



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064640

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 77 Derwent Avenue, Geilston Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 09/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 09/11/2026. 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 09/11/2026.

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: **Alteration and minor additions**

Location: **77 Derwent Avenue, Geilston Bay**

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:

Maxwell Thomas-Caulfield

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 155496	FOLIO 2
EDITION 3	DATE OF ISSUE 16-Dec-2022

SEARCH DATE : 15-Aug-2024

SEARCH TIME : 11.18 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan 155496

Derivation : Part of 2560 Acres Gtd to Thomas George Gregson

Prior CT 131804/2

SCHEDULE 1

M343311 TRANSFER to LANDON NEIL BANNISTER and TAMMY-RAE
HARVEY Registered 25-Aug-2011 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP155496 EASEMENTS in Schedule of Easements

SP155496 FENCING PROVISION in Schedule of Easements

SP131804 FENCING PROVISION in Schedule of Easements

E328911 MORTGAGE to Bendigo and Adelaide Bank Limited

Registered 16-Dec-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER GILLIAN LOIS COOLEY FOLIO REFERENCE C.T.131804/2 GRANTEE PART OF 2560 ACRES GTD TO THOMAS GEORGE GREGSON	PLAN OF SURVEY BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON & BIRCH SURVEYORS UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796 LOCATION CITY OF CLARENCE (TOWN OF LINDISFARNE) SCALE 1:300 LENGTHS IN METRES	REGISTERED NUMBER SP155496 ~~APPROVED~~ EFFECTIVE FROM 18 MAR 2009 <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 107 (5225-22)	LAST UPI No. GE.B44	LAST PLAN No. SP.131804	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 2 IS COMPILED FROM C.T.131804/2 AND THIS SURVEY

[Signature]

COUNCIL DELEGATE

19-2-09

DATE

PLANNING APPLICATION

RANDOM LODGE, 77 DERWENT AVE GEILSTON BAY TAS 7015

GENERAL NOTES

PROJECT

DESIGNER
LICHT ARCHITECTURE
CERTIFIED ARCHITECT:
ACCREDITATION N°:
ARCHITECTS ADDRESS:

JASON LICHT
CC5860K
LEVEL 1, THE WALNUT BUILDING, 199
MACQUARIE ST. HOBART, 7000

LOCATION
PROJECT N°:
PROJECT NAME:
TITLE REFERENCE:
PROJECT ADDRESS:

2315
RANDOM LODGE
2943969
77 DERWENT AVE GEILSTON BAY TAS 7015

SITE DETAILS
BAL:
CLIMATE ZONE:
WIND SPEED
SOIL CLASS:
ALPINE AREA:
CORROSION:

BAL NA
ZONE 7
REFER ENG
REFER ENG
NO
HIGH, REFER NCC 6.3.9

AREA SUMMARY

	GROUND FLOOR	DECK
EXISTING	182 sqm	46 sqm
DEMOLISHED	9 sqm	46 sqm
NEW	2.5 sqm	49 sqm
TOTAL	174.5 sqm	49 sqm

*NOTE OVERALL REDUCTION IN BUILDING FOOTPRINT

GENERAL

THESE DRAWINGS SHOW DESIGN INTENT AND ARE SUITABLE AS A GUIDE ONLY. DO NOT SCALE OFF THE DRAWINGS. ALL DIMENSIONS IN MILLIMETRES. DIMENSIONS OF EXISTING BUILDING ARE INDICATIVE ONLY AND SHOULD NOT BE RELIED ON - VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. ALL DOCUMENTS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ANY CONSULTANTS DETAIL.

ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECTS. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

ALL WORK CARRIED OUT SHALL BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, NCCS, BUILDING CODE OF AUSTRALIA, SPECIFICATIONS AND ANY LOCAL AUTHORITY BY-LAWS AND REGULATIONS.

ALL WET AREAS ARE TO BE WATERPROOFED TO AS3740 2010

GLAZING

ALL GLAZING TO BE CONSTRUCTED TO COMPLY WITH AS1288 - 2006 AND AS2047 - 1999 AS REQUIRED UNDER THE BCA. WINDOW SYSTEMS (GLASS & FRAME) MUST ACHIEVE THE FOLLOWING MINIMUM THERMAL GLAZING PERFORMANCE (GP) OR GREATER:

GLAZING PERFORMANCE
U VALUE REFER TO R.E.D. SUSTAINABILITY REPORT FOR EACH WINDOW
SHGC REFER TO R.E.D. SUSTAINABILITY REPORT FOR EACH WINDOW

DRAWING NUMBER	DRAWING NAME	REV	STATUS
A00-00	Cover Page		
A00-01	Existing Site Photos		
A01-00	Site Plan - Existing		
A01-01	Site Plan - Proposed		
A02-00	Existing Ground Floor Plan		
A02-01	Proposed Ground Floor Plan		
A03-00	Proposed Roof Plan		
A04-00	South Elevations		
A04-01	East Elevations		
A04-02	North Elevations		
A04-03	West Elevations		



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The Walnut Building - Garden Level
199 Macquarie St., Hobart TAS 7000
hello@lichtarchitecture.com.au
03 6164 7277

Nominated Architect: Jason Licht
Accreditation No.: CC 5860 K

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Acknowledgement of Country

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project status

PLANNING APPLICATION

Rev	Date	Issue	By	Ch.
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NOT FOR CONSTRUCTION

Project N°. | 2315

RANDOM LODGE

Client | TAM & LONDON

Address | 77 DERWENT AVE GEILSTON BAY TAS 7015
Property ID 2943969
Land of the muwiniina People

A00-00

Cover Page
1:1 @A3

REVISION

These drawings show design intent & are suitable as a guide only. Do not scale off the drawings. All dimensions in millimetres. Dimensions of existing building are indicative only - they should not be relied on and are to be verified on site before commencing work. All documents shall be read in conjunction with specifications and any consultants detail. All work shall be in accordance with the Building Code of Australia, relevant Australian Standards & local authority by-laws and regulations. Any discrepancies, errors or omissions shall be referred to the Architects. Drawings are not to be used for construction until issued Construction



REAR ENTRY AND PAVING



EAST ELEVATION AND SIDE DECK



SIDE DECK AND EAST BOUNDARY FENCE



WEST ELEVATION



FRONT/RIVER SIDE DECK

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RANDOM LODGE

Client | **TAM & LONDON**

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A00-01

Existing Site Photos
@A3



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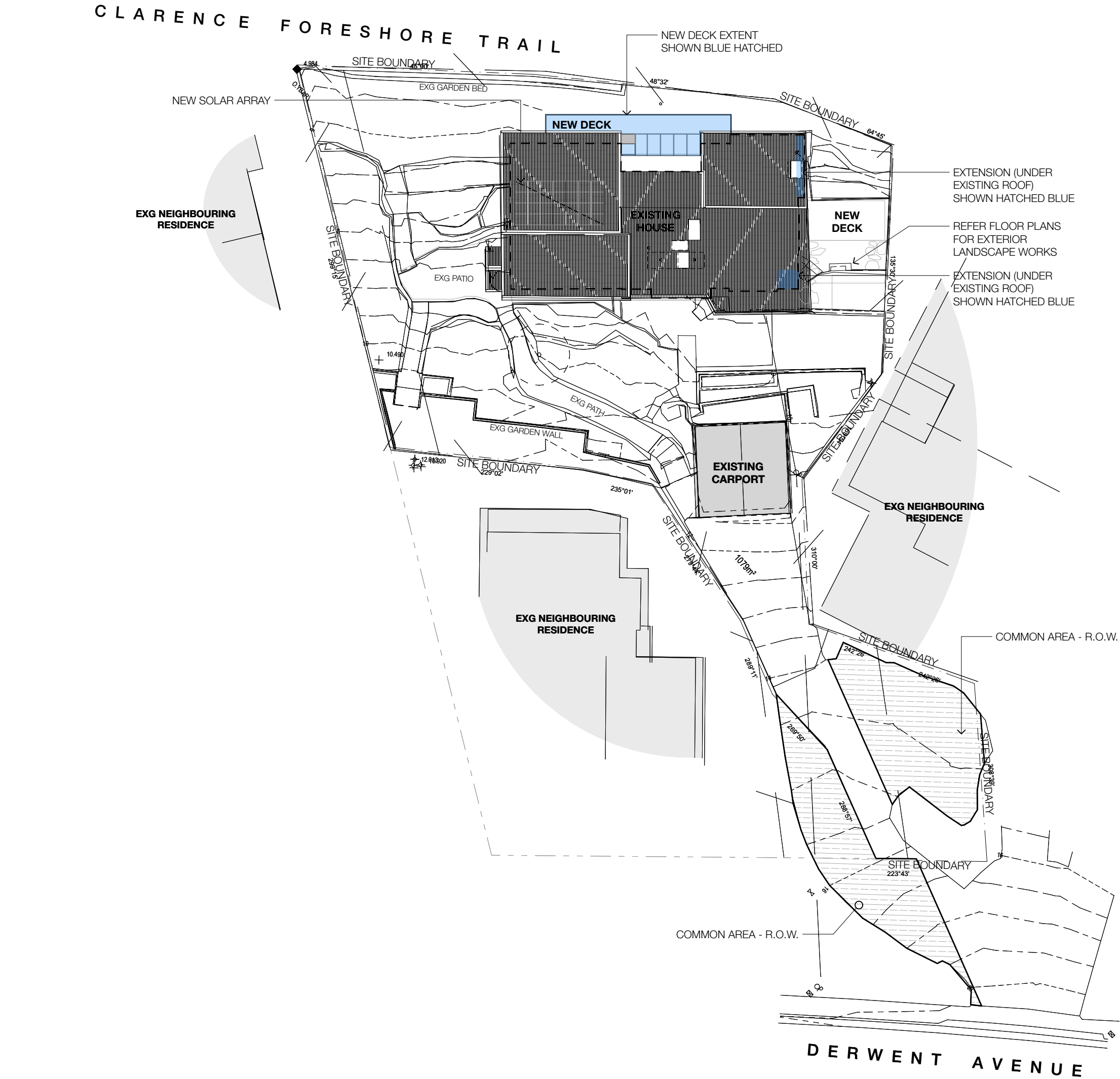
Address | **77 DERWENT AVE GEILSTON BAY TAS 7015**
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A01-00

Site Plan - Existing
1:250 @A3

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Rev	Date	Issue	By	Ch.
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NOT FOR CONSTRUCTION

Project N°. | **2315**

RANDOM LODGE

Client | **TAM & LANDON**

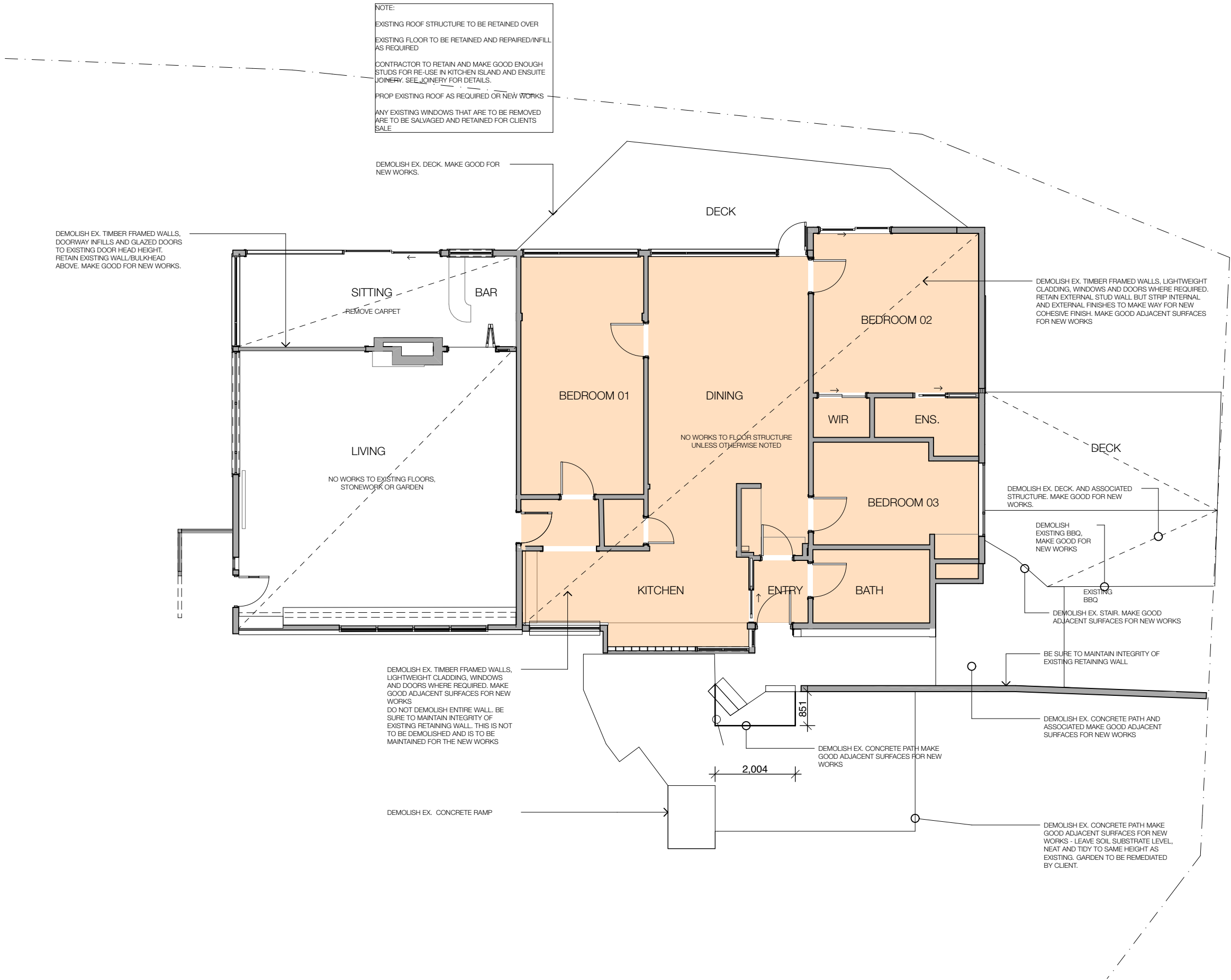
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A01-01

Site Plan - Proposed
1:250 @A3

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GROUND FLOOR PLAN - EXISTING
1:100

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Rev	Date	Issue	By	Ch.
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NOT FOR CONSTRUCTION

Project N°: | **2315**

RANDOM LODGE

Client | **TAM & LANDON**

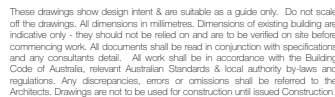
Address | **77 DERWENT AVE GEILSTON BAY TAS 7015**
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A02-00

Existing Ground Floor Plan
1:100 @A3

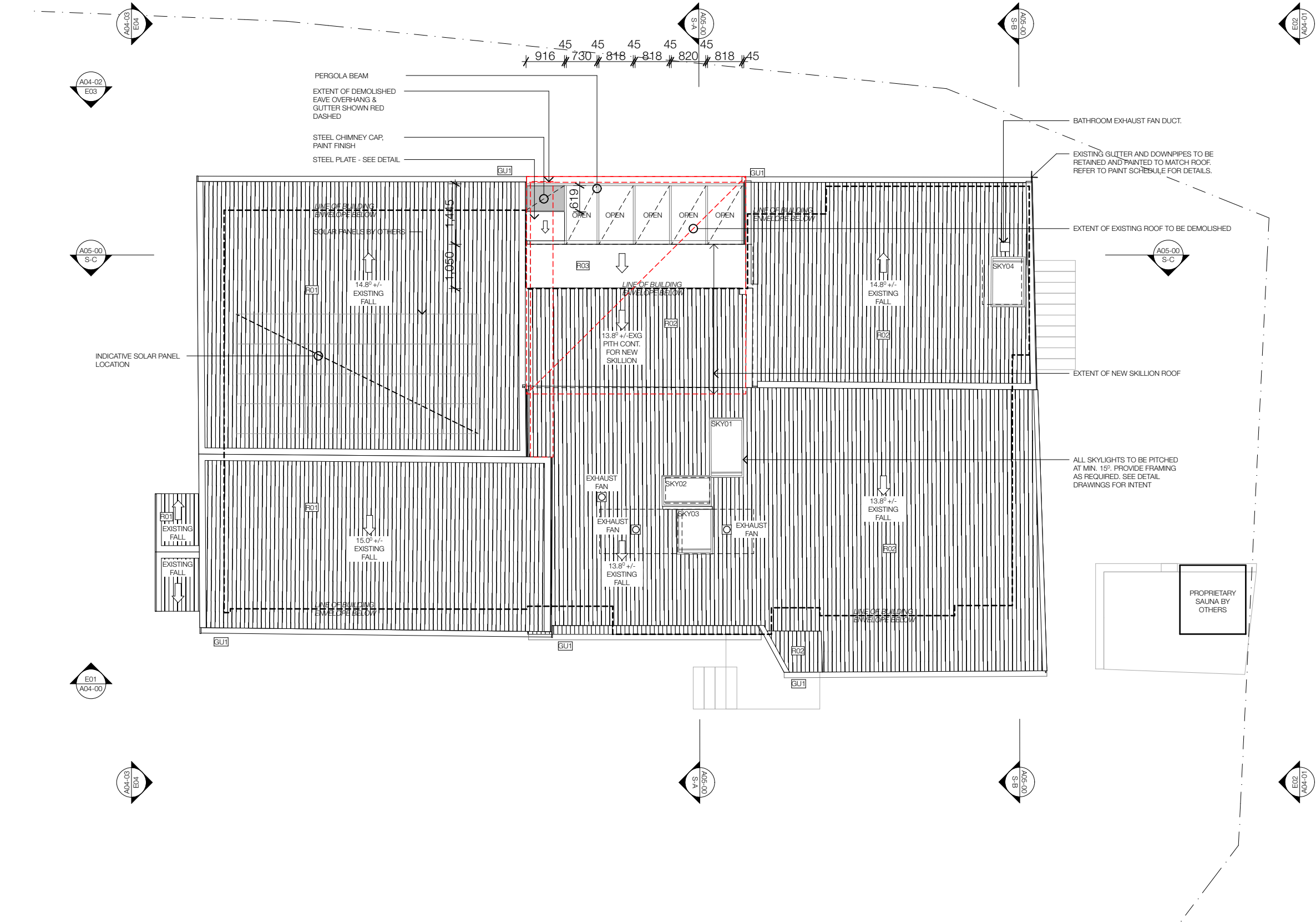
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ROOF PLAN - PROPOSED
1:100



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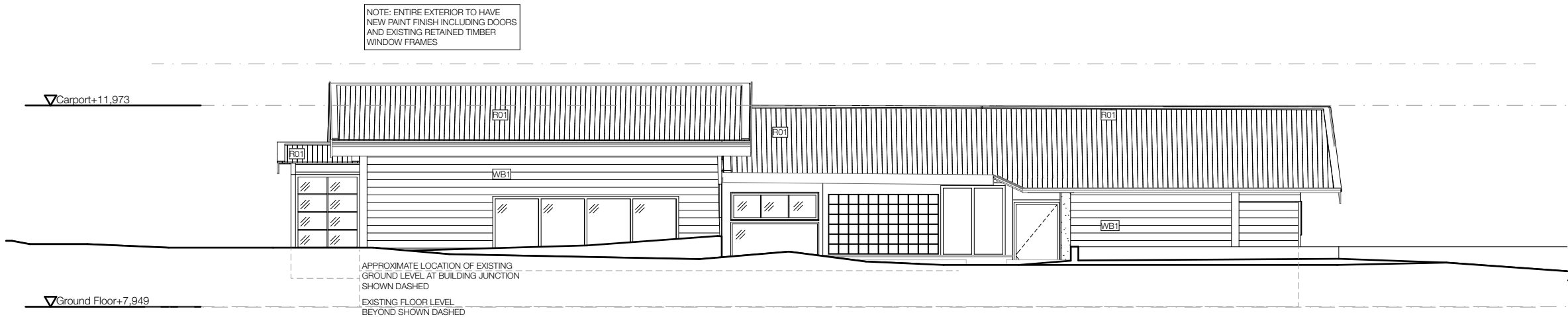
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A03-00

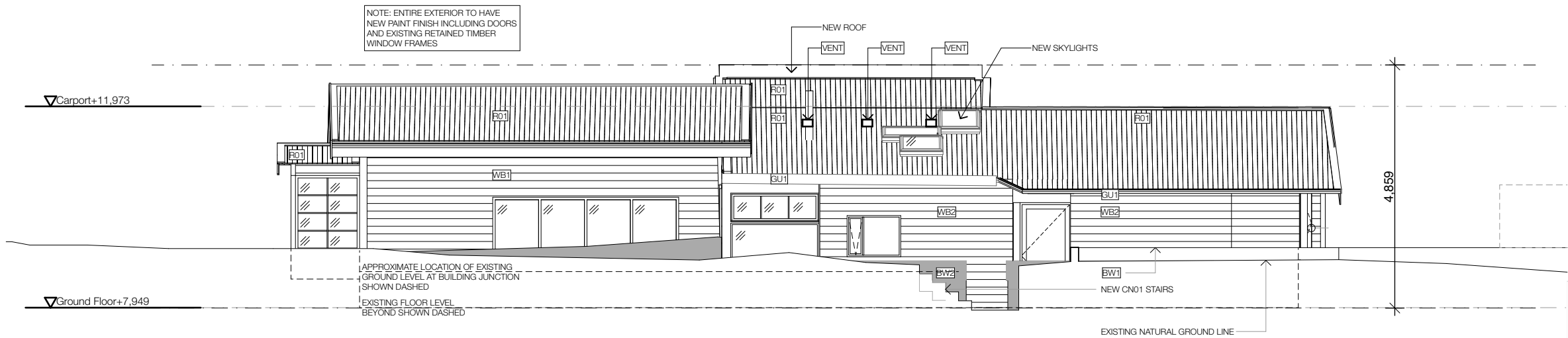
**Proposed Roof Plan
1:100 @A3**

REVISION

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E-01 SOUTH ELEVATION 01 - EXISTING 1:100



E-01 SOUTH ELEVATION 01 - PROPOSED 1:100

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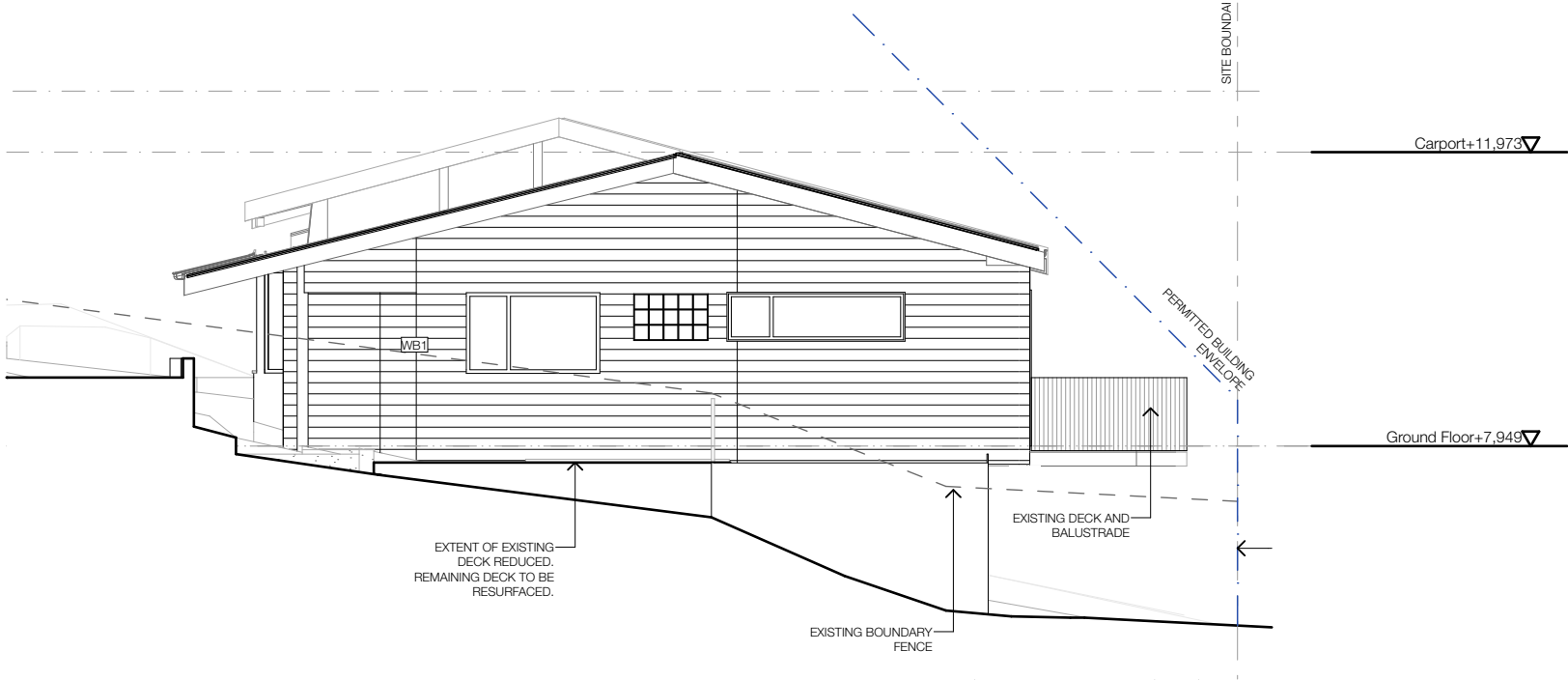
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A04-00

South Elevations
1:100 @A3

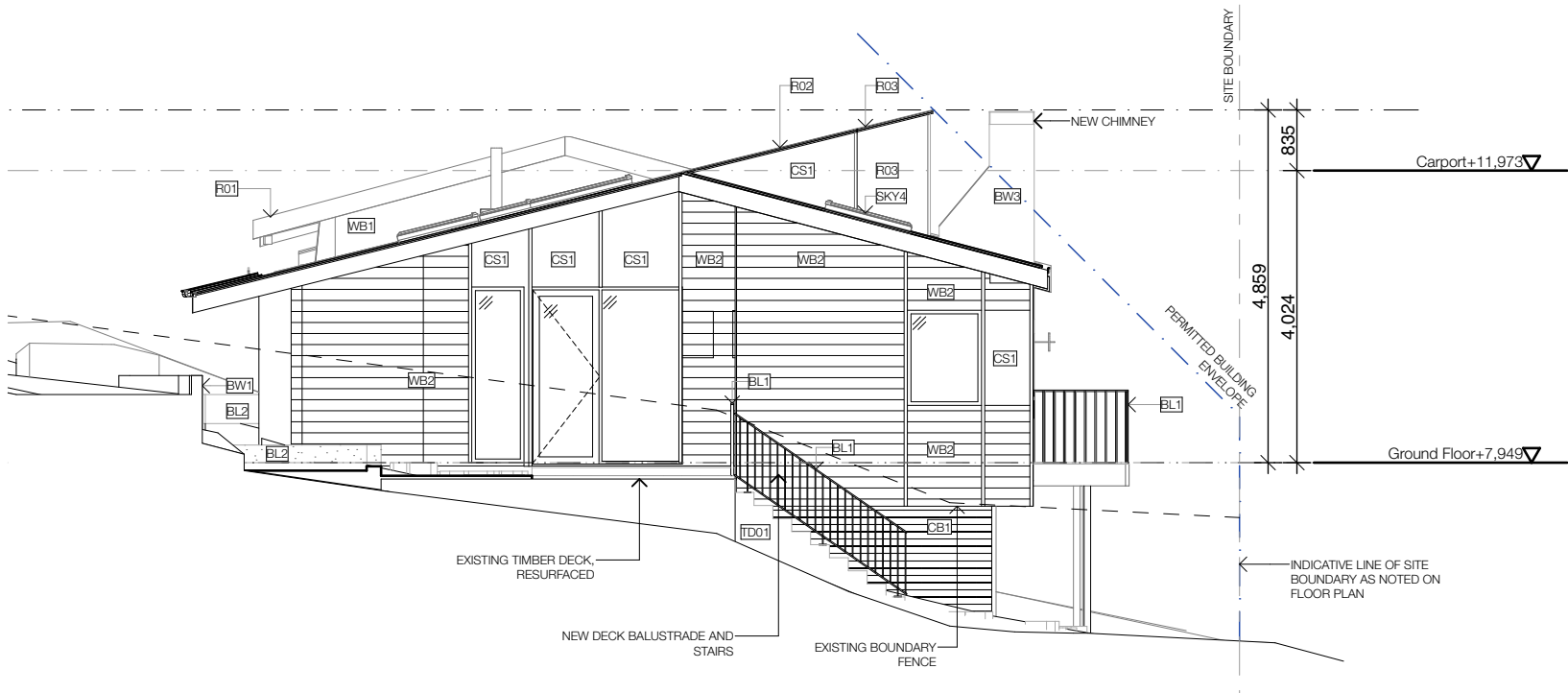
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E-02

EAST ELEVATION 02 - EXISTING
1:100



E-02

EAST ELEVATION 02 - PROPOSED
1:100

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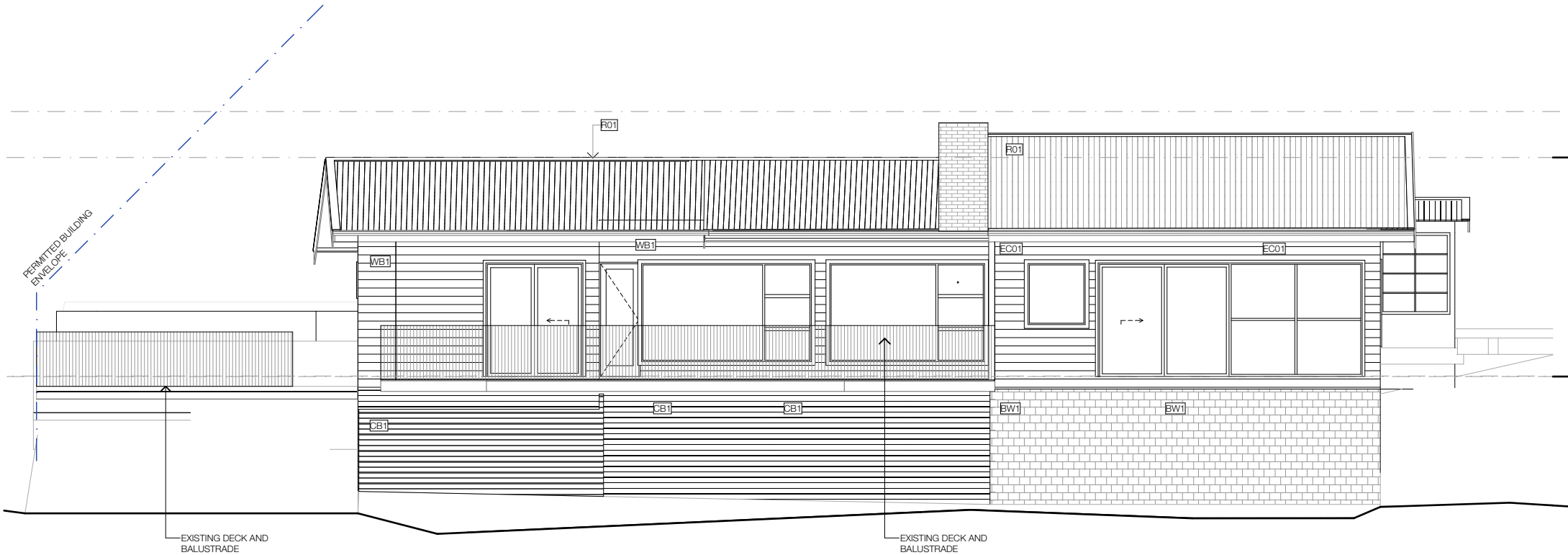
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Property ID 2943969
Land of the muwina People

A04-01

East Elevations
1:100 @A3

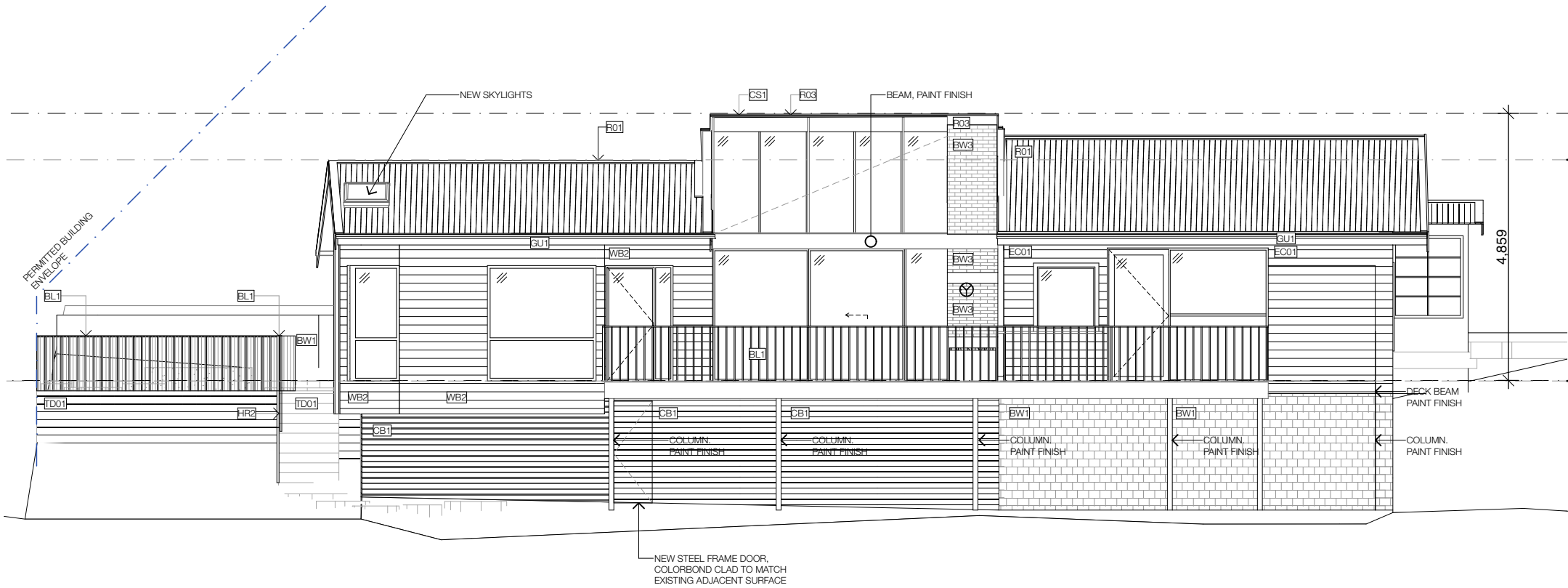
REVISION

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E-03

NORTH ELEVATION 03 - EXISTING
1:100



E-03

NORTH ELEVATION 03 - PROPOSED
1:100

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Nominated Architect: Jason Licht
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Acknowledgement of Country
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project status
PLANNING APPLICATION

Rev	Date	Issue	By	Ch.
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NOT FOR CONSTRUCTION

Project N°. | **2315**

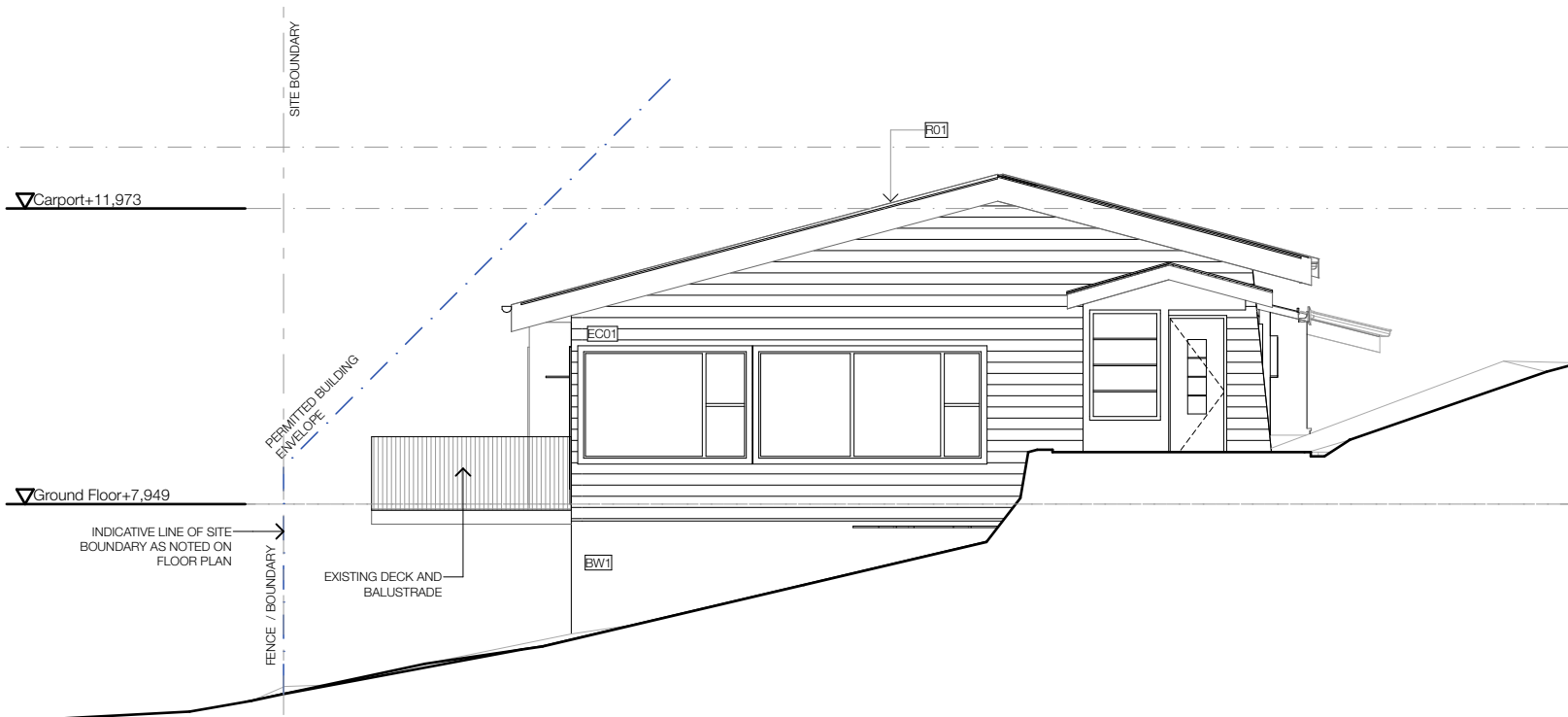
RANDOM LODGE

Client | **TAM & LANDON**
Address | **77 DERWENT AVE GEILSTON BAY TAS 7015**
Property ID 2943969
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A04-02
North Elevations
1:100 @A3

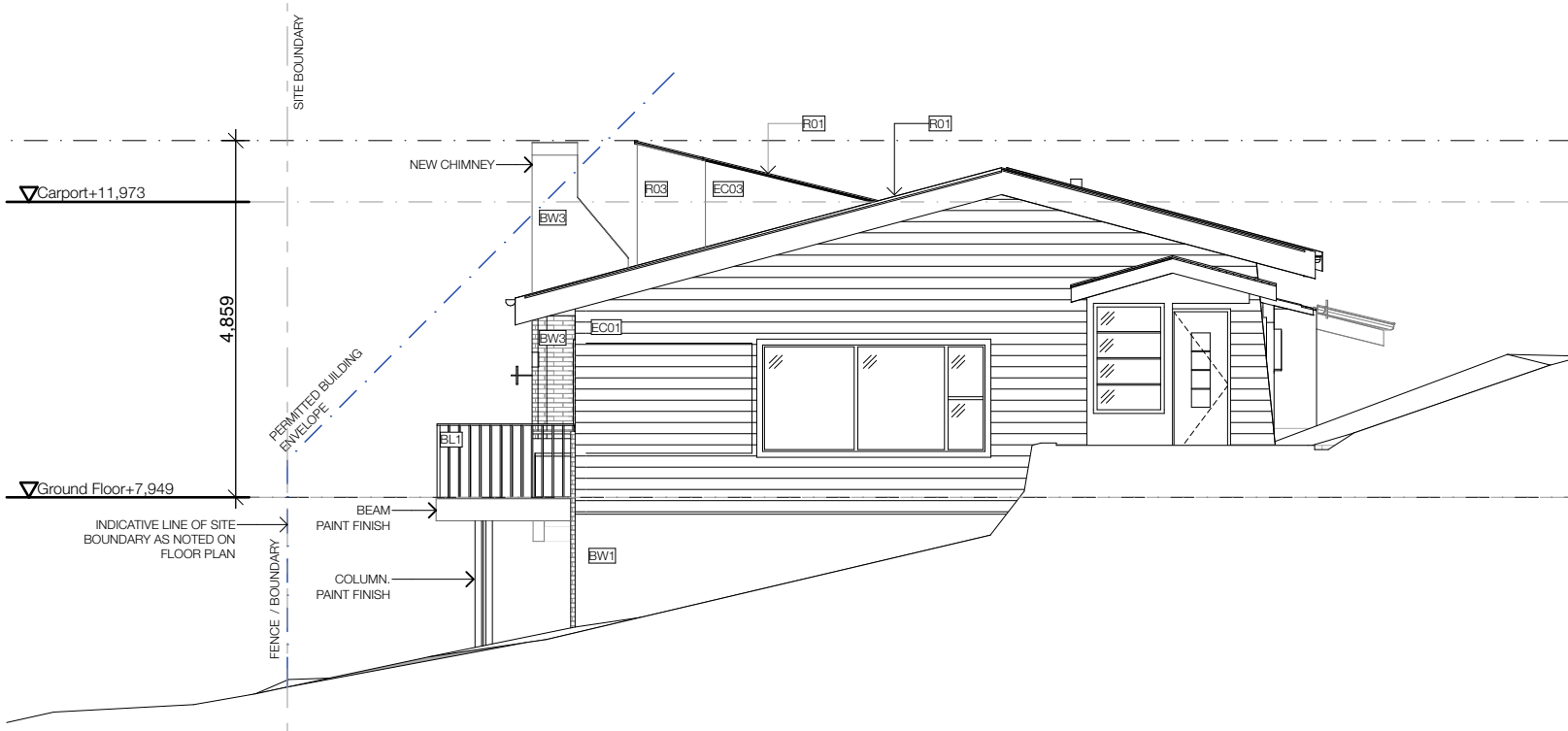
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E-04

WEST ELEVATION 04 - EXISTING
1:100



E-04

WEST ELEVATION 04 - PROPOSED
1:100

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project status

PLANNING APPLICATION

Rev	Date	Issue	By	Ch.
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NOT FOR CONSTRUCTION

Project N°. | **2315**

RANDOM LODGE

Client | **TAM & LANDON**

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Property ID 2943969
Land of the muwina People

A04-03

**West Elevations
1:100 @A3**



REVISION

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