



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056192

PROPOSAL: Carport (Single Dwelling)

LOCATION: 31 Karoola Road, Lindisfarne

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 17 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 17 November 2025. 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 17 November 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 or at the Council offices.



Clarence City Council

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:

New carport for 2 vehicles over existing parking spaces

Location:

Address: 31 Karoola Road

Suburb/Town: Lindisfarne TAS

Postcode 7015

Current Owners/s:

Personal Information Removed

Applicant:

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

Yes

No

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION DECLARATION



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 216945	FOLIO 17
EDITION 7	DATE OF ISSUE 02-May-2016

SEARCH DATE : 08-Oct-2025

SEARCH TIME : 01.47 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 17 on Plan [216945](#)

Derivation : Part of 2,560 Acres Gtd. to T.G. Gregson.

Prior CT [2628/10](#)

SCHEDULE 1

[E46775](#) TRANSFER to CHRISTOPHER JON SALTER and CARMEN APRIL SALTER Registered 02-May-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E46795](#) MORTGAGE to Suncorp-Metway Ltd Registered 02-May-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1489
TASMANIA
 REAL PROPERTY ACT, 1862, as amended

CERTIFICATE OF TITLE



Register Book
 Vol. Fol.

2628 10

NOTE---REGISTERED FOR OFFICE
 CONVENIENCE TO REPLACE

Cert. of Title Vol.610 Fol.100.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

A. Imlach

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF LINDISFARNE
 TWENTY SEVEN PERCHES AND FOUR TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

LLOYD GEORGE FISHER of Hobart, Clerk

SECOND SCHEDULE (continued overleaf)

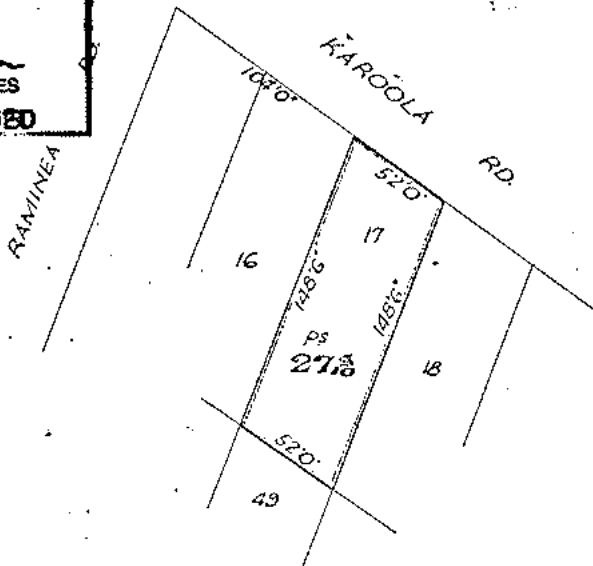
NO. 96070 MORTGAGE to The Board of Management of the Agricultural Bank of Tasmania
 Produced 22nd. October, 1951 at 11.45 a.m.
 (Sgd.) A. IMLACH(L.S.) Recorder of Titles.

DISCHARGED A864170
 (20.9.1983)
A. Imlach
 Recorder of Titles

Lot / 7 of this plan consists of all the HE RECORDER OF TITLES ARE NO LONGER SUBSISTING. land comprised in the above-mentioned cancelled folio of the Register.

CANCELLED
 - 5 JAN 1995
A. Imlach
 RECORDER OF TITLES
 NEW TITLE ISSUED

REGISTERED NUMBER
216945



Part of 2560 acres. Gtd. to T.G.Gregson, Meas. in Ft. & Ins. P.320.
 FIRST Edition. Registered **16 APR 1970**
 Derived from C.T.Vol. 610 Fol.100. Transfer 134625- I.C.Wilkinson

Site Calculations	
SITE AREA	692.96m ²
EXISTING FLOOR AREA	131.53m ²
PROPOSED AREA	35.91m ²

Notes	
1	NS 6/10/25 9:55 am Proposed 6.3 x 5.7 x 2.4-2.951m skillion carport - straddling existing parking area. 1/90mm round PVC downpipe to ground and ran into existing SW connection point.
2	NS 6/10/25 9:56 am Existing driveway and access to remain, no changes proposed.



Client Name Chris & Carmen Salter Client Email nick@rainbowbuilding.com.au Client Phone 0407843611

Copyright Statement
This plan always remains the copyright of Rainbow Building Solutions & shall not be used other than for the project work intended without written authority.

Disclaimer
This is not an official document, and may not comply with current laws or industry standards. Seek independent advice before acting on this document.
ALL DIMENSIONS ARE IN METERS.

Generated by Nick Smith
nick@rainbowbuilding.com.au

Property Details
31 Karoola Rd, Lindisfarne, TAS 7015, Australia
Lot/DP: 17/216945

Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	1	181916529	

Design	Scale
Chris & Carmen Salter - 6.3x5.7x2.4-2.951m carport	1:500@A3

1 st version date:	Current version date:	Version #
26/06/2025	08/10/2025	3



Disrupted by Canibuild



Karooola Road

Disrupted by Canibuild.

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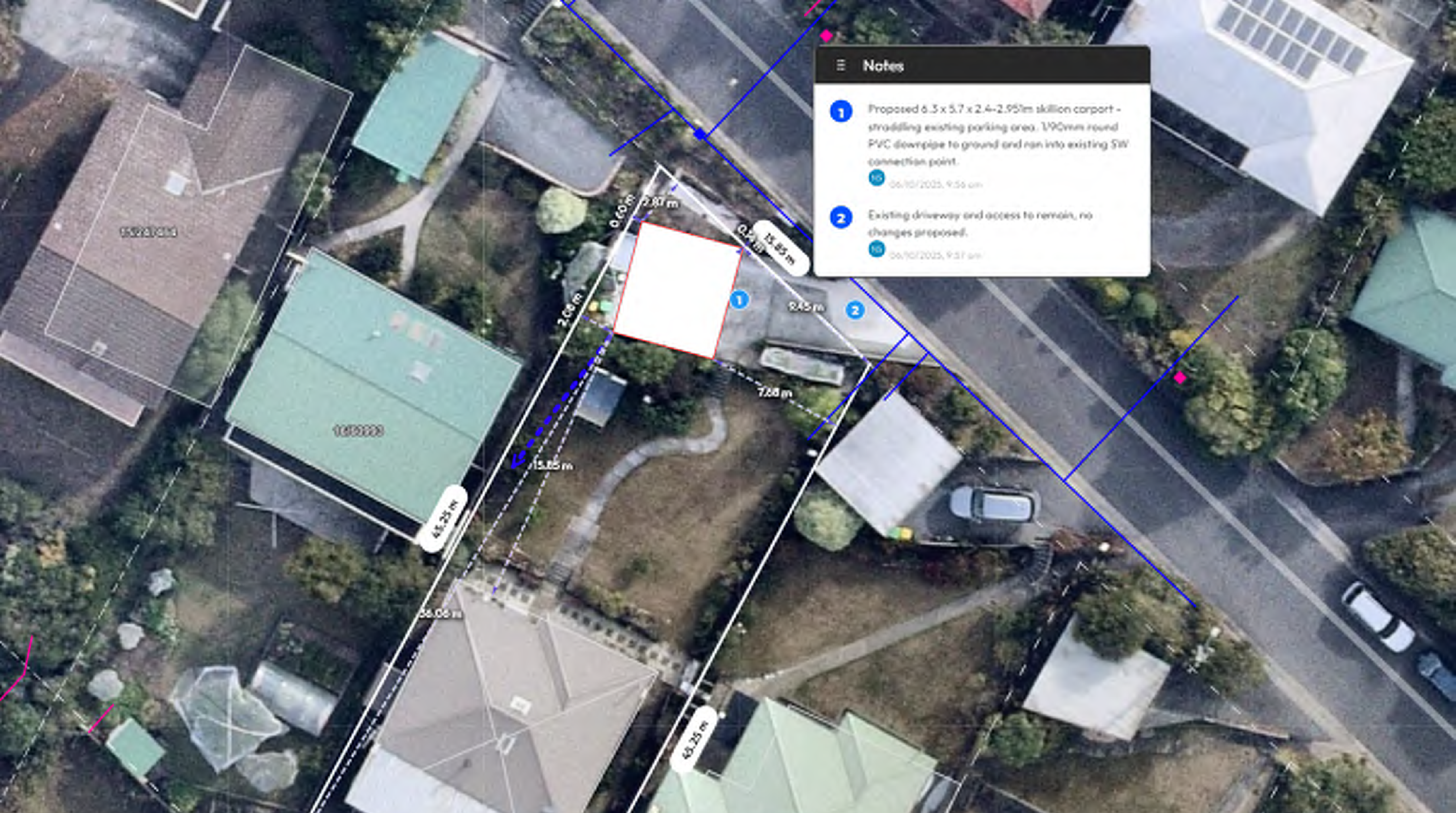
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Property Details
 31 Karoola Rd, Lindisfarne, TAS 7015, Australia
 Lot/DP: 17/216945

Sheet Name Site Plan	Sheet no. 3	Lic no. 181916529	Job no.
Design Chris & Carmen Salter - 6.3x5.7x2.4-2.951m carport		Scale 1:100@A3	
1 st version date: 26/06/2025		Current version date: 08/10/2025	Version # 3



- Notes**
- 1 Proposed 6.3 x 5.7 x 2.4-2.95m skillion carport - straddling existing parking area. 1190mm round PVC downpipe to ground and run into existing SW connection point.
06/10/2025, 9:56 am
 - 2 Existing driveway and access to remain, no changes proposed.
06/10/2025, 9:57 am

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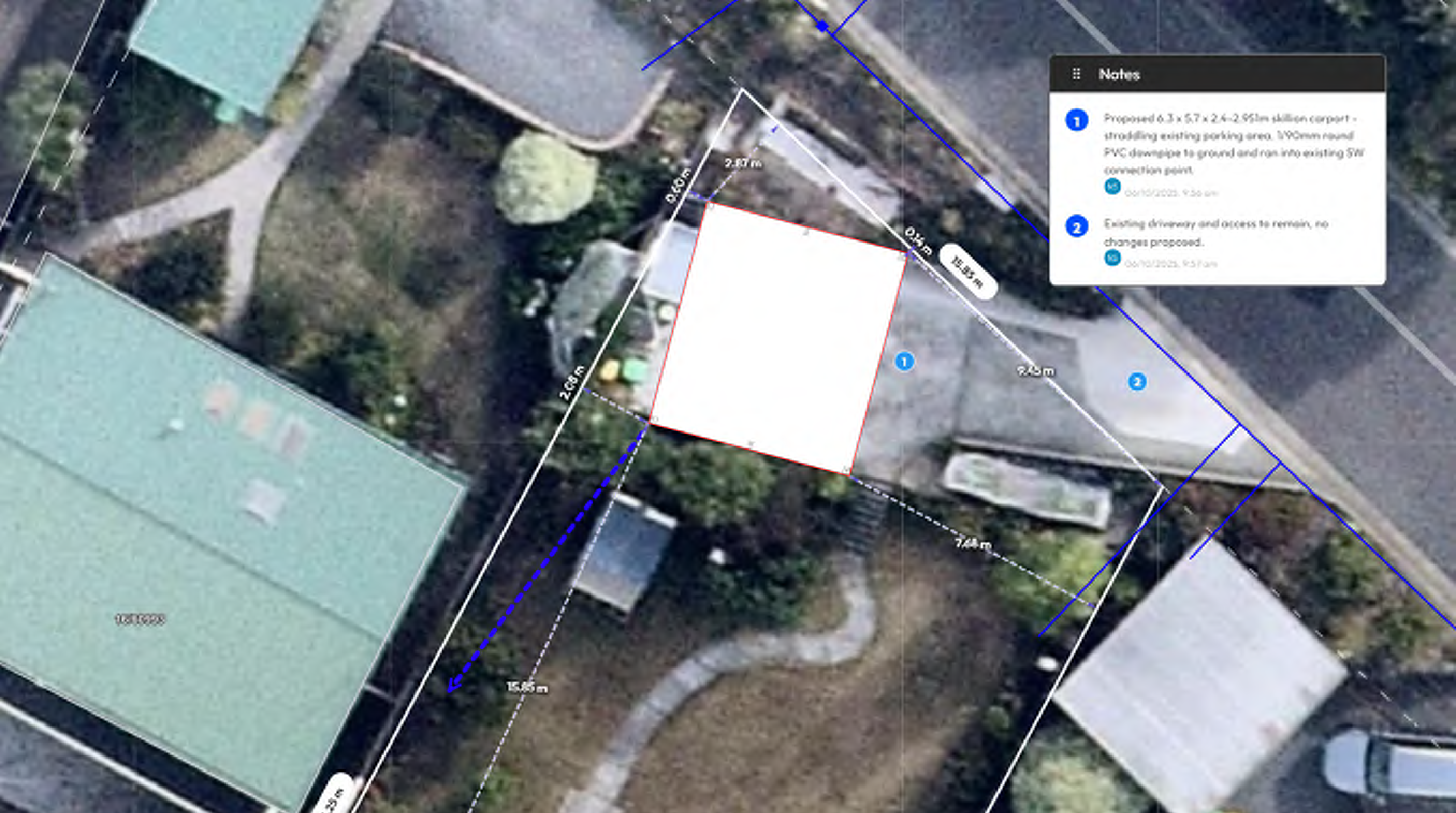
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Property Details 31 Karoola Rd, Lindisfarne, TAS 7015, Australia 17/216945 Clarence Lot/DP: 17/216945		Design Title: Chris & Carmen Salter - 6.3x5.7x2.4-2.95m Carport	Scale 1:200
		Date Wed Oct 08 2025	



Notes

- Proposed 6.3 x 5.7 x 2.4-2.95m skillion carport - straddling existing parking area. 190mm round PVC downpipe to ground and run into existing SW connection point.
06/10/2025, 9:56 am
- Existing driveway and access to remain, no changes proposed.
06/10/2025, 9:57 am

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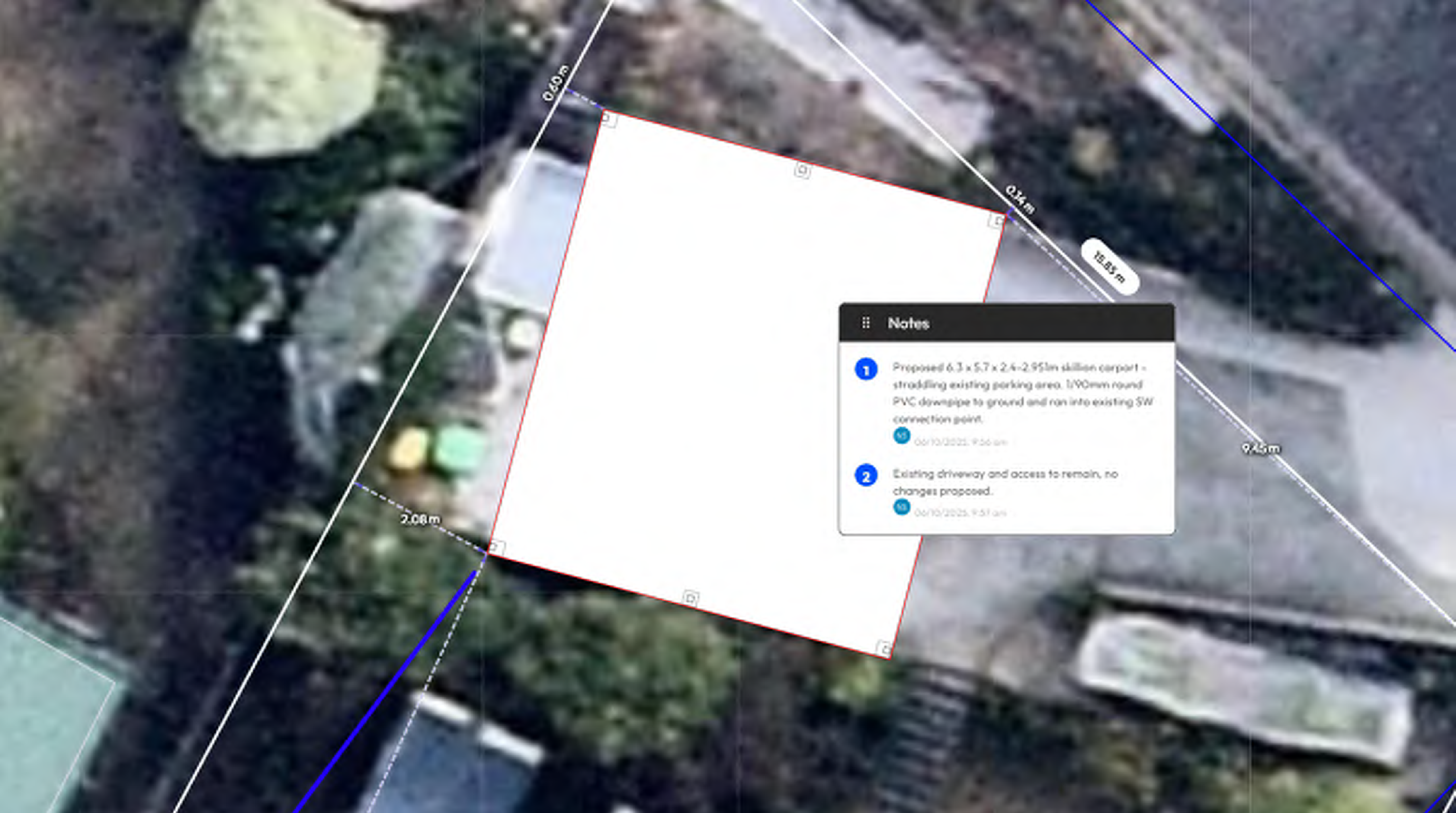
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		Date Wed Oct 08 2025	



Notes

- Proposed 6.3 x 5.7 x 2.4-2.95m skillion carport - straddling existing parking area. 110mm round PVC downpipe to ground and run into existing SW connection point.
06/10/2025, 9:56 am
- Existing driveway and access to remain, no changes proposed.
06/10/2025, 9:57 am

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Clarence Lot/DP: 17/216945		Date Wed Oct 08 2025	

Additional Notes

1 **NS** 06/10/2025, 9:55 am

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Phone

Sheet name

Site Plan

Lic no.

-

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Clarence
Lot/DP: 17/216945

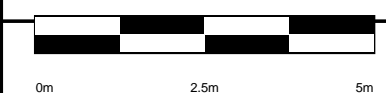
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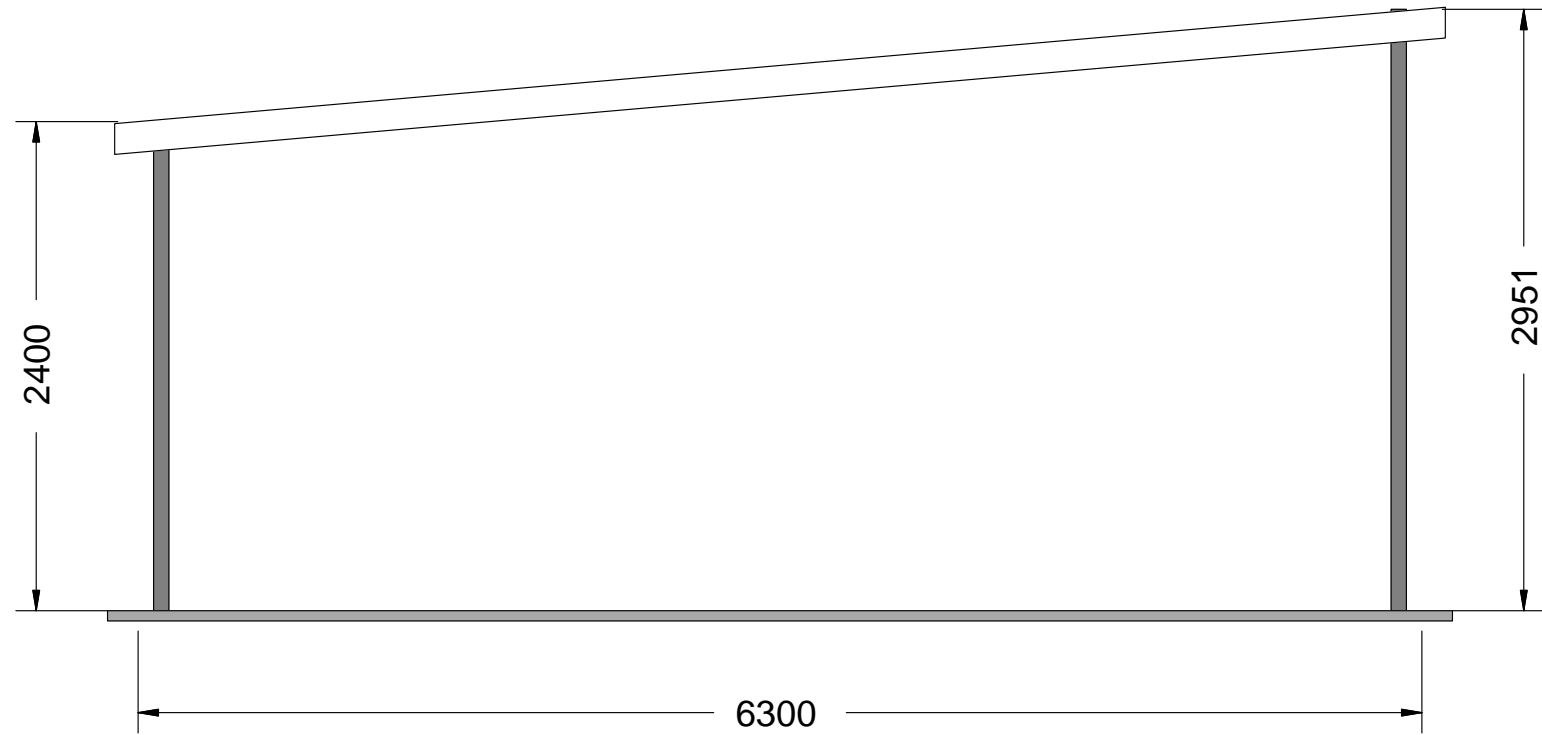
Title: Chris & Carmen Salter - 6.3x5.7x2.4-2.951m Carport

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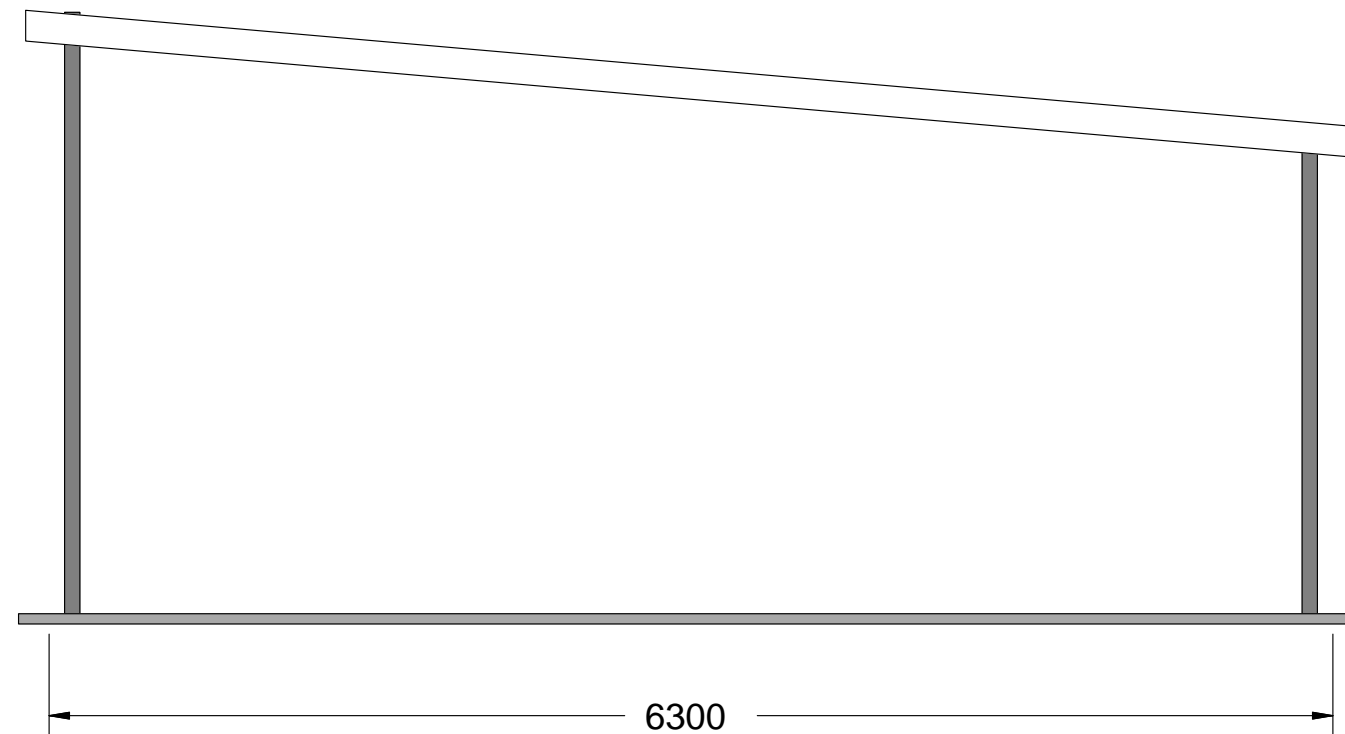
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1:200

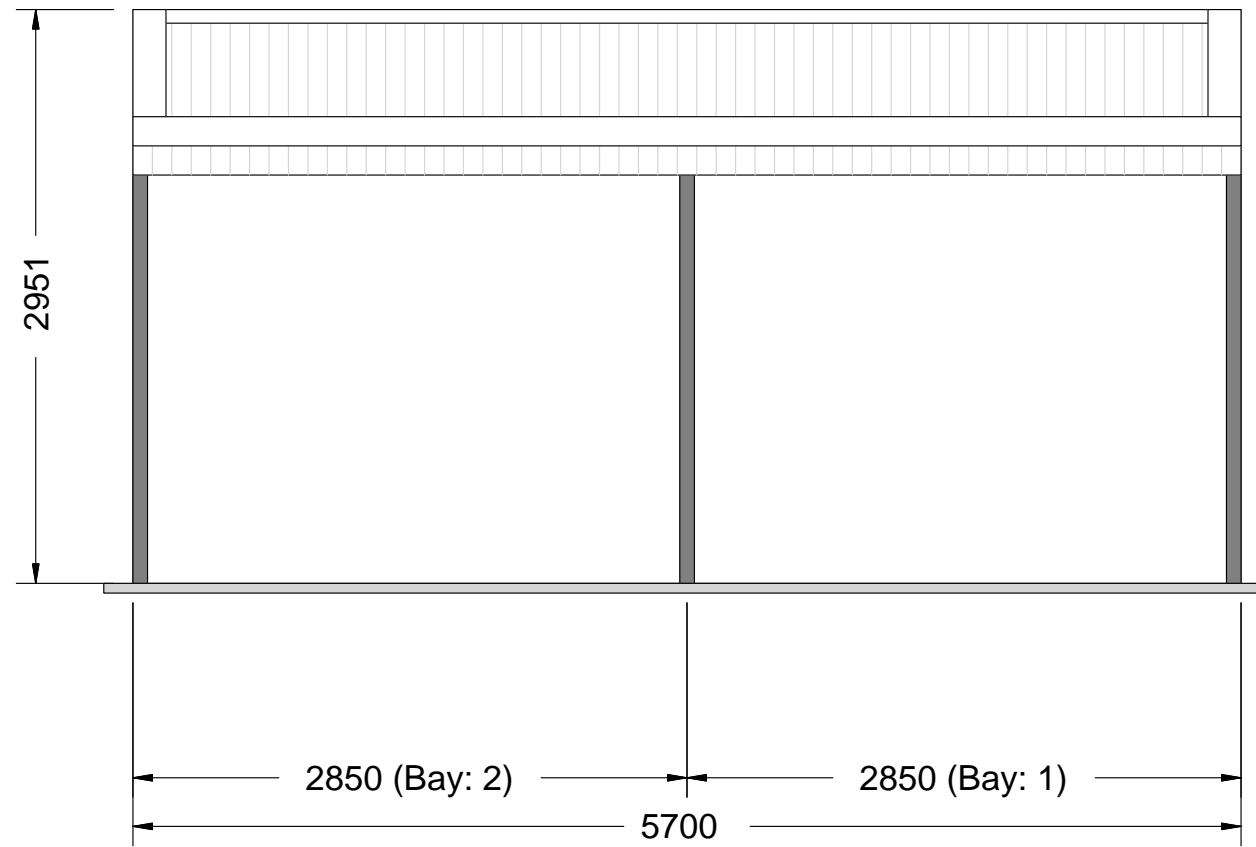




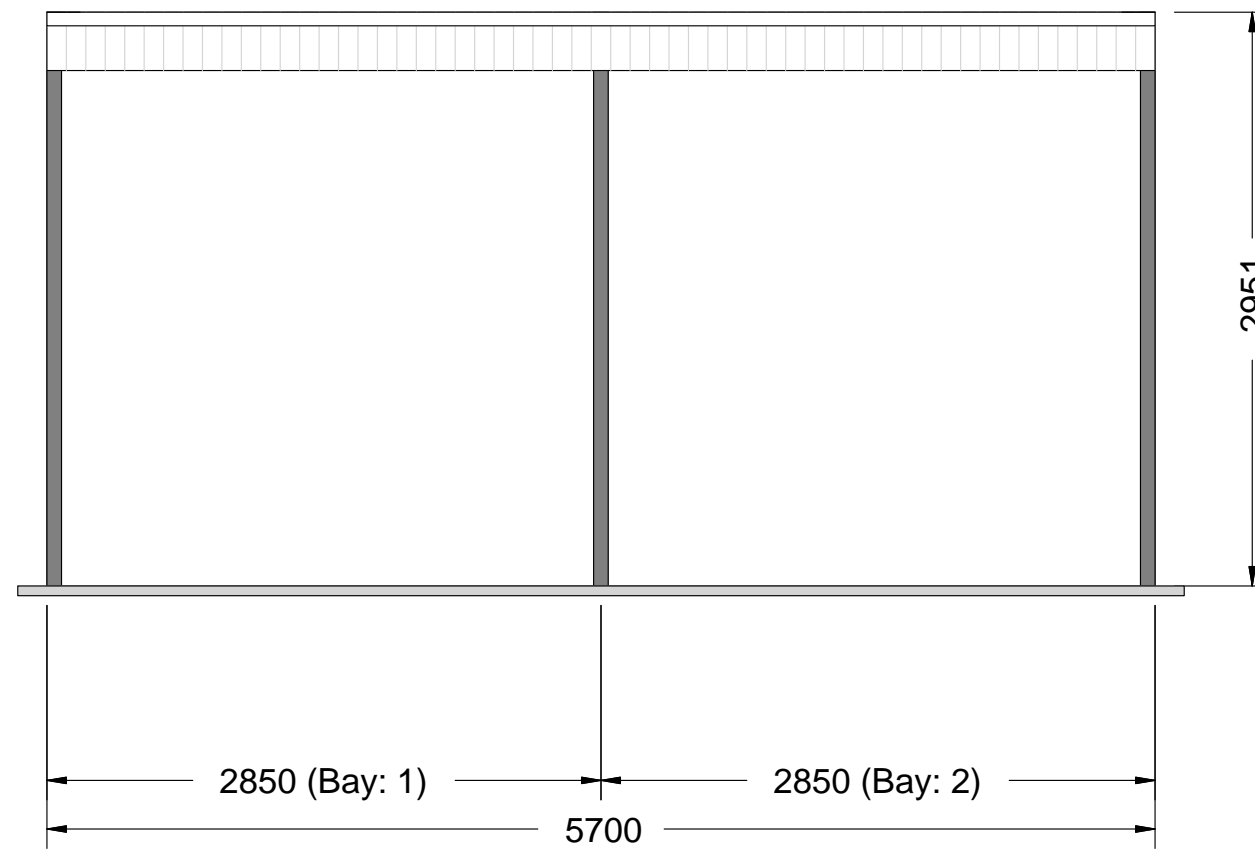
EAST ELEVATION



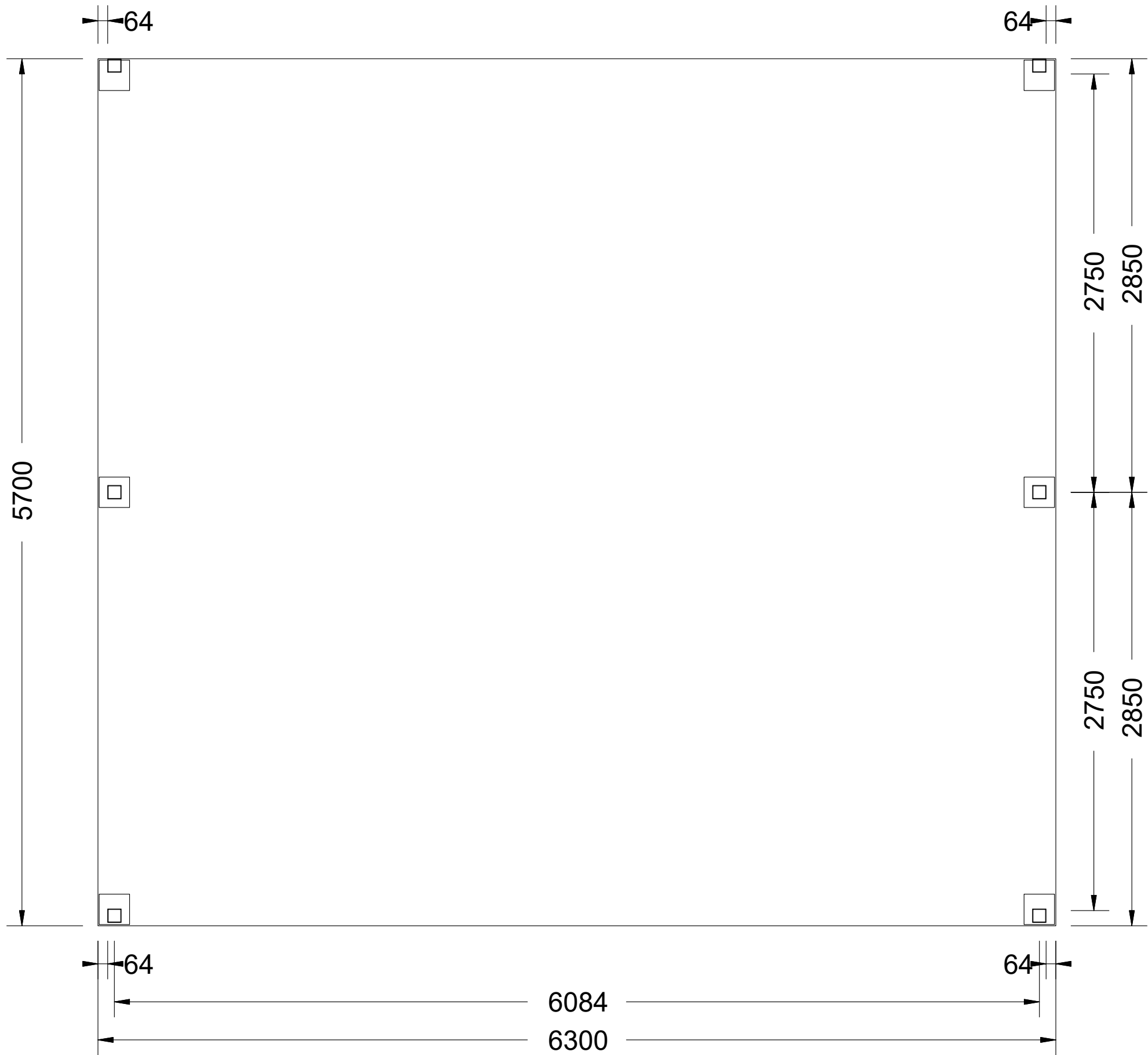
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION











15.85 m



CESIUM ION
Upgrade for commercial use. Data attribution

canibuild

Adjust Height





15.85 m



canibuid

Adjust Height

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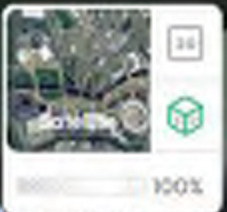
+

-



17.85 m

45.25 m



100%
CUSTOMER
Viewable for commercial use. Data attribution

conibuild





38.88 m

48.26 m



conibrucl

Adjust Height





46.26 m

15.86 m



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canibuild

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