



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/056539**

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

**LOCATION:** 455 Clifton Beach Road, Clifton Beach

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 01 December 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01 December 2025. 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 01 December 2025.

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.

## Application for Development / Use or Subdivision

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

Proposal: **Alterations & Additions (single dwelling)**

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Location: **455 Clifton Beach Road, Clifton Beach**

**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: **Single Dwelling - Low Density 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**

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

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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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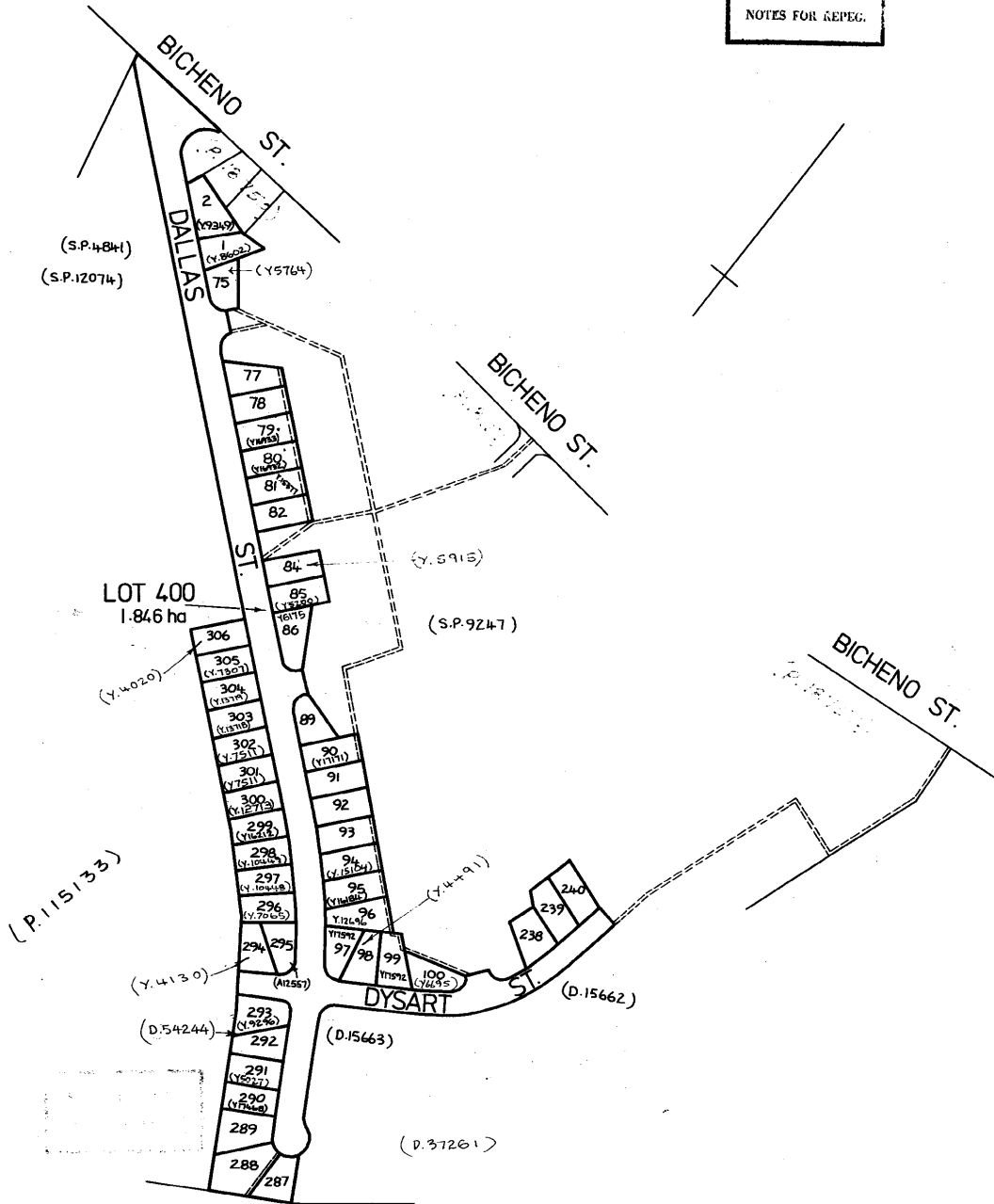
This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



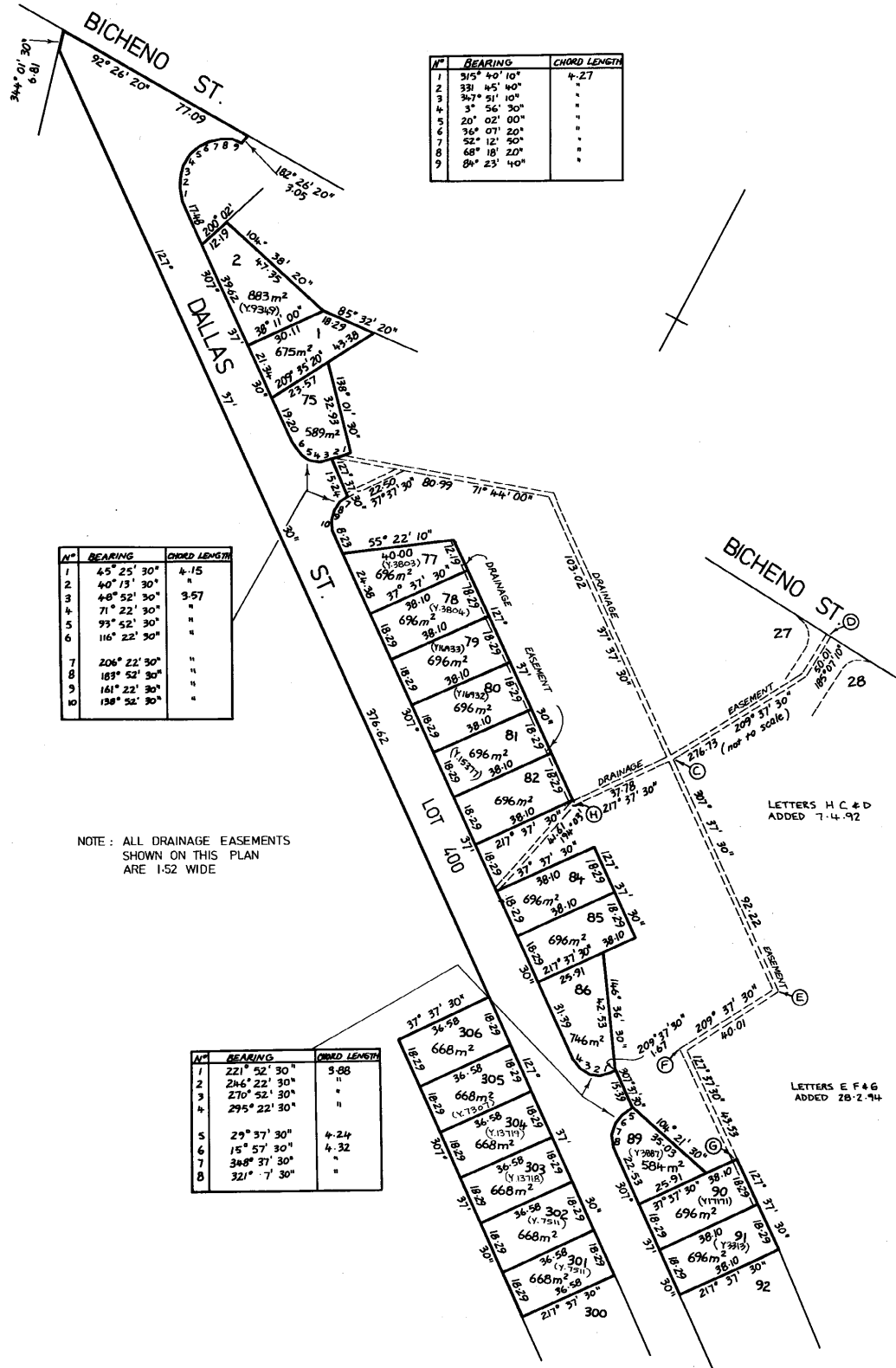
Owner: DECEASED PERSONS ESTATE	PLAN OF SURVEY by Surveyor _____ of land situated in the	Registered Number: <b>P.15821</b>
Title Reference: Z.1071 (LOTS 288 & 289)	LAND DISTRICT OF MONMOUTH PARISH OF RALPHS BAY CITY OF CLARENCE	APPROVED Effective from 10 APR 1981  ACTING DEPUTY Recorder of Titles
Grantee: PART OF 1000.0.0 GTD. TO EDWARD PAINE BUTLER & WILLIAM WOOLLEY		

INDEX PLAN

SEE INSIDE FIELD  
NOTES FOR REPEG.



<p><b>ANNEXURE SHEET No. 1</b> (of 2 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>P.15821</b></p>
	<p>Signed for the purposes of identification</p>	<p>Surveyor _____</p> <p>Owner: <b>DECEASED PERSONS ESTATE</b></p> <p>Title Reference: <b>Z.1071</b></p>
<p>Council Clerk _____</p>		



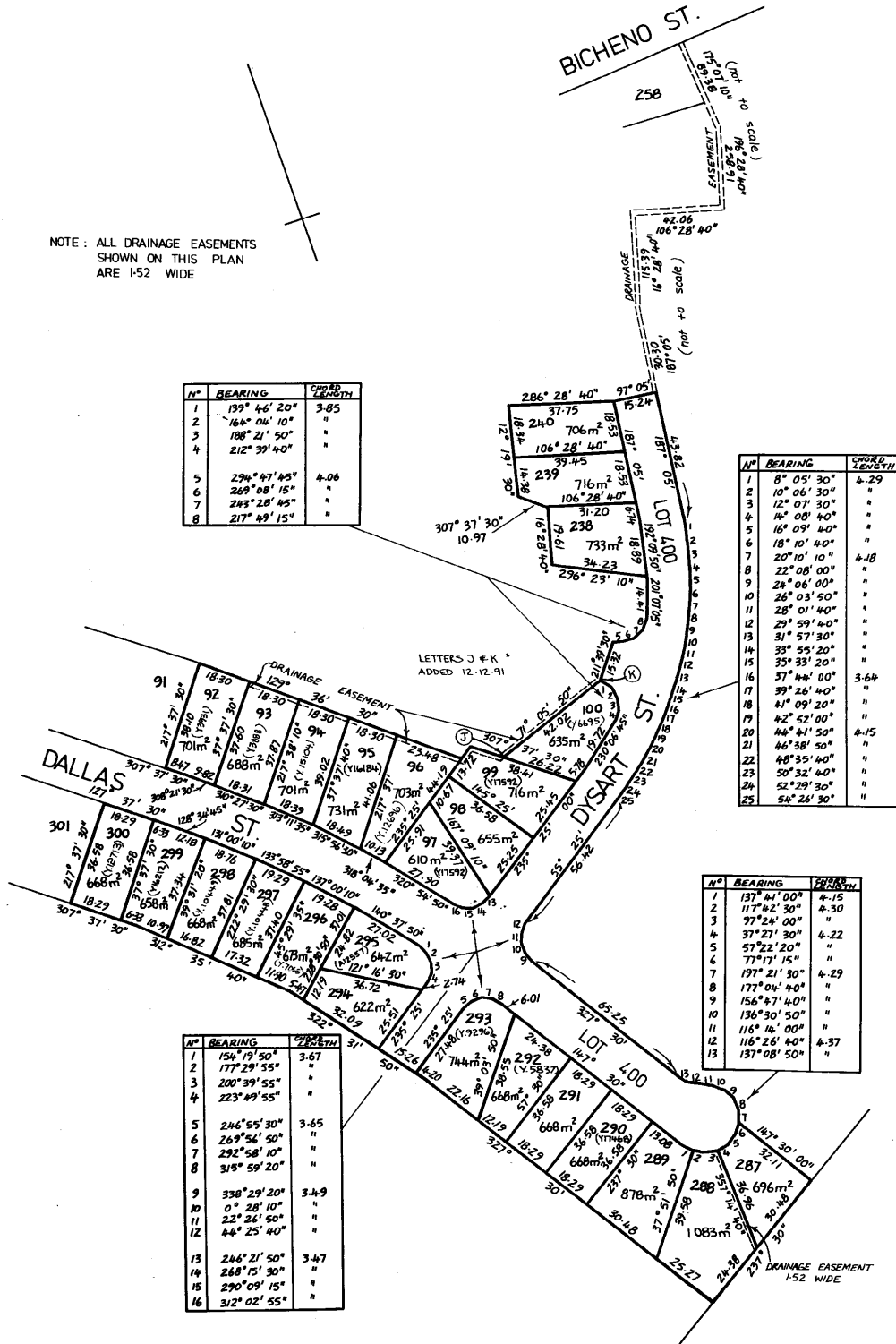
NOTE: ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAN ARE 1.52 WIDE

LETTERS H C & D ADDED 7.4.92

LETTERS E F & G ADDED 28.2.94

<p><b>ANNEXURE SHEET No. 2</b> (of 2 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>P.15821</b></p>
<p>Signed for the purposes of identification  Council Clerk _____</p>	<p>Surveyor _____ Owner: <b>DECEASED PERSONS ESTATE</b> Title Reference: <b>Z.1071</b></p>	<p>SCALE 1:1200</p>

NOTE: ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAN ARE 1.52 WIDE



SEARCH OF TORRENS TITLE

VOLUME 15821	FOLIO 94
EDITION 8	DATE OF ISSUE 21-Jan-2022

SEARCH DATE : 17-Nov-2023

SEARCH TIME : 09.22 AM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 94 on Plan 15821  
 (Formerly S.P.D. 338)  
 Derivation : Part of 1000 Acres Gtd. to E.P. Butler & W.  
 Woolley  
 Prior CT 4841/40

SCHEDULE 1

M935379 TRANSFER to NATHAN PAUL GLOVER and JAMIE LEE GLOVER  
 Registered 21-Jan-2022 at 12.04 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SPD 338 BENEFITING EASEMENT: Right of Drainage over the  
 drainage easement shown passing through Lots 95, 96  
 and 99 and the land marked J.K. on P.15821  
 SPD 338 BURDENING EASEMENT: Right of Drainage [appurtenant to  
 Lots 92 and 93 on P.15821) over the Drainage Easement  
 shown passing through Lot 94 on P.15821  
 E290403 MORTGAGE to Commonwealth Bank of Australia  
 Registered 21-Jan-2022 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



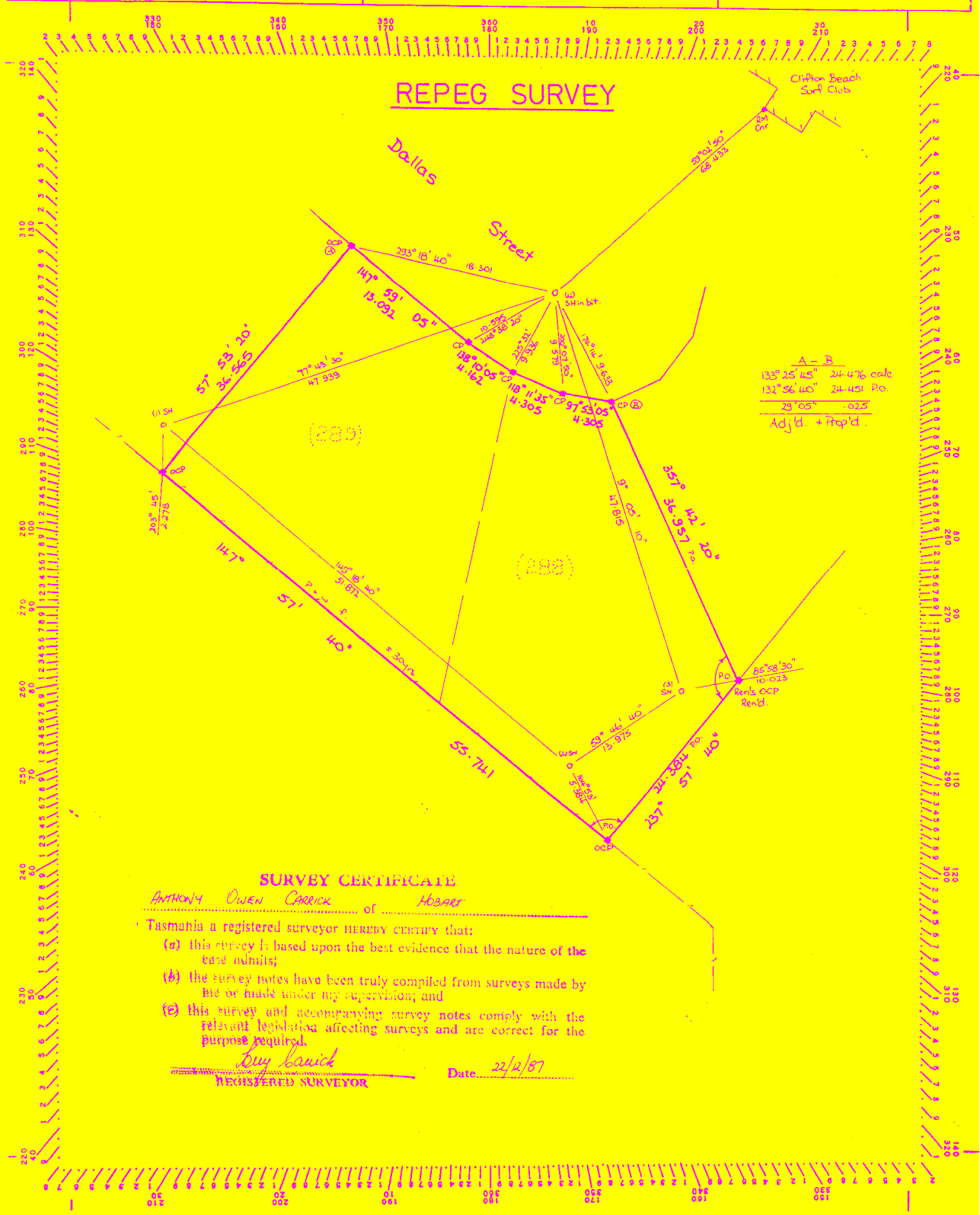
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	<p>Signed for the purposes of identification</p>	<p>Surveyor Owner: <b>DECEASED PERSONS ESTATE</b> Title Reference: <b>Z.1071</b></p>
<p>Council Clerk</p>		



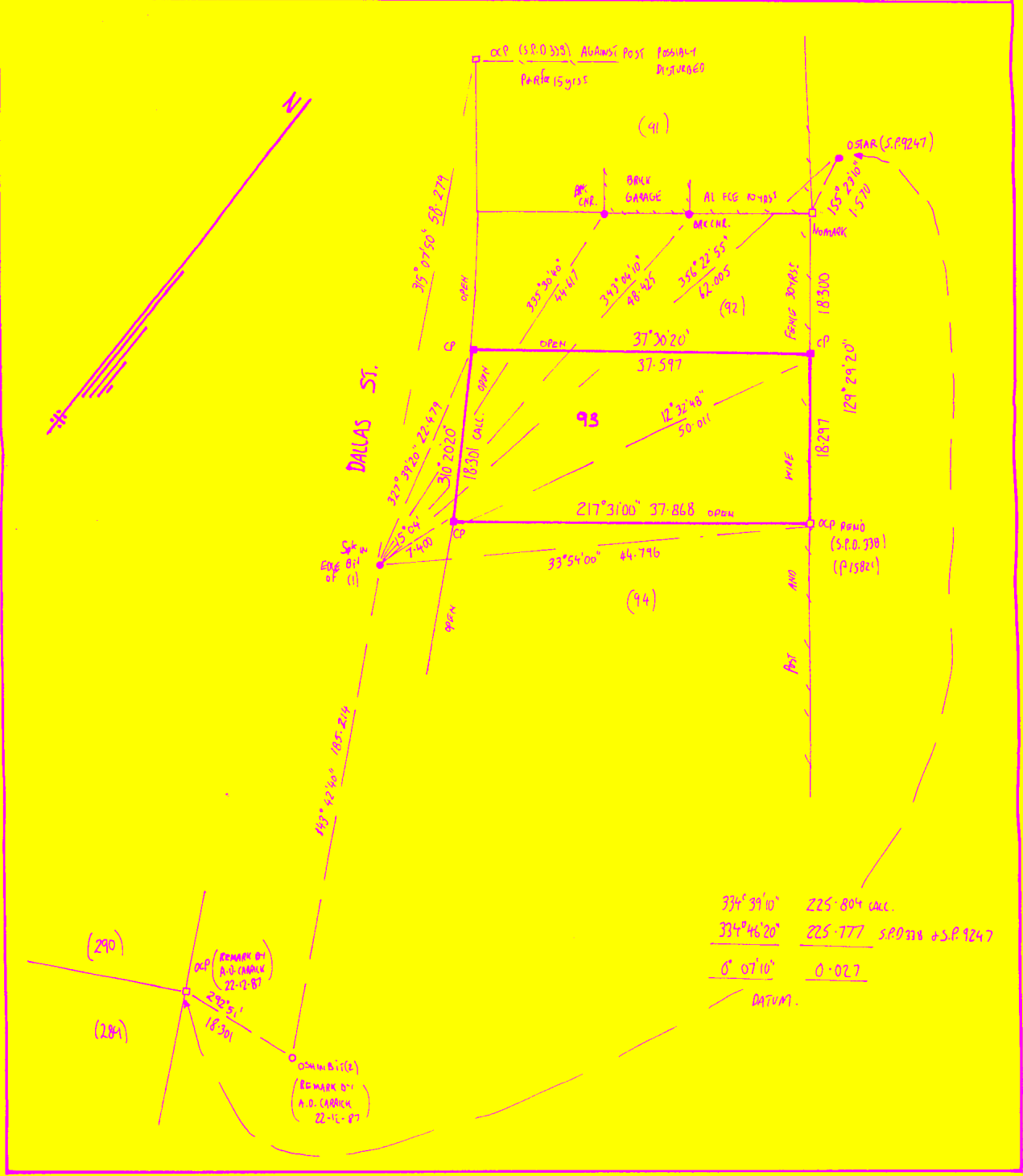
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	<p>Signed for the purposes of identification</p>	<p>Surveyor _____ Owner: <b>DECEASED PERSONS ESTATE</b> Title Reference: <b>Z.1071</b></p>
<p>Council Clerk _____</p>		



Owner: <i>Ludmila JEROMS</i>	<p><i>Brooks Lark and Carrick</i></p> <p>LAND &amp; ENGINEERING SURVEYORS 9 WARNEFORD STREET, SOUTH HOBART, 7000 TELEPHONE: 23 5666</p>	
Title Reference: C.T. 3883-66		
Lots 288, 289, P15821		
SCALE 1: 'Sketch' MEASUREMENTS IN METRES		DATE: 22nd December 1987



<b>CROMER &amp; CERUTTY PTY LTD</b> LAND AND ENGINEERING SURVEYORS 7 Bayfield Street, Bellarine — Phone 44 1674		<b>SURVEY CERTIFICATE</b>	
OWNER <i>B.W. &amp; P.C. RICHARDSON</i>		I <i>Craig Bradley Rogerson</i> of <i>HOBART</i> in Tasmania a registered surveyor HEREBY CERTIFY that:	
TITLE Ref. <i>CT. 4158-94</i>		(a) this survey is based upon the best evidence that the nature of the case admits;	
LOCATION <i>CLIFTON BEACH</i>		(b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and	
GRANTEE <i>PART OF 1000-D.O. GTO TO E.P. BUTLER &amp; M. WOODLEY</i>		(c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.	
RE-MARK OF LOT 93 ON P15821		<i>[Signature]</i> Date <i>6-1-93</i>	
scale <i>SKETCH ONLY</i>	date <i>6-1-93</i>	ref no. <i>ATCH B 01</i>	







RE - PEG PLAN **126 a**

CITY OF \_\_\_\_\_  
 TOWN OF \_\_\_\_\_  
 LAND DISTRICT OF MONMOUTH  
 PARISH OF RALPHS Bay.

Registered Owner \_\_\_\_\_  
 Title Reference \_\_\_\_\_  
 Grantee Part of 1000 Acre. G.C. to E.P. Butler and J.W. Woolley  
 Office Reference No. C82

Scale sketch only.

PARTIAL REPEG OF LOT 306  
OF SPD 338 (CLIFFON BEACH)



I David John Murray of Rosella Registered Surveyor in Tasmania hereby certify that I have re-established and remarked the boundaries of the allotment shown on this plan in accordance with the Land Surveyors By-Laws 1966

*[Signature]*  
 REGISTERED SURVEYOR 18/6/80

W. M. Curtis, M.R.A.P.I., M.I.S. Aust.  
 Chartered Town Planner and  
 Authorised Surveyor



<p><b>CRAIG B. ROGERSON R15821/1</b>  <small>AUTHORISED CONSULTING SURVEYORS                  FIRST FLOOR No 11 WYFIELD STREET ROSARY PARK                  PH (03) 6244-6256 FAX (03) 6244-6221 MOB 0418 120 798</small></p>		<p>LAST SURVEY PLAN No. P.15821                  (TO BE FILED WITH)</p>
<p><b>RE-MARK PLAN</b></p> <p>LOCATION No 23 DYSART STREET, CLIFTON BEACH</p> <p>OWNER RORY WRIGHT</p> <p>FOLIO REFERENCE CT 15821/240</p> <p>GRANTEE PART OF 1000 ACRES GTD TO E P BUTLER AND W WOOLLEY</p> <p style="text-align: right;">LENGTHS IN METRES</p>		<p>SURVEY CERTIFICATE</p> <p>I, Andrew Stephen Birch of Tasmania a registered surveyor HEREBY CERTIFY that:</p> <p>(a) this survey is based upon the best evidence that the nature of the case admits</p> <p>(b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and</p> <p>(c) the survey and the accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.</p> <p style="text-align: right;">Date 16/7/2003</p>
<p>SURVEYORS REF No: WRIGR01</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	



<b>SURVEY INFORMATION ONLY SURVEY NOTES</b> DEPOSITED FOR PUBLIC RECORD (SEE LTO CIRCULAR 1 OF 2007)		MAIN LTO PLAN P.15821 (TO BE FILED WITH)	
PURPOSE: RE-MARK SURVEY		SIO REFERENCE 155278	
LOCATION MONMOUTH - RALPHS BAY  OWNER Nicolas Brian Francis Van Dongen  FOLIO REFERENCE CT.15821/295  GRANTEE Part of 1000-0-0 Gld. to Edward Paine Butler and William Woolley		SURVEY CERTIFICATE  I Craig Bradley Rogerson of 120 Cambridge Road Rosny Park in Tasmania a Registered Land Surveyor HEREBY CERTIFY that: (a) this survey is based upon the best evidence that the nature of the case admits (b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and (c) this survey and accompanying survey notes comply with relevant legislation affecting surveys and are correct for the purpose required	
LENGTHS IN METRES		Date 23/09/2008	
SURVEYORS REF No: VANDND1	PAGE 1 OF 1 PAGES	Signature _____	



## Brooks, Lark and Carrick

### LAND & ENGINEERING SURVEYORS

**RONALD A. BROOKS**

M.I.S. AUST. REG. SURVEYOR

**WILLIAM D. B. LARK** (B.App.Sc.Surv.)

M.I.S. AUST. REG. SURVEYOR

**ANTHONY O. CARRICK** (B.App.Sc.Surv.)

M.I.S. AUST. REG. SURVEYOR

**9 WARNEFORD STREET,  
SOUTH HOBART, 7000.  
TELEPHONE: 23 5868  
23 8396****1/13 WILMOT ROAD,  
HUONVILLE  
TELEPHONE: 64 1722****23a GORDON STREET,  
SORELL  
TELEPHONE: 65 2720**

22nd December, 1987.

Recorder of Titles,  
Lands Titles Office,  
G.P.O. Box 541F,  
HOBART, 7001.

Dear Sir,

Re: Repeg Survey - Dallas Street, Clifton Beach.

Herewith copy of my repeg plan in the above for registration, as is required under Land Surveyor's By-Laws, 1982.

Yours faithfully,  
BROOKS, LARK & CARRICK.

Per:



A. O. Carrick.

CROMER & CERUTTY PTY. LTD.

AUTHORISED SURVEYORS

Terence S. Cromer, L.S., M.I.S.
John Cerutti, L.S., M.I.S.
Geological Consultant
W.C. Cromer Pty. Ltd.
Engineering & Groundwater Geologists

Hobart Office: National Australia Bank Building, Lower Ground Floor, 7 Bayfield Street, Rosny Park, 7018
AusDoc: DX 70406
Ph: 443 455

Swansea Office: 26 Franklin Street, Swansea, 7190
Ph: 578 444

Our Ref: RICHBO1

Your Ref:

Date: 6-1-93

The Recorder of Titles, Lands Titles Office, G.P.O. Box 541F, HOBART. 7001.

RECEIVED

7 JAN 1993

TASMANIA

RECORDED

Dear Sir,

RE: SURVEY FOR RE-DEFINITION OF BOUNDARIES.

We enclose a copy of our re-mark survey plan showing the re-definition of boundaries, forwarded in accordance with Section 46 of the Land Surveyors' By-Laws 1966.

Owner... B.W.E. P.C. RICHARDSON

Title Reference... CT. 4158/94

Plan Reference... LOT 93 on P15821

Location... CHETON BEACH

Remarks.....

Yours faithfully, CROMER & CERUTTY PTY. LTD.

PER: [Signature]

Title Surveys
Subdivision Surveys
Engineering Surveys
Set-Out Surveys
Hydrographic Surveys

Volume Estimations
Land Use Planning
Ground Water Surveys
Geological Surveys
Septic Tank Investigations

## Brooks, Lark and Carrick

### LAND & ENGINEERING SURVEYORS

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M.I.S. AUST. REG. SURVEYOR

**WILLIAM D. B. LARK** (B.App.Sc.Surv.)

M.I.S. AUST. REG. SURVEYOR

**ANTHONY O. CARRICK** (B.App.Sc.Surv.)

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**9 WARNEFORD STREET,  
SOUTH HOBART, 7000.  
TELEPHONE: 23 5666  
23 8396**1/13 WILMOT ROAD,  
HUONVILLE  
TELEPHONE: 64 172223a GORDON STREET,  
SORELL  
TELEPHONE: 65 2720

22nd December, 1987.

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Lands Titles Office,  
G.P.O. Box 541F,  
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Per:

A. O. Carrick.

CROMER & CERUTTY PTY. LTD.

AUTHORISED SURVEYORS

Terence S. Cromer, L.S., M.I.S.
John Cerutti, L.S., M.I.S.
Geological Consultant
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Engineering & Groundwater Geologists

Hobart Office: National Australia Bank Building, Lower Ground Floor, 7 Bayfield Street, Rosny Park, 7018, AusDoc: DX 70406, Ph: 443 455

Swansea Office: 26 Franklin Street, Swansea, 7190, Ph: 578 444

Our Ref: RICHBO1

Your Ref:

Date: 6-1-93

The Recorder of Titles, Lands Titles Office, G.P.O. Box 541F, HOBART. 7001.

Dear Sir,

RE: SURVEY FOR RE-DEFINITION OF BOUNDARIES.

We enclose a copy of our re-mark survey plan showing the re-definition of boundaries, forwarded in accordance with Section 46 of the Land Surveyors' By-Laws 1966.

Owner... B.W. & P.C. RICHARDSON

Title Reference... CT 4158/94

Plan Reference... Lot 93 on P15821

Location... CLIFTON BEACH

Remarks...

Yours faithfully, CROMER & CERUTTY PTY. LTD.

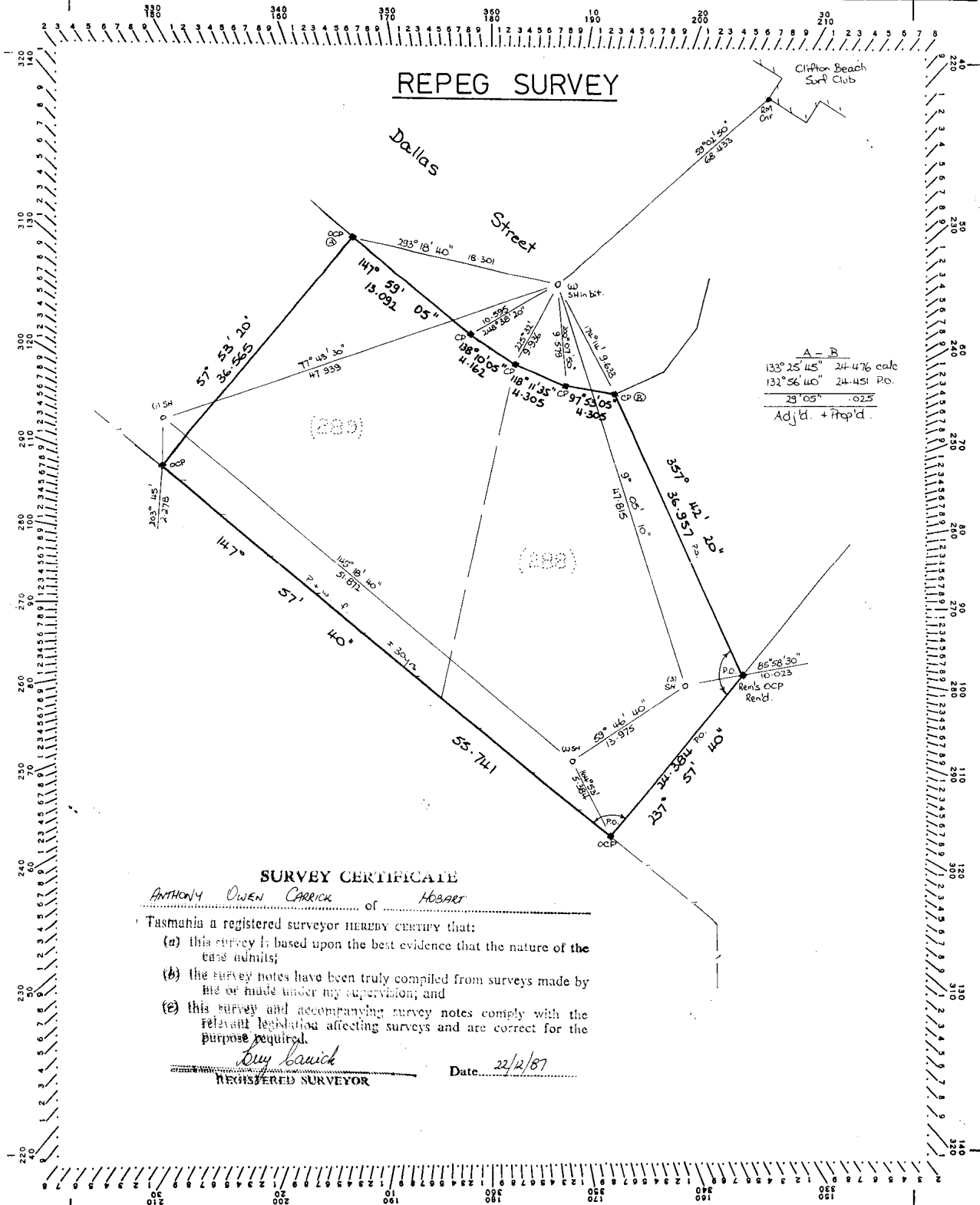
PER:

[Signature]

Title Surveys
Subdivision Surveys
Engineering Surveys
Set-Out Surveys
Hydrographic Surveys

Volume Estimations
Land Use Planning
Ground Water Surveys
Geological Surveys
Septic Tank Investigations

Owner: Ludmila JERUMS	<i>Brooks Lark and Carrick</i> LAND & ENGINEERING SURVEYORS 9 WARNEFORD STREET, SOUTH HOBART, 7000 TELEPHONE: 23 5666	
Title Reference: C.T. 3883-66		
Lots 288, 289, P15821		
SCALE 1: 'Sketch' MEASUREMENTS IN METRES		DATE: 22nd December 1987



**SURVEY CERTIFICATE**

ANTHONY OWEN CARRICK of HOBART

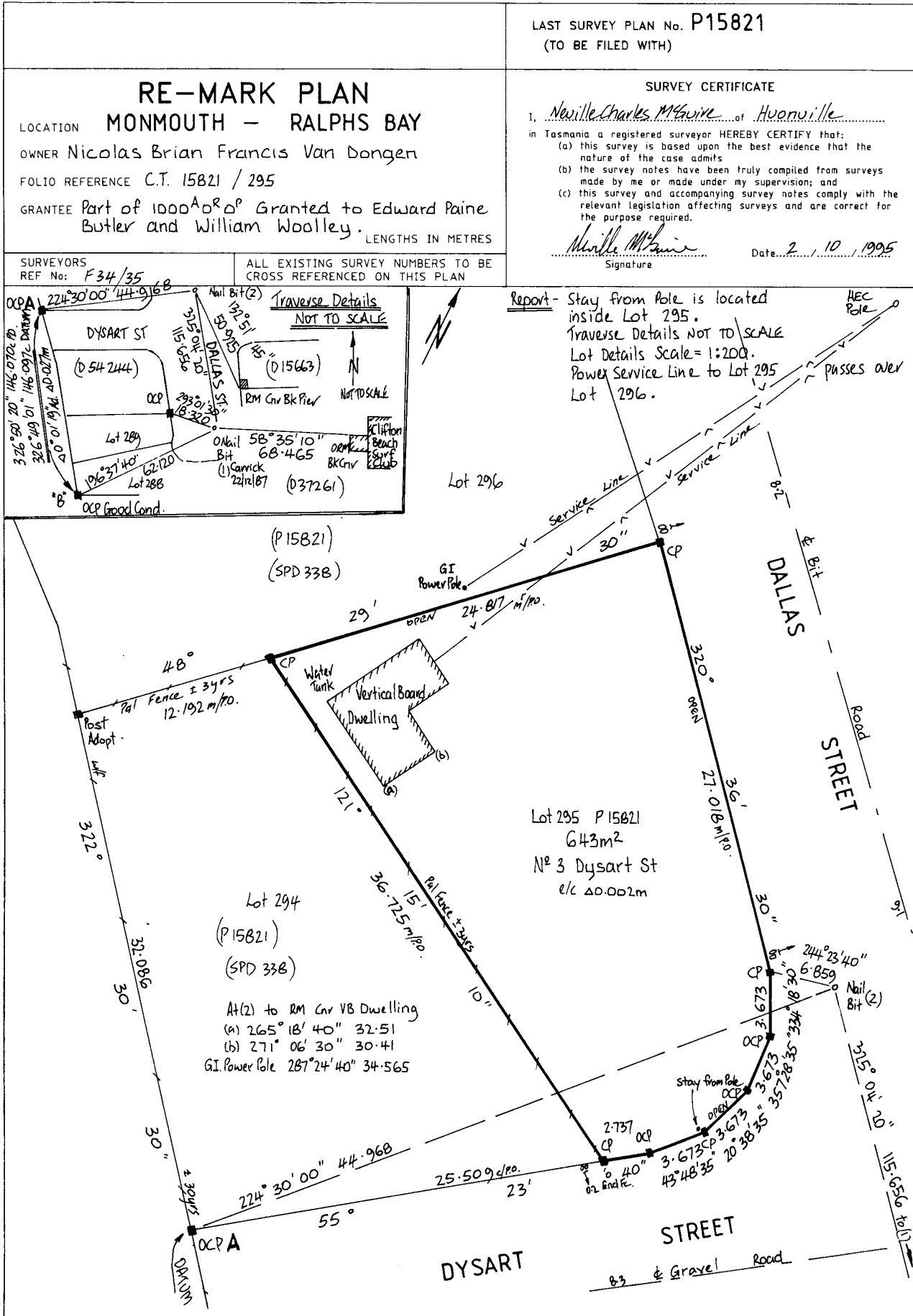
Tasmania a registered surveyor HEREBY CERTIFY that:

- (a) this survey is based upon the best evidence that the nature of the case admits;
- (b) the survey notes have been truly compiled from surveys made by his or made under my supervision; and
- (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.

*Guy Carrick*  
REGISTERED SURVEYOR

Date: 22/12/87





A-146



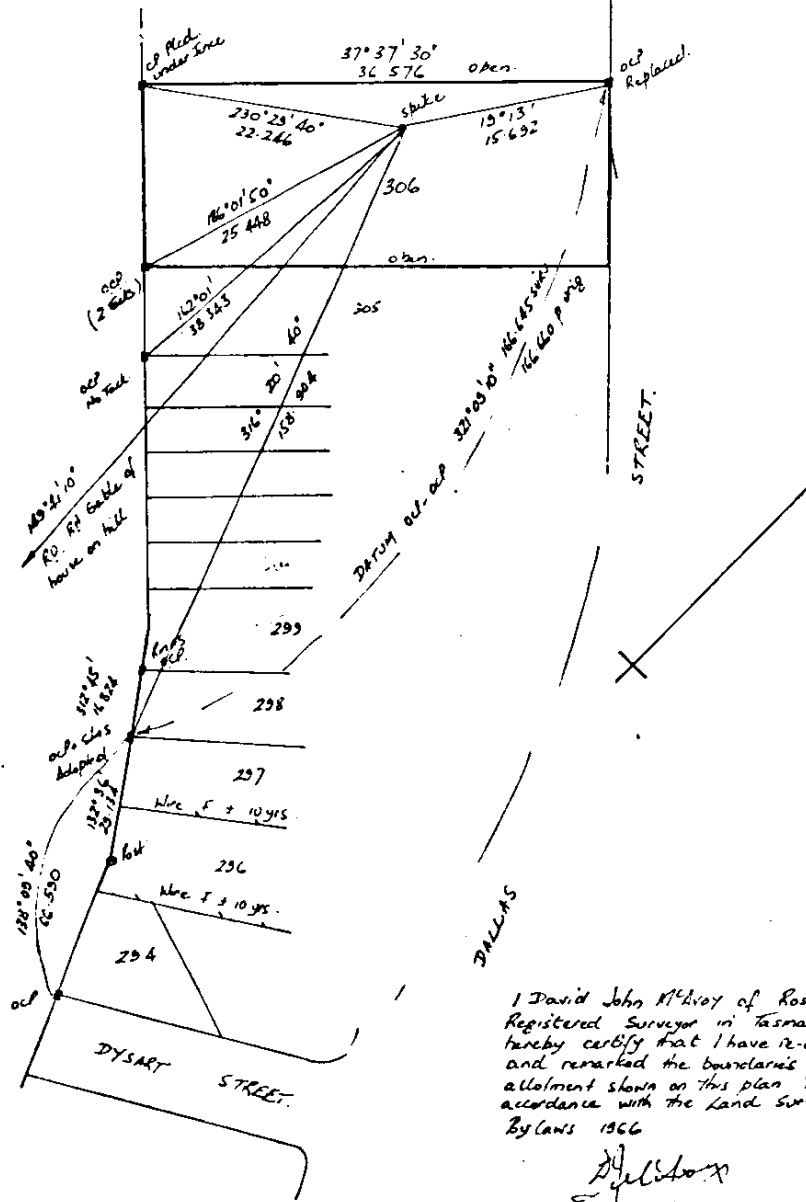
**RE - PEG PLAN 126 a**

CITY OF \_\_\_\_\_  
 TOWN OF \_\_\_\_\_  
 LAND DISTRICT OF MONMOUTH  
 PARISH OF RALPHS Bay.

Registered Owner \_\_\_\_\_  
 Title Reference \_\_\_\_\_  
 Grantee Part of 1000 Acc. Gld to E.P. Butler and J.W. Woolley  
 Office Reference No. 682

Scale SKETCH ONLY.

PARTIAL REPEG OF LOT 306 OF SPD 338 (CLIFTON BEACH)

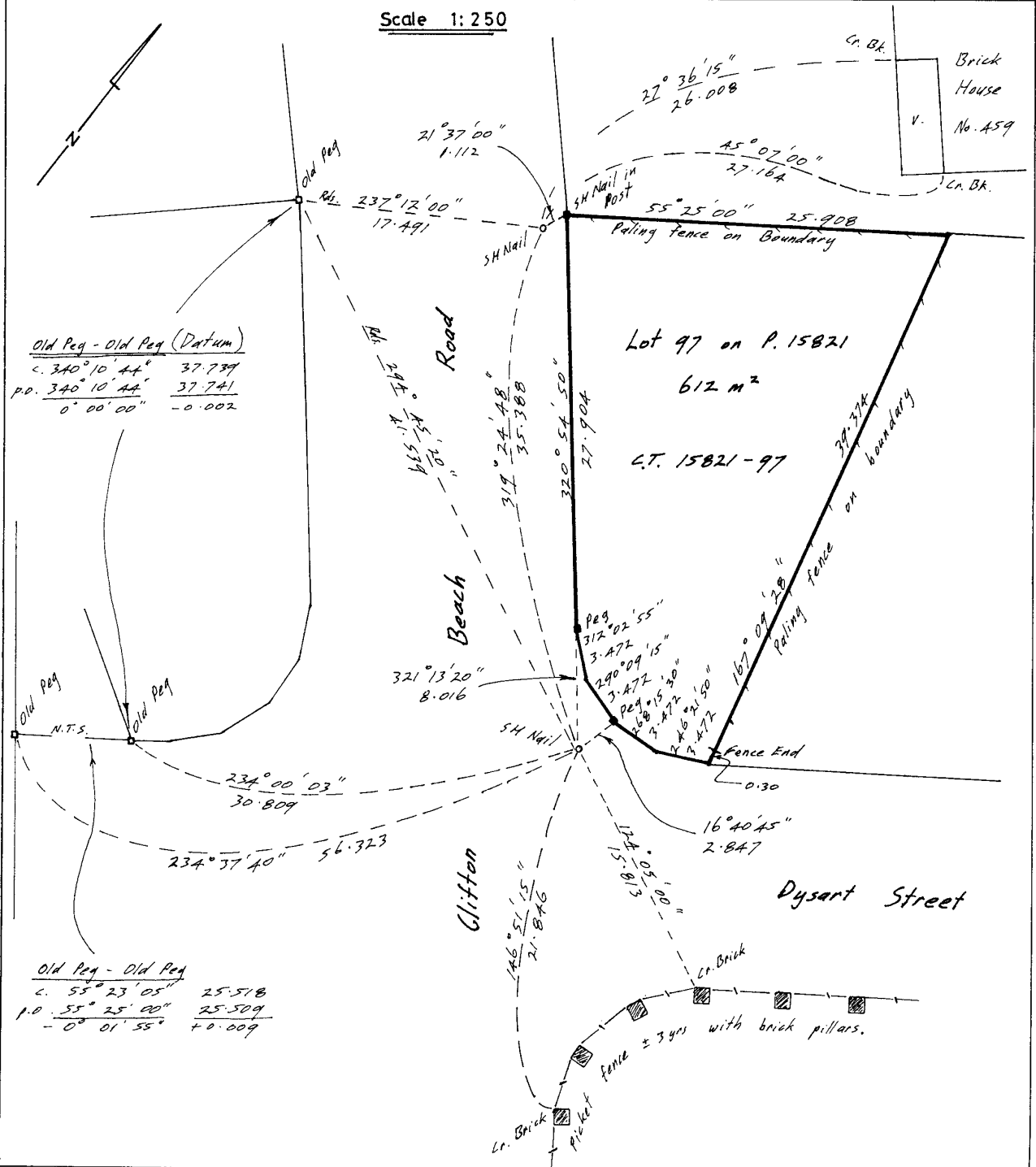


I David John McEvoy of Rosella Registered Surveyor in Tasmania, hereby certify that I have re-established and remarked the boundaries of the allotment shown on this plan in accordance with the Land Surveyors By-Laws 1966

*[Signature]*  
 REGISTERED SURVEYOR 18/6/80

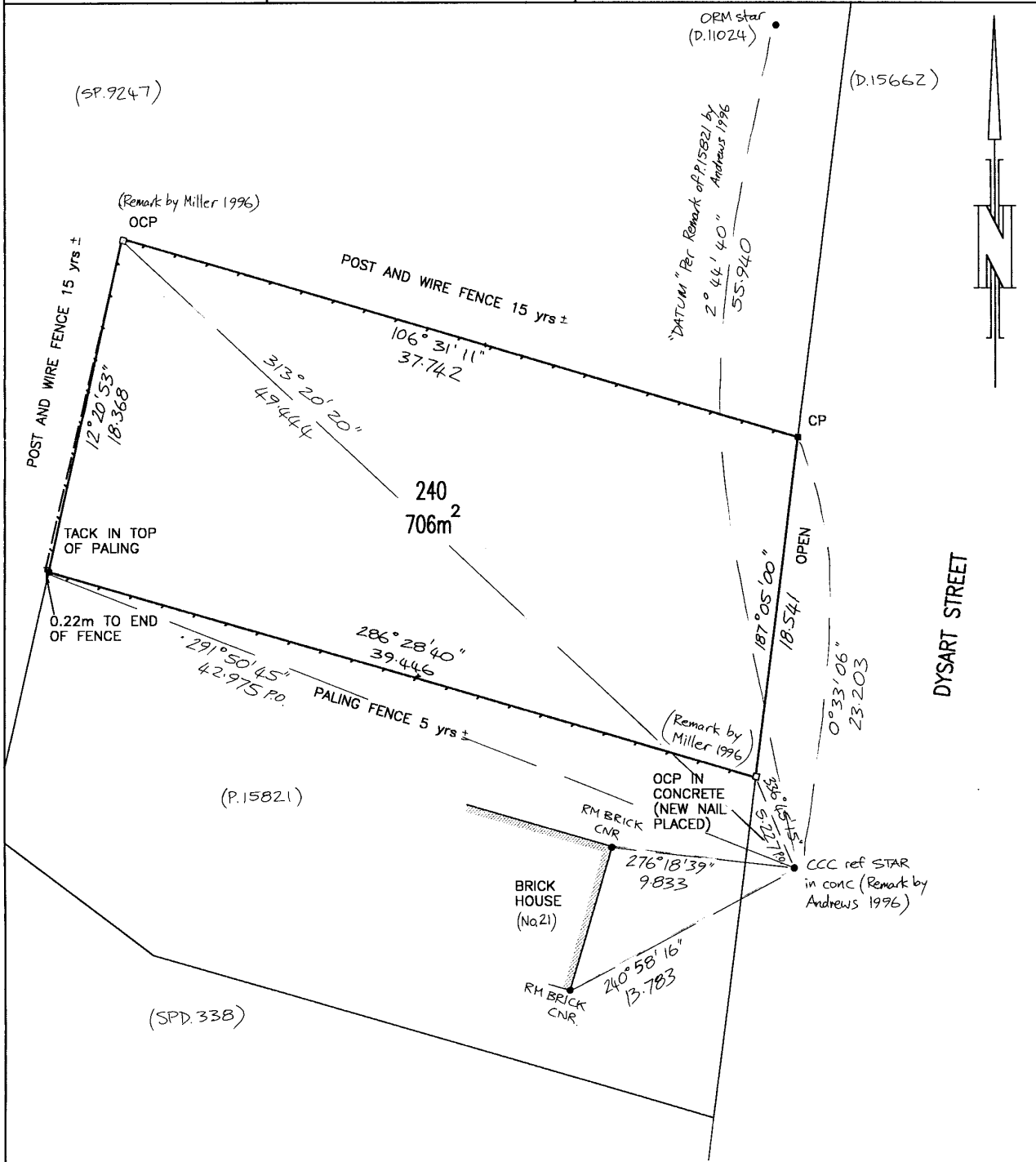
W. M. Curtis, M.R.A.P.I., M.I.S. Aust.  
 Chartered Town Planner and  
 Authorised Surveyor

<b>T.N. WOOLFORD &amp; ASSOCIATES</b> LAND & ENGINEERING SURVEYORS 72 GRAHAMS RD., MOUNT RUMNEY, TAS. 7170 PH: 6248 5224 FAX: 6248 5202		LAST SURVEY PLAN No. P. 15821 (TO BE FILED WITH)
<h2>RE-MARK PLAN</h2>		SURVEY CERTIFICATE I, <u>Tang Neville Woolford</u> of <u>Mount Rumney</u> in Tasmania a registered surveyor HEREBY CERTIFY that: (a) this survey is based upon the best evidence that the nature of the case admits (b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.
LOCATION 5 DYSART STREET, CLIFTON BEACH. OWNER TIMOTHY M. PAICE FOLIO REFERENCE C.T. 15821-97 GRANTEE		Date: <u>3</u> / <u>5</u> / <u>21</u> Signature: <u>T.N. Woolford</u>
SURVEYORS REF No: B1044	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



A-146

<p><b>CRAIG B. ROGERSON R15821/1</b>  <small>AUTHORISED CONSULTING SURVEYORS          FIRST FLOOR No 11 BAYFIELD STREET ROSNY PARK          PH (03) 8244-8256 FAX (03) 8244-8221 MOB. 0418 120 796</small></p>		<p>LAST SURVEY PLAN No. P.15821          (TO BE FILED WITH)</p>
<p><b>RE-MARK PLAN</b></p> <p>LOCATION No 23 DYSART STREET, CLIFTON BEACH          OWNER RORY WRIGHT          FOLIO REFERENCE CT 15821/240          GRANTEE PART OF 1000 ACRES GTD TO E P BUTLER AND W WOOLLEY</p>		<p><b>SURVEY CERTIFICATE</b></p> <p>I, Andrew Stephen Birch of Traralgon in Tasmania a registered surveyor HEREBY CERTIFY that:          (a) this survey is based upon the best evidence that the nature of the case admits          (b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and          (c) this survey and the accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.</p> <p><i>[Signature]</i> Date 16/7/2003</p>
<p>SURVEYORS REF No: WRIGR01</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	





SEARCH OF TORRENS TITLE

VOLUME 15821	FOLIO 94
EDITION 8	DATE OF ISSUE 21-Jan-2022

SEARCH DATE : 17-Nov-2023

SEARCH TIME : 09.22 AM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 94 on Plan 15821  
 (Formerly S.P.D. 338)  
 Derivation : Part of 1000 Acres Gtd. to E.P. Butler & W.  
 Woolley  
 Prior CT 4841/40

SCHEDULE 1

M935379 TRANSFER to NATHAN PAUL GLOVER and JAMIE LEE GLOVER  
 Registered 21-Jan-2022 at 12.04 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SPD 338 BENEFITING EASEMENT: Right of Drainage over the  
 drainage easement shown passing through Lots 95, 96  
 and 99 and the land marked J.K. on P.15821  
 SPD 338 BURDENING EASEMENT: Right of Drainage [appurtenant to  
 Lots 92 and 93 on P.15821) over the Drainage Easement  
 shown passing through Lot 94 on P.15821  
 E290403 MORTGAGE to Commonwealth Bank of Australia  
 Registered 21-Jan-2022 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

# GLOVER RENOVATION NEW HOME

## DRAWING INDEX

A001	DRAWING INDEX
A002	SITE PLAN
A003	SITE SURVEY
A004	GROUND FLOOR EXISTING
A005	GROUND FLOOR DEMOLITION/PROPOSED
A006	GROUND FLOOR PROPOSED
A007	FIRST FLOOR PLAN
A008	ELEVATIONS
A009	ELEVATIONS
A010	PERSPECTIVE VIEWS
A011	PERSPECTIVE VIEWS
A012	PERSPECTIVE VIEWS

## SITE CONDITIONS

### LAND TITLE REFERENCE

VOLUME (PLAN): 15821  
FOLIO (LOT): 94

### DESIGN WIND SPEED

WIND LOADING TO AS 4055:  
N3

### SOIL CLASSIFICATION

SOIL CLASSIFICATION TO AS 2870: H1  
(40-60mm Ys RANGE)

### CLIMATE ZONE FOR THERMAL DESIGN

CLIMATE ZONE TO NCC VOL 1 SCHEDULE 1  
FIGURE 2

### CORROSION ENVIRONMENT

CORROSION ENVIRONMENT TO AS/NZS 2312.1:2014  
C4

### KNOWN SITE HAZARDS: n/a

### SCHEDULE OF AREAS

EXISTING DWELLING FOOTPRINT: 67m<sup>2</sup>  
GARAGE: 34.5m<sup>2</sup>  
PROPOSED EXTENSION AREA: 26.5m<sup>2</sup>  
TOTAL SITE COVERAGE: 128m<sup>2</sup>  
SITE AREA: 703.5m<sup>2</sup>  
SITE COVERAGE: 18%  
(allowable site coverage 30%)



North West Perspective

## GENERAL NOTES

### REPRODUCTION

© REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE CONSENT OF SEBASTIAN JAMES DESIGNS

### SCALE

DO NOT SCALE FROM THIS DRAWING

### EXISTING SITE CONDITIONS

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

### DISCREPANCIES

ALL DISCREPANCIES TO BE REPORTED TO THE DESIGNER FOR INSTRUCTION

### LEVELS

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

### NCC COMPLIANCE

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

### SPECIFICATIONS

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

### PROPRIETARY ITEMS

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER

### SAFE DESIGN REPORT

WORKPLACE HEALTH AND SAFETY ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SAFE DESIGN REPORT

### HEALTH AND SAFETY

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

**FOR  
APPROVAL  
ONLY**  
**NOT FOR CONSTRUCTION**

## SEBASTIAN JAMES DESIGNS

date 8/11/2025	scale	drawing number A001
rev	project number 2401	approved by
drawn by SY	approved by SY	

e: bast@sebastianjamesdesigns.com.au p: 0410 130 324 a: 2/44 Proctors Rd Dynnyrne Tasmania 7005 Building Designer Accreditation Number: Document Set ID: 5741807	Issue Name	Date	Revision ID	<b>FOR INFORMATION ONLY</b>	<b>Address</b> 455 CLIFTON BEACH ROAD CLIFTON BEACH TAS 7020	<b>GLOVER RENOVATION</b> Planning Application <b>NATHAN &amp; JAMIE GLOVER</b>	date	scale	drawing number
							8/11/2025		A001
							rev	project number	approved by
							drawn by SY	2401	SY

# LEGEND

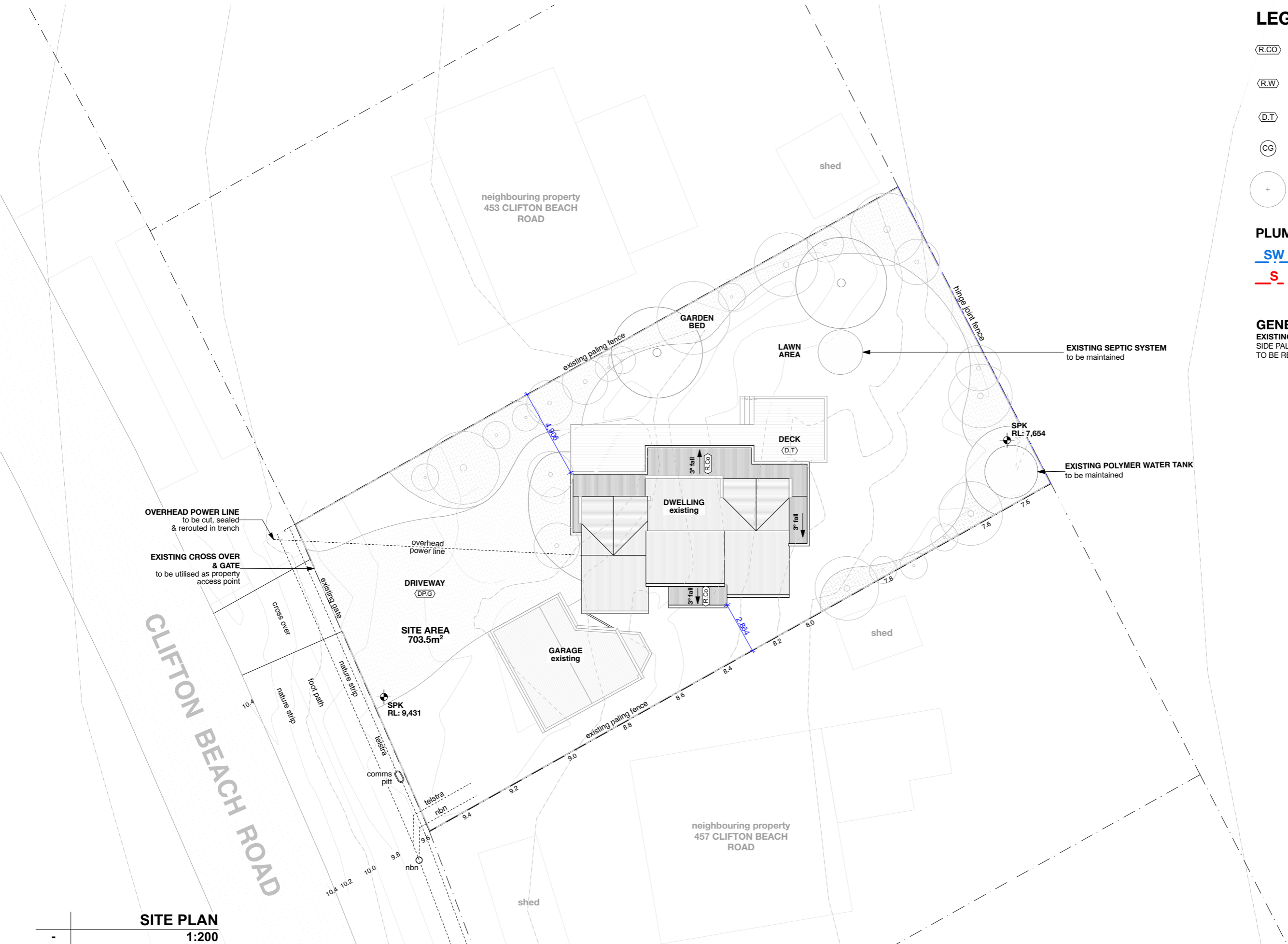
- R.CO CUSTOM ORB ROOF SHEET  
- CLR OFF WHITE / TO MATCH EXISTING
- R.W RENDER FINISH  
- CLR OFF WHITE
- D.T TIMBER DECK SPOTTED GUM  
- NATURAL FINISH
- CG CLEAR GLAZING
- + VEGETATION

## PLUMBING

- SW STORM WATER PIPE
- S SEWER PIPE

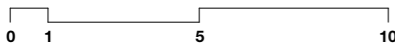
## GENERAL NOTES

EXISTING FENCES  
SIDE PALING FENCES & REAR HINGE JOINT FENCE  
TO BE RETAINED & PROTECTED DURING CONSTRUCTION



CLIFTON BEACH ROAD

**SITE PLAN**  
1:200



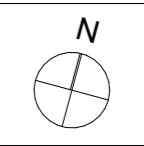
e: bast@sebastianjamesdesigns.com.au  
p: 0410 130 324  
a: 2/44 Proctors Rd Dynnyrne  
Tasmania 7005  
Building Designer Accreditation Number:  
Document Set ID: 5741807

Issue Name	Date	Revision ID

FOR INFORMATION ONLY

Address  
**455 CLIFTON BEACH ROAD**  
**CLIFTON BEACH TAS 7020**

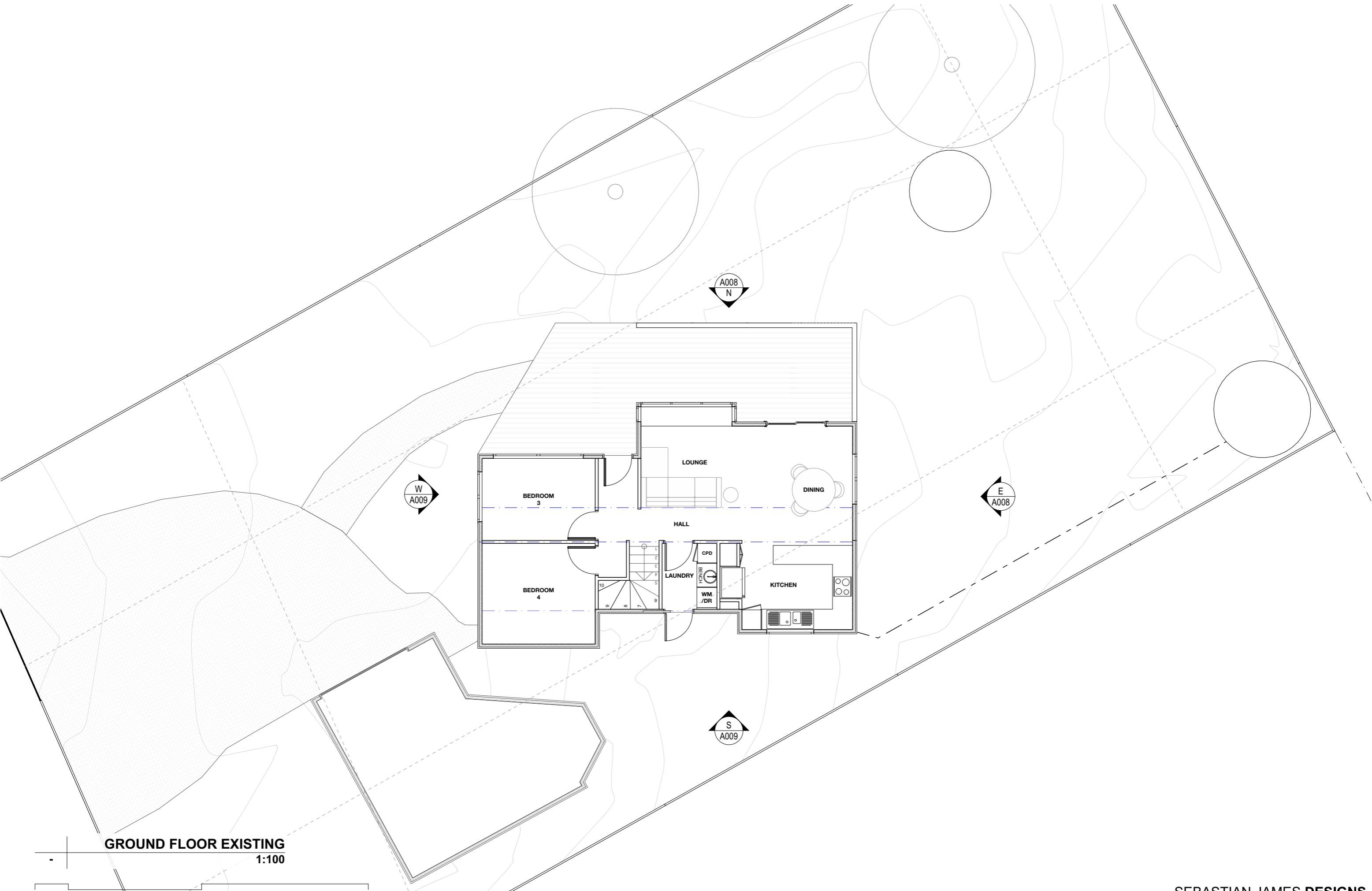
**GLOVER RENOVATION**  
Planning Application  
**NATHAN & JAMIE GLOVER**



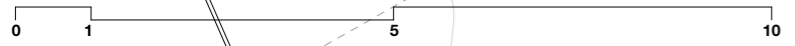
**SEBASTIAN JAMES DESIGNS**

date 8/11/2025	scale 1:200	drawing number <b>A002</b>
rev	project number 2401	approved by SY
drawn by SY		





**GROUND FLOOR EXISTING**  
1:100



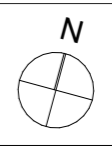
e: bast@sebastianjamesdesigns.com.au  
 p: 0410 130 324  
 a: 2/44 Proctors Rd Dynnyrne  
 Tasmania 7005  
 Building Designer Accreditation Number:  
 Document Set ID: 5741807

Issue Name	Date	Revision ID

**FOR INFORMATION ONLY**

Address  
**455 CLIFTON BEACH ROAD  
 CLIFTON BEACH TAS 7020**

**GLOVER RENOVATION**  
 Planning Application  
**NATHAN & JAMIE GLOVER**



**SEBASTIAN JAMES DESIGNS**

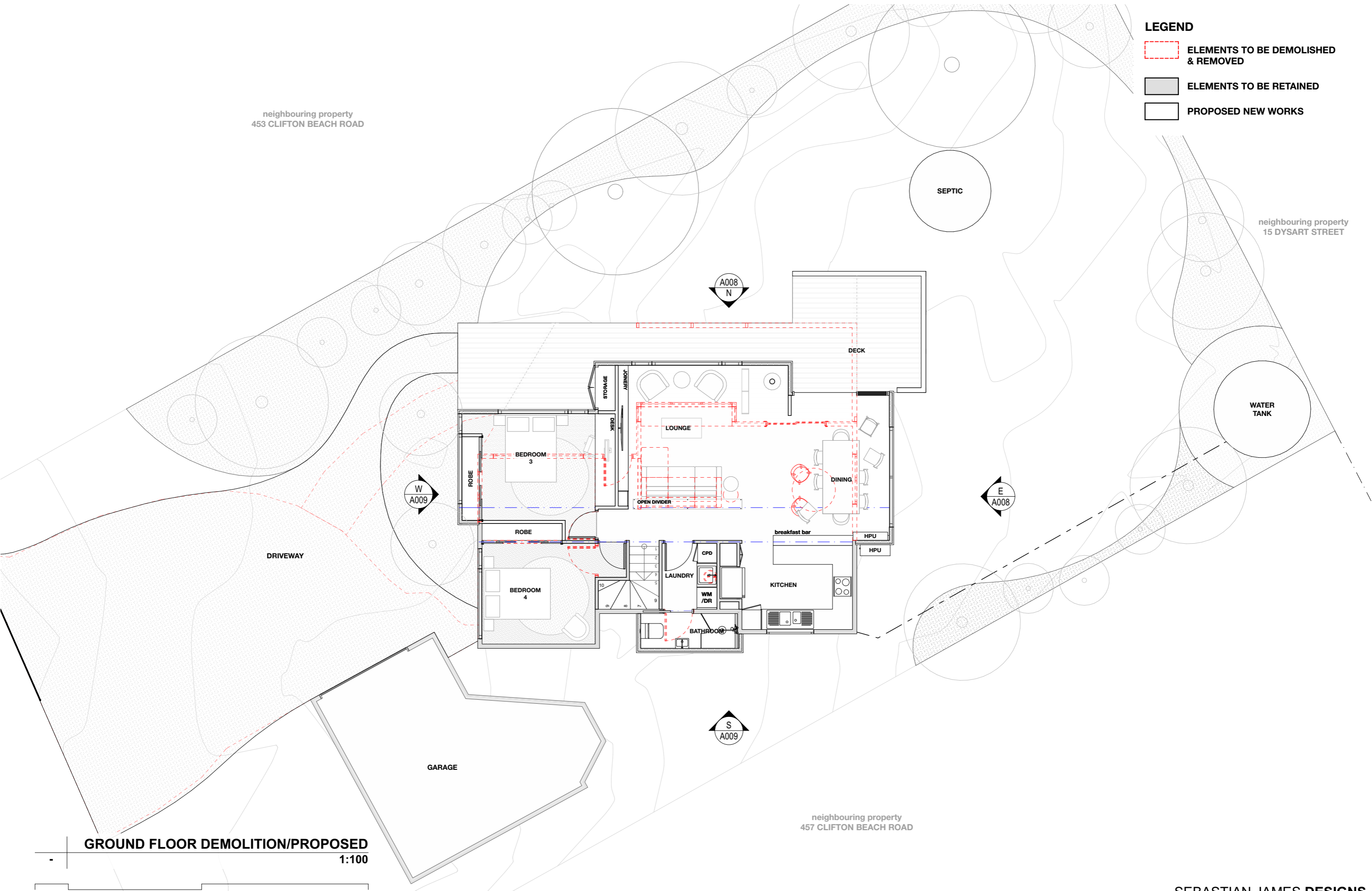
date <b>8/11/2025</b>	scale <b>1:100</b>	drawing number <b>A004</b>
rev	project number <b>2401</b>	approved by <b>SY</b>
drawn by <b>SY</b>	approved by <b>SY</b>	

**LEGEND**

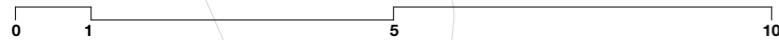
- ELEMENTS TO BE DEMOLISHED & REMOVED
- ELEMENTS TO BE RETAINED
- PROPOSED NEW WORKS

neighbouring property  
453 CLIFTON BEACH ROAD

neighbouring property  
15 DYSART STREET



**GROUND FLOOR DEMOLITION/PROPOSED**  
1:100



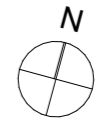
e: bast@sebastianjamesdesigns.com.au  
p: 0410 130 324  
a: 2/44 Proctors Rd Dynnyrne  
Tasmania 7005  
Building Designer Accreditation Number:  
Document Set ID: 5741807

Issue Name	Date	Revision ID

FOR INFORMATION ONLY



Address  
**455 CLIFTON BEACH ROAD  
CLIFTON BEACH TAS 7020**

**GLOVER RENOVATION**  
Planning Application  
**NATHAN & JAMIE GLOVER**



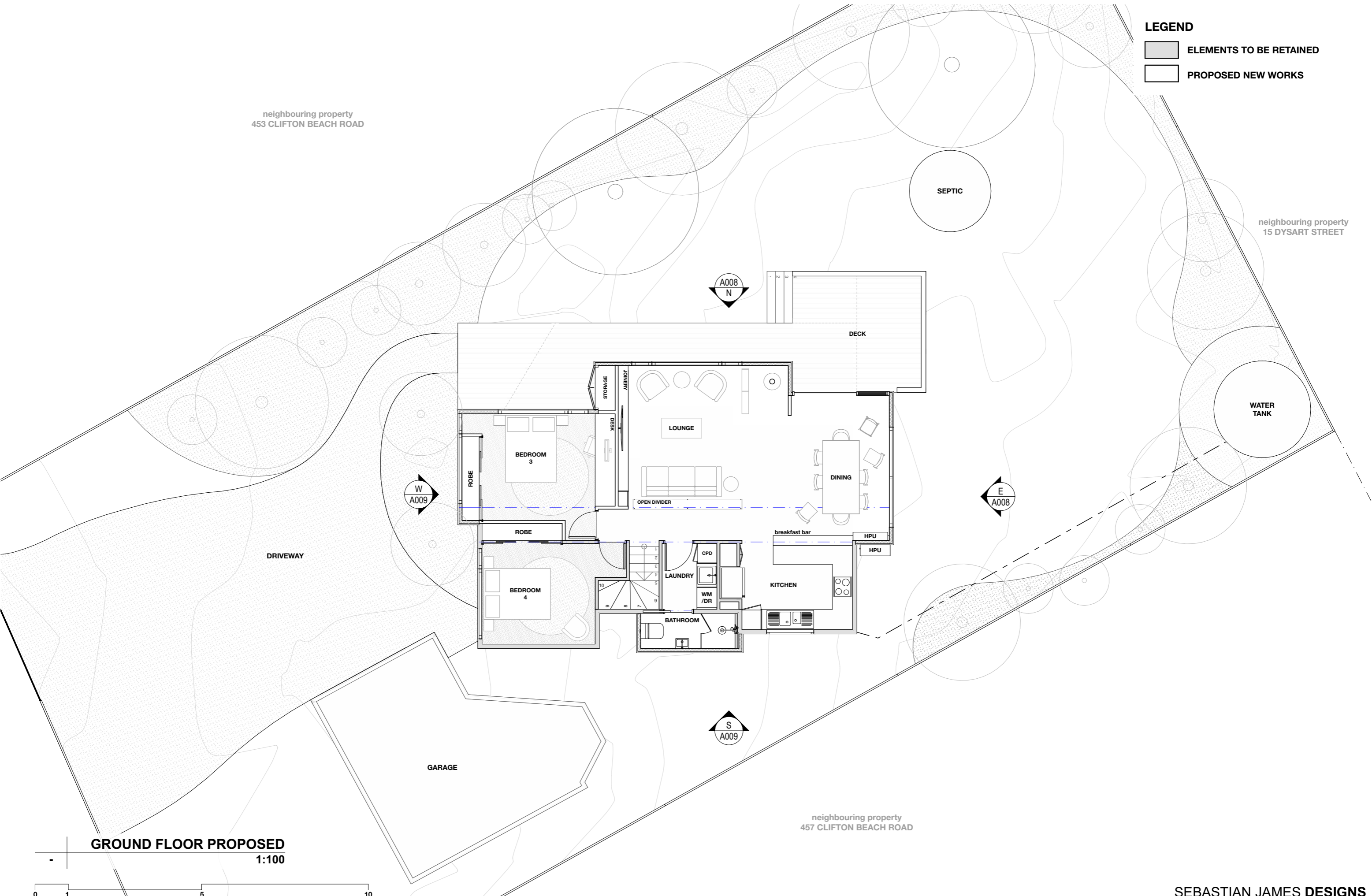
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date <b>8/11/2025</b>	scale <b>1:100</b>	drawing number <b>A005</b>
rev	project number <b>2401</b>	approved by <b>SY</b>
drawn by <b>SY</b>		

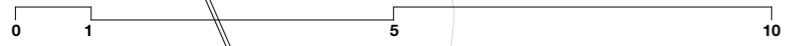
**LEGEND**  
 ELEMENTS TO BE RETAINED  
 PROPOSED NEW WORKS

neighbouring property  
453 CLIFTON BEACH ROAD

neighbouring property  
15 DYSART STREET



**GROUND FLOOR PROPOSED**  
1:100



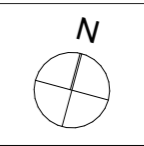
e: bast@sebastianjamesdesigns.com.au  
 p: 0410 130 324  
 a: 2/44 Proctors Rd Dynnyrne  
 Tasmania 7005  
 Building Designer Accreditation Number:  
 Document Set ID: 5741807  
 Version: 1, Version Date: 10/11/2025

Issue Name	Date	Revision ID

**FOR INFORMATION ONLY**

Address  
**455 CLIFTON BEACH ROAD**  
**CLIFTON BEACH TAS 7020**

**GLOVER RENOVATION**  
 Planning Application  
**NATHAN & JAMIE GLOVER**

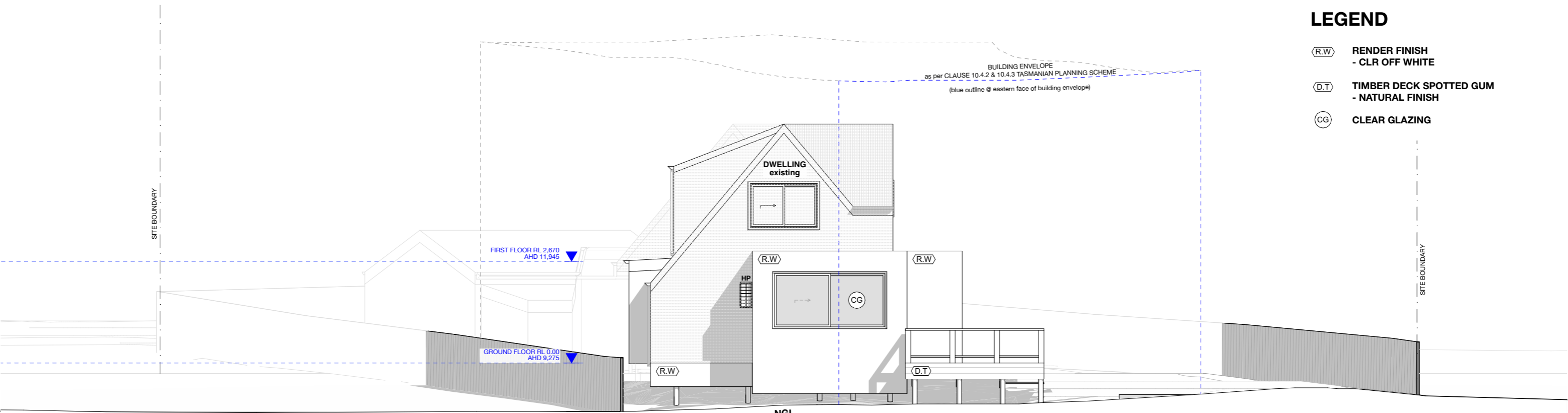


**SEBASTIAN JAMES DESIGNS**

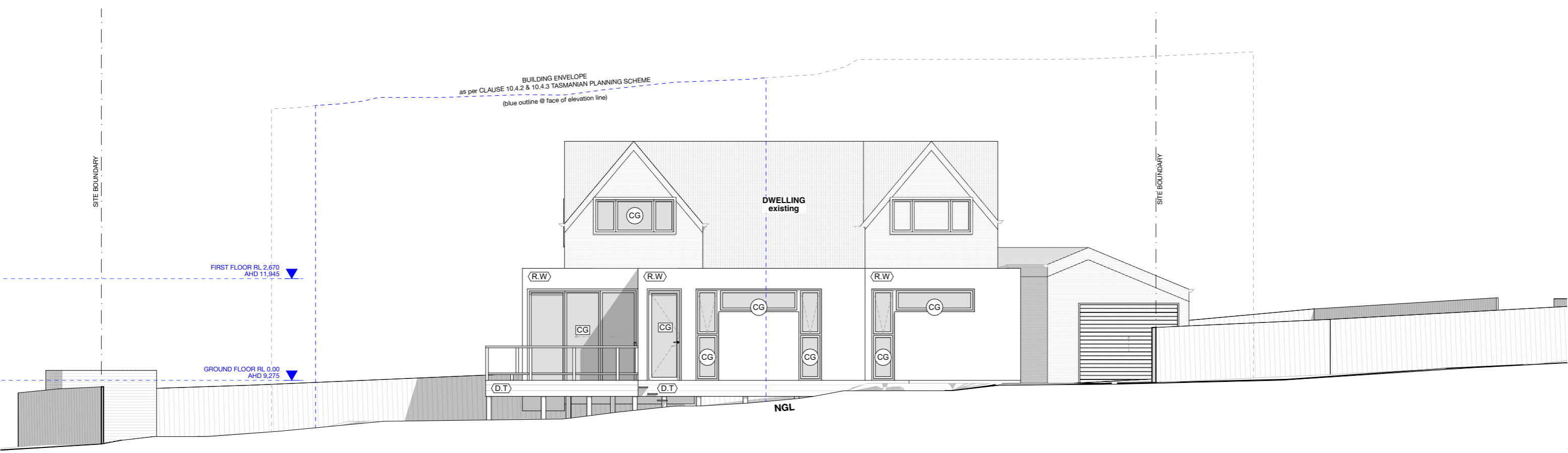
date 8/11/2025	scale 1:100	drawing number <b>A006</b>
rev	project number 2401	approved by SY
drawn by SY	approved by SY	

# LEGEND

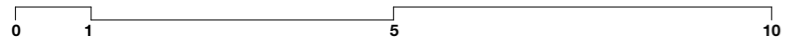
- (R.W) RENDER FINISH  
- CLR OFF WHITE
- (D.T) TIMBER DECK SPOTTED GUM  
- NATURAL FINISH
- (CG) CLEAR GLAZING



**EAST ELEVATION**  
1:100



**NORTH ELEVATION**  
1:100



e: bast@sebastianjamesdesigns.com.au  
 p: 0410 130 324  
 a: 2/44 Proctors Rd Dynnyrne  
 Tasmania 7005  
 Building Designer Accreditation Number:  
 Document Set ID: 5741807  
 Version: 1, Version Date: 10/11/2025

Issue Name	Date	Revision ID

**FOR INFORMATION ONLY**

Address  
**455 CLIFTON BEACH ROAD CLIFTON  
 BEACH TAS 7020**

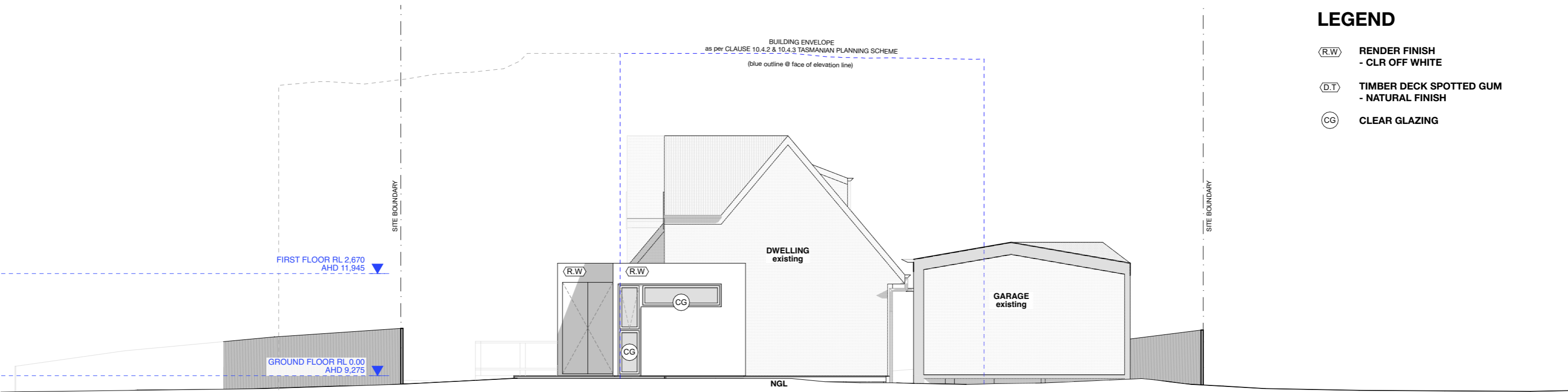
**GLOVER RENOVATION**  
 Planning Application  
**NATHAN & JAMIE GLOVER**

## SEBASTIAN JAMES DESIGNS

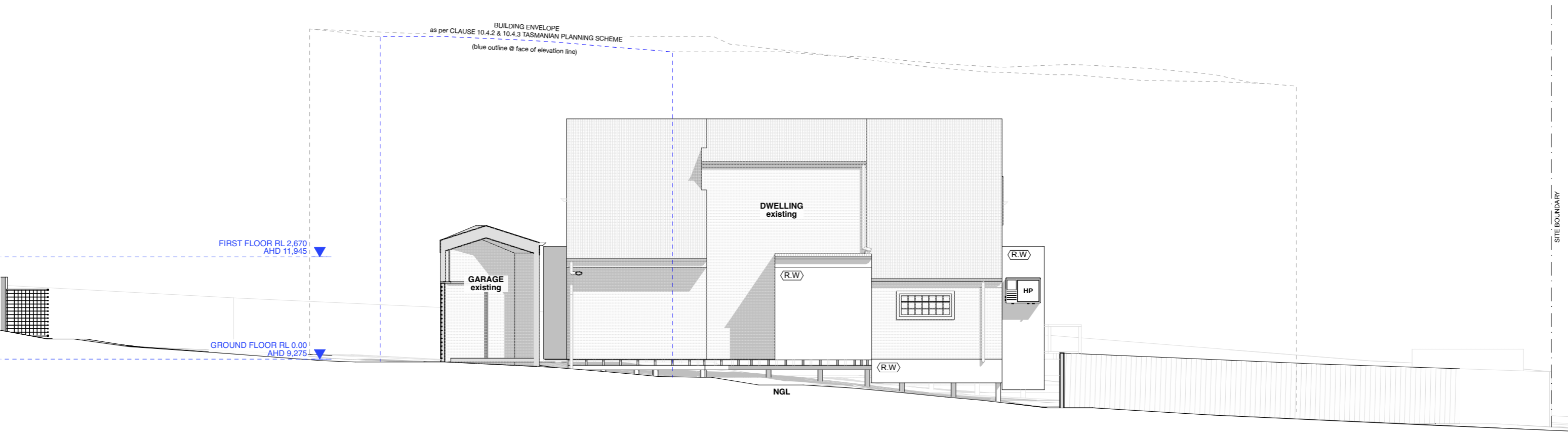
date <b>8/11/2025</b>	scale <b>1:100</b>	drawing number <b>A008</b>
rev	project number <b>2401</b>	approved by <b>SY</b>
drawn by <b>SY</b>		

# LEGEND

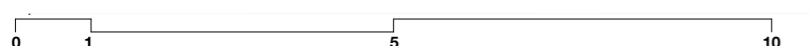
- R.W RENDER FINISH  
- CLR OFF WHITE
- D.T TIMBER DECK SPOTTED GUM  
- NATURAL FINISH
- CG CLEAR GLAZING



**WEST ELEVATION**  
1:100



**SOUTH ELEVATION**  
1:100



e: bast@sebastianjamesdesigns.com.au  
 p: 0410 130 324  
 a: 2/44 Proctors Rd Dynnyrne  
 Tasmania 7005  
 Building Designer Accreditation Number:  
 Document Set ID: 5741807

Issue Name	Date	Revision ID

FOR INFORMATION ONLY

Address  
**455 CLIFTON BEACH ROAD CLIFTON  
 BEACH TAS 7020**

**GLOVER RENOVATION**  
 Planning Application  
**NATHAN & JAMIE GLOVER**

**SEBASTIAN JAMES DESIGNS**

date <b>8/11/2025</b>	scale <b>1:100</b>	drawing number <b>A009</b>
rev	project number <b>2401</b>	approved by
drawn by <b>SY</b>	approved by <b>SY</b>	



**Driveway Perspective**

**SEBASTIAN JAMES DESIGNS**

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 p: 0410 130 324  
 a: 2/44 Proctors Rd Dynnyrne  
 Tasmania 7005  
 Building Designer Accreditation Number:  
 Document Set ID: 5741807

Issue Name	Date	Revision ID

**FOR INFORMATION ONLY**

Address  
**455 CLIFTON BEACH ROAD CLIFTON  
 BEACH TAS 7020**

**GLOVER RENOVATION**  
 Planning Application  
**NATHAN & JAMIE GLOVER**

date <b>8/11/2025</b>	scale	drawing number <b>A010</b>
rev	project number <b>2401</b>	approved by <b>SY</b>
drawn by <b>SY</b>	approved by <b>SY</b>	



**North East Perspective**

**SEBASTIAN JAMES DESIGNS**

e: bast@sebastianjamesdesigns.com.au  
 p: 0410 130 324  
 a: 2/44 Proctors Rd Dynnyrne  
 Tasmania 7005  
 Building Designer Accreditation Number:  
 Document Set ID: 5741807

Issue Name	Date	Revision ID

**FOR INFORMATION ONLY**

Address  
**455 CLIFTON BEACH ROAD CLIFTON  
 BEACH TAS 7020**

**GLOVER RENOVATION**  
 Planning Application  
**NATHAN & JAMIE GLOVER**

date <b>8/11/2025</b>	scale	drawing number <b>A011</b>
rev	project number <b>2401</b>	approved by
drawn by <b>SY</b>	approved by <b>SY</b>	



North West Perspective

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 p: 0410 130 324  
 a: 2/44 Proctors Rd Dynnyrne  
 Tasmania 7005  
 Building Designer Accreditation Number:  
 Document Set ID: 5741807

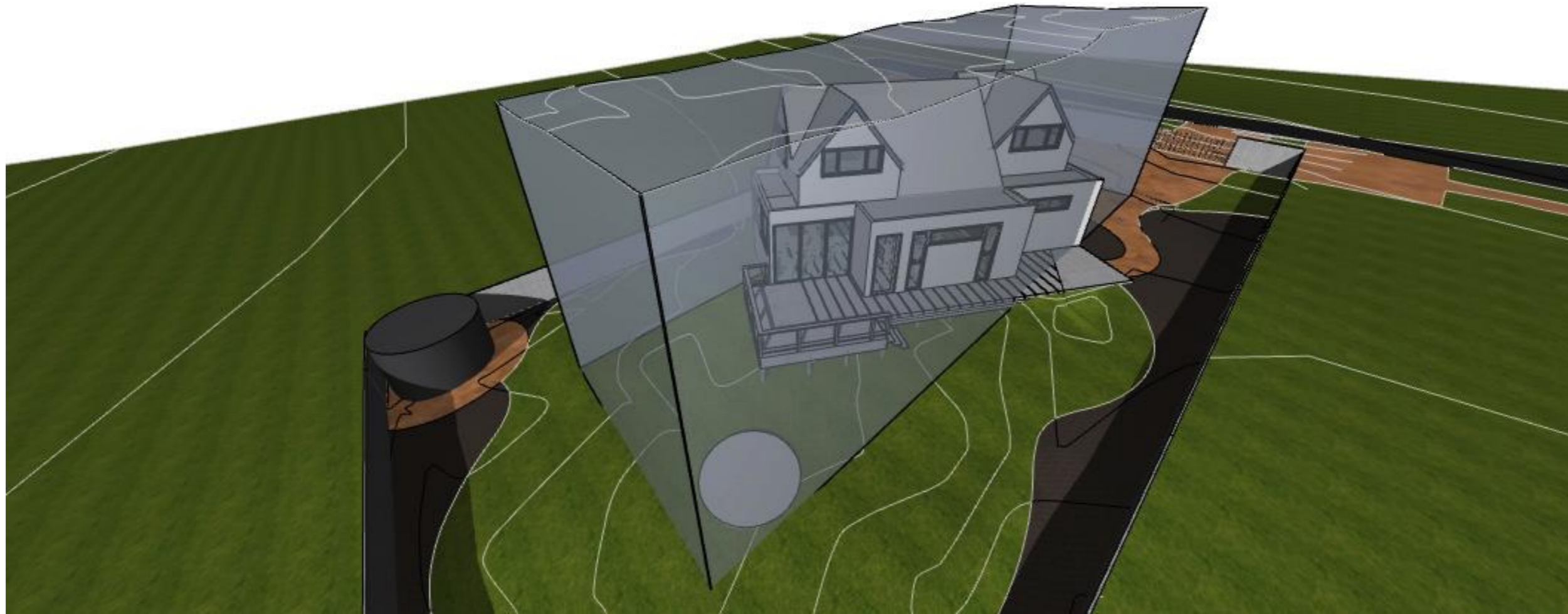
Issue Name	Date	Revision ID

**FOR INFORMATION ONLY**

Address  
**455 CLIFTON BEACH ROAD CLIFTON  
 BEACH TAS 7020**

**GLOVER RENOVATION**  
 Planning Application  
**NATHAN & JAMIE GLOVER**

date <b>8/11/2025</b>	scale	drawing number <b>A012</b>
rev	project number <b>2401</b>	approved by
drawn by <b>SY</b>	approved by <b>SY</b>	



**Building Envelope N/E Perspective**

**SEBASTIAN JAMES DESIGNS**

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 p: 0410 130 324  
 a: 2/44 Proctors Rd Dynnyrne  
 Tasmania 7005  
 Building Designer Accreditation Number:  
 Document Set ID: 5741807

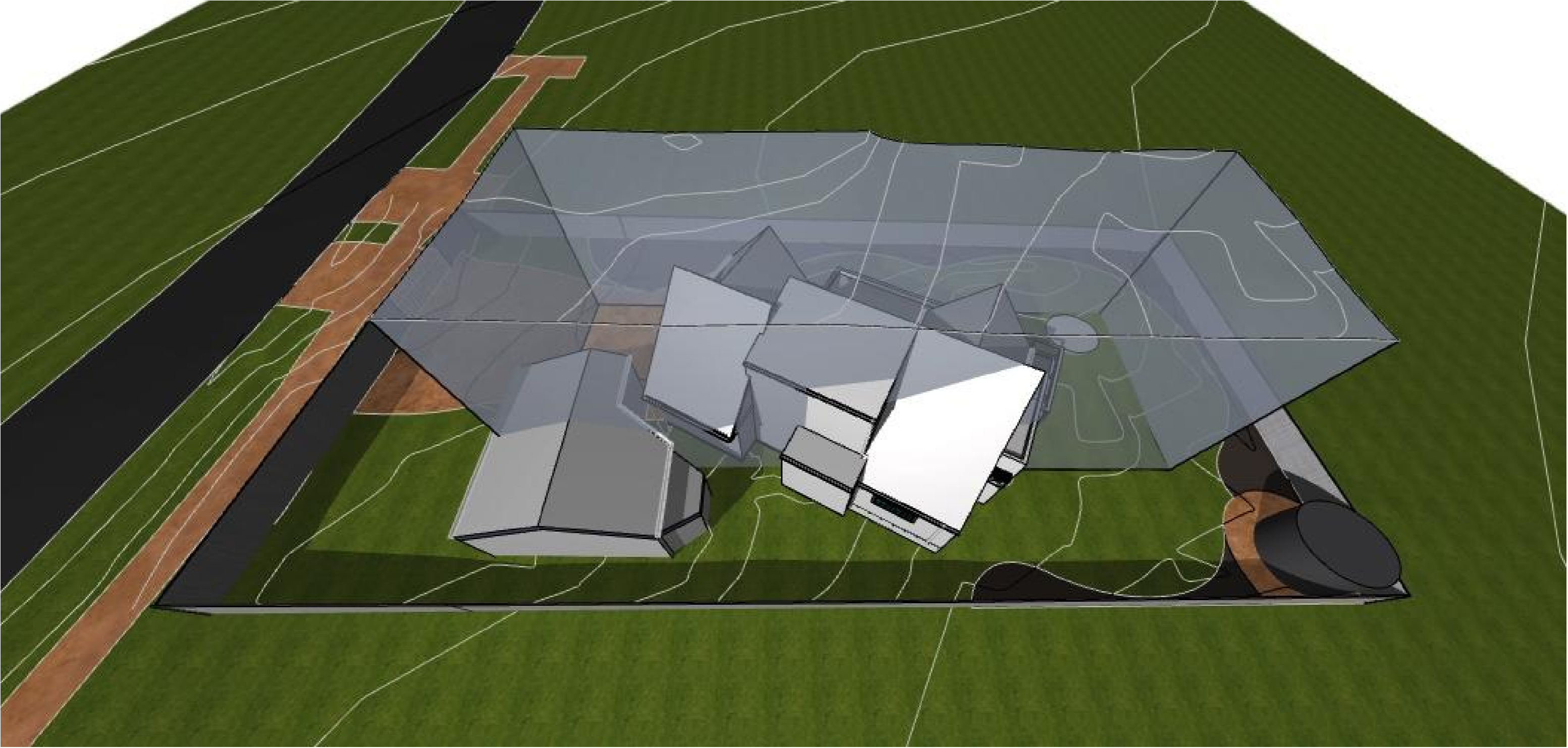
Issue Name	Date	Revision ID

**FOR INFORMATION ONLY**

Address  
**455 CLIFTON BEACH ROAD CLIFTON  
 BEACH TAS 7020**

**GLOVER RENOVATION**  
 Planning Application  
**NATHAN & JAMIE GLOVER**

date <b>8/11/2025</b>	scale	drawing number <b>A013</b>
rev	project number <b>2401</b>	approved by <b>SY</b>
drawn by <b>SY</b>		



**Building Envelope Southern Perspective**

**SEBASTIAN JAMES DESIGNS**

e: bast@sebastianjamesdesigns.com.au  
 p: 0410 130 324  
 a: 2/44 Proctors Rd Dynnyrne  
 Tasmania 7005  
 Building Designer Accreditation Number:  
 Document Set ID: 5741807

Issue Name	Date	Revision ID

**FOR INFORMATION ONLY**

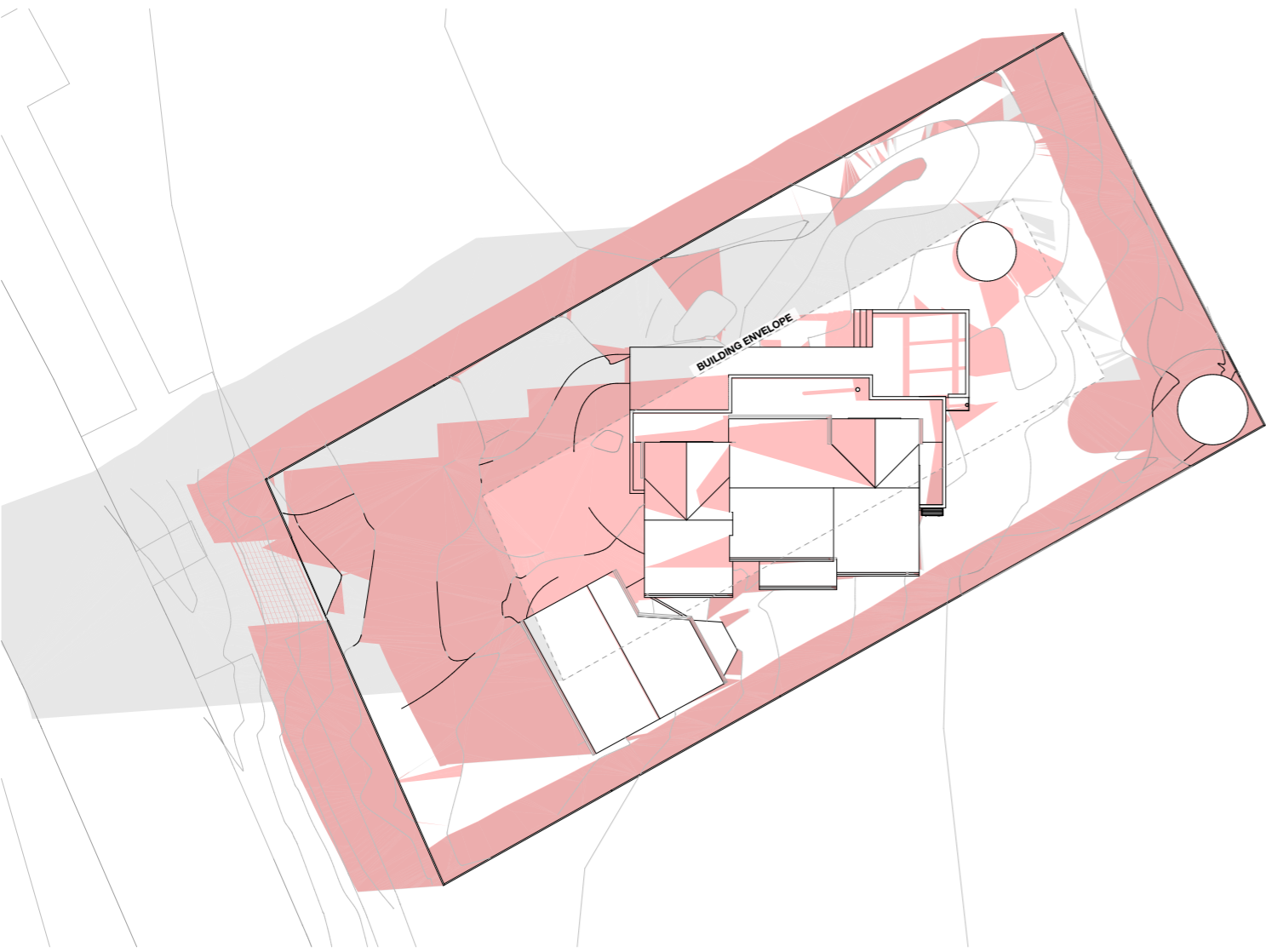
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 BEACH TAS 7020**

**GLOVER RENOVATION**  
 Planning Application  
**NATHAN & JAMIE GLOVER**

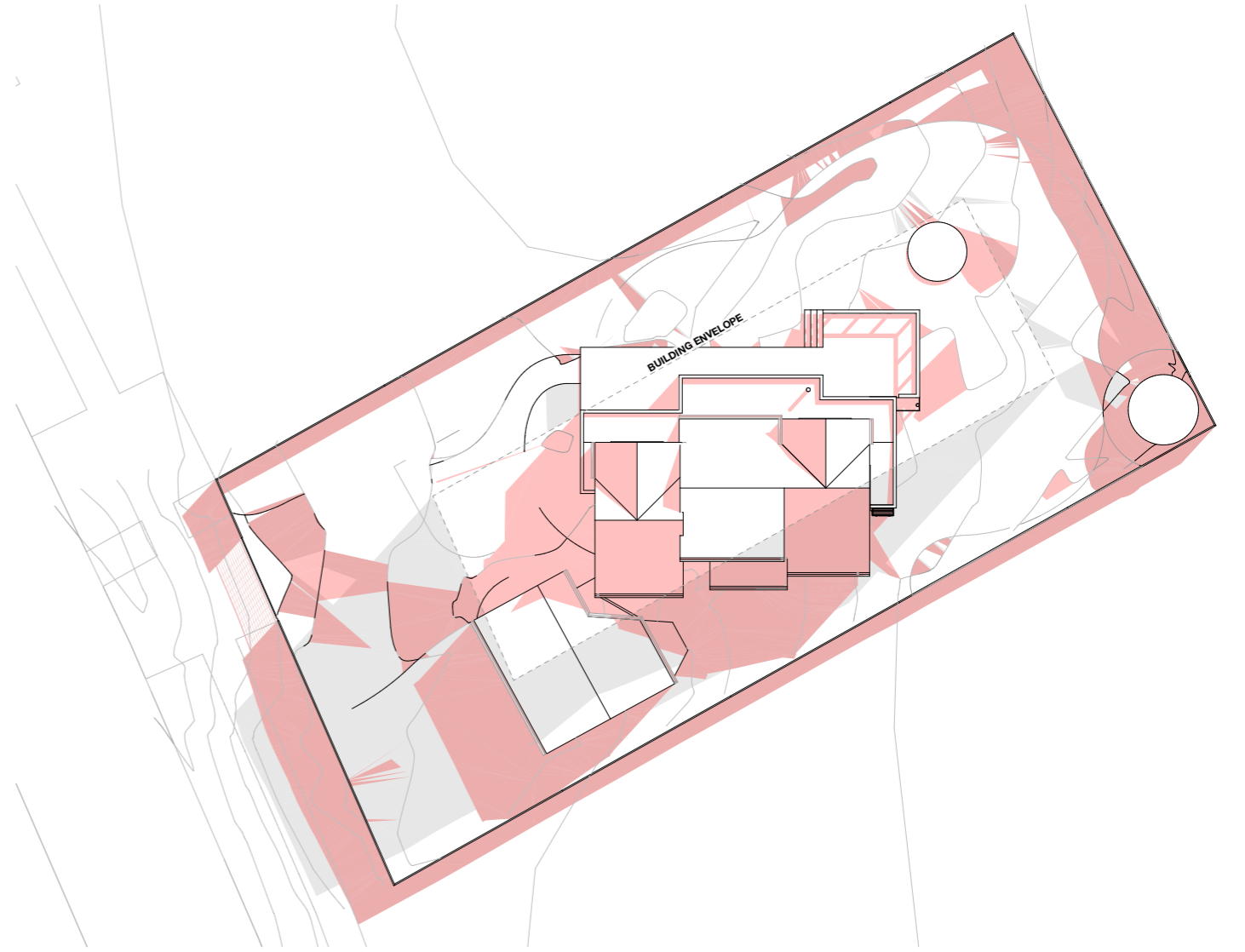
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rev	project number <b>2401</b>	approved by <b>SY</b>
drawn by <b>SY</b>	approved by <b>SY</b>	

**LEGEND**

- ILLUSTRATES SHADOWS CAST BY PERMITTED BUILDING ENVELOPE IN ACCORDANCE WITH SUB CLAUSE 10.4.2 & 10.4.3 OF THE TASMANIAN PLANNING SCHEME
- ILLUSTRATES SHADOWS CAST BY EXISTING DWELLING, PROPOSED EXTENSION + EXISTING BOUNDARY FENCE



**JUNE 21 9.00am**



**JUNE 21 12.00pm**

**SEBASTIAN JAMES DESIGNS**

e: bast@sebastianjamesdesigns.com.au  
 p: 0410 130 324  
 a: 2/44 Proctors Rd Dynnyrne  
 Tasmania 7005  
 Building Designer Accreditation Number:  
 Document Set ID: 5741807  
 Version: 1, Version Date: 10/11/2025

Issue Name	Date	Revision ID

**FOR INFORMATION ONLY**

Address  
**455 CLIFTON BEACH ROAD CLIFTON  
 BEACH TAS 7020**

**GLOVER RENOVATION**  
 Planning Application  
**NATHAN & JAMIE GLOVER**

date  
**8/11/2025**  
 rev  
 drawn by  
**SY**

scale  
 project number  
**2401**  
 approved by  
**SY**

drawing number  
**A015**

**LEGEND**

- ILLUSTRATES SHADOWS CAST BY PERMITTED BUILDING ENVELOPE IN ACCORDANCE WITH SUB CLAUSE 10.4.2 & 10.4.3 OF THE TASMANIAN PLANNING SCHEME
- ILLUSTRATES SHADOWS CAST BY EXISTING DWELLING, PROPOSED EXTENSION + EXISTING BOUNDARY FENCE



**JUNE 21 - 3.00pm**

**SEBASTIAN JAMES DESIGNS**

e: bast@sebastianjamesdesigns.com.au  
 p: 0410 130 324  
 a: 2/44 Proctors Rd Dynnyrne  
 Tasmania 7005  
 Building Designer Accreditation Number:  
 Document Set ID: 5741807

Issue Name	Date	Revision ID

**FOR INFORMATION ONLY**

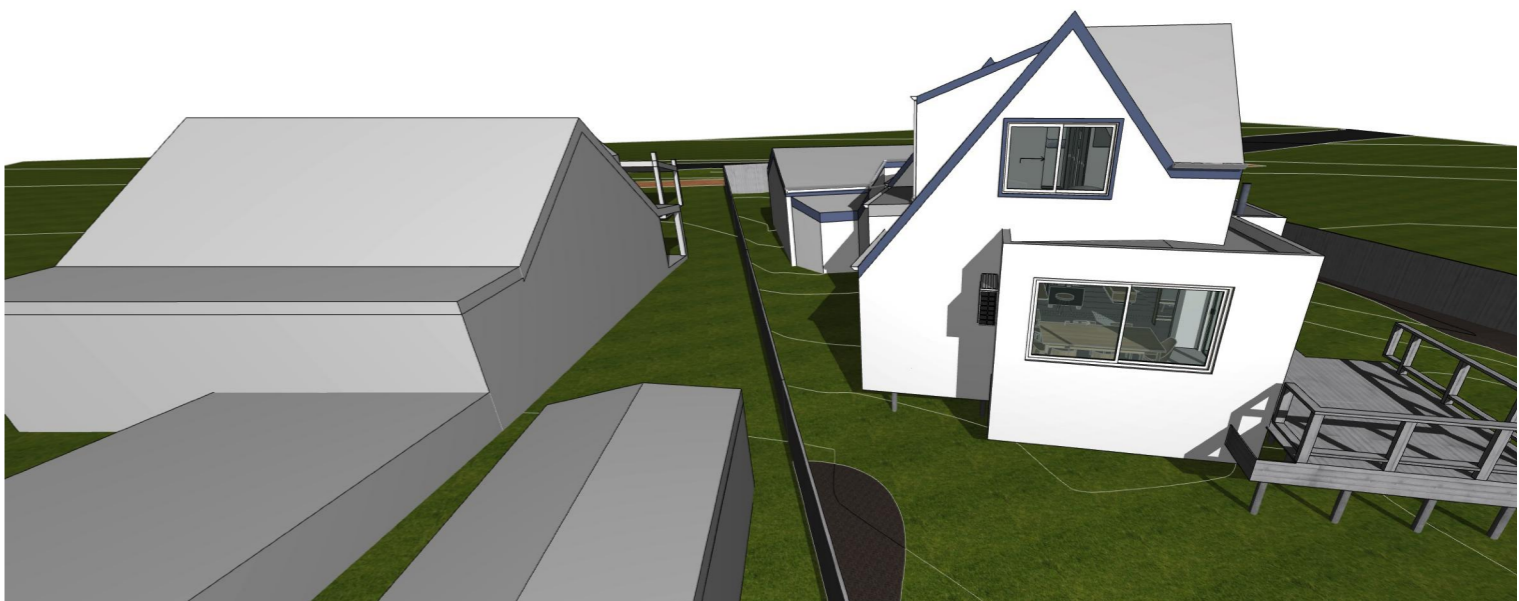
Address  
**455 CLIFTON BEACH ROAD CLIFTON  
 BEACH TAS 7020**

**GLOVER RENOVATION**  
 Planning Application  
**NATHAN & JAMIE GLOVER**

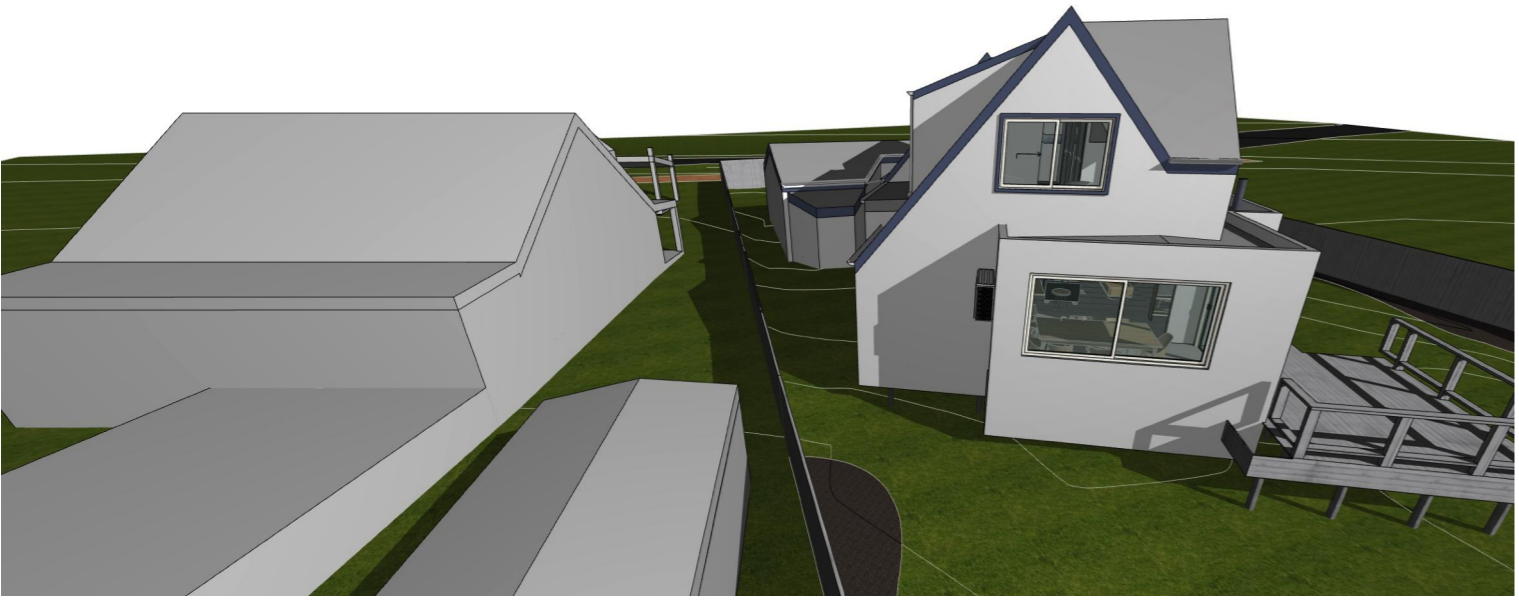
date <b>8/11/2025</b>	scale	drawing number <b>A016</b>
rev	project number <b>2401</b>	approved by <b>SY</b>
drawn by <b>SY</b>		



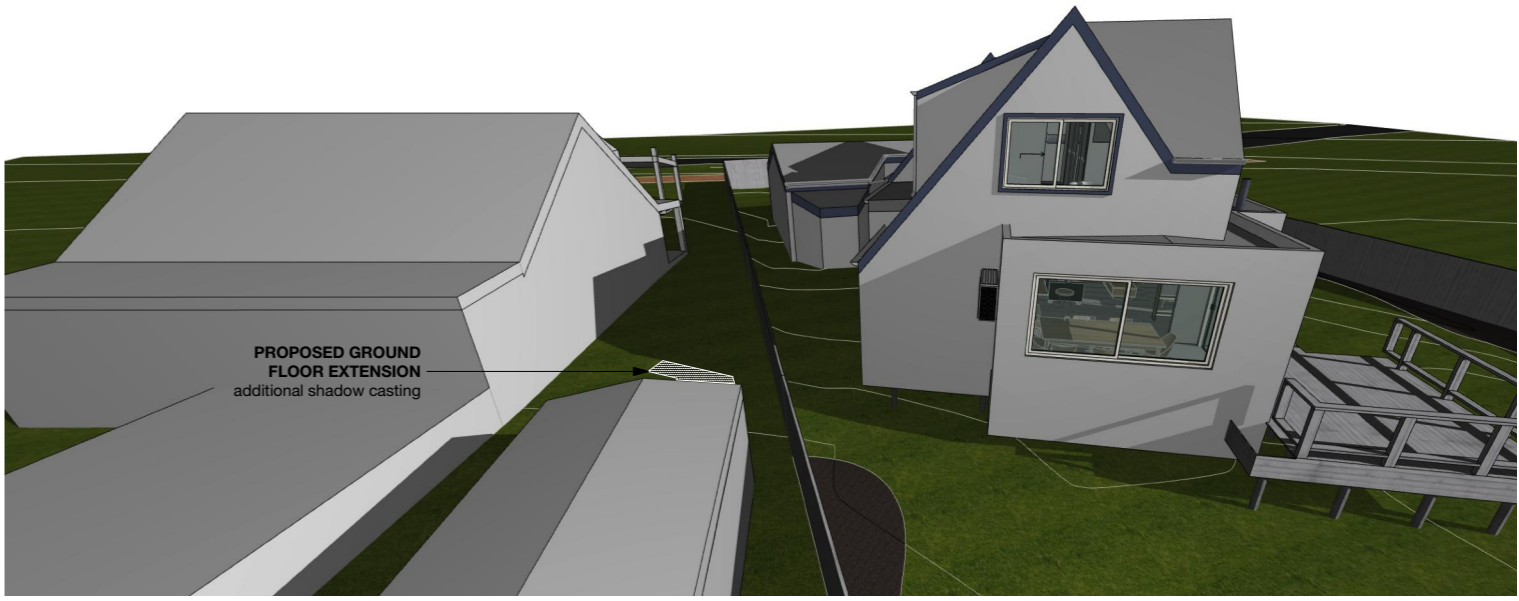
JUNE 21 12.00pm



JUNE 21 1.00pm



JUNE 21 2.00pm



JUNE 21 3.00pm

**SEBASTIAN JAMES DESIGNS**

e: bast@sebastianjamesdesigns.com.au  
 p: 0410 130 324  
 a: 2/44 Proctors Rd Dynnyrne  
 Tasmania 7005  
 Building Designer Accreditation Number:  
 Document Set ID: 5741807  
 Version: 1, Version Date: 10/11/2025

Issue Name	Date	Revision ID

**FOR INFORMATION ONLY**

Address  
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 BEACH TAS 7020**

**GLOVER RENOVATION**  
 Planning Application  
**NATHAN & JAMIE GLOVER**

date  
**8/11/2025**  
 rev  
 drawn by  
**SY**

scale  
 project number  
**2401**  
 approved by  
**SY**

drawing number  
**A017**