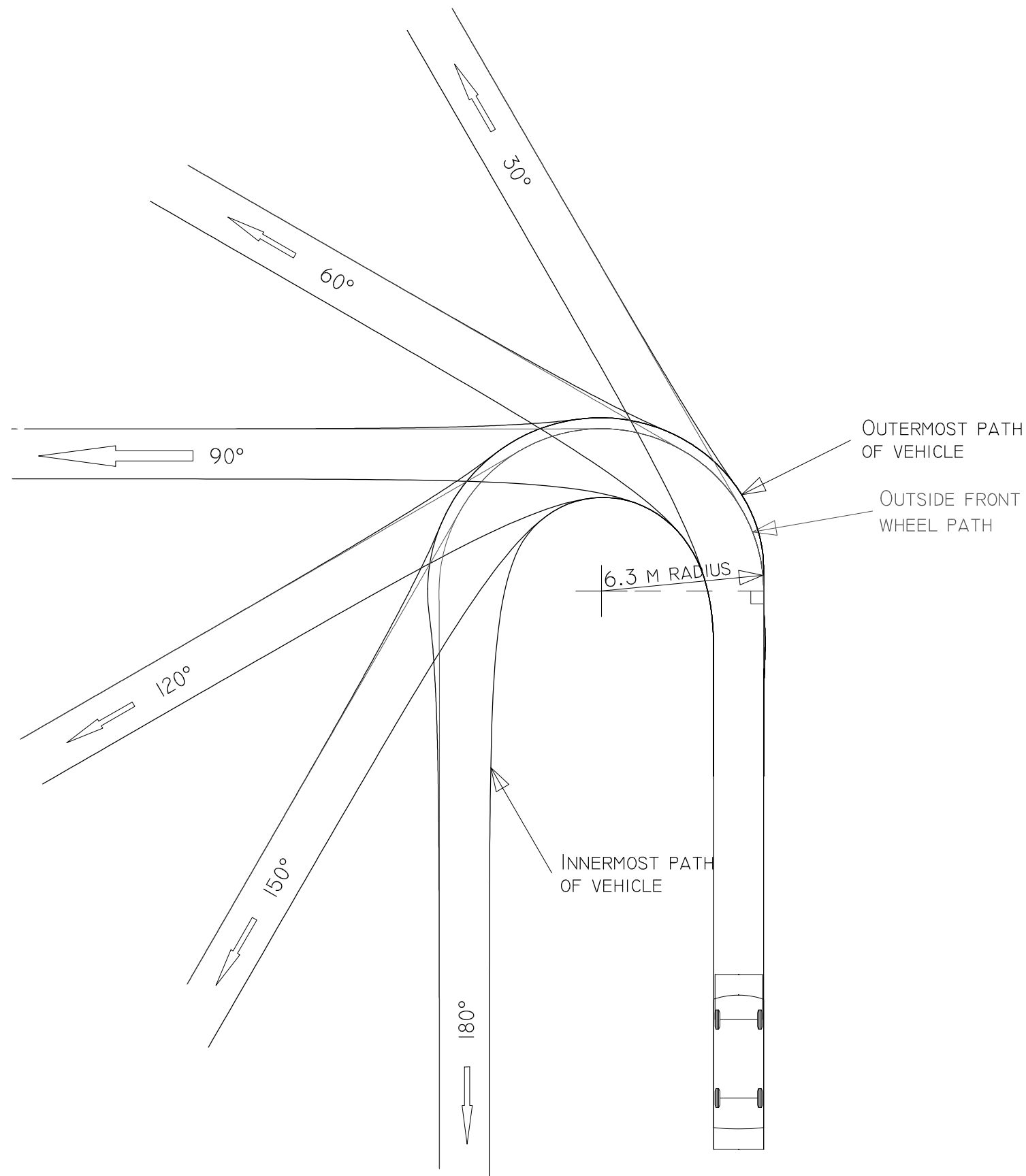
South West Elevation

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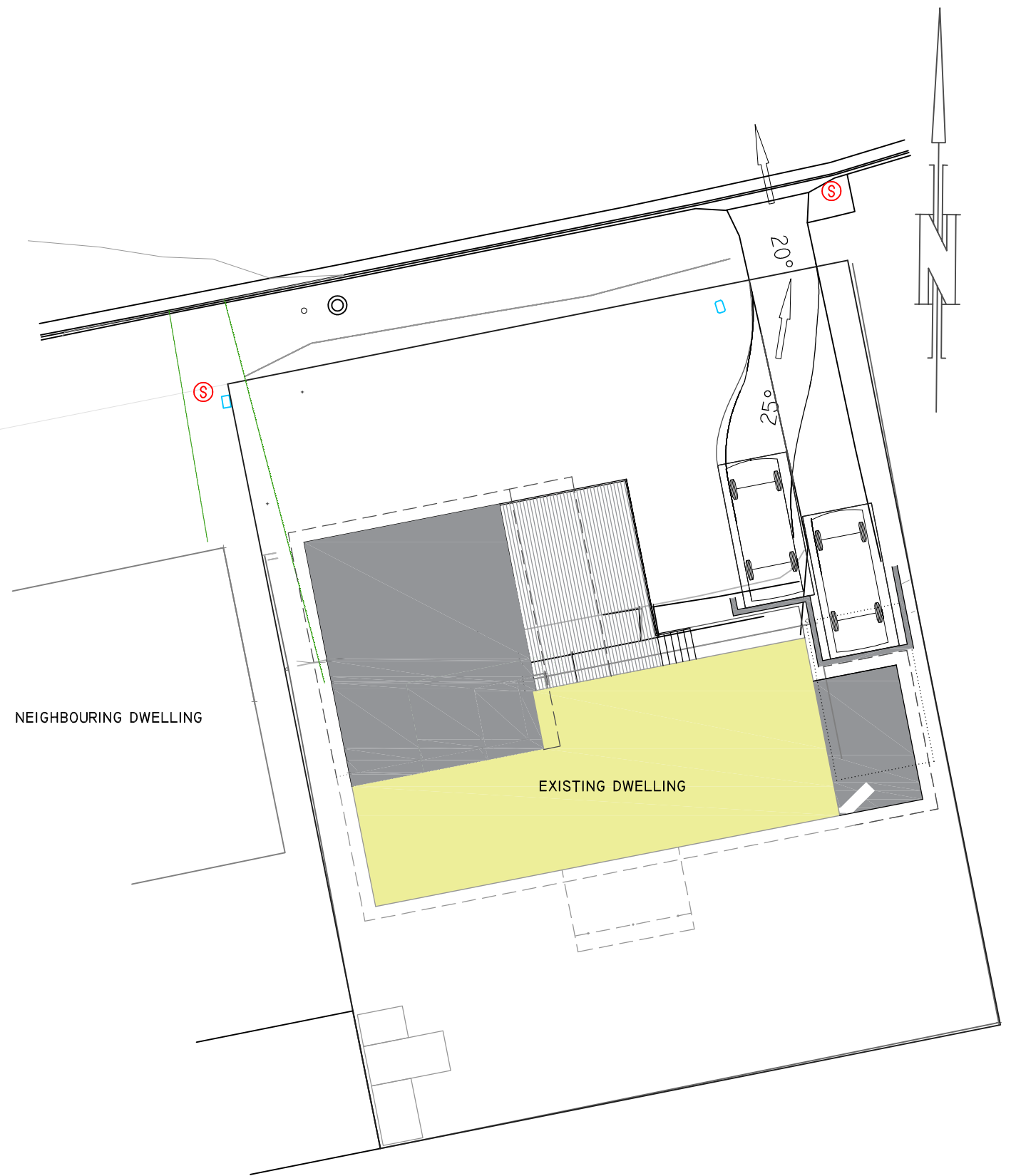


North East Elevation

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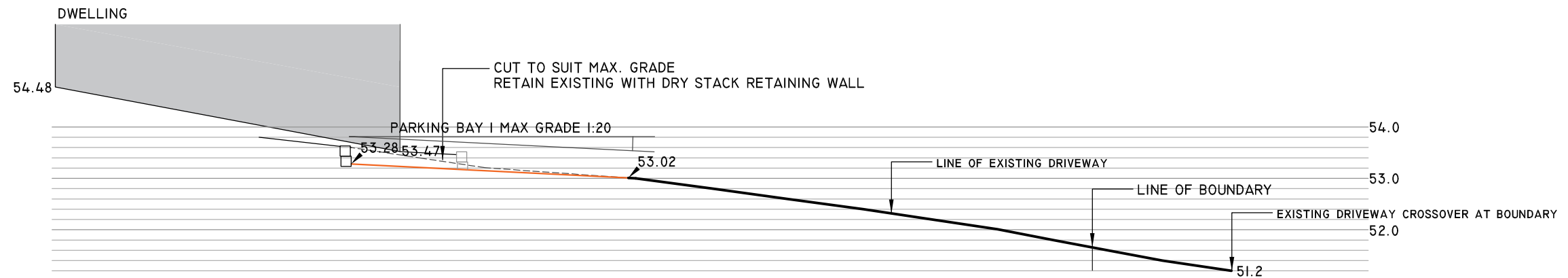
Turning Path Template Passanger Vehicle (5.2m) 1:200



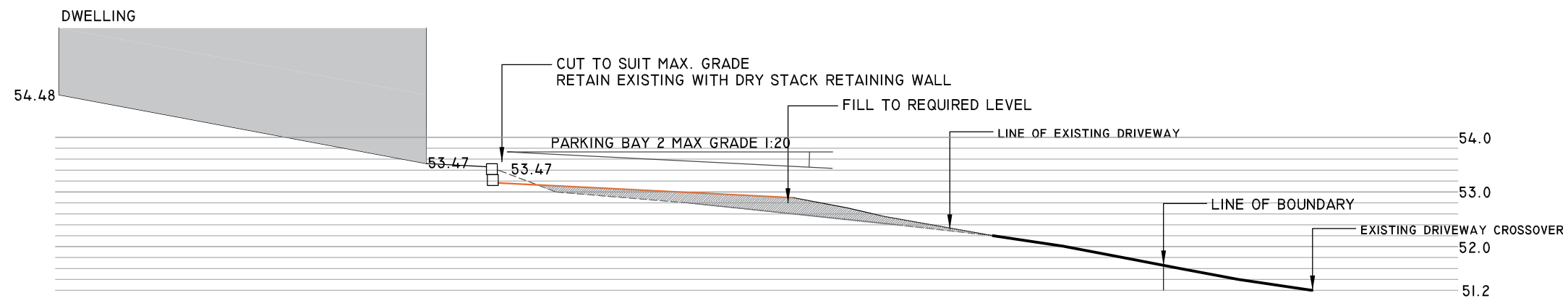
Vehicle Maneuvering Plan 1:200

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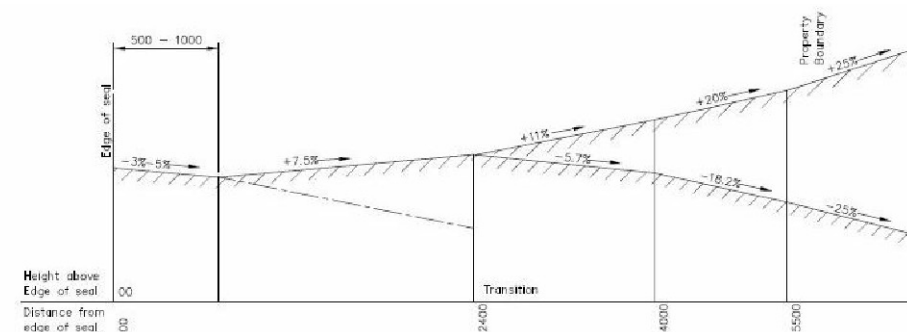
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Driveway Long Section Parking Bay 1 1:100

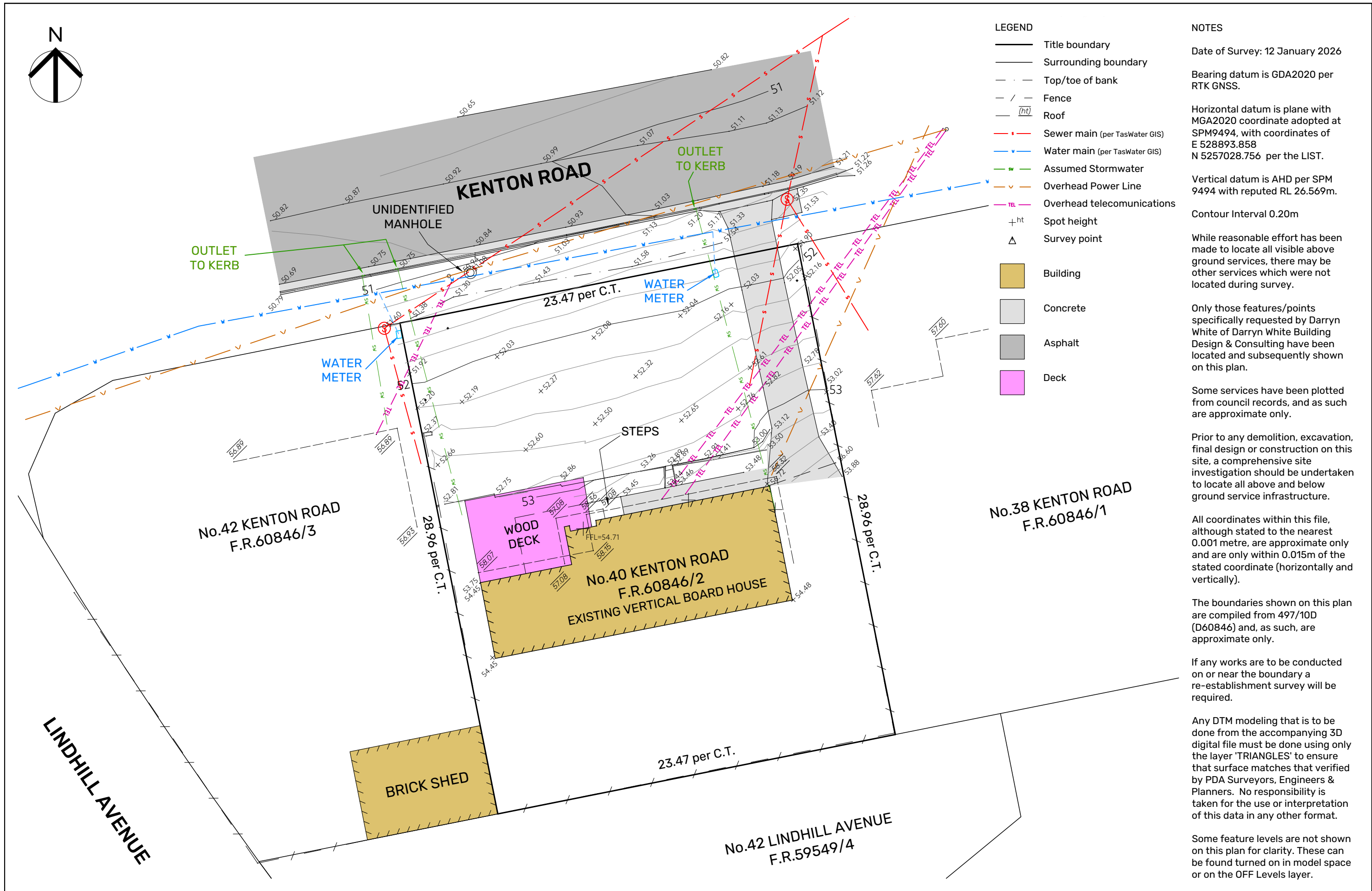


Driveway Long Section Parking Bay 2 1:100



DRIVEWAY PROFILE

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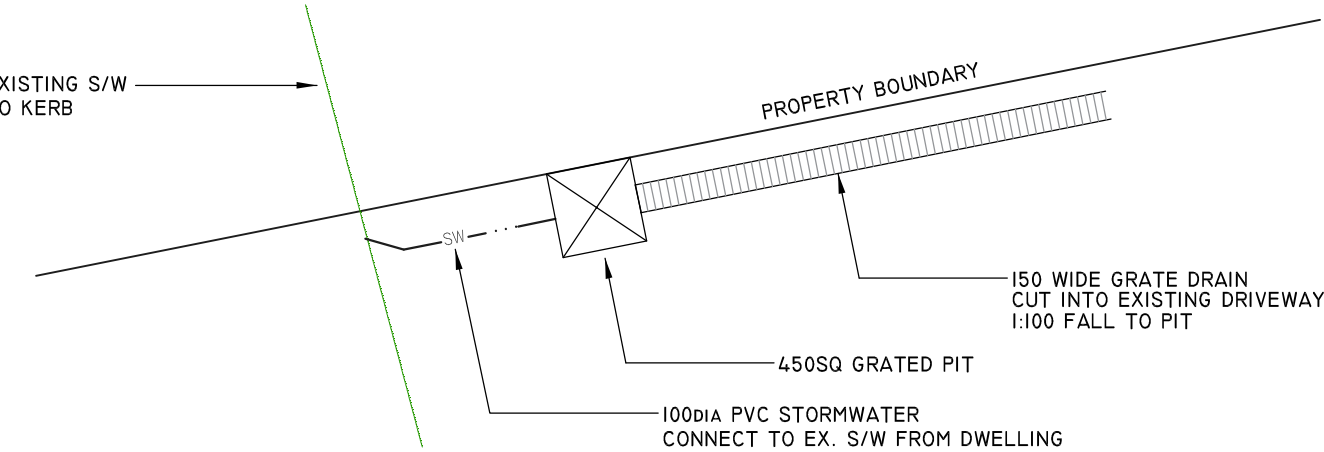
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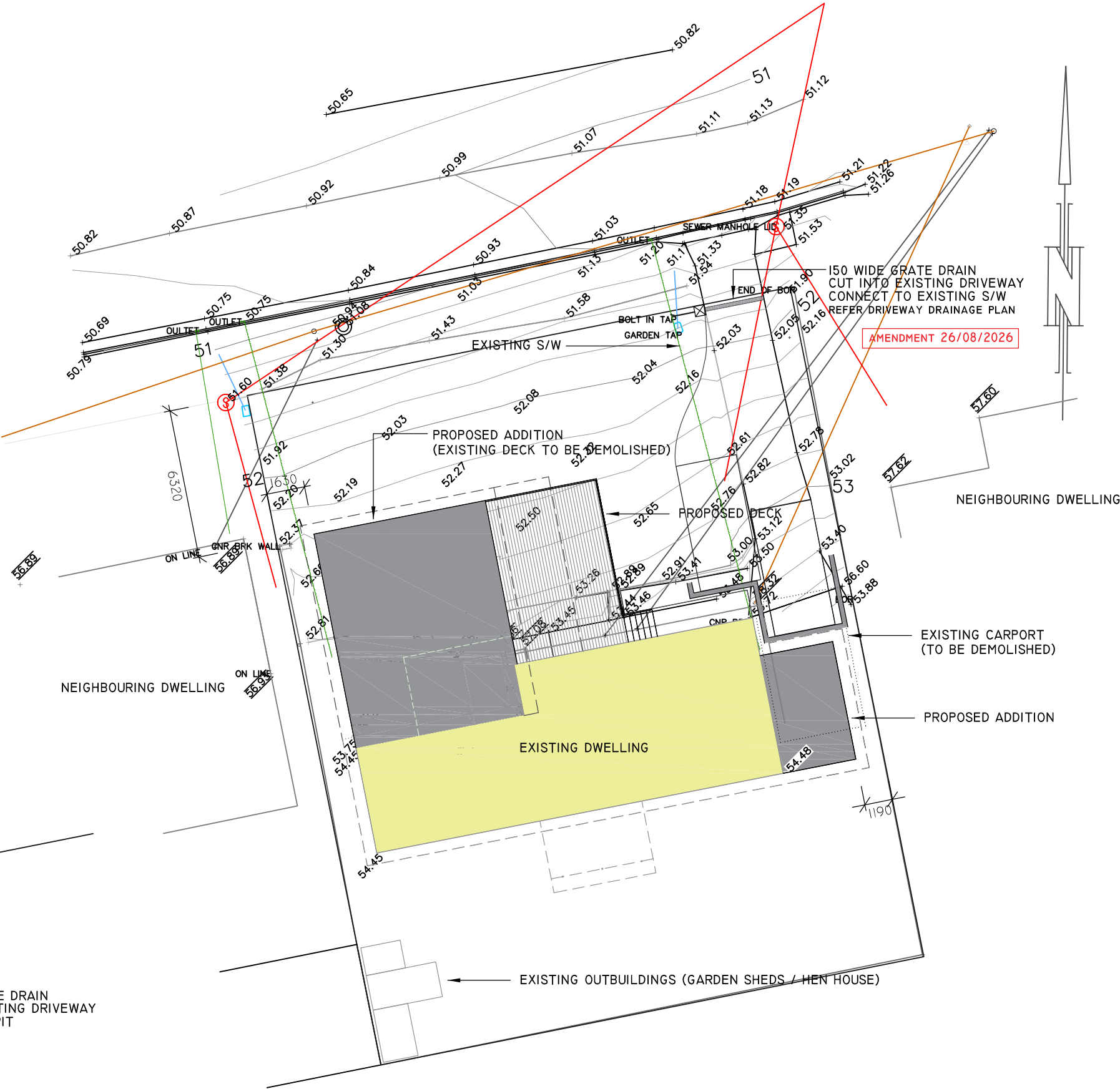
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ZONE: GENERAL RESIDENTIAL
OVERLAY - AIRPORT OBSTACLE LIMITATIONS AREA, FLOOD-PRONE AREA

BUSHFIRE ATTACK LEVEL - N/A
SOIL CLASSIFICATION - TBC
DESIGN WIND SPEED - TBC



Driveway Drainage Plan 1:100

AMENDMENT 26/08/2026



Site Plan 1:200

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