



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057693

PROPOSAL: Secondary Residence (Single Dwelling)

LOCATION: 75 Balook Street, Lauderdale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 15 January 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 15 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 15 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: Ancillary Dwelling

Location: **75 Balook Street, Lauderdale**

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:

Rachael mansfield

Current use of site: **Single Dwelling**

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 13725	FOLIO 63
EDITION 4	DATE OF ISSUE 12-Oct-2005

SEARCH DATE : 26-Aug-2025

SEARCH TIME : 09.19 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 63 on Plan 13725

Being the land described in Conveyance No. 47/0961

Derivation : Part of 700 Acres Loc. to E.S.P. Bedford

Derived from A12054

SCHEDULE 1

C670835 TRANSFER to TIMOTHY LEIGH HOWARD and NICOLE LOUISE
OSBORNE-HOWARD Registered 12-Oct-2005 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C670836 MORTGAGE to National Australia Bank Limited
Registered 12-Oct-2005 at 12.02 PM

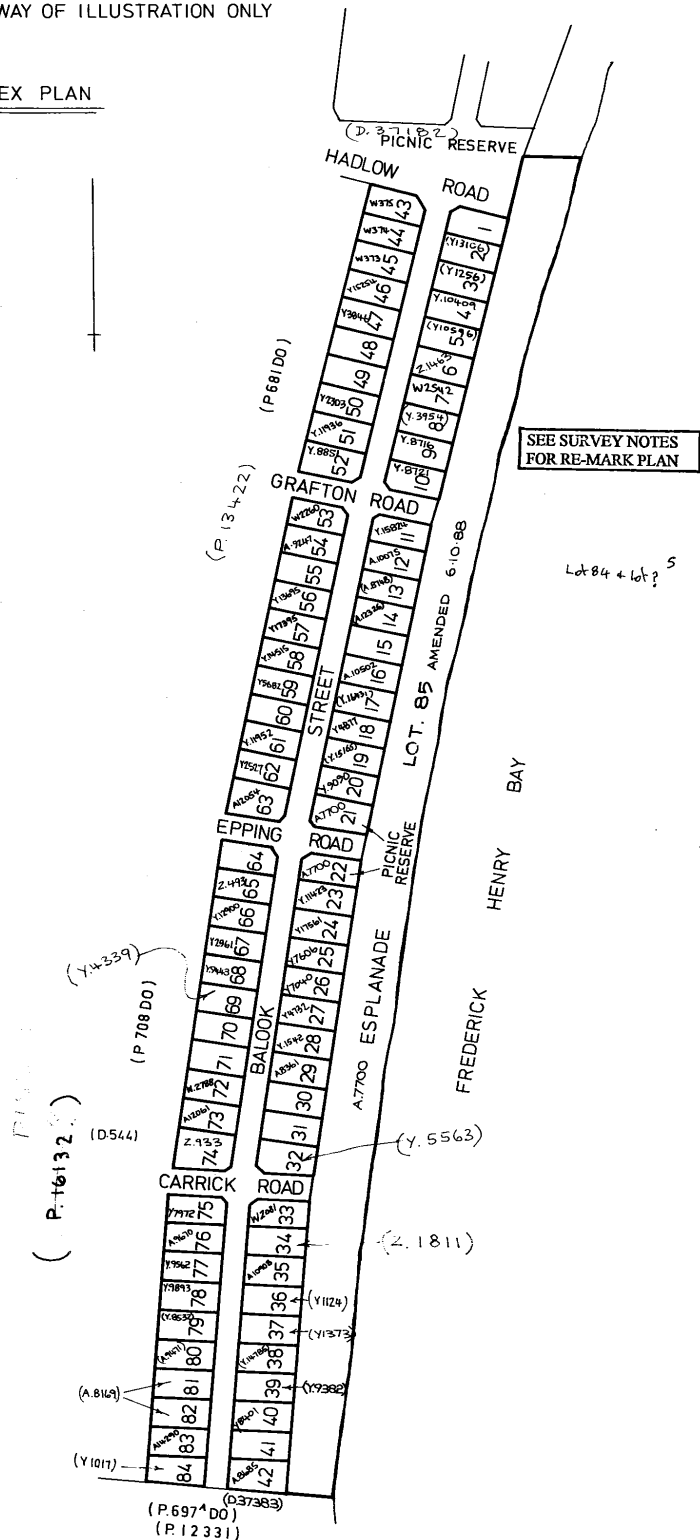
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: DECEASED PERSONS ESTATE	PLAN OF SURVEY by Surveyor of land situated in the TOWN OF LAUDERDALE CITY OF CLARENCE	Registered Number: P 13725
Title Reference: Z 933 (LOT 74) Z. 493 (LOT 65)	NOT TO SCALE #	APPROVED Effective from 14 FEB 1980 Registrar of Titles
Grantee: PART OF 700 Ac. LOC. TO E. S. B. BEDFORD		

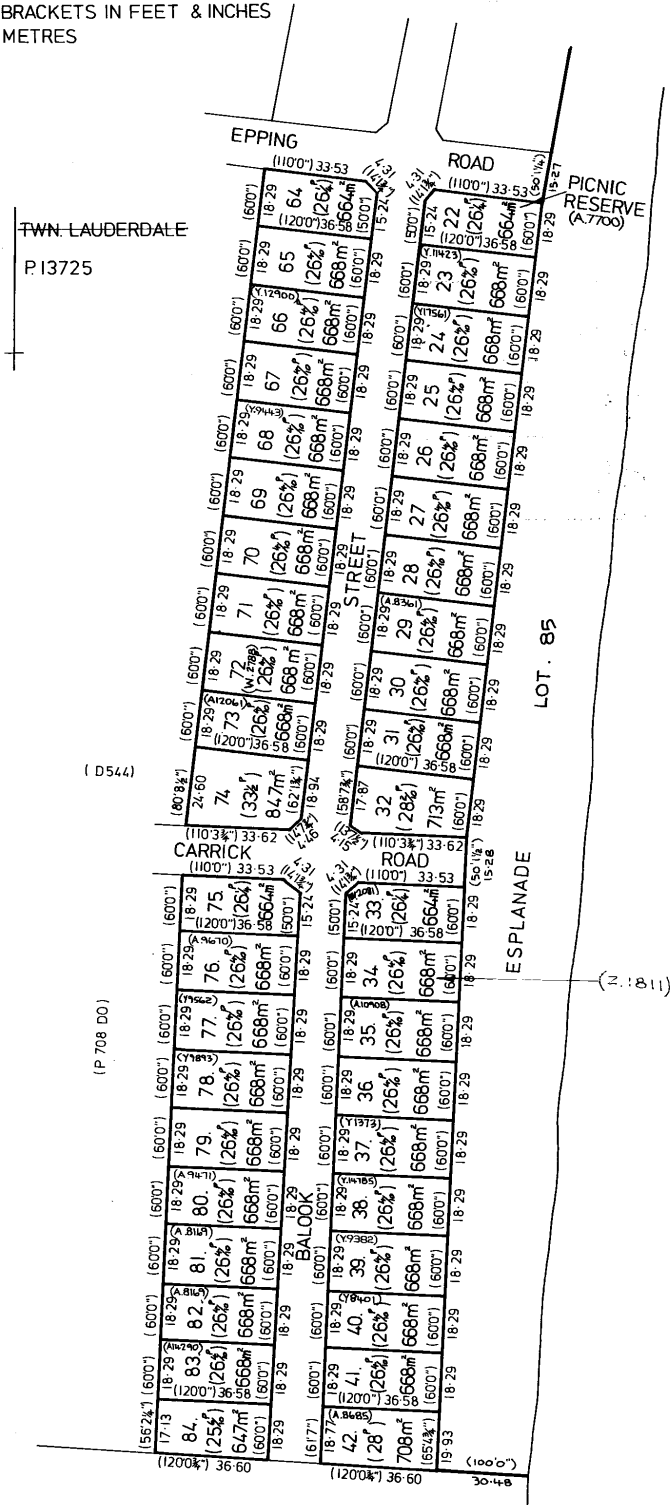
SKETCH BY WAY OF ILLUSTRATION ONLY

INDEX PLAN



<p>ANNEXURE SHEET No. 1 (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 [blank] and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: P. 13725</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor</p>	
<p>Council Clerk</p>	<p>Owner: DECEASED PERSONS ESTATE Title Reference: Z. 493</p>	<p>NOT TO SCALE ±</p>

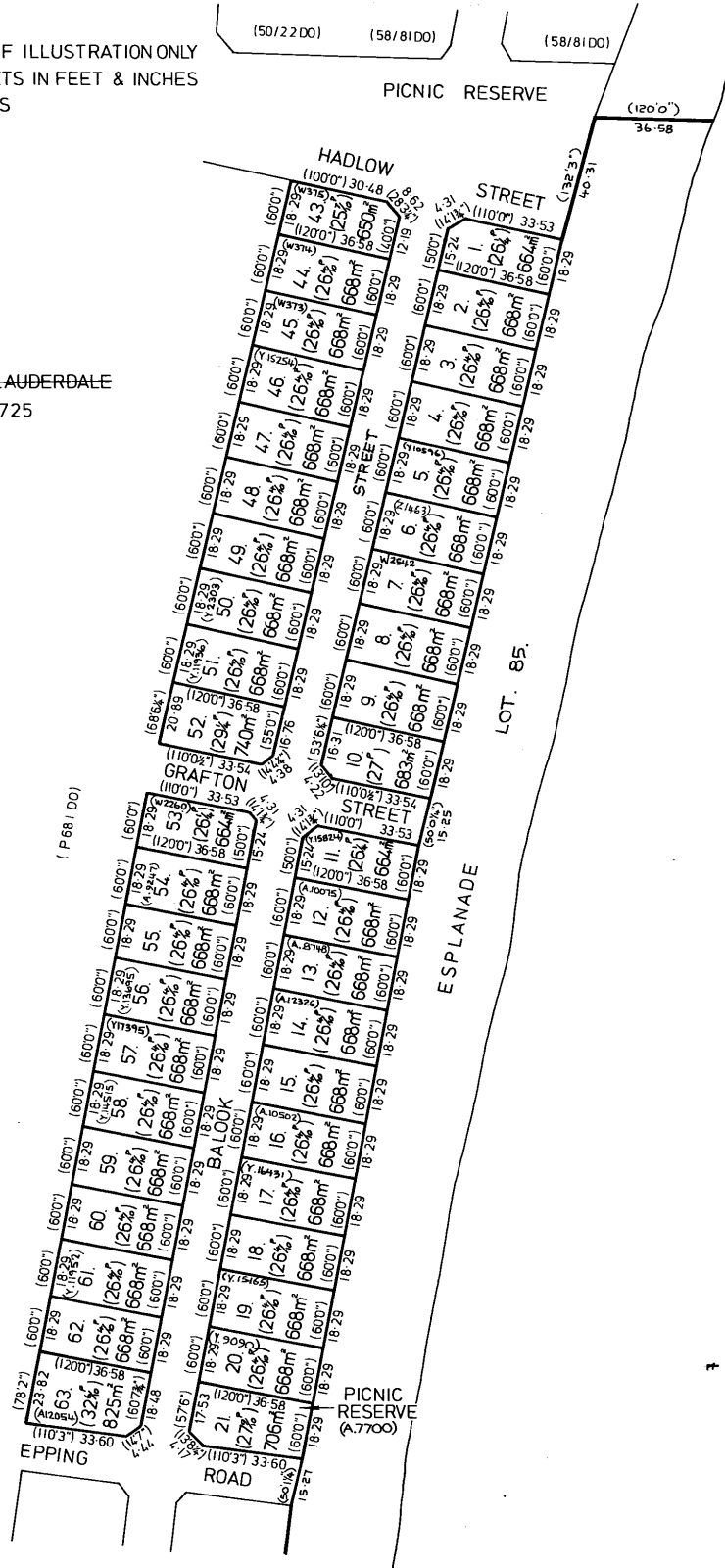
SKETCH BY WAY OF ILLUSTRATION ONLY
MEAS. IN BRACKETS IN FEET & INCHES
MEAS. IN METRES



<p>ANNEXURE SHEET No. 2 (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: P.13725</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor</p>	<p>NOT TO SCALE</p>
<p>Council Clerk</p>	<p>Owner: DECEASED PERSONS ESTATE Title Reference: Z 493</p>	<p>NOT TO SCALE</p>

SKETCH BY WAY OF ILLUSTRATION ONLY
MEAS. IN BRACKETS IN FEET & INCHES
MEAS. IN METRES

TWN. LAUDERDALE
P.13725



PLANNING DRAWINGS

ANCILLARY DWELLING 75 BALOOK STREET, LAUDERDALE

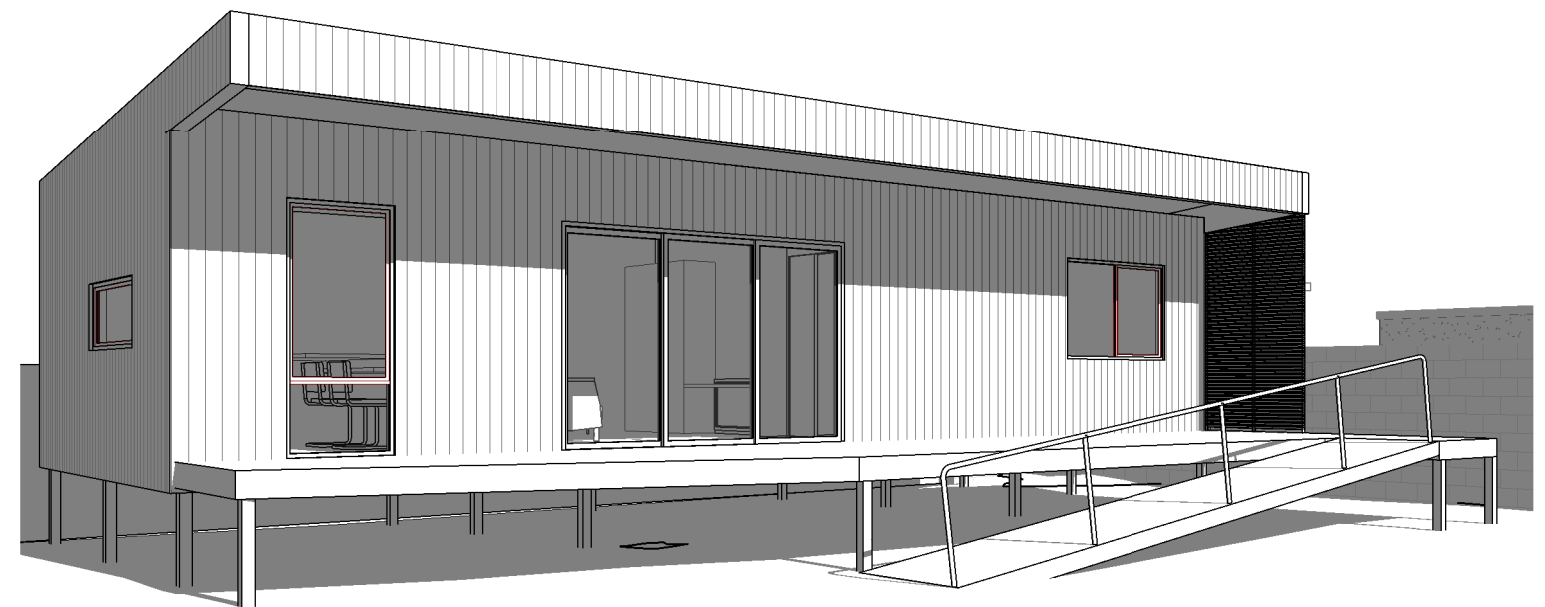
T.L. HOWARD + N.L. OSBORNE-HOWARD

TITLE REFERENCE: 13725/63
SITE AREA: 825m²
FOOTPRINT: TBEXISTING 185.1m², PROPOSED 244.7m²
ZONING: GENERAL RESIDENTIAL
PLANNING OVERLAYS: COASTAL EROSION HAZARD (LOW),
COASTAL INUNDATION HAZARD (LOW), AIRPORT OBSTACLE
LIMITATION AREA

BUILDING CLASS: 1A
CLIMATE ZONE: 7
SOIL CLASSIFICATION: TBA
WIND SPEED: TBA
CORROSIVE RATING: TBA
BAL RATING: EXEMPT - NOT WITHIN BUSHFIRE PRONE ARE
MAPPING

LI25009

DECEMBER 2025



LITTLE ISLAND BUILDING DESIGN
ph: 0408 316 564
e: info@libd.com.au
www.libd.com.au
PO Box 60 Claremont TAS 7011
Accredited Designer:
Alycia Mcconalogue CC6943

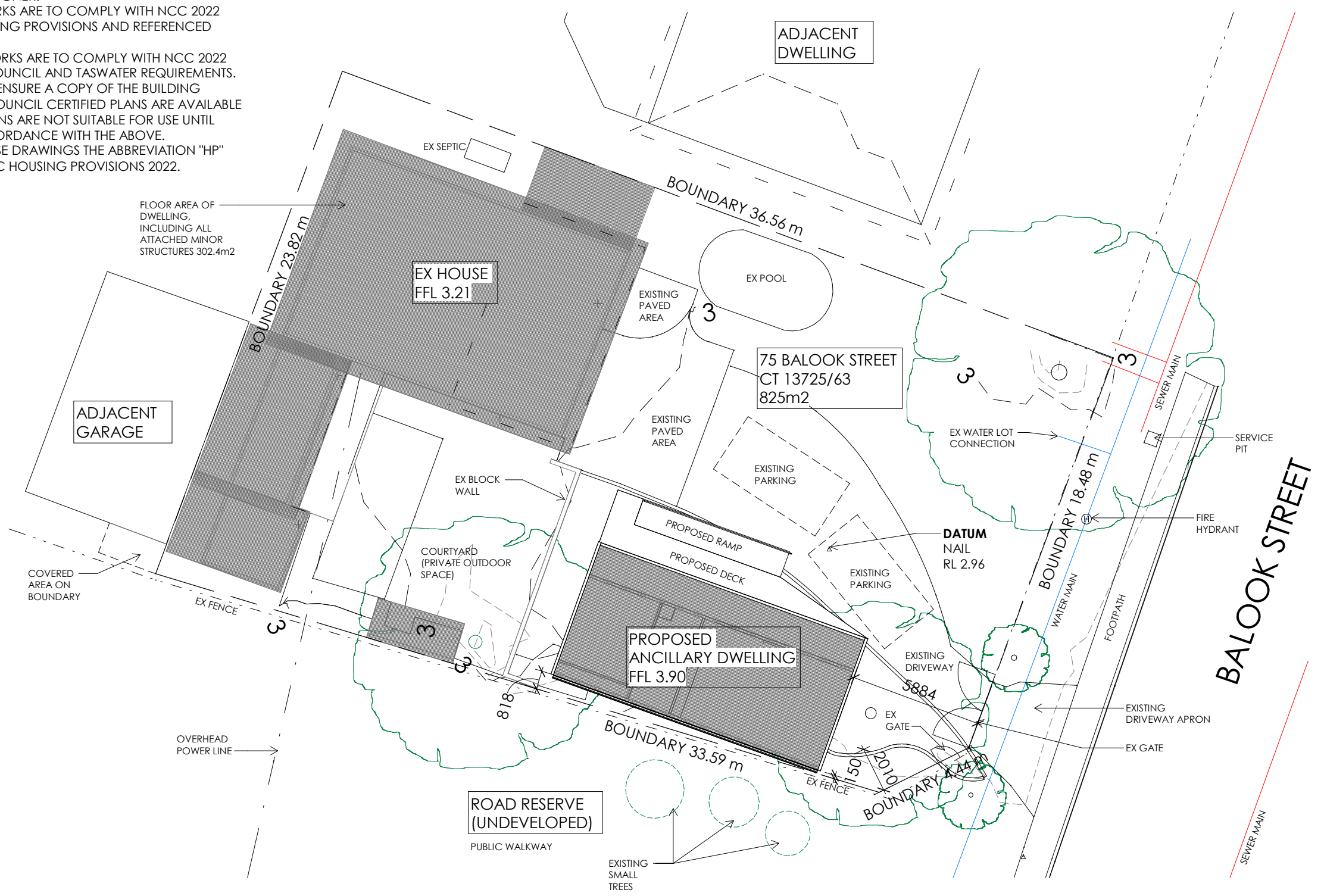
DRAWING SCHEDULE

- 01 SITE PLAN
- 02 GROUND FLOOR PLAN
- 03 ELEVATIONS
- 04 ELEVATIONS
- 05 STREET ELEVATION
- 06 ROOF PLAN
- 07 3D VIEWS

- NOTES:
- DO NOT SCALE OFF DRAWINGS.
 - DIMENSIONS ARE TO THE STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO WORKS COMMENCING.
 - DIMENSIONS SHOWN ARE TO THE STUD OR FACE OF BRICKWORK UNLESS NOTED OTHERWISE.
 - IF THE EXISTING BUILDING FABRIC OR PLUMBING WORKS AND FOUND TO VARY FROM THOSE OUTLINED IN THESE DRAWINGS, THE BUILDER IS TO NOTIFY THE BUILDING SURVEYOR OR DESIGNER.
 - ALL BUILDING WORKS ARE TO COMPLY WITH NCC 2022 VOL.2, NCC HOUSING PROVISIONS AND REFERENCED STANDARDS.
 - ALL PLUMBING WORKS ARE TO COMPLY WITH NCC 2022 VOL 3, AS 3500, COUNCIL AND TASWATER REQUIREMENTS.
 - THE BUILDER IS TO ENSURE A COPY OF THE BUILDING SURVEYOR AND COUNCIL CERTIFIED PLANS ARE AVAILABLE ON SITE. THESE PLANS ARE NOT SUITABLE FOR USE UNTIL CERTIFIED IN ACCORDANCE WITH THE ABOVE.
 - THROUGHOUT THESE DRAWINGS THE ABBREVIATION "HP" REFERS TO THE NCC HOUSING PROVISIONS 2022.



Accredited Building Designer
 Alycia Mcconalogue CC6943
 Ph: 0408 316 564
 E: info@libd.com.au
 www.libd.com.au



SITE PLAN

1 : 200

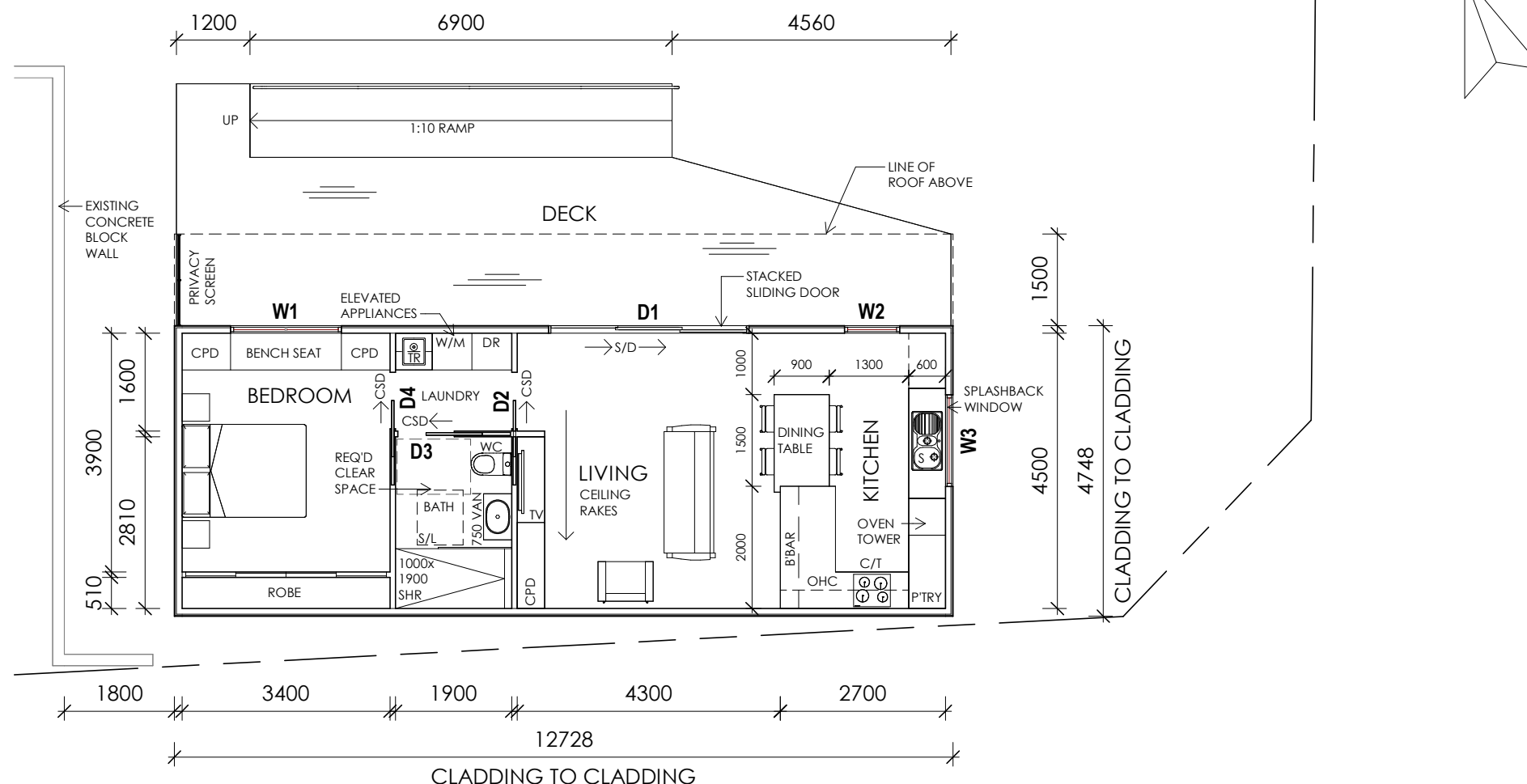
- SURVEY NOTES:
- SURVEY COMPLETED BY PDA SURVEYORS AUGUST 2025.
 - CONTOUR INTERVALS ARE 0.1m.
 - HORIZONTAL DATUM IS MGA 2020.
 - VERTICAL DATUM IS AHD.
 - SERVICES SHOWN ARE BASED ON VISIBLE ASSESSMENT AND INFRASTRUCTURE MAPPING. NO UNDERGROUND SERVICES INVESTIGATIONS HAVE BEEN COMPLETED.

PLANNING DRAWINGS

ANCILLARY DWELLING
 75 BALOOK STREET,
 LAUDERDALE
 FOR:
 T.L. HOWARD + N.L.
 OSBORNE-HOWARD

Date:
 01.12.2025

Project no/ Drawing no: Revision:
 LI25009 -01



PROPOSED FLOOR PLAN

1 : 100

WINDOW SCHEDULE				
	HEIGHT	WIDTH	WINDOW TYPE	NOTES
W1	1200	1810	Awning Window	
W2	2100	900	Fixed Window	
W3	1200	1500	Fixed Window	
W4	980	780	Skylight	

DOOR SCHEDULE			
MARK	WIDTH	DOOR TYPE	NOTES
D1	2700		Stacked Sliding Door
D2	920	CAVITY SLIDING DOOR	
D3	920	CAVITY SLIDING DOOR	
D4	920	CAVITY SLIDING DOOR	

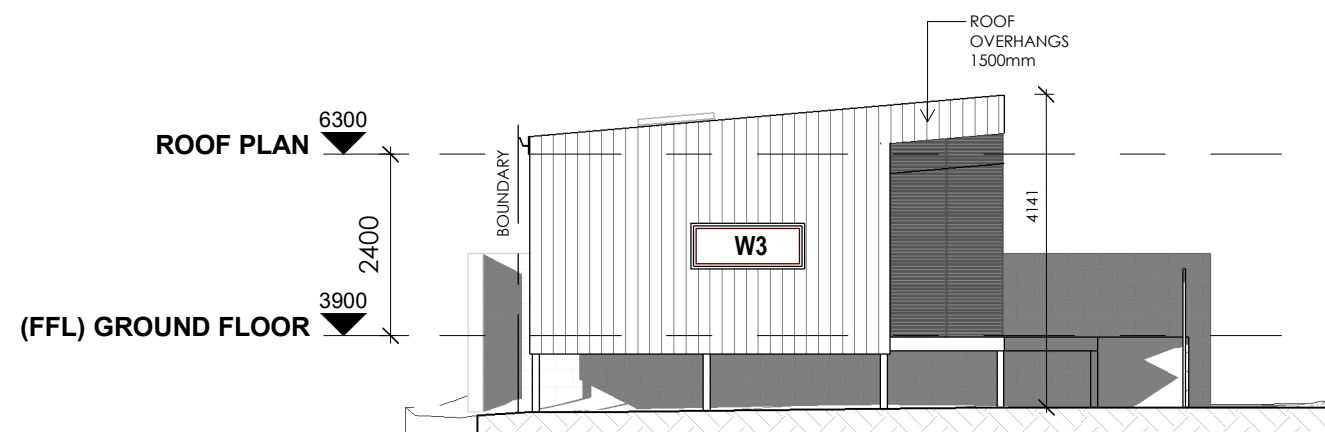
ANCILLARY DWELLING AREA	59.64
DECK AREA	34.16
TOTAL AREA	93.80

PLANNING DRAWINGS

ANCILLARY DWELLING
 75 BALOOK STREET,
 LAUDERDALE
 FOR:
 T.L. HOWARD + N.L.
 OSBORNE-HOWARD

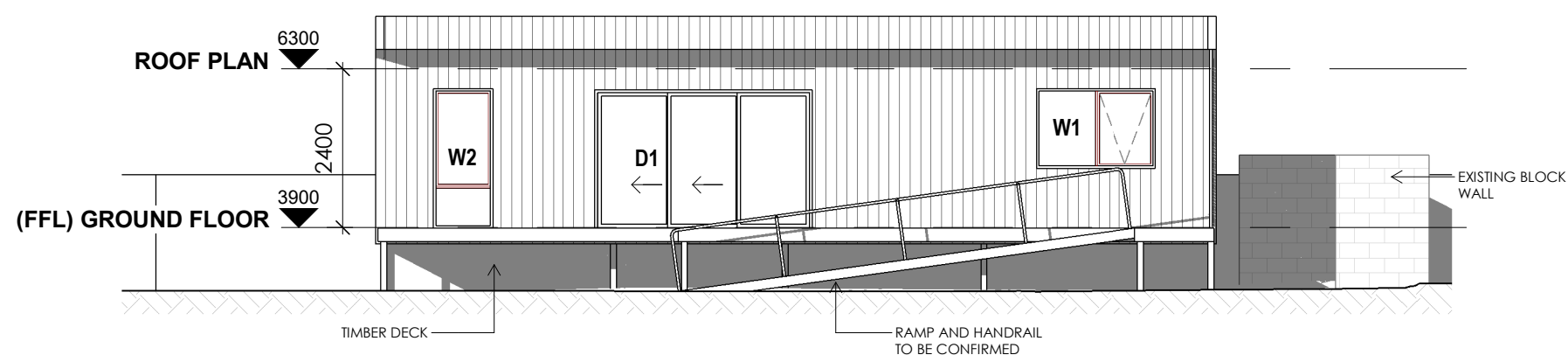
Date:
 01.12.2025

Project no/ Drawing no: Revision:
 LI25009 -02



SOUTH EAST ELEVATION

1 : 100



NORTH EAST ELEVATION

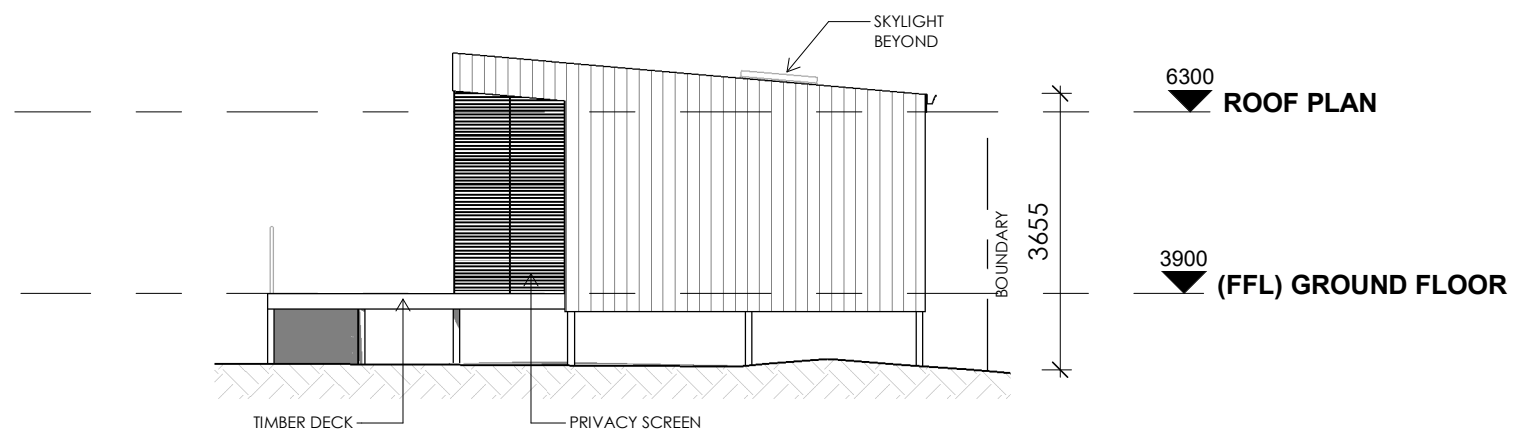
1 : 100

PLANNING DRAWINGS

ANCILLARY DWELLING
75 BALOOK STREET,
LAUDERDALE
FOR:
T.L. HOWARD + N.L.
OSBORNE-HOWARD

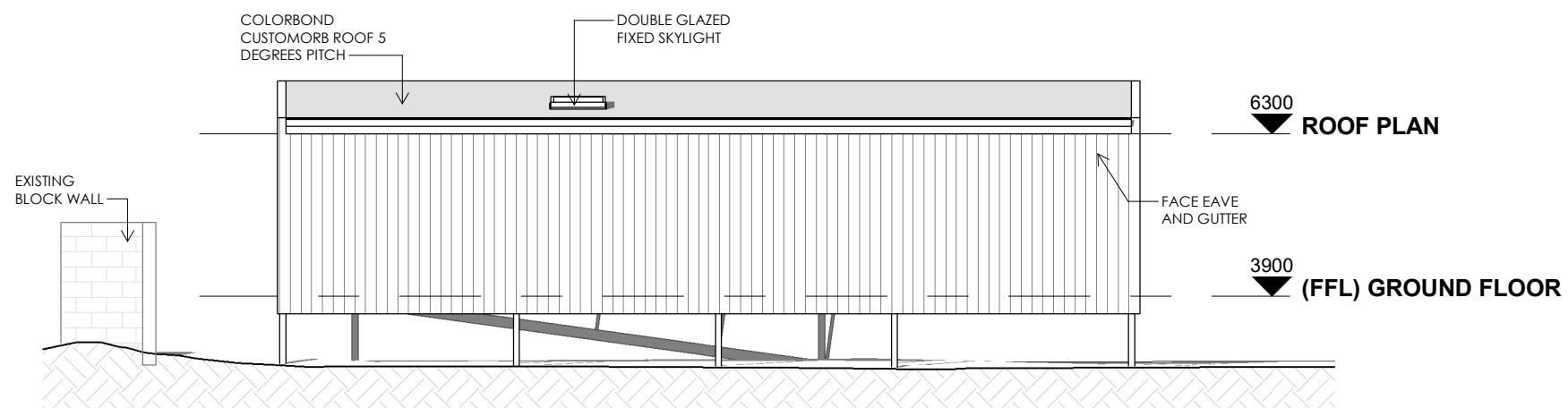
Date:
01.12.2025

Project no/ Drawing no: Revision:
LI25009 -03



NORTH WEST ELEVATION

1 : 100



SOUTH WEST ELEVATION

1 : 100

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PLANNING DRAWINGS

ANCILLARY DWELLING
75 BALOOK STREET,
LAUDERDALE
FOR:
T.L. HOWARD + N.L.
OSBORNE-HOWARD

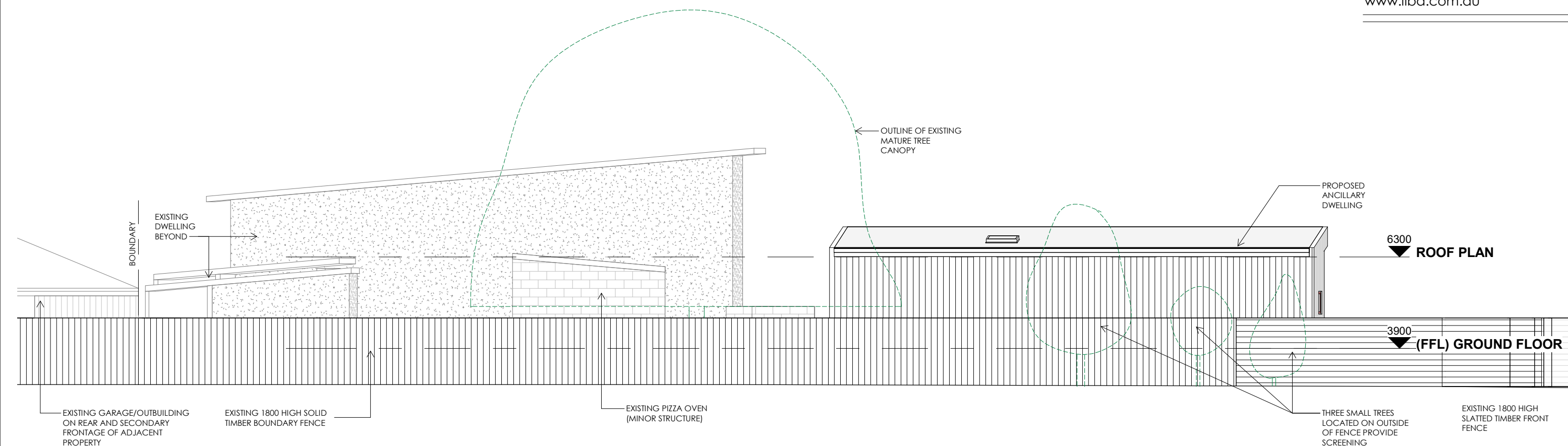
Date:
01.12.2025

Project no/ Drawing no: Revision:
LI25009 -04

L.I.

LITTLE ISLAND BUILDING DESIGN

Accredited Building Designer
Alycia Mcconalogue CC6943
Ph: 0408 316 564
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www.libd.com.au



SOUTH WEST ELEVATION (SECONDARY FRONTAGE)

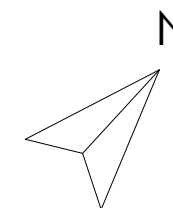
1 : 100

PLANNING DRAWINGS

ANCILLARY DWELLING
75 BALOOK STREET,
LAUDERDALE
FOR:
T.L. HOWARD + N.L.
OSBORNE-HOWARD

Date:
01.12.2025

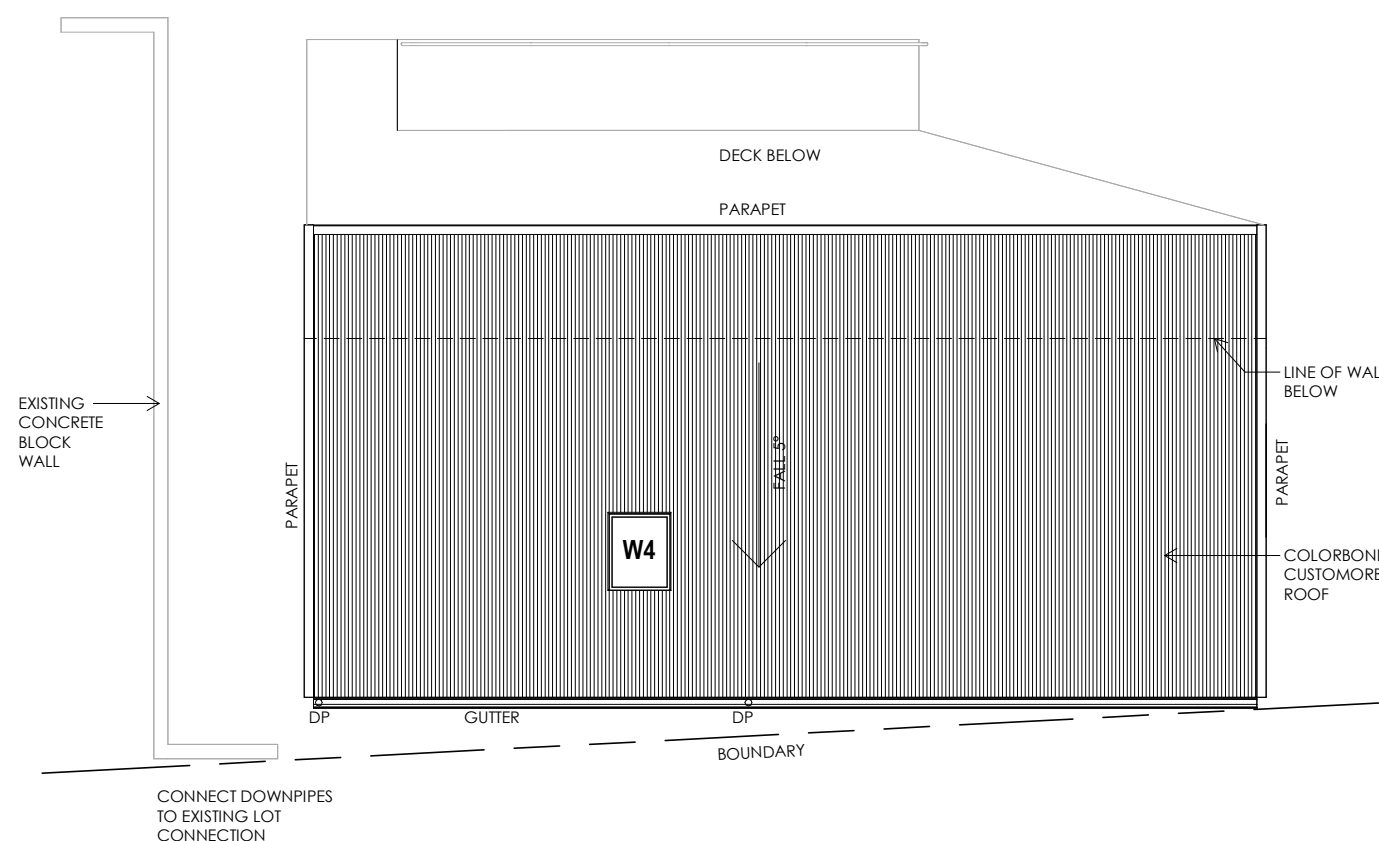
Project no/ Drawing no: Revision:
LI25009 -05



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DRAWING KEY

COL	COLUMN
CPD	CUPBOARD
CSD	CAVITY SLIDING DOOR
C/T	COOKTOP
DP	DOWNPIPE
DR	CLOTHES DRIER
D/W	DISHWASHER
F	EXHAUST FAN VENTED TO OUTSIDE AIR.
G.S.	GLASS SCREEN
OHC	OVERHEAD CUPBOARDS
P'TRY	PANTRY
S	SINK
S/D	SLIDING DOOR
SHR	SHOWER
TR	TROUGH
VAN	VANITY
WC	WATER CLOSET (TOILET)
W/M	WASHING MACHINE



ROOF PLAN

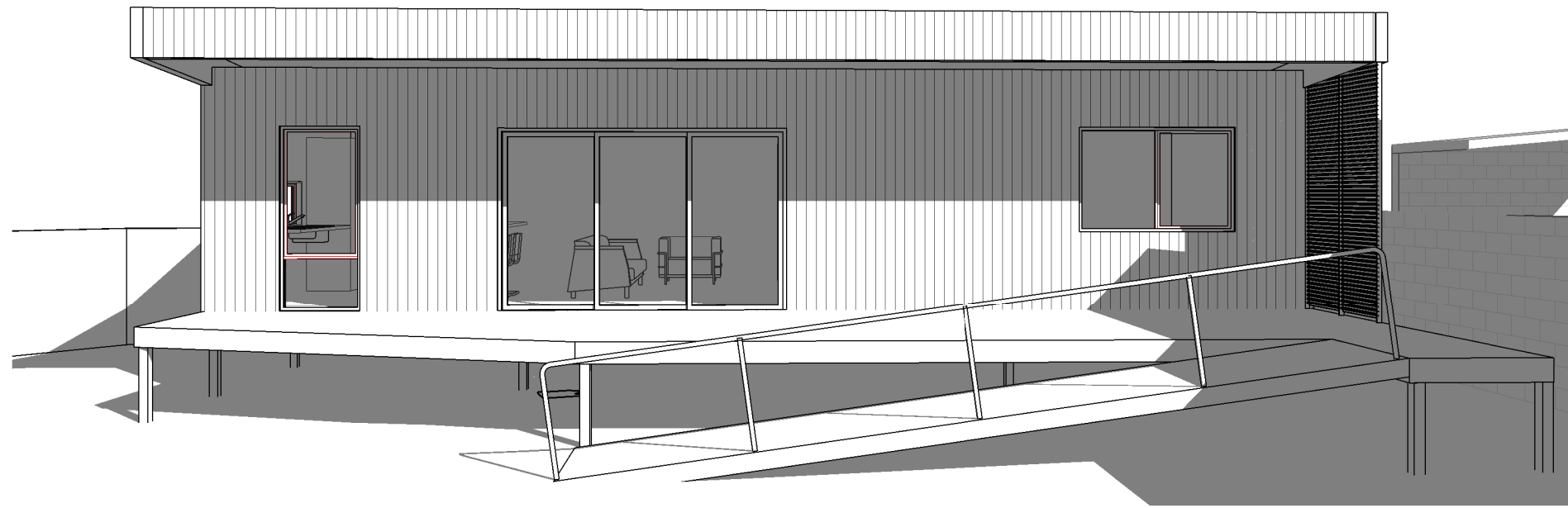
1 : 100

PLANNING DRAWINGS

ANCILLARY DWELLING
75 BALOOK STREET,
LAUDERDALE
FOR:
T.L. HOWARD + N.L.
OSBORNE-HOWARD

Date:
01.12.2025

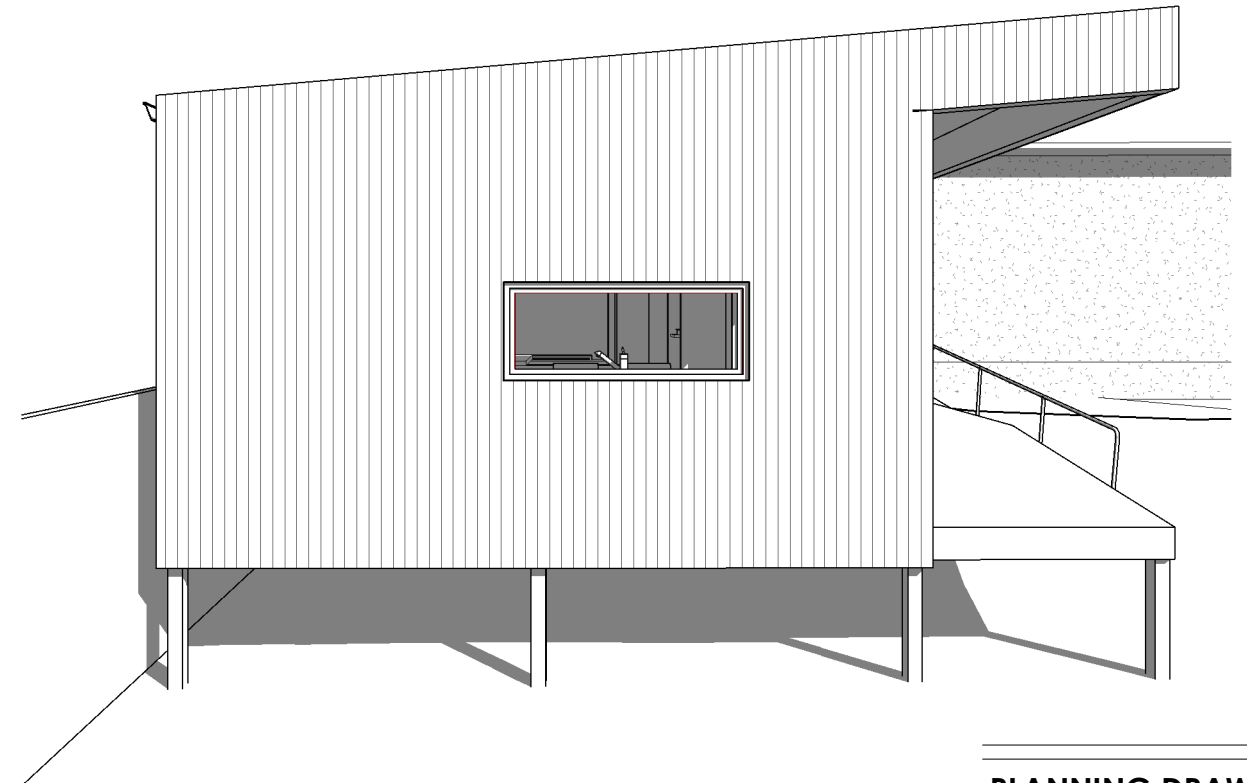
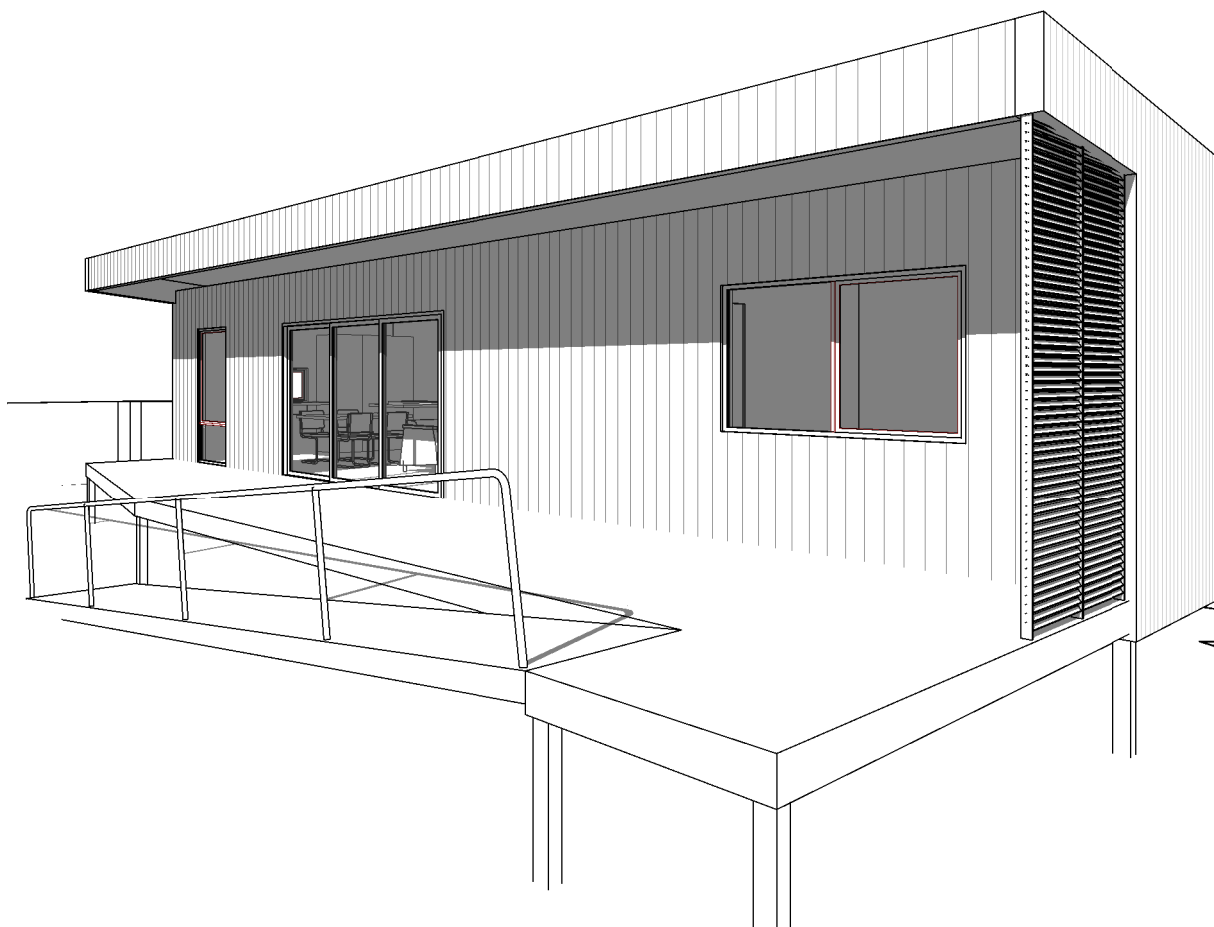
Project no/ Drawing no: Revision:
LI25009 -06



L.I.

LITTLE ISLAND BUILDING DESIGN

Accredited Building Designer
 Alycia Mcconalogue CC6943
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PLANNING DRAWINGS

ANCILLARY DWELLING
 75 BALOOK STREET,
 LAUDERDALE
 FOR:
 T.L. HOWARD + N.L.
 OSBORNE-HOWARD

Date:
 01.12.2025

Project no/ Drawing no: Revision:
 LI25009 -07



1st December 2025

Clarence City Council
PO Box 96
Rosny Park TAS 7018

Re: Planning Application – 75 Balook Street, Lauderdale

Dear General Manager,

Thank you for your consideration of this planning application, which an ancillary dwelling at 75 Balook Street, Lauderdale.

The site is zoned “General Residential” under the Tasmanian Planning Scheme. A secondary dwelling is permitted in this zone.

The site is subject to a number of planning overlays, including the coastal erosion hazard(low), coastal inundation hazard (low) and airport obstacle limitation area. Reports Addressing the coastal inundation and erosion are being prepared.

Project Site:

The site is an 825m² corner block, with a primary frontage to Balook Street and a secondary Frontage to the non-developed end of Epping Street. This secondary frontage is not facing a street, but rather an undeveloped area with a pedestrian path down the centre.

Existing Building:

The existing dwelling is two storeys with a footprint of 185.1m² and a total area of 302.4m. Included in this area is a series of small lean-to's and storage areas. The building is located to the very rear of the block, with the front half of the block currently used as a garden and carparking.

Proposed Development:

This application proposes as 59.6m² ancillary dwelling with an adjacent deck less than 1m above ground level. The ancillary dwelling will be for the owners parents.

Car parking:

Carparking will be unchanged, with two existing owners' provided on the existing driveway.

Private Outdoor Space:

Private outdoor space will be maintained in the existing courtyard.

1 of 5

75 Balook Street – Planning Cover Letter

Little Island Building Design
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Ph: 0408 316 564
PO Box 60 Claremont 7077

Response to building within the secondary frontage:

This application triggers a discretion in relation to clause 8.4.2 *Setbacks and building envelope for all dwellings*, as we propose to build the ancillary dwelling partially within the secondary frontage setback.

The primary reason for this is that due to the position of the existing house and swimming pool, there is insufficient space elsewhere on the block.

It is quite typical in the Lauderdale area for roads running perpendicular to the beach to terminate at Bangalee Street and not continue through to Balook Street. Corner properties in this circumstance do not have a strong pattern of addressing the secondary road frontage. Primarily they treat this like a side boundary, with high, solid boundary fences, which is the case with 75 Balook Street. Properties at 53, 55, 77 and 99 Balook Street, along with 43, 67 and 89 Bangalee Street have a secondary frontage to an undeveloped road reserve and all have development within the secondary frontage that does not comply with secondary frontage setbacks.



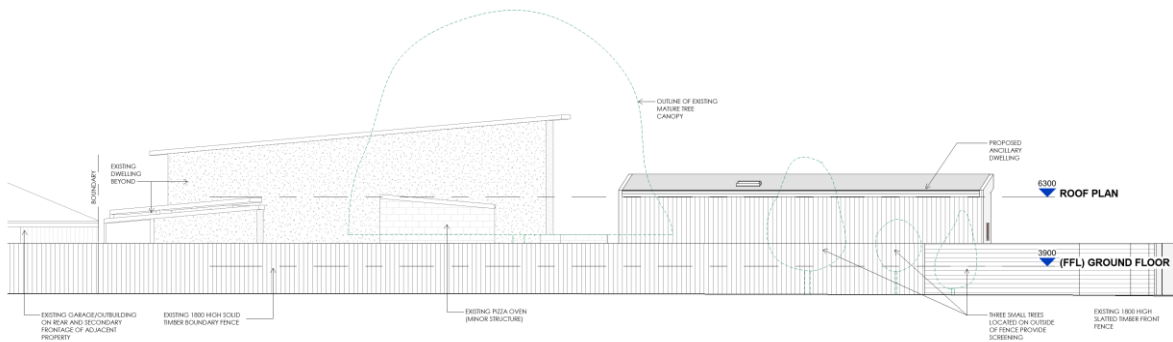


Examples of undeveloped Road Reserves near 75 Balook Street, with development not responding to the secondary frontage.

The secondary road frontage at 75 Balook Street features a solid, 1.8m high timber fence and established vegetation both inside and outside the boundary. This will provide significant screening if the development.



Photographs of the existing secondary streetscape outside 75 Balook Street. The proposed ancillary dwelling will be barely visible behind the fence and vegetation.



Elevations of the proposed development show that due to screening, a lot of the proposed development will be hidden, and the existing dwelling is still the dominant structure on the block.

If you require further information on response to the performance criteria, please let us know.

Finally, I declare that I have notified the property owner that I have made a planning application for this property.

I hope the above information assists with your review of this application. If you have any questions or concerns about the above application, please do not hesitate to contact me.