



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063625

PROPOSAL: Addition to Outbuilding (Single Dwelling)

LOCATION: 14 Georgina Place, Acton Park

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 07/10/2026 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 07/10/2026 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 07/10/2026 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 to Outbuilding / Garage (15m X 7.650m)**

Location: **14 Georgina Place, Acton Park, 7170**

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: **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.
- 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 139556	FOLIO 90
EDITION 4	DATE OF ISSUE 15-Dec-2021

SEARCH DATE : 14-Aug-2026

SEARCH TIME : 01.19 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 90 on Sealed Plan [139556](#)

Derivation : Part of 1000 Acres Located to J.Jewell

Prior CT [139263/1](#)SCHEDULE 1

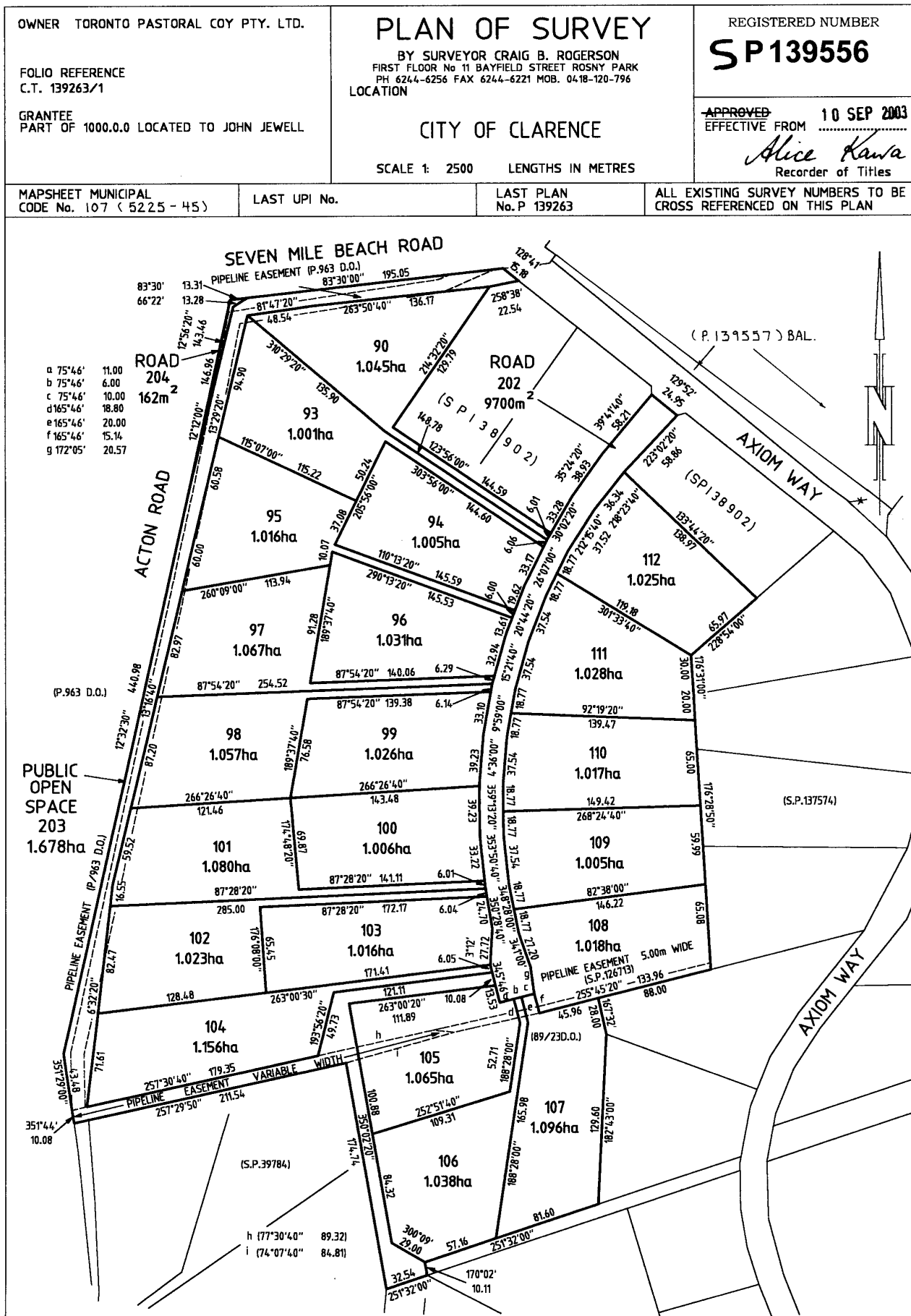
[M200382](#) TRANSFER to SCOTT ADRIAN WILLIAMS and SUSAN AMANDA
WILLIAMS Registered 18-Nov-2008 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [139556](#) EASEMENTS in Schedule of EasementsSP [139556](#) COVENANTS in Schedule of EasementsSP [139556](#) FENCING COVENANT in Schedule of EasementsSP [139556](#) COUNCIL NOTIFICATION under Section 83(5) of the
Local Government (Building and Miscellaneous
Provisions) Act 1993.[C403611](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
03-Sept-2002 at noon[E288881](#) MORTGAGE to Police Bank Ltd Registered 15-Dec-2021
at 12.02 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS	Registered Number SP139556
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

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.

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.

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

EASEMENTS ^{and 204} as defined in and created by Indenture 41/9466
 Lots 40, 43, 45, 47, 48, 101, 102 and 203 are ^{as created by Indenture 41/9466} subject to a Pipeline Easement in favour of the Metropolitan Water Board ^{jl} over the land marked "PIPELINE EASEMENT" shown passing through such Lots.

Lots 105 to 108 inclusive are each subject to Pipeline rights as defined in Sealed Plan 126713 and subject to the conditions contained therein appurtenant to Lot 1 on SP 126713 over the Pipeline Easement 5.00 wide shown passing through Lots 105 to 108 inclusive.

Lots 105 to 108 inclusive are each subject to Pipeline ^{easements} rights defined in Instrument C81825 and subject to the conditions contained therein for the Hobart Regional Water Authority, over the land marked "PIPELINE EASEMENT 5.00 METRES WIDE" shown passing through such Lots.

Lots 105 and 203 are each subject to a Pipeline Easement over the land marked "Pipeline Easement Variable Width" shown passing through such Lots in favour of the Hobart Regional Water Authority. ^{as defined herein}

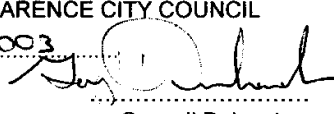
INTERPRETATION

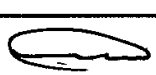
"Pipeline Easement" means the ^{workers, servants, contractors, agents and all other persons duly authorised by it} full right and liberty for the Hobart Regional Water Authority ("the Transferee") at all times with ^{workmen and others} and machinery to enter upon the said land and to open, break up and excavate the said land and to lay and maintain therein or thereon water pipes, valves and fittings for any purposes the Transferee may deem necessary and to run and pass water through and along the same and from time to time to inspect, cleanse, repair and maintain the same and when and where necessary to lay new pipes in substitution for and in addition thereto and to do all necessary works in connection therewith or as may be authorised by any relevant legislation:-

- (a) without doing unnecessary damage to the said land and;
- (b) leaving the same in a clean and tidy condition.

PROVIDED ALWAYS THAT:

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TORONTO PASTORAL COY. PTY LTD FOLIO REF: CT 139263/1 SOLICITOR & REFERENCE: DOBSON MITCHELL & ALLPORT (Per L. Taylor)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 18-8-2003 50 2008/15 REF NO.  Council Delegate CORPORATE SECRETARY CLARENCE CITY COUNCIL
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS

PAGE 2 OF 3 PAGES

Registered Number

SP139556

SUBDIVIDER: TORONTO PASTORAL COY. PTY LTD
FOLIO REFERENCE: CT 139263/1

1. Toronto Pastoral Coy Pty Ltd ("the Transferor") shall not without the written consent of the Transferee first had and obtained:-

- 1.1 alter or permit to be altered the ground level of the said land;
- 1.2 erect or permit to be erected any building, structure, pipeline or paving on or in the said land;
- 1.3 do or permit to be done any manner of thing which shall damage or be likely to cause damage to the water pipes, valves and fittings now or hereafter laid or constructed in or on the said land; or
- 1.4 in any way prevent or interfere with the proper exercise and benefit of this easement by the Transferee or its workmen, servants, contractors, agents and all other persons duly authorised by it.

2. The Transferee shall not be required to fence any part of the said land.

3. The Transferor shall be at liberty to erect any fence across the said land wherever it may reasonably require the same provided that the Transferee at its own expense shall be at liberty to provide in such fence a gate suitable to its purposes and the Transferor shall provide the Transferee with a key to any lock which would prevent the opening of any gate so provided.

4. The Transferee shall be liable to the Transferor for actual damage or loss to or of the Transferor occasioned by the construction or repairing of the water pipes, valves and fittings or otherwise in the exercise of any of the rights granted to the Transferee hereunder provided that the Transferor presents a written claim therefor to the Transferee within thirty days after the actual causing of the damage.

5. In the event that the Transferor shall cause damage to ^{any water pipes, valves and fittings laid, maintained or substituted by the Transferee, such that the Transferee is} ~~the Transferor's water pipes, valves and fittings~~ the Transferor shall be liable for the actual cost of the repair of the water pipes, valves and fittings so ^{required to repair such damage,} damaged.

6. The Transferee shall be at liberty without forfeiting any right of action, damages or otherwise against the Transferor to reinstate any alteration to the ground level and to remove from the said ~~piece of~~ land any building structure, pipeline, paving, tree, shrub or other object which contravenes the provisions of this easement and shall not be required to replace the same.

7. The Transferee shall be at liberty to enter upon the said land for the purposes of this easement in a vehicle or vehicles such access to be from the road frontage or from any gate.

8. The Transferee shall be permitted to access the said land from the adjoining land of the Transferor provided that in doing so no damage or inconvenience is caused.

9. The Transferor shall not place any obstruction which would prevent access to the said land.

COVENANTS

The owner or owners of each of the lots shown on the plan covenants with Toronto Pastoral Coy Pty Ltd and the owner or owners of the time being of every other lot on the plan to the intent that the burden of these

NOTE: Every annexed page 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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP139556
SUBDIVIDER: TORONTO PASTORAL COY. PTY LTD FOLIO REFERENCE: CT 139263/1	

covenants 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 on the plan and the balance of the lands comprised in Certificate of Title Volume 139263 Folio 1 after acceptance of the Plan to observe the following stipulations:

1. Not to erect or permit to be erected on such lot any building constructed in whole or in part of unpainted galvanised iron or any other building materials which contrast rather than blend with the rural environment nor unless and until the finish of such building or structure (including colour paint and materials intended to be used therein) has been approved in writing by the Clarence City Council ("the Council")
2. Not to remove trees from the lot without the prior consent of the Council.
3. Not to erect more than one residential building on the lot without the prior approval of the Council;
4. Not to further subdivide the lot, and
5. Not to erect a dwelling house with a floor level above the 60m contour level without first entering into an intermittent water supply agreement with the Council. A water tank and pressure pump must be installed to serve the dwelling, to the satisfaction of the Council's Group Manager Asset Management.

FENCING COVENANT

The owner or owners of the lots shown on the plan covenant with the Vendor Toronto Pastoral Coy Pty Ltd that the Vendor shall not be required to fence.

No other easements, covenants or profits a prendre are created to burden or benefit the land in the Plan.

The Common Seal of
TORONTO PASTORAL COY PTY LTD
 as registered proprietor of the lands in certificate of
 Title Volume 139263 Folio 1 was hereunto affixed
 in accordance with its constitution in the presence of:



.....
 Director **J. R. SMITH**

.....
 Director/Secretary **E. J. KARRELL**

NOTE: Every annexed page 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.

ADDITION TO OUTBUILDING / GARAGE
14 GEORGINA PLACE, ACTON PARK, 7170
FOR S. & S. WILLIAMS

CERTIFICATE OF TITLE: VOLUME - 139556 FOLIO - 90
PID: 2225713
LAND AREA: 1.045ha

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
CLARENCE LOCAL PROVISIONS SCHEDULE
ZONE: 11.0 RURAL LIVING
OVERLAYS: BUSHFIRE PRONE AREAS
AIRPORT OBSTACLE LIMITATION AREA
ROAD OR RAILWAY ATTENUATION AREA

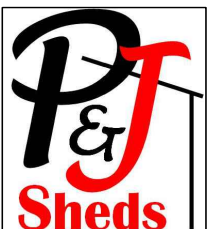
SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC 2.25
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1.07
BAL: NOT REQUIRED (CLASS 1 OA STRUCTURE NOT WITHIN 6m OF DWELLING)

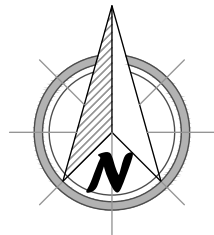
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:1000
PAGE 2 - LOCATION PLAN 1:500
PAGE 3 - ELEVATIONS 1:100
PAGE 4 - ELEVATIONS 1:100
PAGE 5 - FLOOR PLAN 1:100
PAGE 6 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 102697

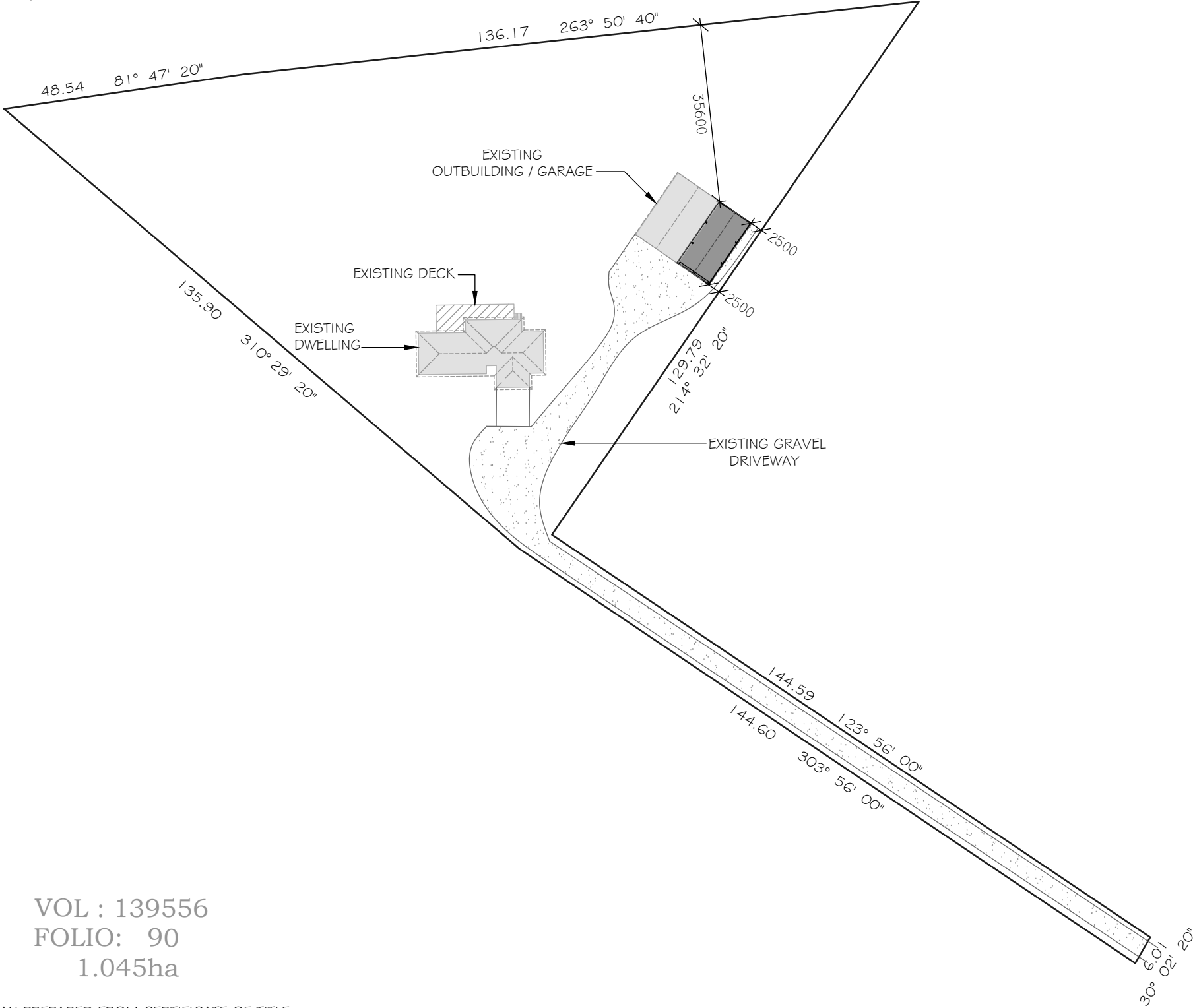




LOT AREA: 1.045ha

EXISTING DWELLING AREA: 251.7m²
" DECK AREA: 92.3m²
" OUTBUILDING / GARAGE: 150m²

PROPOSED ADDITION TO OUTBUILDING / GARAGE AREA: 114.75m²



GEORGINA PLACE

VOL : 139556
FOLIO: 90
1.045ha

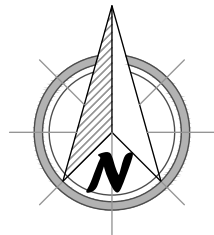
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

SITE PLAN 1:1000

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2026

PROPOSAL : ADDITION TO OUTBUILDING / GARAGE
OWNER : S. & S. WILLIAMS
ADDRESS: 14 GEORGINA PLACE, ACTON PARK, 7170
SCALE: 1:1000
DATE: 9th JULY 2026
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/06
JOB NO : 102793





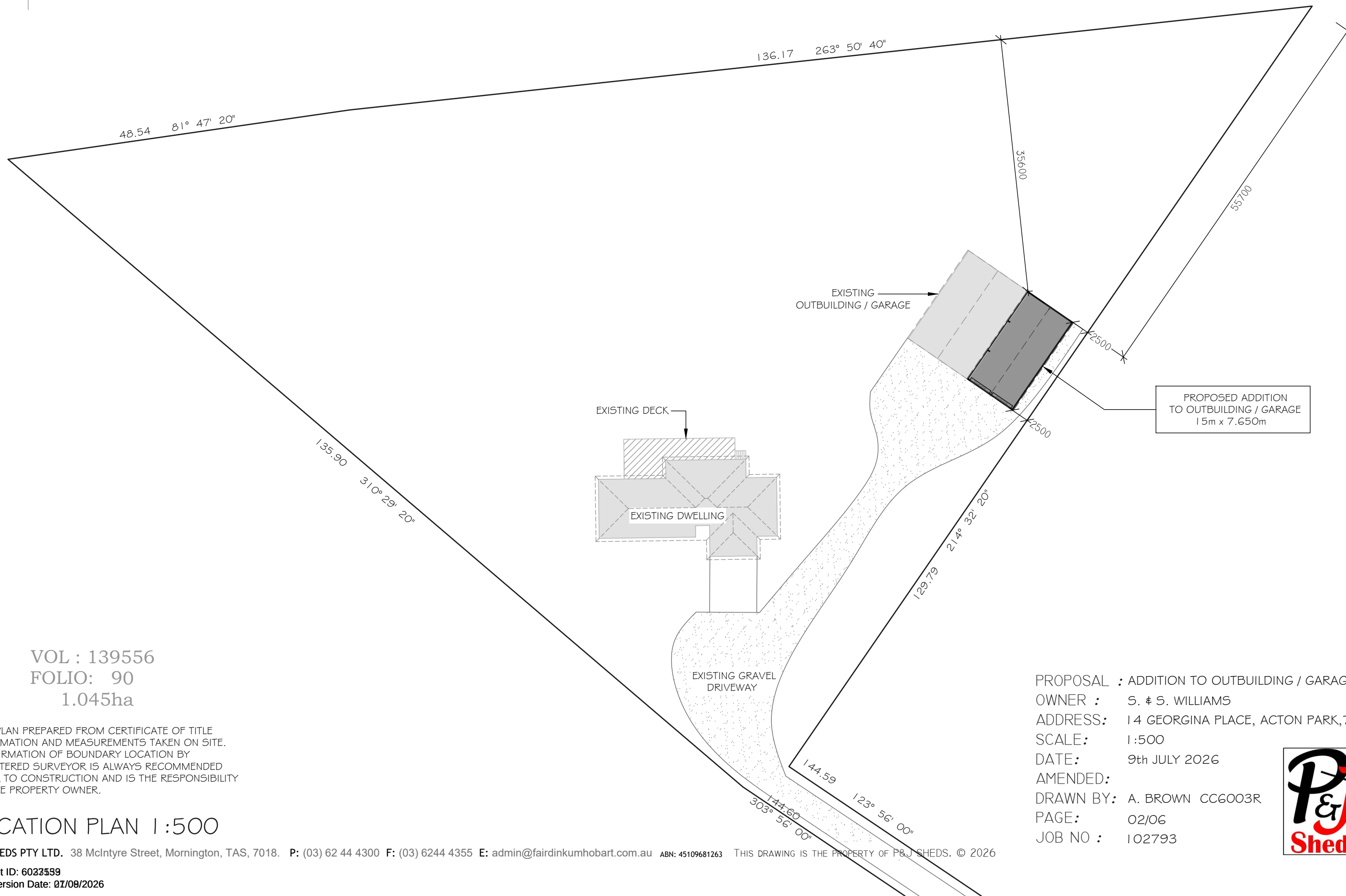
LOT AREA: 1.045ha

EXISTING DWELLING AREA: 251.7m²

" DECK AREA: 92.3m²

" OUTBUILDING / GARAGE: 150m²

PROPOSED ADDITION TO OUTBUILDING / GARAGE AREA: 114.75m²



VOL : 139556
FOLIO: 90
1.045ha

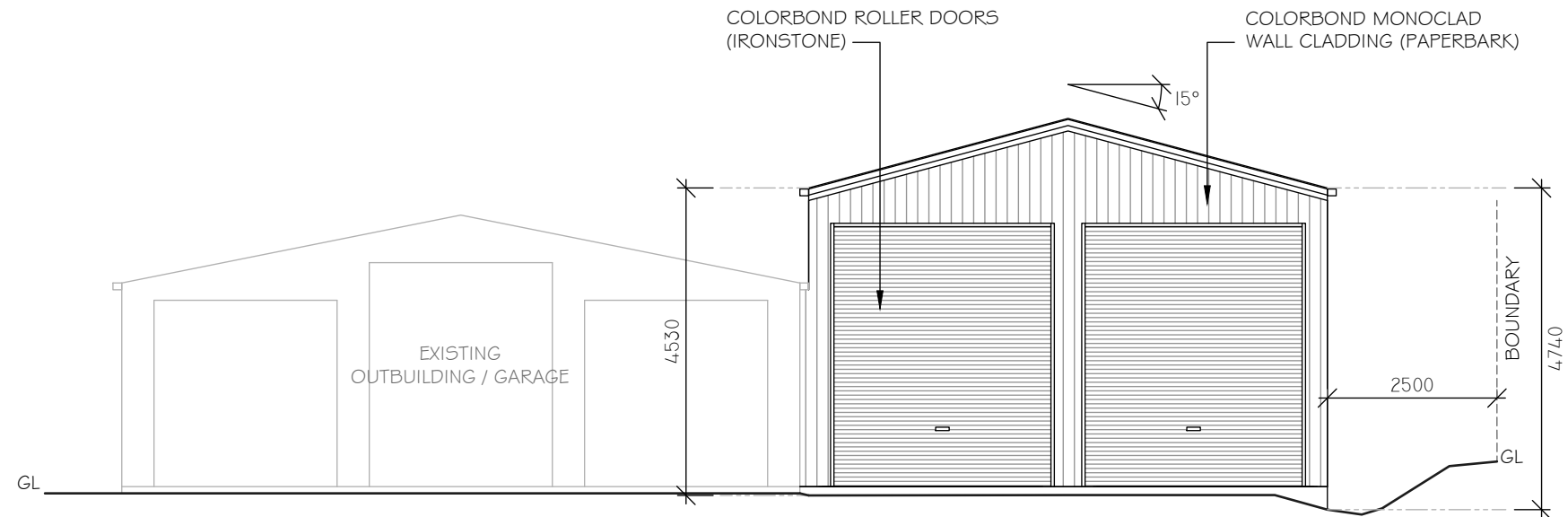
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

LOCATION PLAN 1:500

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2026

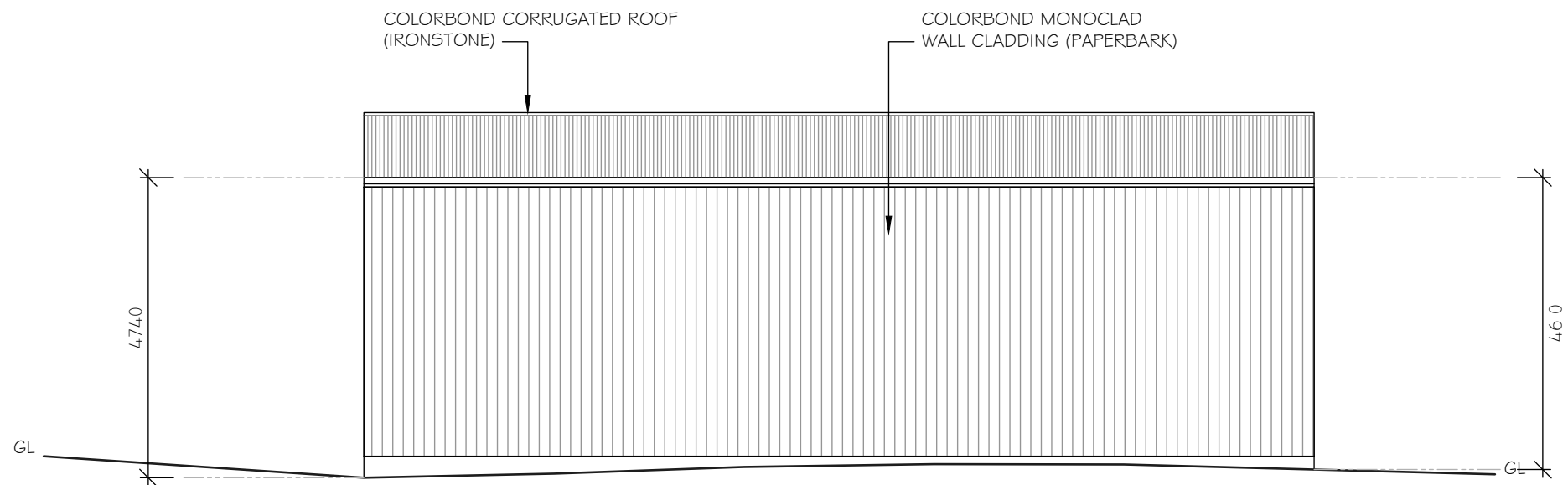
PROPOSAL : ADDITION TO OUTBUILDING / GARAGE
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ADDRESS: 14 GEORGINA PLACE, ACTON PARK, 7170
SCALE: 1:500
DATE: 9th JULY 2026
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 02/06
JOB NO : 102793





SOUTH WEST ELEVATION

COLOUR'S (COLORBOND®):
 EXT. WALLS - PAPERBARK
 ROOF - IRONSTONE
 ROLLER DOOR - IRONSTONE
 SLIDING DOOR - IRONSTONE
 GUTTER - IRONSTONE
 CORNER FLASH - PAPERBARK
 BARGE FLASHING - IRONSTONE
 OPENING FLASH - IRONSTONE

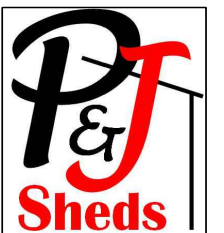


SOUTH WEST ELEVATION

ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 4400mm
 END WALL HEIGHT TO PEAK - 5425mm

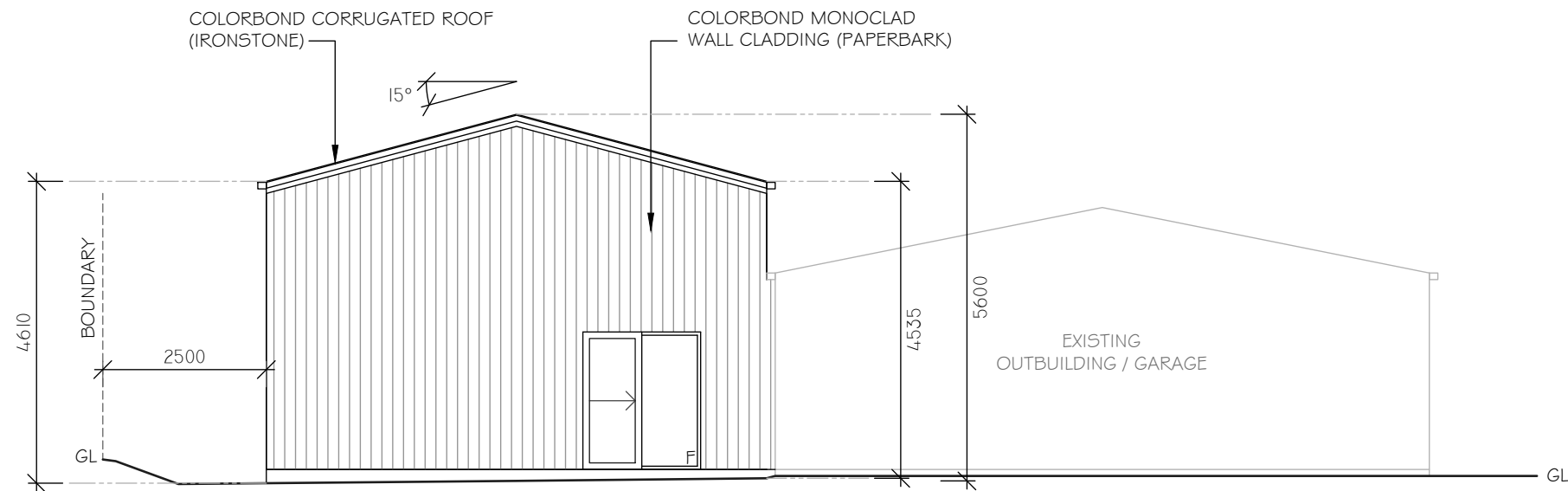
PROPOSAL : ADDITION TO OUTBUILDING / GARAGE
 OWNER : S. & S. WILLIAMS
 ADDRESS: 14 GEORGINA PLACE, ACTON PARK, 7170
 SCALE: 1:100
 DATE: 9th JULY 2026
 AMENDED:
 DRAWN BY: A. BROWN CC6003R
 PAGE: 03/06
 JOB NO : 102793



ELEVATIONS 1:100

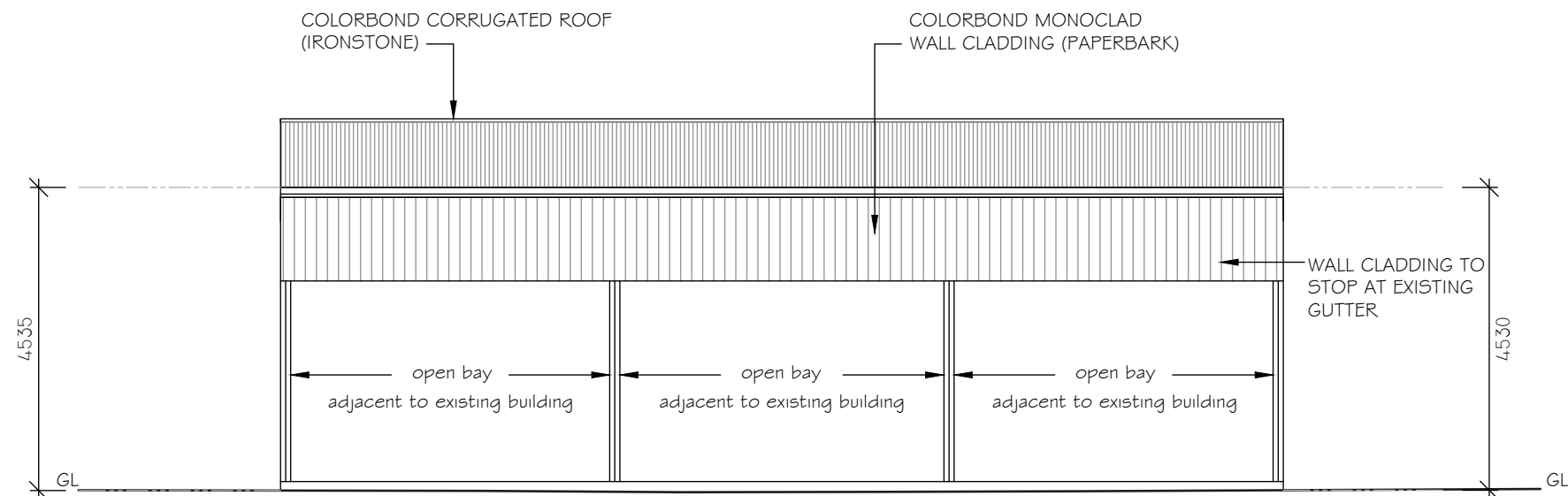
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2026

Document Set ID: 6023599
 Version: 1, Version Date: 01/08/2026



NORTH EAST ELEVATION

COLOUR'S (COLORBOND®):
 EXT. WALLS - PAPERBARK
 ROOF - IRONSTONE
 ROLLER DOOR - IRONSTONE
 SLIDING DOOR - IRONSTONE
 GUTTER - IRONSTONE
 CORNER FLASH - PAPERBARK
 BARGE FLASHING - IRONSTONE
 OPENING FLASH - IRONSTONE



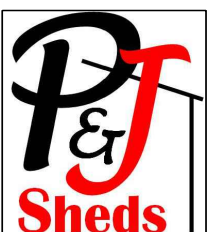
NORTH EAST ELEVATION

(EXISTING OUTBUILDING IN
FRONT REMOVED FOR CLARITY)

ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 4400mm
 END WALL HEIGHT TO PEAK - 5425mm

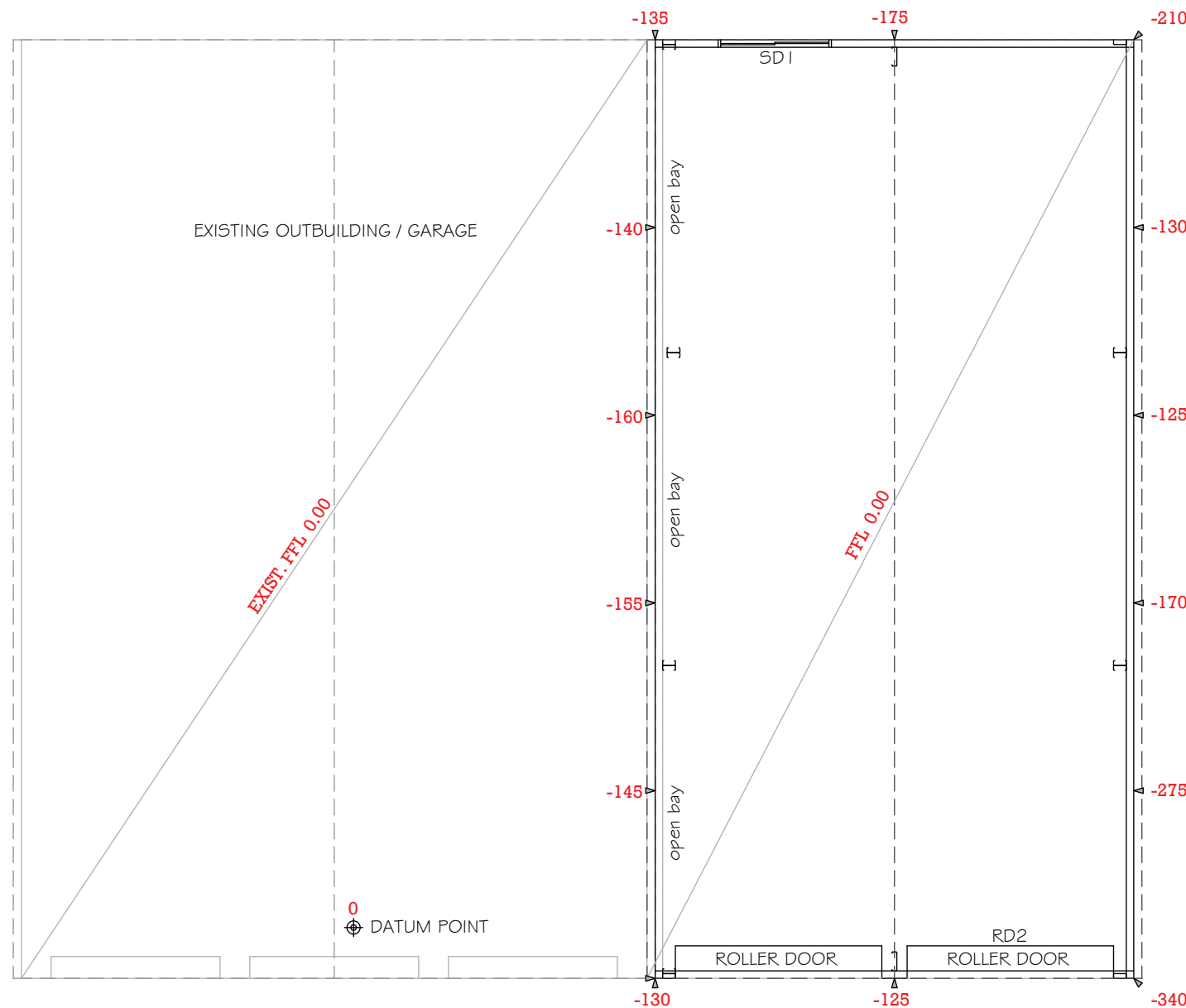
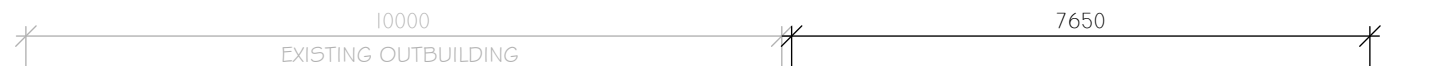
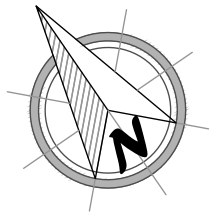
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 DRAWN BY: A. BROWN CC6003R
 PAGE: 04/06
 JOB NO : 102793



ELEVATIONS 1:100

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Document Set ID: 6023559
 Version: 1, Version Date: 02/09/2026



WINDOW & DOOR SCHEDULE

	ID	HEIGHT	WIDTH
ROLLER DOORS	RD 1	3880mm	3300mm
	RD 2	3880mm	3300mm
SLIDING DOOR	SD 1	2100mm	1810mm

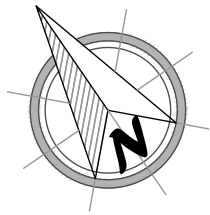
FLOOR PLAN 1:100

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2026

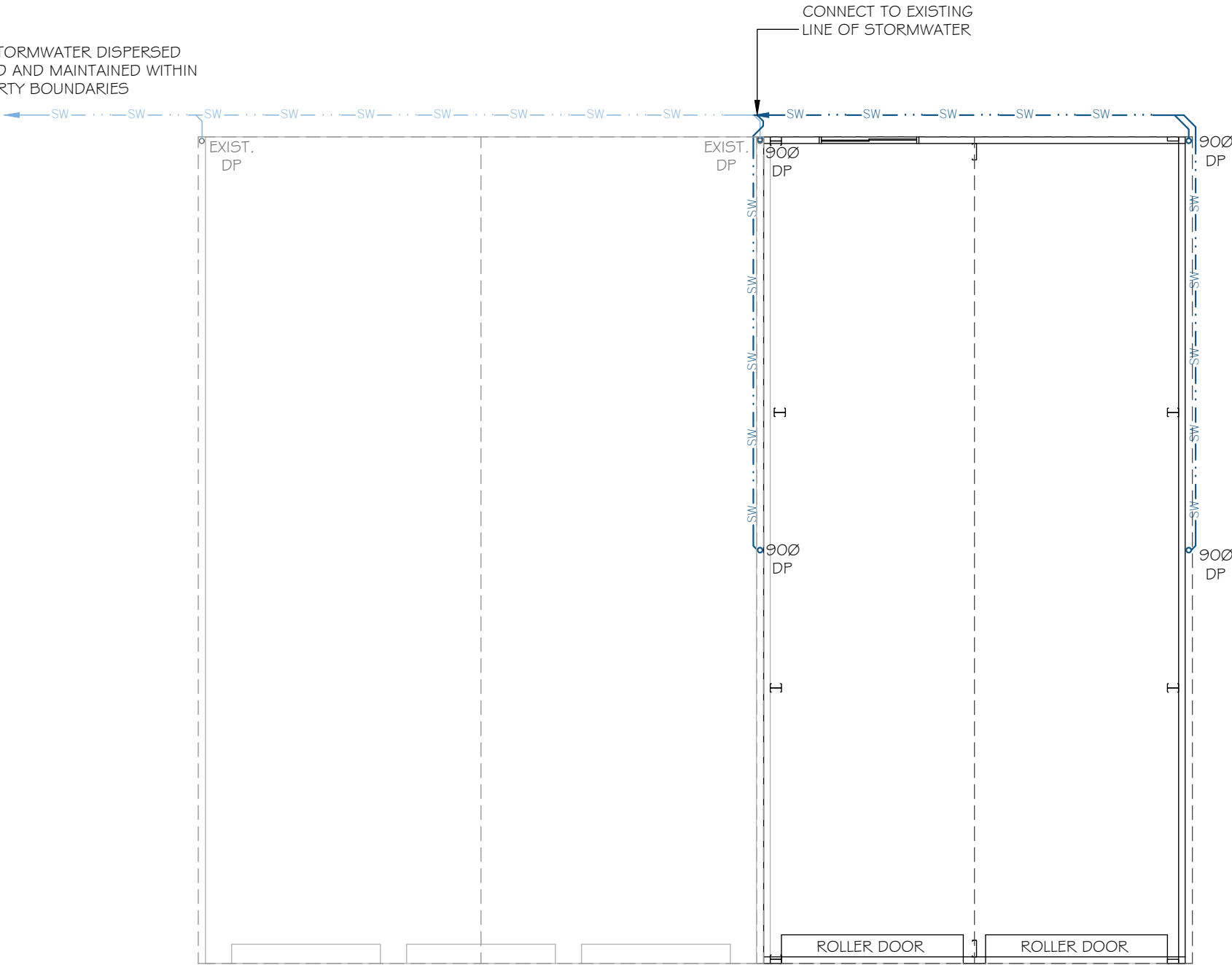
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Version: 1, Version Date: 01/08/2026

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SCALE: 1:100
DATE: 9th JULY 2026
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 05/06
JOB NO : 102793





EXISTING STORMWATER DISPERSED
TO GROUND AND MAINTAINED WITHIN
THE PROPERTY BOUNDARIES



CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM' BUILDS'
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

900 DOWNPIPES, CONNECT TO EXISTING LINE OF STORMWATER FROM EXISTING OUTBUILDING.
STORMWATER DISPERSED TO GROUND AND MAINTAINED WITHIN THE PROPERTY BOUNDARIES.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

PLUMBING PLAN 1:100

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2026

PROPOSAL : ADDITION TO OUTBUILDING / GARAGE
OWNER : S. & S. WILLIAMS
ADDRESS: 14 GEORGINA PLACE, ACTON PARK, 7170
SCALE: 1:100
DATE: 9th JULY 2026
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 06/06
JOB NO : 102793



Planning Response to Performance Criterion P1

Planning Application – PDPLANPMTD 2026/063625

Property: 14 Georgina Place, Acton Park, Tasmania
Zone: Rural Residential

Response

The proposed development is consistent with the site coverage and character of established properties within the surrounding Rural Residential area and satisfies the objectives of the planning scheme.

(a) Topography of the Site

The proposed shed is to be located on an existing level gravel area currently used for vehicle parking and storage. No significant earthworks, excavation, retaining walls or landform modification are required, enabling the development to integrate naturally with the existing site conditions.

(b) Capacity of the Site to Absorb Runoff

The property has an area of approximately 2.5 acres, providing substantial capacity to manage stormwater runoffs. Stormwater from the proposed shed will be directed into the existing stormwater management system currently servicing the existing shed. As a result, runoff will continue to be appropriately managed on-site without adverse impacts on neighbouring properties or public infrastructure.

(c) Size and Shape of the Site

The site is sufficiently large to comfortably accommodate the proposed shed. The additional shed will have a footprint that represents only a very small proportion of the overall property area. The proposal maintains the spacious, low-density character expected within the Rural Residential zone and does not result in an overdeveloped site.

(d) Existing Buildings and Constraints Imposed by Existing Development

The property already contains a dwelling and an existing shed. The proposed shed has been designed as an extension adjoining the existing shed, creating a logical and cohesive built form. Locating the shed adjacent to existing development minimises the need for additional site disturbance and makes efficient use of an already developed area of the property.

(e) Need to Remove Vegetation

No vegetation removal is required to accommodate the development. The proposed shed is located entirely within an existing gravel parking and storage area currently used for the storage of caravans, boats, trailers, and vehicles. No trees, native vegetation, or significant landscape features will be affected by the proposal.

(f) Character of Development Existing on Established Properties in the Area

The proposal is consistent with the established character of the locality, where large residential outbuildings and sheds are common features of Rural Residential properties. Several nearby properties contain sheds of a similar scale, including an adjoining property which contains two sheds, one of which is larger than the proposed new building.

The shed will be finished in colours matching the existing shed, ensuring it integrates with existing development on the site and surrounding area. The proposed shed will have minimal visual impact due to its location adjoining an existing outbuilding, its significant setback from neighbouring dwellings, and the large size of surrounding allotments. The nearest neighbouring dwelling is approximately 45 metres from the property boundary, and the development will not create unreasonable overshadowing, visual intrusion or loss of amenity.

In addition, the shed will improve the overall appearance of the property by providing secure, enclosed storage for boats, caravans, trailers, and other valuable assets that would otherwise be stored outdoors. This will reduce visual clutter and contribute positively to the amenity and presentation of the site.

Conclusion

The proposed site coverage is appropriate for the size and configuration of the lot, does not require vegetation removal or significant site disturbance, can adequately manage stormwater runoff, and is consistent with the established development pattern of the Rural Residential area.

Accordingly, the proposal satisfies Performance Criterion P1 and the objective of ensuring site coverage is compatible with the character of existing development while ensuring the effective management of stormwater.

TASMANIAN LAND TITLES OFFICE

Notification of Agreement under the

Land Use Planning and Approvals Act 1993 (Section 71)



C403611

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
243506	1	29254	2
29254	3	126390	1

REGISTERED PROPRIETOR:

TORONTO PASTORAL COY PTY LTD of 110 Hampden Road, Battery Point

PLANNING AUTHORITY:

CLARENCE CITY COUNCIL

Dated this 21st day of August 2002

I/We The Clarence City Council

of 38 Bligh Street, Rosny Park

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed **A. CORPORATE SECRETARY**
CLARENCE CITY COUNCIL
(on behalf of the Planning Authority)

Land Titles Office Use Only

REGISTERED

P.S.

LUA

- 3 SEP 2002

Version 1

Shice Kawa

RECORDED THE BACK OF THIS FORM MUST NOT BE USED

Stamp Duty

THIS DEED is made the 6th day of August 2002 between

CLARENCE CITY COUNCIL of Bligh Street, Rosny Park in Tasmania ("Council")
and

TORONTO PASTORAL COY PTY LTD ACN 009 480 086 the registered office of which
is situated at 110 Hampden Road, Battery Point in Tasmania ("the Company")

BACKGROUND

- A. The Company, by stages and over many years, has developed by subdivision the farm owned by the Company at Seven Mile Beach, Tasmania known as "Toronto" which, at the date of this Deed, comprises the lands described in certificates of title volume 243506 folio 1, volume 29254 folios 2 and 3 and volume 126390 folio 1 ("the Property").
- B. The Company wishes to continue to develop the Property by subdivision over such a period of time and in such stages as it wishes.
- C. The parties have entered into this Deed to record the terms of their agreement as to how future development of the Property will proceed.

AGREEMENT

Interpretation

- 1. For the purposes of this Deed, unless the context admits otherwise:
 - 1.1 "Balance Land" means the Property but excluding:
 - (a) the lands comprised in the 7 lot subdivision subject of the Permit of the Resource Planning and Development Commission dated 10 December 2001 in respect of Development Application no SD-2000/56; and
 - (b) any other part of the Property which at any time hereafter is subject of a permit or approval issued by Council for development in accordance with the Development Plan or any agreed variation or substitution of the same;
 - 1.2 "Company includes the successors and assignees of the Company and includes any person deriving title to the Balance Land from the Company; and
 - 1.3 "Development Plan" means the Toronto Development Plan dated June, 2001 prepared by Michael Shield & Associates (a copy of which is attached and marked "A") as amended by amendment ESPS86-8/2000 to the Eastern Shore (Area 2) Planning Scheme 1986 a copy of which is attached and marked "B".

I hereby certify that this is
a copy of the original document.


CORPORATE SECRETARY
CLARENCE CITY COUNCIL

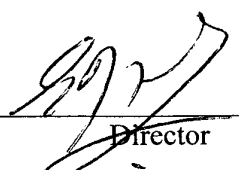
Covenants and Agreement

2. The parties agree and the Company covenants that development of the Balance Land shall be in accordance with the Development Plan.
3. The Company acknowledges that:
 - 3.1 this Deed is being entered into pursuant to Part 5 of the Land Use Planning and Approvals Act 1993 and that Council may register this Deed pursuant to the provisions of the Land Titles Act 1980 ("the Act") against the title or titles then making up the Balance Land; and
 - 3.2 the effect of registration of this Deed pursuant to clause 3.1 will be that the burden and benefit of any covenant contained in this Deed will run with and bind the Balance Land and any part of it as if it were a covenant to which section 102(2) of the Act applies.
4. The Company charges all its right of title and interest in the Balance Land with performance of all the Company's obligations under this Deed and agrees to Council, at its cost, lodging a caveat against the title of the Balance Land to record its interest under this Deed.
5. The covenant and agreement recorded by this Deed may be varied at any time by agreement between the Company and Council provided that if this Deed is registered with the Recorder of Titles pursuant to the Act, any varying or amending deed must also be registered in the same way.

EXECUTED AS A DEED

The common seal of
TORONTO PASTORAL COY PTY LTD)
ACN 009 480 086 was affixed in accordance)
with its constitution in the presence of:)



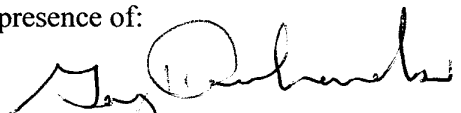


Director



Director/Secretary

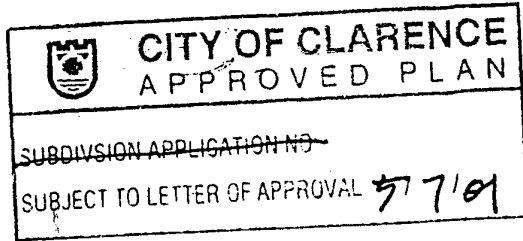
The common seal of the
CLARENCE CITY COUNCIL was affixed in)
the presence of:)



A/ Corporate Secretary



**CORPORATE SECRETARY
CLARENCE CITY COUNCIL**



TORONTO DEVELOPMENT PLAN

An Overall Strategic approach to the development of 351 Acton Road and 48,124, 188
Seven Mile Beach Road as required by Clause 5.8.2 of the Eastern Shore (Area 2)
Planning Scheme 1986.

PREPARED BY:

Michael Shield & Associates

FOR

Toronto Pastoral Holdings

JUNE, 2001.



1. INTRODUCTION

The preparation of the Development Plan arises from the inclusion within the Eastern Shore (Area 2) Planning Scheme 1986 in Cause 5.8.2 of the need to provide the property Single Hill with an overall development strategy.

The Development Plan will form the basis from which the stages of subdivision and infrastructure can be sustainably outlined. Some aspects will require further scheme amendments and consultation prior to the final outcomes being completed.

2. REGIONAL INFRASTRUCTURE

2.1 Regional Setting

“Toronto” is a farming property encompassing Single Hill an elevated landform midway between Acton and Lauderdale in the City of Clarence.

Topography

Single Hill lies approximately 12 kilometres east of Rosny Park the commercial centre of Clarence and located generally on the eastern slopes of the South Arm peninsula close to the village of Seven Mile Beach.

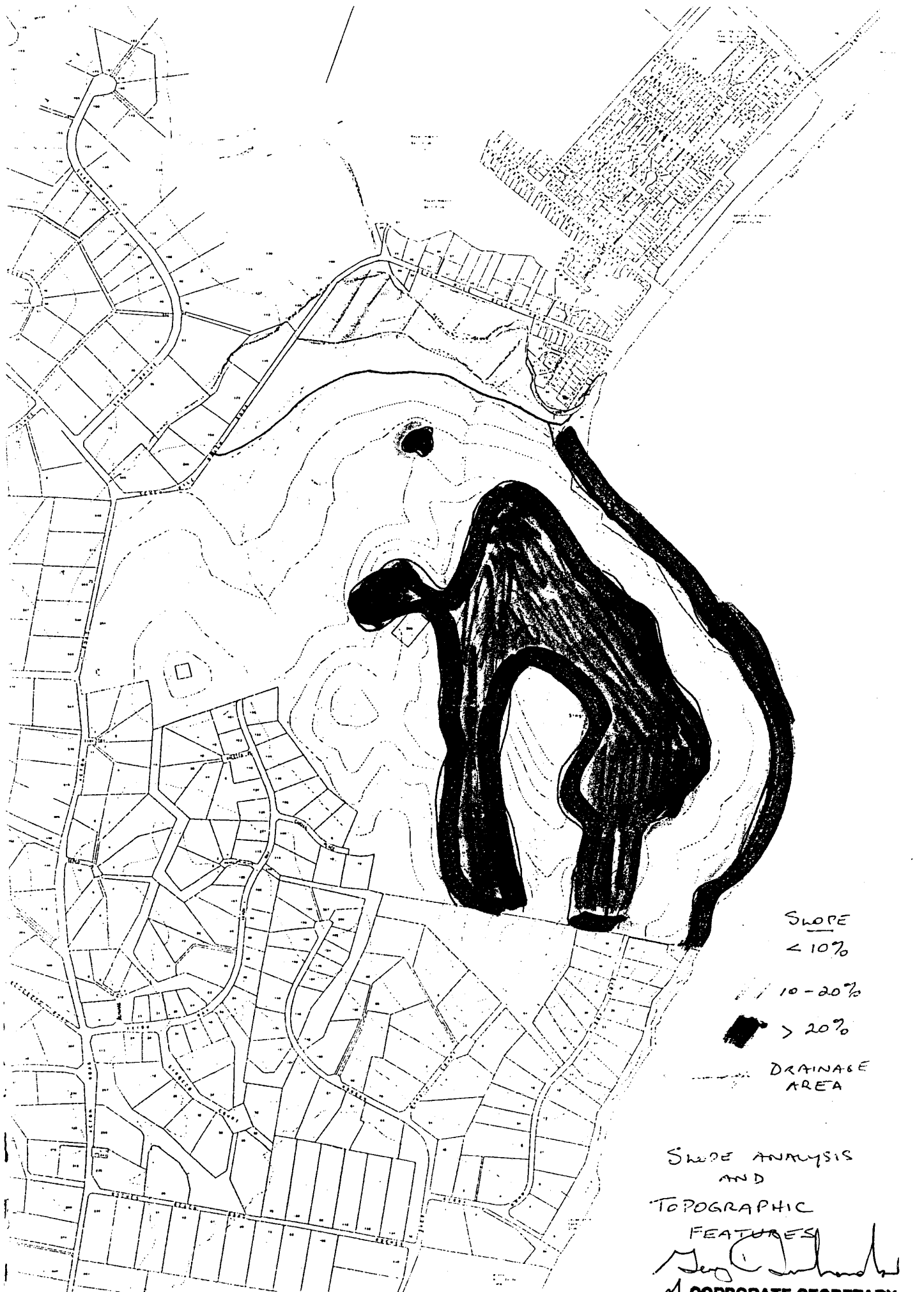
The region forms part of the Pittwater Basin at the mouth of the Coal River Valley and extends through the Seven Mile Beach dunal system to Frederick Henry Bay. Lauderdale to the south is an expanding urban area of Clarence with an estimated population of 950 persons.

The topography ranges from flat low-lands rising in elevation to the timbered Michan Range including Mt. Rumney. Single Hill itself has an elevation of 207 metres.

Land Use

The Acton Corridor dominates the surrounding area to “Toronto” and has developed as rural residential living in lots ranging from 5000m² to over 4ha as a general range. Outside of the corridor the Hobart Aripport plays a significant role whilst golf courses and seaside living in the Seven Mile Beach township encompasses much of the balance. Recreation facilities along the beachfront areas of Seven Mile Beach form a seaside playground for the metropolitan area.

In terms of the original title area of “Toronto” this contained 410 hectares of land however with the expansion of rural – residential land within the Acton Corridor and northwards from Lauderdale this has significantly reduced.





The conversion of the farm to rural residential has been progressively approved with an average lot size of 1 hectare providing for Axiom Way and in a strategic sense provides an extra road linkage between Lauderdale and Seven Mile Beach. The balance of the farm land is used for stock and crop farming.

Upper slopes have to some degree remained vegetated with the open canopy of dry sclerophyll forest.

Geology

The region is characterised in the main by sedimentary deposits of sandstone, mudstone and siltstone, ranging from Permian quality bearing strata to more recent tertiary sub-basalt silts.

A feature of the area are the deposits of dune and windblown sand on the coastal lowlands and along the interface with the Seven Mile Beach township riverine deposits from Acton Creek.

The upper slopes of Single Hill are Jurassic dolerite forming a sill capping.

Soils

The soils are either uniform or duplex in nature and retain limited relationship with the underlying geology.

The uniform soils are all light coloured sands with or without hardpans, probable formed on wind-blown sand deposits unrelated to the underlying sandstone bedrock. There is evidence the sands have been extracted from pits within the general area of Acton Road. The thickness of the uniform wind-blown sands can vary abruptly over short distances.

The duplex soils have developed on the underlying sandstone. Invariably they show a leached or unleached pale sandy A horizon above a hard setting sandy clay, clayey sand or clay as the B horizon. The depth of permeable topsoil is the main factor in determining septic tank suitability – in general following detailed geotechnical examination they provide acceptable solutions with the 1 hectare minimum.

On the upper slopes the occurrence of dolerite results in brown earthy clays which are characterised by loamy, slightly acid upper horizons and clay lower horizons with weathered rock to the surface.

Mostly stony on the upper slopes they are generally dry in summer and suitable only for rough grazing.



Climate

The region has a temperate marine climate with average temperatures ranging from 17⁰c in January to 8⁰c in July, with long daylight hours in the summer months.

The prevailing winds are north westerly induced by the orientation of the Coal River Valley. In summer the afternoon sea breeze across Frederick Henry Bay are common and provide a cooling effect.

Average monthly rainfall varies with an annual average of 569 mm and an annual average of 120 rain days.

Drainage

Low lying parts of the property are poorly drained and subject to occasional flooding and are noted on the topographic map. Water tables remain at or near the surface much of the year although in recent years there has been a drying of the surface layers arising from climatic changes.

On the eastern areas overland surface waters drain to Acton Creek or into drainage lines associated with it.

Outside of these areas on the slopes drainage is good and well suited to the form of rural residential development which has been staged to date along Axiom Way.



3. STRATEGIC PLANNING

Planning of the area has been directed through the Eastern Shore (Area 2) Planning Scheme 1986 zonings and density ratings.

In this respect the dominant land use is the rural residential living concentrated throughout the Acton Corridor and which has included the southern and western portions of "Toronto".

Development of Single Hill has been guided by mixed zonings – the upper slopes retaining their non-urban and landscape values whilst the lower slopes reflect the proposed rural residential subdivision. The eastern slopes previously had been retained for the future expansion of the Seven Mile Beach township however in 1998 this was amended to rural residential.

The basic minimum requirement for proposed rural residential allotments is an average of 1 hectare with a minimum of 4000m². Development of Axiom Way has been staged on this basis to date and in a strategic sense will be continued to link with Seven Mile Beach Road.

In the preparation of the new Clarence Planning Scheme 2001 the retention of the zoning approach and the strategic overview is retained. This is to encourage interconnectivity between existing subdivided areas and the principal link roads, provision of fire access safety for the local area, sustainable application of infrastructure services and a sequential layout of the rural residential form. Whilst this is not directly related to this development plan it will continue to underpin the strategic approach to the area.

Clarence 2050 establishes a forward plan for development in the City and reinforces the infill of existing rural residential areas identified in current plans. Consolidation into areas such as "Toronto" where infrastructure is provided removes the pressure for new rural residential areas to be created and the non-sustainable extension of infrastructure.

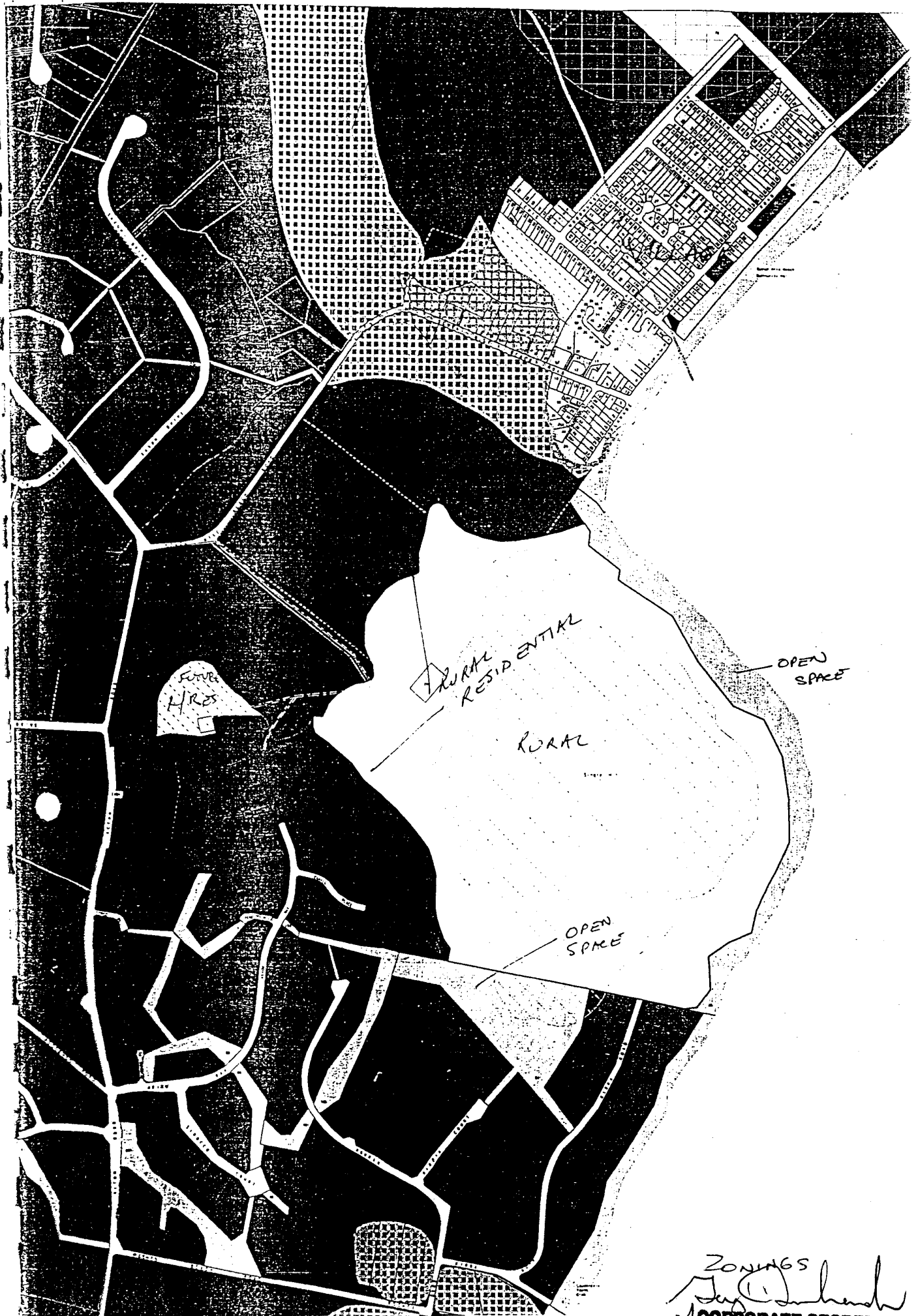
The Development Plan approaches the total property area to be developed over a time span of an estimated 25-30 years which Council has endorsed in terms of providing new water reservoirs DR4 rural residential zoning and an overall road network plan. Retention of the upper slopes above the waterline for no development provides a strong interface with the natural and landscape values attributed to that area – despite the impact on those values from the existing communication facilities.

In defining the Development Plan in strategic terms there is limitation extending to the boundary of actual rural residential living this arises from the extent of service for water, retention of vegetation habitat, landscape elements and slope.



Flexibility in each stages is essential for a successful outcome within the overall framework of the Development Plan and ultimately the Scheme provisions however this can only be within the constraints limitations.

It should be noted that Kirra Way is now to be completed as a cul-de-sac as is the road network above Seven Mile Beach. Retention of the coastal reserve within the Open Space Zoning along this section of coast is strongly endorsed.



ZONINGS
John J. L. L. L.
CORPORATE SECRETARY
CLARENCE CITY COUNCIL



4. CONSTRAINTS ANALYSIS

In developing an overall approach to "Toronto" it is necessary to assess the constraints which might dictate where subdivision can be established. The aspects for consideration include:

- Slope Analysis
- Vegetation Habitat
- Aspect and Exposure
- Landscape Character
- Landslip
- Soil Capability
- Access Points

4.1 Slope Analysis

The site can be graded into landscape and engineering aspects of the planning process of 0-10%, 10 – 20% and greater than 20%.

The grade range of 0-10% is considered flat land and highlights areas within the site where services and allotment development create minimum disturbance to the slope.

Within the range 10-20% residential development of varying styles can take place although the outcomes are likely to have a much greater impact on the landscape. Road formation orientation of lots and need to retain larger lots are relevant in such areas.

In areas where slopes exceed 20% the provision of services, roads and houses is environmentally sensitive for sustainable growth.

4.2 Vegetation Habitat

The majority of the site contains open grass lands varying from reasonable quality pasture on the mid slopes to poor quality long grasses on the upper slopes. Some wetland occurs along the banks of Acton Creek although it has varying quality.

Major vegetation stands consist of dry sclerophyll forest dominated by eucalyptus species with open canopies. The ridge areas contain mid-range shrubs of acacias and she-oaks with little understorey.

Sandier soils have encouraged the establishment of bracken together with other introduced weeds from residential areas.



4.3 Aspect and Exposure

Single Hill and the extended ridges to the west divide the site into almost two equal halves. The northern portion is exposed to high sun and moderate wind loads while the southern portion experiences low sun intensity and lower wind exposure. Whilst this provides some restriction to solar orientation it is offset with aspect factors created by longer landscape views.

Facilitation of solar efficient residences will be encouraged within the Development Plan as layout features enable orientation to be optimised within the current zoned area.

Exposure to the sun and wind provide little constraint to the subject.

4.4 Landscape Character

The character of the site is dominated by Single Hill, its undulating foothills and the overall existence of rural residential development within the Acton corridor. In this respect it also includes Axiom Way which has progressively development through the Toronto property to provide a mid-level visual reference.

The upper elevations of the site form an important regional landscape and is to be retained within the Development Plan for those values precluding development. At the design of each stage relative to the mid slopes there will also be retained development practices such as retention of habitat, location of building envelopes outside habitat boundaries, design to minimise cut/fill, silt retention. These aspects are sustainable and do not result in significant impacts on the visual sense of place.

4.5 Landslip

Evaluation of the subject area indicates that on steeper slopes particularly in the dolerite areas there is a minor potential for landslip, but these are effectively beyond the potential development areas. A site viewing provides no evidence of slippage in the lower areas where development has or is likely to occur.

4.6 Land Capability

Assessment of the site using Noble (1992) Land Capability Handbook produced by DPIWE identifies this property as Class 5-6 and reflects the limitations of the soils, lack of significant rainfall, reduced cropping ability and physical constraints. On this basis there is no application of the State Policy for the Protection of Agricultural Land which has a significant response to this amendment.



VEGETATION
COVER
[Signature]
OF CORPORATE SECRETARY
CLARENCE CITY COUNCIL



4.7 Access

The alignment of Axiom Way has been designed in conjunction with Council Engineers with a view to intersecting with Seven Mile Search Road at a safe intersectional distance. A restriction has been placed on providing lot access to Acton Road and as a consequence long term design will ensure all lots are internally accessed and linked to Axiom Way.

Further linkages to the east will again be designed on Safe Intersection Design Standards.



5. DEVELOPMENT PLAN

The objective of the Development Plan is to provide adequate detail to enable the overall limits of rural residential subdivision to be identified together with overall location of roads and services. Assessment of building constraints relative to significant vegetation and landscape elements will continue to play a guideline for future restrictions on development.

5.1 Subdivision Limits

Limitations to the establishment of rural residential subdivision lies principally with service infrastructure which constrains the supply of reticulated water above the 60metre contours notably to the north and west. In addition the mapping of important stands of vegetation has resulted in the recommendation to restrict building envelopes outside of the established vegetation.

In considering how development should proceed in the subdivision area it will be necessary to ensure that a framework set of guidelines is available to direct the design elements.

This will include factors such as:

- Each lot to provide a building envelope below the 60m service contour.
- Building envelopes clear of areas of vegetation or if this is not possible in a designated location minimising disturbances.
- Sufficient area for the disposal of all effluent.
- Use of design, colour and bulk which reflects the rural setting.
- Minimising cut/fill in design to reduce visual impact.
- Controls on siltation, erosion and drainage.

Considering the site characteristics and the value of the existing tree cover, it is essential that development be planned to produce a minimum of environmental impact. To reduce the impact, tree cover must be preserved and development forms must be compatible with this and the country atmosphere created by the site.

The steep nature of the upper slopes presents difficulties for allotment consideration and when combined with landscape quality and skyline values excludes them from the development areas.

5.2 Road and Services

The establishment of an overall road network for the Development Plan is based on the need for interconnectivity for various development stages of the site together with consideration of fire safety, slope and engineering.



Priority is provided to the extension of Axiom Way to link with Seven Mile Beach Road. The premise for this is the construction of the length of road to date and the logical maintenance of that width, gradient and surface to Seven Mile Beach Road to benefit the community network movement.

Secondary linkages will be provided through the balance of the property and to ultimately Kirra Way to complete the overall network connections.

Whilst these are provided in the Development Plan, other than Axiom Way which has had engineering design completion, all roads will be subject to detailed evaluation as demand dictates.

Road linkages have been designed to interconnect between various stages of subdivision and to provide connection with the Seven Mile Beach village and recreation facilities.

Given the nature and extent of the rural residential area and the integration of bridle ways/open space networks there is need to continue this approach within the Development Plan framework.

In terms of servicing, a significant proportion of the site has been evaluated for septic tank effluent disposal by qualified professionals. All on-going development will be subject to the extension of that data to ensure lot boundaries reflect the containment of effluent within the individual property boundaries. This will be demonstrated with each subdivision stage as a part of the application.

The minimum requirement for any lot size will be such as to require all effluent to be disposed of within the lot boundaries. This requirement will vary relative to the underlying soil types and professional assessment – for each subdivision lot will be demonstrated.

Reticulated water is proposed to each lot and completion of a new water storage reservoir within the proposed Development Plan has been specifically designed to serve this local area. Zoning limitations are currently identified on the available water supply level and this has been shown in the Development Plan as part of the overall limitation to rural residential usage. In the upper levels where zoning is yet to be finalised it may be necessary to agree the existing infrastructure to achieve satisfactory levels of service.

5.3 Staging

The development of subdivision layout in terms of stages is proposed as sustainable completion of the respective zone influences. Continuation of Axiom Way in its current form to link with Seven Mile Beach Road has been proposed as part of the first stage of subdivision. The second stage of subdivision has been proposed as the

Section 43 application currently with the Resource Planning and Development Commission.

Stages of approximately the same number of lots will be completed on demand until the intersection with Seven Mile Beach Road is achieved. The purpose of staging in the plan is to ensure that the link extension to Axiom Way and the completion of a link to the east will form later priorities.

Completion of lots within the eastern and coastal sector of the Plan have not been staged at this point in time and in some cases will be subject to further amendment of the Planning Scheme. It is not possible to predict the subdivision stages at this point in time of the Development Plan outcomes although some indicative approach has been illustrated.

5.4 Landscape Values

Landscape values have been identified and retention of the upper hill slopes and vegetated areas undeveloped remains a high priority of the Development Plan. These areas will remain within the Non Urban Zone and are not proposed to be encroached upon given the service limitations and the desire of the property owner to retain such areas in the Plan.

Vegetation cover has been mapped as a constraint and whilst in some instance it may ultimately be contained within privately owned lots it would be anticipated that as part of the subdivision process agreements would be made to protect the vegetation and limit the area for building envelopes. Limitations required by the Tasmanian Fire Services to maintain bushfire safety together with guidelines provided within the Planning Scheme shall be applied to each stage as may be relevant at the time of application.

The Planning Scheme vegetation overlay controls will also play a part in retaining the habitat values of importance.

5.5 State Coastal Policy

Development must also consider the intent of the State Coastal Policy although this might only generally apply to the coastal interface with Federick Henry Bay. To this extent housing in the rural residential area above the Seven Mile Beach township should address relevant parts of the Policy.

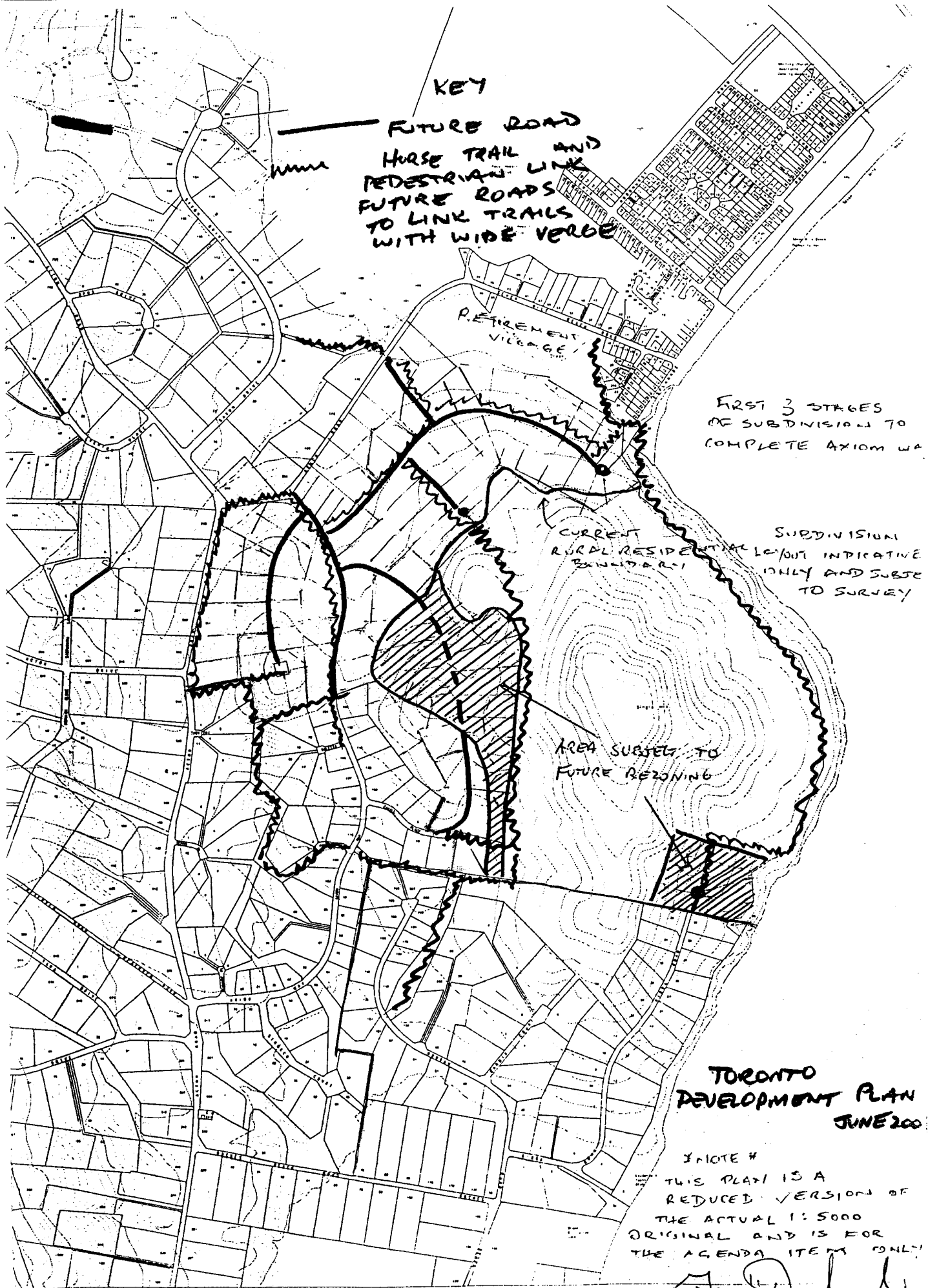
Provision has been made to reinforce a coastal reservation extending the full length of the coast from Seven Mile Beach to Lauderdale ensuring access to the coast can be maintained and the interface protected. In longer term controls it will be essential for the siting, design, construction and maintenance of houses and buildings to be sensitive to their location and the coastal environment.



As indicated the future strategic direction is to provide public access to and along the coast through the subdivision an option which does not readily avail itself at present. The final assessment of coastal values will be established at the time of detailed planning for that area.

The Development Plan provides for a range of aspects and constraints to be considered within the longer term planning of the property and is to be implemented through the arrangement of agreements as staged subdivision progresses in accordance with the Plan. It is not intended that this Development Plan be viewed as providing additional standards or guidelines these are all found within the Planning Scheme Ordinances associated with the respective zones.

It is a requirement of the Planning Scheme that a Part 5 Agreement apply to the Development Plan to ensure the provisions are followed with each stage of subdivision. This can be achieved by the application of such Agreement on the balance area at each subdivision application.



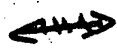

CORPORATE SECRETARY
CLARENCE CITY COUNCIL

KEY

— FUTURE ROADS

①-⑥

FIRST STAGES *WMM (ILLUSTRATION)*



HORSE TRAILS AND
PEDESTRIAN LINKS
ALL FUTURE ROADS
TO LINK TRAILS
WITH WIDER VERGE

RETIREMENT
VILLAGE

FIRST 3 STAGES
OF SUBDIVISION TO
COMPLETE AXIOM WAY

SUBDIVISION LAYOUT
INDICATIVE ONLY
AND SUBJECT TO
SURVEY

CURRENT
RURAL RESIDENTIAL
ZONE

AREA SUBJECT TO
FUTURE ZONING

TORONTO
DEVELOPMENT PLAN
JUNE 2001

* NOTE *

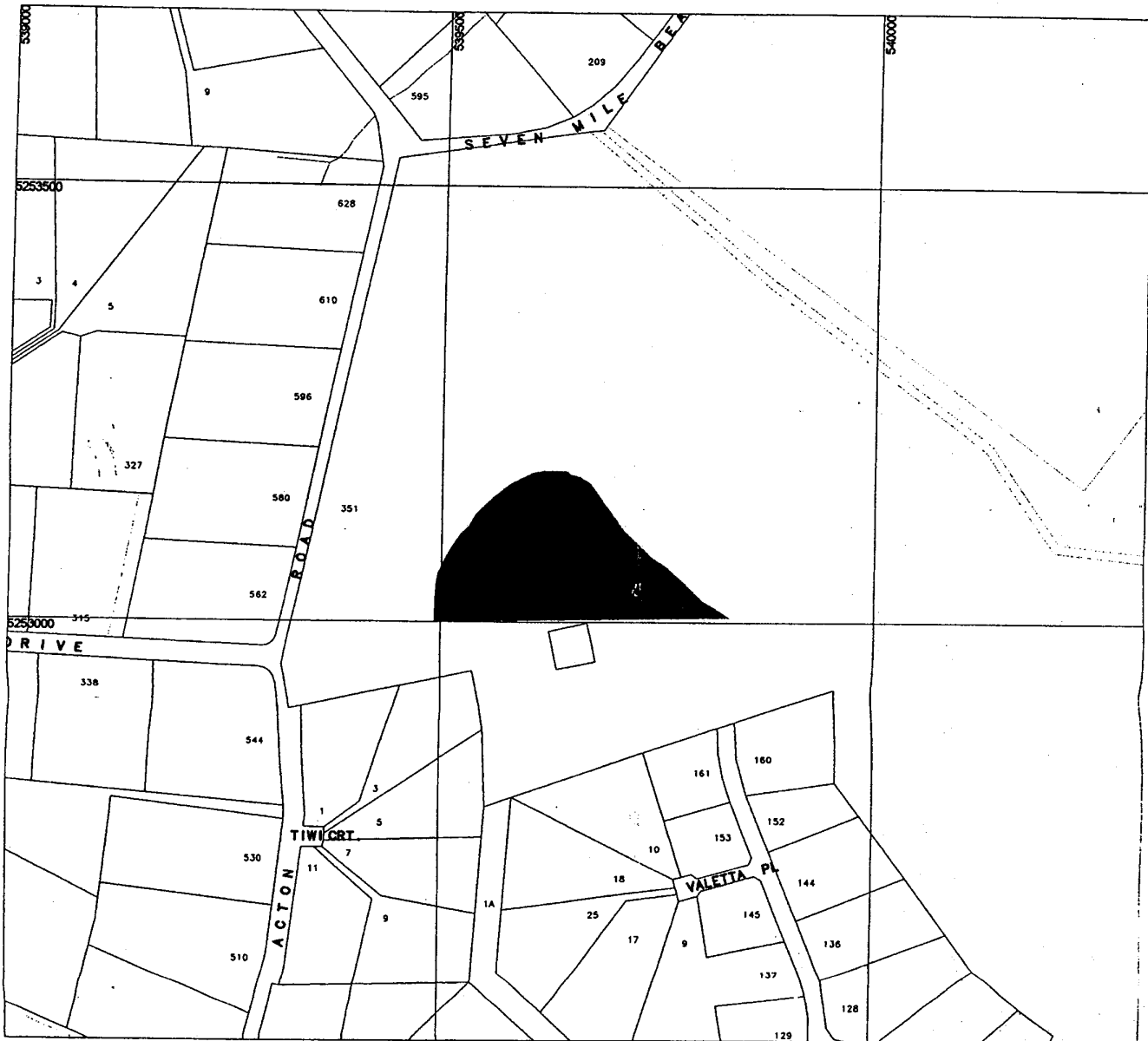
THIS PLAN IS A
REDUCED VERSION
OF THE ACTUAL
1:5000 ORIGINAL

AND IS FOR THE AGENCY'S
ITEM ONLY

[Signature]
CORPORATE SECRETARY

B

Clarence City Council
EASTERN SHORE (Area 2) PLANNING SCHEME 1986
Amendment 8/2000



RESOURCE PLANNING
AND DEVELOPMENT COMMISSION
CERTIFIED 
OPERATIVE DATE 13 JUL 2001



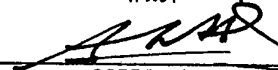
Scale :1:5000

© Clarence City Council

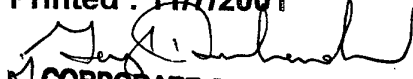
AMENDMENT TO PLANNING SCHEME MAP
Amendment ESPS86 - 8/2000
Rezone part of 351 Acton Road and 48, 124 and 188 Seven
Mile Beach Road from Reserved Rural Residential to Rural
Residential

■ Rural Residential

THE COMMON SEAL OF THE CLARENCE CITY
COUNCIL HAS BEEN HERE UNTO AFFIXED THIS
12TH DAY OF JULY 2001, PURSUANT TO
A RESOLUTION OF THE COUNCIL PASSED THE
19TH DAY OF MARCH 2001. In the presence of :


CORPORATE SECRETARY

Date Printed : 11/7/2001


CORPORATE SECRETARY
CLARENCE CITY COUNCIL

Clarence City Council EASTERN SHORE (Area 2) PLANNING SCHEME 1986 Amendment 8/2000

