



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/059520

PROPOSAL: Additions and Alterations (Single Dwelling)

LOCATION: 26 Gray Court, Acton Park

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 16/04/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 16/04/2026. 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 16/04/2026.

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: Proposed Covered Outdoor Entertaining Area Addition

Location: 26 Gray Court, Acton Park TAS 7170

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.



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 109577	FOLIO 87
EDITION 7	DATE OF ISSUE 15-May-2014

SEARCH DATE : 27-Aug-2025

SEARCH TIME : 11.23 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 87 on Sealed Plan 109577

Derivation : Part of 300 Acres Located to R.Lewis and part of 200 Acres Located to R.Troy

Prior CT 53932/203

SCHEDULE 1

M458690 TRANSFER to JAMES ROBERT TIMPERON and RHIANNON ELISE TIMPERON Registered 15-May-2014 at noon

SCHEDULE 2

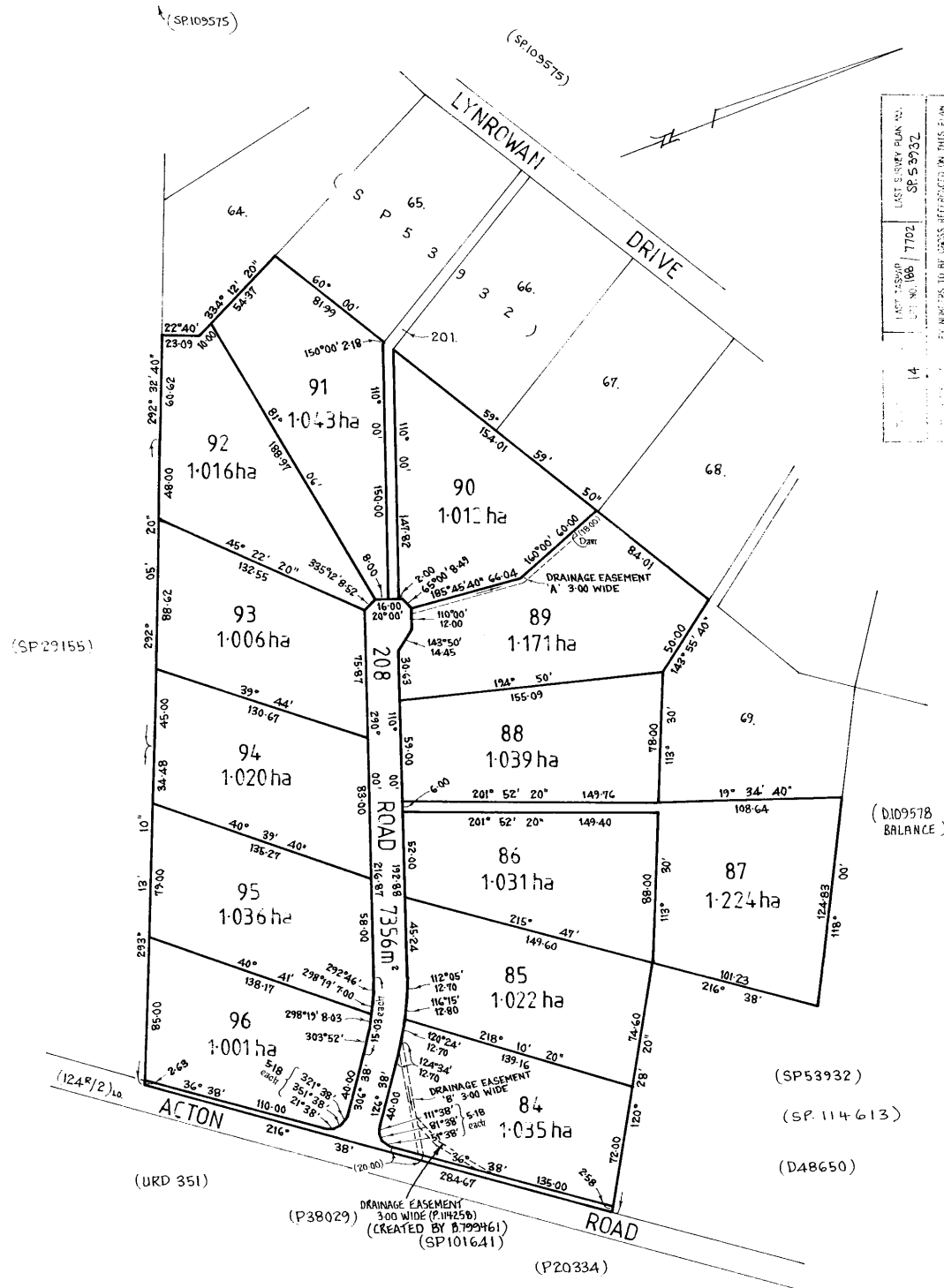
Reservations and conditions in the Crown Grant if any
 SPS 53932 & 109577 COVENANTS in Schedule of Easements
 SPS 53932 & 109577 FENCING PROVISION in Schedule of Easements
 SP 109577 COUNCIL NOTIFICATION under Section 83[5] of The
 Local Government [Building and Miscellaneous
 Provisions] Act 1993

D125585 MORTGAGE to Commonwealth Bank of Australia
 Registered 15-May-2014 at 12.01 PM

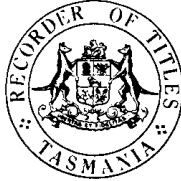
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: Bob Lynch Insurance Agencies Pty. Ltd.	PLAN OF SURVEY by Surveyor C.M. Terry of PEACOCK, DARCEY & ANDERSON PTY. LTD. AUTHORISED SURVEYORS 127 BATHURST STREET - HOBART of land situated in the CITY OF CLARENCE SCALE 1:2000 MEASUREMENTS IN METRES	REGISTERED NUMBER 109577
Title Reference: C.T. 53932-203		Approved: _____ Effective from: _____
Grantee: Part of 200 Acres located to Richard Troy		Recorder of Titles



LAST SURVEY PLAN NO. SP 53932
LAST TASSAL LOT NO. 186 / 1702
4
BY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SCHEDULE OF EASEMENTS

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.

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.

Lots 84 and 89 on The Plan are each:-

Subject to a right of drainage for the Mayor Aldermen and Citizens of the City of Clarence over the drainage easements marked "B" and "A" respectively shown on the plan passing through such lot.

COVENANTS:-

The owner of each lot shown on the plan covenants with the Vendor (Bob Lynch Insurance Agencies Pty Ltd) and the owner for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:-

1. Not to remove from such lot any trees growing thereon unless absolutely necessary for safety or for the construction of roads the installation of services or the erection of buildings.
2. Not to construct more than one (1) single dwelling on such lot.
3. Not to use on such lot plain unpainted galvanised roofing iron on any dwelling or other building but only roofing tiles or colorbond roofing iron.

4. Not to use any dwelling or other building on such lot for any purpose apart from usual residential purposes. The keeping of family pets such as horses or dogs in a separate building shall not be a breach of this stipulation.
5. The said Vendor reserves the right for itself its successors and assignees to sell lease or otherwise deal with any lot either subject to the above stipulations or any one of them and subject to such modification or amendment or full release thereof as it thinks fit. The exercise of such right in relation to any lot shall not release the owner of any other lot from any of the stipulations effected or imposed upon such other lots or give the owner of any lot any right of action against the Vendor or any other person or persons.

Each lot on the plan is affected by covenants set forth in Sealed Plan No 53932, as follows:-

1. Not to remove from such lot any trees growing thereon unless absolutely necessary for safety or for the construction of any roads the installation of services or the erection of buildings.
2. Not to construct more than one (1) single dwelling on such lot.
3. Not to use on such lot plain unpainted galvanised roofing iron on any dwelling or other building but only roofing tiles or colourbond roofing iron.
4. Not to use any dwelling or other building on such lot for any purpose apart from usual residential purposes. The keeping of family pets such as horses or dogs in a separate building shall not be a breach of this stipulation.
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FENCING PROVISION:-

In respect of each lot shown on the plan the Vendor (Bob Lynch Insurance Agencies Pty Ltd) shall not be required to fence.

The common seal of BOB LYNCH INSURANCE)
 AGENCIES PTY LTD (ACN 009 560 212) the)
 registered proprietor of the land comprised)
 in Folio of the Register Volume 53932 Folio)
 203 was hereunto affixed in the presence of:)

Director: *RJL*
 Secretary: *P*



109577

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

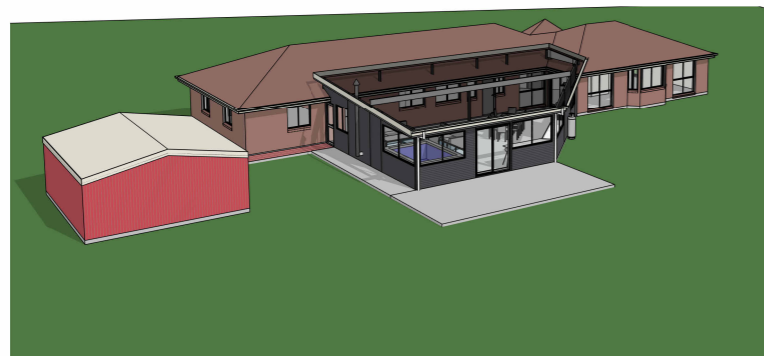
Bob Lynch Insurance Agencies Pty Ltd affecting land in

Certificate of Title Volume 53932 Folio 203
(Insert Title Reference)

Sealed by The City of Clarence on 31 January 1994

Solicitor's Reference JWH AO 91-3038
Council Clerk/Town Clerk GENERAL MANAGER

OS-K 3134



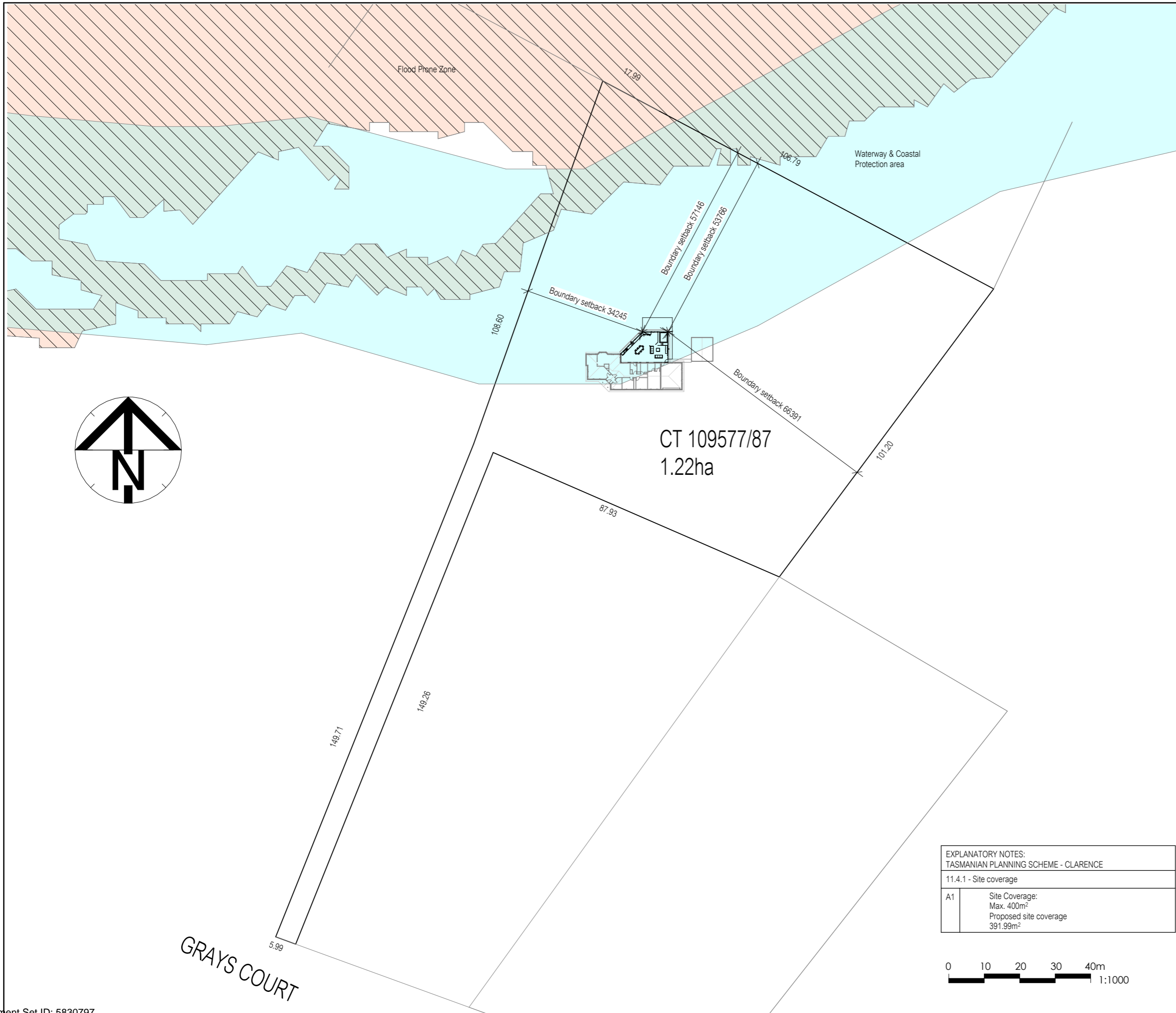
AP2024-2410 - PROPOSED ADDITIONS (TIMPERON)
 26 Gray Court
 ACTON PARK

SHEET		DRAWING TITLE
01	A	LOCATION PLAN
01a	A	SITE PLAN
02		EXISTING / DEMOLITION PLAN
03		EXISTING ELEVATIONS
04	A	PROPOSED FLOOR PLAN
05	A	PROPOSED ELEVATIONS
05a	A	PERSPECTIVE VIEWS
05b	A	INTERNAL PERSPECTIVE VIEWS

No.	Amendment	Date	Drawn	Checked	Sheet
A	Add 2.3mx3.0m Spa & notes re Pool fencing, show sink & note re connect to ex sewer.	09 Jan. 2026	RJ	ST	01,01a,04-05b
	DA PLAN SET	18 Aug. 2025	RJ	ST	01-05

Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED ADDITIONS (TIMPERON) 26 Gray Court ACTON PARK	Soil Classification: Title Reference: Floor Areas: Porch / Deck Areas: Wind Speed: Climate Zone: Alpine Zone: Corrosion Environment: Certified BAL: Designed BAL: (Refer to Standard Notes for Explanation)	TBC CT109577/87 Refer to plans Refer to plans TBC 7 N/A LOW Not Bushfire Prone Not Bushfire Prone	COVER SHEET AP2024-2410 Date 18 December 2024 Sheet 00/05
					Scale

HOUSE LOCATION
APPROXIMATE ONLY
BOUNDARIES SOURCED FROM LIST
This note to be included on all site plans



A	09 Jan. 2026	RJ
No.	Date	Int.

Amendment changes as per cover sheet

Notes

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Client / Project info

PROPOSED ADDITIONS (TIMPERON)

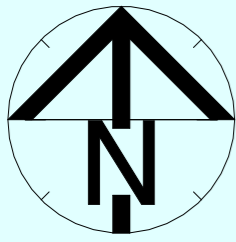
26 Gray Court
ACTON PARK



EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - CLARENCE	
11.4.1 - Site coverage	
A1	Site Coverage: Max. 400m ² Proposed site coverage 391.99m ²

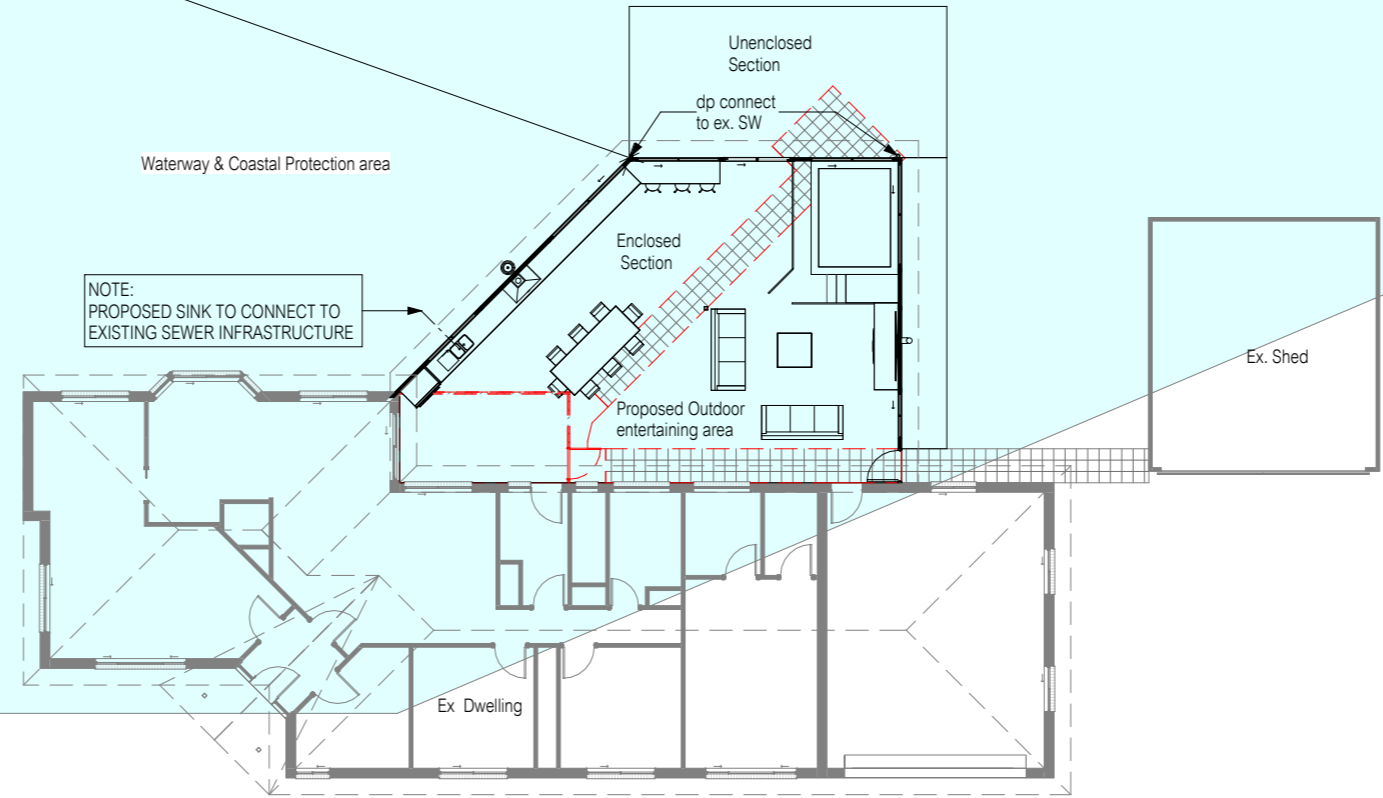


LOCATION PLAN	
Drawn	RJ AP2024-2410
Date	17 December 2024 Sheet
Scale	1 : 1000
01/05	



HOUSE LOCATION
APPROXIMATE ONLY
BOUNDARIES SOURCED FROM LIST
This note to be included on all site plans

Boundary Setback 34245



A	09 Jan. 2026	RJ
No.	Date	Int.

Amendment changes as per cover sheet

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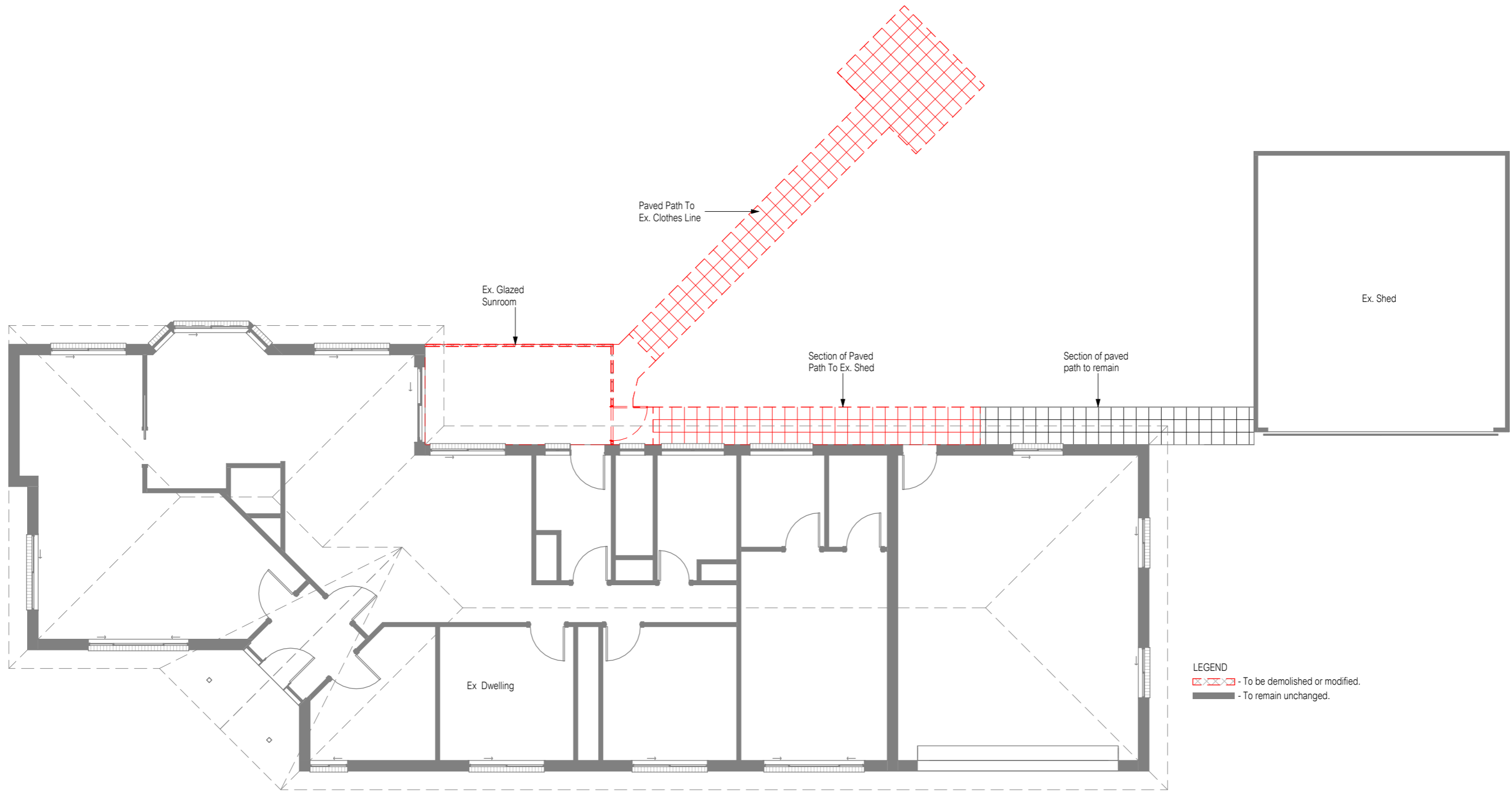
Designer:
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Client / Project info
PROPOSED ADDITIONS (TIMPERON)
26 Gray Court
ACTON PARK



SITE PLAN

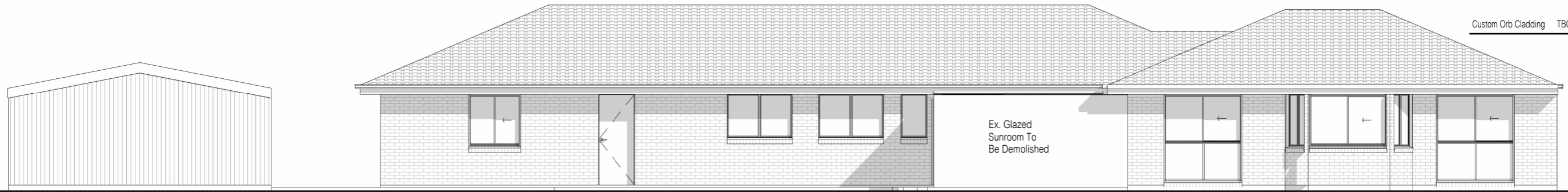
Drawn	RJ	AP2024-2410
Date	17 December 2024	Sheet
Scale	1:200	01a/05



LEGEND
 [Red hatched box] - To be demolished or modified.
 [Solid grey box] - To remain unchanged.



House Floor Area =216.73m ² Shed Floor Area =40.87m ²		Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED ADDITIONS (TIMPERON) 26 Gray Court ACTON PARK		EXISTING / DEMOLITION PLAN	
—●— Articulation joints ☉ Smoke Alarm (interconnected where more than 1)	All window sizes to be checked and/or confirmed on site prior to ordering glazing units		Drawn RJ Date 18 December 2024 Scale 1:100 Copyright ©	AP2024-2410 Sheet 02/05			



Ex. North Elevation



Ex. East Elevation



Ex. South Elevation



Ex. West Elevation

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

- Notes
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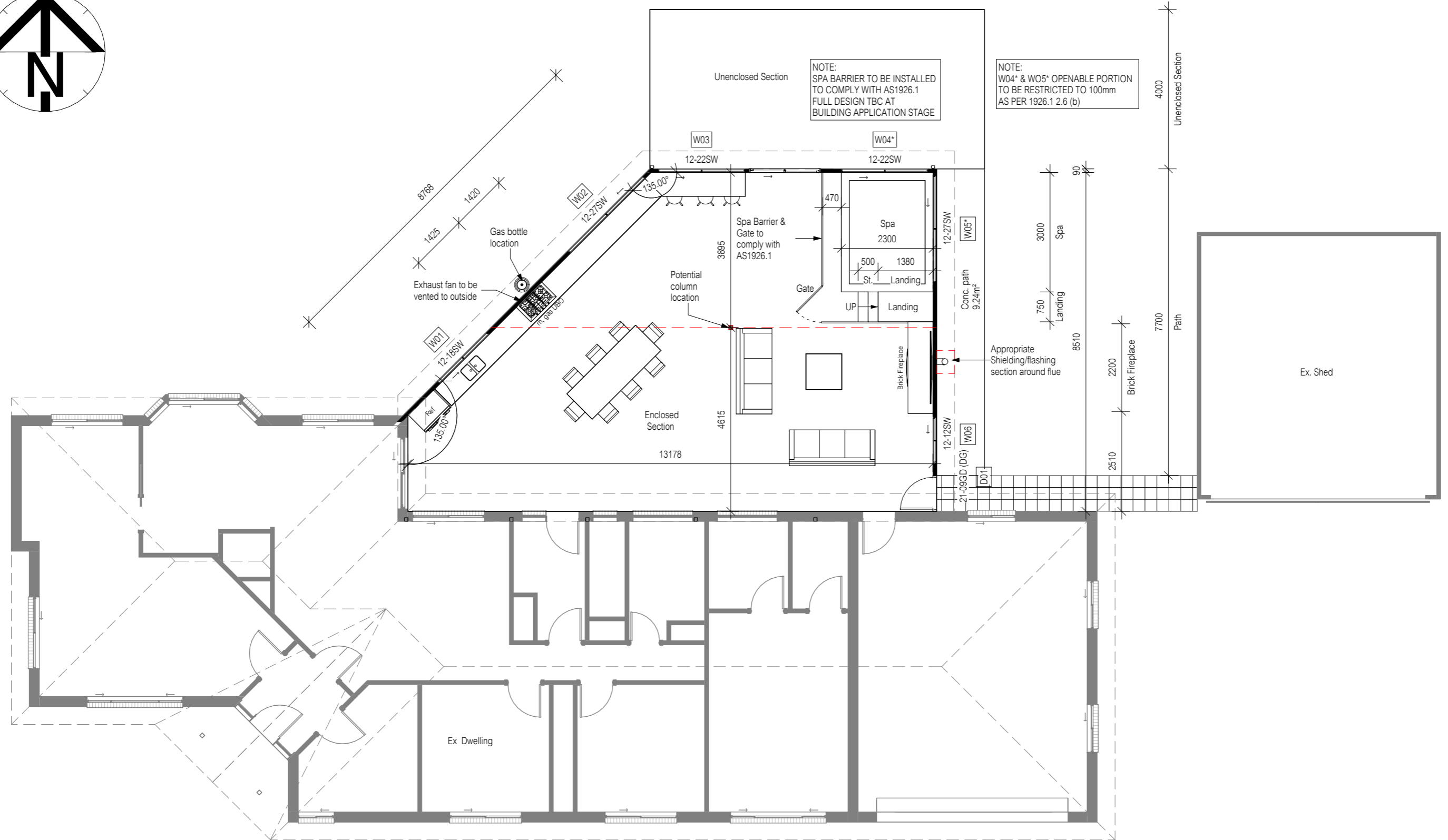
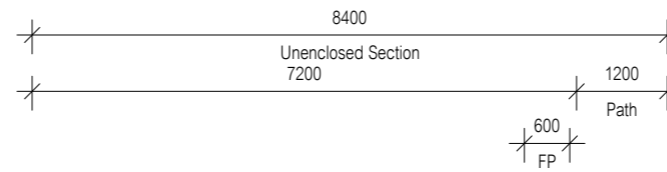
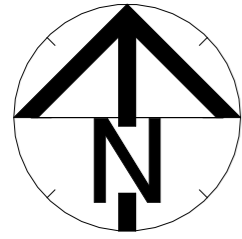
Client / Project info
PROPOSED ADDITIONS (TIMPERON)
26 Gray Court
ACTON PARK



EXISTING ELEVATIONS

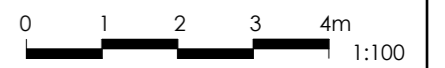
Drawn	RJ	AP2024-2410
Date	18 December 2024	Sheet
Scale	1 : 100	03/05
Copyright ©		

No.	Date	Int.	Amendment changes as per cover sheet



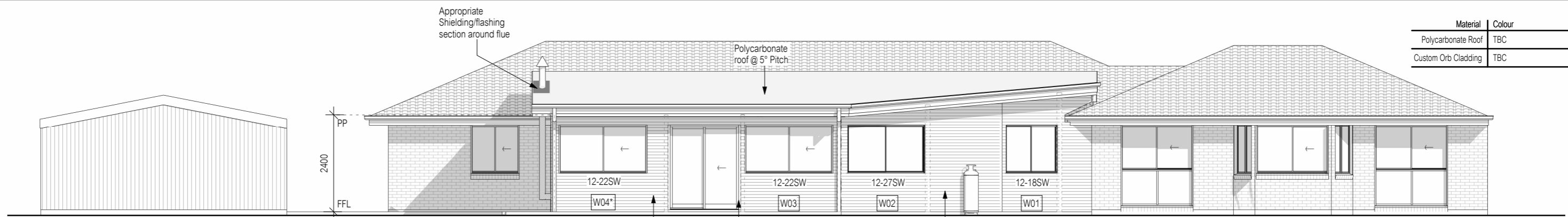
NOTE:
SPA BARRIER TO BE INSTALLED
TO COMPLY WITH AS1926.1
FULL DESIGN TBC AT
BUILDING APPLICATION STAGE

NOTE:
W04* & W05* OPENABLE PORTION
TO BE RESTRICTED TO 100mm
AS PER 1926.1 2.6 (b)

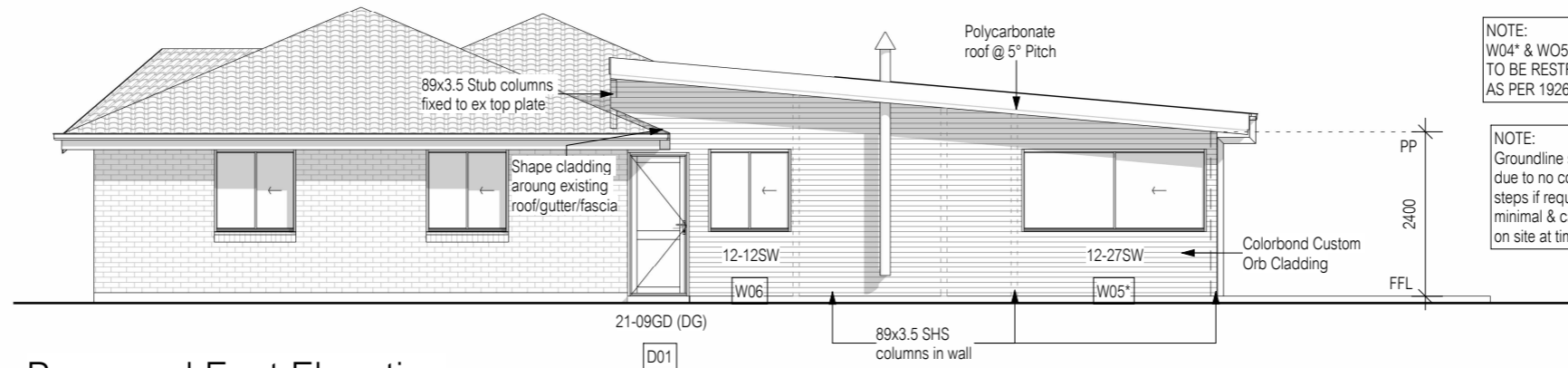


Existing House Floor Area =216.73m ² Shed Floor Area =40.87m ² Proposed Outdoor Entertaining area=129.31m ² (Total including Unenclosed section)			Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.			Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		Client / Project info PROPOSED ADDITIONS (TIMPERON) 26 Gray Court ACTON PARK				PROPOSED FLOOR PLAN	
—●— Articulation joints ● Smoke Alarm (interconnected where more than 1) Amendment changes as per cover sheet			All window sizes to be checked and/or confirmed on site prior to ordering glazing units							Drawn RJ AP2024-2410 Date 18 December 2024 Sheet Scale 1:100 Copyright © 04/05			
A	09 Jan. 2026	RJ											
No.	Date	Int.											

Material	Colour
Polycarbonate Roof	TBC
Custom Orb Cladding	TBC



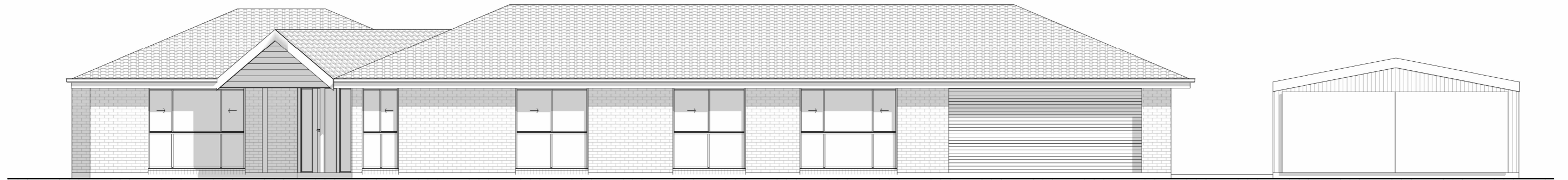
Proposed North Elevation



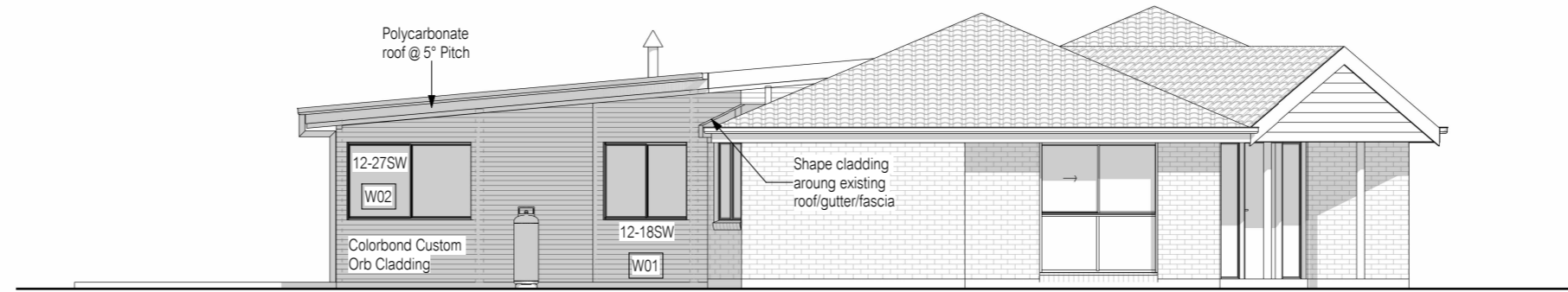
Proposed East Elevation

NOTE:
W04* & W05* OPENABLE PORTION
TO BE RESTRICTED TO 100mm
AS PER 1926.1-2012 2.6 (b)

NOTE:
Groundline shown as flat
due to no contour information,
steps if required would be
minimal & can be determined
on site at time of construction



Proposed South Elevation



Proposed West Elevation

A	Date	Int.
No.		

<p>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</p>		
<p>LEGEND: AJ - Articulation Joint BV - Brick Vent</p>		
<p>Amendment changes as per cover sheet</p>		
<p>Shadows shown for stylisation purposes only</p>		

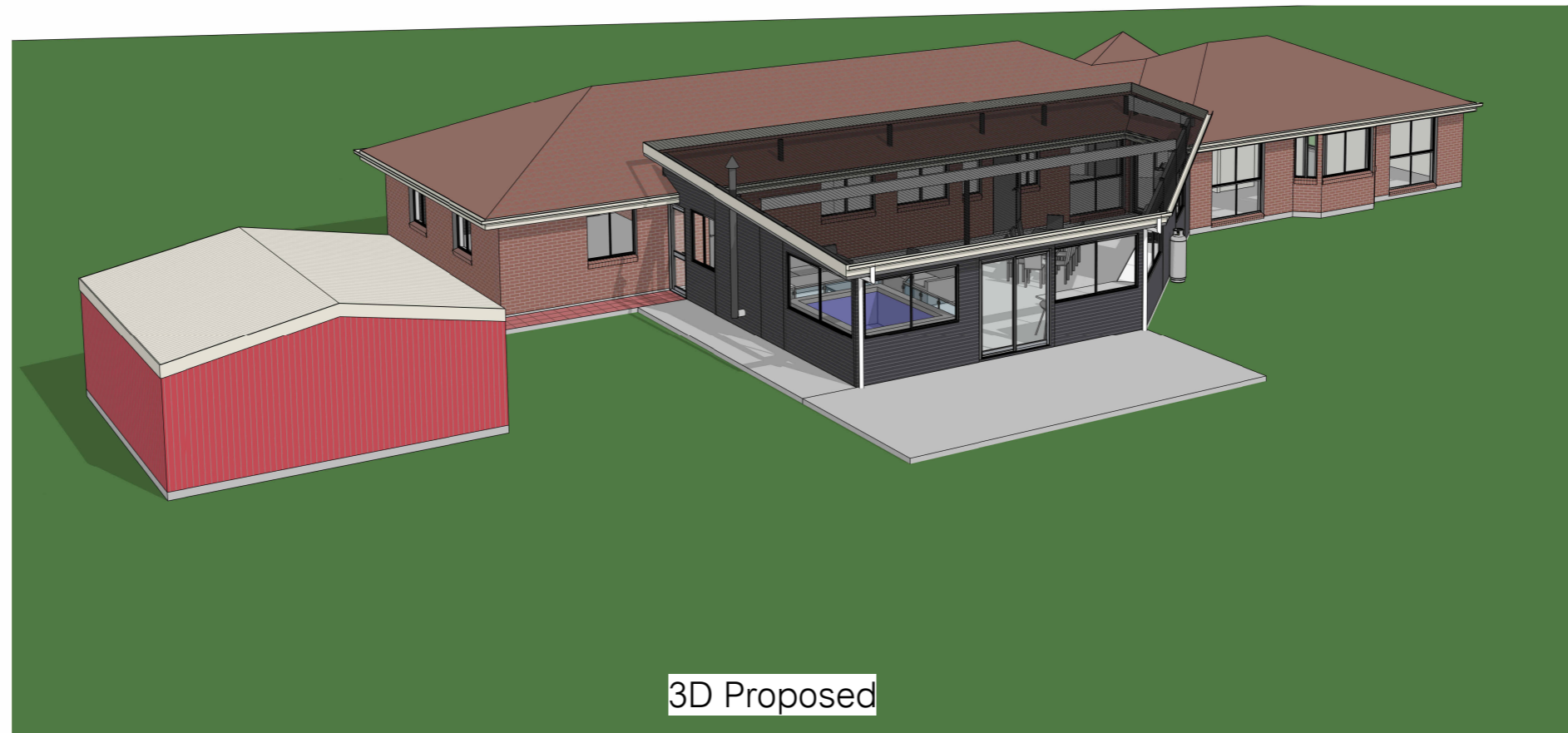
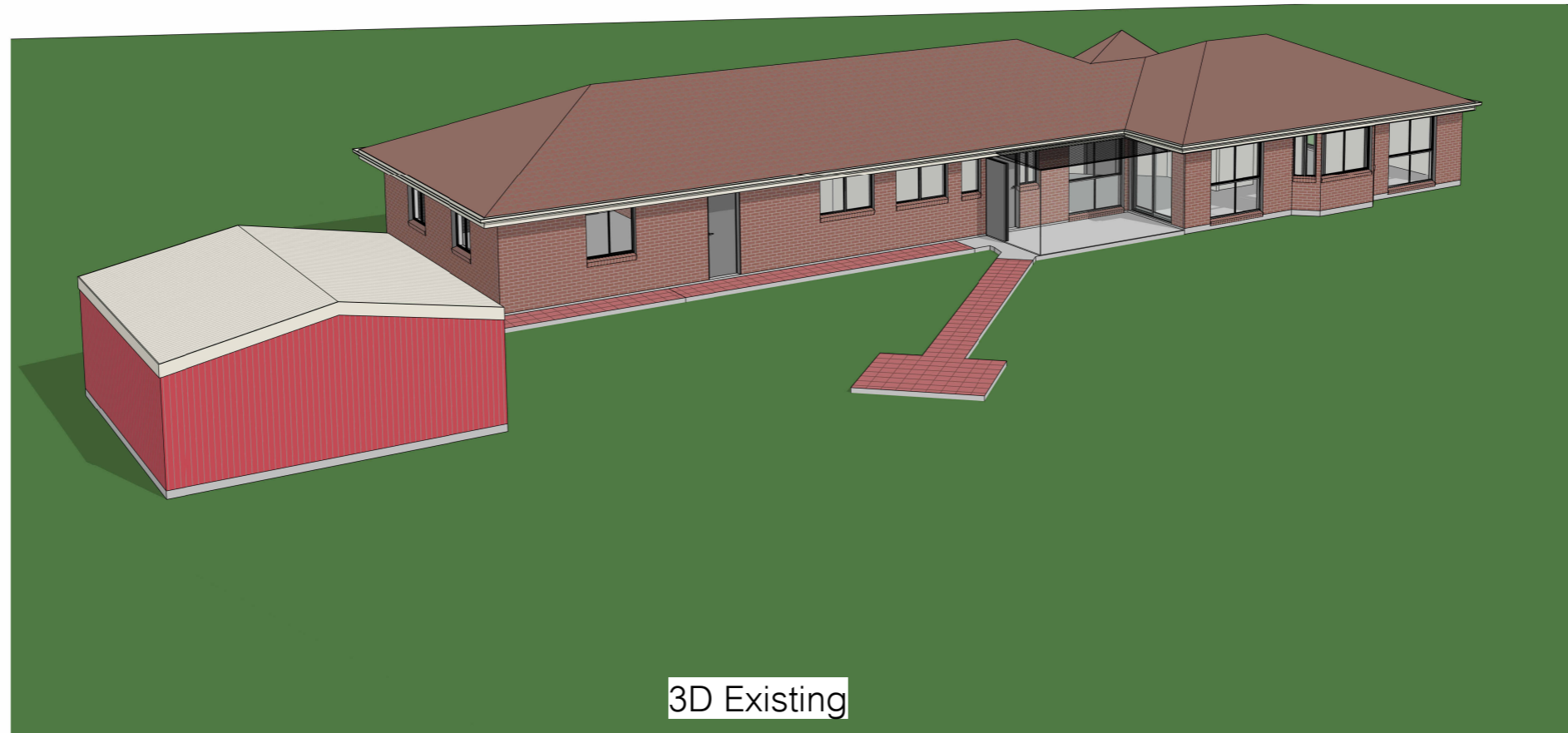
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Client / Project info
PROPOSED ADDITIONS (TIMPERON)
26 Gray Court
ACTON PARK



PROPOSED ELEVATIONS		
Drawn	RJ	AP2024-2410
Date	18 December 2024	Sheet
Scale	1:100	05/05
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A	09 Jan. 2026	RJ
No.	Date	Int.

Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

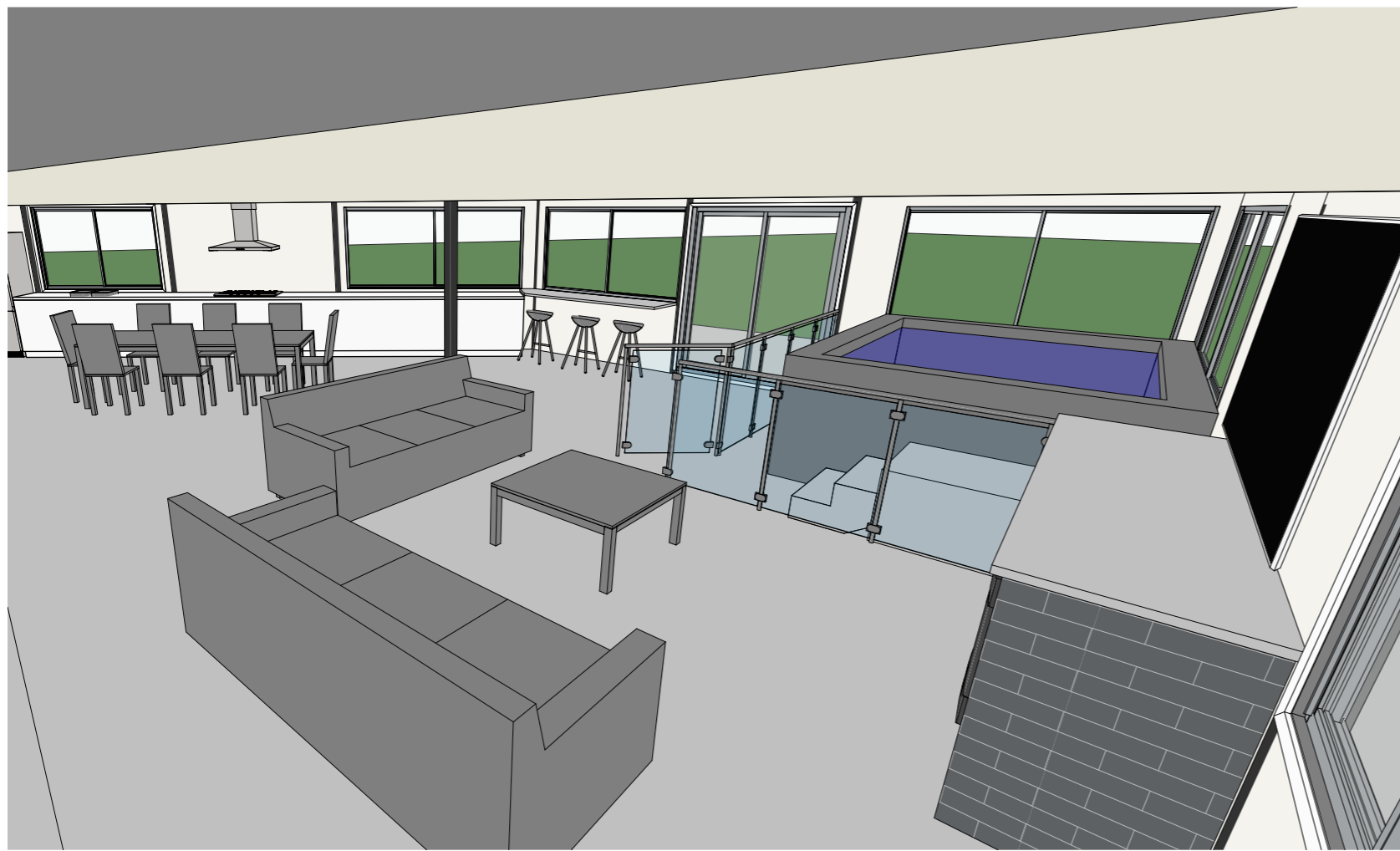
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PERSPECTIVE VIEWS		
Drawn	RJ	AP2024-2410
Date	17 December 2024	Sheet
Scale		05a/05
Copyright ©		



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INTERNAL PERSPECTIVE VIEWS

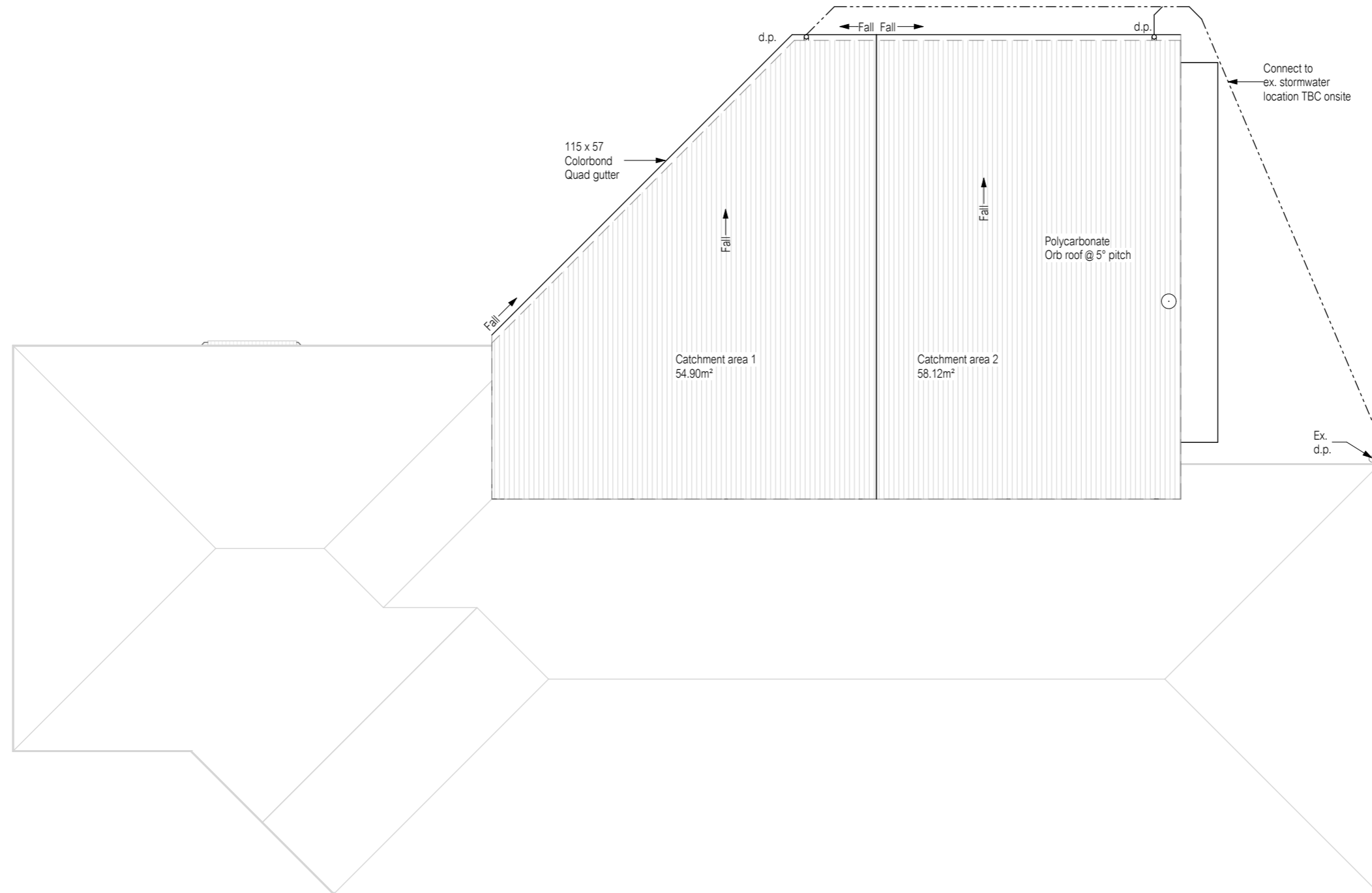
Drawn	RJ	AP2024-2410
Date	18 December 2024	Sheet
Scale		05b/05
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GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a:
 Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.
 The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:
 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
 75 x 38 F8 @ 900 Centre

Colorbond fixings:
 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

ROOF DRAINAGE NOTE:
 Min. medium rectangular gutter & min. 90e downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

- Notes**
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:
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Client / Project info
 PROPOSED ADDITIONS (TIMPERON)
 26 Gray Court
 ACTON PARK



ROOF PLAN

Drawn RJ AP2024-2410

Date 20 Aug. 2025 Sheet

Scale 1:100

11/05

No.	Date	Int.	Amendment changes as per cover sheet

23 March 2026

Clarence City Council
PO Box 96
Rosny Park TAS 7018

Re: 26 Gray Court, ACTON PARK – Application No. PDPLANPMTD-2026/059520

Dear Ryan,

I refer to your letter dated 6 March 2026 in response to the Planning Application for the proposed dwelling at 26 Gray Court Acton Park.

Natural Assets Code

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

P1.1

Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

- (a) impacts caused by erosion, siltation, sedimentation and runoff;*
- (b) impacts on riparian or littoral vegetation;*
- (c) maintaining natural streambank and streambed condition, where it exists;*
- (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;*
- (e) the need to avoid significantly impeding natural flow and drainage;*
- (f) the need to maintain fish passage, where known to exist;*
- (g) the need to avoid land filling of wetlands;*
- (h) the need to group new facilities with existing facilities, where reasonably practical;*
- (i) minimising cut and fill;*
- (j) building design that responds to the particular size, shape, contours or slope of the land;*
- (k) minimising impacts on coastal processes, including sand movement and wave action;*
- (l) minimising the need for future works for the protection of natural assets, infrastructure and property;*
- (m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and*
- (n) the guidelines in the Tasmanian Coastal Works Manual.*

The proposed development is for the construction of an outdoor entertaining area to the north of the existing dwelling, and which sits on the very edge of the southern side of the Waterway and Coastal Protection Area.

The Waterway and Coastal Protection Area in question starts at the top of Mount Rumney and finishes just beyond Estate Drive in Acton. It does not appear to be an actively flowing waterway – at most it appears to provide a slight lowpoint in the land through the flats of Acton Park where water may drain to.

The waterway appears to follow a reasonably clear path from Mount Rumney and through most properties within Acton Park itself.

Based on the green strip of grass in the neighbouring property at 47 Lynrowan Drive (to the west of the subject property at 26 Gray Court), across the subject property and across the neighbouring property at 18 Mahogany Drive (to the north east of the subject property), the waterway appears to shift to the very northern edge of the

mapped waterway and coastal protection area as it crosses the 26 Gray Court property. This is well clear (approx. 50m) of the proposed area of development, so even if the waterway were to flow at some point (which would appear to be highly unlikely), the proposed development would have no impact on it.

Based on the above, it would appear highly unlikely that the proposed development will have any adverse impact on any natural assets.

If you require further information with regards to this submission, please let me know.

Regards,



Design Services Manager
Another Perspective Pty Ltd