



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057350

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 384 Dorans Road, Sandford

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 21 January 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 21 January 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 21 January 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.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: Alterations & Additons

Location:
384 Dorans Road, Sandford

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:

N/A

Current use of site: **Single dwelling & outbuilding.**

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

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision 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 132517	FOLIO 4
EDITION 8	DATE OF ISSUE 26-Feb-2025

SEARCH DATE : 06-Nov-2025

SEARCH TIME : 05.04 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 4 on Sealed Plan [132517](#)

Derivation : Part of 30 Acres Located to Risby and Part of 50

Acres Located to Risby

Prior CT [47733/1](#)

SCHEDULE 1

[N122306](#) TRANSFER to HANNAH ROSLYN VASICEK Registered
01-May-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

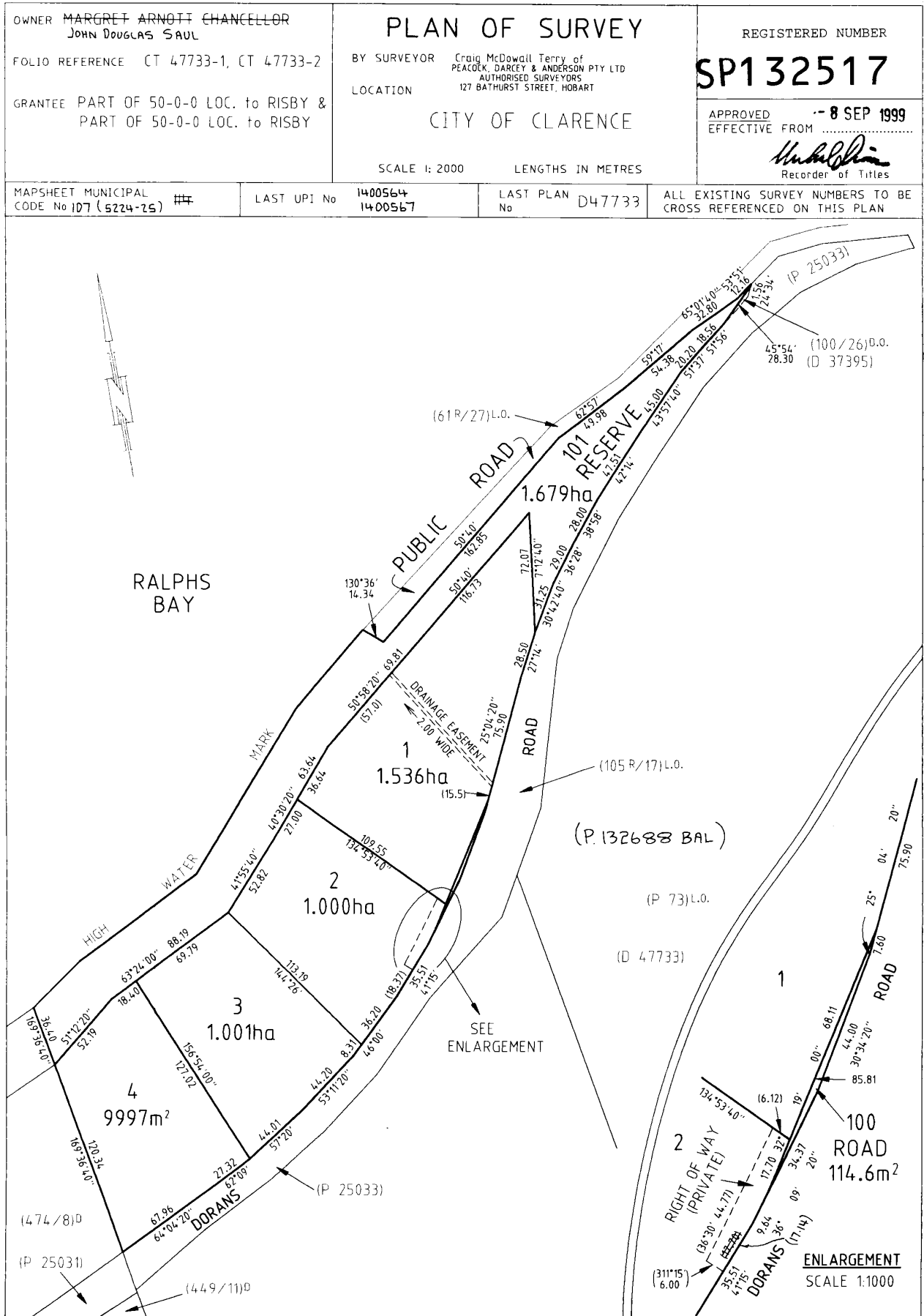
SP [132517](#) COVENANTS in Schedule of Easements

SP [132517](#) FENCING PROVISION in Schedule of Easements

SP [132517](#) COUNCIL NOTIFICATION under Section 83(5) of the
Local Government (Building and Miscellaneous
Provisions) Act 1993.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS	REGISTERED NUMBER
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP132517

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (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
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (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
- (2) any easements or profits a prendre described hereunder.

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

Lot 1 on the Plan is SUBJECT TO a right of drainage for Clarence City Council over the Drainage Easement 2.00 wide shown on the plan passing through such lot.

Lot 1 on the Plan is:

Together with a right of carriageway over the Right of Way (Private) shown on the Plan.

Lot 2 on the Plan is:


Subject to a right of carriageway (appurtenant to Lot 1 on the Plan) over the Right of Way (Private) shown on the Plan passing through such Lot.

COVENANTS:

The owner of each Lot shown on the Plan covenants with the Vendor (John Douglas Saul) and with 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 covenantor's 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. In relation to any aboriginal relic found within Lots 1, 2, 3 and 4 on the Plan, except as otherwise provided in the Aboriginal Relics Act 1975, not to:
 - (a) destroy, damage, deface, conceal or otherwise interfere with a relic;

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: JOHN DOUGLAS SAUL FOLIO REF: VOLUME 47733 FOLIO 1 and VOLUME 47733 FOLIO 2 SOLICITOR & REFERENCE: CREESE, CRISP & FAY ROBERT FAY	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 10/8/99 SD 98056 REF NO.  <div style="text-align: right;"> Council Delegate CORPORATE SECRETARY </div>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGE/S</p>	<p>Registered Number</p> <p>SP 132517</p>
<p>SUBDIVIDER: JOHN DOUGLAS SAUL FOLIO REFERENCE: VOLUME 47733 FOLIO 1 and VOLUME 47733 FOLIO 2</p>	

- (b) make a copy or replica of a carving or engraving that is a relic by rubbing, tracing, casting or other means that involves direct contact with the carving or engraving;
 - (c) remove a relic from the place where it is found or abandoned;
 - (d) sell or offer or expose for sale, exchange or otherwise dispose of a relic or any other object that so nearly resembles a relic as to be likely to deceive or be capable of being mistaken for a relic;
 - (e) take a relic or cause or permit a relic to be taken out of this State; or
 - (f) cause an excavation to be made or any other work to be carried out on Crown land for the purpose of searching for a relic.
2. Not to erect or place on such Lot any dwelling house, building or structure using any exterior building material that contrasts with the rural environment.
 3. Not to remove from such Lot any tree or trees without the prior consent of the Clarence City Council.
 4. Not to further subdivide such Lot.
 5. Not to plant any tree or shrub within 5.00 metres of any road boundary of Lots 2, 3 or 4 on the Plan.

FENCING PROVISION:

In respect of each Lot shown on the Plan the Vendor (John Douglas Saul) shall not be required to fence.

NOTE: Every annexed page 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.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGE/S</p>	<p>Registered Number</p> <p>SP 132517</p>
<p>SUBDIVIDER: JOHN DOUGLAS SAUL FOLIO REFERENCE: VOLUME 47733 FOLIO 1 and VOLUME 47733 FOLIO 2</p>	

SIGNED by JOHN DOUGLAS SAUL
the registered proprietor of the land
in Folios of the Register Volume
47733 Folios 1 and 2 in the
presence of:

J. Saul
*Solicitor,
Hobart.*

)
) *J.M.*
)
)
)

SIGNED by DAVID WHITFIELD HANN
and GEOFFREY RICHARD PICKARD as
Mortgagees under Mortgages Registered
Nos. B404348A, B493651, B768944
and B898599 in the presence of:

J. Pickard
Solicitor
Hobart.

) *D. Hann*
)
) *Signed by David Whitfield Hann &*
) *Geoffrey Richard Pickard as mortgagees of*
) *David John Linnon as attorney of*
) *Geoffrey Richard Pickard under DPA 1/4/2025 & they*
) *declare that they have not received*
) *notice of revocation*
) *D. Hann*
) *G. Pickard*

SIGNED by DAVID WHITFIELD HANN
and TIMOTHY JOHN WILLIAMS as
Mortgagees under Mortgage Registered
No. C115053 in the presence of:

J. Pickard
Solicitor
Hobart.

) *D. Hann*
)
) *T. Williams*
)

NOTE: Every annexed page 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.

IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF IN DOUBT:- ASK!! CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

SITE IS LOCATED WITHIN THE FOLLOWING ZONES & AREAS OF THE TASMANIAN PLANNING SCHEME (CLARENCE): -

- 11.0 RURAL LIVING ZONE (B).
- AIRPORT OBSTACLE LIMITATION AREA.
- BUSHFIRE PRONE AREA.

SITE KEY

- A** EXISTING BRICK RESIDENCE.
- B** EXISTING COLORBOND GARAGE AND SHED.
- C** EXISTING CONCRETE BASKETBALL COURT.
- D** EXISTING CONSOLIDATED GRAVEL DRIVEWAY.
- E** EXISTING BITUMEN SEALED DRIVEWAY.
- F** PROPOSED ADDITIONS TO RESIDENCE (bedroom, open plan living/dining/kitchen).
- G** PROPOSED INTERNAL ALTERATIONS (ensuite, bath, study, laundry, and home theatre)
- H** PROPOSED OUTDOOR ENTERTAINING AREA (paving, seating, garden, sauna, outdoor shower).
- J** PROPOSED SWIMMING POOL (paving, glass fencing, daybed with storage under).
- K** PROPOSED TIMBER DECK.

SITE COVERAGE

(external building FOOTPRINT as per Tasmanian Planning Scheme - Clarence)

EXISTING BRICK RESIDENCE - 268.03m ²
EXISTING COLORBOND GARAGE + SHED - 63.20m ²
PROPOSED ADDITIONS - 84.35m ²
TOTAL - 415.58m ²
SITE AREA - 9 997m ²

TOTAL SITE COVERAGE -4.16%



PO BOX 224 LINDISFARNE
TASMANIA 7015

matt.gilley@bigpond.com
0437 499 238
LICENCE No. CC5666C

PROJECT:

ADDITONS

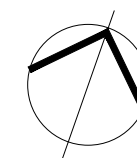
No. 384 DORANS ROAD
SANDFORD

HANNAH + BJ RADCLIFFE

DATE: NOV 2025
PROJECT No. 1952

ISSUE/REV:

A. PRELIM. ISSUE(SK01) 31.8.25
B. DA ISSUE. 12.11.25



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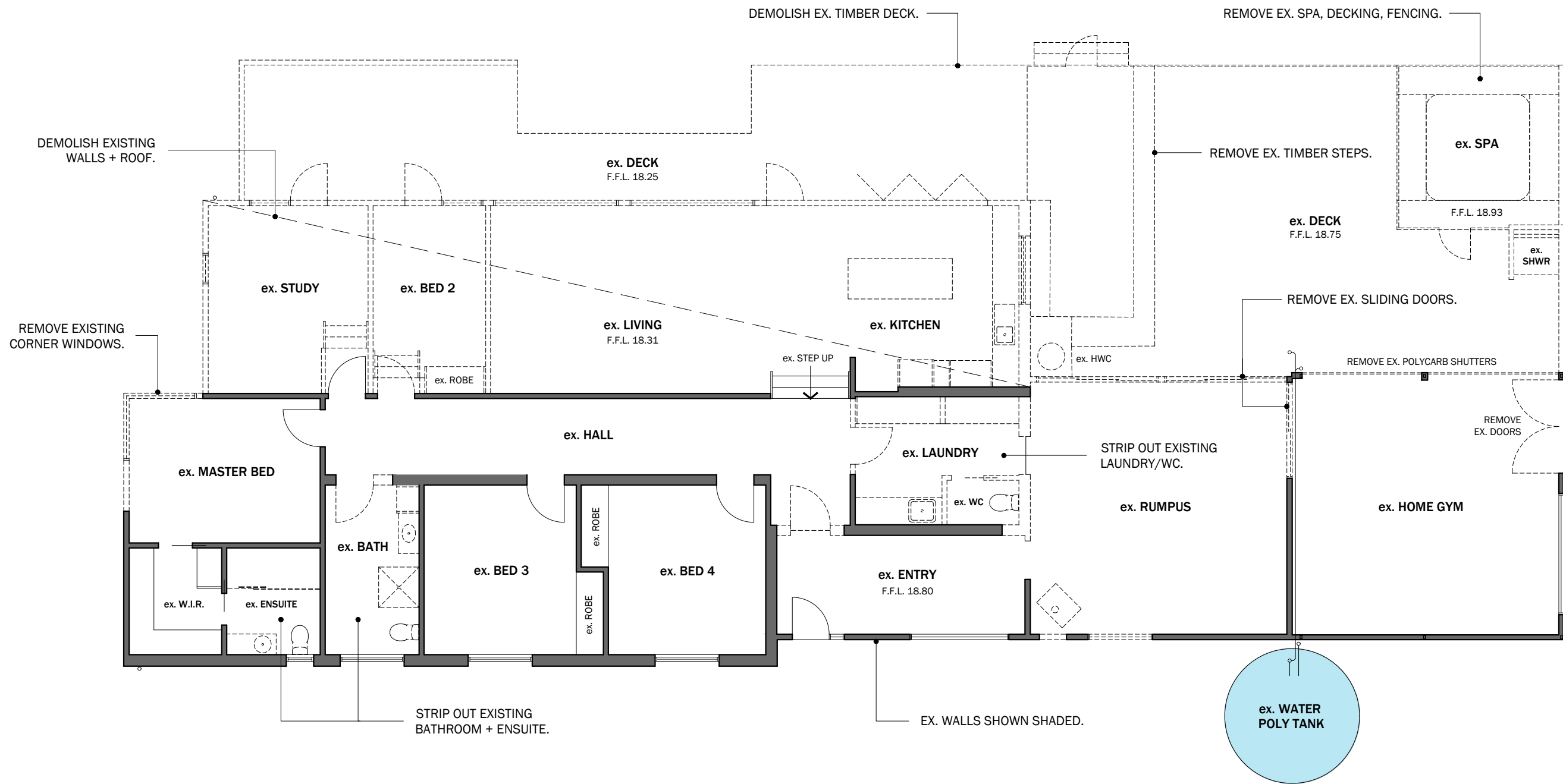
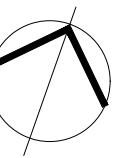
SITE PLAN

SCALE: 1:500 (A3)

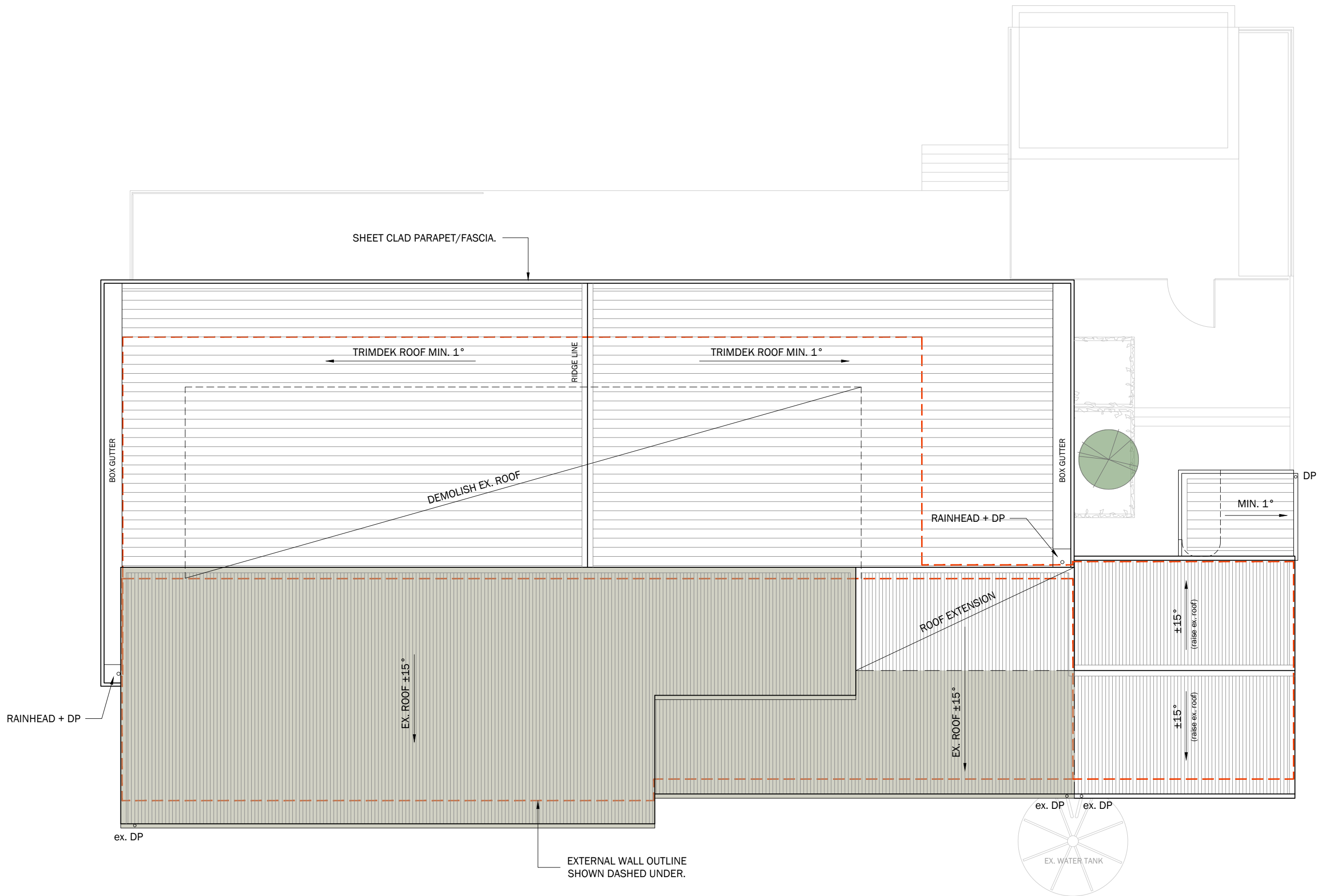
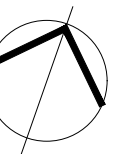
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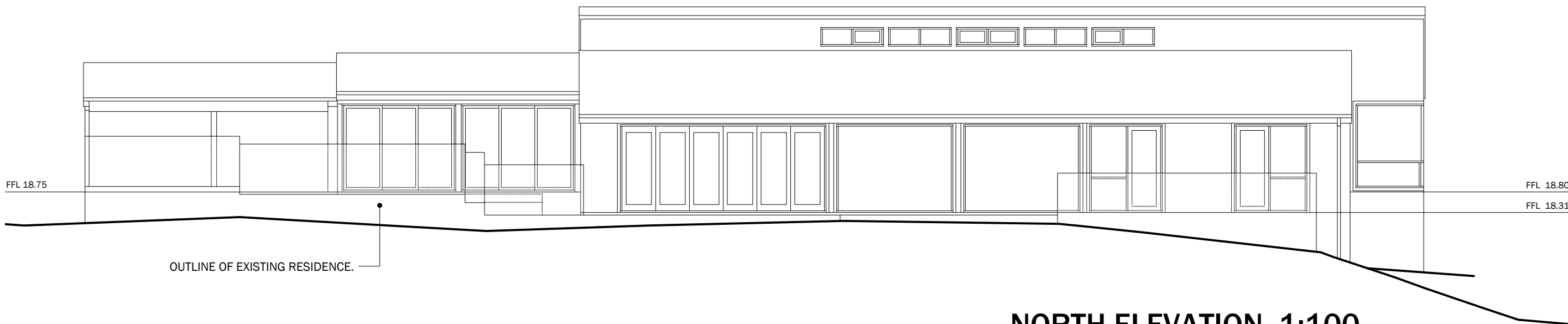
SHEET: 1 OF 11



DEMOLITION PLAN 1:100
EXISTING

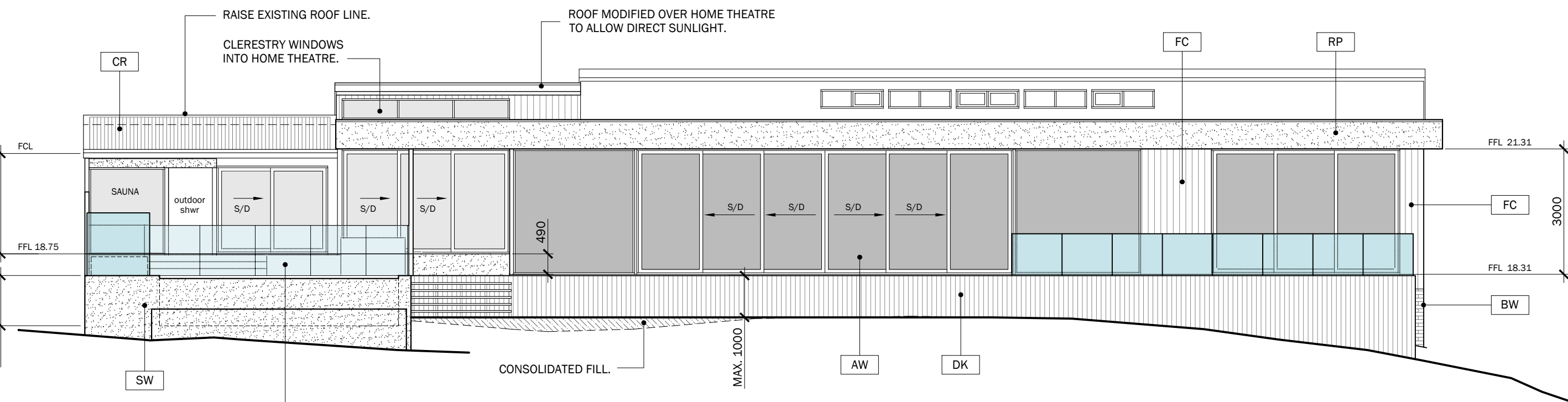


ROOF PLAN 1:100
PROPOSED



NORTH ELEVATION 1:100

EXISTING



NORTH ELEVATION 1:100

PROPOSED

KEY - EXTERNAL MATERIALS + FINISHES

FC CEMENT SHEET WALL CLADDING TO BE CONFIRMED. PAINT FINISH.

AW ALUMINIUM WINDOW AND SLIDING DOOR FRAMES. DOUBLE GLAZED. POWDERCOAT FINISH.

CR CORRUGATED COLORBOND ROOF TO MATCH EXISTING.

SW REINFORCED CONCRETE AND BLOCKWORK SWIMMING POOL. TILED FINISH AS SELECTED. WITH COMPLIANT GLASS POOL GATE + FENCING

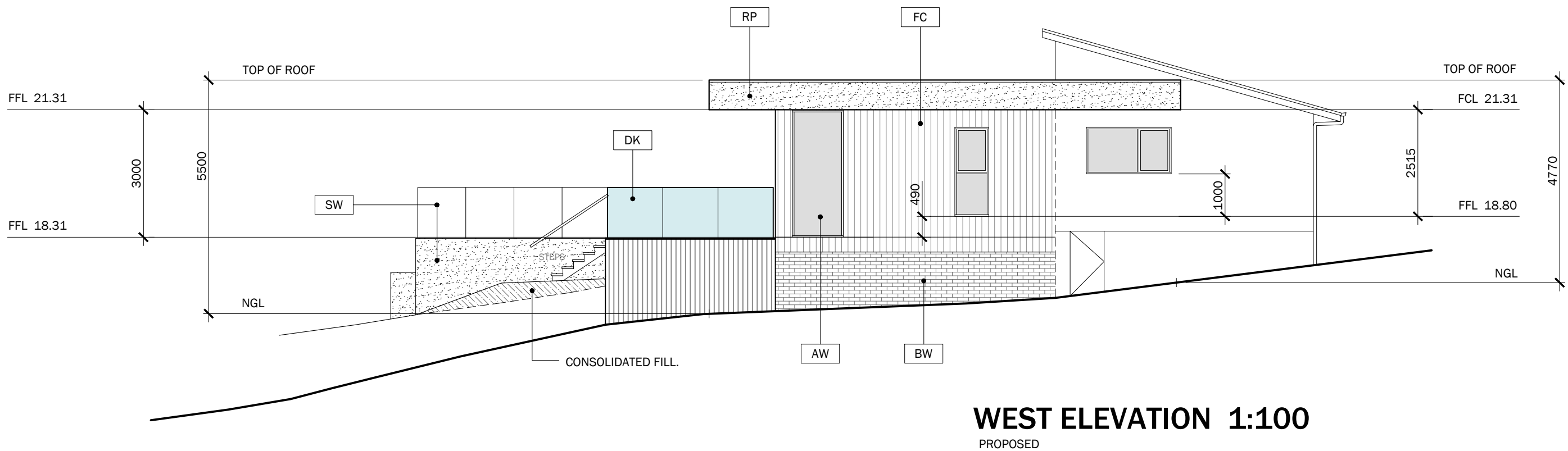
BW SUB-FLOOR BRICKWORK. BAGGED AND COLOURED FINISH TO MATCH EXISTING.

RP LOW PITCHED COLORBOND ROOF BEHIND PARAPET/FASCIA.

DK TIMBER DECKING OR STONE PAVING. GLASS BALUSTRADE WHERE DECK HEIGHT IS OVER 1.00m ABOVE GROUND LEVEL.



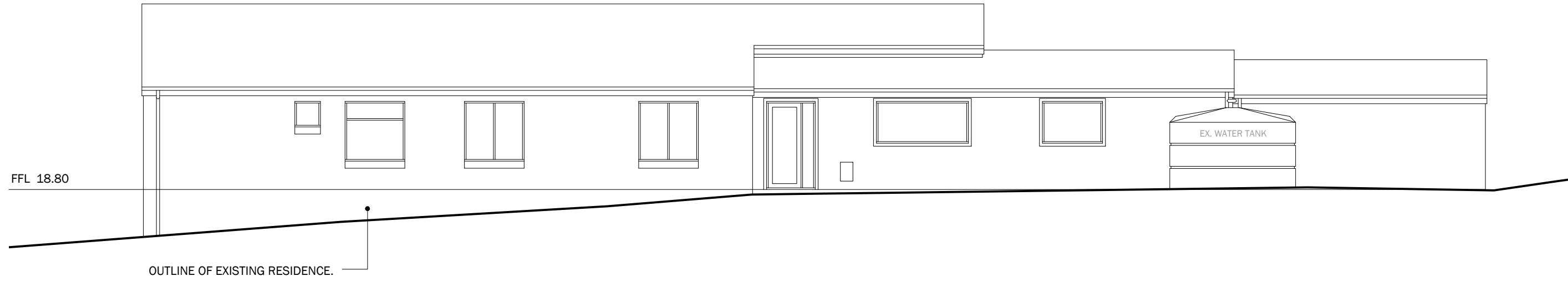
WEST ELEVATION 1:100
EXISTING



WEST ELEVATION 1:100
PROPOSED

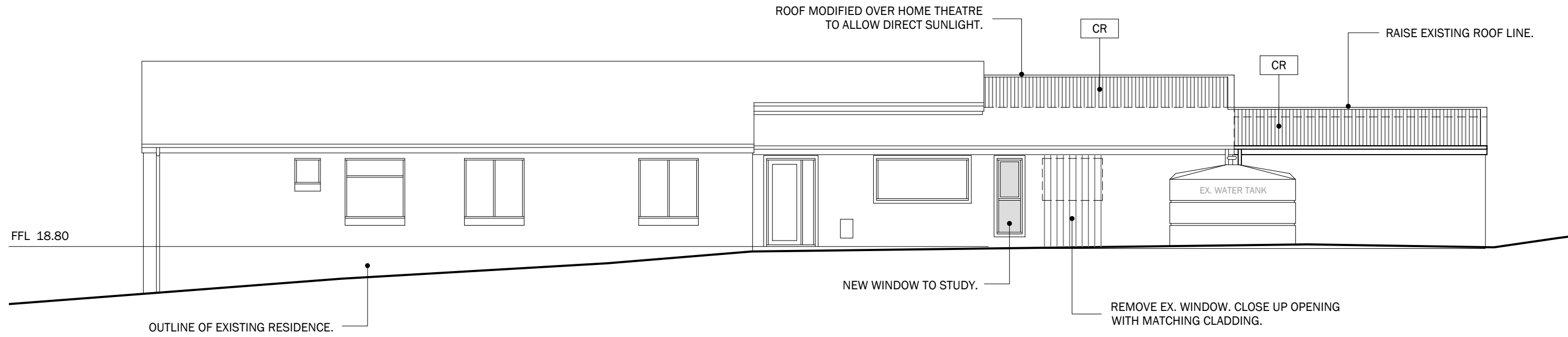
KEY - EXTERNAL MATERIALS + FINISHES

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|--|---|--|---|
| FC CEMENT SHEET WALL CLADDING TO BE CONFIRMED. PAINT FINISH. | AW ALUMINIUM WINDOW AND SLIDING DOOR FRAMES. DOUBLE GLAZED. POWDERCOAT FINISH. | CR CORRUGATED COLORBOND ROOF TO MATCH EXISTING. | SW REINFORCED CONCRETE AND BLOCKWORK SWIMMING POOL. TILED FINISH AS SELECTED. WITH COMPLIANT GLASS POOL GATE + FENCING |
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SOUTH ELEVATION 1:100

EXISTING

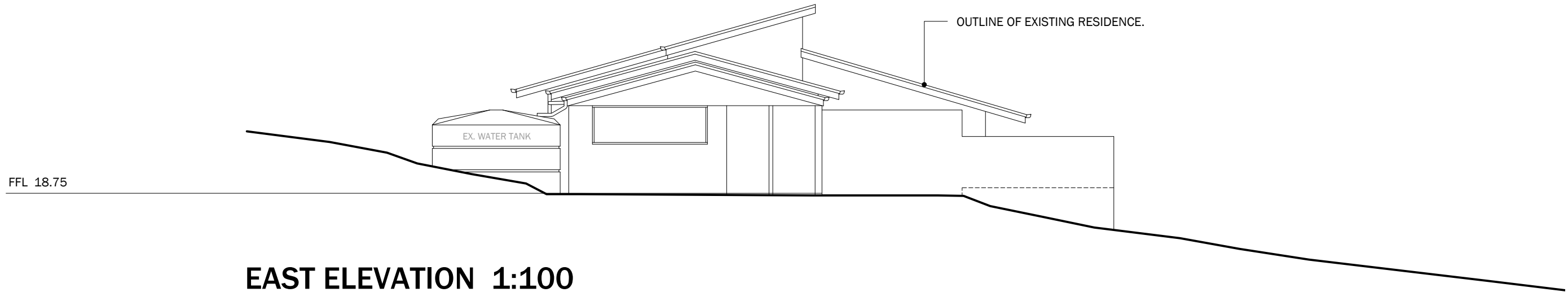


SOUTH ELEVATION 1:100

PROPOSED

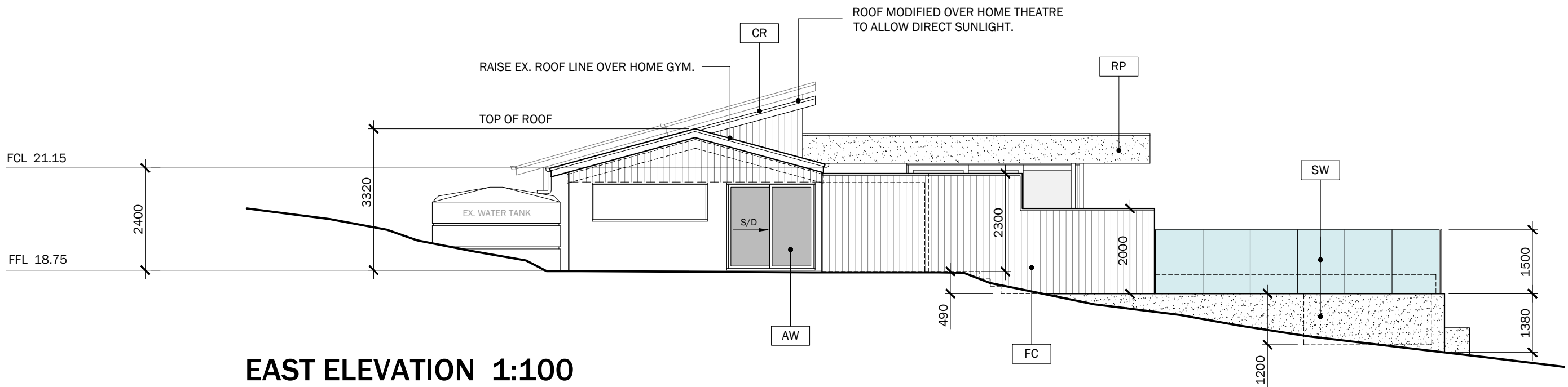
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EAST ELEVATION 1:100

EXISTING



EAST ELEVATION 1:100

PROPOSED

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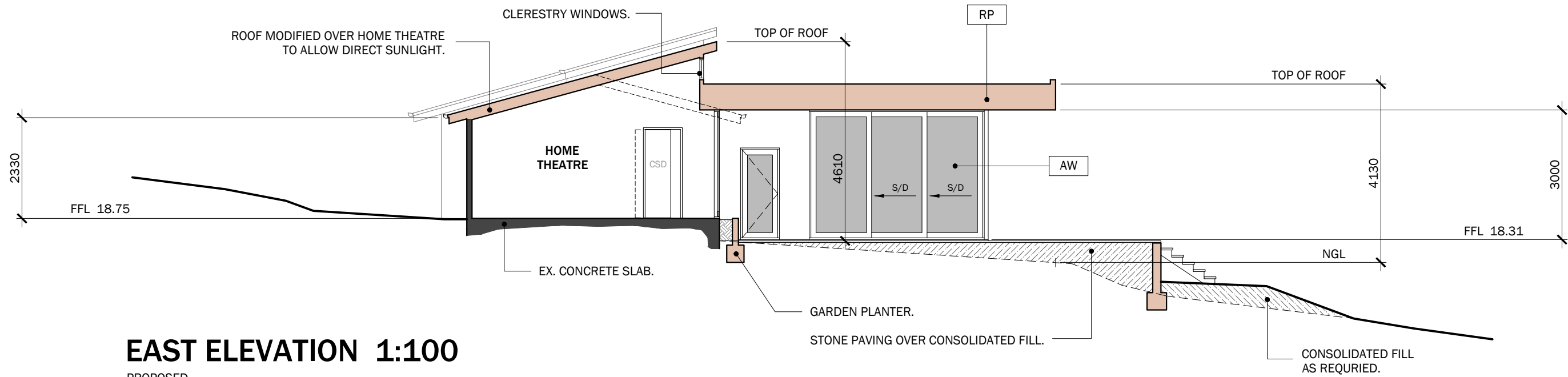
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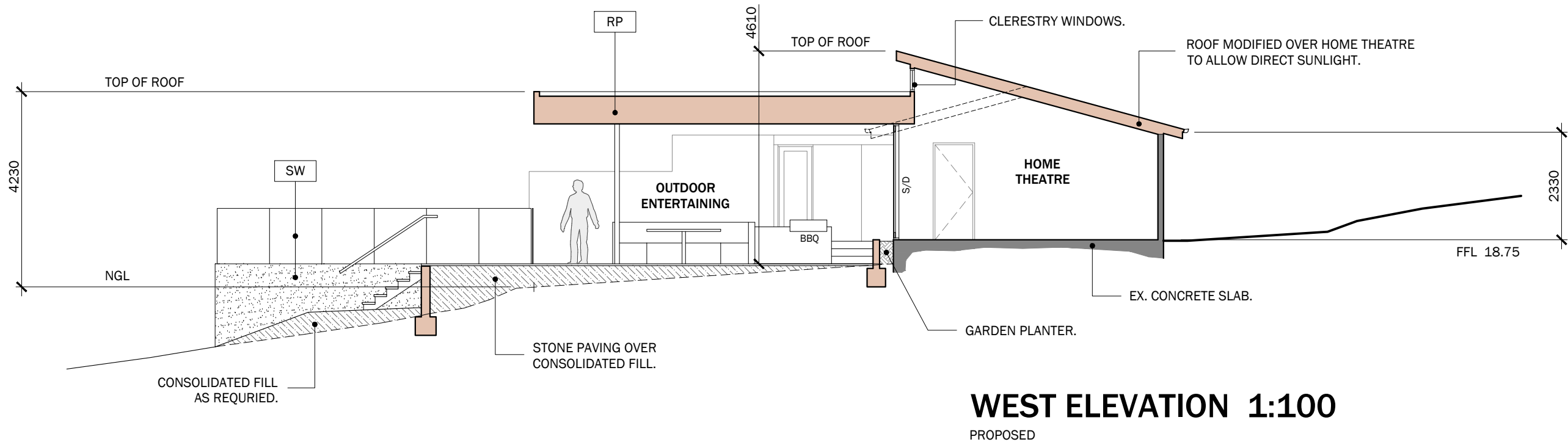
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SW REINFORCED CONCRETE AND BLOCKWORK SWIMMING POOL. TILED FINISH AS SELECTED. WITH COMPLIANT GLASS POOL GATE + FENCING



EAST ELEVATION 1:100
PROPOSED



WEST ELEVATION 1:100
PROPOSED

KEY - EXTERNAL MATERIALS + FINISHES

- | | | | |
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PO BOX 224 LINDISFARNE
TASMANIA 7015

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0437 499 238
LICENCE No. CC5666C

PROJECT:

ADDITONS

No. 384 DORANS ROAD
SANDFORD

HANNAH + BJ RADCLIFFE

DATE: NOV 2025
PROJECT No. 1952

ISSUE/REV:

A. INITIAL ELEVATIONS. 29.9.25
B. D A I S S U E .
1 2 . 1 1 . 2 5

TITLE:

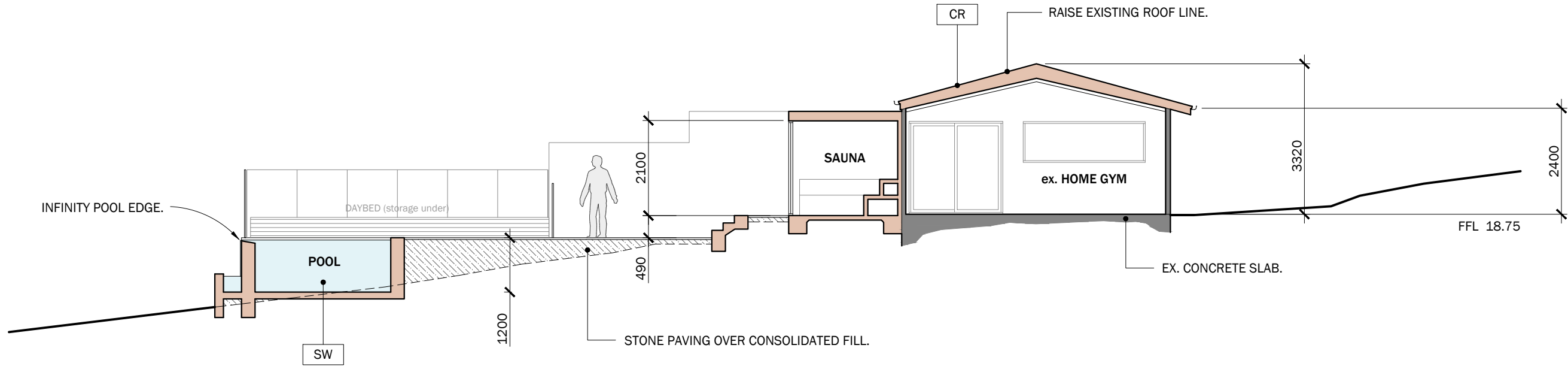
EXTERIOR ELEVATIONS

SCALE: 1:100 (A3)

DRAWING No:

A09

SHEET: 9 OF 11



WEST ELEVATION 1:100
PROPOSED

KEY - EXTERNAL MATERIALS + FINISHES

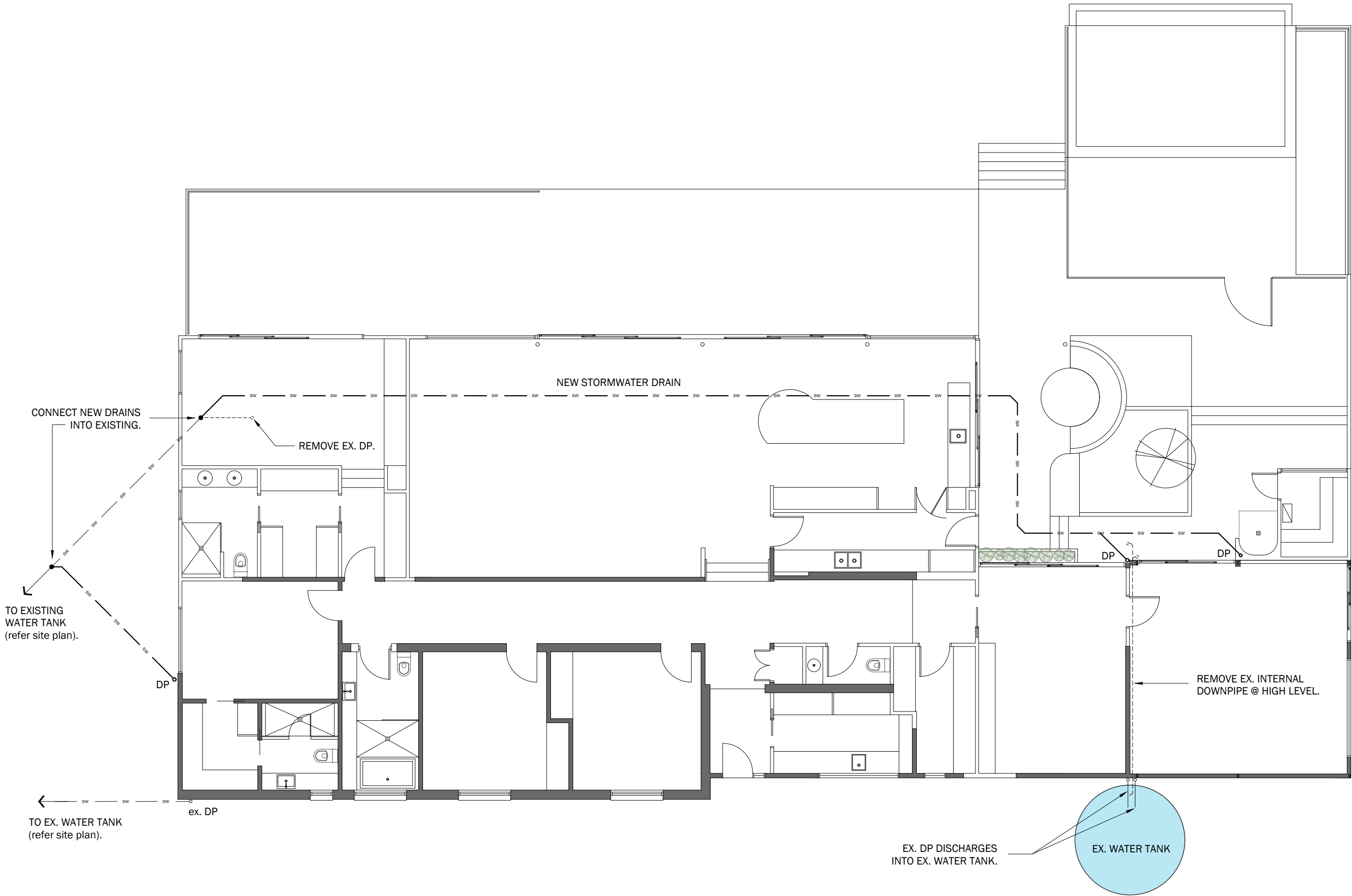
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TITLE:
CROSS-SECTIONS

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DRAWING No:

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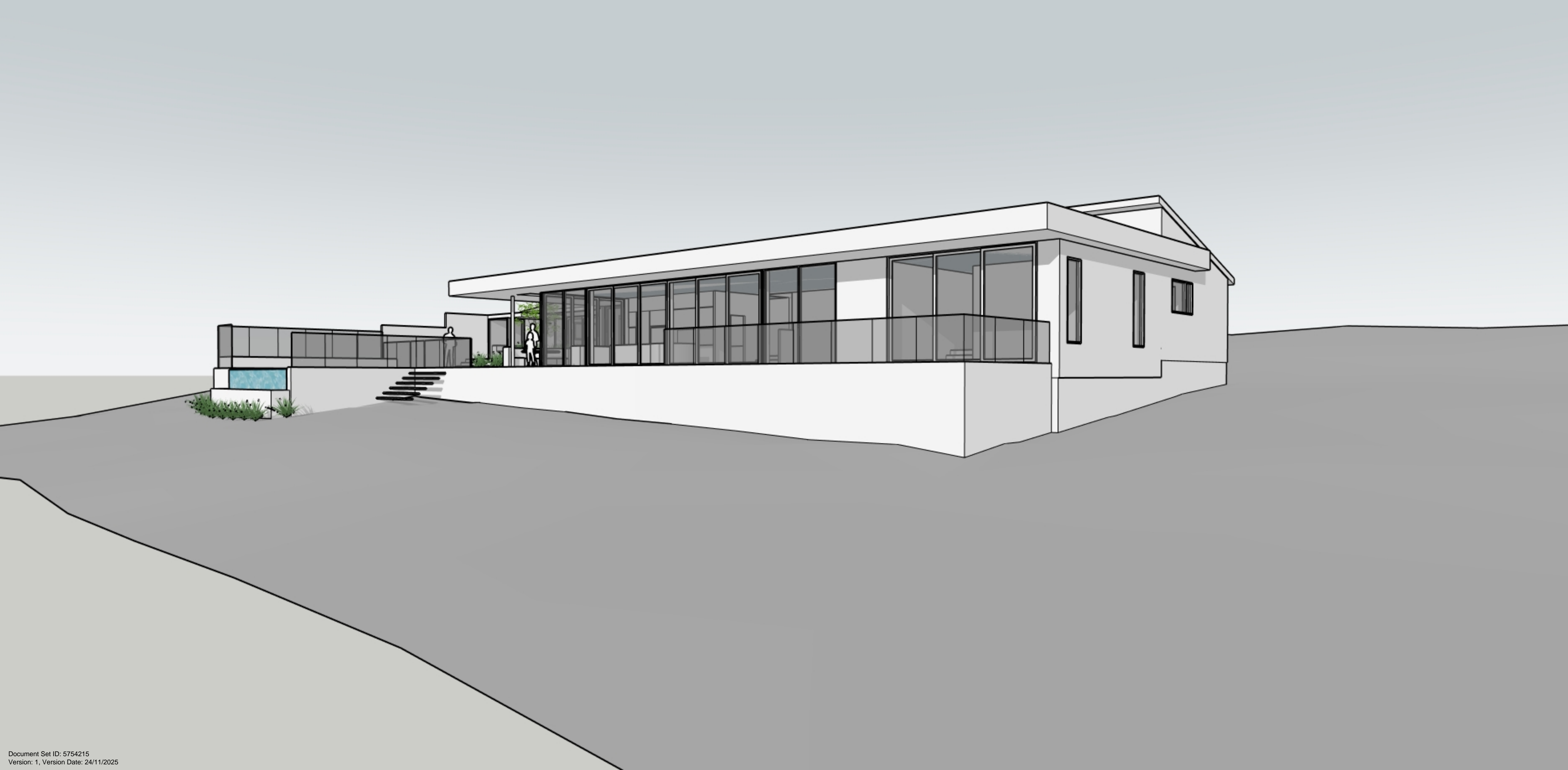
SHEET: **10** OF 11



STORMWATER PLAN 1:100

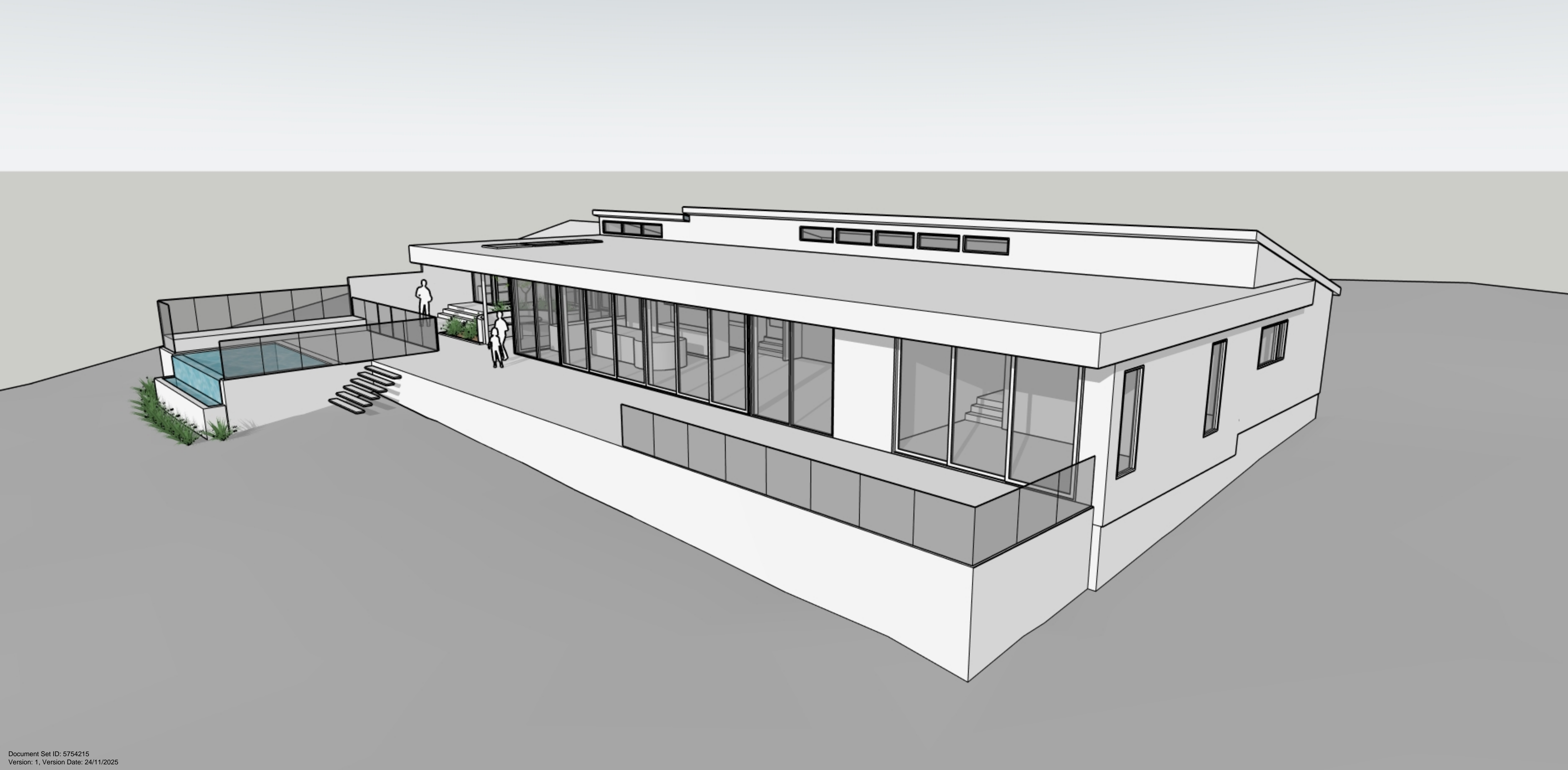




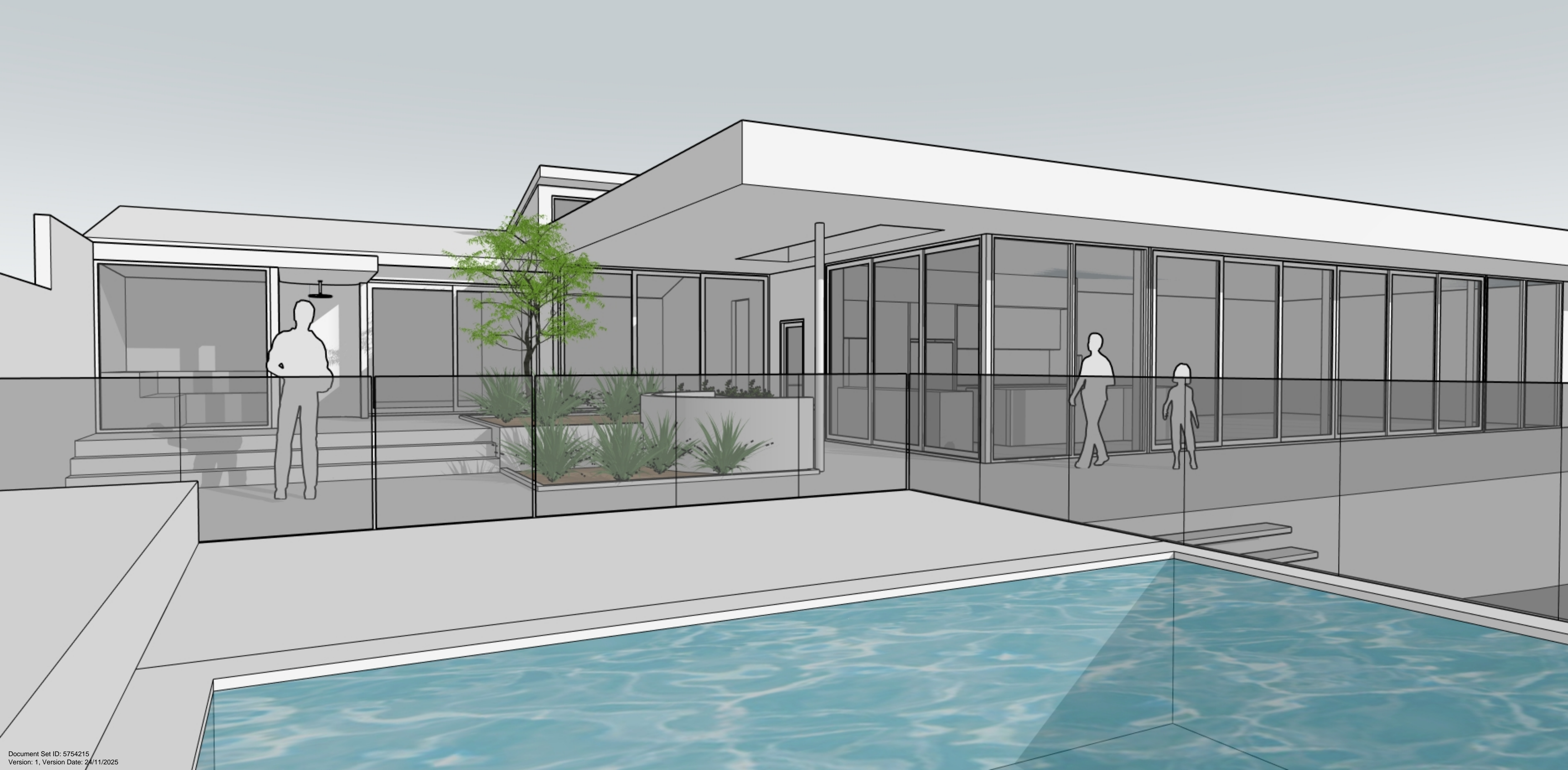






























11.4 Development Standards for Buildings and Works

11.4.1 Site coverage

Objective:

That the site coverage:

- (a) is compatible with the character of existing development in the area; and
- (b) assists with the management of stormwater runoff.

Performance Criteria - P1

The site coverage must be consistent with that existing on established properties in the area, having regard to:

- (a) the topography of the site; **there are no constraints imposed by the site topography. The proposed development works are generally in an area of proposed demolition of existing structures.**
- (b) the capacity of the site to absorb runoff; **a generous site area of 9,997sqm as well as the building being well setback from site boundaries allows for stormwater run-off to be effectively absorbed without impacting neighbouring properties. Generally new stormwater run off shall be directed into the existing stormwater tank system. An overflow absorption trench meeting current Australian Standards will be designed on site by a specialist consultant to accommodate the additional loading. The trench will be suitably located on site to avoid any impact on neighbouring properties.**
- (c) the size and shape of the site; **the size and shape of the site is such that while the total building coverage is greater than 400sqm, it accounts for approximately 4% of the property.**
- (d) the existing buildings and any constraints imposed by existing development; **there are no constraints imposed by existing buildings.**
- (e) the need to remove vegetation; **there may be a need to remove some low height grasses and bracken, otherwise no major vegetation will be removed.**
- (f) the character of development existing on established properties in the area; **the locality has larger rural lots with existing dwellings (generally single storey) and associated outbuildings. The proposal aligns with that existing character.**