DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063863

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 75 Bayview Road, Lauderdale

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.

Document Set ID: 6098959
Version: 1, Version Date: 29/10/2026

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

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: Alterations & additions to existing single dwelling.

Location: 75 Bayview Road, Lauderdale, TAS, 7021

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

Document Set ID: 6093617
Version: 1, Version Date: 08/09/2026

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: 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

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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.

Document Set ID: 6093617
Version: 1, Version Date: 08/09/2026

- 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.

Document Set ID: 6093617
Version: 1, Version Date: 08/09/2026

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
16945	26
EDITION	DATE OF ISSUE
9	07-June-2022

SEARCH DATE : 06-Sept-2026
SEARCH TIME : 10.41 am

DESCRIPTION OF LAND

City of CLARENCE
Lot 26 on Diagram 16945
Being the land described in Conveyance No. 61/0888
Derivation : Part of 225A-0R-0P Gtd. to D. Stanfield
Prior CT 4174/48

SCHEDULE 1

M695283 TRANSFER to SALLY DENNINGTON and NICHOLAS VALANTIOS KAKKOS Registered 18-June-2018 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E306417 MORTGAGE to MyState Bank Limited Registered 07-June-2022 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au
Document Set ID: 4088385
Version: 1, Version Date: 08/09/2026

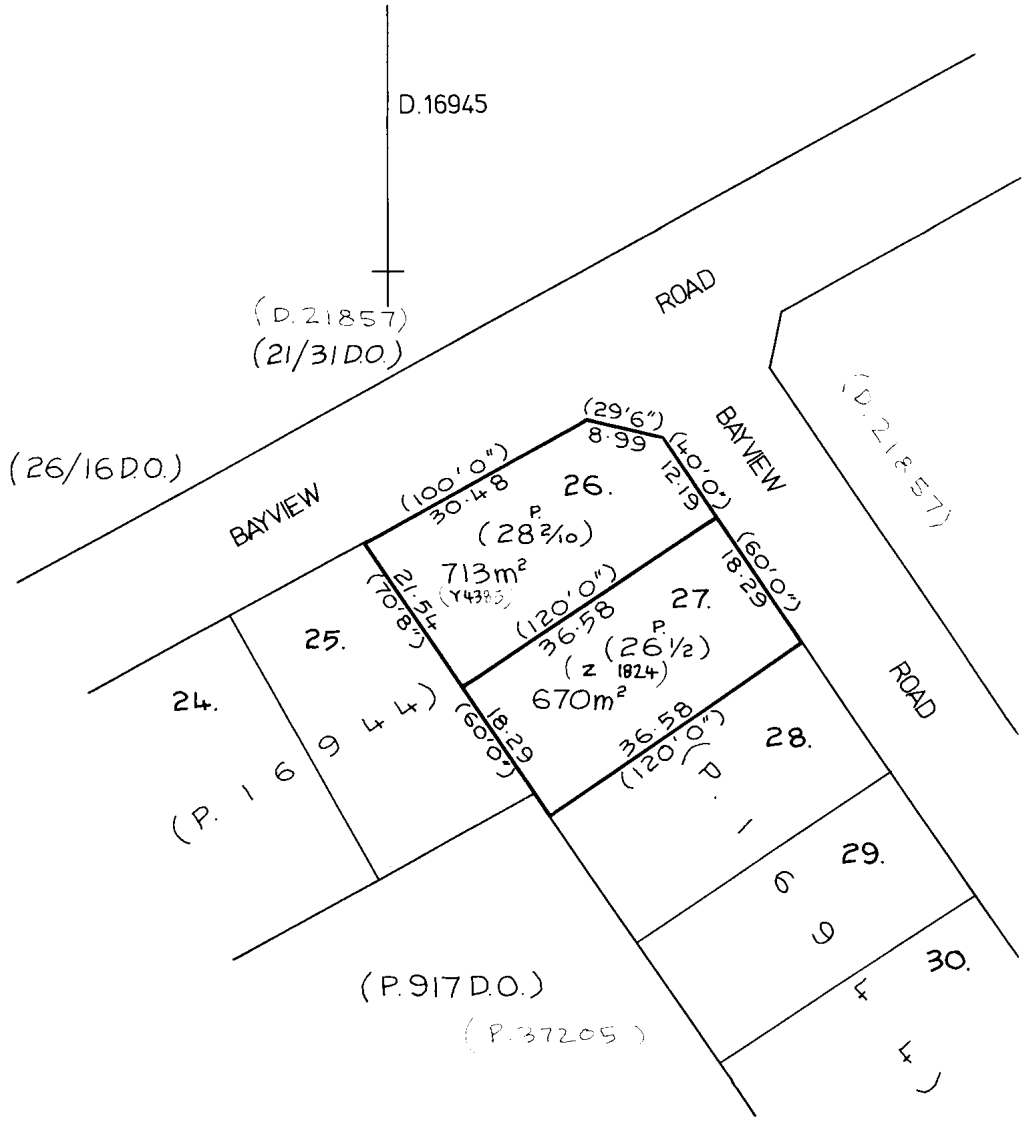
APPROVED FROM 15 JUL 1982 J Brouder RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D.16945
FILE NUMBER Z.1465	GRANTEE PART OF 225-0-0 D. STANFIELD	B. HILL. 23·10·81

OS k 2062

SKETCH BY WAY OF ILLUSTRATION ONLY

~~CITY~~/TOWN OF LAUDERDALE
~~LAND DISTRICT OF~~
~~PARISH OF~~

LENGTHS ARE IN METRES NOT TO SCALE
LENGTHS IN BRACKETS IN ~~LINKS~~/FEET & INCHES



Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au
Document Set ID: 4088385
Version: 1, Version Date: 08/09/2026

SITE NOTES

Property Address:	**75 Bayview Road Lauderdale,TAS, 7021**
Property ID:	**5188890**
Title Reference:	**16945/26**
Site Area:	**708 sqm.**
Municipality:	**Clarence City Council**
Zone:	**8 General Residential**

THESE DRAWINGS HAVE BEEN CONSTRUCTED
USING SURVEY INFORMATION FROM:
'SURVEY PLUS'.
File No.: SP18186-01 (Rev. A – 06 August 2018).
Contour Interval: 0.2m (or as shown).

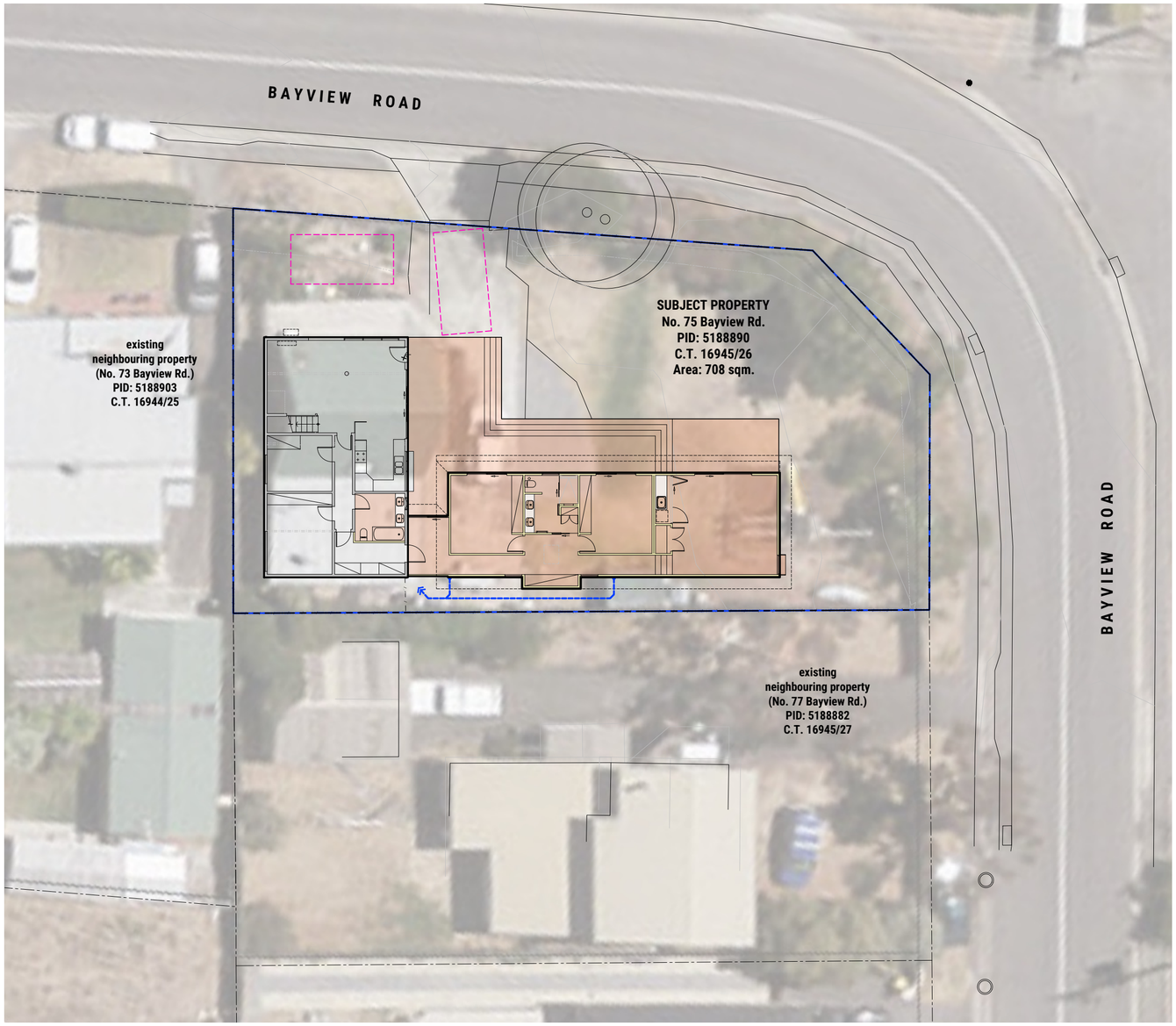
EXISTING AREAS

EX. LOWER FLOOR AREA	= 89.1 sqm.
EX. DECK AREA	= 66.6 sqm.
EX. UPPER FLOOR AREA	= 33.4 sqm.
EX. BALCONY AREA	= 12.1 sqm.
EX. TOTAL FLOOR AREA	= 122.5 sqm.
EX. TOTAL DECK / BALCONY AREA	= 78.7 sqm.
EX. TOTAL SITE COVERAGE	= 95.4 sqm.
13.5 % OF TOTAL SITE AREA	(LOT 26 = 708 sqm.).

PROPOSED FLOOR AREAS

PROPOSED LOWER FLOOR AREA	= 187.3 sqm.
PROPOSED DECK AREA	= 66.4 sqm.
EX. UPPER FLOOR AREA	= 33.4 sqm.
PROPOSED TOTAL FLOOR AREA	= 220.7 sqm.
	(Approx. = 23.8 SQUARES)
PROPOSED TOTAL DECK AREA	= 66.4 sqm
PROPOSED TOTAL SITE COVERAGE	= 200.1 sqm.
28.3 % OF TOTAL SITE AREA	(LOT 26 = 708 sqm.).

NOTE: EXTENT OF PROPOSED WORKS SHOWN ORANGE SHADED.



DA01. SITE PLAN 1:200

Scale: 0 2 4 10 METRES
1 centimetre on this drawing represents 2 metres on the ground (i.e. 1:200).

NORTH

Rev.	Description	Date
C.	AMENDMENTS PER CCC RFI.	15.10.2026
B.	AMENDMENTS PER CCC / Taswater RFI's.	06.10.2026
A.	DEVELOPMENT APPLICATION.	01.09.2026

Project: **PROPOSED ALTERATIONS & ADDITIONS at 75 Bayview Road, Lauderdale, TAS, 7021 for Sally Dennington & Nick Kakkos**

Drawing: **SITE PLAN**

DWG. No.: **0249 DA01**

Date: **15.10.26**

Scale: **1:200 @A3**

Drawn: **S.Bowling**

STUART BOWLING BUILDING DESIGN
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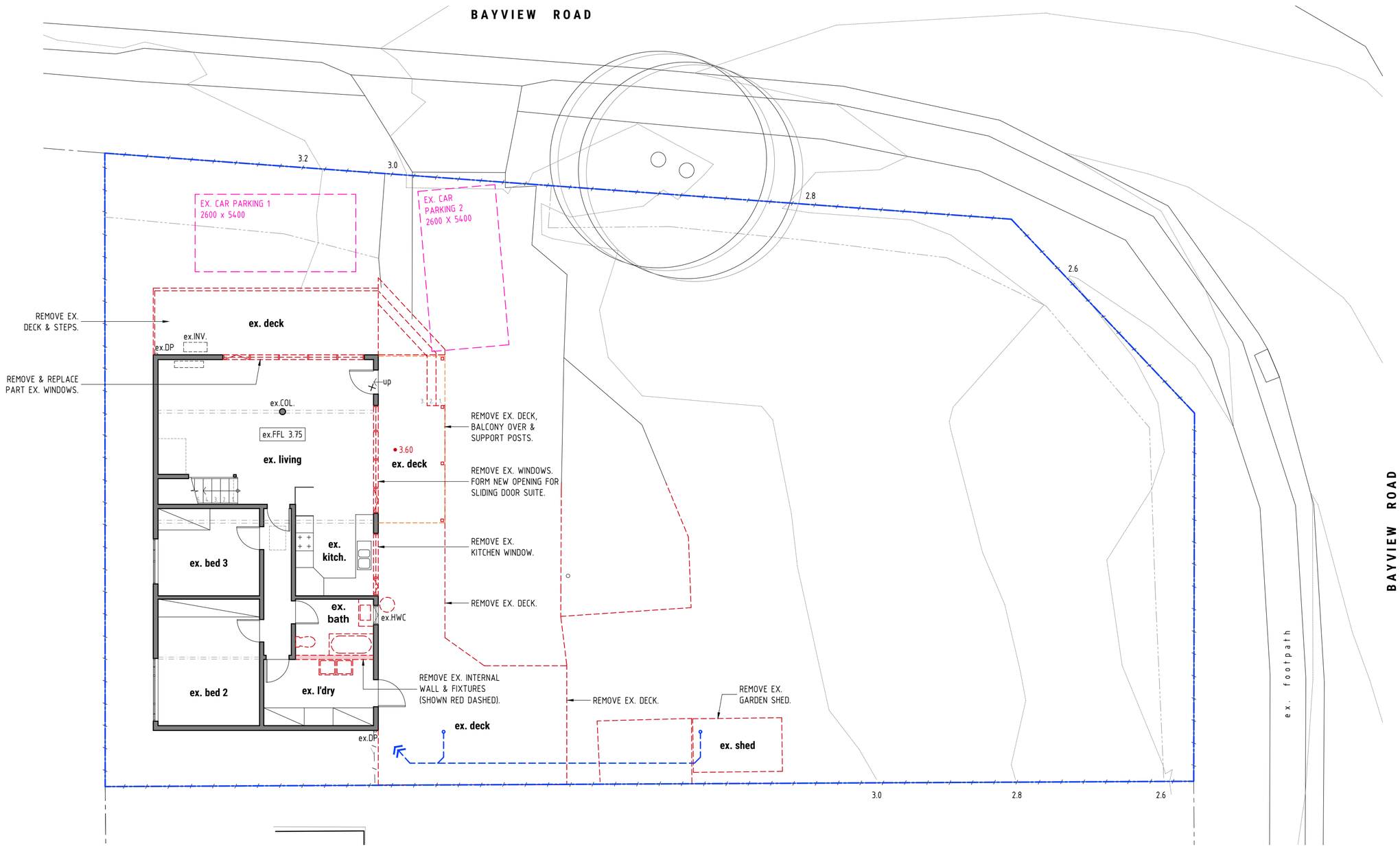
ABN: 34 531 056 735

stuart bowling | building design

Document Set ID: 6097319
Version: 1, Version Date: 28/10/2026

LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	EXISTING TO BE DEMOLISHED.
• 3.20	EXISTING SPOT LEVELS.

EXISTING FLOOR AREAS	
EX. LOWER FLOOR AREA	= 89.1 sqm.
EX. DECK AREA	= 66.6 sqm.
EX. UPPER FLOOR AREA	= 33.4 sqm.
EX. BALCONY AREA	= 12.1 sqm.
EX. TOTAL FLOOR AREA	= 122.5 sqm.
EX. TOTAL DECKED BALCONY AREA	= 78.7 sqm.



DA02. EX. GROUND FLOOR / DEMOLITION PLAN 1:100

Scale: 0 1 2 5 METRES
1 centimetre on this drawing represents 1 metre on the ground (i.e. 1:100).

NORTH

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C.	AMENDMENTS PER CCC RFI.	15.10.2026
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A.	DEVELOPMENT APPLICATION.	01.09.2026

Project: PROPOSED ALTERATIONS & ADDITIONS at 75 Bayview Road, Lauderdale, TAS, 7021 for Sally Dennington & Nick Kakkos

Drawing: EX. GROUND FLOOR / DEMOLITION PLAN

Scale: 1:100 @A3

DWG. No.: 0249 DA02

Date: 15.10.26

Drawn: S.Bowling

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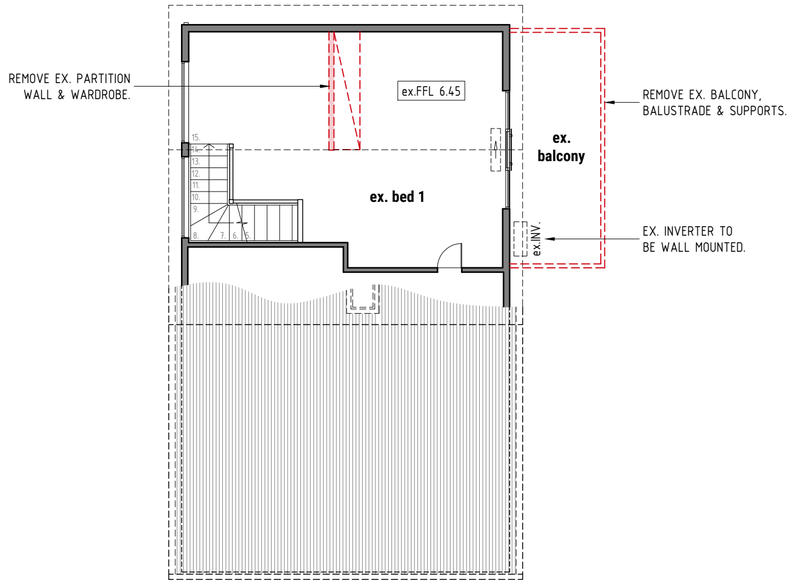
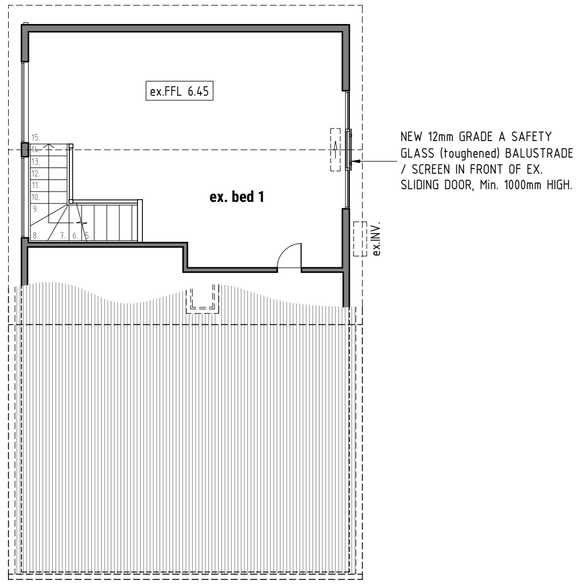
Version: 1, Version Date: 28/10/2026

LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	EXISTING TO BE DEMOLISHED.

EXISTING UPPER FLOOR AREAS	
EX. UPPER FLOOR AREA	= 33.4 sqm.
EX. BALCONY AREA	= 12.1 sqm.



EX. UPPER FLOOR PLAN / DEMOLITION



PROPOSED UPPER FLOOR PLAN

DA03. EX. / PROPOSED UPPER FLOOR PLANS 1:100

Scale: 0 1 2 5 METRES
1 centimetre on this drawing represents 1 metre on the ground (i.e. 1:100).

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Project:
PROPOSED ALTERATIONS & ADDITIONS
at 75 Bayview Road, Lauderdale, TAS, 7021
for Sally Dennington & Nick Kakkos

Drawing:
EX. / PROPOSED UPPER FLOOR PLANS

DWG. No.: **0249 DA03**
Date: **15.10.26**
Scale: **1:100 @ A3**
Drawn: **S.Bowling**

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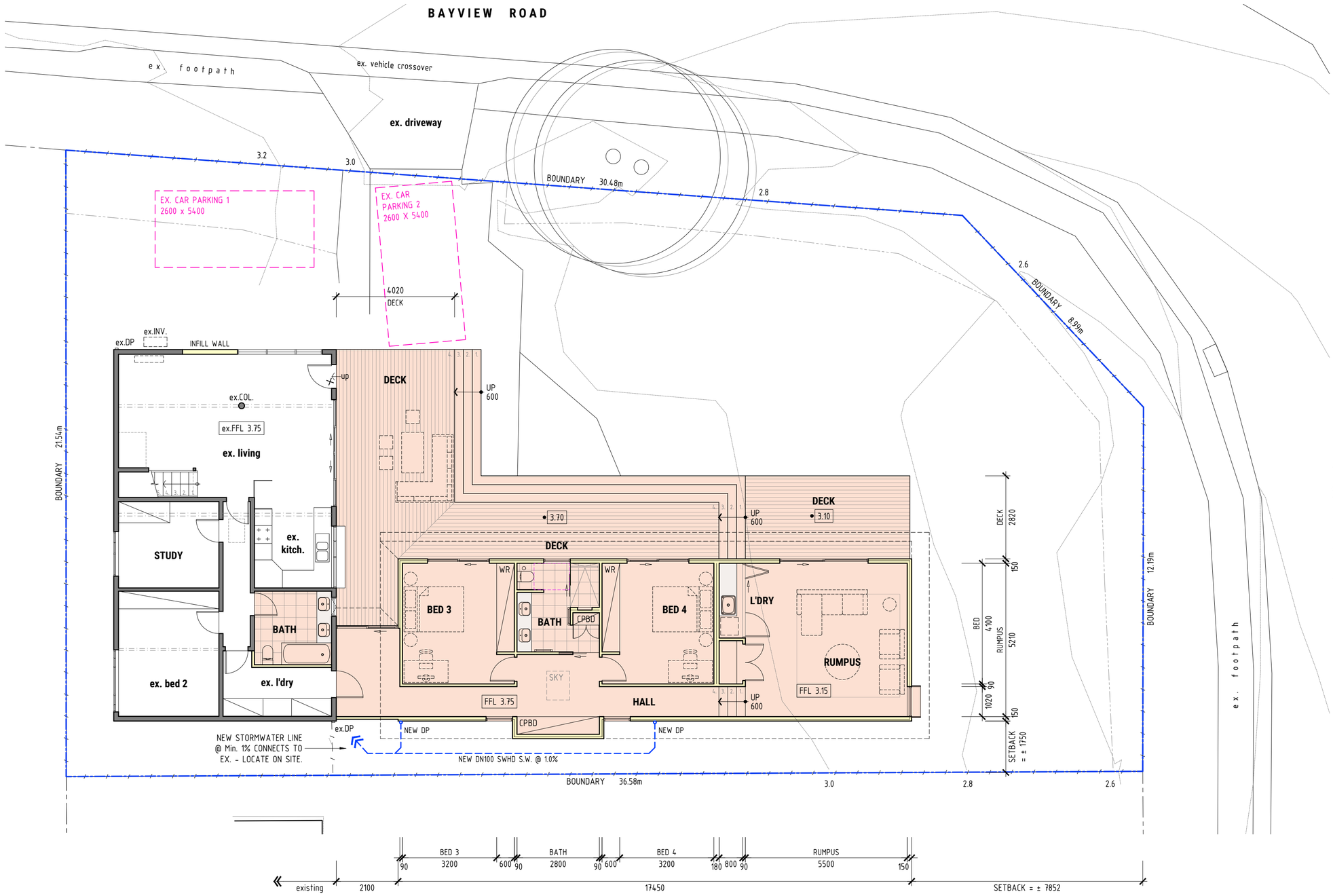
LEGEND

MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	90mm STUDWORK WALL (internal wall).
external / internal	NOM. 150mm CLAD STUDWORK WALL (ext. wall). - 90mm STUDWORK WALL (int. wall). - 18mm CAVITY BATTENS & CLADDING (ext. wall). - Min. R2.5 (90mm) WALL INSULATION BATTS & VAPOUR-PERMEABLE WALL WRAP.
• 3.33	EXISTING SPOT LEVEL.
• 3.30	PROPOSED SPOT LEVEL.

PROPOSED FLOOR AREAS

PROPOSED LOWER FLOOR AREA	= 187.3 sqm.
PROPOSED DECK AREA	= 66.4 sqm.
EX. UPPER FLOOR AREA	= 33.4 sqm.
PROPOSED TOTAL FLOOR AREA	= 220.7 sqm.
	(Approx. = 23.8 SQUARES)
PROPOSED TOTAL DECK AREA	= 66.4 sqm.

NOTE: EXTENT OF PROPOSED WORKS SHOWN ORANGE SHADED.



DA04. PROPOSED LOWER FLOOR PLAN 1:100

Scale: 0 1 2 5 METRES
1 centimetre on this drawing represents 1 metre on the ground (i.e. 1:100).

NORTH

Rev.	Description	Date
C.	AMENDMENTS PER CCC RFI.	15.10.2026
B.	AMENDMENTS PER CCC / Taswater RFI's.	06.10.2026
A.	DEVELOPMENT APPLICATION.	01.09.2026

Project: PROPOSED ALTERATIONS & ADDITIONS at 75 Bayview Road, Lauderdale, TAS, 7021 for Sally Dennington & Nick Kakkos

Drawing: PROPOSED LOWER FLOOR PLAN

DWG. No.: 0249 DA04

Scale: 1:100 @ A3

Date: 15.10.26

Drawn: S.Bowling

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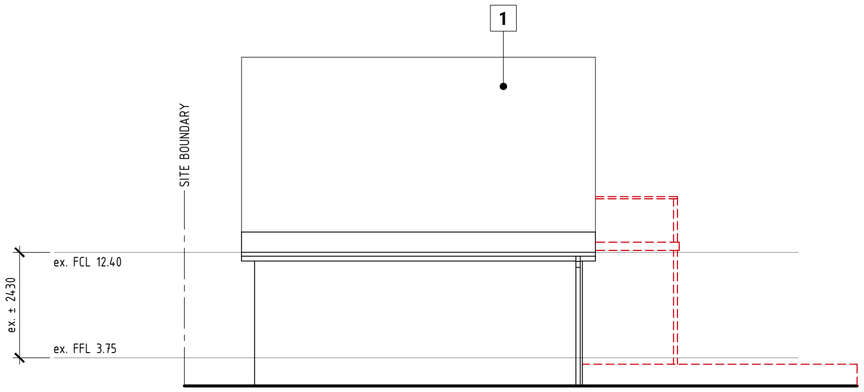


EXISTING S.E. ELEVATION

EXTERNAL FINISHES SCHEDULE

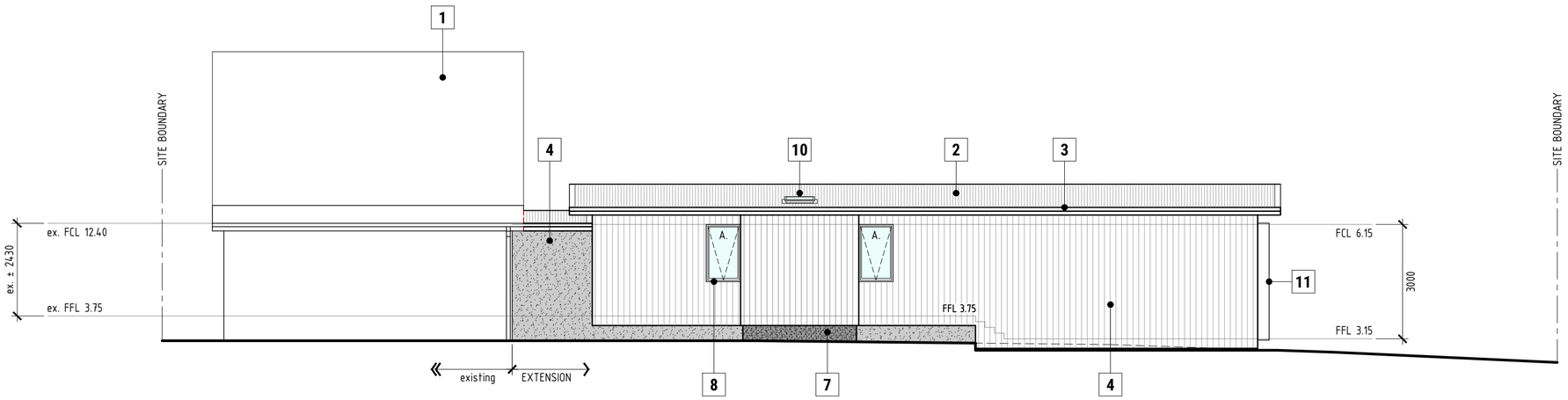
MARK	DESCRIPTION	MARK	DESCRIPTION	MARK	DESCRIPTION
1	EX. 2-STOREY SINGLE DWELLING. DEMOLITION SHOWN RED DASHED.	5	TIMBER FRAMED DECK STRUCTURE & DECKING BOARDS. Finish: DECKING BOARDS OIL PROTECTED.	9	'HEKA HOODS®' HH600 AWNING ROOF. Finish: POWDER COATED AS SELECTED. Min. AAMA 2604 STANDARD.
2	0.42mm BMT 'CUSTOM ORB®' ROOF SHEETING. Pitch: 5° PITCH (Min.). Finish: COLORBOND® ULTRA FINISH AS SELECTED.	6	'JAMES HARDIE AXON™' CLADDING. Profile: 133mm SMOOTH. Finish: PAINT FINISH AS SELECTED.	10	'HEKA HOODS®' HH300 (4-sided) WINDOW SHROUD. Finish: POWDER COATED AS SELECTED. Min. AAMA 2604 STANDARD.
3	0.6mm MACHINE FOLDED CAPPINGS, FLASHINGS, FASCIA etc. 150mm HALF ROUND GUTTERING. Finish: COLORBOND® ULTRA FINISH AS SELECTED.	7	390 x 90 x 190mm BLOCKWORK RISER WALLS. (TECH-DRY BLOCKS). Finish: 'APPLIED' FINISH AS SELECTED.	11	'VELUX' ALUMINIUM FIXED SKYLIGHT (FS). Finish: POWDER COATED AS SELECTED. Min. AAMA 2604 STANDARD.
4	7.5mm F.C. SHEET INFILL CLADDING. Finish: 'APPLIED' FINISH AS SELECTED.	8	ALUMINIUM WINDOW & DOOR FRAMES. Finish: POWDER COATED AS SELECTED. Min. AAMA 2604 STANDARD.	12	15mm TOUGHENED SAFETY GLASS BALUSTRADE. 50mm STANDOFF PATCH FITTING (SATIN SS).

GENERAL LEGEND

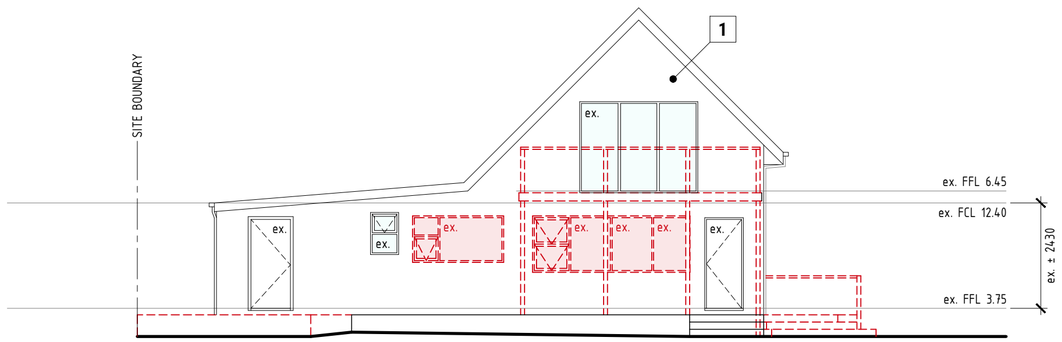
ex. – EXISTING WINDOW / DOOR TO BE REMOVED (shown red dashed / red shaded).
ex. – EXISTING WINDOW / DOOR (type as indicated)

A. – AWNING WINDOW.
F. – FIXED WINDOW.
GB. – GLAZED BALUSTRADE.
GD. – GLAZED DOOR (direction as indicated).

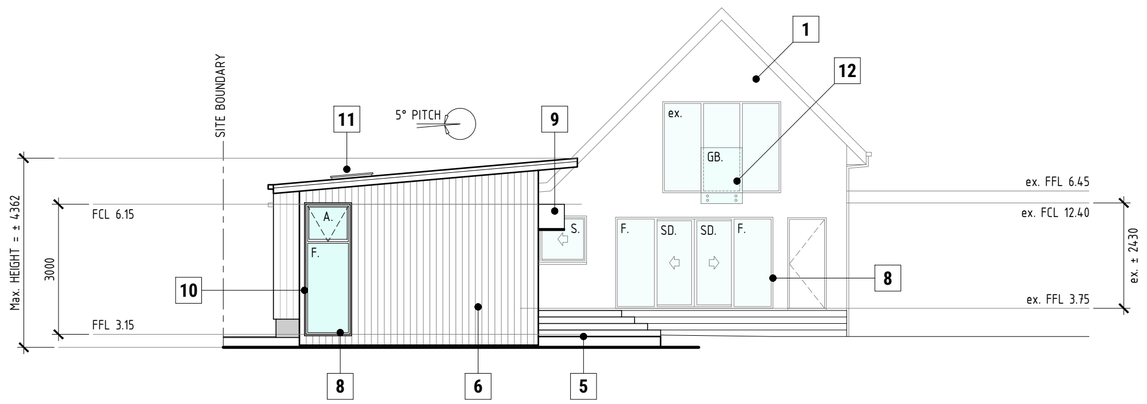
S. – SLIDING WINDOW (direction as indicated).
SD. – SLIDING DOOR (direction as indicated).
SH. – SINGLE HUNG WINDOW (direction as indicated).



PROPOSED S.E. ELEVATION



EXISTING N.E. ELEVATION



PROPOSED N.E. ELEVATION

DA05. EXISTING / PROPOSED ELEVATIONS 01 1:100

Scale: 0 1 2 5 METRES
1 centimetre on this drawing represents 1 metre on the ground (i.e. 1:100).

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B.	AMENDMENTS PER CCC / Taswater RFI's.	06.10.2026
A.	DEVELOPMENT APPLICATION.	01.09.2026

Project: PROPOSED ALTERATIONS & ADDITIONS at 75 Bayview Road, Lauderdale, TAS, 7021 for Sally Dennington & Nick Kakkos

Drawing: EXISTING / PROPOSED ELEVATIONS 01

DWG. No.: 0249 DA05
Date: 15.10.26
Scale: 1:100 @ A3
Drawn: S.Bowling

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ABN: 34 531 056 735

stuart bowling | building design

Document Set ID: 6097319
Version: 1, Version Date: 29/10/2026

EXTERNAL FINISHES SCHEDULE

MARK	DESCRIPTION	MARK	DESCRIPTION	MARK	DESCRIPTION
1	EX. 2-STOREY SINGLE DWELLING. DEMOLITION SHOWN RED DASHED.	5	TIMBER FRAMED DECK STRUCTURE & DECKING BOARDS. Finish: DECKING BOARDS OIL PROTECTED.	9	'HEKA HOODS®' HH600 AWNING ROOF. Finish: POWDER COATED AS SELECTED. Min. AAMA 2604 STANDARD.
2	0.42mm BMT 'CUSTOM ORB®' ROOF SHEETING. Pitch: 5° PITCH (Min.). Finish: COLORBOND® ULTRA FINISH AS SELECTED.	6	'JAMES HARDIE AXON™' CLADDING. Profile: 133mm SMOOTH. Finish: PAINT FINISH AS SELECTED.	10	'HEKA HOODS®' HH300 (4-sided) WINDOW SHROUD. Finish: POWDER COATED AS SELECTED. Min. AAMA 2604 STANDARD.
3	0.6mm MACHINE FOLDED CAPPINGS, FLASHINGS, FASCIA etc. 150mm HALF ROUND GUTTERING. Finish: COLORBOND® ULTRA FINISH AS SELECTED.	7	390 x 90 x 190mm BLOCKWORK RISER WALLS. (TECH-DRY BLOCKS). Finish: 'APPLIED' FINISH AS SELECTED.	11	'VELUX' ALUMINIUM FIXED SKYLIGHT (FS). Finish: POWDER COATED AS SELECTED. Min. AAMA 2604 STANDARD.
4	7.5mm F.C. SHEET INFILL CLADDING. Finish: 'APPLIED' FINISH AS SELECTED.	8	ALUMINIUM WINDOW & DOOR FRAMES. Finish: POWDER COATED AS SELECTED. Min. AAMA 2604 STANDARD.	12	15mm TOUGHENED SAFETY GLASS BALUSTRADE. 50mm STANDOFF PATCH FITTING (SATIN SS).

GENERAL LEGEND

ex. – EXISTING WINDOW / DOOR TO BE REMOVED (shown red dashed / red shaded).
ex. – EXISTING WINDOW / DOOR (type as indicated)

A. – AWNING WINDOW.
F. – FIXED WINDOW.
GB. – GLAZED BALUSTRADE.
GD. – GLAZED DOOR (direction as indicated).

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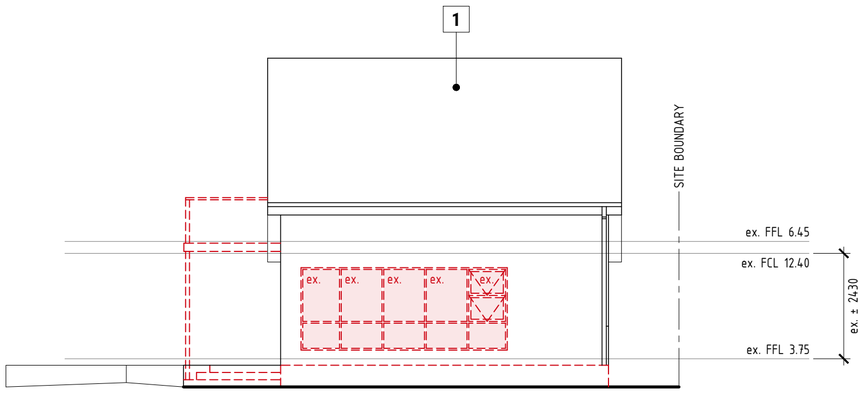
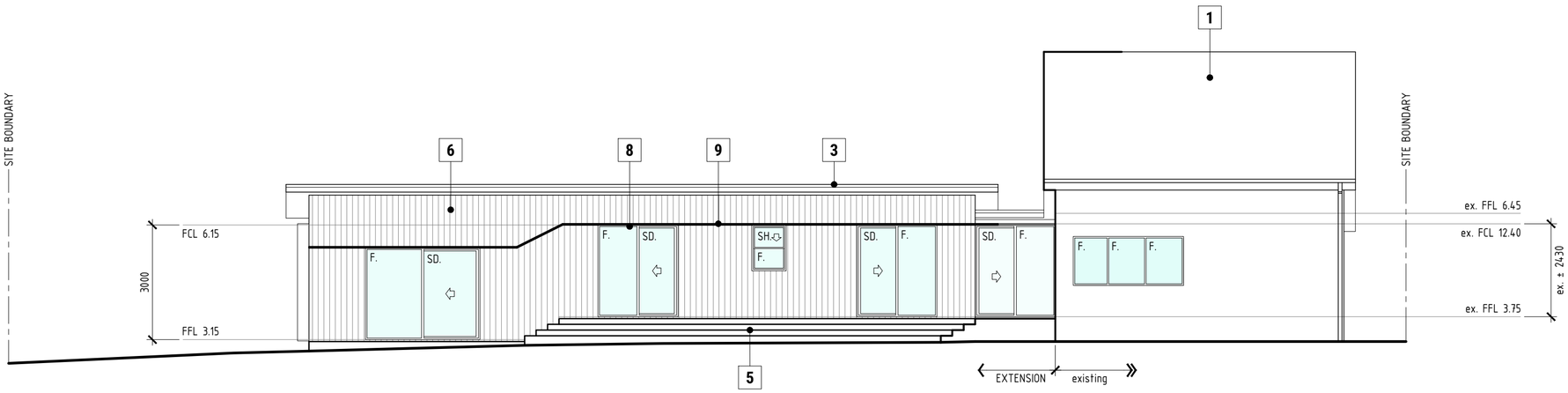
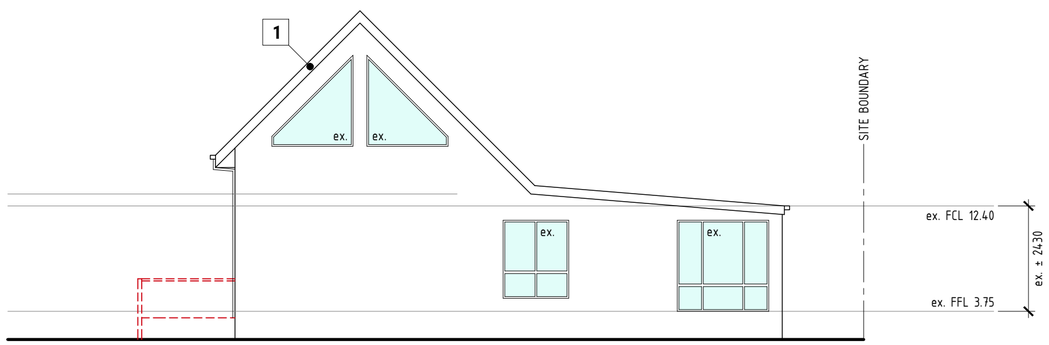
SH. – SINGLE HUNG WINDOW (direction as indicated).



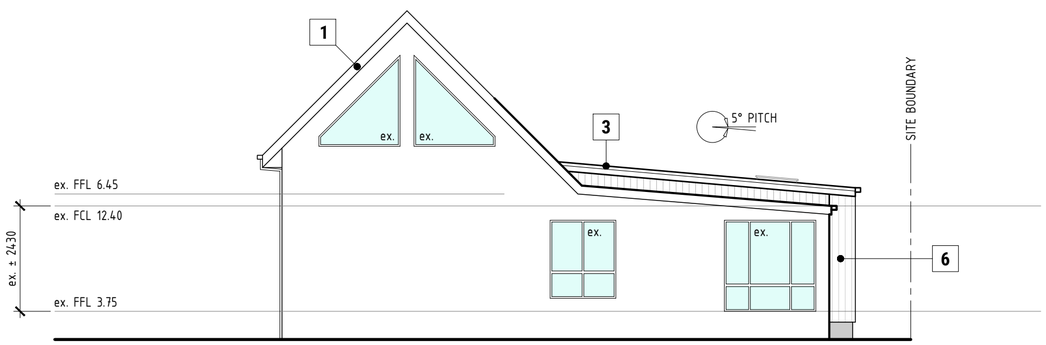
EXISTING N.W. ELEVATION



PROPOSED N.W. ELEVATION



EXISTING S.W. ELEVATION



PROPOSED S.W. ELEVATION

Scale: 0 1 2 5 METRES
1 centimetre on this drawing represents 1 metre on the ground (i.e. 1:100).

C.	AMENDMENTS PER CCC RFI.	15.10.2026
B.	AMENDMENTS PER CCC / Taswater RFI's.	06.10.2026
A.	DEVELOPMENT APPLICATION.	01.09.2026
Rev.	Description	Date

Project: PROPOSED ALTERATIONS & ADDITIONS at 75 Bayview Road, Lauderdale, TAS, 7021 for Sally Dennington & Nick Kakkos

Drawing: EXISTING / PROPOSED ELEVATIONS 02

DWG. No.: 0249 DA06

Date: 15.10.26

Scale: 1:100 @ A3

Drawn: S.Bowling

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DA06. EXISTING / PROPOSED ELEVATIONS 02 1:100

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