



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064280

PROPOSAL: Outbuilding (Single Dwelling)

LOCATION: 26 Derwentlaken Road, Otago

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 29/10/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29/10/2026. 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 29/10/2026.

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: **New Outbuilding / Garage**

Location: **26 Derwentlaken Road, Otago, 7018**

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**

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.
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- 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 57310	FOLIO 97
EDITION 4	DATE OF ISSUE 19-Sept-2026

SEARCH DATE : 22-Sept-2026

SEARCH TIME : 01.54 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 97 on Plan 57310 (formerly being P968)

Derivation : Part of 79A-0R-12Ps. Gtd. to J.V.Johnstone

Prior CT 3114/12

SCHEDULE 1

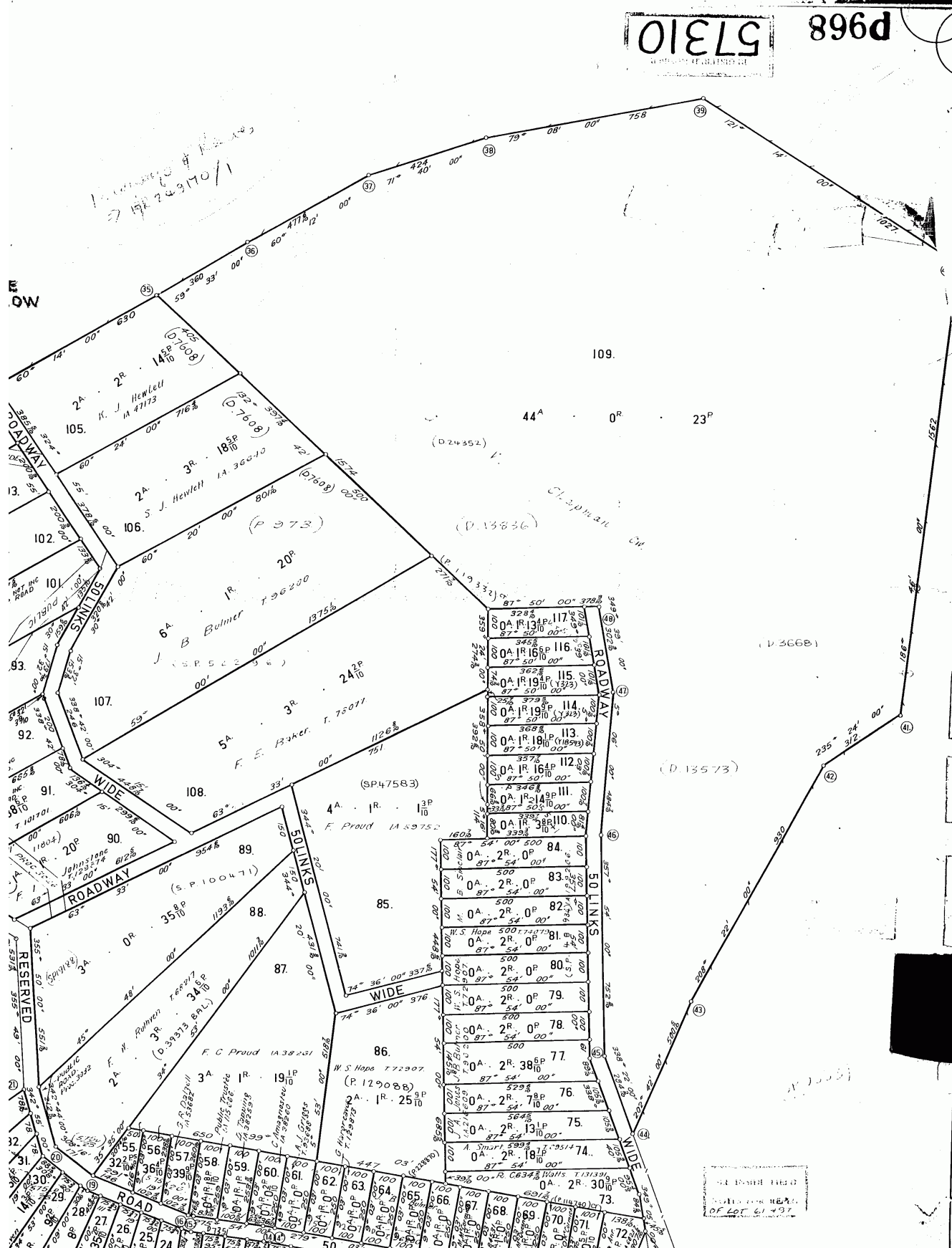
N218806 TRANSFER to LUCIO FOGLIARESI and ANNA LOUISE BOYCE
Registered 19-Sept-2026 at noon

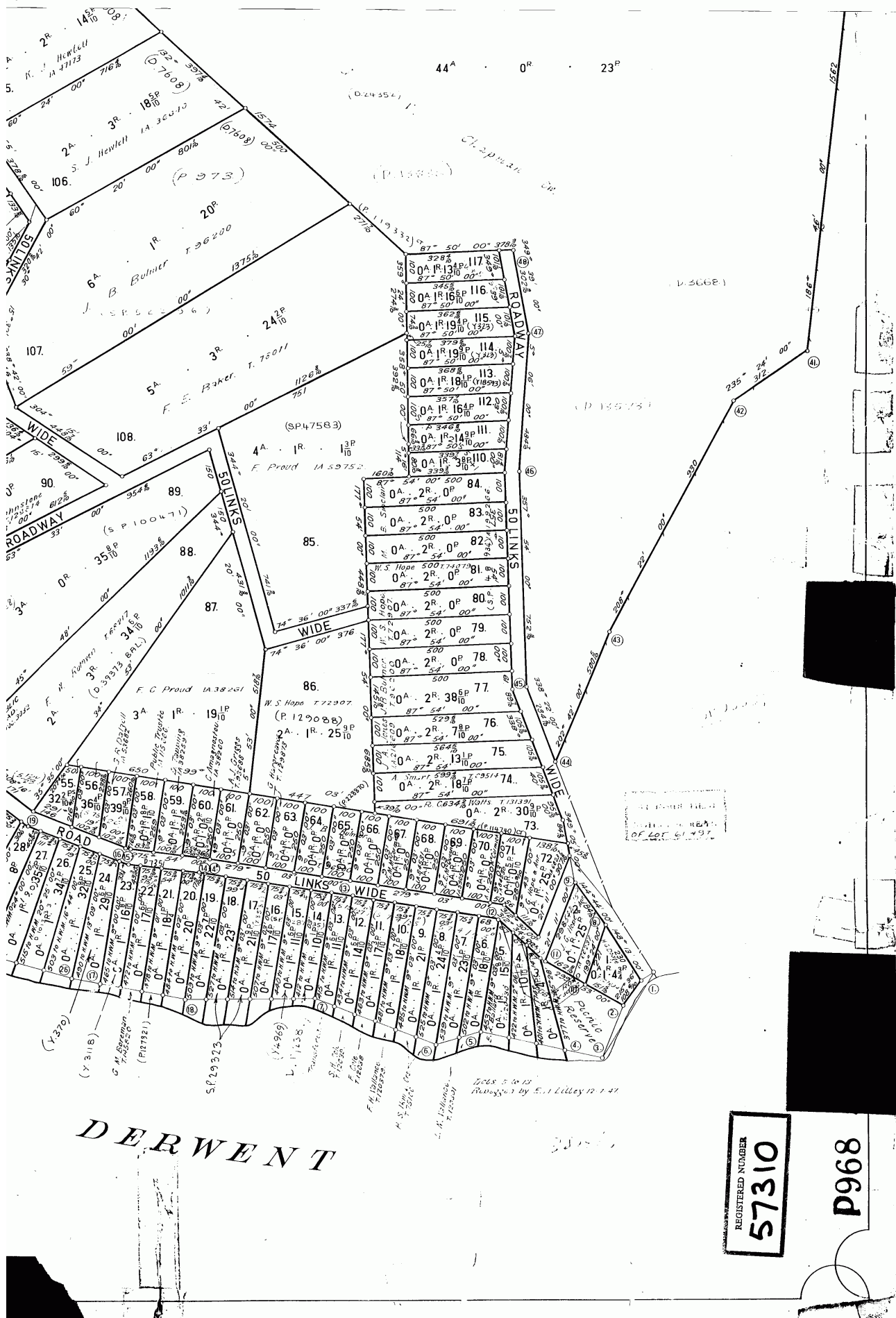
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT a right of carriageway over the strip of
land marked "Road 50 links wide" A.B. on P. 57310

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





P968

REGISTERED NUMBER
57310

DERWENTLAKEN ESTATE

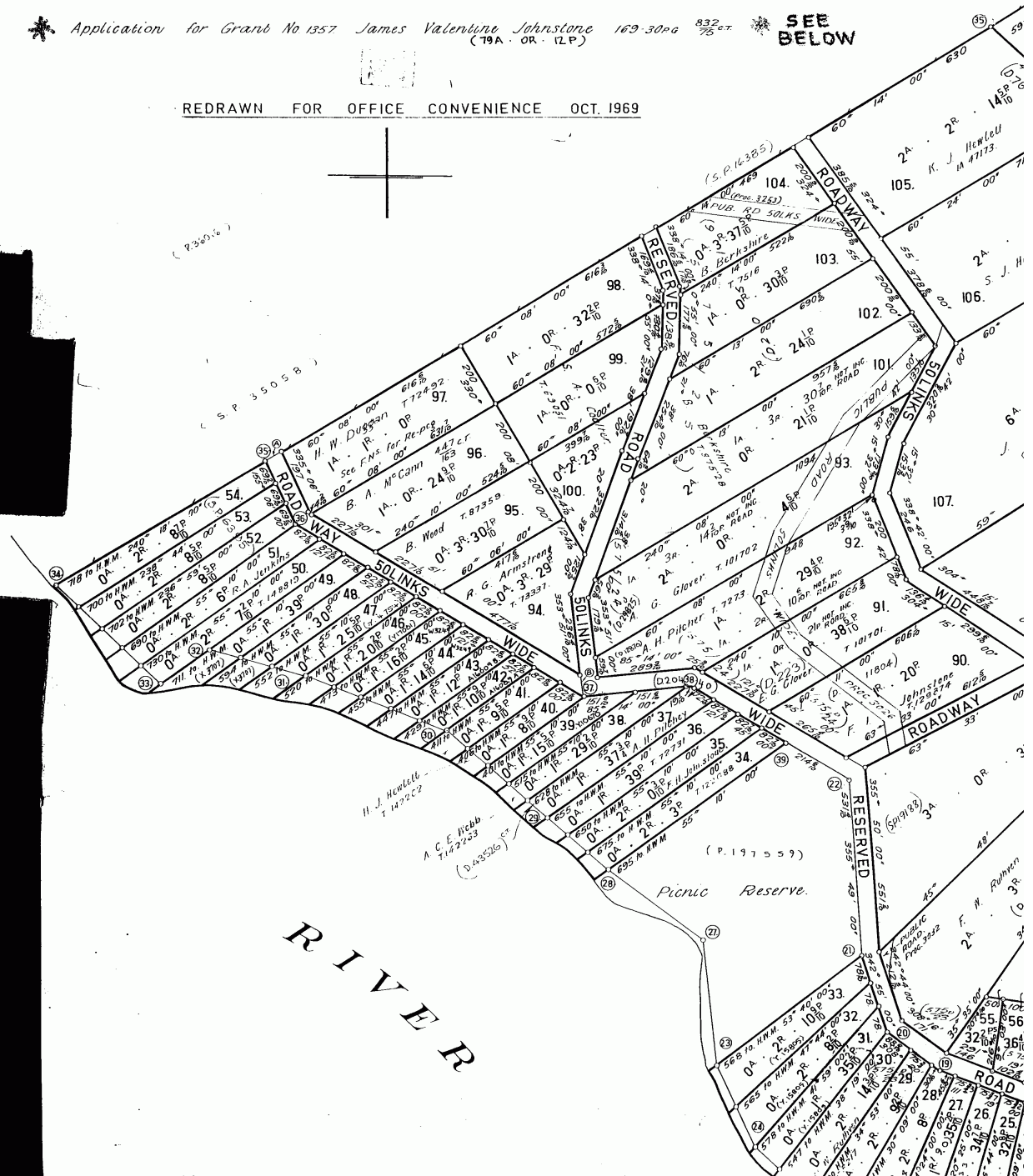
LAND DISTRICT OF MONMOUTH
PARISH OF FORBES

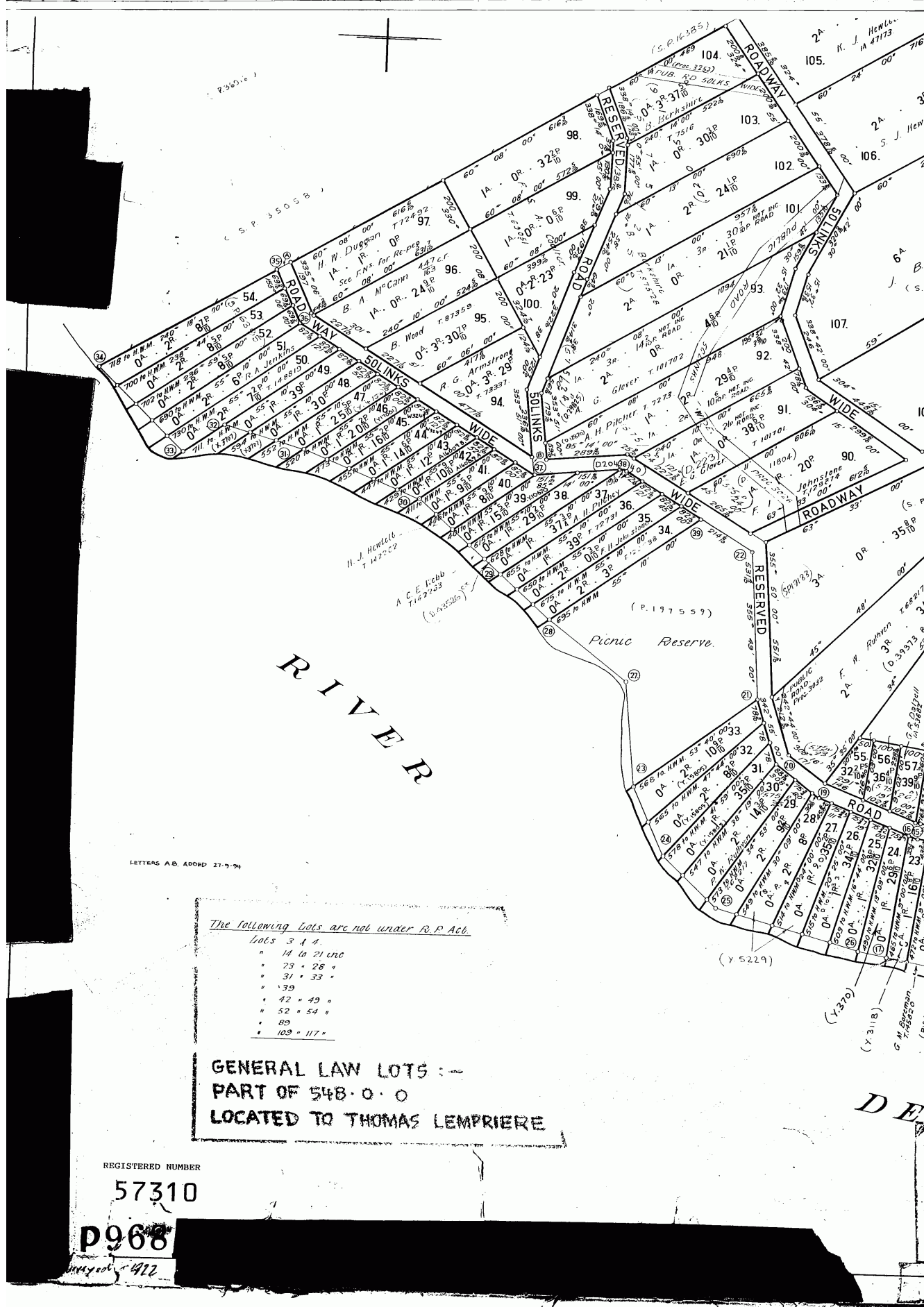
SCALE 200 LINKS EQUAL 1 INCH

* Application for Grant No 1357 James Valentine Johnstone 163.30pg 832/75 CT (79A. OR. (L.P.))

SEE BELOW

REDRAWN FOR OFFICE CONVENIENCE OCT. 1969





896

Plan of Subdivision Survey of Serwentlaken Estate

COUNTY OF MONMOUTH

PARISH OF FORBES

Scale 3 inches to an inch

P41

10/24/24

11-15-24

James Colquhoun, Surveyor

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NEW OUTBUILDING / GARAGE
26 DERWENTLAKEN ROAD, OTAGO, 7018
FOR L. FOGLIARESI & A. BOYCE

CERTIFICATE OF TITLE: VOLUME - 57310 FOLIO - 97
LAND AREA: 5059m²

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
CLARENCE LOCAL PROVISIONS SCHEDULE

ZONE: 11.0 RURAL LIVING

OVERLAYS: PRIORITY VEGETATION AREA
BUSHFIRE PRONE AREAS

SOIL CLASSIFICATION: ASSUMED M

WIND REGION: A

TERRAIN CATEGORY: TC 3

IMPORTANCE LEVEL: 2 (DOMESTIC)

SHIELDING: 0.82

TOPOGRAPHY: 1.28

BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:500

PAGE 2 - LOCATION PLAN 1:200

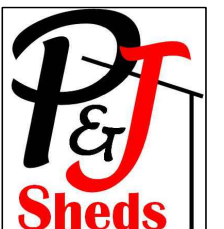
PAGE 3 - ELEVATIONS 1:100

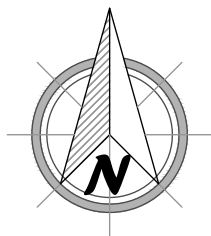
PAGE 4 - FLOOR PLAN 1:100

PAGE 5 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 102787

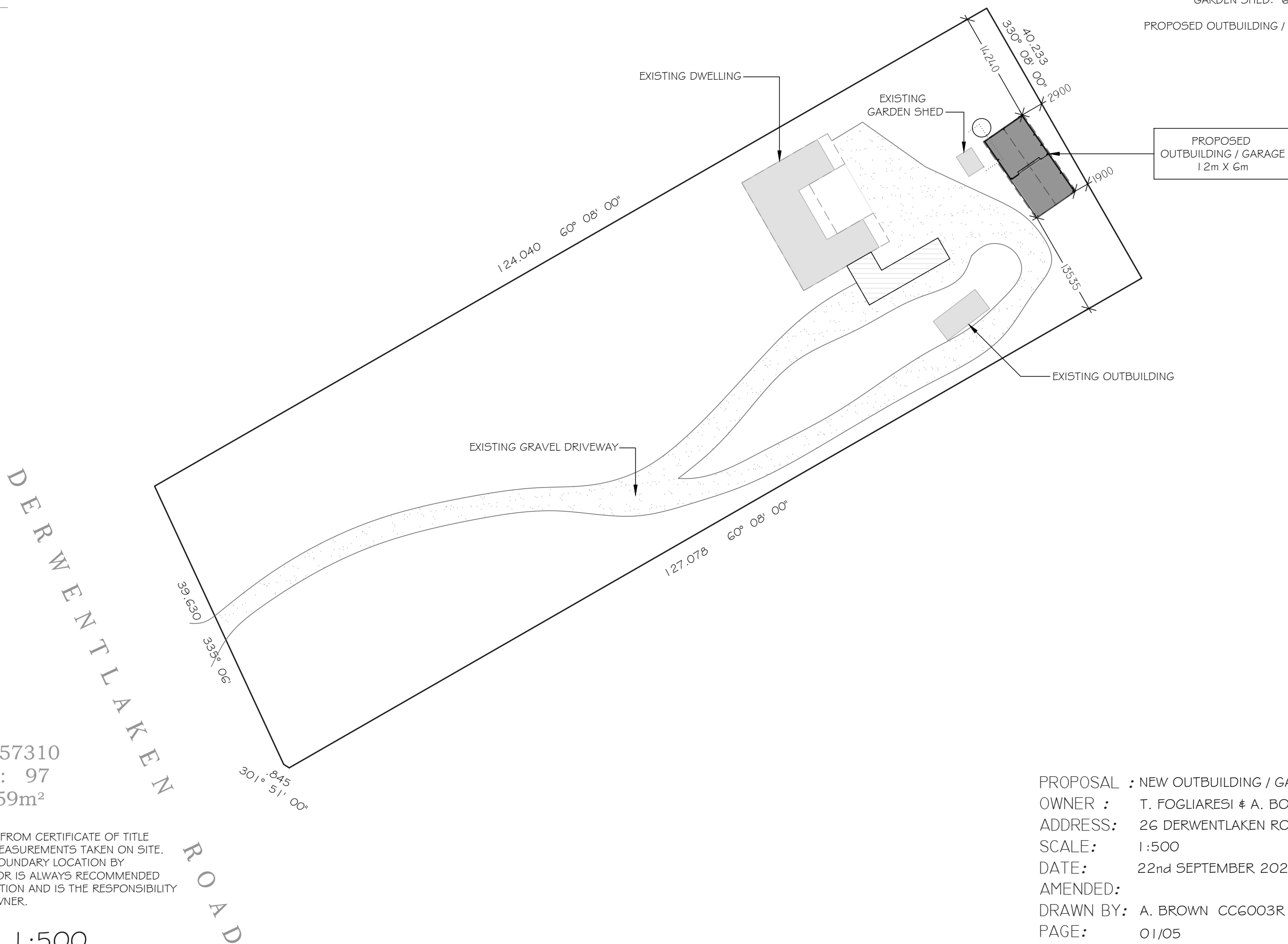




LOT AREA: 5058m²

EXISTING DWELLING AREA: 141.4m²
" OUTBUILDING AREA: 21m²
" CARPORT AREA: 47m²
" GARDEN SHED: 6.9m²

PROPOSED OUTBUILDING / GARAGE AREA: 72m²



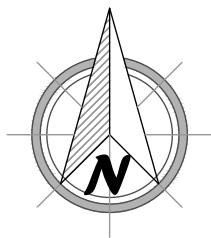
VOL : 57310
FOLIO: 97
5059m²

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 1:500

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : T. FOGLIARESI & A. BOYCE
ADDRESS: 26 DERWENTLAKEN ROAD, OTAGO, 7018
SCALE: 1:500
DATE: 22nd SEPTEMBER 2026
AMENDED:
DRAWN BY: A. BROWN CCG003R
PAGE: 01/05
JOB NO : 102787

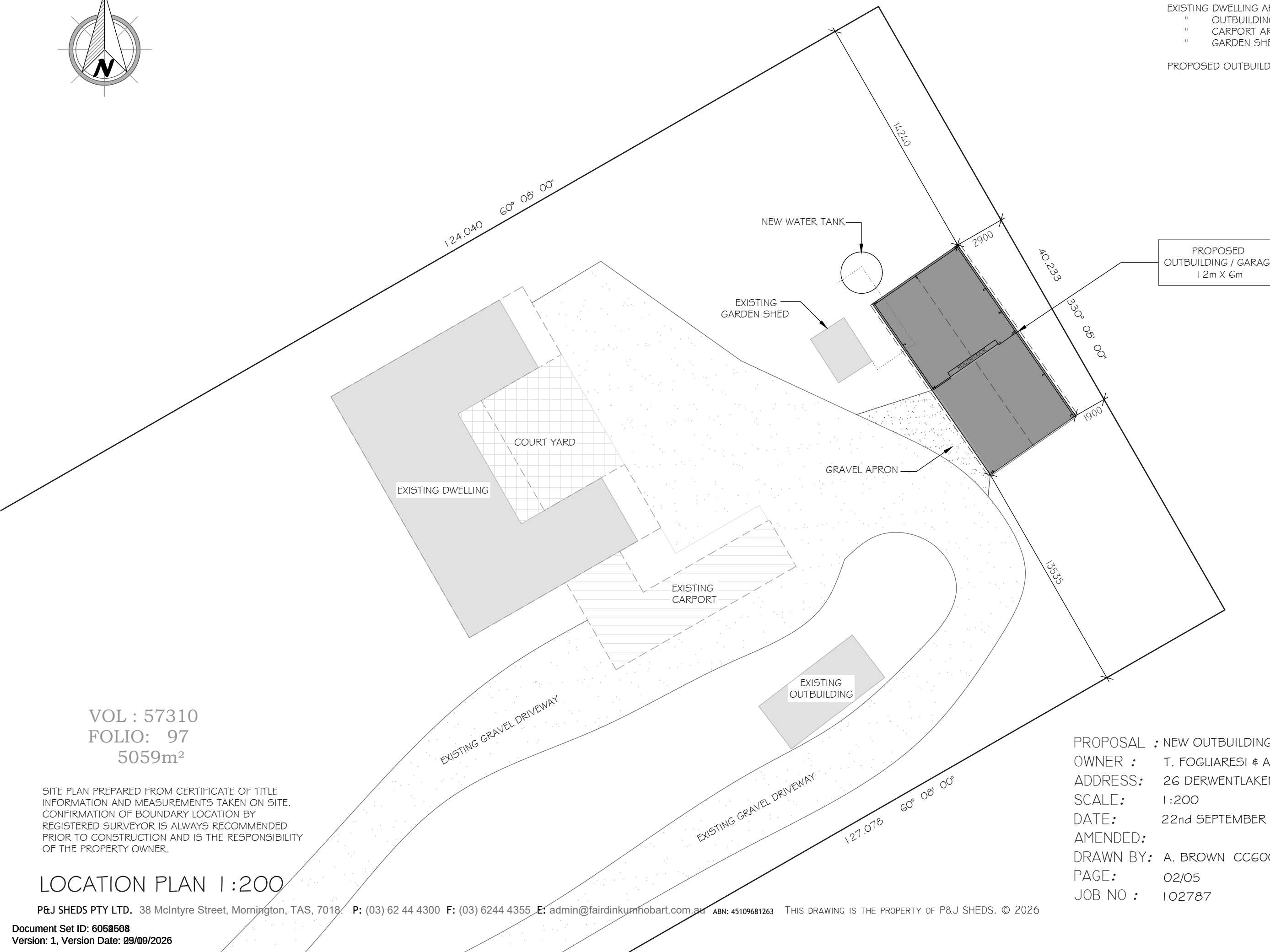




LOT AREA: 5058m²

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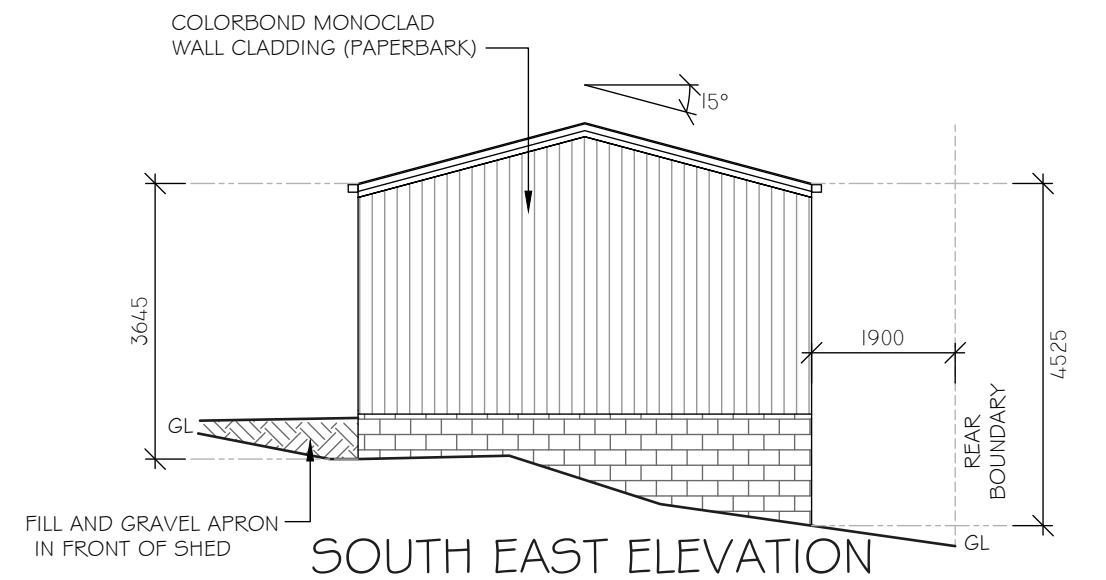
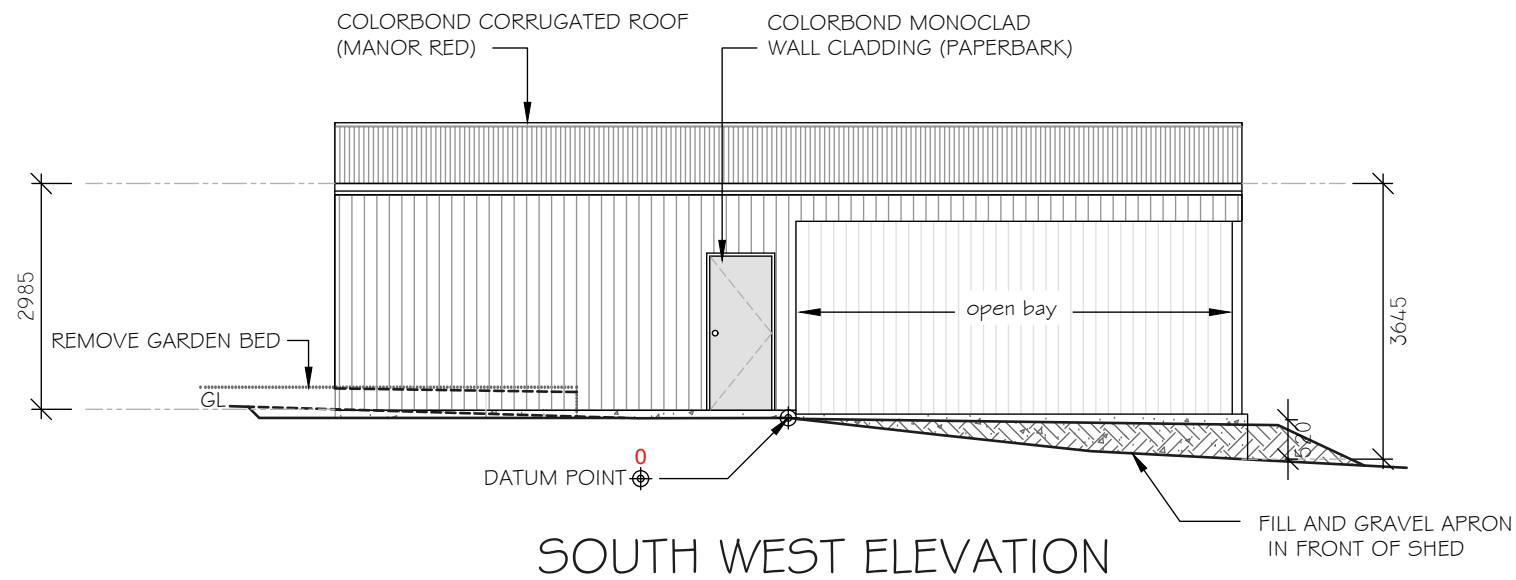
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
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LOCATION PLAN 1:200

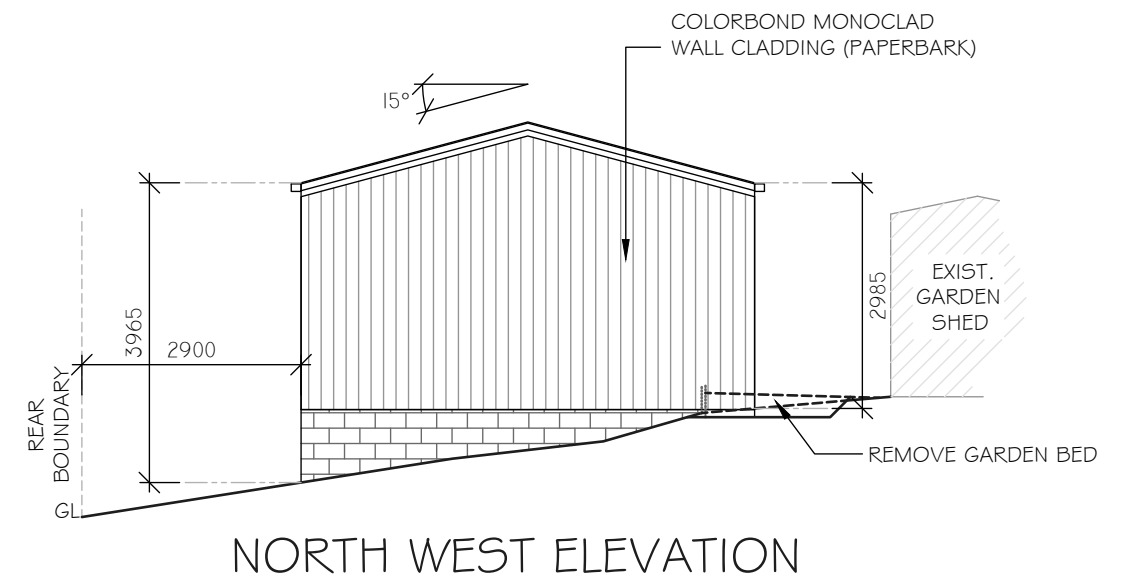
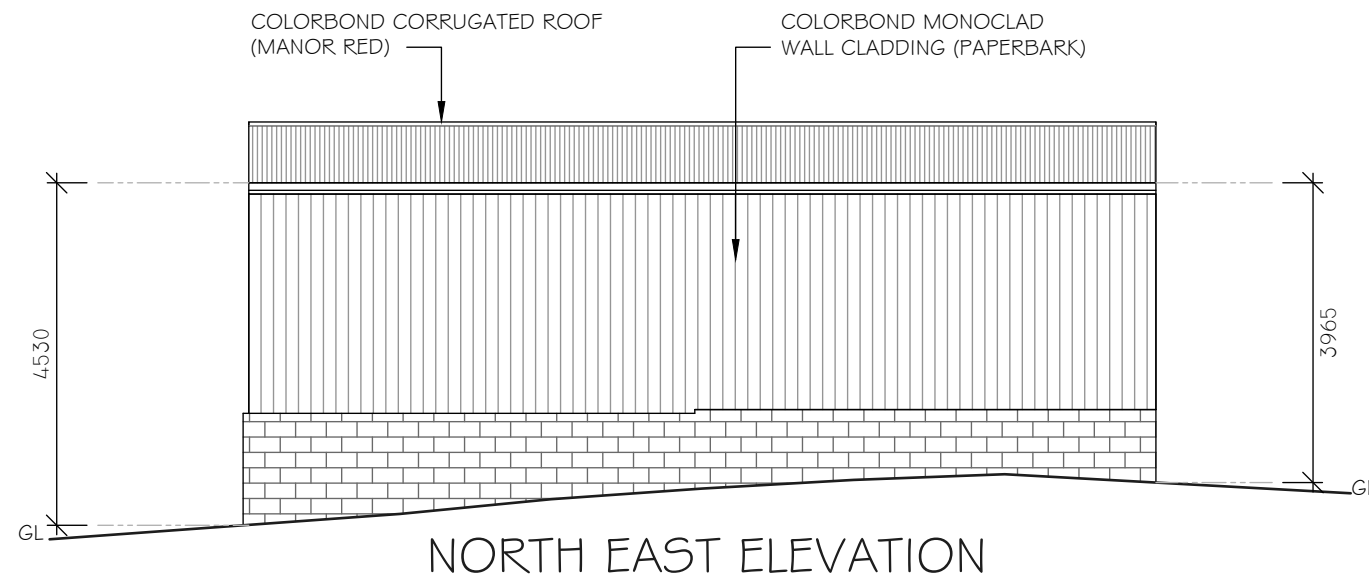
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2026

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : T. FOGLIARESI & A. BOYCE
ADDRESS: 26 DERWENTLAKEN ROAD, OTAGO, 7018
SCALE: 1:200
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AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 02/05
JOB NO : 102787





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



REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS
 FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS
 FOOTING DESIGN AND SPECIFICATIONS.

ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 3000mm
 END WALL HEIGHT TO APEX - 3804mm

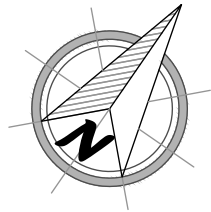
ELEVATIONS 1:100

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: 6050508
 Version: 1, Version Date: 09/09/2026

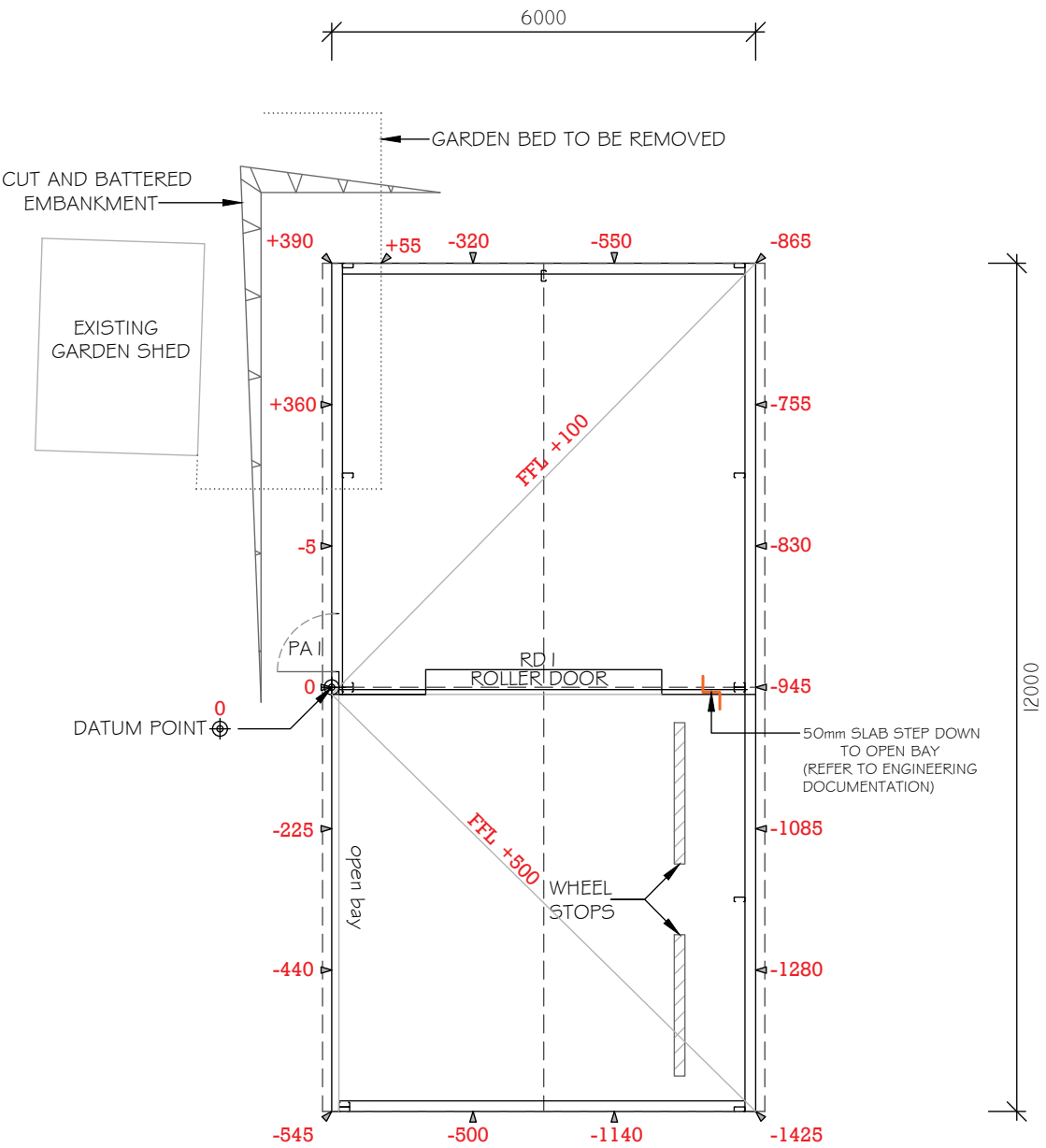
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 OWNER : T. FOGLIARESI & A. BOYCE
 ADDRESS: 26 DERWENTLAKEN ROAD, OTAGO, 7018
 SCALE: 1:100
 DATE: 22nd SEPTEMBER 2026
 AMENDED:
 DRAWN BY: A. BROWN CCG003R
 PAGE: 03/05
 JOB NO : 102787





WINDOW & DOOR SCHEDULE

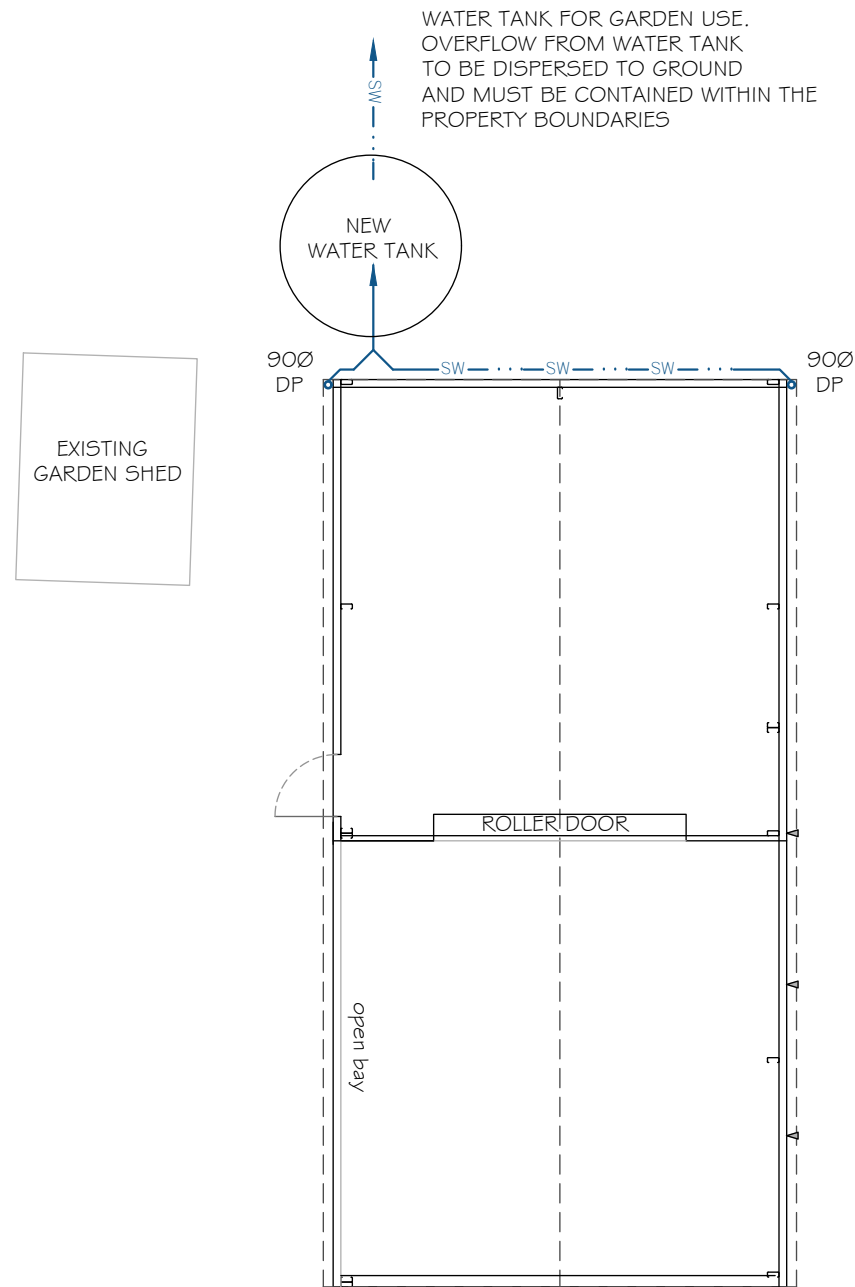
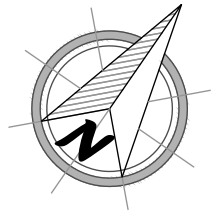
	ID	HEIGHT	WIDTH
ACCESS DOOR	PA I	2040mm	820mm
ROLLER DOOR	RD I	2800mm	3340mm



FLOOR PLAN 1:100

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : T. FOGLIARESÌ & A. BOYCE
ADDRESS: 26 DERWENTLAKEN ROAD, OTAGO, 7018
SCALE: 1:100
DATE: 22nd SEPTEMBER 2026
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 04/05
JOB NO : 102787





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.

90dia UPVC DOWNPIPES TO NEW WATER TANK FOR GARDEN USE.
OVERFLOW TO BE DISPERSED TO GROUND.
STORMWATER MUST BE CONTAINED 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

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DRAWN BY: A. BROWN CCG003R
PAGE: 05/05
JOB NO : 102787



8th October 2026

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

**PLANNING APPLICATION - PDPLANPMTD-2026/064280 –
26 Derwentlaken Road, Otago**

Dear Sadhana KC,

Thank you for your letter requesting further information required to progress our application in accordance with section 54(1) of the *Land Use Planning and Approvals Act 1993* (LUPAA). Please find our response below.

Rural Living Zone

Clause 11.4.2 – Building height, setback and siting – A3/P3

The proposed development is consistent with the height and setbacks of existing building on the subject site and that of established properties within the surrounding area and satisfies the objectives of the planning scheme.

The proposed shed development has a 1.9 m setback from the Northeast boundary.

Due to the topography of the site and site constraints the shed cannot achieve a 10 m setback from the rear boundary and also provide the required amenity to the user base on the existing driveway access and pedestrian accessibility . The siting of the shed does not cause an unreasonable loss of amenity to the neighbouring properties, particularly number 121 Otago Bay Road to which we share the rear boundary in regard to:

A) *Topography of the site.* -The topography of the site is quite steep with the dwelling situated on the level crest of the hill and the natural ground level falling towards the front and rear boundaries.

The shed location site will enable the development to integrate naturally with the existing site conditions minimising the visual bulk due to not being on the ridge line and below the elevation of the existing dwelling.

B) *The size, shape and orientation of the site.* The position of the shed ties in with the shape, orientation of the site and existing driveway. A fundamental element of the shed plan is to integrate this structure as simply as possible to the existing driveway, without the need for further excavation, earthworks, changes to the topography or removal of vegetation. It is also the only design that allows the use of the shed/carport as intended; i.e. Storage, and safe manoeuvring of vehicle and camper trailer into position.

The existing driveway property tapers towards the front boundary, making it difficult to achieve setback requirements from all boundaries. The proposed shed development will not affect the use of the adjoining property adjacent to shed.

C) *The Setbacks of Surrounding Buildings.* The setback of the proposed building is consistent with that of existing developments on the subject property as well as nearby properties.

The shed will be orientated NNW to SSE lengthways. Our closest neighbours are next door to the North. The shed sits closest to the boundary of our neighbours to the East (121 Otago Bay Rd), and a large portion of land exists between our proposed shed and the actual dwelling of this neighbour.

Properties along Dewentkaken Road and surrounding area are consistently less than the required 10m setback from side boundaries.

Other outbuilding developments within close proximity to the proposed, are setback less than 10m from their rear boundaries. Existing outbuilding developments at 119 Otago Bay Road, is approximately 5m and another at 6 Derwentlaken Road built to the boundary of their respective rear boundaries.

D) The height bulk and form of existing and proposed buildings.

The height bulk and form is designed to tie in with the existing buildings shapes and size. The roof has minimal slope of 5 degrees to keep the height of the building a low profile. The neighbour at 121 Otago Bay Road has expressed her approval of the shed plan, and feels it will have little impact on her or her property.

E) The existing building and private open spaces. The proposed shed is well clear of neighbouring existing buildings and is separated by a boundary fence, with a minimum of 3m wide boundary gardens with all neighbours. The Eastern (121 Otago Bay Rd) neighbour has additional space and car parking for 6 cars in an open gravel driveway. There is a substantial distance between the shed and the neighbour's main building.

F) Sunlight to private open space and windows of habitable rooms of adjoining properties. As previously described, there is a vast distance between proposed shed and neighbouring building mainly separated by a car parking area and garden/lawn areas. The

shed is to the NW of the neighbouring house and will not affect the neighbour's sunlight to habitable rooms. The sun trajectory indicates negligible to no shadowing on to this unused portion of our neighbours land.

G) The character of the development existing on established areas in the area. We aim for the shed to tie in visually with our property and also the character of the existing area whilst also obviously providing the functionality we need. The colour scheme and roofline is similar to that of our main building and should look homogeneous with the property. The shed will be tucked behind a number of trees along the Northeastern boundary, which will minimize any perceived visual bulk and form. The development is similar to other outbuildings in Derwentlaken Road and surrounding area (Otago Bay Road).

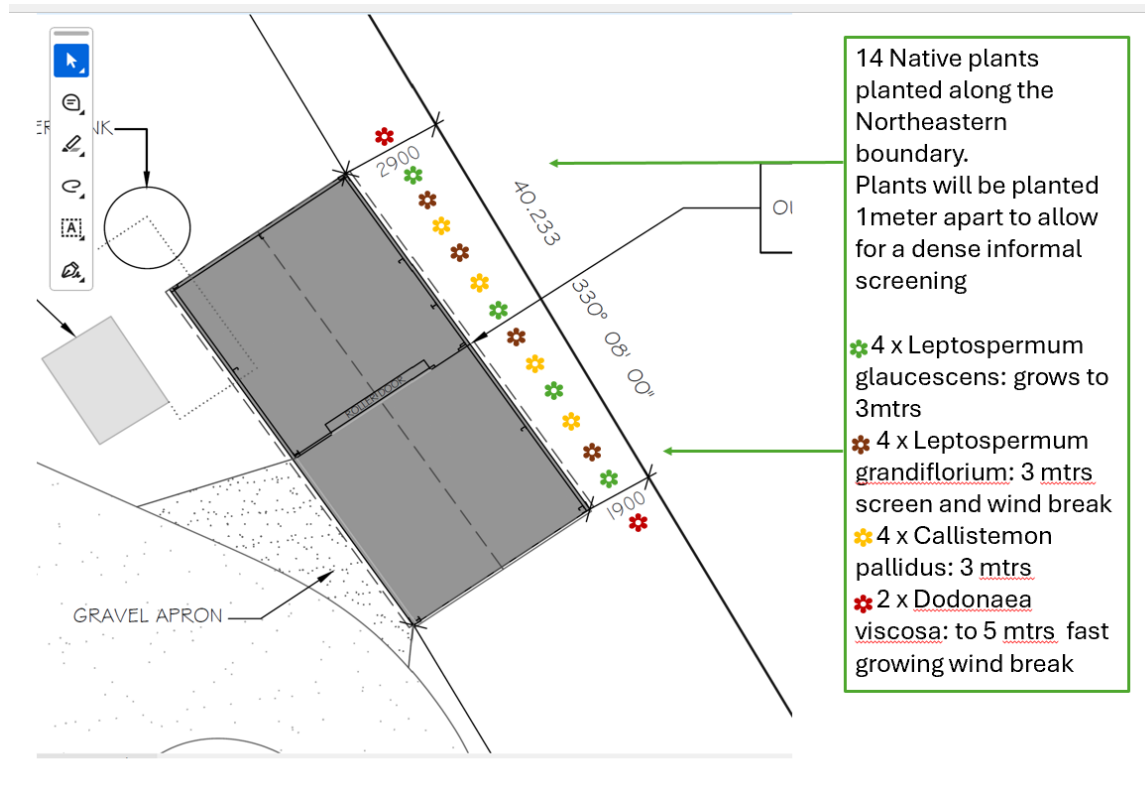
Vegetation along the northeastern side boundary adjacent to the shed will be extended with additional screening shrubs planted and maintained to keep the shed discreet from the street and neighbouring properties.

Natural Assets Code

C7.6.2 Building and works within a priority vegetation area.

The proposed location of the outbuilding is clear of the Priority Vegetation area which covers the majority of the property.

No native vegetation is in the site area. Some previously planted shrubs and fruit trees that are currently on the site will be removed. Native shrubs/trees will be planted along the North Eastern boundary adjacent to the shed as a screen for neighbouring properties.



Sincerely,