



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064629

PROPOSAL: Outbuilding (Single Dwelling)

LOCATION: 139 Flagstaff Gully 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: **New Outbuilding / Garage**

Location: **139 Flagstaff Gully, Lindisfarne, 7015**

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.
-



- 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 20846	FOLIO 15
EDITION 6	DATE OF ISSUE 24-Jan-2022

SEARCH DATE : 03-Aug-2026

SEARCH TIME : 10.40 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 15 on Sealed Plan [20846](#)

Derivation : Part of 1000 Acres Gtd. to T.G. Gregson

Prior CT [4035/9](#)SCHEDULE 1

[C386817](#) & [M582466](#) GREGORY BRENT CAIRNEY Registered
31-Oct-2016 at noon

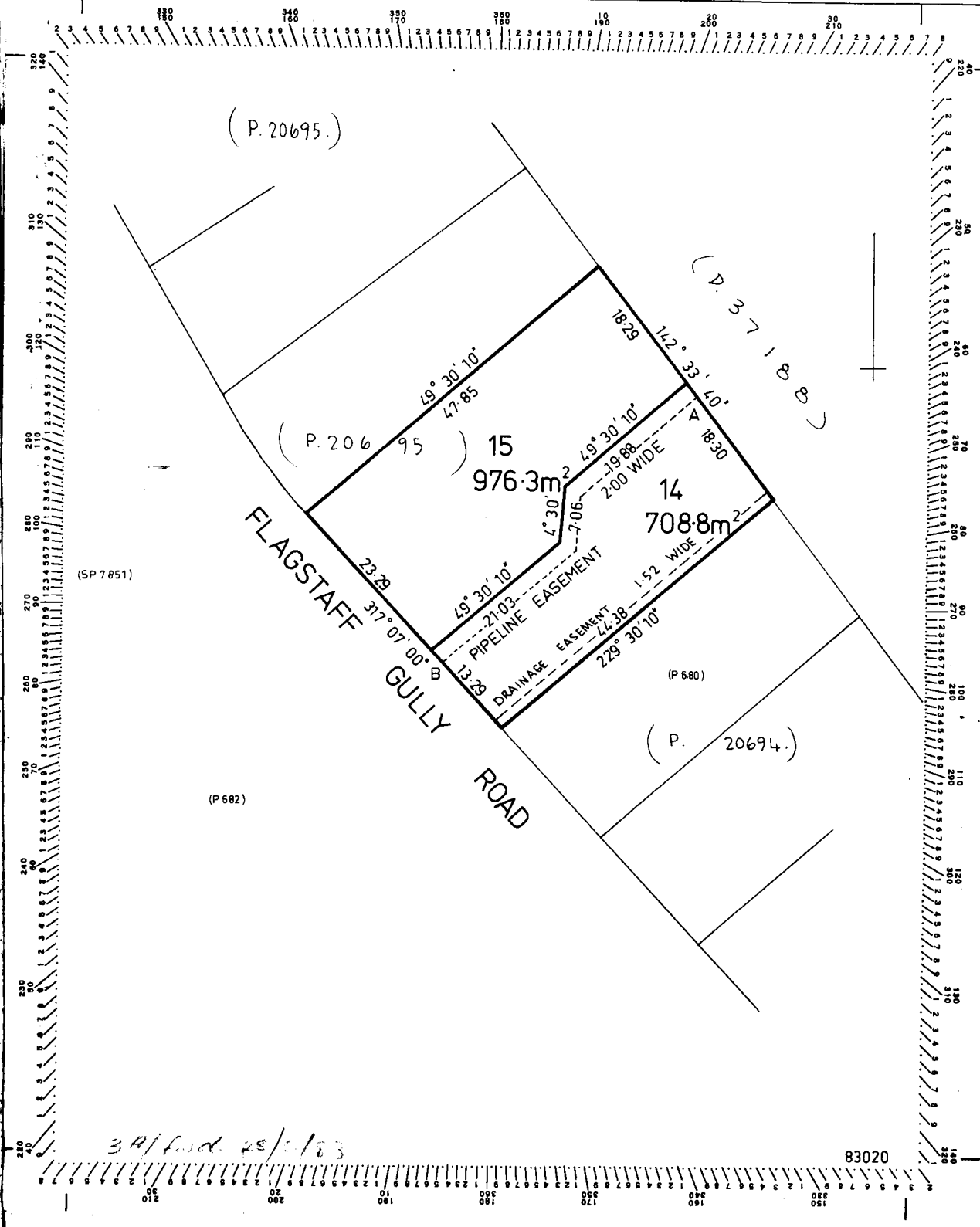
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [20846](#) EASEMENTS in Schedule of Easements[34/8894](#) CONVEYANCE Made Subject to Boundary Fences & other
Conditions[31/9412](#) CONVEYANCE Made Subject to Boundary Fences & other
Conditions[E286828](#) MORTGAGE to Westpac Banking Corporation Registered
24-Jan-2022 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: A. J. H. KENDRICK	PLAN OF SURVEY by Surveyor M. A. LESTER of land situated in the	Registered Number: S. P20846
Title Reference: 51/8876 Conv. 34/6537 Conv. 43/5519	LINDISFARNE TOWN OF WARRANE	Effective from: - 1 AUG 1983
Grantee: Part of 1000 acres located to Thomas George Gregson	SCALE 1: 500 MEASUREMENTS IN METRES	<i>J. Brander</i> ACTING DEPUTY Recorder of titles



SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

20846

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

A ~~LOT 14 and 15 are each~~^{is} subject to the right for Nico Kouw his personal representatives and assigns of using all sewers and drains which may hereafter be made on or passing under and along ~~such portions of~~ the strip of land marked Drainage Easement shown on the plan passing through such lot with power with or without workmen from time to time and at all times hereafter upon giving reasonable notice to enter into and upon the said strip of land and to make lay inspect repair cleanse and maintain any such sewer or drain provided always that the persons entering shall make good all damage to the surface thereby occasioned

LOT 14 is subject to the right for the Warden Councillors and Electors of the Municipality of Clarence to lay install and maintain pipes valves and fittings under or over the pipeline easement two (2) metres wide shown on the plan and to do all works necessary and incidental thereto so as to enable the passage of water across the easement.

LOTS 14 and 15 are together with the right for Anthony ~~James~~^{JAMES Henry} Kendrick ~~over the strip of land marked Drainage Reserve~~^{Deeds Office} on Survey Plan No. 680 (in common with all other owners and occupiers of ~~the~~^{the} other lots shown on the said Survey Plan No. 680 having the like right) of making and laying stormwater drains and of using all drains now made or hereafter to be made in under or over the strip of land for the purpose of connecting to the Creek also shown in the said

S.P. 20846

Survey Plan with power at any time upon giving previous reasonable notice to enter upon the said strip of land to make lay repair cleanse or maintain any pipes or drains the person or persons entering to make good any damage occasioned to the surface thereby.

Signed by ANTHONY JAMES HENRY
KENDRICK the registered Owner
of the lands comprised in
Conveyance 34/6537 and
43/5519 in the presence of

Anthony James Henry

M. Anastasi

LAW CLERK
HOBART.

Signed by the DEFENCE SERVICE
HOMES CORPORATION as mortgagee of
the lands comprised in Conveyance
34/6537 and 43/5519 in the
presence of:

John
Clerk
HOBART

DEFENCE SERVICE HOMES CORPORATION
BY ITS ATTORNEY

EXECUTIVE OFFICER (LOANS ADMINISTRATION AND INSURANCE)
DEFENCE SERVICE HOMES CORPORATION
TASMANIA

WHO DECLARES THAT NO NOTICE OF
REVOCATION OF THE POWER OF ATTORNEY
HAS BEEN RECEIVED.

10/6/75

SIGNED BY THE NATIONAL COMMERCIAL BANKING
CORPORATION OF AUSTRALIA LIMITED AS
MORTGAGEE OF THE LANDS COMPRISED IN CONVEYANCE
34/6537 AND 43/5519 IN THE PRESENCE OF:

58/1874.

[Signature]
MANAGER
[Signature]
ACCOUNTANT

[Signature]
R.K. BELBIN
BANK OFFICER
HOBART.

x3679

see orig. on file

Certified correct for the purposes of the Real Property Act 1862, as amended.

.....
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of
(Insert Subdivider's Full Name)

..... affecting land in

.....
(Insert Title Reference)

Sealed by on 19.....

.....
Council Clerk/Town Clerk

10365

DEMOLITION OF CARPORT
NEW OUTBUILDING / GARAGE
139 FLAGSTAFF GULLY ROAD, LINDISFARNE, 7015
FOR G. CAIRNEY

CERTIFICATE OF TITLE: VOLUME - 20846 FOLIO - 5
PID: 5120749
LAND AREA: 976.3m²

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
CLARENCE LOCAL PROVISIONS SCHEDULE
ZONE: 8.0 GENERAL RESIDENTIAL
OVERLAYS: WATERWAY AND COSTAL PROTECTION AREA
AIRPORT OBSTACLE LIMITATIONS AREA

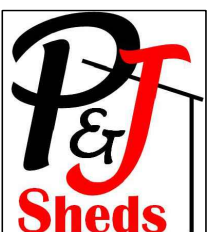
SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC 3
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 0.84
TOPOGRAPHY: 1.15
BAL: NOT REQUIRED (CLASS 1 OA STRUCTURE NOT WITHIN AN AREA IDENTIFIED
BY COUNCIL BUSHFIRE MAPPING AS BEING BUSHFIRE PRONE)

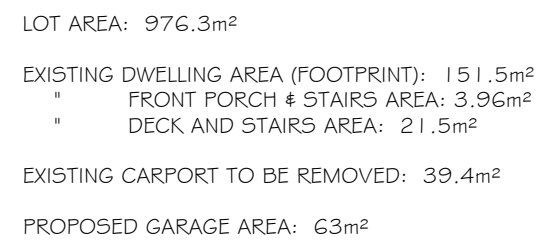
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:200
PAGE 2 - ELEVATIONS 1:100
PAGE 3 - FLOOR PLAN 1:100
PAGE 4 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

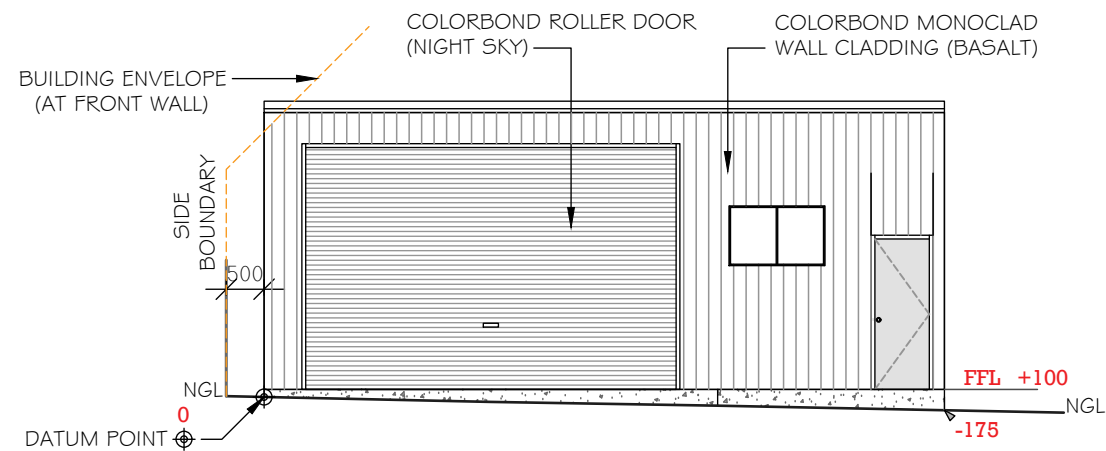
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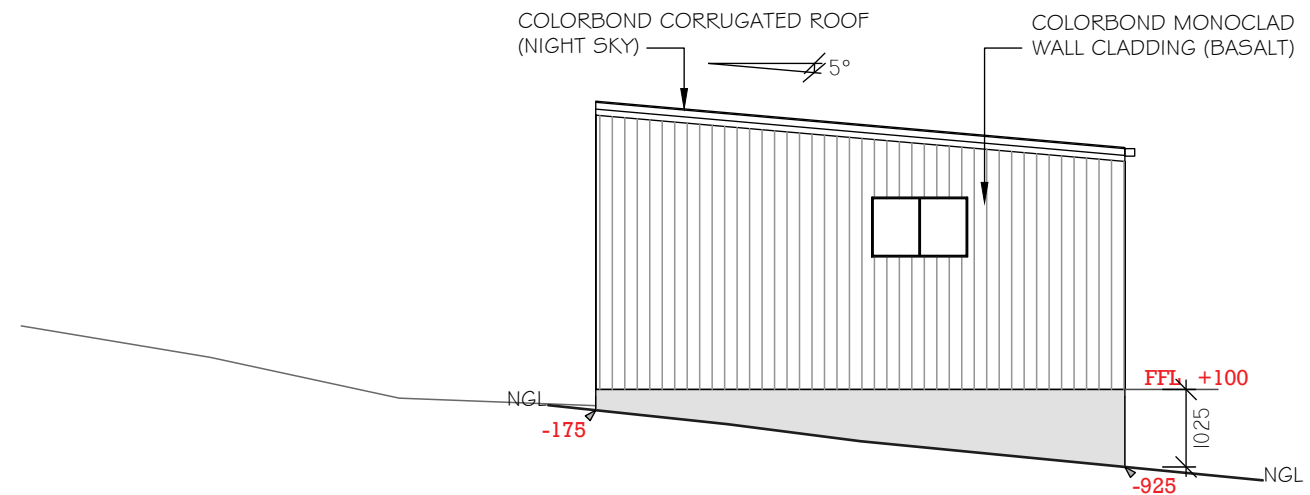


Document Set ID: 6098797
Version: 1, Version Date: 29/10/2026

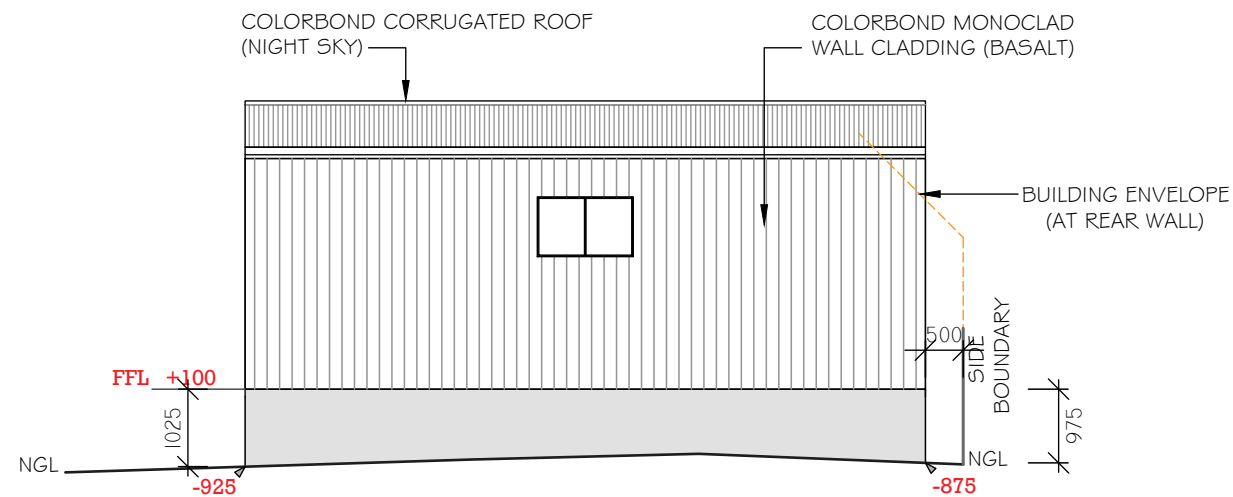




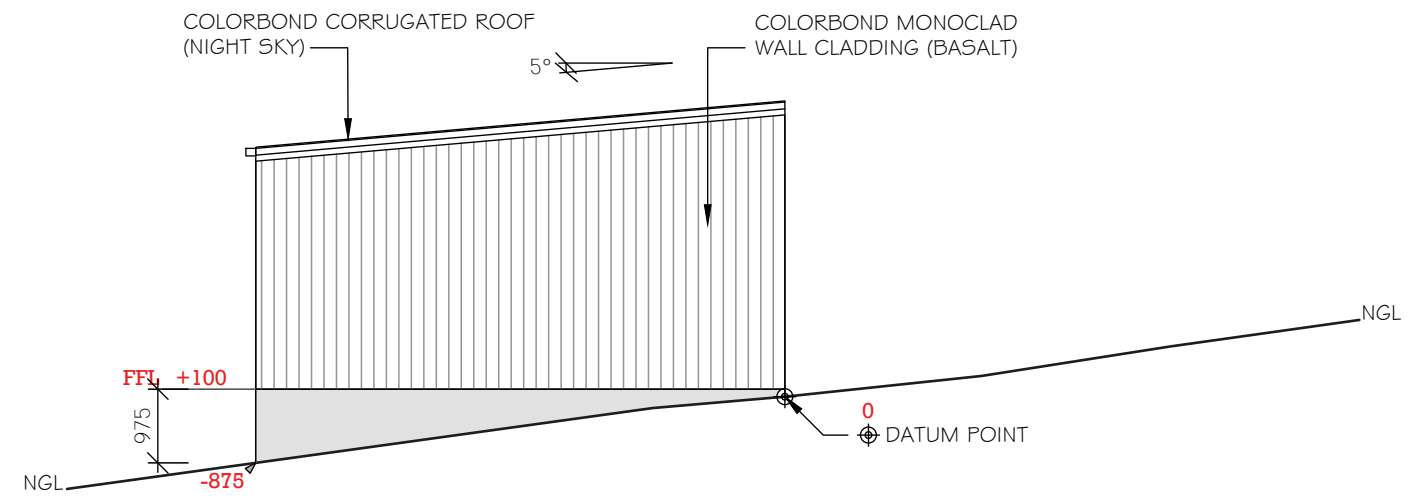
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

COLOURS (COLORBOND®):
 EXT. WALLS - BASALT
 ROOF - NIGHT SKY
 ROLLER DOORS - NIGHT SKY
 PA DOOR - NIGHT SKY
 WINDOW FRAME - BASALT
 GUTTER - CLASSIC CREAM
 CORNER FLASH - BASALT
 BARGE FLASHING - CLASSIC CREAM
 OPENING FLASH - CLASSIC CREAM

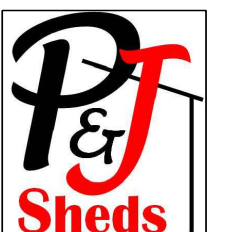
REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS
 FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS
 SLAB / FOOTING DESIGN AND SPECIFICATIONS.

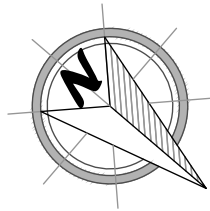
ELEVATIONS 1:100

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

PROPOSAL : DEMOLITION OF CARPORT
 NEW OUTBUILDING / GARAGE

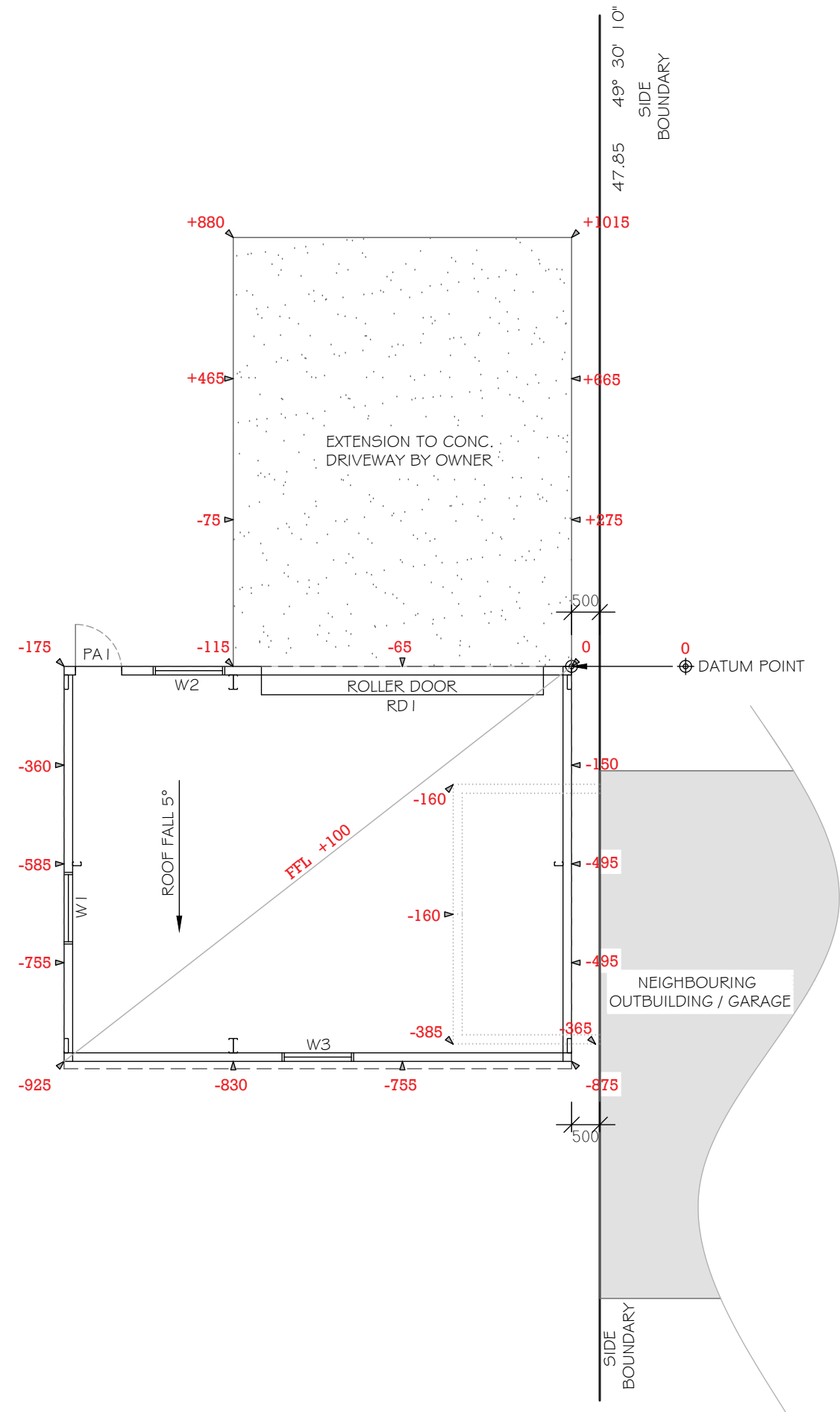
OWNER : G. CAIRNEY
 ADDRESS: 139 FLAGSTAFF GULLY ROAD, LINDISFARNE, 7015
 SCALE: 1:100
 DATE: 10th SEPTEMBER 2026
 AMENDED:
 DRAWN BY: A. BROWN CC6003R
 PAGE: 02/04
 JOB NO : 102697





WINDOW & DOOR SCHEDULE

	ID	HEIGHT	WIDTH
WINDOWS	W1	790mm	1270mm
	W2	790mm	1270mm
	W3	790mm	1270mm
ACCESS DOOR	PA1	2040mm	820mm
ROLLER DOORS	RD1	3250mm	5000mm

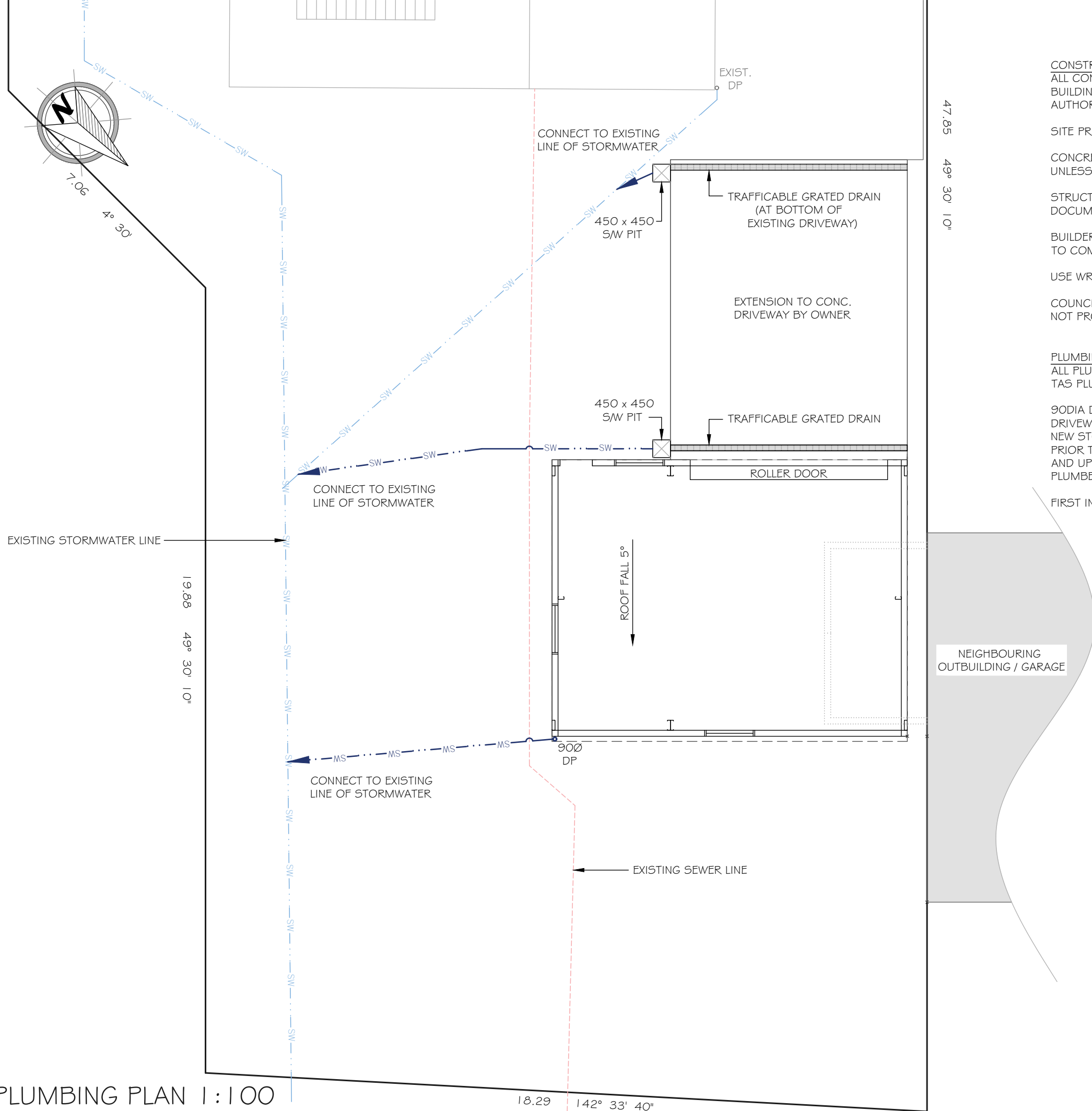


FLOOR PLAN 1:100

PROPOSAL : DEMOLITION OF CARPORT
NEW OUTBUILDING / GARAGE

OWNER : G. CAIRNEY
ADDRESS: 139 FLAGSTAFF GULLY ROAD, LINDISFARNE, 7015
SCALE: 1:100
DATE: 10th SEPTEMBER 2026
AMENDED:
DRAWN BY: A. BROWN CC6003R
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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 DOWNPIPE, 100dia PVC STORM WATER TO EXISTING STORM WATER CONNECTION.
DRIVEWAY EXTENSION DRAINAGE, TRAFFICABLE GRATED DRAINS CONNECTED TO
NEW STORMWATER PITS, CONNECT TO EXISTING STORMWATER
PRIOR TO CONSTRUCTION SEWER AND STORMWATER FROM DWELLING TO BE LOCATED
AND UPGRADE AS REQUIRED.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

PROPOSAL : DEMOLITION OF CARPORT
NEW OUTBUILDING / GARAGE

OWNER : G. CAIRNEY
ADDRESS: 139 FLAGSTAFF GULLY ROAD, LINDISFARNE, 7015
SCALE: 1:100
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PLUMBING PLAN 1:100