



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2026/064694**

**PROPOSAL:** Additions & Alterations (Single Dwelling)

**LOCATION:** 14 Florelyn Terrace, Geilston Bay

**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](http://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](mailto: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](http://www.ccc.tas.gov.au) or at the Council offices.

## Planning Application

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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: 14 Florelyn Terrace Geilston Bay 7015

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Location: 14 Florelyn Terrace Geilston Bay 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:  
Memory Hatendi, Maxwell Thomas-Caulfield PDPLIMPLN-2026/064164

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

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### Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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- 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.

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### 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.

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- 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.
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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<br>124141 | FOLIO<br>19                  |
| EDITION<br>6     | DATE OF ISSUE<br>16-Dec-2025 |

SEARCH DATE : 07-Sept-2026

SEARCH TIME : 01.10 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 19 on Sealed Plan [124141](#)

Derivation : Part of 2560 acres gtd to T.G.Gregson

Prior CT [41587/1](#)SCHEDULE 1

[C133978](#) & [C812456](#) TRANSFER to JACK PARADISIS Registered  
13-Feb-2008 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP124141](#) EASEMENTS in Schedule of Easements[SP124141](#) COVENANTS in Schedule of Easements[SP124141](#) WATER SUPPLY RESTRICTION

[C839505](#) MORTGAGE to Westpac Banking Corporation Registered  
13-Feb-2008 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER MURRAY GORDON SEABROOK,  
GORDON RAYMOND SEABROOK, EVELYN  
FLORENCE SEABROOK.  
KOORBAES PTY LTD  
FOLIO REFERENCE CT 5065/1 &  
CT 41587/1.

GRANTEE PART OF 2560Ac. GTD. TO  
T.G. GREGSON.

**PLAN OF SURVEY**

BY SURVEYOR JOHN L. CERUTTY  
CROWER & CERUTTY  
7 BAYFIELD STREET, ROSNY PARK  
A DIVISION OF CO&R PTY. LTD. ACN 009521984

LOCATION

**CITY OF CLARENCE**

SCALE 1:2000

LENGTHS IN METRES

REGISTERED NUMBER

**SP124141**

APPROVED **1 - AUG 1996**  
EFFECTIVE FROM

*Michael J. ...*  
Recorder of Titles

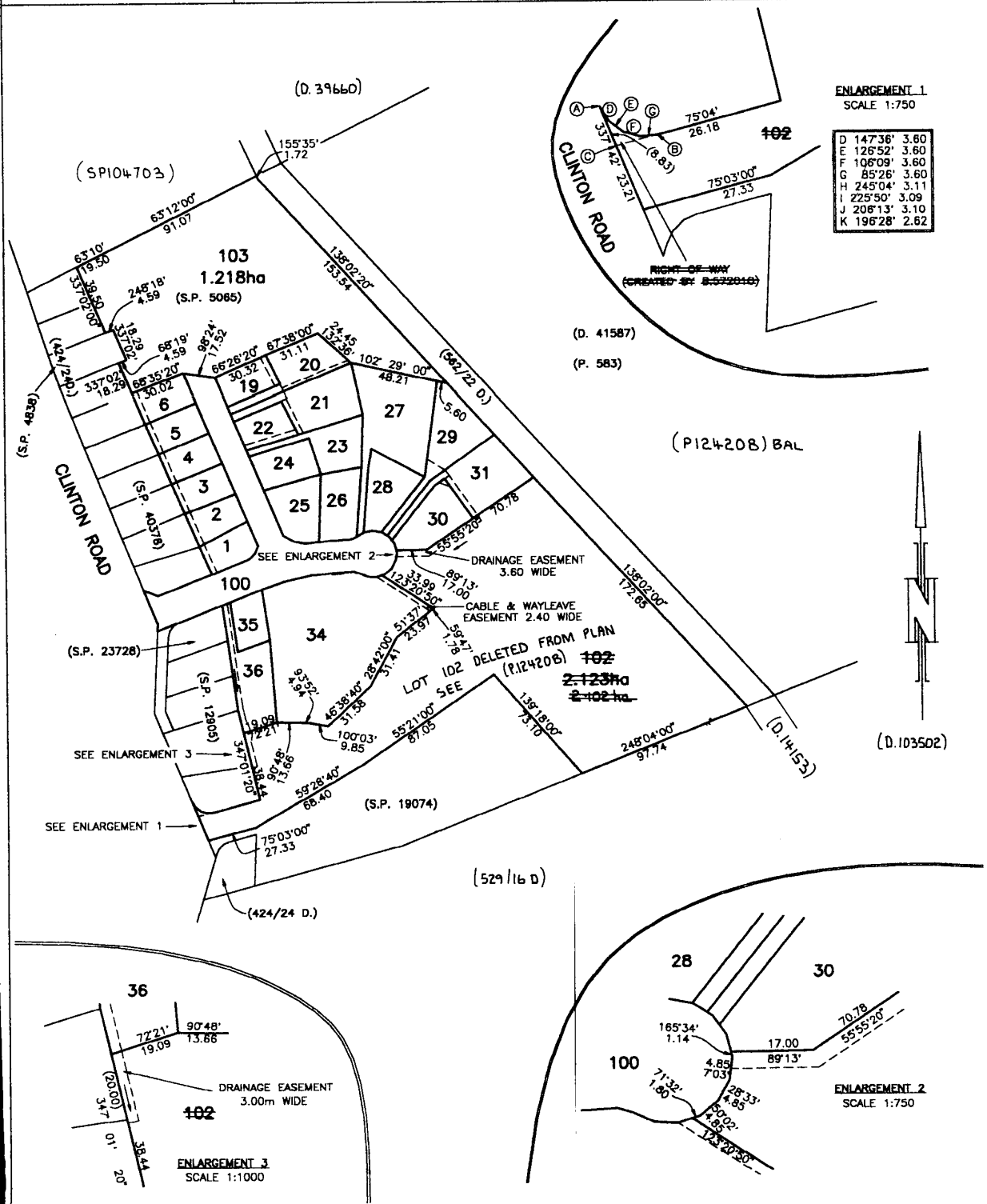
MAPSHEET MUNICIPAL  
CODE No. 107

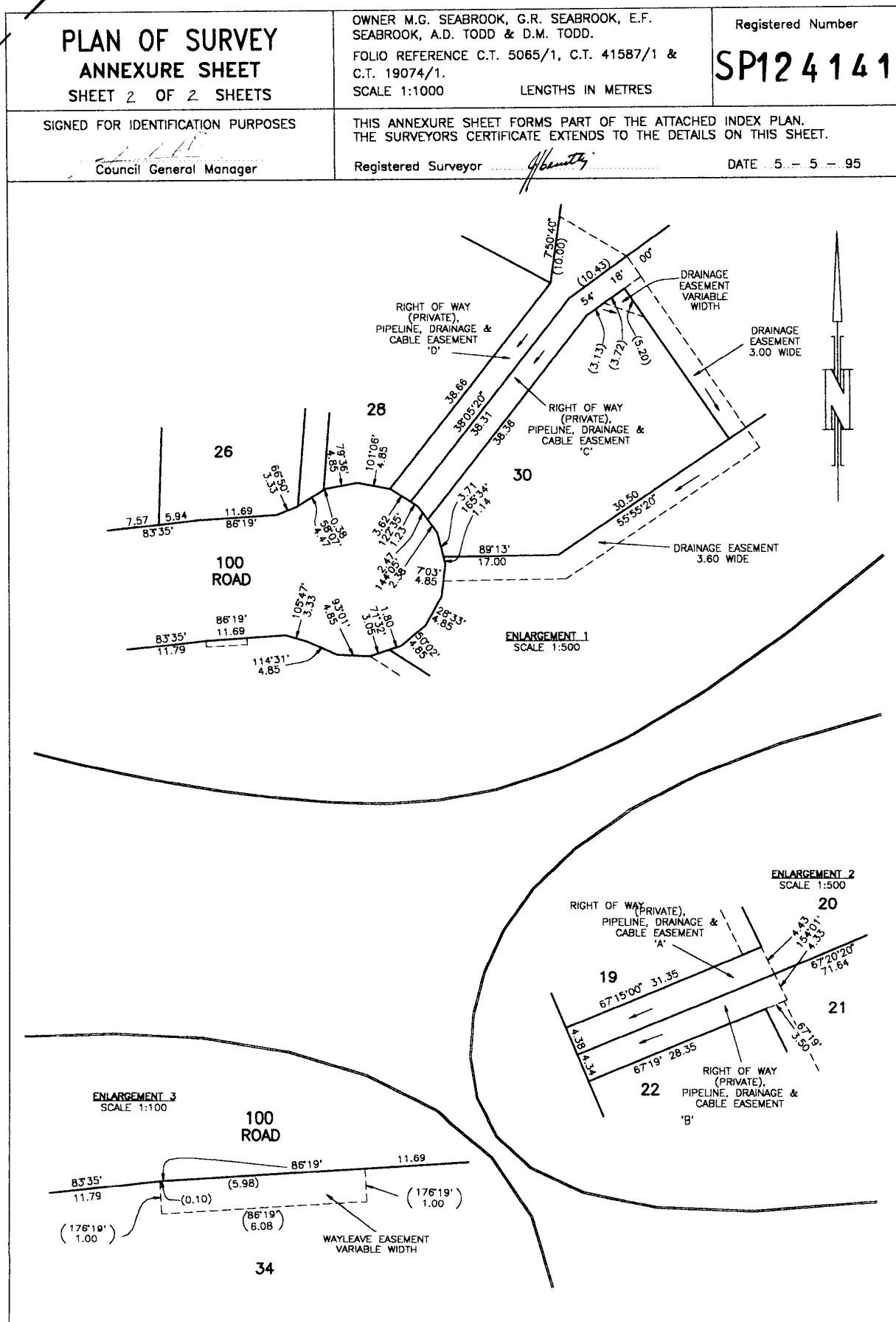
LAST UPI No. 1418969 1416255

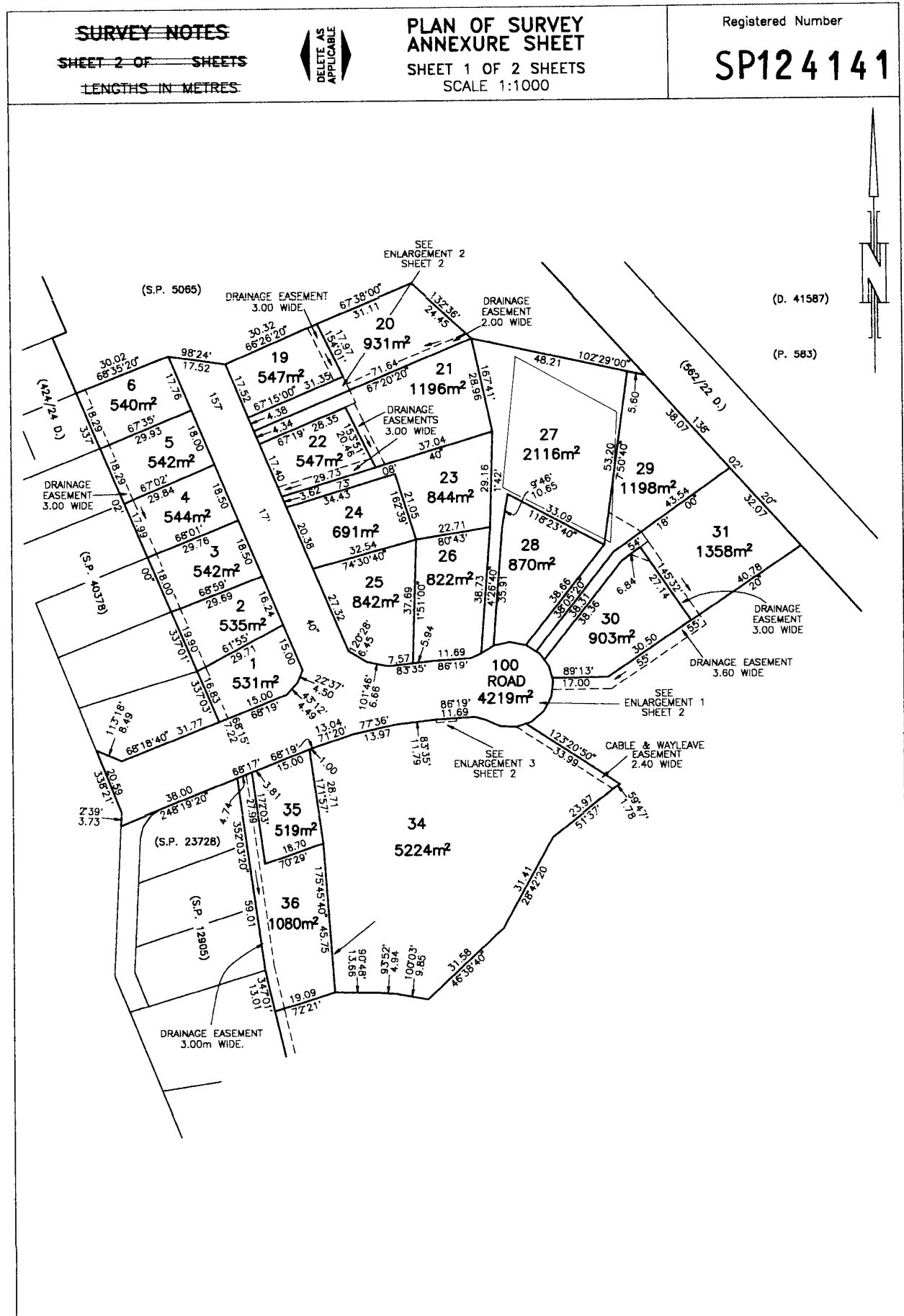
LAST PLAN  
No.

SP 5065,  
D 41587 &  
SP 19074

ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN







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| <p style="text-align: center;"><b>SCHEDULE OF EASEMENTS</b></p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>REGISTERED NUMBER</p> <p style="font-size: 2em;"><b>SP 124141</b></p>                                                                                                                             |
| <p><u><b>EASEMENTS AND PROFITS</b></u> <span style="float: right;">PAGE 1 OF 6 PAGE/S</span></p> <p>Each lot on the plan is together with:-</p> <p>(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and</p> <p>(2) any easements or profits a prendre described hereunder.</p> <p>Each lot on the plan is subject to:-</p> <p>(1) such rights of drainage over the drainage easements shown 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</p> <p>(2) any easements or profits a prendre described hereunder.</p> <p>The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.</p> <p><u><b>RIGHT OF CARRIAGE WAY</b></u></p> <p>Lot 20 is together with a right of carriage way over Lot 21 marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "B"" and is subject to a right of carriage way marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "A"" being appurtenant to Lot 21.</p> <p>Lot 21 is together with a right of carriage way over Lot 20 marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "A"" and is subject to a right of carriage way marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "B"" being appurtenant to Lot 20.</p> <p>Lot 29 is together with a right of carriage way over Lot 31 marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "C"" and is subject to a right of carriage way marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "D" being appurtenant to Lot 31.</p> <p>Lot 31 is together with a right of carriage way over Lot 29 marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "D"" and is subject to a right of carriage way marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "C" being appurtenant to Lot 29.</p> <p><u><b>WAYLEAVE EASEMENT</b></u></p> <p>Lot 34 is subject to a wayleave easement over the land marked on the plan as Cable and Wayleave Easement 2.40 wide.</p> <p style="text-align: center;">( USE ANNEXURE PAGES FOR CONTINUATION )</p> |                                                                                                                                                                                                      |
| <p>SUBDIVIDER : <b>KOORBAES PTY LTD &amp; MURRAY GORDON SEABROOK</b></p> <p>FOLIO REF : <b>VOLUME 41587 FOLIO 1 AND VOLUME 5065 FOLIO 1</b></p> <p>SOLICITOR &amp; REFERENCE : <b>MACQUARIE LAW</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>PLAN SEALED BY : <i>Clarence City Council</i></p> <p>DATE : _____</p> <p><i>SD 3532</i><br/>REF No. _____</p> <p style="text-align: right;"><i>[Signature]</i><br/><b>CORPORATE SECRETARY</b></p> |
| <p>NOTE: THE COUNCIL DELEGATE MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                      |

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 2 OF 6 PAGES

Registered Number

SUBDIVIDER:- KOORBAES PTY LTD & MURRAY GORDON SEABROOK

FOLIO REFERENCE:- VOLUME 41587 FOLIO 1 AND VOLUME 5065 FOLIO 1

Lot 34 is also subject to a wayleave easement over the land marked on the plan as Wayleave Easement Variable Width.

**PIPELINE EASEMENTS**

Lot 29 is together with a pipeline easement over the land marked on the plan as Right of Way (Private), Pipeline, Drainage and Cable Easement "C" and is subject to a pipeline easement marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "D" being appurtenant to Lot 31.

Lot 31 is together with a pipeline easement over the land marked on the plan as Right of Way (Private), Pipeline, Drainage and Cable Easement "D" and is subject to a pipeline easement marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "C" being appurtenant to Lot 29.

Lot 20 is together with a pipeline easement over the land marked on the plan as Right of Way (Private), Pipeline, Drainage and Cable Easement "B" and is subject to a pipeline easement marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "A" being appurtenant to Lot 21.

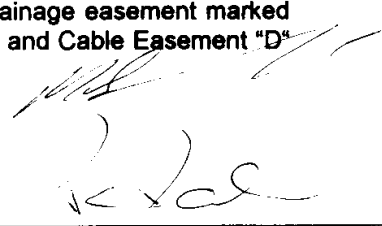
Lot 21 is together with a pipeline easement over the land marked on the plan as Right of Way (Private), Pipeline, Drainage and Cable Easement "A" and is subject to a pipeline easement marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "B" being appurtenant to Lot 20.

and each lot on the plan together with any other such pipeline easements as maybe shown on the plan.

**CABLE AND FURTHER DRAINAGE EASEMENTS**

Lot 34 is subject to a cable easement over the land marked on the plan as Cable and Wayleave Easement 2.40 wide.

Lot 29 is together with a cable easement and drainage easement over the land marked on the plan as Right of Way (Private), Pipeline, Drainage and Cable Easement "C" and is subject to a cable easement and drainage easement marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "D" being appurtenant to Lot 31



NOTE:- Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

## ANNEXURE TO SCHEDULE OF EASEMENTS

PAGE 3 OF 6 PAGES

Registered Number

SUBDIVIDER:- KOORBAES PTY LTD & MURRAY GORDON SEABROOK

FOLIO REFERENCE:- VOLUME 41587 FOLIO 1 AND VOLUME 5065 FOLIO 1

Lot 31 is together with a cable easement and drainage easement over the land marked on the plan as Right of Way (Private), Pipeline, Drainage and Cable Easement "D" and is subject to a cable easement and drainage easement marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "C" being appurtenant to Lot 29.

Lot 20 is together with a cable easement and drainage easement over the land marked on the plan as Right of Way (Private), Pipeline, Drainage and Cable Easement "B" and is subject to a cable easement and drainage easement marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "A" being appurtenant to Lot 21.

Lot 21 is together with a cable easement over the land marked on the plan as Right of Way (Private), Pipeline, Drainage and Cable Easement "A" and is subject to a cable easement and drainage easement marked on the plan as "Right of Way (Private), Pipeline, Drainage and Cable Easement "B" being appurtenant to Lot 20

### COVENANTS

The owners of Lots 1 to 34 on the Plan covenant with the Vendors KOORBAES PTY LTD and the owners for the time being of every other Lot on the Plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof, and that the benefit thereof may be annexed to and devolve with each and every part of every other Lot shown on the Plan and with Lot 104 on Plan no. 124208 and every part thereof to observe the following stipulations:-

~~Lot 1 - 34 inclusive are subject to the following covenants:~~

- (a) Not to erect any building on the said lot other than private dwelling houses constructed of brick or brick veneer and the outbuildings usually appurtenant thereto;
- (b) Not to set up or carry on in any way or upon the said lots any trade, manufacture or business of any kind whatsoever;
- (c) Not to erect or permit to be erected on the said lot or any part thereof nor attached to or permit to be attached to the dwelling house or any outbuilding erected thereon any advertisement, boarding bill or poster or any other similar erection;
- (d) Koorbaes Pty. Ltd. (ACN 070 223 540) shall have the right to modify, vary, waive or extinguish the covenants (or any of them) as above set forth in relation to any lot shown in the said plan;

NOTE:- Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 4 OF 6 PAGES

Registered Number

SUBDIVIDER:- KOORBAES PTY LTD & MURRAY GORDON SEABROOK

FOLIO REFERENCE:- VOLUME 41587 FOLIO 1 AND VOLUME 5065 FOLIO 1

- (e) Not to construct more than one messuage on each lot provided however that the said Koorbaes Pty. Ltd. (ACN 070 223 540) shall have the right to vary, modify, waive or extinguish this covenant if the purchaser with the prior consent of the vendor obtains the approval of the corporation of the City of Clarence under the provisions of Local Government (Building and Miscellaneous Provisions) Act 1993 or other relevant legislation for the construction of more than one messuage on each lot.

**DEFINITIONS**

"Pipeline Easement" means the right for the dominant owner to lay water mains of size and number as the dominant owner requires on or under the site of the pipeline easement and to use such mains to carry and supply water to the dominant tenement. And includes a right to install, cleanse, repair, maintain and replace such water mains and a right for the dominant owner, its servants, agents or employees from time to time as they shall think fit to enter the site of the pipeline easement, with or without machinery, to inspect the water mains and to do any work to the water mains previously referred, provided that the owner of the dominant tenement makes good any damage caused by such work.

"Wayleave Easement" means a wayleave easement as defined in section 2 of the Hydro Electric Commission Act 1944.

"Cable Easement" means the right of the dominant owner, his agents, servants and workmen at any time:

- (a) to lay under the surface of the land (described for that purpose in this instrument) ducts, pipes and cables;
- (b) to inspect, alter, maintain, repair and replace those ducts, pipes and cables;
- (c) to use the cables for the purpose of transmitting electricity or any other purpose as may be necessary from time to time;
- (d) to break the surface of, dig, open up and use the land for any of those purposes; and
- (e) to enter the land at any time (if necessary with vehicles and equipment) for any of those purposes.

"Dominant Owner" means the owner or owners for the time being of any lot benefitted by a pipeline easement.

NOTE:- Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 5 OF 6 PAGES

Registered Number

SUBDIVIDER:- KOORBAES PTY LTD & MURRAY GORDON SEABROOK

FOLIO REFERENCE:- VOLUME 41587 FOLIO 1 AND VOLUME 5065 FOLIO 1

"Dominant Tenement" means any right benefitted by a pipeline easement.

The common seal of KOORBAES )  
PTY. LTD. who are the registered )  
proprieters of the land in Certificate )  
of Title Volume 41587 Folio 1 was )  
was hereunto affixed in the )  
presence of: )



Director

Director/Secretary

SIGNED by MURRAY GORDON )  
SEABROOK the registered )  
proprietor of the land in Certificate )  
of Title Volume 5065 Folio 1 in )  
the presence of: )

**THE AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED ACN 005 357 522 AS  
MORTGAGEE UNDER ITS MORTGAGE NO B64916 HEREBY CONSENTS TO THIS  
SCHEDULE OF EASEMENTS**

AUSTRALIA AND NEW ZEALAND  
BANKING GROUP LIMITED by  
its Attorney  
ROGER BRUCE TEMPLETON  
do hereby certify that  
I am a duly qualified solicitor  
and as such I have been  
granted a Power  
of Attorney NO. 68/73581  
in the presence of:  
[Signature]  
[Name]

AUSTRALIA AND NEW ZEALAND  
BANKING GROUP LIMITED  
By its Attorney  
[Signature]  
RETAIL BANKING MANAGER

NOTE:- Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

## ANNEXURE TO SCHEDULE OF EASEMENTS

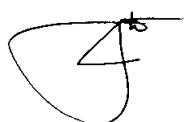
PAGE 6 OF 6 PAGES

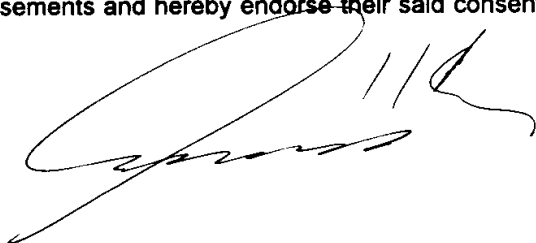
Registered Number

SUBDIVIDER:- KOORBAES PTY LTD & MURRAY GORDON SEABROOK

FOLIO REFERENCE:- VOLUME 41587 FOLIO 1 AND VOLUME 5065 FOLIO 1

**ANDREW DAVID HURBURGH and JOHN RICHARD RILEY** as Mortgagees pursuant to Memorandum of Mortgages Numbers B899420, B899421 and B899422 hereby consent to this Schedule of Easements and hereby endorse their said consent by way of signature in the presence of:

  
W. J. J. J. J.  
SOLICITOR  
HOBART





NOTE:- Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

DECK & STORAGE EXTENSION, PROPOSED DECK ROOF

PROJECT ADDRESS:

LAND TITLE REFERENCE NUMBER:

OWNER:

DESIGNER:

SOIL CLASSIFICATION:

WIND CLASSIFICATION:

CLIMATE ZONE:

BUSHFIRE ATTACK LEVEL:

ALPINE AREA:

CORROSION ENVIRONMENT:

14 FLORELYN TERRACE GEILSTON BAY

VOLUME 124141, FOLIO 19

JACK PARADISIS

YUKARI ASADA 028094696

ZONE 7

N/A

N/A

MEDIUM

DRAWING SCHEDULE

- A-01
- PROPOSED SITE PLAN
- A-02
- DEMOLITION PLAN / EXISTING FLOOR PLANS
- A-03
- PROPOSED FLOOR PLANS
- A-04
- PROPOSED ELEVATIONS
- A-05
- SECTIONS

AREAS:

SITE:

547m<sup>2</sup>

ROOFED AREA (EXCLUDING EAVES UP TO 0.6m WIDE)

EXISTING DWELLING :

122.44m<sup>2</sup>

PROPOSED DECK ROOF :

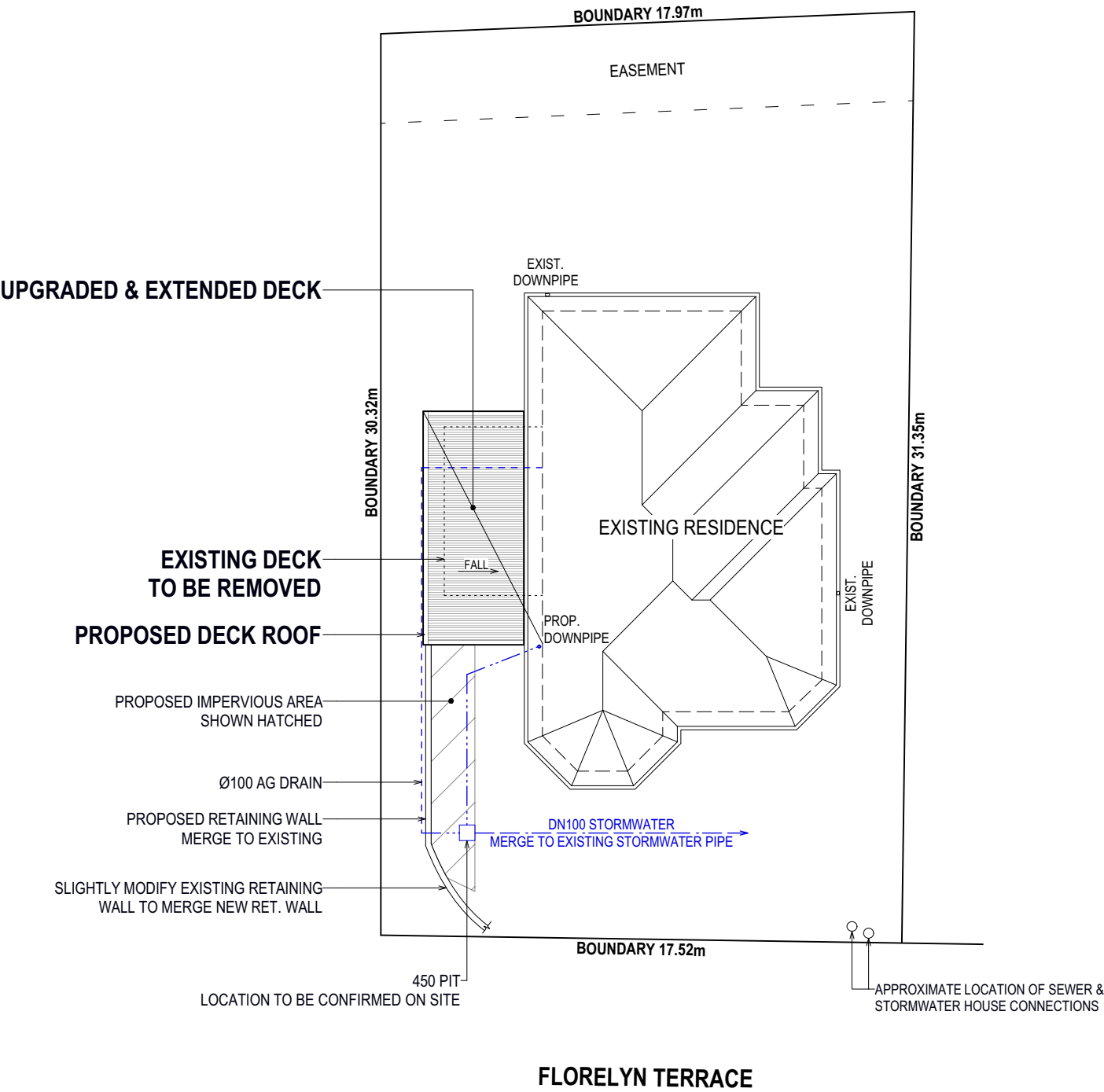
26.42m<sup>2</sup>

TOTAL :

148.86m<sup>2</sup>

PROPOSED SITE COVERAGE (%) :

27.21%



GENERAL NOTES

- ALL WORK TO BE IN ACCORDANCE WITH NATIONAL CONSTRUCTION CODE (NCC) AND LOCAL AUTHORITY REQUIREMENTS AS WELL AS LATEST REVISION OF THE RELEVANT AUSTRALIAN STANDARDS.
- ALL DIMENSIONS TO BE CHECKED ON SITE.
- DO NOT SCALE FROM THESE DRAWINGS.
- MEASUREMENTS OF EXISTING BUILDING ARE FOR DESIGN PURPOSE ONLY AND NOT TO BE USED FOR CONSTRUCTION.
- NOTIFY DESIGNER ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING CERTIFICATE.

Yukari Asada

028094696

21 Panoramic Dr

Kingston

0474 203 209

CLIENT

JACK PARADISIS

ADDRESS

14 FLORELYN TERRACE

GEILSTON BAY

DRAWING

PROPOSED SITE PLAN

SCALE: A3

1:200

REVISION

C

PROJECT NO.

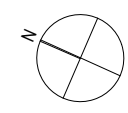
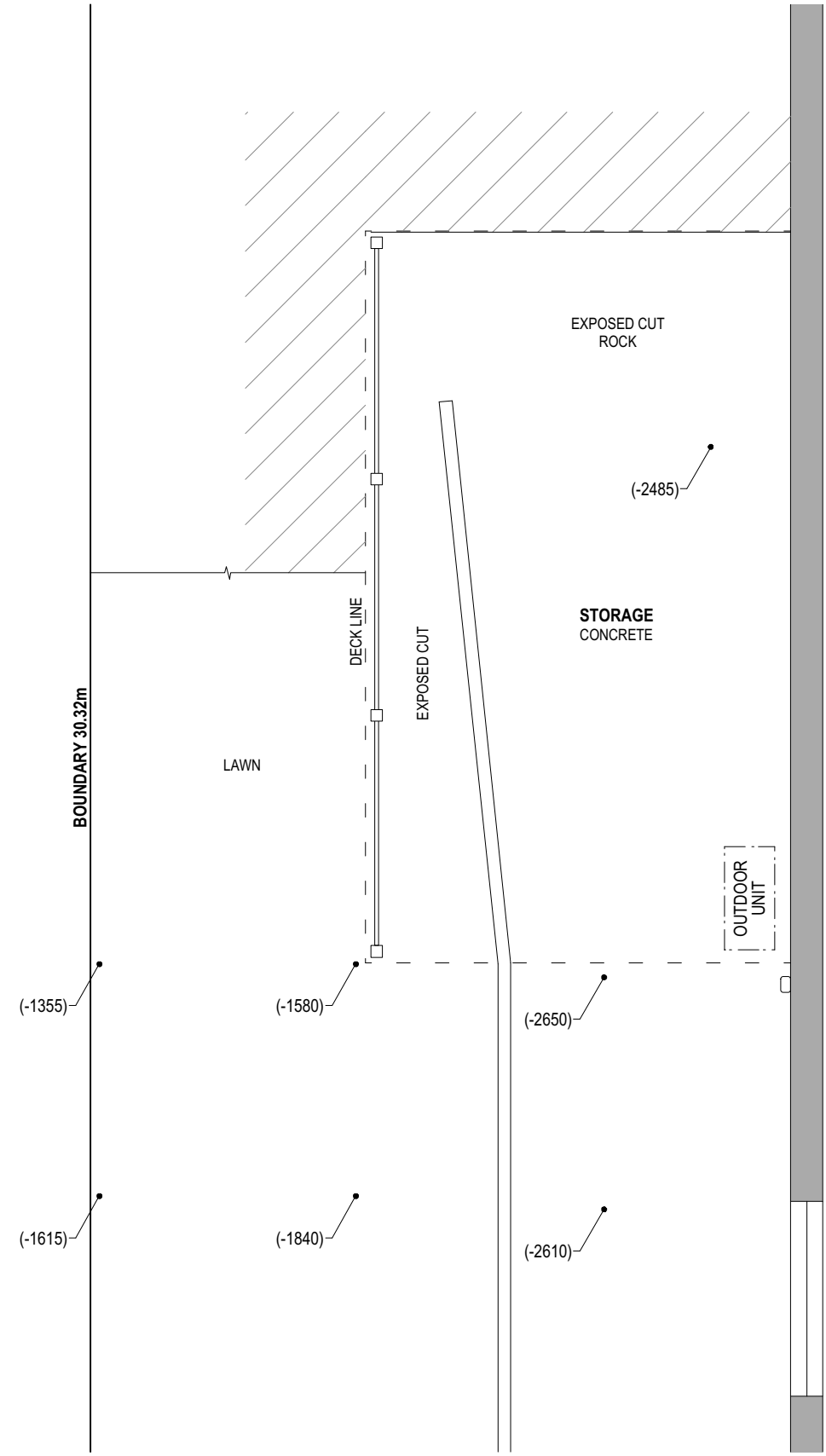
26118

DATE

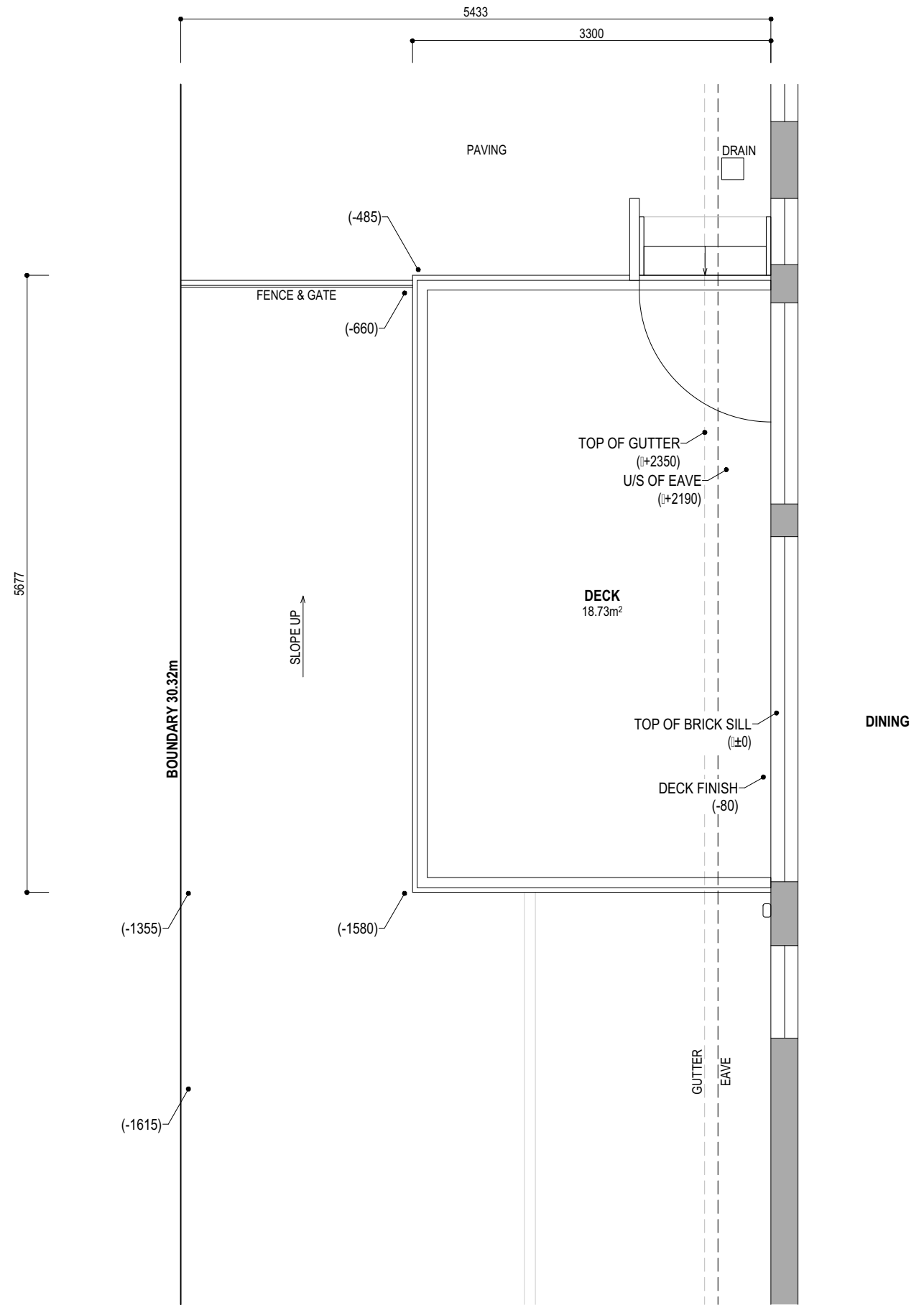
16.09.2026

DRAWING NO.

A-01

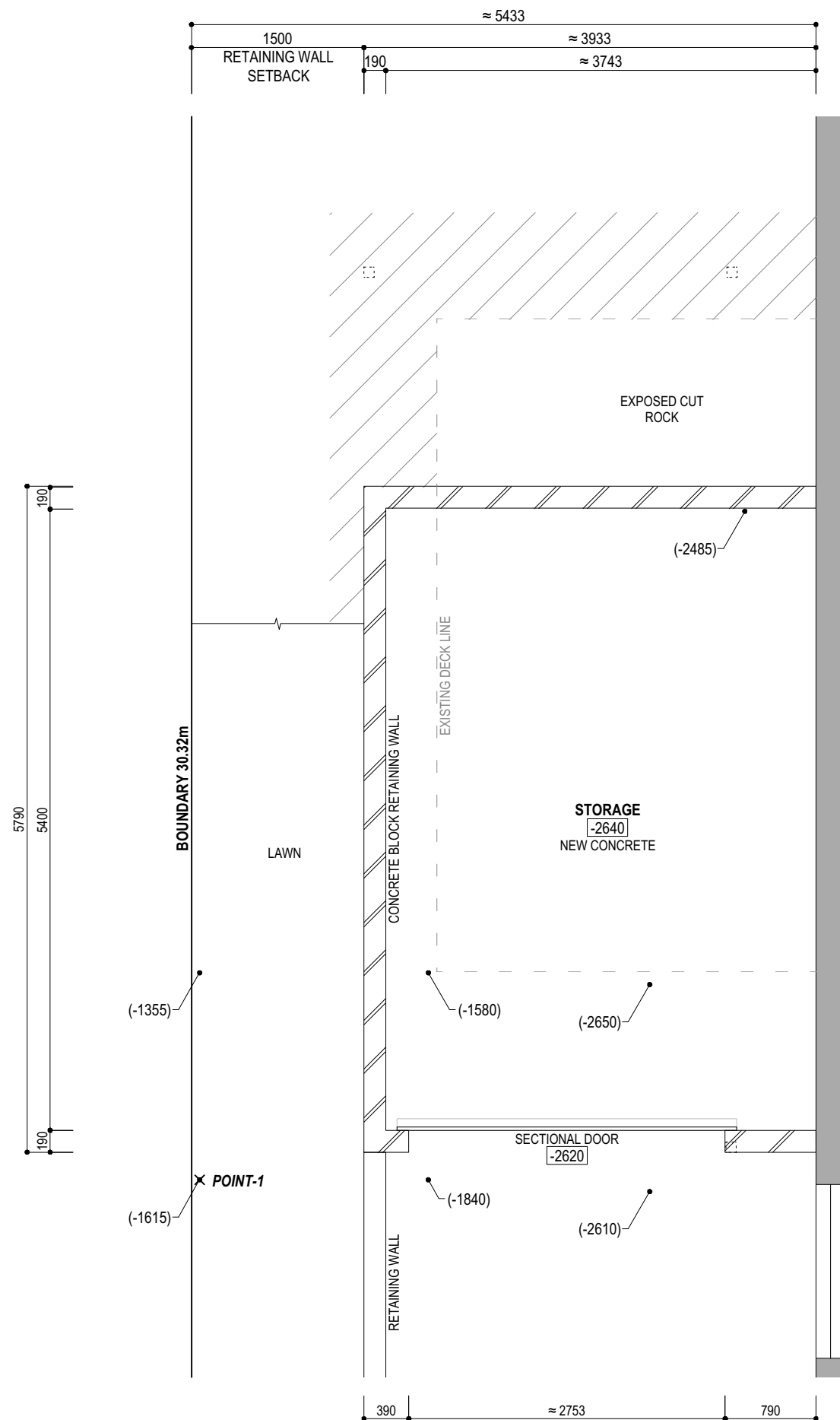
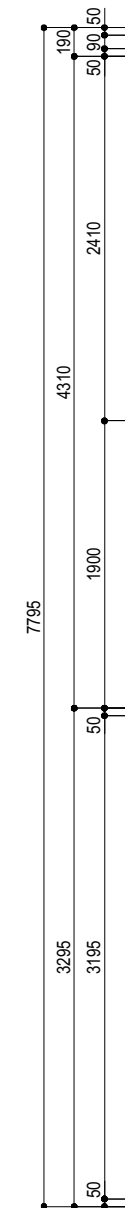
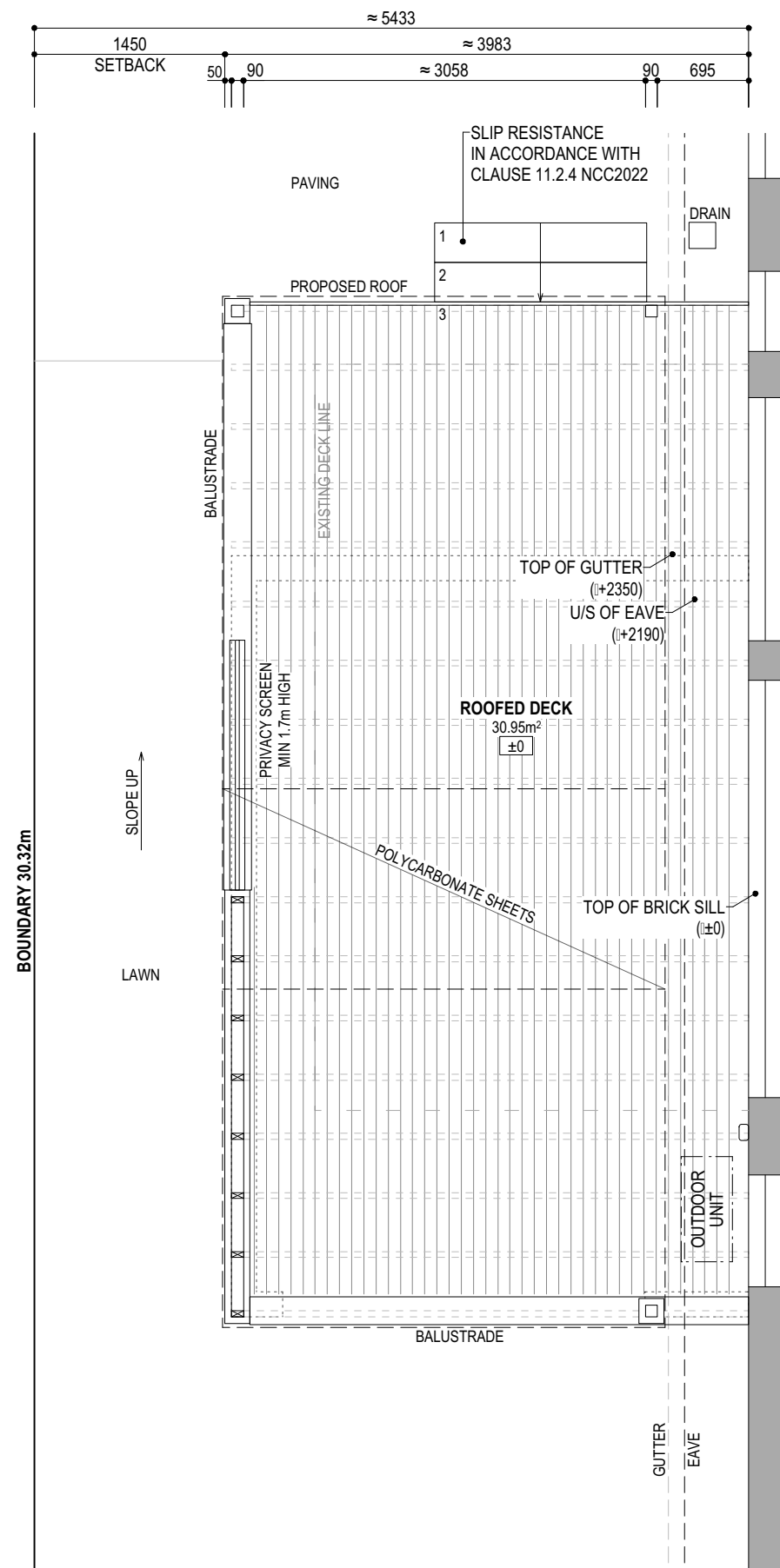


EXISTING  
LOWER FLOOR PLAN



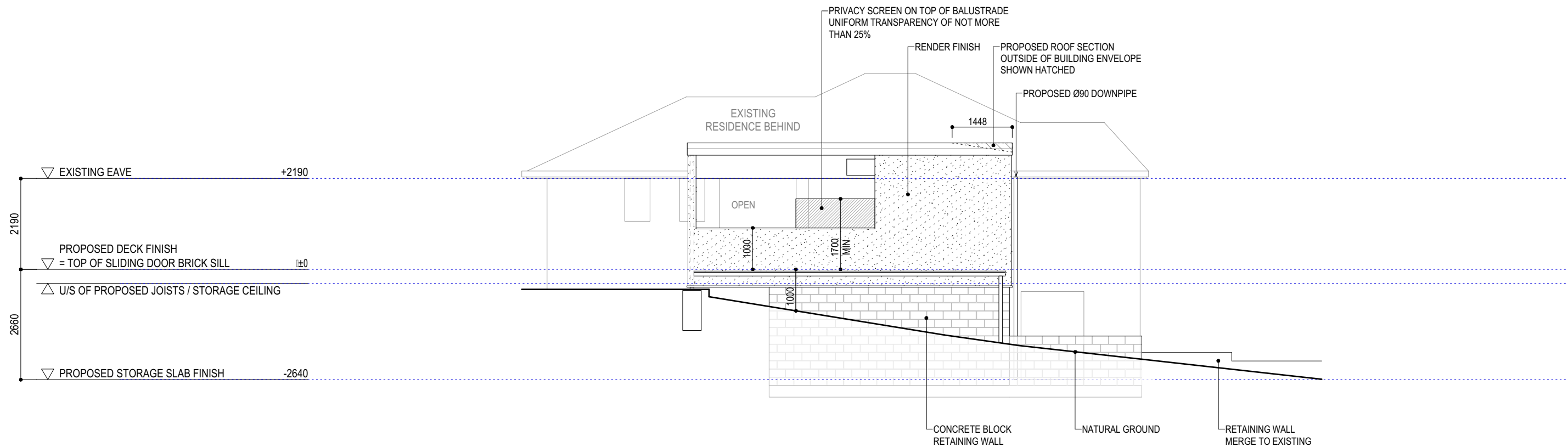
EXISTING  
UPPER FLOOR PLAN

|                                                                                         |                                                        |  |                                                                  |                           |             |
|-----------------------------------------------------------------------------------------|--------------------------------------------------------|--|------------------------------------------------------------------|---------------------------|-------------|
| <div>Yukari Asada<br/>028094696<br/>21 Panoramic Dr<br/>Kingston<br/>0474 203 209</div> | CLIENT<br><b>JACK PARADISIS</b>                        |  | DRAWING<br><b>DEMOLITION PLAN<br/>EXISTING GROUND FLOOR PLAN</b> |                           |             |
|                                                                                         | ADDRESS<br><b>14 FLORELYN TERRACE<br/>GEILSTON BAY</b> |  | SCALE: A3<br><b>1:50</b>                                         | REVISION<br><b>C</b>      | DRAWING NO. |
|                                                                                         |                                                        |  | PROJECT NO.<br><b>26118</b>                                      | DATE<br><b>16.09.2026</b> | <b>A-02</b> |
|                                                                                         |                                                        |  |                                                                  |                           |             |

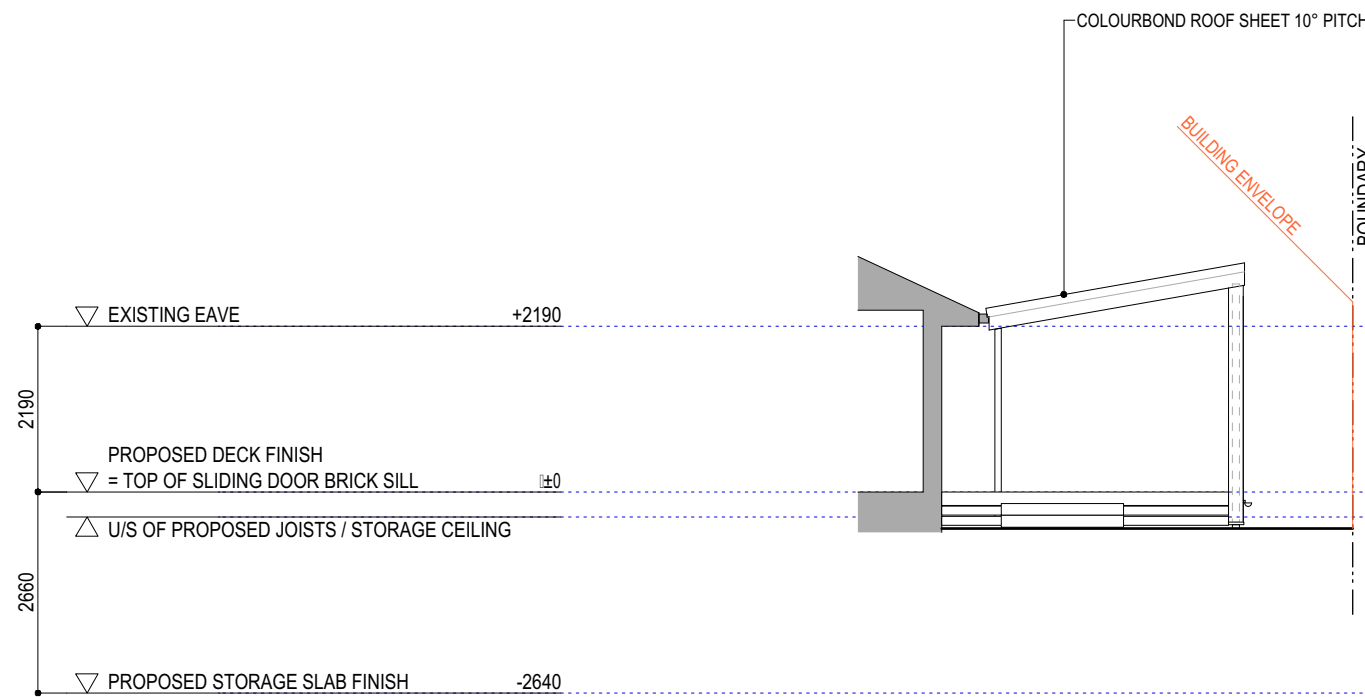


## PROPOSED UPPER FLOOR PLAN

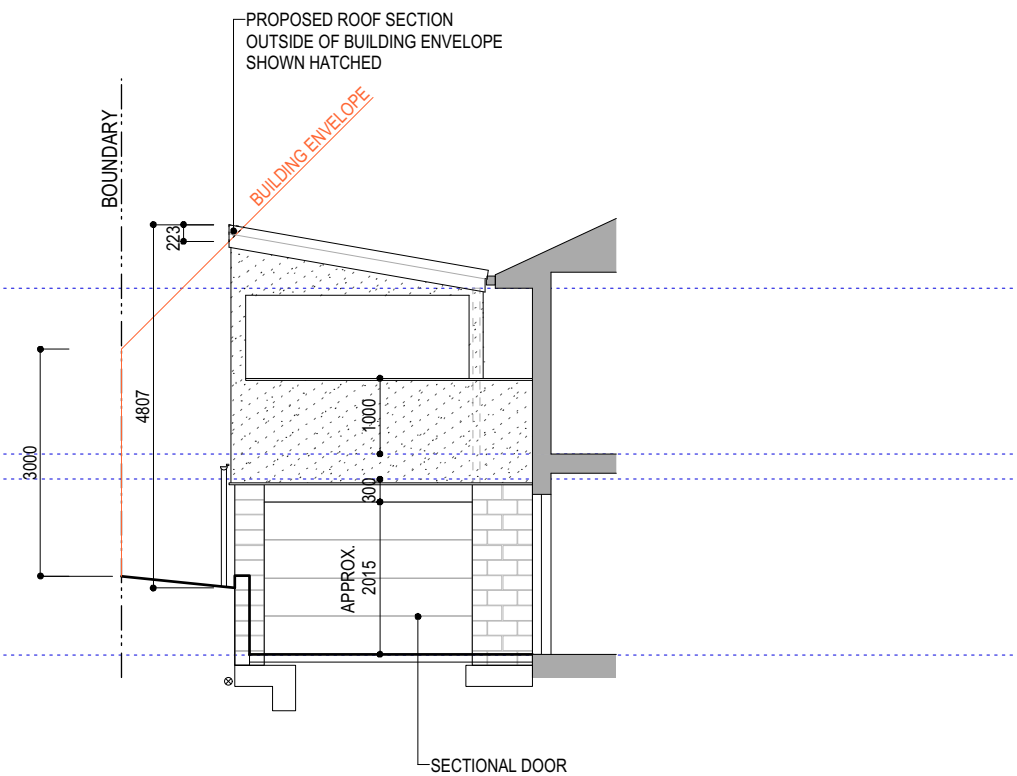
|                                                                          |                                                                 |                                                         |                                                   |
|--------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------|
| Yukari Asada<br>028094696<br>21 Panoramic Dr<br>Kingston<br>0474 203 209 | CLIENT<br><b>JACK PARADISIS</b>                                 | DRAWING<br><b>PROPOSED FLOOR PLANS</b>                  |                                                   |
|                                                                          | ADDRESS<br><b>14 FLORELYN TERRACE<br/>         GEILSTON BAY</b> | SCALE: A3<br><b>1:50</b><br>PROJECT NO.<br><b>26118</b> | REVISION<br><b>C</b><br>DATE<br><b>16.09.2026</b> |
|                                                                          |                                                                 | DRAWING NO.<br><b>A-03</b>                              |                                                   |



NORTH ELEVATION



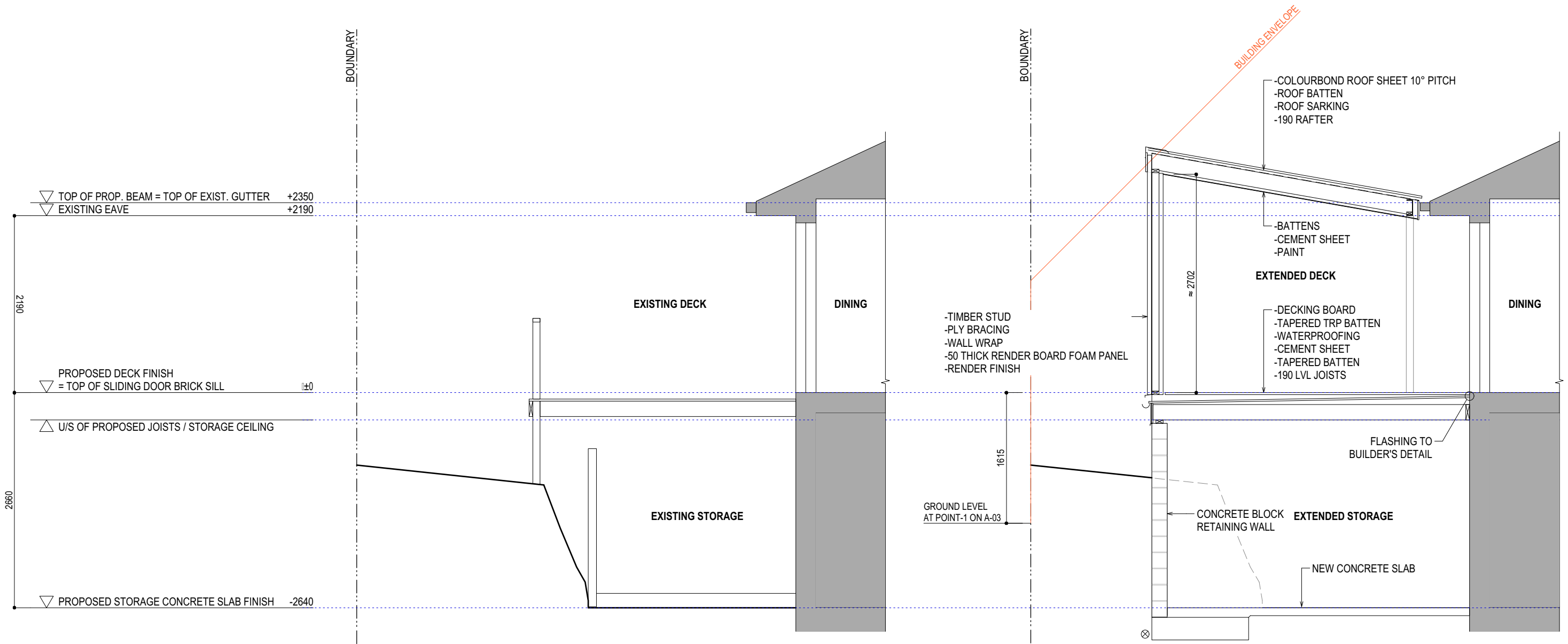
EAST ELEVATION



WEST ELEVATION

|                                                                          |                                       |  |                                       |                      |
|--------------------------------------------------------------------------|---------------------------------------|--|---------------------------------------|----------------------|
| Yukari Asada<br>028094696<br>21 Panoramic Dr<br>Kingston<br>0474 203 209 | CLIENT<br><b>JACK PARADISIS</b>       |  | DRAWING<br><b>PROPOSED ELEVATIONS</b> |                      |
|                                                                          | ADDRESS<br><b>14 FLORELYN TERRACE</b> |  | SCALE: A3<br><b>1:100</b>             | REVISION<br><b>C</b> |
|                                                                          | PROJECT NO.<br><b>26118</b>           |  | DATE<br><b>16.09.2026</b>             | <b>A-04</b>          |
|                                                                          | GAILSTON BAY                          |  |                                       |                      |

PROPOSED STRUCTURAL MEMBERS ARE INDICATIVE ONLY  
AND TO BE CONFIRMED BY ENGINEER



EXISTING SECTION

PROPOSED SECTION

|                                                                          |                                       |  |                             |                           |
|--------------------------------------------------------------------------|---------------------------------------|--|-----------------------------|---------------------------|
| Yukari Asada<br>028094696<br>21 Panoramic Dr<br>Kingston<br>0474 203 209 | CLIENT<br><b>JACK PARADISIS</b>       |  | DRAWING<br><b>SECTIONS</b>  |                           |
|                                                                          | ADDRESS<br><b>14 FLORELYN TERRACE</b> |  | SCALE: A3<br><b>1:50</b>    | REVISION<br><b>C</b>      |
|                                                                          | <b>GEILSTON BAY</b>                   |  | PROJECT NO.<br><b>26118</b> | DATE<br><b>16.09.2026</b> |
|                                                                          |                                       |  | DRAWING NO.<br><b>A-05</b>  |                           |

Planning Authority  
City of Clarence  
38 Bligh Street Rosny Park

10 October 2026

DECK & STORAGE EXTENSION, PROPOSED DECK ROOF  
14 FLORELYN TERRACE GEILSTON BAY

**8.4.2 Setbacks and building envelope for all dwellings**

**Objective:**

*To provide a reasonable opportunity for privacy for dwellings.*

**P3:**

*The siting and scale of a dwelling must:*

- (a) *not cause an unreasonable loss of amenity to adjoining properties, having regard to:*
  - (i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;*
  - (ii) *overshadowing the private open space of a dwelling on an adjoining property;*
  - (iii) *overshadowing of an adjoining vacant property; and*
  - (iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;*
- (b) *provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and*
- (c) *not cause an unreasonable reduction in sunlight to an existing solar energy installation on:*
  - (i) *an adjoining property; or*
  - (ii) *another dwelling on the same site.*

The proposed deck roof is setback 1450mm from the side boundary shared with 16 Florelyn Terrace and is located to the north of the existing dwelling. The north-east corner of the proposed deck roof extends slightly beyond the building envelope, with the encroachment measuring approximately 1450 mm in width and 250 mm in height, as illustrated in the North and West Elevations on drawing A-04.



As shown in the ListMap aerial imagery below, the area immediately adjoining the proposed deck roof on 16 Florelyn Terrace comprises a garden bed and a large driveway, while the neighbouring dwelling is positioned towards the rear of the property, further back than the existing dwelling on the subject property.

Considering the location and limited extent of the encroachment, together with the north orientation of the site, any additional overshadowing resulting from the proposed roof is likely to be largely contained within the subject property.

The proposal is therefore not expected to cause unreasonable overshadowing of the neighbouring property's private open space or habitable rooms. Furthermore, no solar panels were observed on the adjoining property in the available site imagery.

The encroachment is minor in scale and is not considered to result in an unreasonable visual impact in terms of the apparent bulk or proportions of the proposed development when viewed from the adjoining property. Having regard to the existing site layout and the separation between the proposed deck roof and the neighbouring dwelling, the proposal is not expected to cause an unreasonable loss of amenity to the adjoining property.

Accordingly, the proposed deck roof is considered to satisfy Performance Criterion P3 of Clause 8.4.2.

Yours sincerely,

Yukari Asada

A handwritten signature in black ink, appearing to be 'Yukari Asada' in Japanese characters (浅田 由加利).