



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063324

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 14 Sunnyside Road, Lindisfarne

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 16/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 16/11/2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 16/11/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **Extension to Single Dwelling**

Location: **14 Sunnyside Road, Lindisfarne**

Personal Information Removed

Is the property on the Tasmanian Heritage Register?

Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as



exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Residential - Single 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



SEARCH OF TORRENS TITLE

VOLUME 72591	FOLIO 6
EDITION 7	DATE OF ISSUE 04-June-2026

SEARCH DATE : 19-Aug-2026

SEARCH TIME : 01.35 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 6 on Diagram [72591](#) (formerly being 148-37D)

Derivation : Part of 970 Acres Gtd. to E.P. Wilson & Ors.

Prior CT [2759/41](#)SCHEDULE 1

[N210928](#) TRANSFER to JAKOB THOMAS FRIES and RUGINIA LEE DUFFY
Registered 05-Sept-2024 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SUBJECT TO boundary fences condition as more particularly set
forth in Certificate of Title Volume 467 Folio 104

[E452932](#) MORTGAGE to HERITAGE AND PEOPLE'S CHOICE LIMITED
Registered 04-June-2026 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

PROPOSED RESIDENTIAL EXTENSION

14 SUNNYSIDE ROAD, LINDISFARNE

J.T. FRIES & R.L. DUFFY

PDH25063

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	STAGING PLAN
03	LOCALITY PLAN
04	DEMOLITION PLAN
05	FLOOR PLAN
06	ELEVATIONS
07	ROOF PLAN
08	PERSPECTIVES

BUILDING DRAWINGS - FUTURE STAGES

No	DRAWING
Z-01	SITE PLAN - FUTURE STAGES
Z-02	FLOOR PLAN - FUTURE STAGES
Z-03	ELEVATIONS
Z-04	ELEVATIONS
Z-05	ROOF PLAN
Z-06	PERSPECTIVES - FUTURE STAGES
Z-07	SHADOW DIAGRAMS



GENERAL PROJECT INFORMATION

TITLE REFERENCE: 6/72591
SITE AREA: 491m²
DESIGN WIND SPEED: TBC
SOIL CLASSIFICATION: TBC
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: MEDIUM
BAL RATING: N/A
OTHER KNOWN HAZARDS: AIRPORT OBSTACLE LIMITATION
AREA, FLOOD-PRONE AREAS



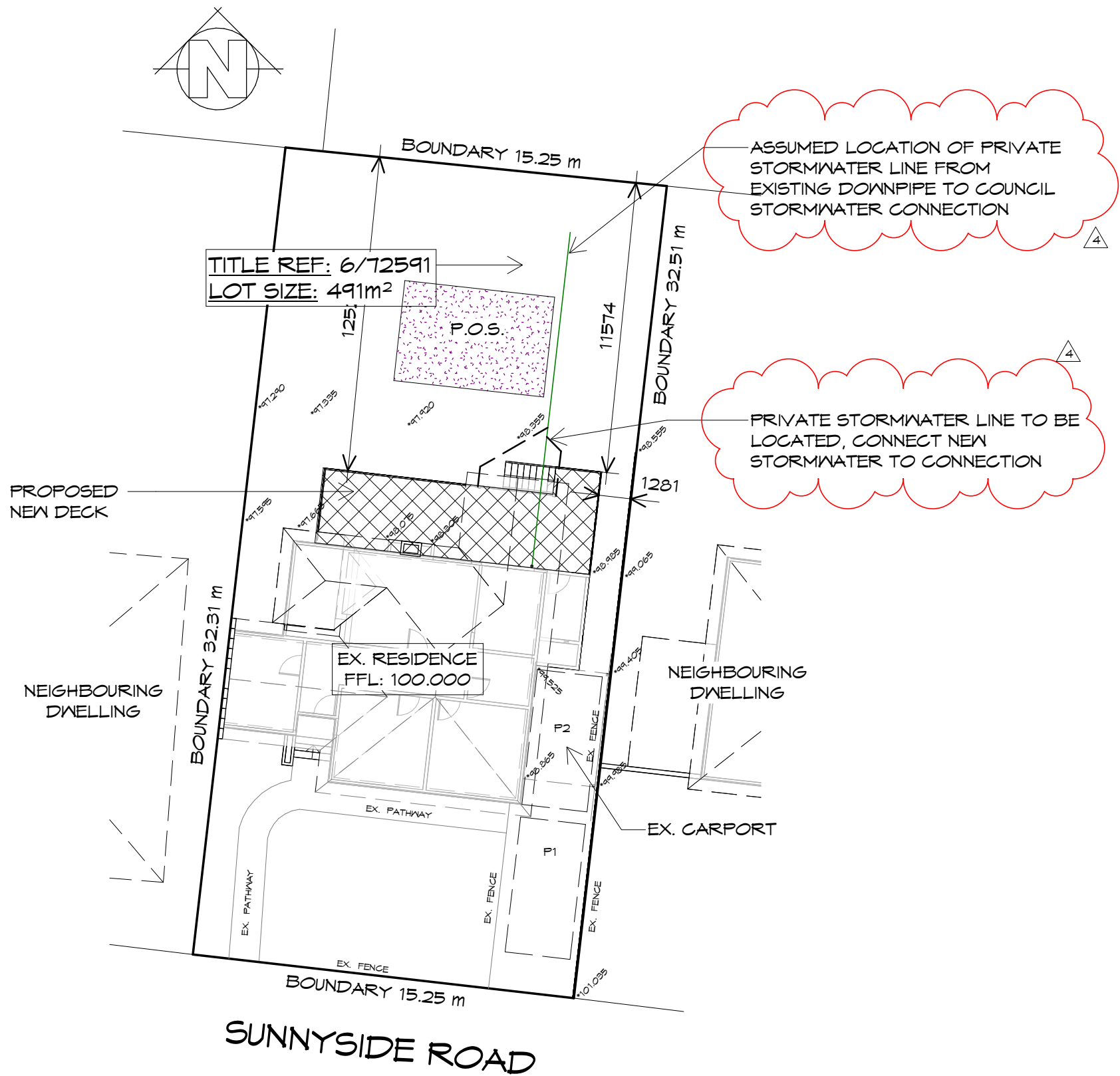
L: 10 Goodman Court , Invermay, 7248
p(0) + 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h)+03 6228 4575
info@primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A



EX. HOUSE AREA 104.62 m2 (11.26 SQUARES)

REV.	DATE	DESCRIPTION
4	08.09.2026	ADDRESS DA RFI

SEPTEMBER 2026
PLANNING



- GENERAL NOTES**
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
 - WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
 - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
 - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
 - CONFIRM ALL FLOOR AREAS
 - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
 - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
 - ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
 - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
 - IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
 - BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
 - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE
BUILDING FOOTPRINT 104.62 /SITE AREA 494 = 0.212
TOTAL SITE COVERAGE 21.2%

PRIVATE OPEN SPACE
24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

SITE PLAN
1 : 200

Prime Design

L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

STAGE 1 Client name:
J.T. FRIES & R.L. DUFFY

Project:
PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE

Drawing:
SITE PLAN

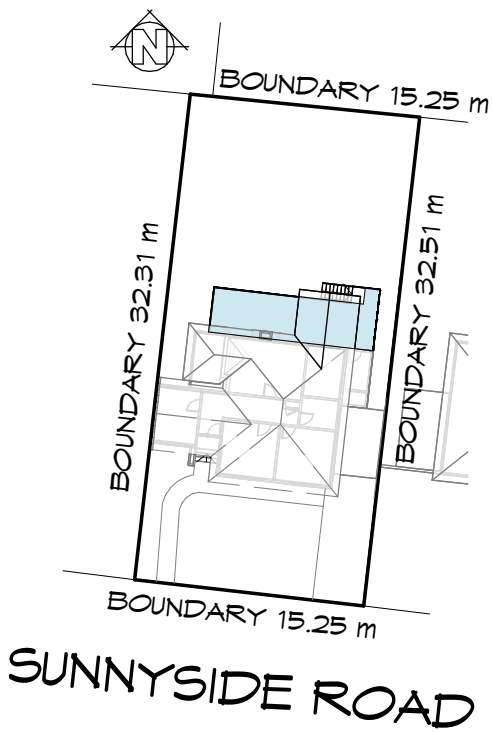
Date:	Drafted by:	Approved by:
08.09.2026	D.D.H.	Approver
Project/Drawing no:	Scale:	Revision:
PDH25063 - 01	1 : 200	04
<small>Accredited building practitioner: Frank Gekus -No CC246A COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd</small>		

REV.	DATE	DESCRIPTION
4	08.09.2026	ADDRESS DA RFI

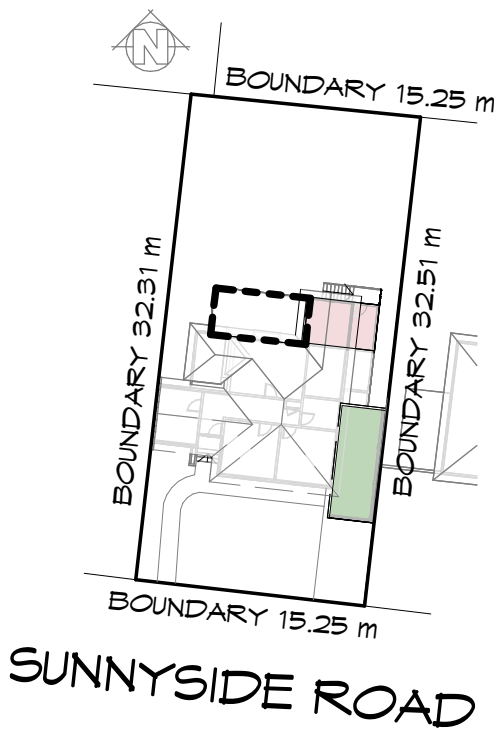
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

LEGEND

- STAGE 1 - NEW DECK
- STAGE 2 - NEW BIFOLD DOOR & ROOF OVER DECK
- STAGE 3 - UPPER FLOOR EXTENSION
- STAGE 4 - NEW CARPORT



STAGING PLAN - STAGE 1
1 : 500



STAGING PLAN - STAGE 2, 3 & 4
1 : 500



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<div>STAGE 1</div>		Client name: J.T. FRIES & R.L. DUFFY	Project: PROPOSED RESIDENTIAL EXTENSION 14 SUNNYSIDE ROAD, LINDISFARNE	Date: 08.09.2026	Drafted by: D.D.H.	Approved by: Approver
REV.	DATE	DESCRIPTION	<div>PLANNING</div> <div>NOTE: DO NOT SCALE OFF DRAWINGS</div>	Project/Drawing no: PDH25063 - 02	Scale: 1 : 500	Revision: 04
				Accredited building practitioner: COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd		
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			Drawing: STAGING PLAN			

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **DOES NOT** FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE **DOES NOT REQUIRE** A BUSHFIRE ASSESSMENT.



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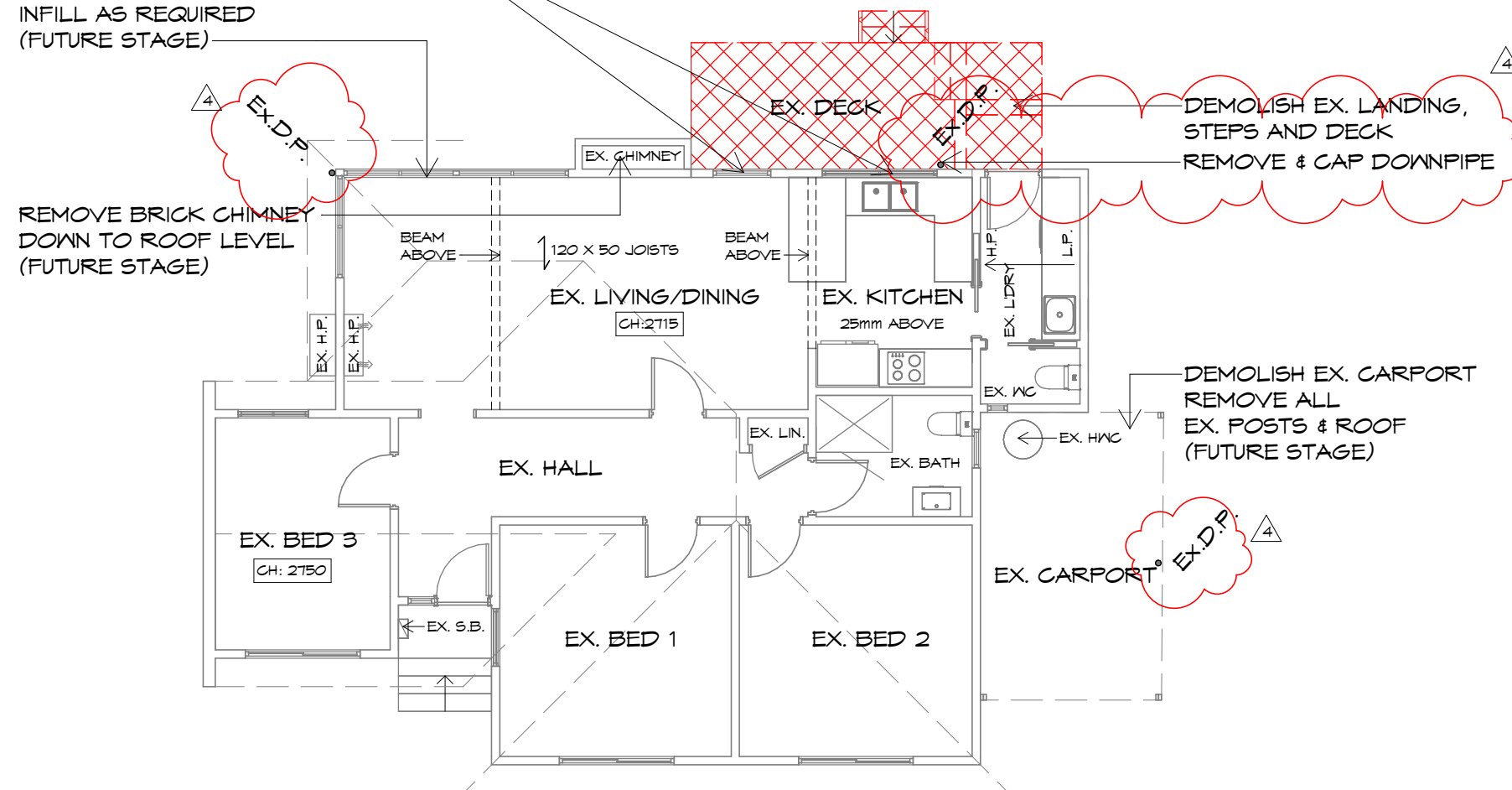


		<div>STAGE 1</div>		Client name: J.T. FRIES & R.L. DUFFY	Project: PROPOSED RESIDENTIAL EXTENSION 14 SUNNYSIDE ROAD, LINDISFARNE	Date: 08.09.2026	Drafted by: D.D.H.	Approved by: Approver
		<div>PLANNING</div>			Drawing: LOCALITY PLAN	Project/Drawing no: PDH25063 - 03	Scale: 1 : 2000	Revision: 04
		NOTE: DO NOT SCALE OFF DRAWINGS				Accredited building practitioner: COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd		
						Frank Geskus -No CC246A		

REMOVE EX. WINDOWS & PART
EX. WALL & MAKE GOOD
(FUTURE STAGE)

REMOVE EX. WINDOW &
INFILL AS REQUIRED
(FUTURE STAGE)

REMOVE BRICK CHIMNEY
DOWN TO ROOF LEVEL
(FUTURE STAGE)



DEMOLITION NOTE:

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEWER WATER LINES.
- BUILDER TO HAVE SITE INSPECTED/TESTED FOR ASBESTOS PRIOR TO ANY WORKS

DEMOLITION PLAN

1 : 100



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STAGE 1

Client name:
J.T. FRIES & R.L. DUFFY

Project:
PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE

Drawing:
DEMOLITION PLAN

Date: 08.09.2026
Drafted by: D.D.H.
Approved by: Approver

Project/Drawing no: PDH25063 - 04
Scale: 1 : 100
Revision: 04

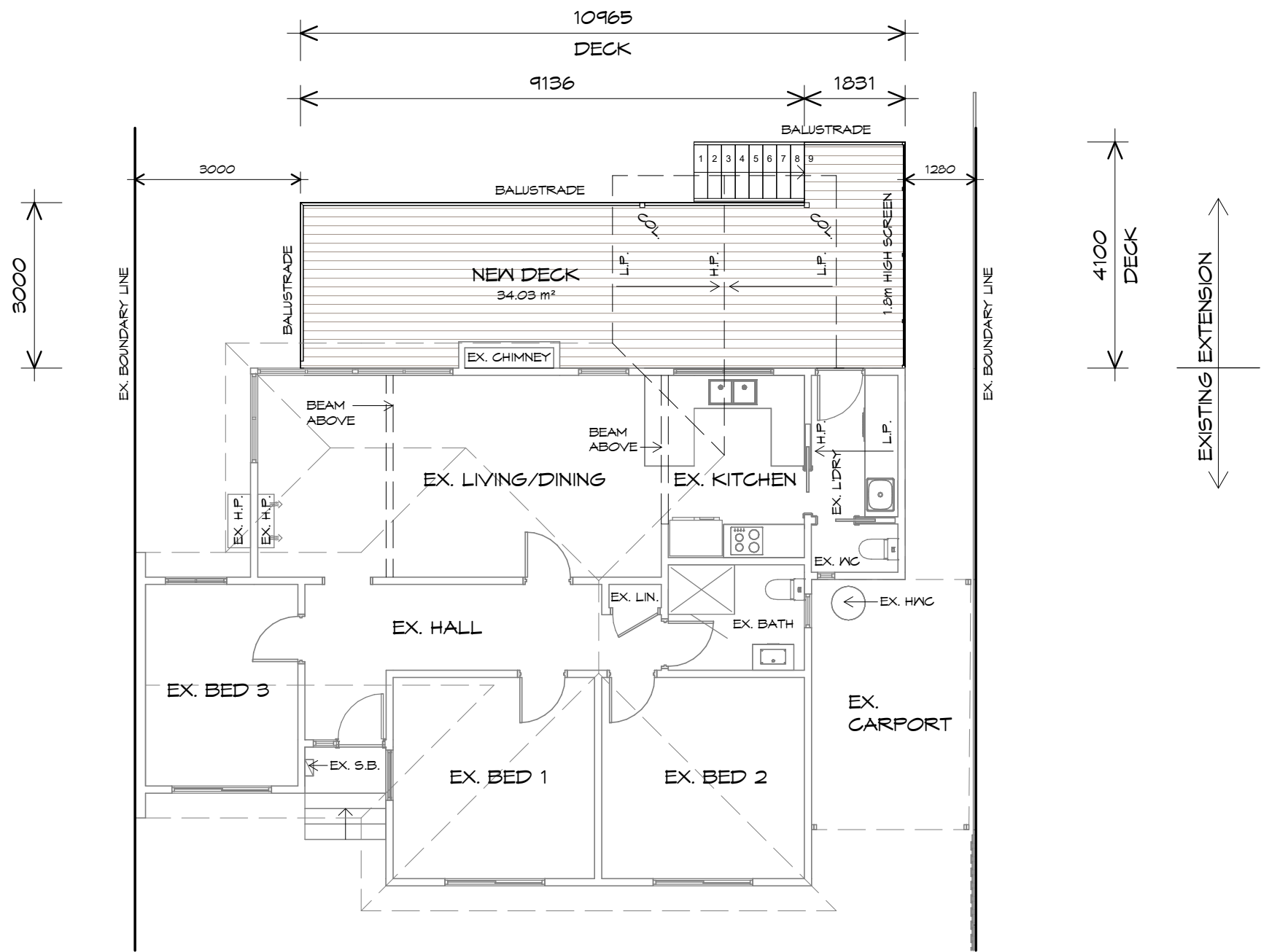
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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- HWC HOT WATER CYLINDER
- S.Q. SQUARE STOP
- NEW WALLS
- OHC OVERHEAD CUPBOARD



FLOOR PLAN

1 : 100

EX. HOUSE AREA 104.62 m2 (11.26 SQUARES)

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
SEPARATELY.



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STAGE 1

Client name:
J.T. FRIES & R.L. DUFFY

Project:
PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE

Drawing:
FLOOR PLAN

Date: 08.09.2026
Drafted by: D.D.H.
Approved by: Approver

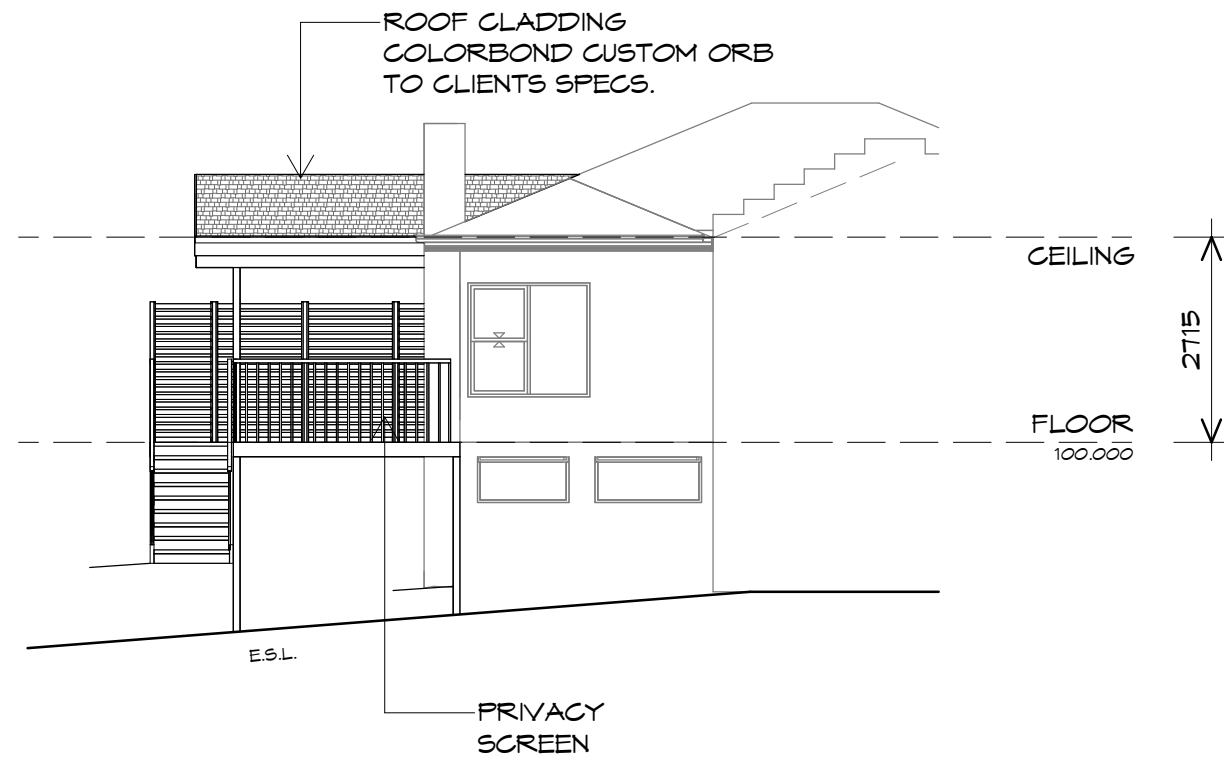
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Revision: 04

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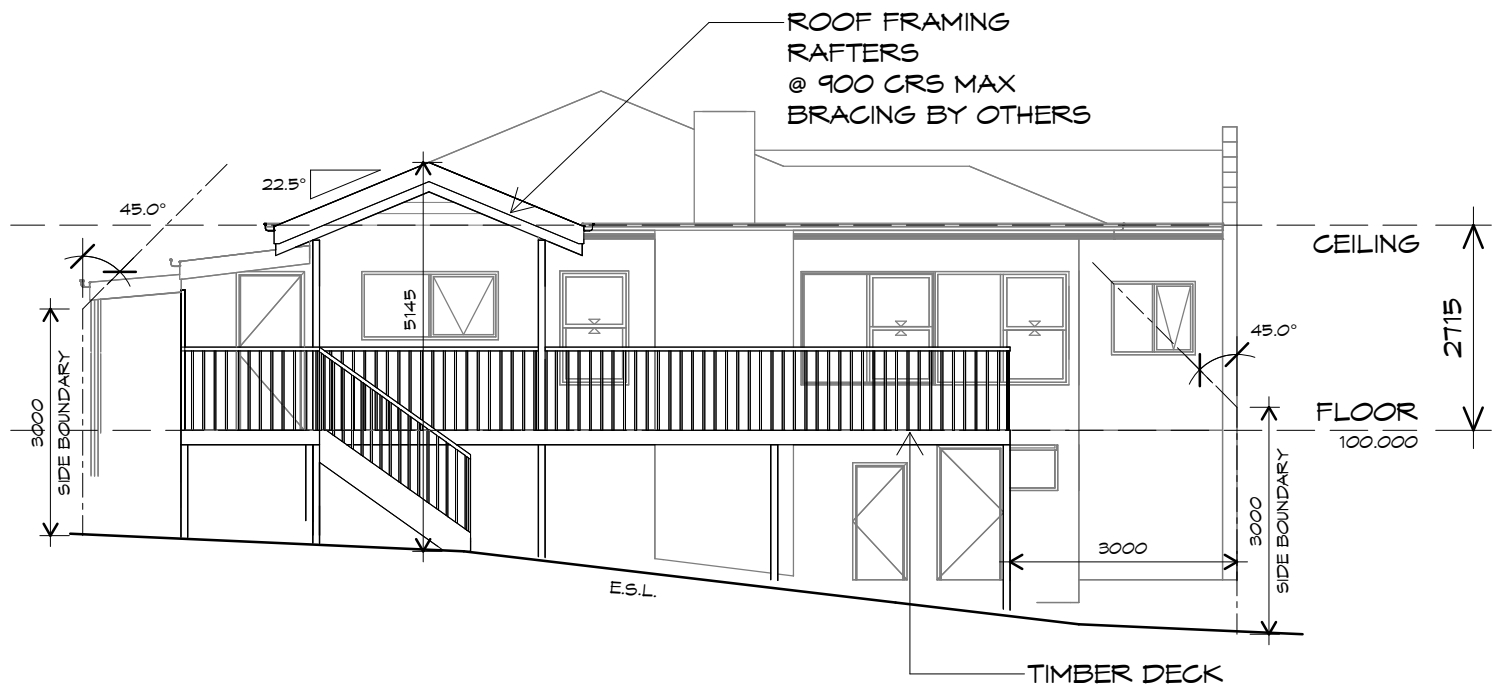
PLANNING

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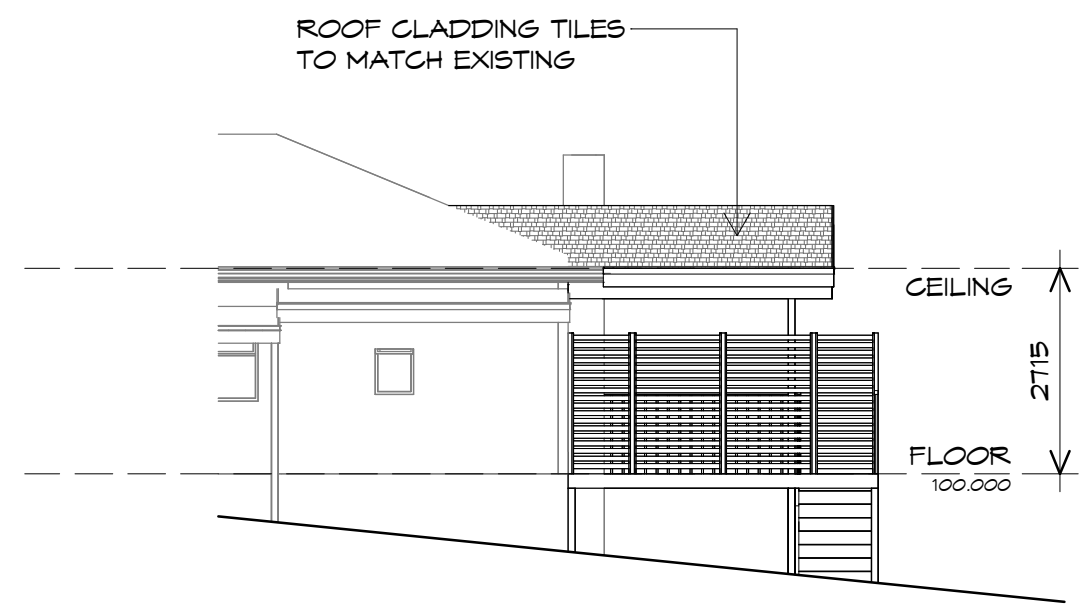
REV. DATE DESCRIPTION



WESTERN ELEVATION
1 : 100



NORTHERN ELEVATION
1 : 100



EASTERN ELEVATION
1 : 100



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STAGE 1	
REV.	DESCRIPTION

Client name:
J.T. FRIES & R.L. DUFFY

Project:
PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE

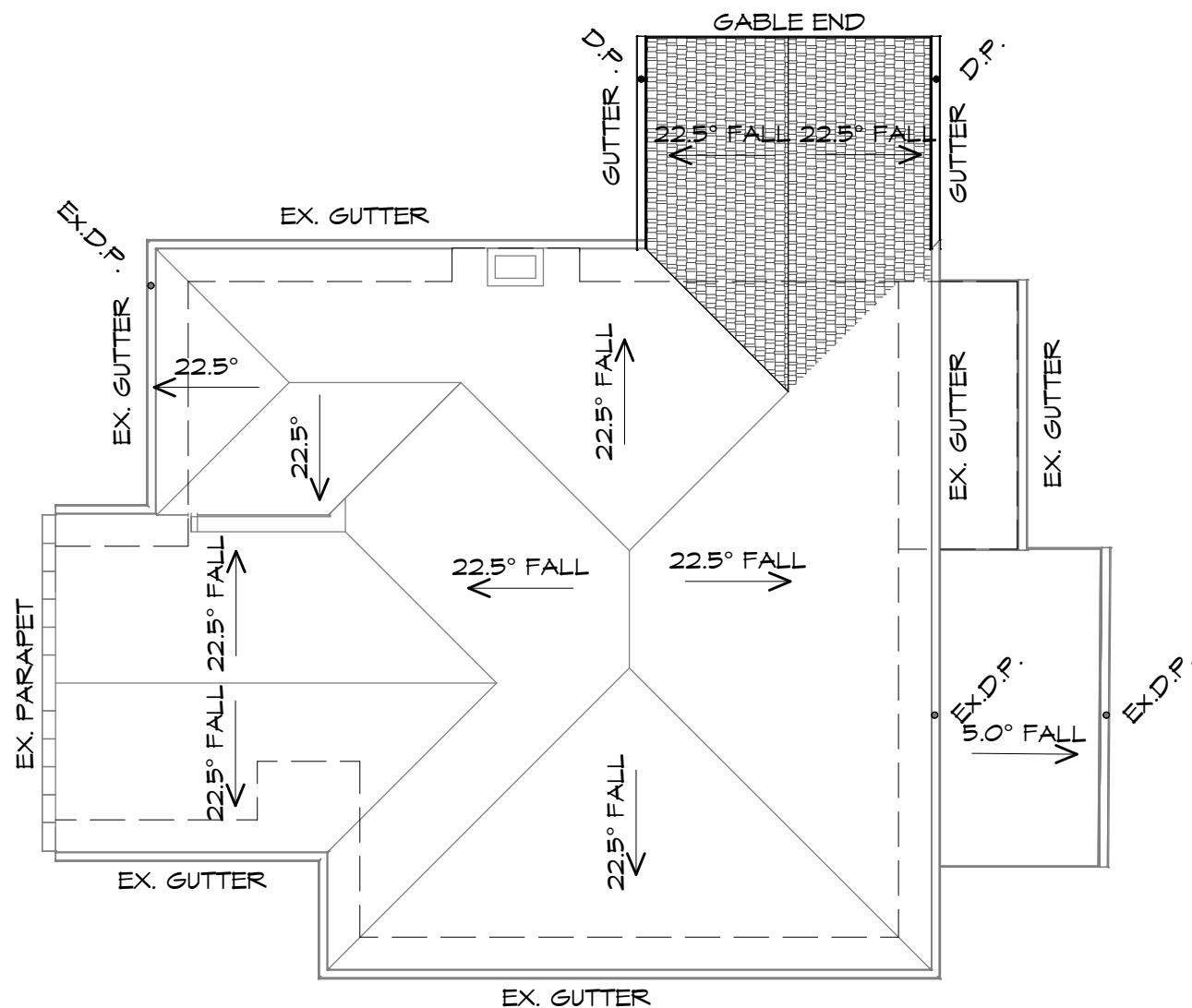
Drawing:
ELEVATIONS

Date: 08.09.2026	Drafted by: D.D.H.	Approved by: Approver
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Project/Drawing no: PDH25063 - 06	Scale: 1 : 100	Revision: 04
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PLANNING
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ROOF PLAN

1 : 100



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REV.	DATE	DESCRIPTION
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STAGE 1

Client name:
J.T. FRIES & R.L. DUFFY

PLANNING

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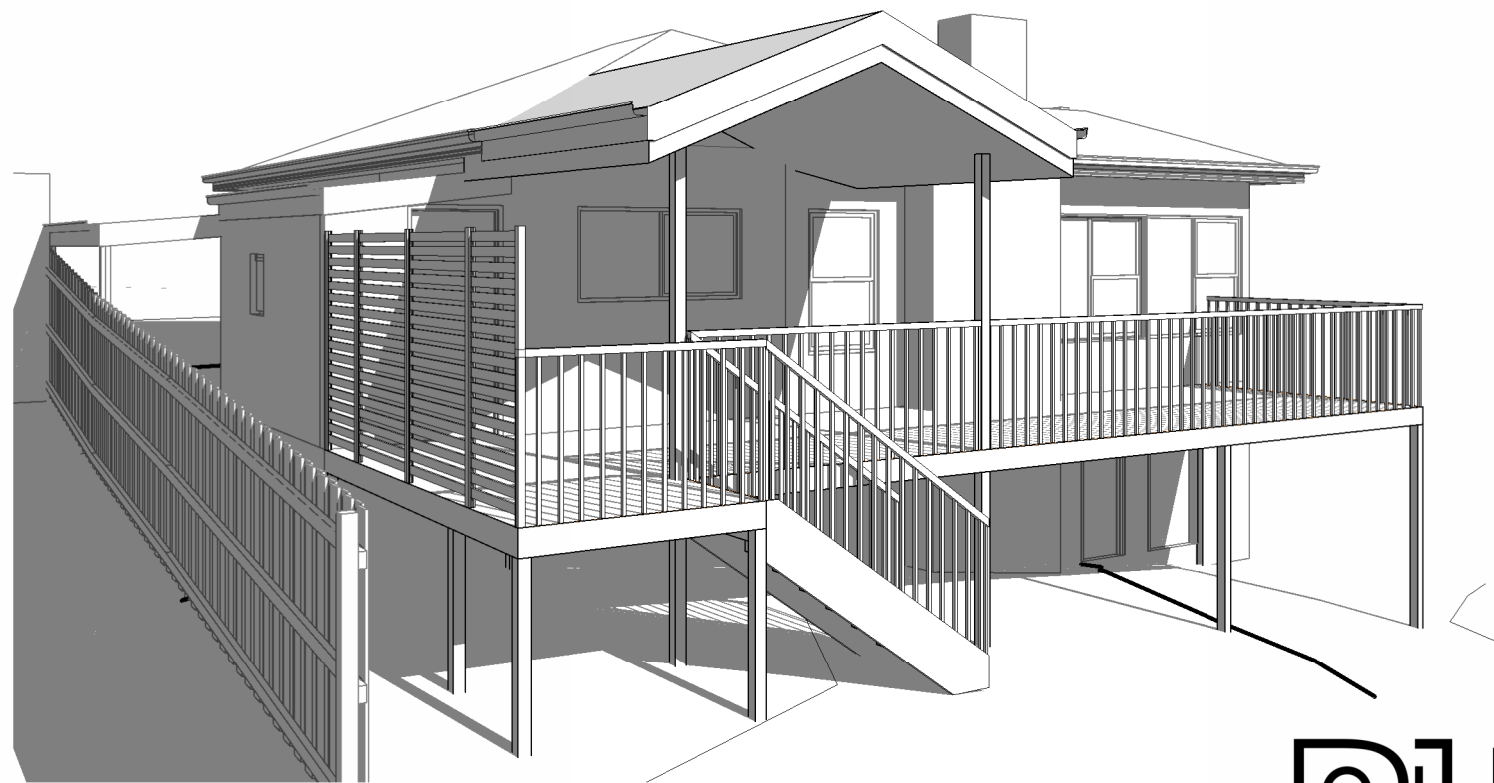
Project:
PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE

Drawing:
ROOF PLAN

Date:	Drafted by:	Approved by:
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Project/Drawing no:	Scale:	Revision:
PDH25063 - 07	1 : 100	04

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STAGE 1

Client name:
J.T. FRIES & R.L. DUFFY

Project:
PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE

Drawing:
PERSPECTIVES

Date: 08.09.2026
Drafted by: D.D.H.
Approved by: Approver

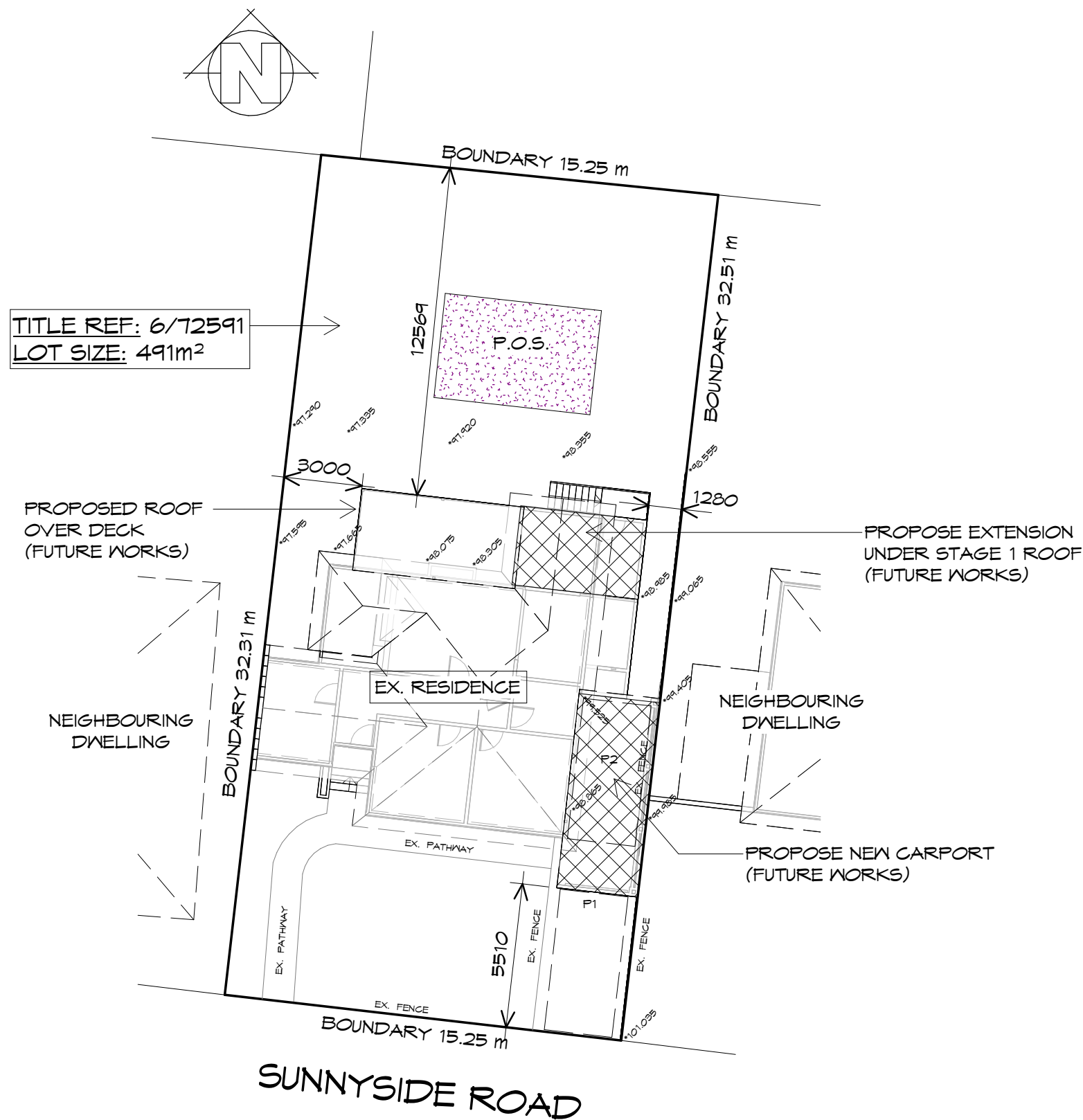
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Scale:
Revision: 04

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PLANNING

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REV. DATE DESCRIPTION



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 - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 2.4m

SITE COVERAGE
BUILDING FOOTPRINT 119.5 /SITE AREA 494 = 0.242
TOTAL SITE COVERAGE 24.2%

PRIVATE OPEN SPACE
24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

SITE PLAN - FUTURE STAGES

1 : 200

FUTURE STAGES

REV.	DATE	DESCRIPTION
------	------	-------------

Client name:
J.T. FRIES & R.L. DUFFY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE

Drawing:
SITE PLAN - FUTURE STAGES

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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

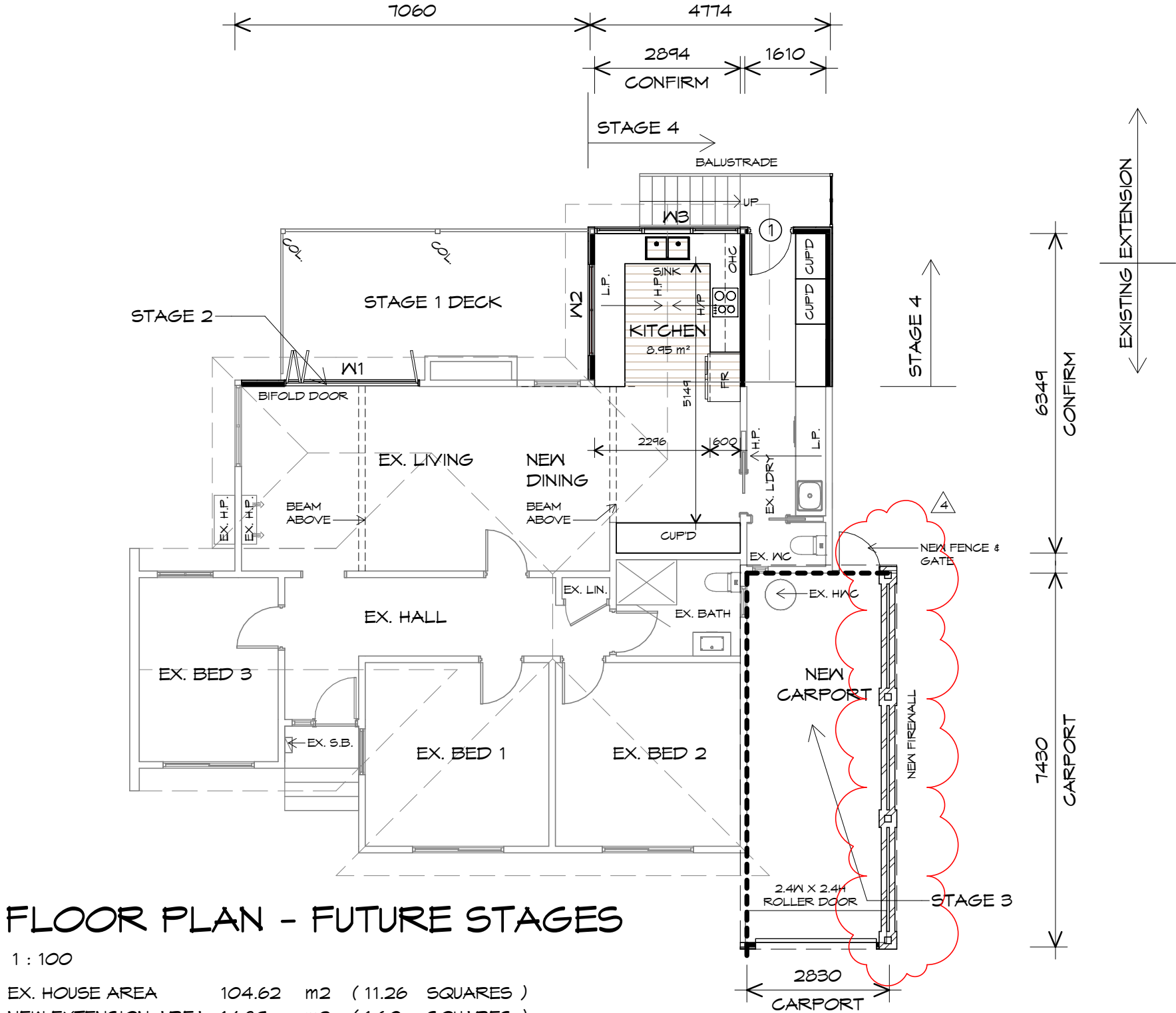
Date:	Drafted by:	Approved by:
08.09.2026	D.D.H.	Approver

Project/Drawing no:	Scale:	Revision:
PDH25063 - Z-01	1 : 200	04

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LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- HWC HOT WATER CYLINDER
- S.Q. SQUARE STOP
- NEW WALLS
- OHC OVERHEAD CUPBOARD



FLOOR PLAN - FUTURE STAGES

EX. HOUSE AREA	104.62	m2	(11.26	SQUARES)
NEW EXTENSION AREA	14.89	m2	(1.60	SQUARES)
TOTAL AREA	119.50		12.86	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
SEPARATELY.

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	2690	GLAZED BIFOLD DOOR	
W2	900	1810	AWNING WINDOW	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE
WITH FLY SCREENS.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING



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FUTURE STAGES

Client name:
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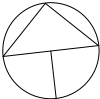
Project:
PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE

Drawing:
FLOOR PLAN - FUTURE STAGES

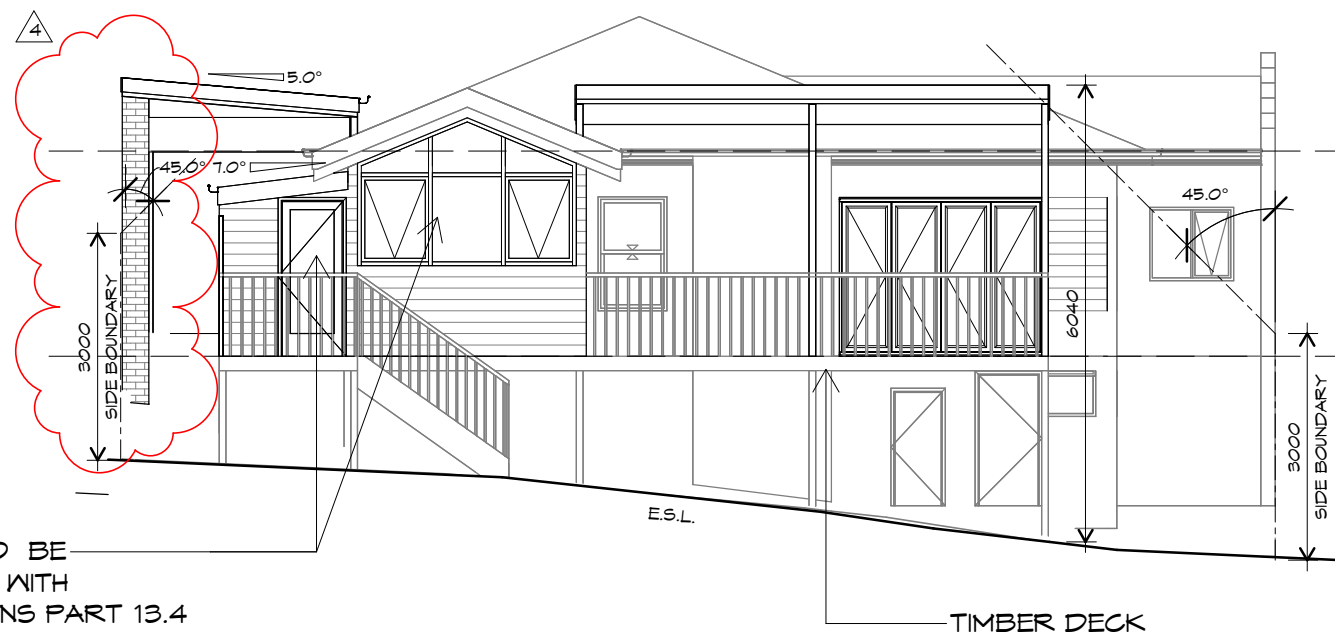
Date: 08.09.2026
Drafted by: D.D.H.
Approved by: Approver

Project/Drawing no: PDH25063 - Z-02
Scale: 1 : 100
Revision: 04

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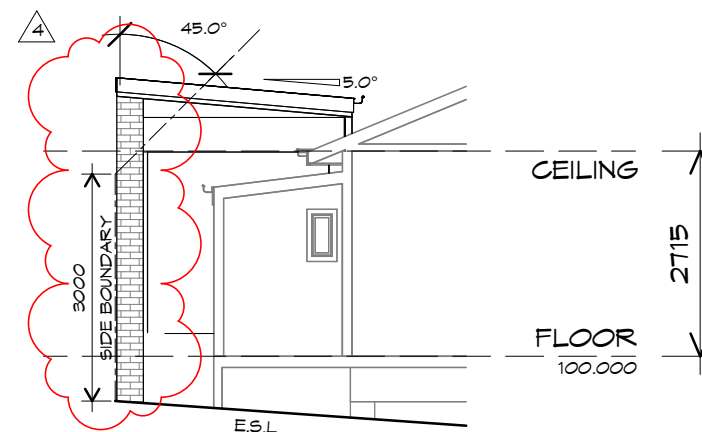


PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



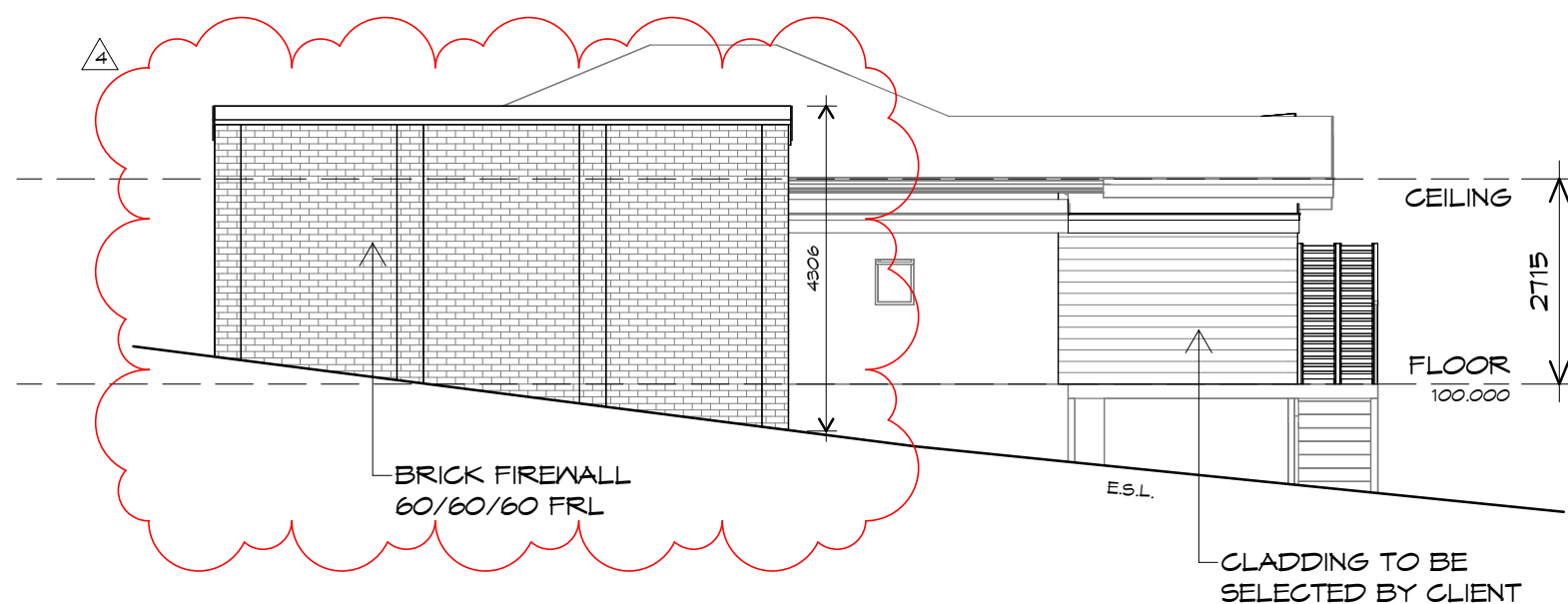
NORTHERN ELEVATION

1 : 100



NORTHERN ELEVATION @ CARPORT

1 : 100



EASTERN ELEVATION

1 : 100

FUTURE STAGES

REV.	DATE	DESCRIPTION
4	08.09.2026	ADDRESS DA RFI

Client name:
J.T. FRIES & R.L. DUFFY

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE

Drawing:
ELEVATIONS



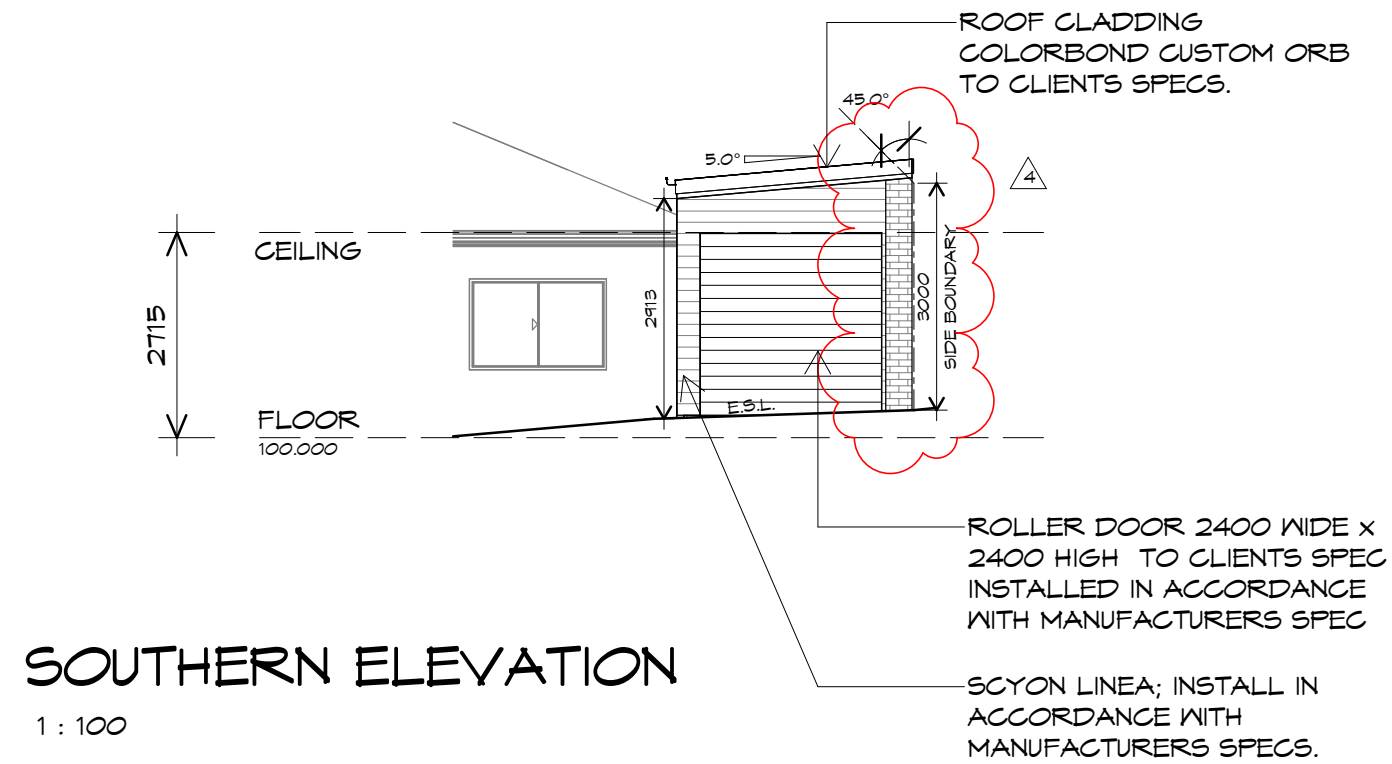
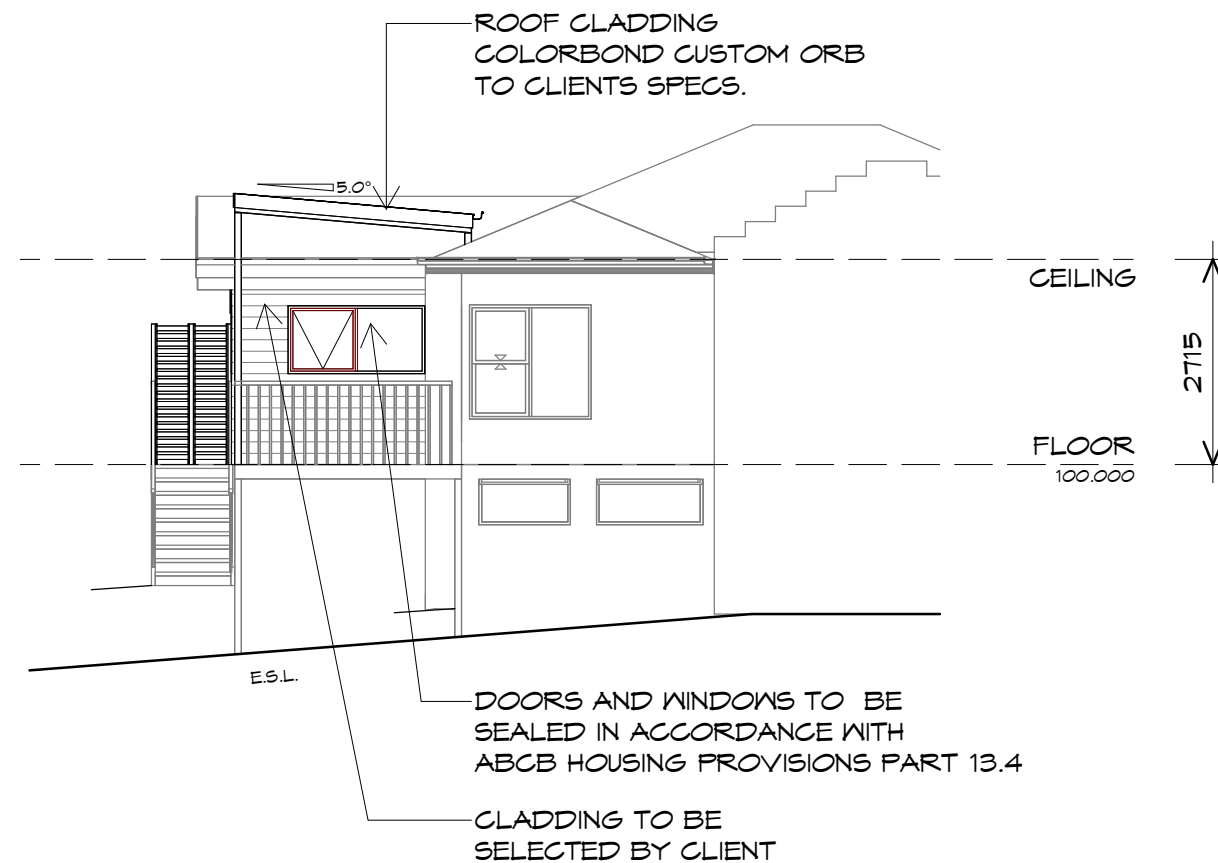
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Date: 08.09.2026 Drafted by: D.D.H. Approved by: Approver

Project/Drawing no: PDH25063 - Z-03 Scale: 1 : 100 Revision: 04

Accredited building practitioner: Frank Geskus - No CC246A
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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

FUTURE STAGES

Client name:
J.T. FRIES & R.L. DUFFY

Project:
PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE

Date:
08.09.2026

Drafted by:
D.D.H.

Approved by:
Approver

Project/Drawing no:
PDH25063 - Z-04

Scale:
1 : 100

Revision:
04

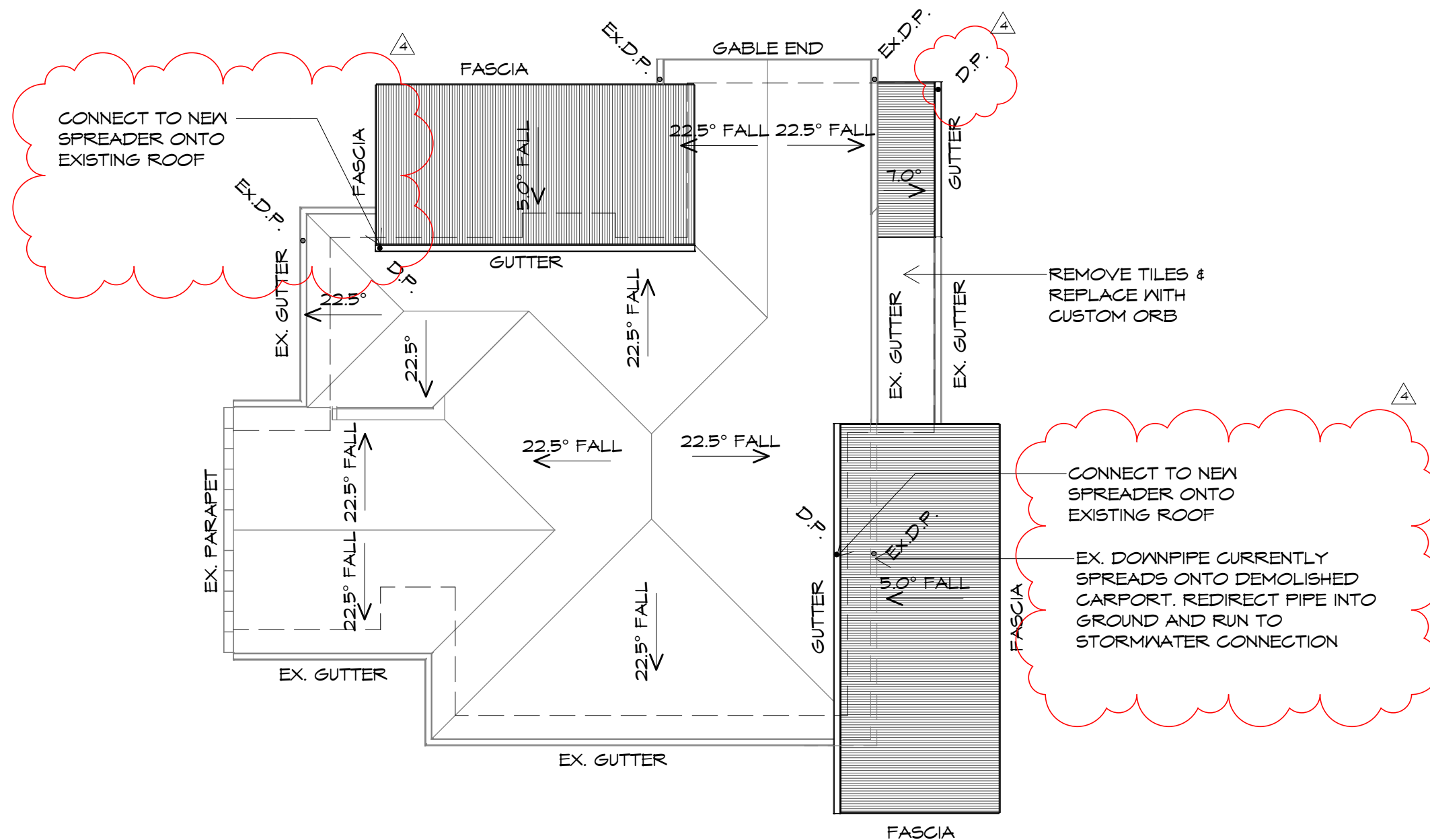
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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
ELEVATIONS

REV.	DATE	DESCRIPTION
4	08.09.2026	ADDRESS DA RFI



ROOF PLAN - FUTURE STAGES

1 : 100



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FUTURE STAGES

Client name:
J.T. FRIES & R.L. DUFFY

Project:
PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE

Drawing:
ROOF PLAN

Date:
08.09.2026

Drafted by:
D.D.H.

Approved by:
Approver

Project/Drawing no:
PDH25063 - Z-05

Scale:
1 : 100

Revision:
04

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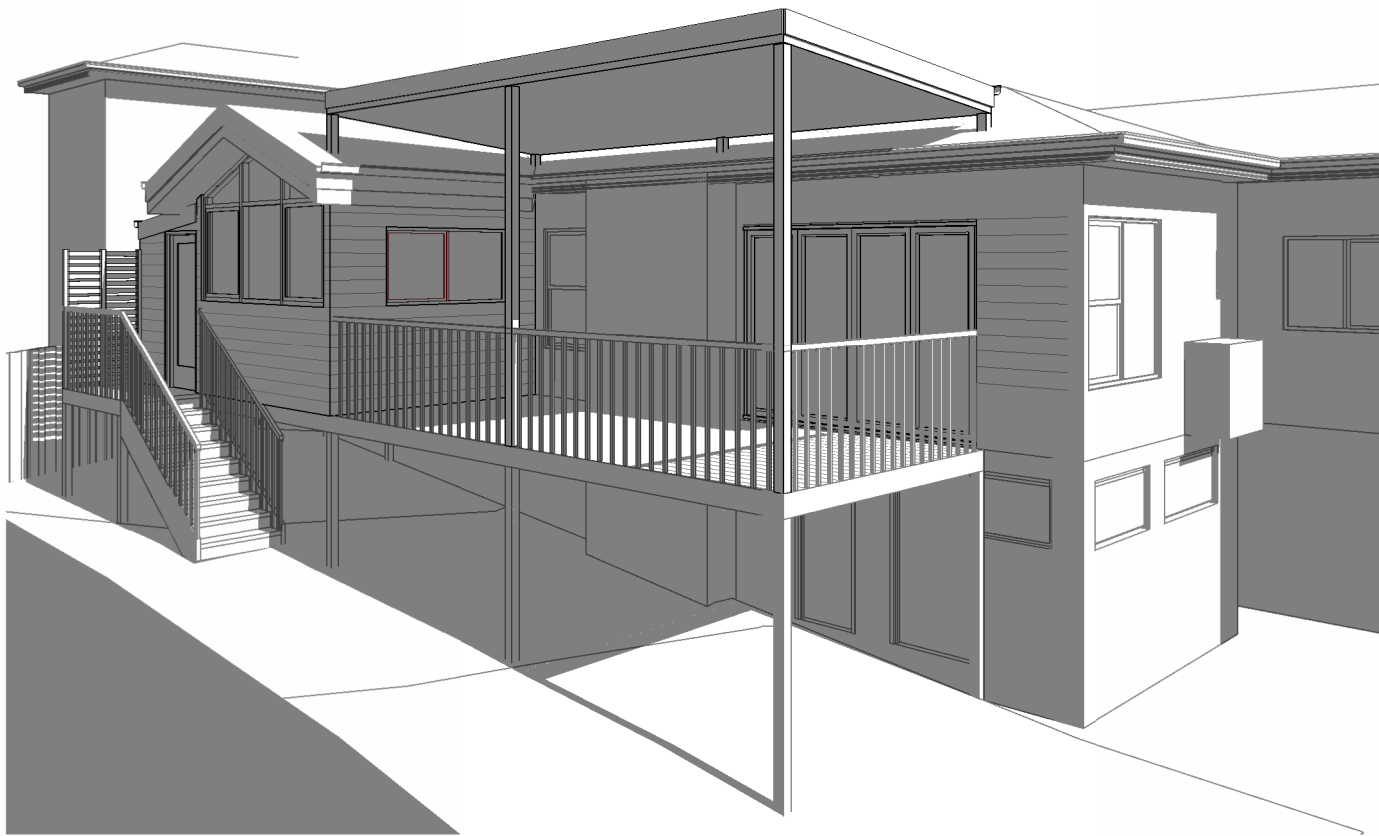
Frank Geskus - No CC246A



PLANNING

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REV.	DATE	DESCRIPTION
4	08.09.2026	ADDRESS DA RFI



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FUTURE STAGES

Client name:
J.T. FRIES & R.L. DUFFY

Project:
PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE

Drawing:
PERSPECTIVES - FUTURE STAGES

Date: 08.09.2026
Drafted by: D.D.H.
Approved by: Approver

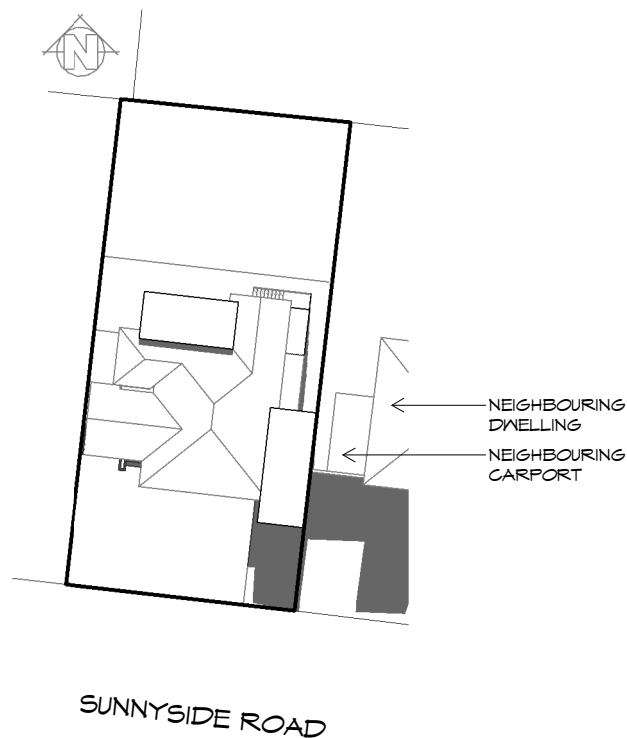
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Scale:
Revision: 04

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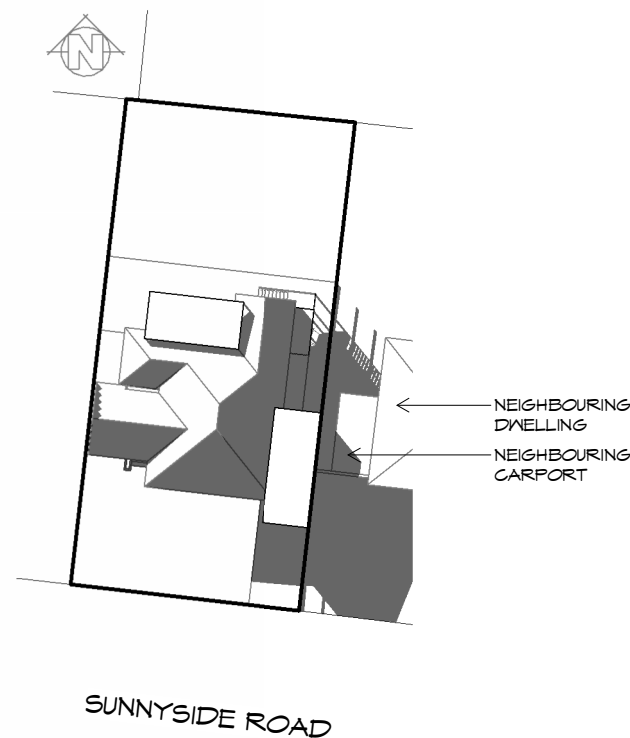
REV.	DATE	DESCRIPTION
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SHADOW DIAGRAM @ 12PM
1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 12:00PM

NOTE: A SHADOW DIAGRAM HAS NOT BEEN PROVIDED FOR 9AM AS SUN IS CASTING SHADOWS TO THE EAST AND NOT IMPACTING 16 SUNNYSIDE ROAD.



SHADOW DIAGRAM @ 3PM
1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 3:00PM

FUTURE STAGES

REV.	DATE	DESCRIPTION
------	------	-------------

Client name:
J.T. FRIES & R.L. DUFFY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENTIAL EXTENSION
14 SUNNYSIDE ROAD,
LINDISFARNE
Drawing:
SHADOW DIAGRAMS

Date: 08.09.2026	Drafted by: D.D.H.	Approved by: Approver
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Project/Drawing no: PDH25063 - Z-07	Scale: 1 : 500	Revision: 04
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