



DEVELOPMENT APPLICATION

PDPLANPMTD-2022/029404

PROPOSAL: 2 Multiple Dwellings (One existing + One new) and Associated driveway works.

LOCATION: 186A Derwent Avenue, Lindisfarne

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 20/04/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 20/04/2026. 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 20/04/2026.

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.

Clarence City Council



Clarence... a brighter place

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

PROPOSED TWO DWELLINGS (ONE EXISTING)

Location:

Address: 188A DERWENT AVE
Suburb/Town: LINDISFARNE Postcode: 7015

Current Owners/s:

Applicant:

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 a Council Officer, please give their name

No.

Current Use of Site:

RESIDENTIAL

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION DECLARATION



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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. Where the application is submitted under Section 43A, the owner's 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.*

Applicant's
Signature:

Personal Information Removed

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

SEARCH OF TORRENS TITLE

VOLUME 80144	FOLIO 2
EDITION 10	DATE OF ISSUE 07-May-2015

SEARCH DATE : 13-Jul-2022

SEARCH TIME : 10.27 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Diagram 80144 (formerly being 361-40D)

Derivation : Part of 2560 Acres Gtd. to T.G. Gregson.

Prior CT 2088/20

SCHEDULE 1

C436631 TRANSFER to PATRICK GERARD HOLLOWAY and SUZZETTE MARY HOLLOWAY Registered 11-Jul-2003 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
D150059 MORTGAGE to Bendigo and Adelaide Bank Limited
Registered 07-May-2015 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

DIAGRAM FROM ACTUAL SURVEY

D 361/40

REGISTERED NUMBER
80144

No. OF APPLICATION

TOWN OF LINDISFARNE

Scale ~ 40ft to an inch

H. W. Minzil & Co

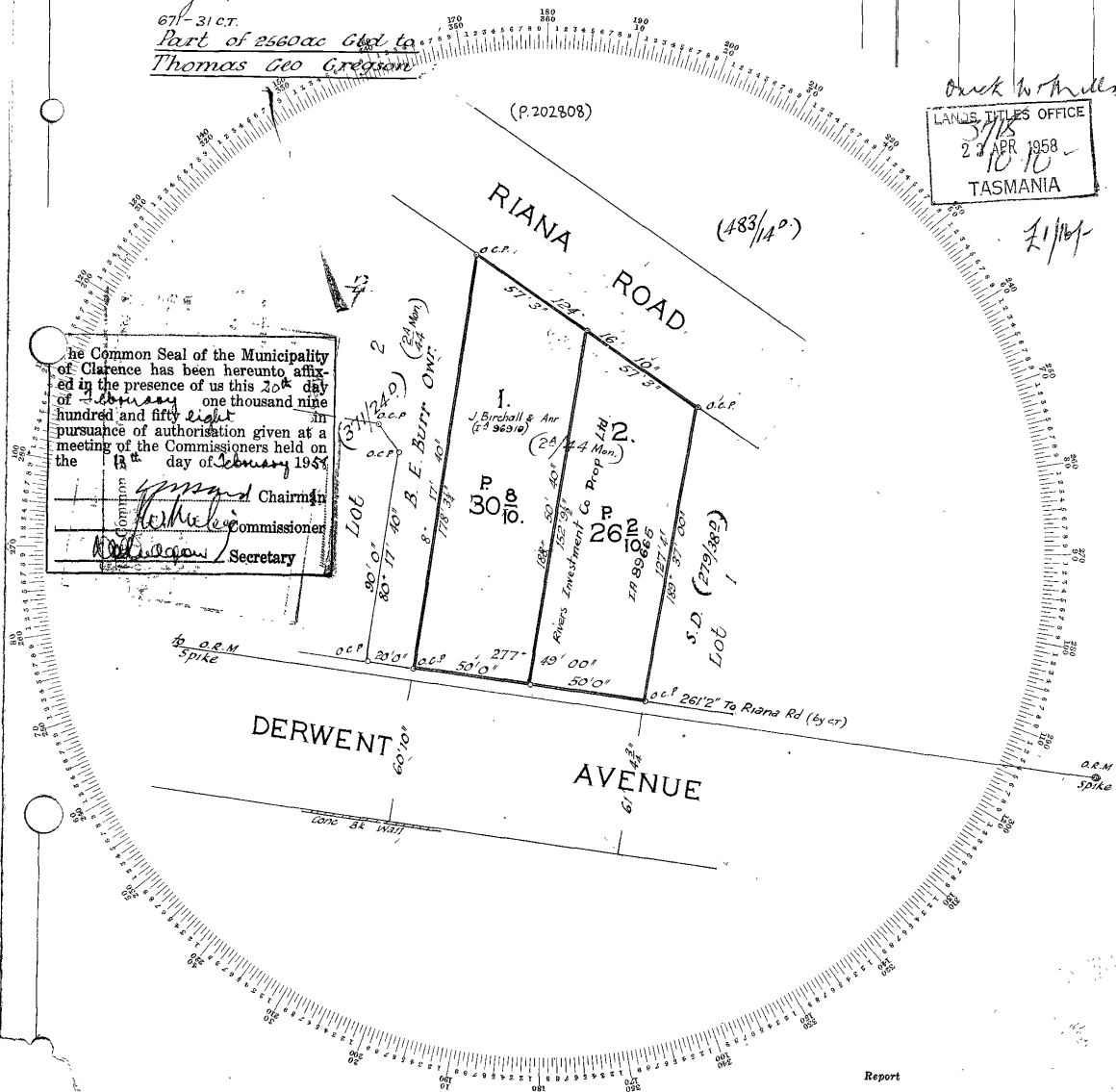
671-31 C.T.
*Part of 2560ac Gled to
Thomas Geo Gregson*

COR.	BEARING	DISTANCE IN LINKS	FROM

Back to Mills
LANDS TITLES OFFICE
3/15
27 APR 1958
10/10
TASMANIA
2/1/58

The Common Seal of the Municipality of Clarence has been hereunto affixed in the presence of us this 20th day of January one thousand nine hundred and fifty eight in pursuance of authorisation given at a meeting of the Commissioners held on the 18th day of February 1957

[Signature] Chairman
[Signature] Commissioner
[Signature] Secretary



Date of Instructions
Survey commenced } 22 .1. 58
Survey finished }
Error of close 1 in Nil.
P.L.O.F.
Regulations Checked *[initials]*
Computations Checked *[initials]*
Examination as to Boundaries *[initials]*
Entered on Diagrams *[initials]*
Entered on General Plan *[initials]*
Stake Permanent Marks *[initials]*
Finally examined *[initials]*

PURCHASER'S NAME	ACT	DATE OF CONTRACT	GRANTED

I, ROSS DYMCK CASSELL, of Lindisfarne, Registered Surveyor of Tasmania, do hereby certify that this plan has been made from surveys executed by me or, under my own personal supervision, inspection and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

Dated this 10th day of Feb 1958

[Signature]
Authorized Surveyor.

PROPOSED NEW UNIT - 1 EXISTING

for: P. & S. Holloway
at: 186A Derwent Ave, LINDISFARNE

Project No. **221121**

Date: Dec. 2025

DESIGN DEVELOPMENT DRAWINGS

Drawing Schedule

DD01	Existing Site Plan	DD11	Proposed Unit - Elevations 1
DD02	Proposed Site Plan	DD12	Proposed Unit - Elevations 2
DD03	Existing Unit 1 Existing Floor Plan	DD13	Shadow Diagram June 21st 9am
DD04	Existing Unit 1 - Elevations 1	DD14	Shadow Diagram June 21st 12pm
DD05	Existing Unit 1 - Elevations 2	DD15	Shadow Diagram June 21st 3pm
DD06	Existing Unit 1 Proposed Deck Plan		
DD07	Existing Unit 1 - Proposed Deck Elevations 1		
DD08	Existing Unit 1 - Proposed Deck Elevations 2		
DD09	Proposed Unit - Upper Floor Plan		
DD10	Proposed Unit - Lower Floor Plan		

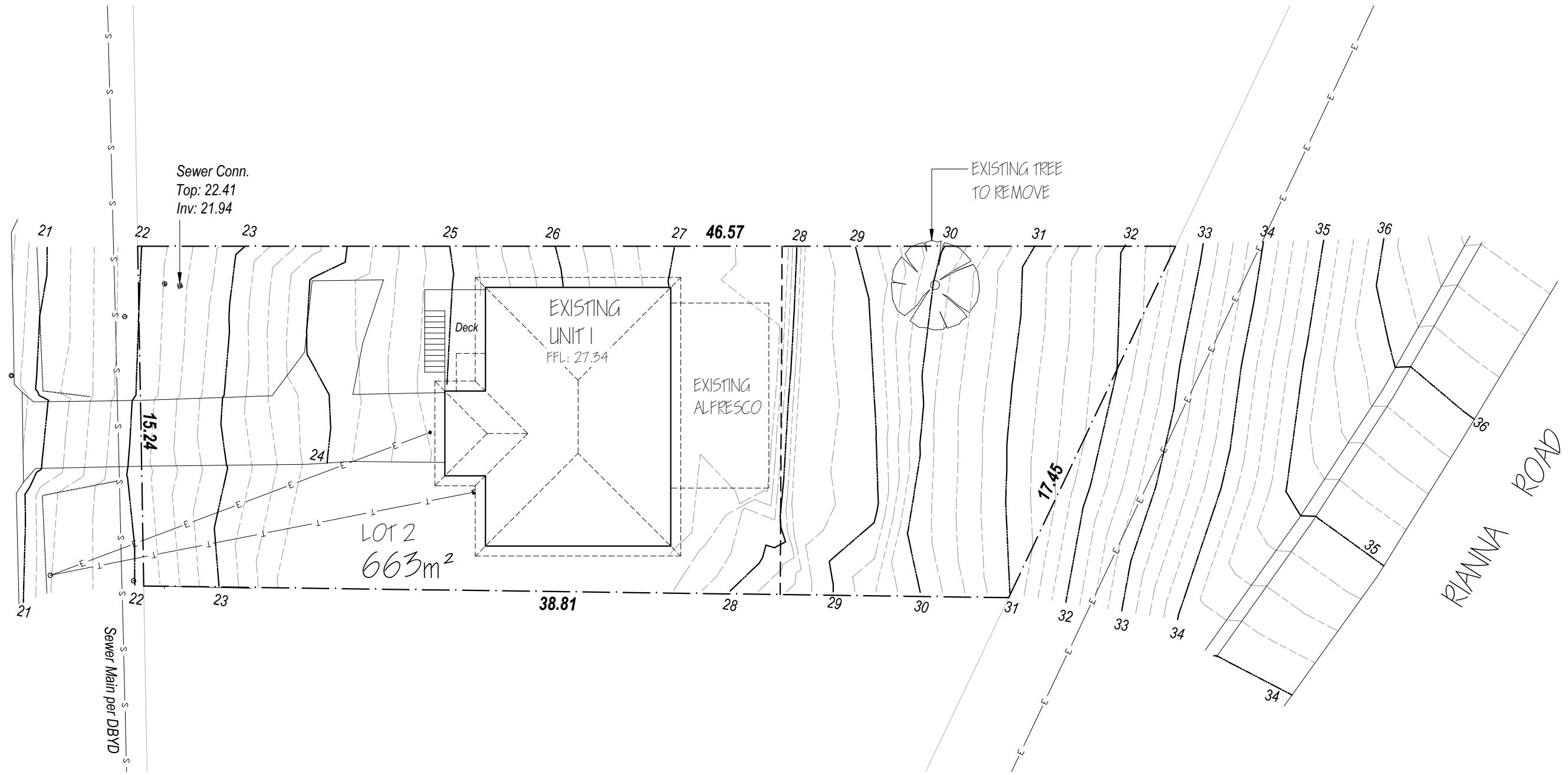
Prepared by:

G.Hills&Partners ARCHITECTS



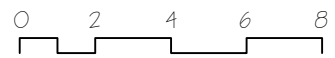
P.O. Box 910, Kingston, Tas 7051
Ph: (03) 6229 1799 Mob: 0419 883 370
Email: graham.hills@bigpond.com
Tas Building Practitioner No. CC2367B

DERWENT AVENUE



EXISTING SITE PLAN

1:200



NOTES:
 * Do not scale the drawings.
 * Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer.
 * Materials / workmanship to comply with AS codes, BCA & relevant regulations.

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REVISION NOTES		
No.	Revision/Issue	Date
B	REVISED NOTATIONS	Nov.25

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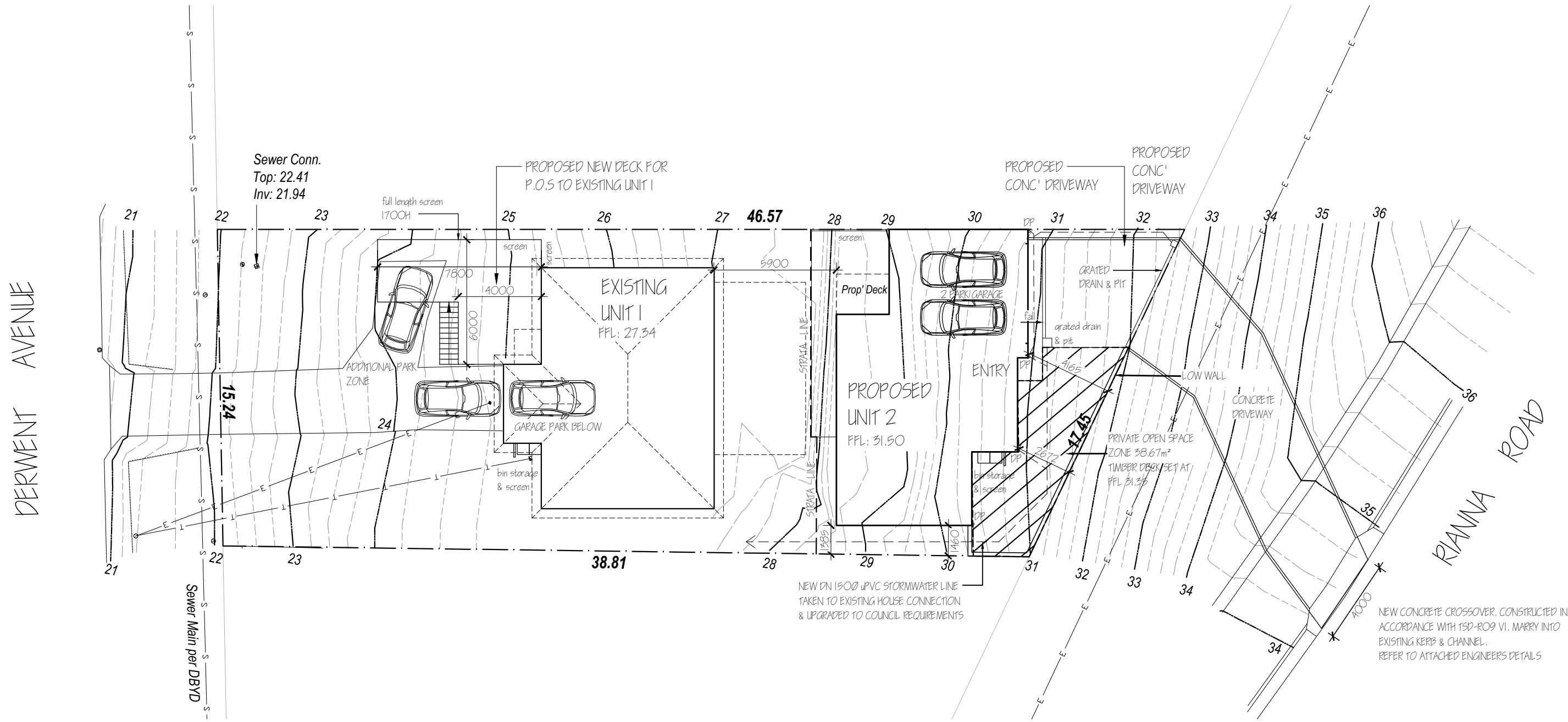
PO Box 910, KINGSTON, TAS 7051
 P 03 6229 1799 E graham.hills@bigpond.com
 Building Designer Accreditation No. CC2367B

Project Name and Address
PROPOSED NEW UNIT
1 EXISTING
 186A Derwent Ave, LINDISFARNE

Drawing Title
EXISTING SITE PLAN

Client
P. & S. Holloway

DRAWING TYPE Design Dev' Drawings		PROJECT No. 221121	
Date Dec. 2025	SHEET DD01	CHECKED G. HILLS	DRAWN M. Kamankesh
Scale 1:200	Size A3		



NEW CONCRETE CROSSOVER, CONSTRUCTED IN ACCORDANCE WITH TSD-RO9 V1. MARRY INTO EXISTING KERB & CHANNEL. REFER TO ATTACHED ENGINEERS DETAILS

PROPOSED SITE PLAN

1: 200



AREA:	
Existing Unit	= 104.0m ²
Proposed Unit	= 102.0m ²
Site Coverage	= 31%

P.O.S:	
Existing Unit	= 280.0m ²
Proposed Unit	= 68.35m ²



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REVISION NOTES		
No.	Revision/Issue	Date
B	REVISED NOTATIONS	Aug.24
C	REVISED NOTATIONS	Nov.24
D	REVISED NOTATIONS	Nov.25
E	REVISED NOTATIONS	Dec.25

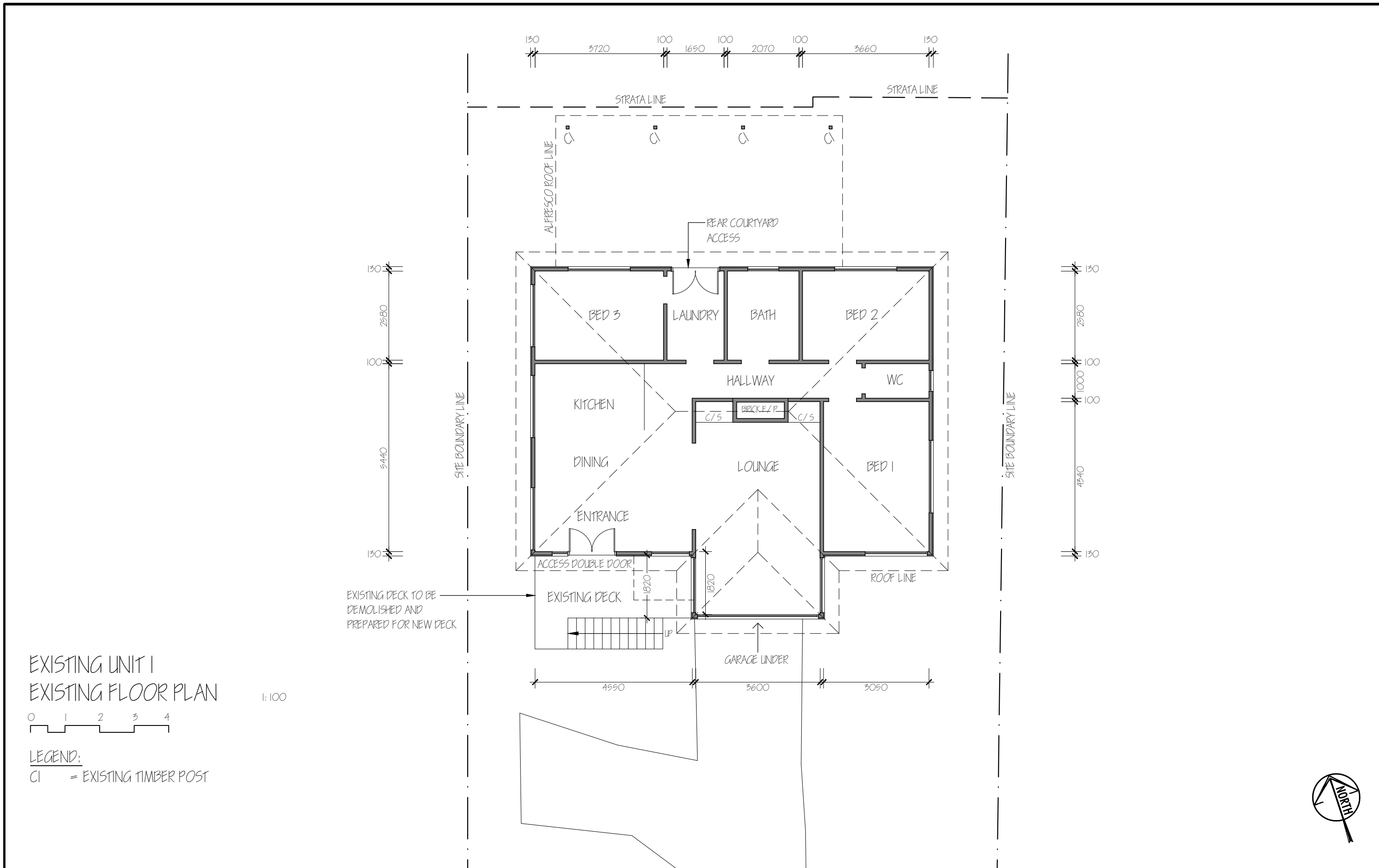
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 P 03 6229 1799 E graham.hills@bigpond.com
 Building Designer Accreditation No. CC2367B

Project Name and Address
PROPOSED NEW UNIT
1 EXISTING
 186A Derwent Ave, LINDISFARNE

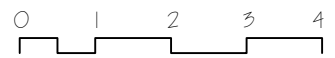
Drawing Title
PROPOSED SITE PLAN
 Client
P. & S. Holloway

DRAWING TYPE Design Dev' Drawings	PROJECT No. 221121
Date Dec. 2025	SHEET DD02
Scale 1:200	Size A3
DESIGN G. HILLS	DRAWN M. Kamankesh



EXISTING UNIT 1
EXISTING FLOOR PLAN

1:100



LEGEND:
CI = EXISTING TIMBER POST

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REVISION NOTES		
No.	Revision/Issue	Date
B	REVISED NOTATIONS	Nov.25

G.Hills&Partners ARCHITECTS

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 P 03 6229 1799 E graham.hills@bigpond.com
 Building Designer Accreditation No. CC2367B

Project Name and Address
PROPOSED NEW UNIT 1 EXISTING
 186A Derwent Ave, LINDISFARNE

Drawing Title
EXISTING UNIT 1 EXISTING FLOOR PLAN
 Client
P. & S. Holloway

DRAWING TYPE Design Dev' Drawings	PROJECT No. 221121
Date Dec. 2025	SHEET DD03
Scale 1:100	CHECKED G. HILLS
Size A3	DRAWN M. Kamankesh

EAST ELEVATION 1:100



NORTH ELEVATION 1:100



NOTES:
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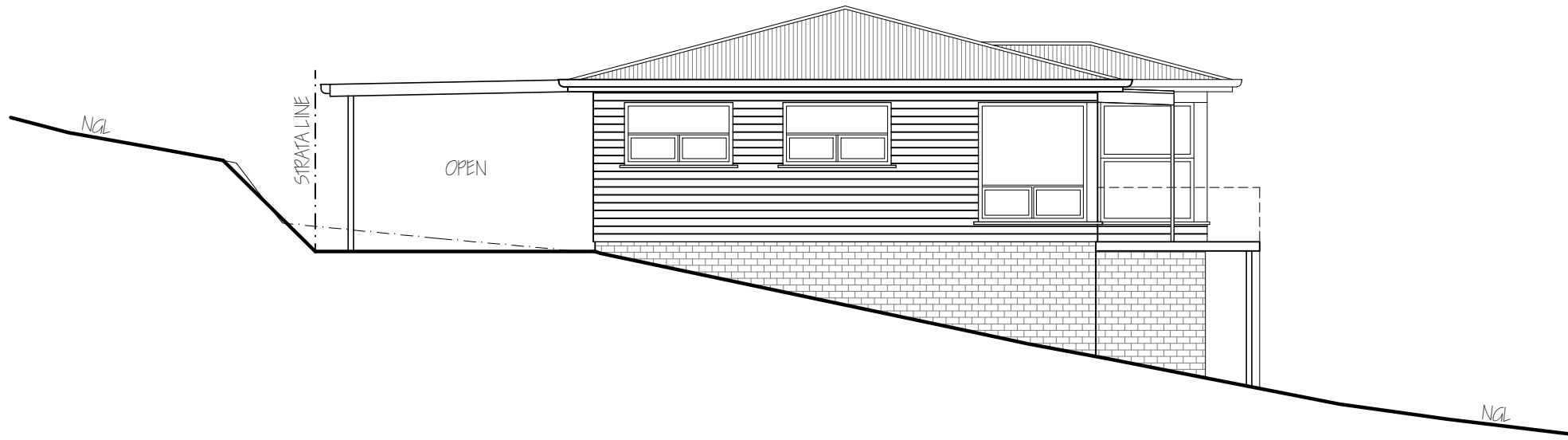
G.Hills&Partners ARCHITECTS

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 P 03 6229 1799 E graham.hills@bigpond.com
 Building Designer Accreditation No. CC2367B

Project Name and Address
**PROPOSED NEW UNIT
 1 EXISTING**
 186A Derwent Ave, LINDISFARNE

Drawing Title
**EXISTING UNIT 1
 ELEVATIONS 1**
 Client
P. & S. Holloway

DRAWING TYPE Design Dev' Drawings		PROJECT No. 221121	
Date Dec. 2025	SHEET DD04	CHECKED G. HILLS	DESIGN G. HILLS
Scale 1:100	Size A3	DRAWN M. Kamankesh	



WEST ELEVATION 1:100
 0 1 2 3 4



SOUTH ELEVATION 1:100
 0 1 2 3 4

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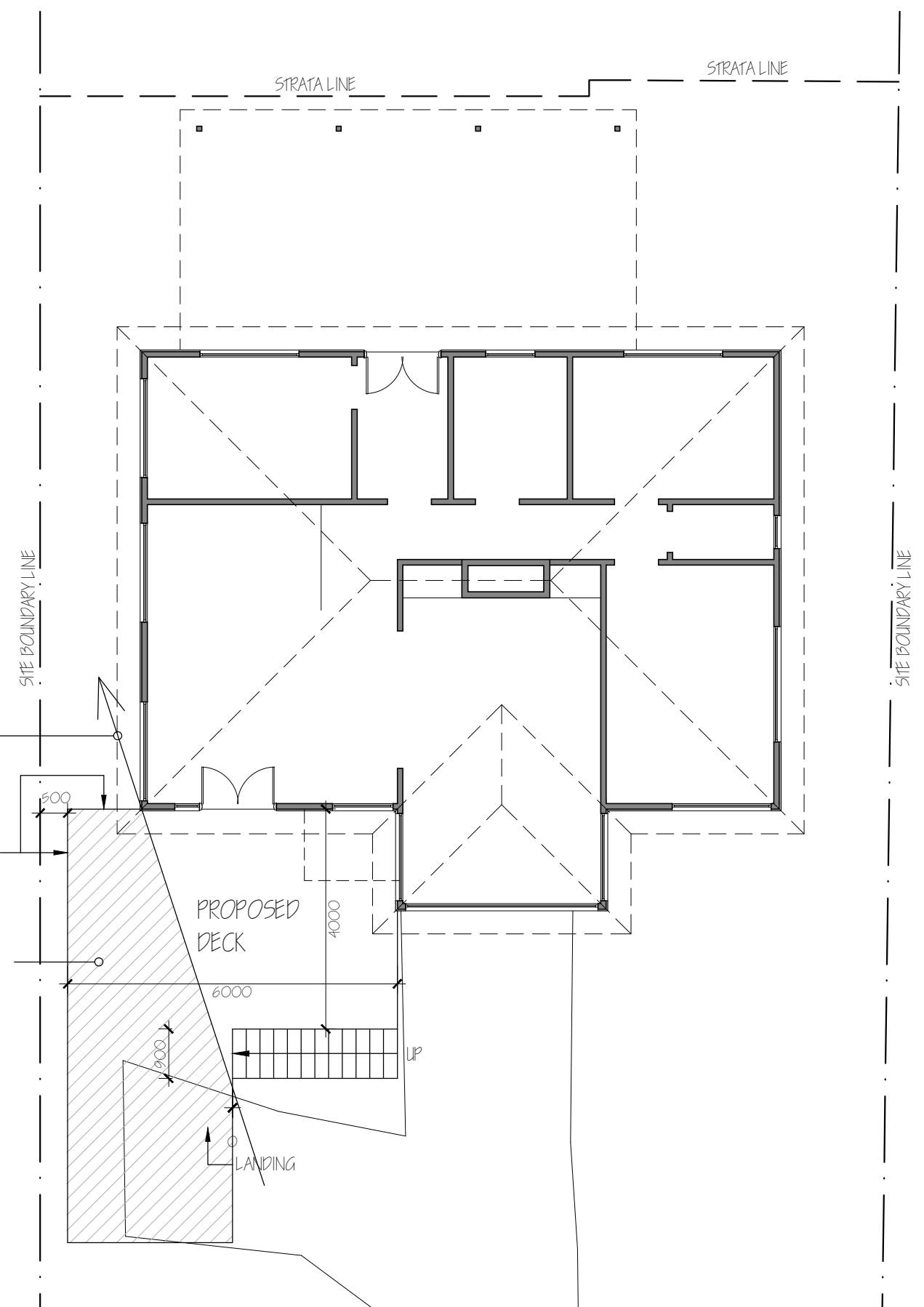
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Project Name and Address
**PROPOSED NEW UNIT
 1 EXISTING**
 186A Derwent Ave, LINDISFARNE

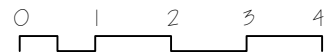
Drawing Title
**EXISTING UNIT 1
 ELEVATIONS 2**
 Client
P. & S. Holloway

DRAWING TYPE Design Dev' Drawings		PROJECT No. 221121	
Date Dec. 2025	SHEET DD05	CHECKED G. HILLS	DESIGN G. HILLS
Scale 1:100	Size A3	DRAWN M. Kamankesh	



EXISTING UNIT 1
PROPOSED DECK PLAN

1:100



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REVISION NOTES		
No.	Revision/Issue	Date
B	Revised Deck	Dec. 25

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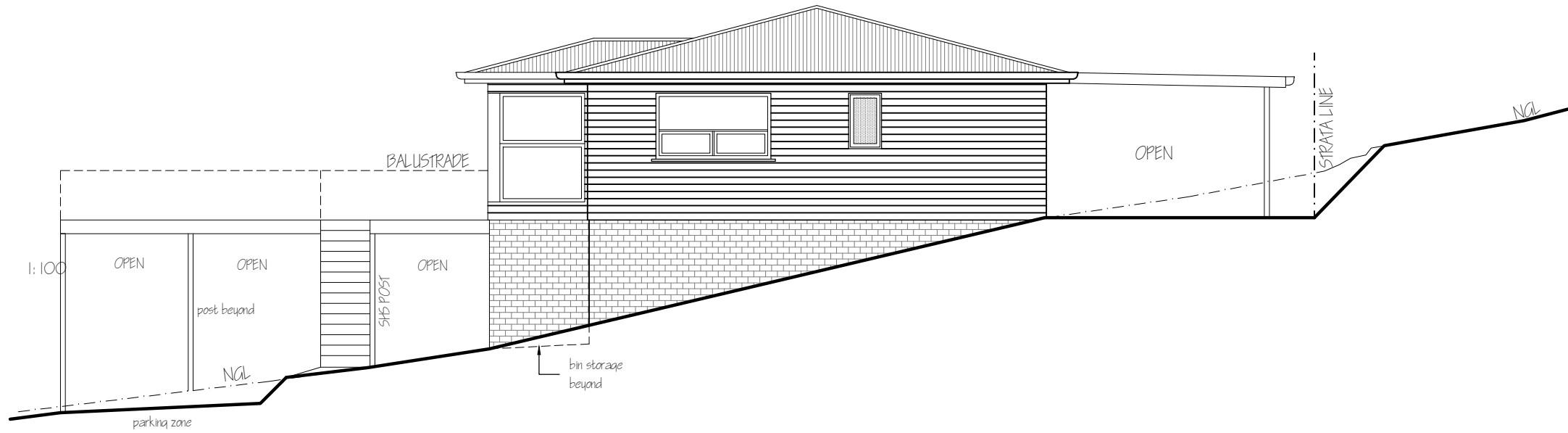
PO Box 910, KINGSTON, TAS 7051
P 03 6229 1799 E graham.hills@bigpond.com
Building Designer Accreditation No. CC2367B

Project Name and Address
**PROPOSED NEW UNIT
1 EXISTING**
186A Derwent Ave, LINDISFARNE

Drawing Title
**EXISTING UNIT 1
PROPOSED DECK PLAN**
Client
P. & S. Holloway

DRAWING TYPE Design Dev' Drawings		PROJECT No. 221121	
Date Dec. 2025	SHEET DD06	CHECKED G. HILLS	DRAWN M. Kamankesh
Scale 1:100	Size A3		

EAST ELEVATION
0 1 2 3 4



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No.	Revision/Issue	Date
B	Revised Deck	Dec. 25

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Building Designer Accreditation No. CC2367B

Project Name and Address
**PROPOSED NEW UNIT
1 EXISTING**
186A Derwent Ave, LINDISFARNE

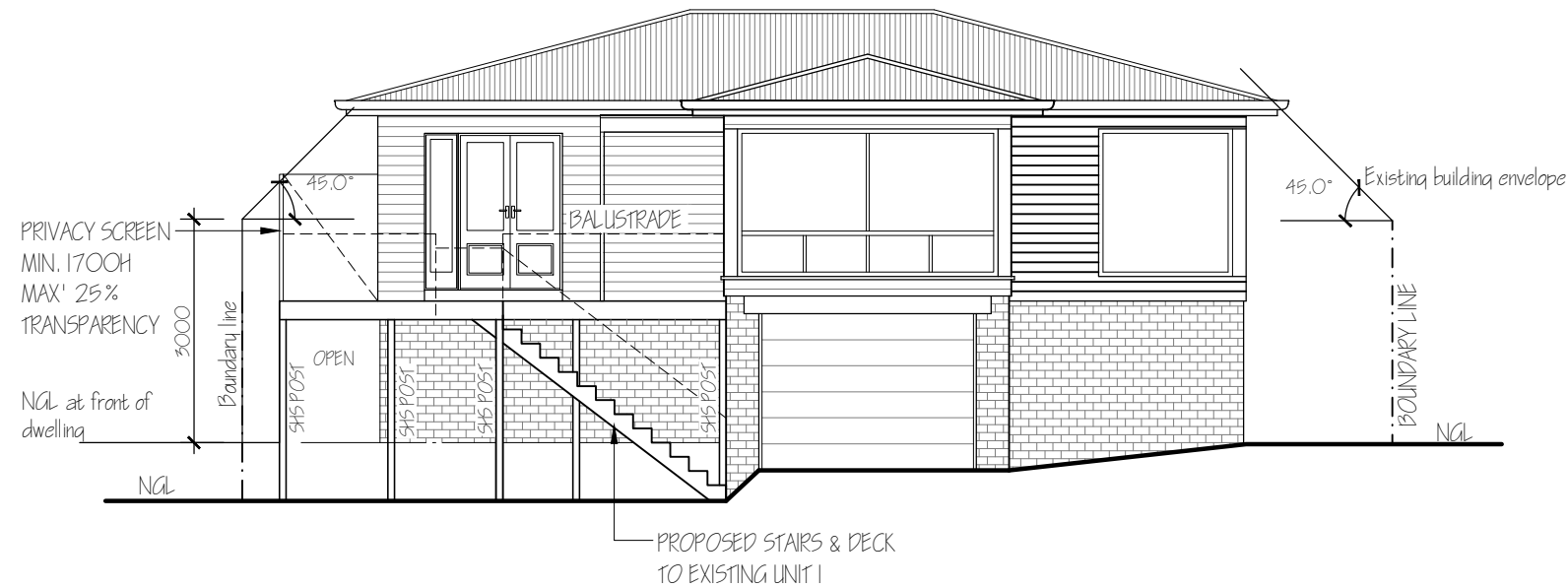
Drawing Title
**EXISTING UNIT 1 -
PROP' DECK ELEVATIONS1**
Client
P. & S. Holloway

DRAWING TYPE Design Dev' Drawings		PROJECT No. 221121	
Date Dec. 2025	SHEET DD07	CHECKED G. HILLS	DESIGN G. HILLS
Scale 1:100	Size A3	DRAWN M. Kamankesh	

WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



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REVISION NOTES		
No.	Revision/Issue	Date
B	Revised Deck	Dec. 25

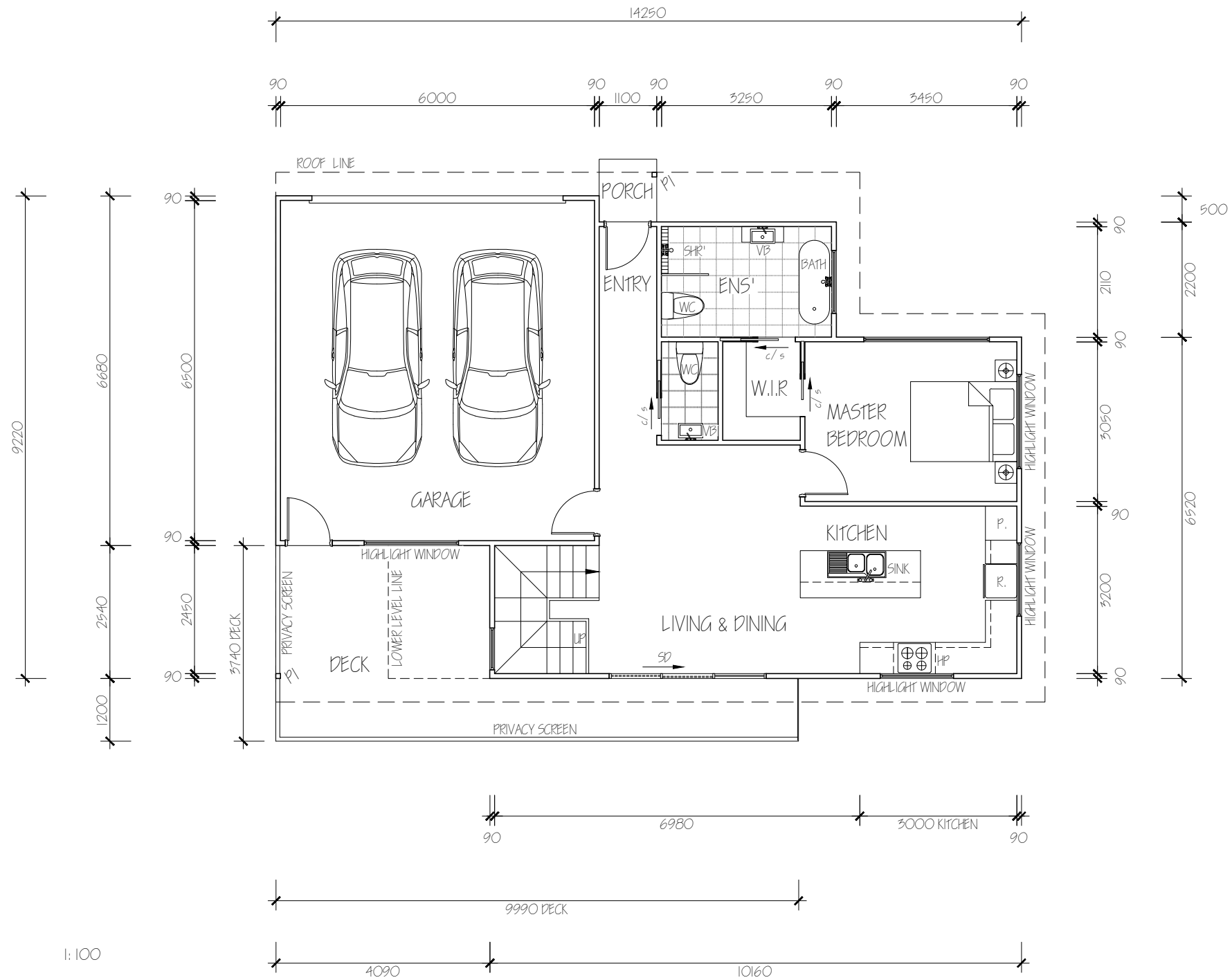
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Project Name and Address
PROPOSED NEW UNIT 1 EXISTING
 186A Derwent Ave, LINDISFARNE

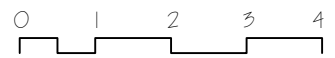
Drawing Title
EXISTING UNIT 1 - PROP' DECK ELEVATIONS 2
 Client
P. & S. Holloway

DRAWING TYPE Design Dev' Drawings	PROJECT No. 221121
Date Dec. 2025	SHEET DD08
Scale 1:100	CHECKED G. HILLS
Size A3	DRAWN M. Kamankesh



PROPOSED UPPER FLOOR PLAN

1:100

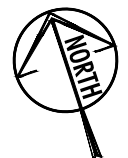


AREA:

Upper Level	= 67.89m ²
Garage	= 41.28m ²
Total	= 109.17m ²
Deck	= 22.38m ²

(Additional P.O.S)

LEGEND:
 PI = 89 X 3.5 SHS POST



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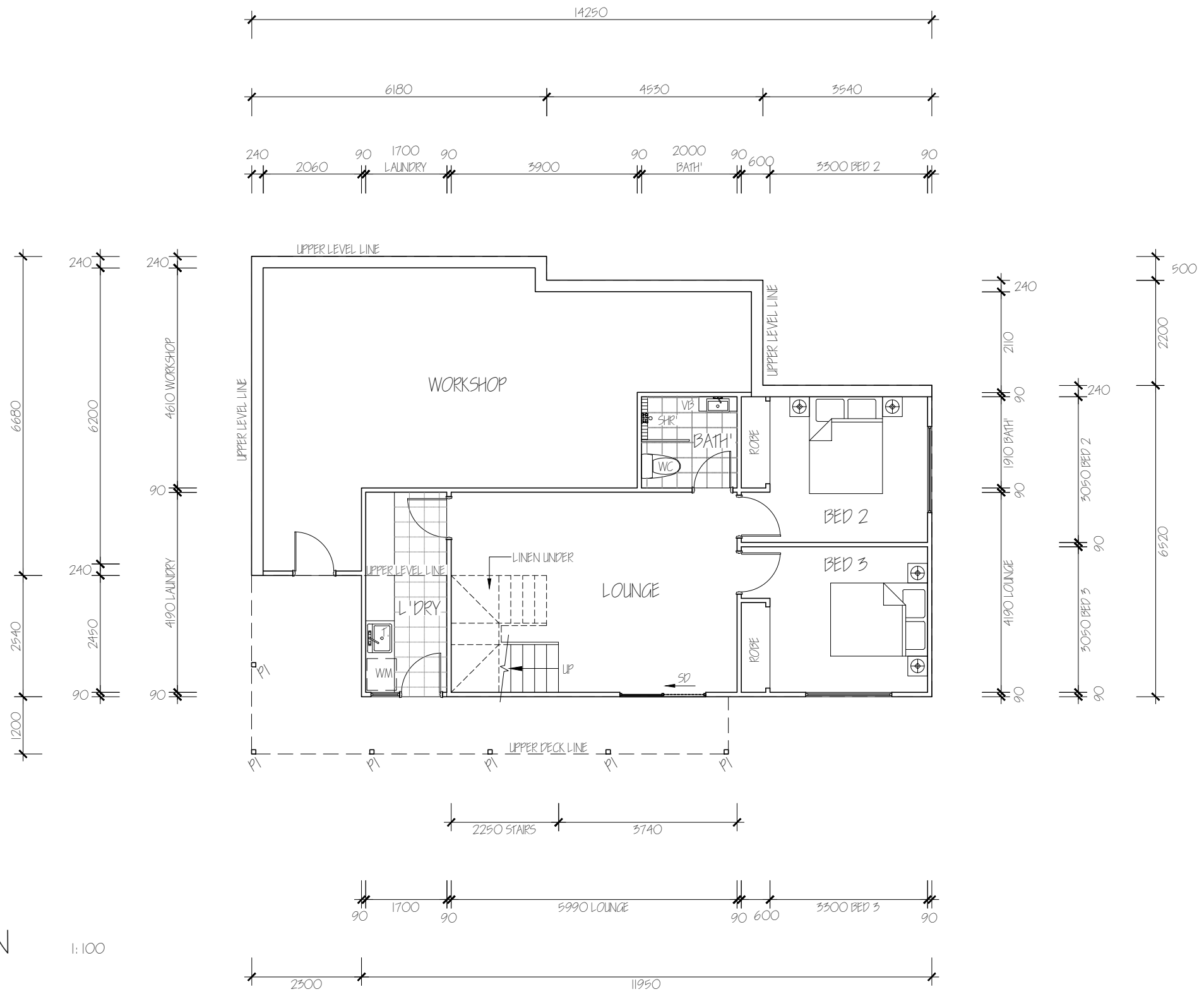
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Project Name and Address
PROPOSED NEW UNIT
 1 EXISTING
 186A Derwent Ave, LINDISFARNE

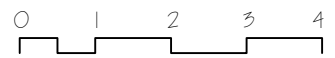
Drawing Title
PROPOSED UNIT -
UPPER FLOOR PLAN
 Client
P. & S. Holloway

DRAWING TYPE Design Dev' Drawings		PROJECT No. 221121	
Date Dec. 2025	SHEET DD09	CHECKED G. HILLS	DRAWN M. Kamanesh
Scale 1:100	Size A3		



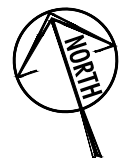
PROPOSED LOWER FLOOR PLAN

1:100



AREA:
Lower Level = 113.72m²

LEGEND:
PI = 89 X 3.5 SHS POST



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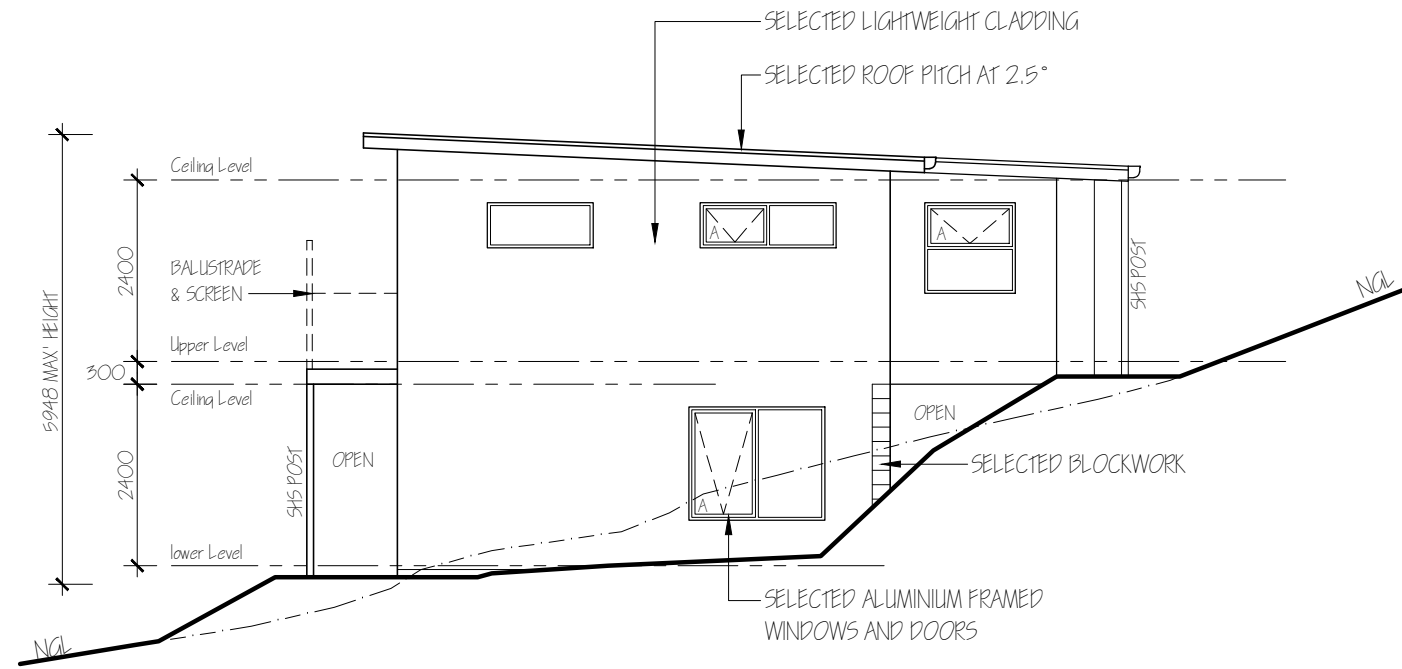
PO Box 910, KINGSTON, TAS 7051
 P 03 6229 1799 E graham.hills@bigpond.com
 Building Designer Accreditation No. CC2367B

Project Name and Address
**PROPOSED NEW UNIT
 1 EXISTING**
 186A Derwent Ave, LINDISFARNE

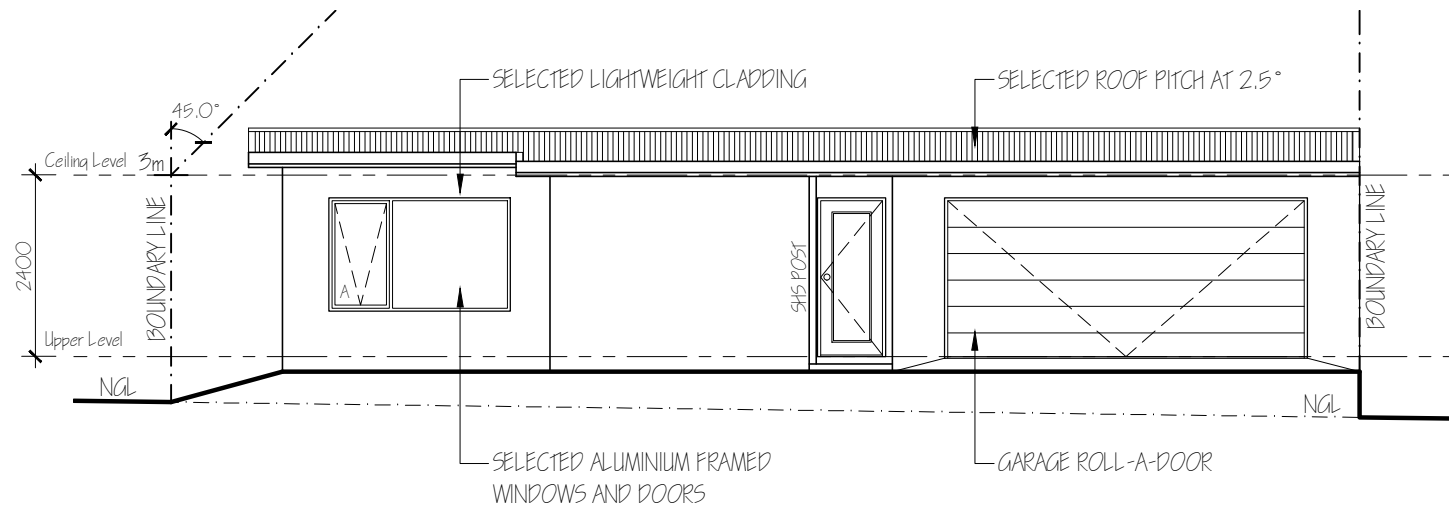
Drawing Title
**PROPOSED UNIT -
 LOWER FLOOR PLAN**
 Client
P. & S. Holloway

DRAWING TYPE Design Dev' Drawings		PROJECT No. 221121	
Date Dec. 2025	SHEET DD10	CHECKED G. HILLS	DRAWN M. Kamankesh
Scale 1:100	Size A3		

EAST ELEVATION 1:100



NORTH ELEVATION 1:100



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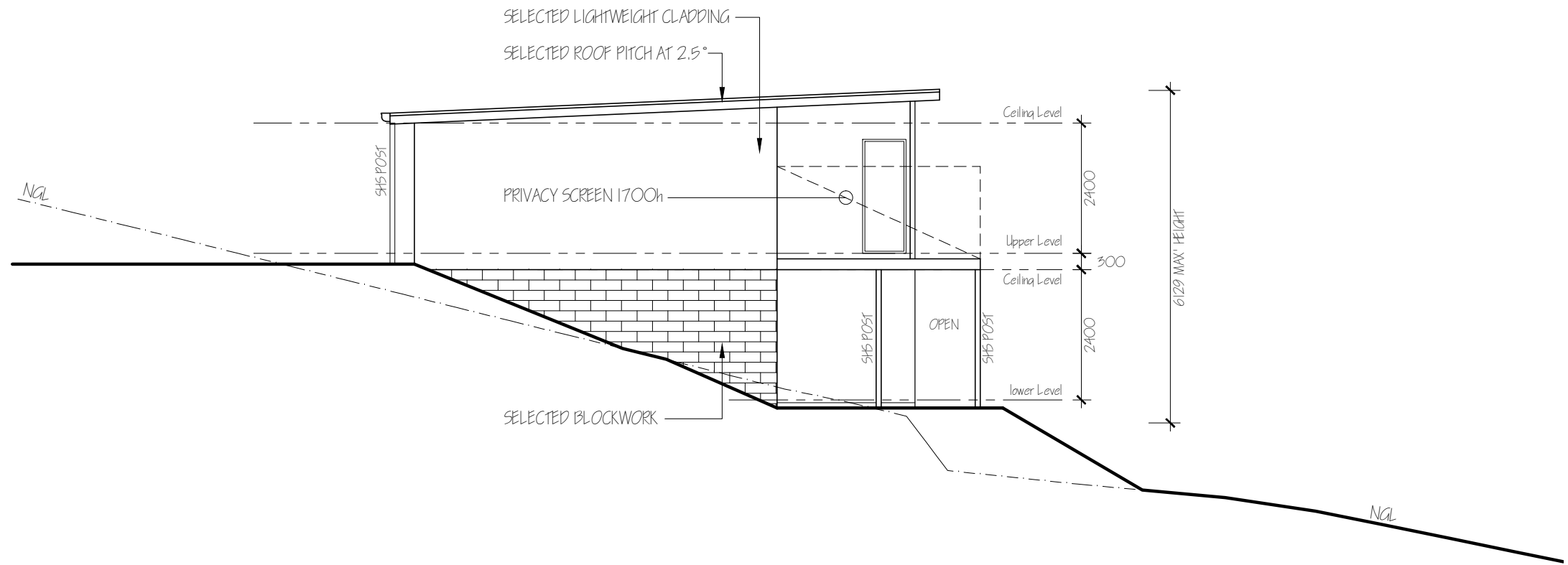
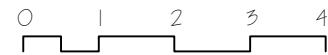
Project Name and Address
**PROPOSED NEW UNIT
 1 EXISTING**
 186A Derwent Ave, LINDISFARNE

Drawing Title
**PROPOSED UNIT -
 ELEVATIONS 1**
 Client
P. & S. Holloway

DRAWING TYPE Design Dev' Drawings		PROJECT No. 221121	
Date Dec. 2025	SHEET DD11	CHECKED G. HILLS	DRAWN M. Kamankesh
Scale 1:100	Size A3		

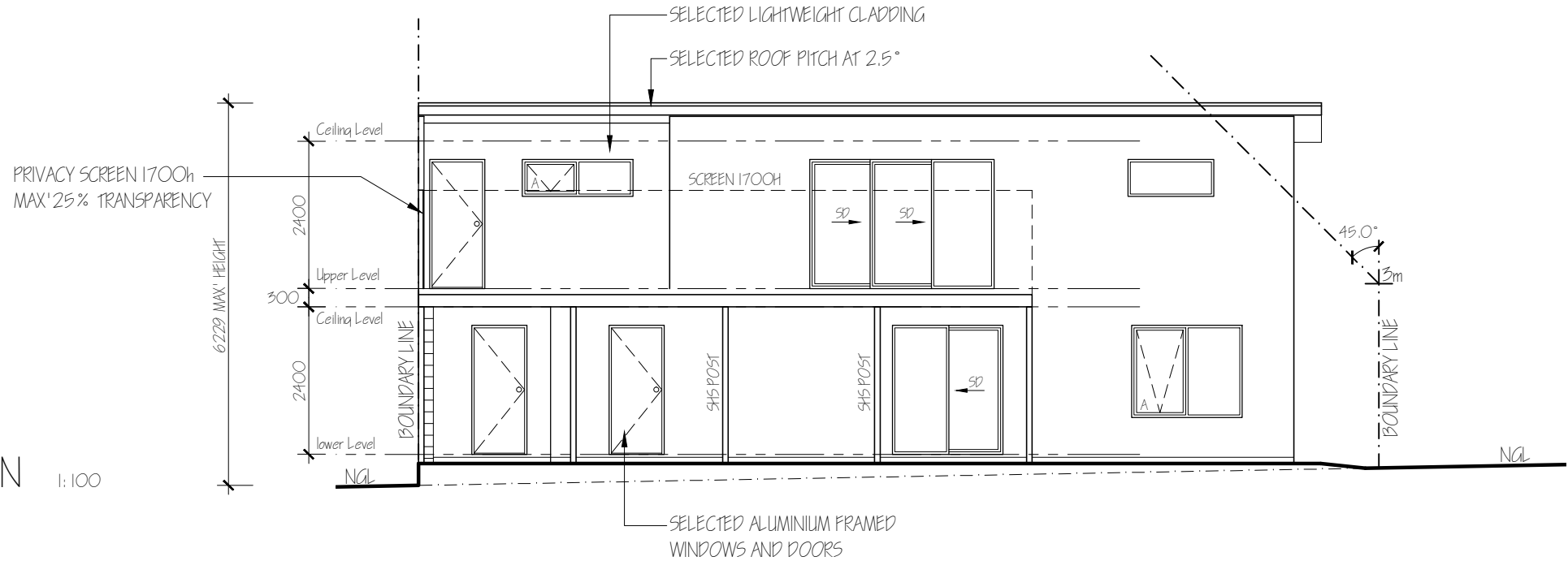
WEST ELEVATION

1:100



SOUTH ELEVATION

1:100



- NOTES:
- Do not scale the drawings.
 - Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer.
 - Materials / workmanship to comply with AS codes, BCA & relevant regulations.

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REVISION NOTES		
No.	Revision/Issue	Date

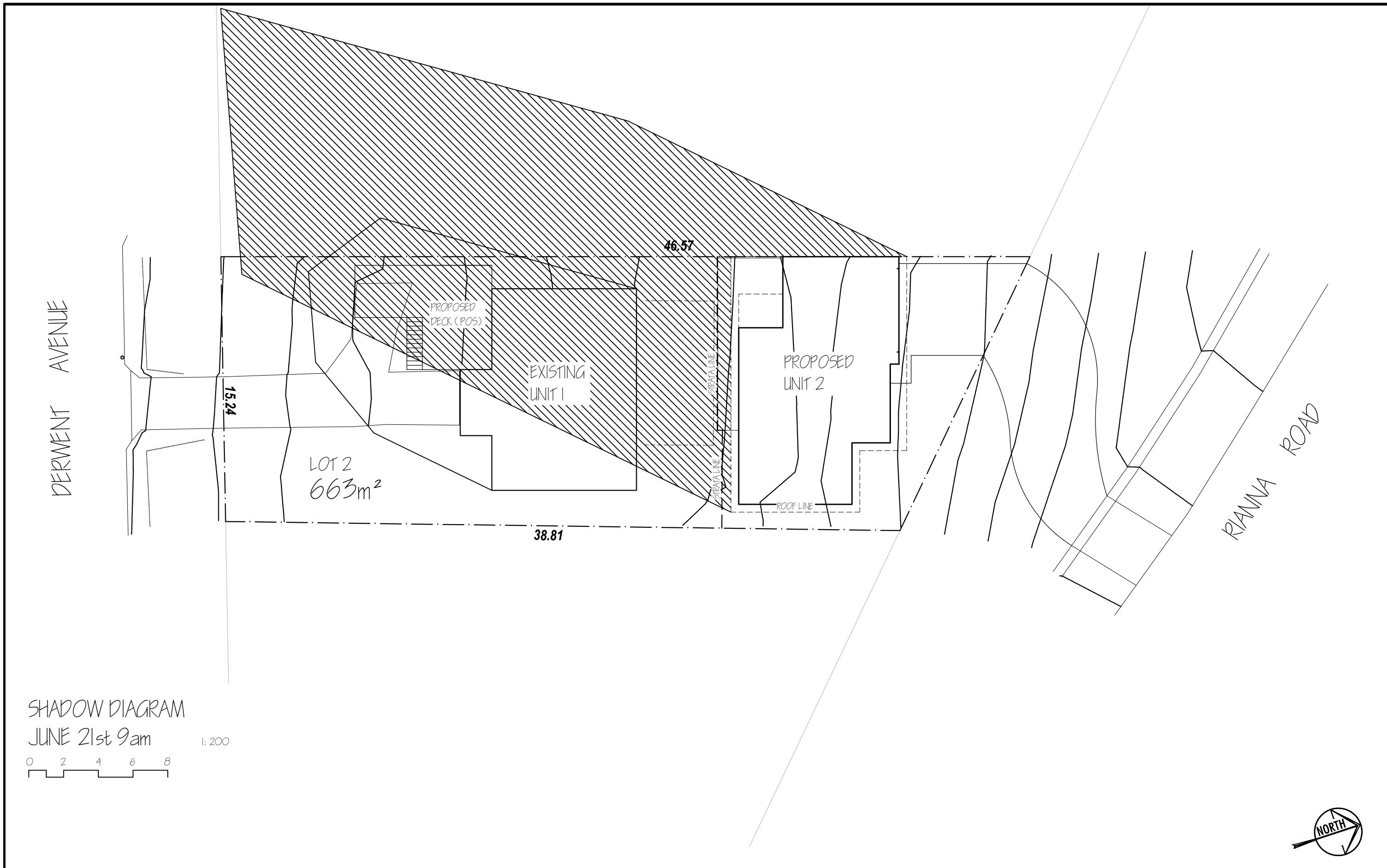
G.Hills&Partners ARCHITECTS

PO Box 910, KINGSTON, TAS 7051
 P 03 6229 1799 E graham.hills@bigpond.com
 Building Designer Accreditation No. CC2367B

Project Name and Address
**PROPOSED NEW UNIT
 1 EXISTING**
 186A Derwent Ave, LINDISFARNE

Drawing Title
**PROPOSED UNIT -
 ELEVATIONS 2**
 Client
P. & S. Holloway

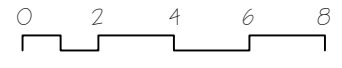
DRAWING TYPE Design Dev' Drawings		PROJECT No. 221121	
Date Dec. 2025	SHEET DD12	CHECKED G. HILLS	DRAWN M. Kamankech
Scale 1:100	Size A3		



SHADOW DIAGRAM

JUNE 21st 9am

1:200



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REVISION NOTES		
No.	Revision/Issue	Date
B	Revised Notations	Nov.25
C	Revised Notations	Dec.25

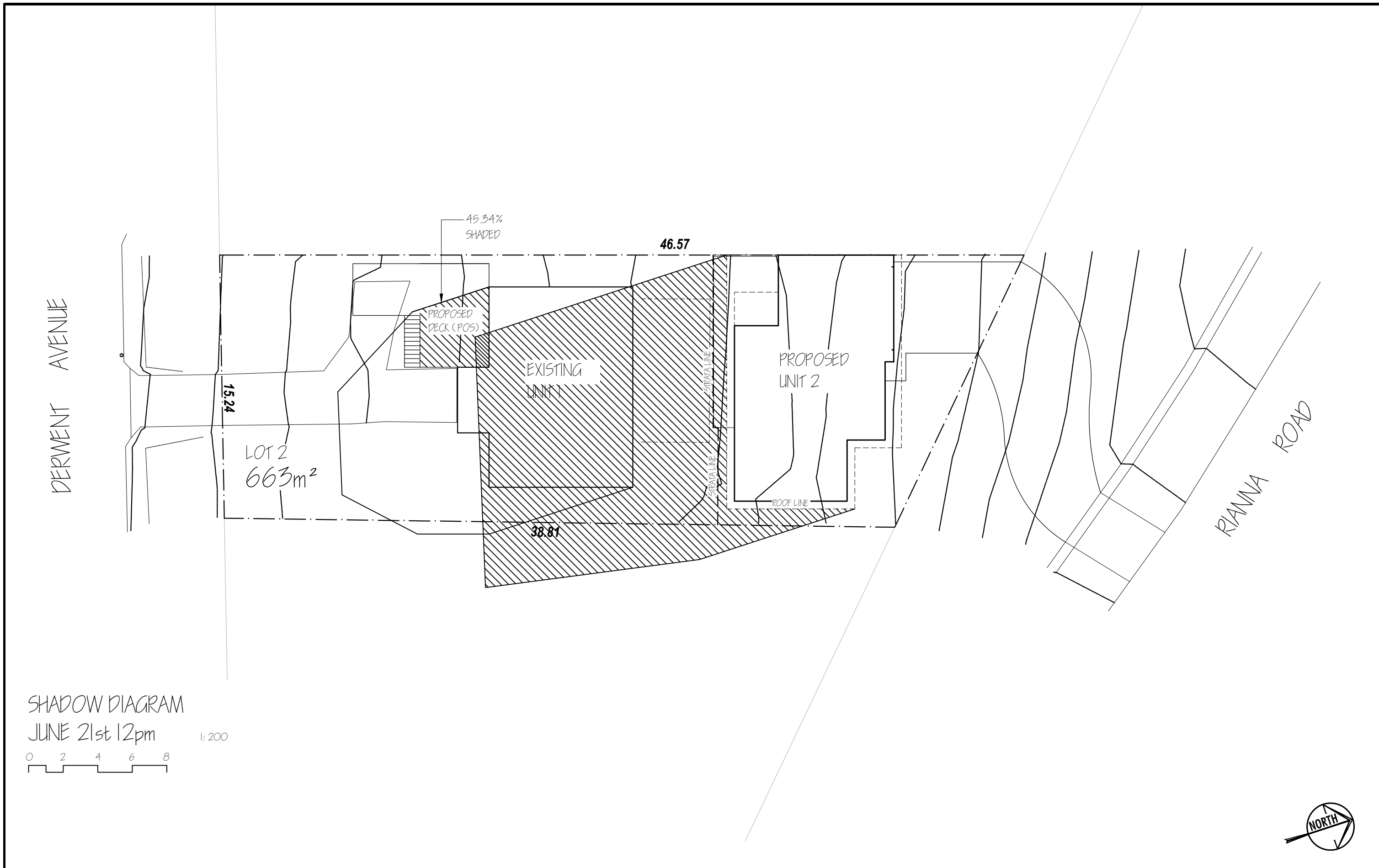
G.Hills&Partners ARCHITECTS

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 Building Designer Accreditation No. CC2367B

Project Name and Address
**PROPOSED NEW UNIT
 1 EXISTING**
 186A Derwent Ave, LINDISFARNE

Drawing Title
**SHADOW DIAGRAM
 JUNE 21st 9am**
 Client
P. & S. Holloway

DRAWING TYPE Design Dev' Drawings		PROJECT No. 221121	
Date Dec. 2025	SHEET DD13	CHECKED G. HILLS	DESIGN G. HILLS
Scale 1:200	Size A3	DRAWN M. Kamankesh	



SHADOW DIAGRAM

JUNE 21st 12pm

1:200



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REVISION NOTES		
No.	Revision/Issue	Date
B	Revised Notations	Nov.25
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 Building Designer Accreditation No. CC2367B

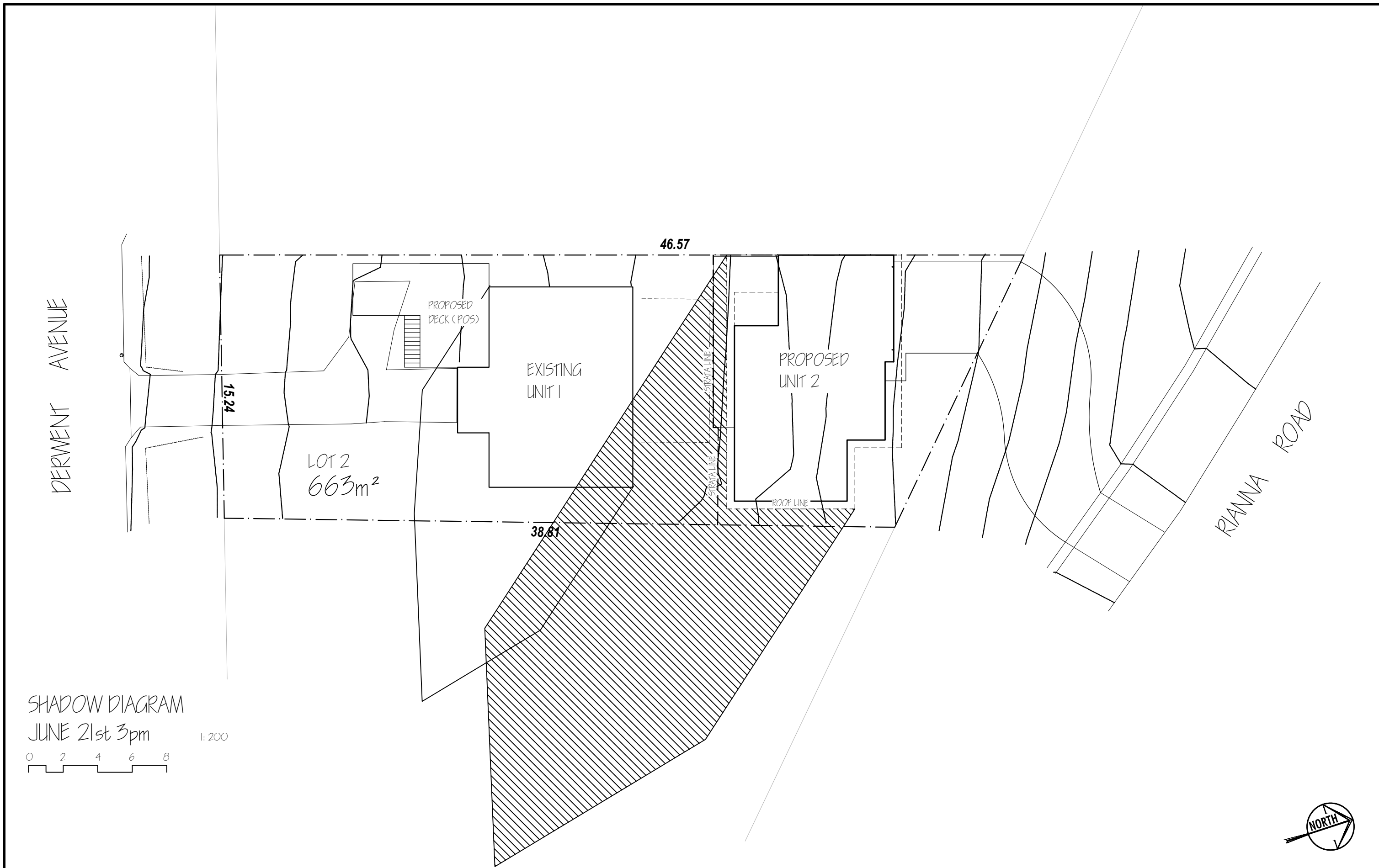
Project Name and Address
PROPOSED NEW UNIT
 1 EXISTING

186A Derwent Ave, LINDISFARNE

Drawing Title
SHADOW DIAGRAM
 JUNE 21st 12pm

Client
P. & S. Holloway

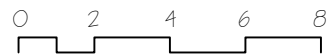
DRAWING TYPE Design Dev' Drawings		PROJECT No. 221121	
Date Dec. 2025	SHEET DD14	CHECKED G. HILLS	DRAWN M. Kamankesh
Scale 1:200	Size A3		



SHADOW DIAGRAM

JUNE 21st 3pm

1:200



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REVISION NOTES		
No.	Revision/Issue	Date
B	Revised Notations	Nov.25
C	Revised Notations	Dec.25

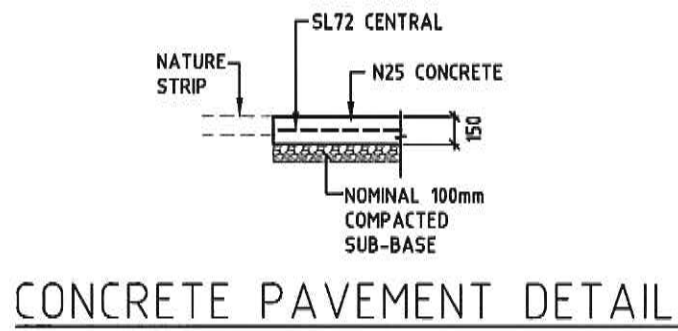
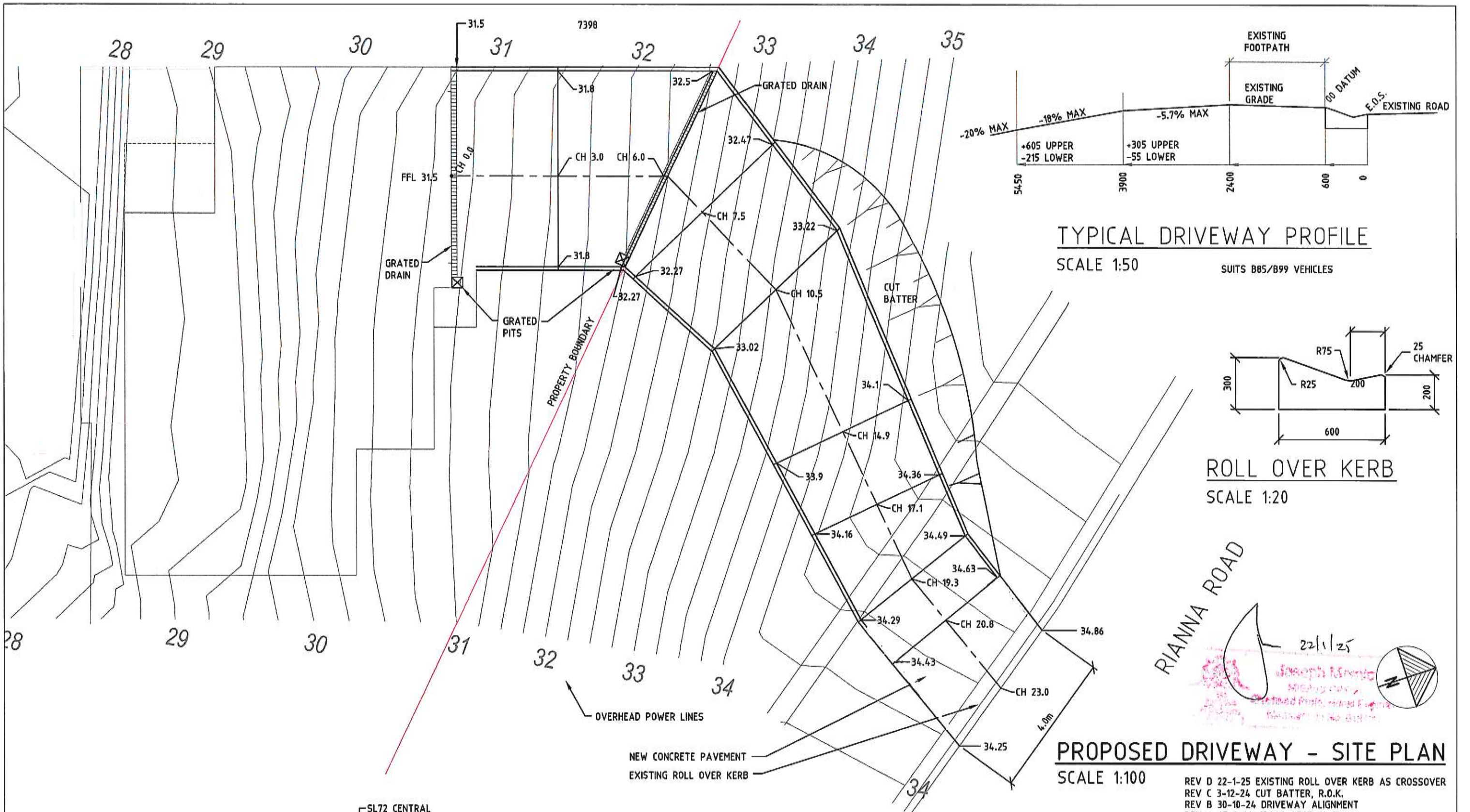
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 Building Designer Accreditation No. CC2367B

Project Name and Address
PROPOSED NEW UNIT
 1 EXISTING
 186A Derwent Ave, LINDISFARNE

Drawing Title
SHADOW DIAGRAM
 JUNE 21st 3pm
 Client
P. & S. Holloway

DRAWING TYPE Design Dev' Drawings		PROJECT No. 221121	
Date Dec. 2025	SHEET DD15	CHECKED G. HILLS	DRAWN M. Kamankesh
Scale 1:200	Size A3		

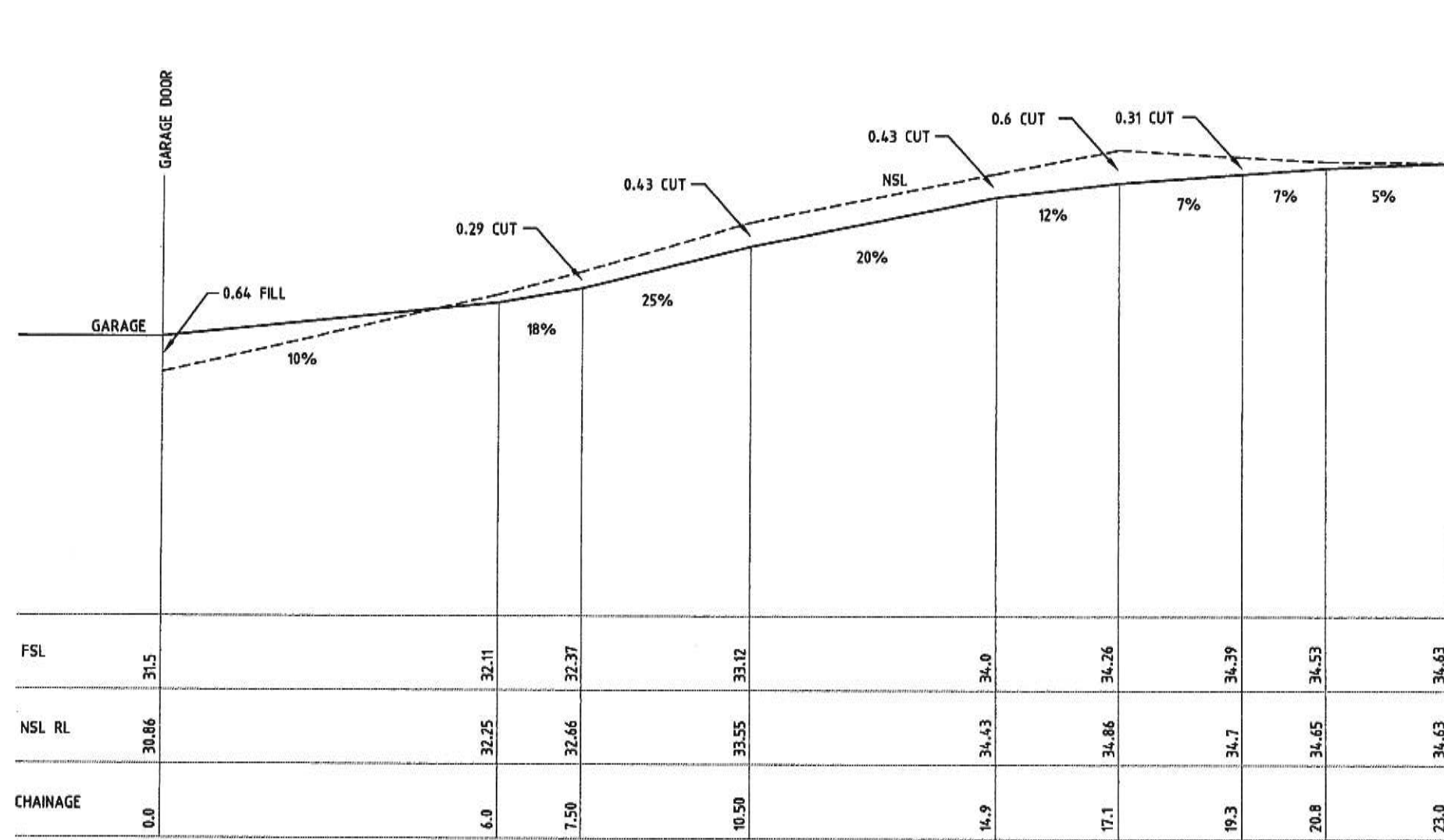


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 LICENCE No. CC411N

PROPOSED DRIVEWAY
 186A DERWENT AVE
 LINDISFARNE

REV D 22-1-25 EXISTING ROLL OVER KERB AS CROSSOVER
 REV C 3-12-24 CUT BATTER, R.O.K.
 REV B 30-10-24 DRIVEWAY ALIGNMENT
 REV A 27-8-24 CROSS SECTION CHAINAGES ADDED

DRAWN	BS
DATE	25-9-23
SCALE	AS NOTED
CHECKED	
DRAWING NO.	230911-1D



RIANNA ROAD

LONG SECTION AT DRIVEWAY CENTRE LINE
 SCALE VERT 1:100 HORIZ 1:100

18/12/24
 JOE MAMIC & ASSOCIATES P/L
 CONSULTING ENGINEERS AND
 BUILDING SURVEYORS
 421 ELIZABETH ST NTH HOBART

REV A 3-12-24 DEPTH OF CUT/FILL NOTED

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PROPOSED DRIVEWAY
 186A DERWENT AVE
 LINDISFARNE

DRAWN	BS
DATE	30-10-23
SCALE	AS NOTED
CHECKED	
DRAWING NO.	230911-A