



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/055257**

**PROPOSAL:** Outbuilding (Single Dwelling)

**LOCATION:** 26 Cahill Place, Acton Park

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

**ADVERTISING EXPIRY DATE:** 19 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 19 November 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 19 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](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

**Personal Information Removed**

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

Proposal: HOBBY SHED ADDITIONS

Location: 26 CANIIL PLACE ACTON

**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: RESIDENCE / 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

### **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.

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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.



SEARCH OF TORRENS TITLE

VOLUME 144188	FOLIO 68
EDITION 5	DATE OF ISSUE 03-Oct-2023

SEARCH DATE : 02-Sep-2025

SEARCH TIME : 09.15 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 68 on Sealed Plan 144188

Derivation : Part of 1000 Acres Located to J. Jewell

Prior CT 141241/1

SCHEDULE 1

N147915 TRANSFER to EMILY ANNE DYSON and CHRISTOPHER TROY TUBBS Registered 03-Oct-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP144188 EASEMENTS in Schedule of Easements

SP144188 COVENANTS in Schedule of Easements

SP144188 FENCING COVENANT in Schedule of Easements

SP144188 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.

C403611 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 03-Sep-2002 at noon

E361316 MORTGAGE to Macquarie Bank Limited Registered 03-Oct-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER TORONTO PASTORAL COY. PTY.LTD.  
  
FOLIO REFERENCE  
C.T.141241/1  
  
GRANTEE LOC  
Part of 1000 Acres ~~66~~ to John Jewell

**PLAN OF SURVEY**  
BY SURVEYOR CRAIG B. ROGERSON  
120 CAMBRIDGE ROAD ROSNY PARK 7018  
PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796  
LOCATION  
**CITY OF CLARENCE**  
  
SCALE 1: 2500 LENGTHS IN METRES

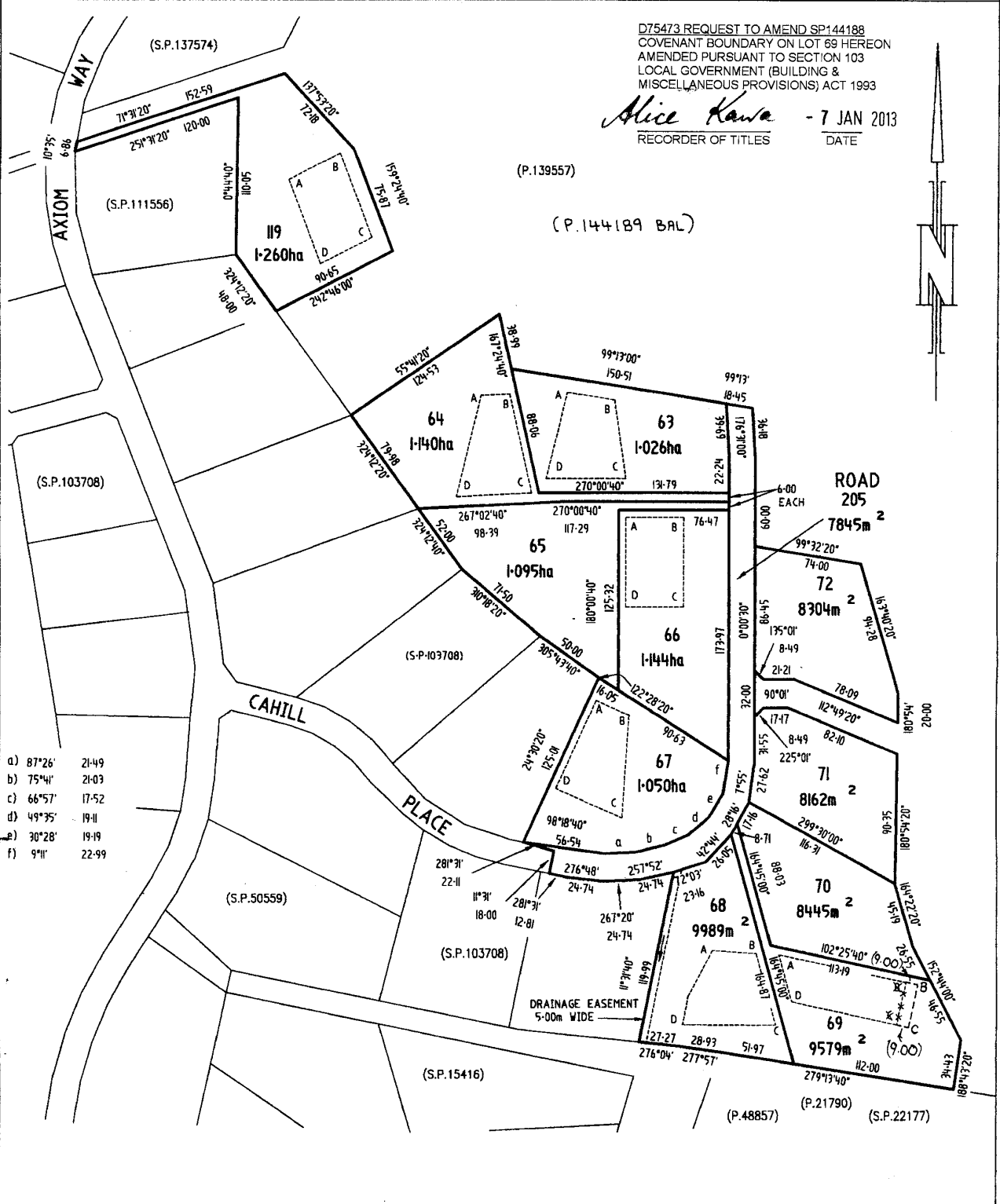
REGISTERED NUMBER  
**SP144188**  
  
APPROVED EFFECTIVE FROM **6 - OCT. 2005**  
*Alice Kawa*  
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 107 (5425-41)

LAST UPI No. 1400273

LAST PLAN No. ~~P.141241~~ P.141241

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN


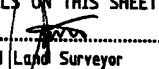


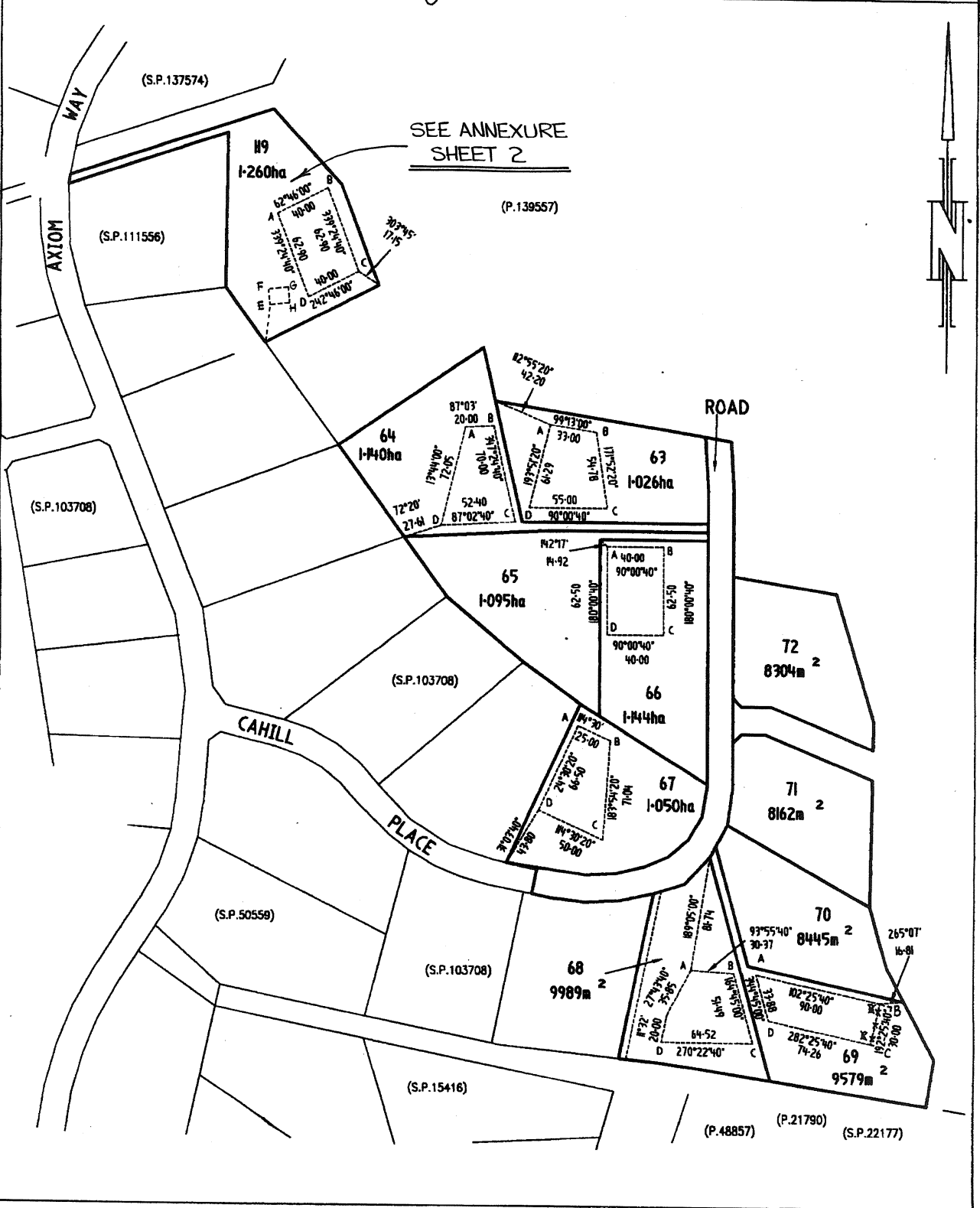
- a) 87°26' 21-49
- b) 75°41' 21-03
- c) 66°57' 17-52
- d) 49°35' 19-11
- e) 30°28' 19-19
- f) 9°11' 22-99

D75473 REQUEST TO AMEND SP144188  
COVENANT BOUNDARY ON LOT 69 HEREON  
AMENDED PURSUANT TO SECTION 103  
LOCAL GOVERNMENT (BUILDING &  
MISCELLANEOUS PROVISIONS) ACT 1993

*Alice Kawa* - 7 JAN 2013  
RECORDER OF TITLES DATE



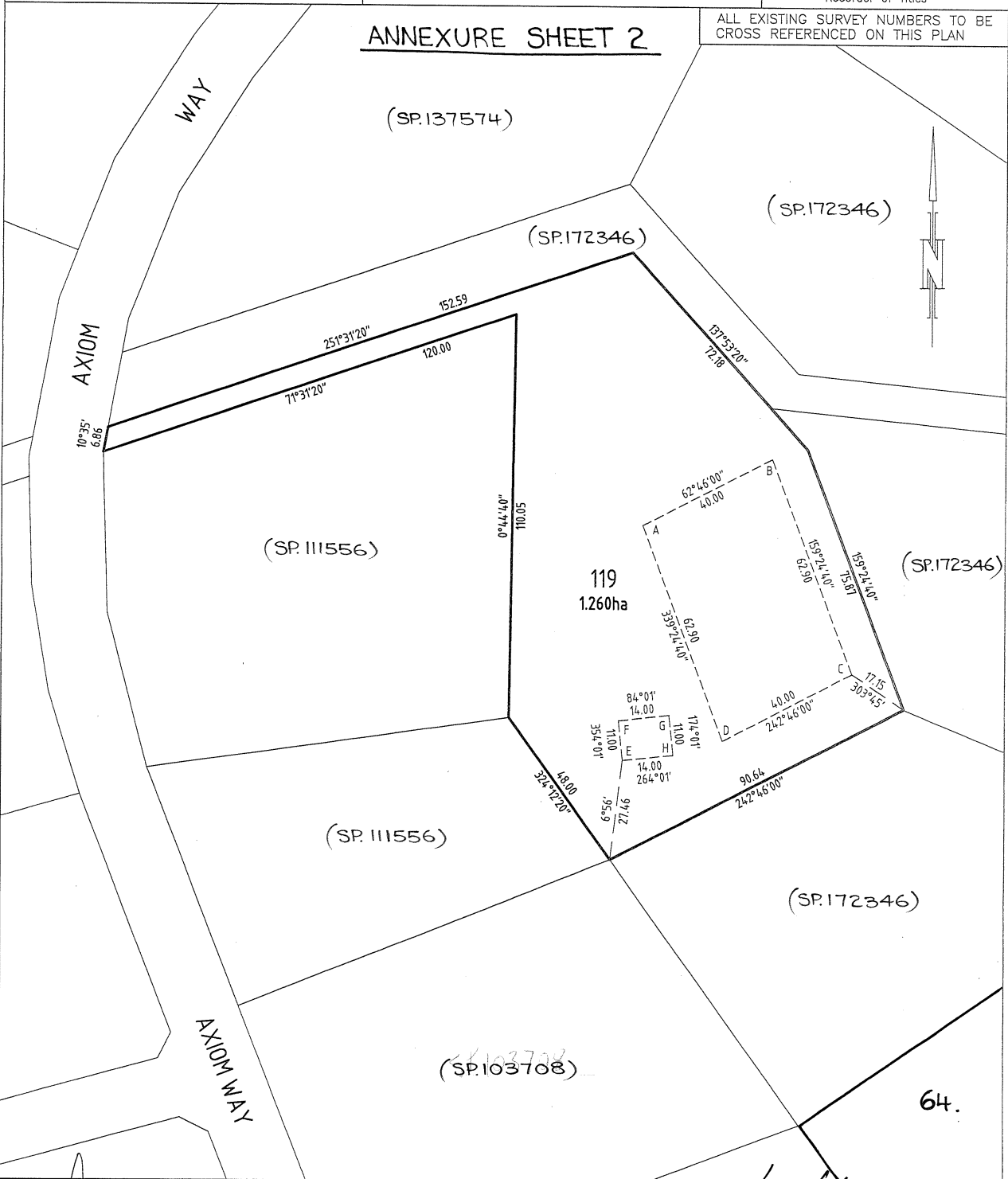
<p><b>PLAN OF SURVEY</b> ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>	<p>OWNER TORONTO PASTORAL COY. PTY. LTD. FOLIO REFERENCE C.T.141241/1 SCALE 1: 2500      LENGTHS IN METRES</p>	<p>Registered Number <b>SP 144188</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate</p> <p>22/9/05 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET</p> <p> Registered Land Surveyor</p> <p>7-4-2004 Date</p>	<p>APPROVED EFFECTIVE FROM .....</p> <p>Recorder of Titles</p>



OWNER DAVID MURRELL	<b>PLAN OF SURVEY</b>	Registered Number
FOLIO REFERENCE C.T.144188/119		BY SURVEYOR CRAIG BRADLEY ROGERSON ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0418-120-796
GRANTEE Part of 1000 Acres LOC to John Jewell	<b>CITY OF CLARENCE</b>	APPROVED EFFECTIVE FROM .....
	SCALE 1: 1,000 LENGTHS IN METRES	Recorder of Titles

**ANNEXURE SHEET 2**

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor  
 18-10-18  
 Date

Council Delegate  
 29/1/19  
 Date

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 144 188</b>

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.

*RIGHT OF*


Lot 68 is subject to a ~~drainage easement~~ *drainage easement* over the land marked DRAINAGE EASEMENT 5.00M WIDE in favour of the Clarence City Council.

1. COVENANTS

The owner or owners of each of the lots shown on the plan covenants with Toronto Pastoral Coy Pty Ltd and the owner or owners of the time being of every other lot on the plan *AND THE BALANCE* and the Clarence City Council ("the Council") to the intent that the burden of these covenants 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 on the plan and the balance of the lands comprised in Certificate of Title Volume 141241 Folio 1 after acceptance of the Plan *AND THE COUNCIL* to observe the following stipulations:

- 1.1 Not to erect or permit to be erected on such lot any building constructed in whole or in part of unpainted galvanised iron or any other building materials which contrast rather than blend with the rural environment nor unless and until the finish of such building or structure (including colour paint and materials intended to be used therein) has been approved in writing by the Council; and
- 1.2 Not to remove trees from the lot without the prior consent of the Council; and
- 1.3 Not to erect more than one residential building on the lot without the prior approval of the Council; and
- 1.4 Not to further subdivide the lot; and
- 1.5 Not to erect a dwelling house with a floor level above the 60m contour level without first entering into an intermittent water supply agreement with the Council. A water tank and pressure pump must

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TORONTO PASTORAL COY PTY LTD FOLIO REF: 141241/1 SOLICITOR & REFERENCE: DOBSON MITCHELL & ALLPORT Ref: D Danaher	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 22 September 2005 SD...2003/18... REF NO.
 Council Delegate	
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF <sup>3</sup> PAGE/S</p>	<p>Registered Number</p> <p><b>SP 144 188</b></p>
<p>SUBDIVIDER: TORONTO PASTORAL COY PTY LTD FOLIO REFERENCE: 141241/1</p>	

be installed to serve the dwelling, to the satisfaction of the Council's Group Manager Asset Management.

2.

The owner or owners of lots 63, 64, 66, 67, 68, 69 and 119 covenant with Toronto Pastoral Coy Pty Ltd and the owner or owners of the time being of every other lot on the plan <sup>THE BALANCE</sup> and the Clarence City Council ("the Council") to the intent that the burden of these covenants 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 on the plan <sup>AND THE COUNCIL</sup> and the balance of the lands comprised in Certificate of Title Volume 141241 Folio 1 after acceptance of the Plan to observe the following stipulations:

- 2.1 Not to erect or permit to be erected a building or structure of any kind; and
- 2.2 Not to do or allow to be done any clearing, slashing, burning or other removal of any indigenous vegetation; and
- 2.3 Not to do or allow to be done any development or use of the land other than in accordance with all applicable laws, by-laws and regulations;

in respect to that area of the said lots being outside the area delineated by a broken line and marked A, B, C and D, on each of the said lots on the plan PROVIDED THAT nothing herein shall prevent, restrict or otherwise limit in any way the owner or owners of the said lots from:

or E, F, G, H as relates to Lot 119

- (i) conducting works associated with laying, constructing, replacing, inspecting, repairing and maintaining any services to the lot including but not limited to boundary fences, driveways, water sewerage, stormwater, electricity, telephone or gas in respect to that area of the said lots being outside the area delineated by a broken line and marked A, B, C and D on the said lots on the plan; and  
or E, F, G, H as relates to Lot 119
- (ii) conducting any works on the said lots as may be reasonably necessary to satisfy or comply with any written notice, determination or statutory demand issued by the Council or other authority.

FENCING COVENANT

The owner or owners of the lots shown on the plan covenant with the Vendor Toronto Pastoral Coy Pty Ltd that the Vendor shall not be required to fence.

**INTERPRETATION:** Balance means the balance of the land remaining in Folio of Register Volume 141241 Folio 1 at the date of acceptance hereof after excepting thereout the Lots on the plan.

**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.

Building envelope EFGH relating to Lot 119 hereon added by me pursuant to Request to Amend No. E161130 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Mick Hanna  
13 / 1 / 2019 Recorder of Titles

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 3 PAGE/S	Registered Number <b>SP 144 188</b>
SUBDIVIDER: TORONTO PASTORAL COY PTY LTD FOLIO REFERENCE: 141241/1	

The Common Seal of  
**TORONTO PASTORAL COY PTY LTD**  
 As registered proprietor of the lands in certificate of  
 Title Volume 141241 Folio 1 was hereunto affixed  
 in accordance with its constitution in the presence of:



*[Signature]*  
 .....  
 Director  
 E J FARRELL

*[Signature]*  
 .....  
 Director/Secretary  
 V. R. SMITH

**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.

# New Outbuilding

## PROJECT SPECIFIC

Chris Tubbs  
26 Cahill Place

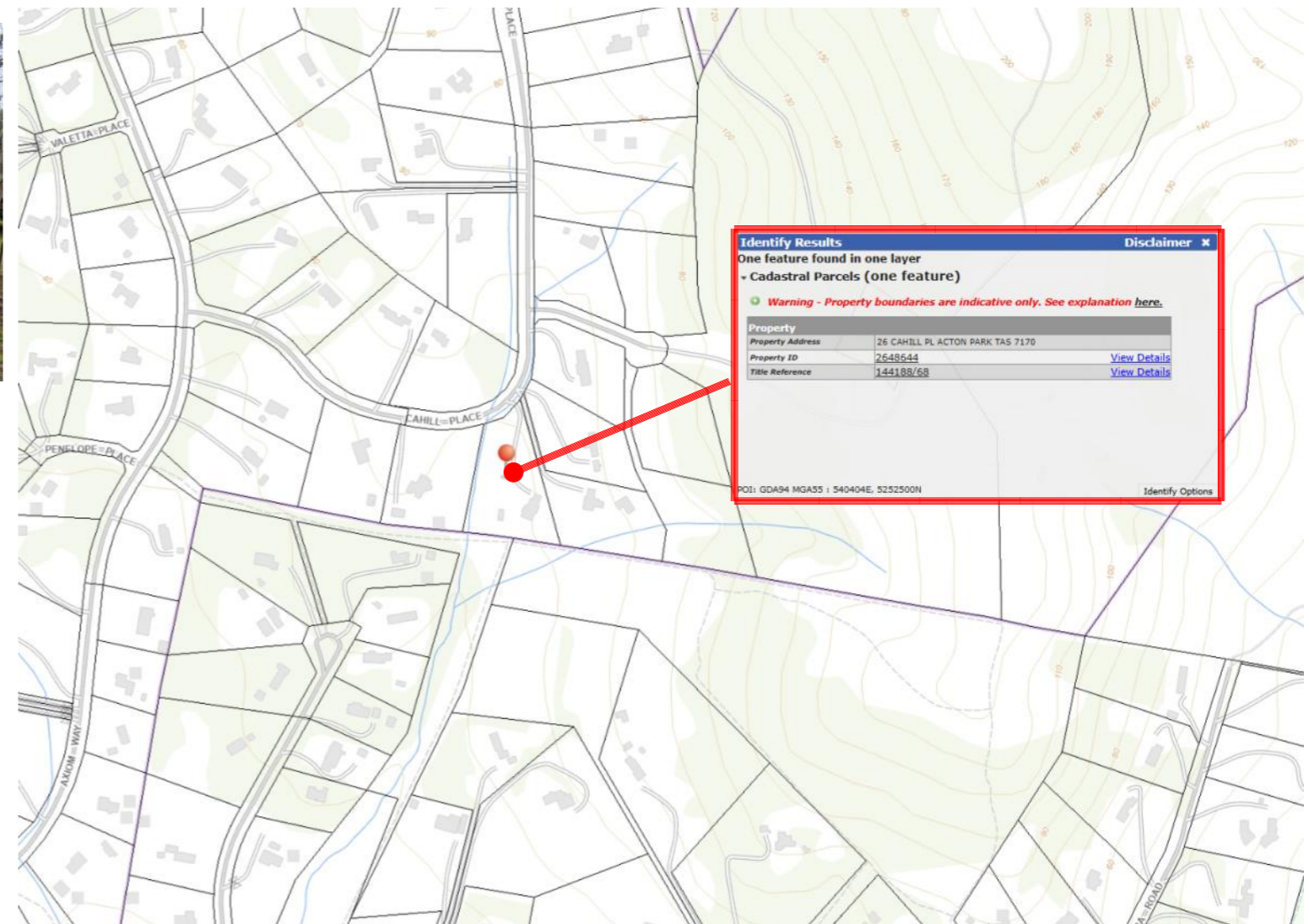
### Acton

Tasmanian Planning Scheme  
Title Reference : Vol 144188 / Folio 68

**NCC DEEMED TO SATISFY** Mr Marcus Ralph CC1317F  
Climate Zone 7



existing site access



**Identify Results** Disclaimer

One feature found in one layer  
- Cadastral Parcels (one feature)

Warning - Property boundaries are indicative only. See explanation here.

Property	26 CAHILL PL ACTON PARK TAS 7170
Property ID	2648644 <a href="#">View Details</a>
Title Reference	144188/68 <a href="#">View Details</a>

POI: GDA94 MGASS : 540404E, 5252500N

## SITE INFORMATION

Lot: 68  
Title: 144188 folio 68  
Land Size: 1.001 Ha

Council: Clarence Council  
Zoning: Rural Living Zone B

Overlays: CLA 13.00 Bushfire Prone Zone  
CLA-C16.0 Safe Guarding Airports  
C7.0 Waterway Coastal Protection Area  
D.A APPROVAL: Planning approval required  
BAL: NIL  
WIND CLASSIFICATION : Refer to Shed Tech certification  
CLIMATE ZONE: 7  
ENERGY RATING :Na  
BUILDING CLASSIFICATION: 10A

## Floor Plan



### FLOOR PLAN

Proposed additions	60.00 sqm
Existing garage outbuilding	72.00 sqm
existing dwelling	328.00 sqm site cover
Total Site Cover	460.00 sqm
Site Area	1.00 Ha
Site Coverage	4.60 % site coverage

## PROPERTY IDENTIFICATION



**Identify Results** Disclaimer

One feature found in one layer  
- Cadastral Parcels (one feature)

Warning - Property boundaries are indicative only. See explanation here.

Property	26 CAHILL PL ACTON PARK TAS 7170
Property ID	2648644 <a href="#">View Details</a>
Title Reference	144188/68 <a href="#">View Details</a>

POI: GDA94 MGASS : 540397E, 5252519N

LAYOUT	DRAWING		UPDATED DATE
	ID	NAME	
1059-00 location information	6.	DRAWING LIST (1)	30/10/2025 10:18 AM
1059-01 Site Plan	0.	Floor Plan (115)	30/10/2025 10:09 AM
1059-02 Overlays	0.	Floor Plan (116)	30/10/2025 10:09 AM
1059-03 Part Site Plan	0.	Floor Plan (115)	30/10/2025 10:09 AM
1059-03 Part Site Plan	0.	Floor Plan (115)	30/10/2025 10:09 AM
1059-04 Floor Plan	0.	Floor Plan (111)	30/10/2025 10:09 AM
1059-05 Elevations	0.	Floor Plan (106)	30/10/2025 10:09 AM
1059-05 Elevations	0.	Floor Plan (111)	30/10/2025 10:09 AM
1059-05 Elevations	0.	Floor Plan (112)	30/10/2025 10:09 AM



Service over and above  
**MARCUSRALPH**  
Design -architectural animation  
Building designer accreditation CC1317F  
13 Franklin street  
Richmond, Tasmania 7025  
0409 975 825 mob  
e: marcusralph@bigpond.com

**New Outbuilding**  
Chris Tubbs  
26 Cahill Place  
Acton


**location information**

date	issue revision
26/02/2025	A
designed and drawn	revision-date
<b>M.Ralph</b>	Design Drawing
job no:	drawing no:
<b>2025-1059</b>	<b>1059-00</b>

# Site Plan

## scale 1:1000



Floor Plan	
 <b>FLOOR PLAN</b>	
Proposed additions	60.00 sqm
Existing garage outbuilding	72.00 sqm
existing dwelling	328.00 sqm site cover
<b>Total Site Cover</b>	<b>460.00 sqm</b>
Site Area	1.00 Ha
Site Coverage	4.60 % site coverage



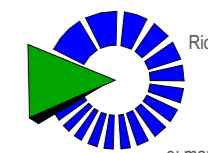
Service over and above

**MARCUSRALPH**

Design -architectural animation

Building designer accreditation CC1317F

13 Franklin street  
Richmond, Tasmania 7025



0409 975 825 mob

© Copyright e: marcusralph@bigpond.com

**New Outbuilding**

Chris Tubbs  
26 Cahill Place  
Acton

**Site Plan**



date issue revision

26/02/2025 A

designed and drawn revision-date

**M.Ralph** Design Drawing

job no: drawing no:

**2025-1059**

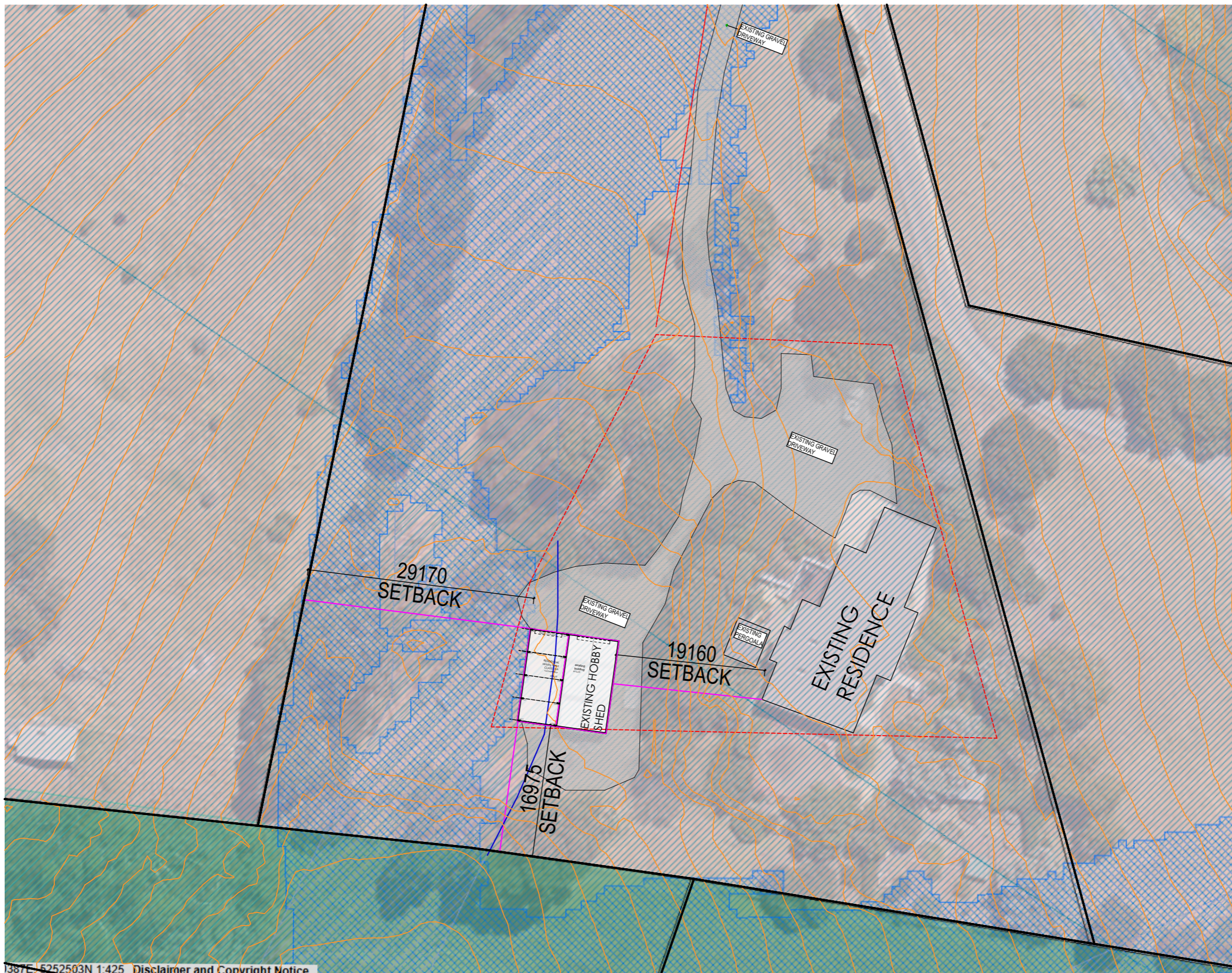
**1059-01**

# Planning Overlays scale 1:1000

## Floor Plan



Proposed additions	60.00 sqm
Existing garage outbuilding	72.00 sqm
existing dwelling	328.00 sqm site cover
<b>Total Site Cover</b>	<b>460.00 sqm</b>
Site Area	1.00 Ha
Site Coverage	4.60 % site coverage



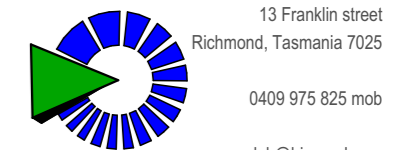
Service over and above

**MARCUSRALPH**

Design -architectural animation

Building designer accreditation CC1317F

13 Franklin street  
Richmond, Tasmania 7025



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**New Outbuilding**

Chris Tubbs  
26 Cahill Place  
Acton

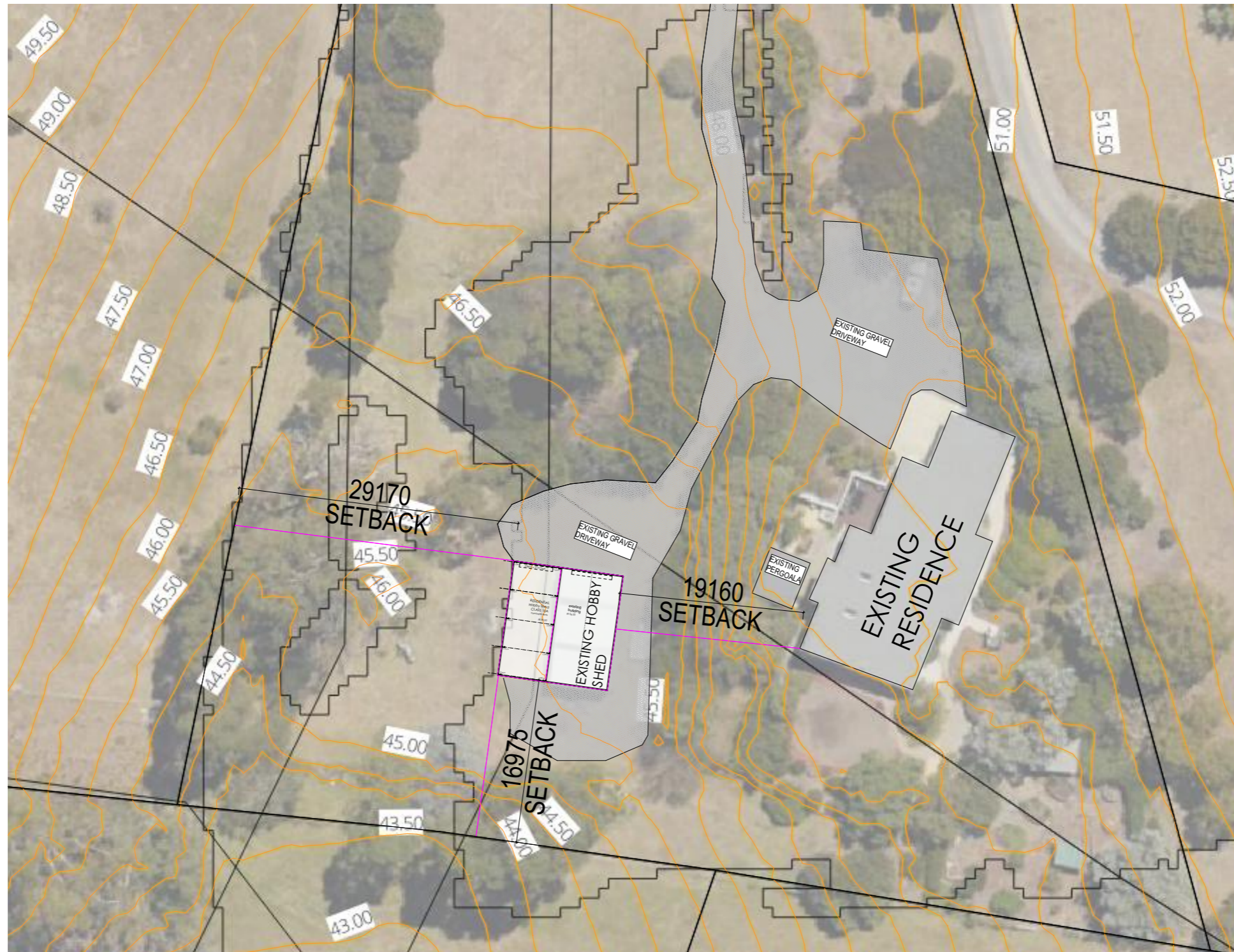
**Overlays**

date	issue revision
26/02/2025	A
designed and drawn	revision-date
<b>M.Ralph</b>	<b>Design Drawing</b>
job no:	drawing no:
<b>2025-1059</b>	<b>1059-02</b>

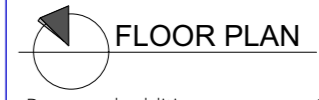
1387E 5252503N 1:425 Disclaimer and Copyright Notice

# Site Plan

## scale 1:500



### Floor Plan



Proposed additions	60.00 sqm
Existing garage outbuilding	72.00 sqm
existing dwelling	328.00 sqm site cover
<b>Total Site Cover</b>	<b>460.00 sqm</b>
Site Area	1.00 Ha
Site Coverage	4.60 % site coverage



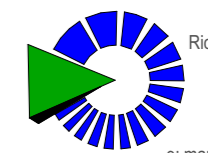
Service over and above

**MARCUSRALPH**

Design -architectural animation

Building designer accreditation CC1317F

13 Franklin street  
Richmond, Tasmania 7025



0409 975 825 mob

e: marcusralph@bigpond.com

**New Outbuilding**

Chris Tubbs  
26 Cahill Place  
Acton

**Part Site Plan**



date	issue revision
26/02/2025	A
designed and drawn	revision-date
<b>M.Ralph</b>	<b>Design Drawing</b>
job no:	drawing no:
<b>2025-1059</b>	<b>1059-03</b>

# PLUMBING LAYOUT

SCALE 1:100

Sewer and Stormwater lines are to be run along the underside concrete floor within compacted FCR. When under a concrete slab or timber floor installation will comply with AS3500. Refer to roof plan for fixing requirements of down pipes. Connection to council main or treatment plant will be inspected and approved by Local council inspectors.

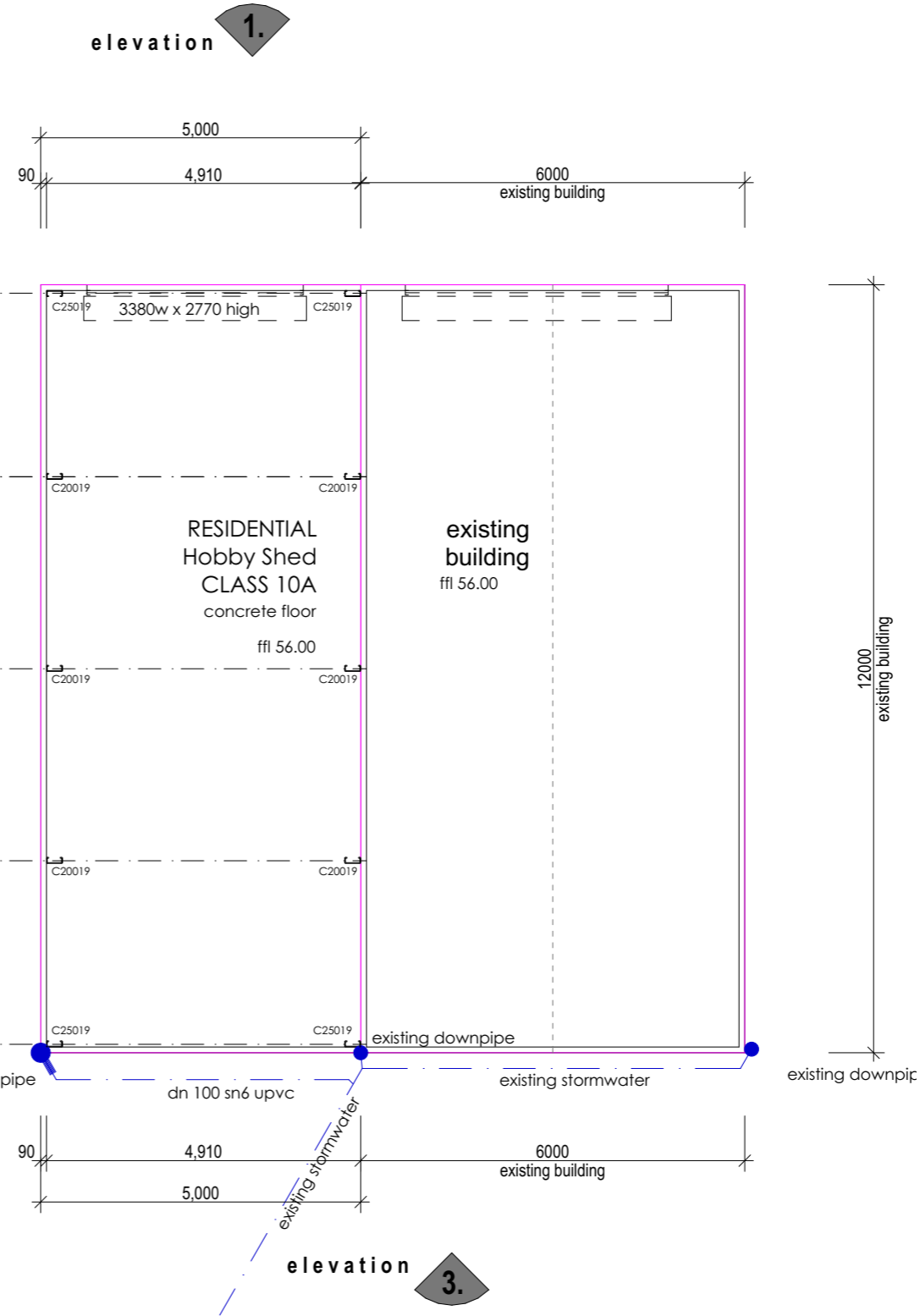
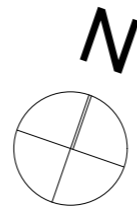
- PIPE SIZES RECOMENDED  
PLUMBING LEGEND:
1. wc dn100
  2. urinal dn40,50
  3. sink dn50,
  4. basin dn40,dn50
  - 5 bath dn40, dn50
  6. shower dn50, dn 65 recommended
  7. trough dn40,dn50,dn65 or dn100

fwg floor waste gully primed by basin ,sink or trough dn 50 or from which fixture size is priming.

soil classification requires the plumbing contractor to take necessary measures to prevent UPVC AND PVC pipework and all water connection to new rigid building structure to have flexible joint. refer to csiro advice and NCC for pipe connection details for reactive clay soils

# FLOOR PLAN

Proposed additions	60.00 sqm
Existing garage outbuilding	72.00 sqm
existing dwelling	328.00 sqm site cover
<b>Total Site Cover</b>	<b>460.00 sqm</b>
Site Area	1.00 Ha
Site Coverage	4.60 % site coverage



Service over and above

**MARCUSRALPH**

Design -architectural animation

Building designer accreditation CC1317F

13 Franklin street  
Richmond, Tasmania 7025

0409 975 825 mob

e: marcusralph@bigpond.com

**New Outbuilding**

Chris Tubbs  
26 Cahill Place  
Acton

**Floor Plan**

date issue revision

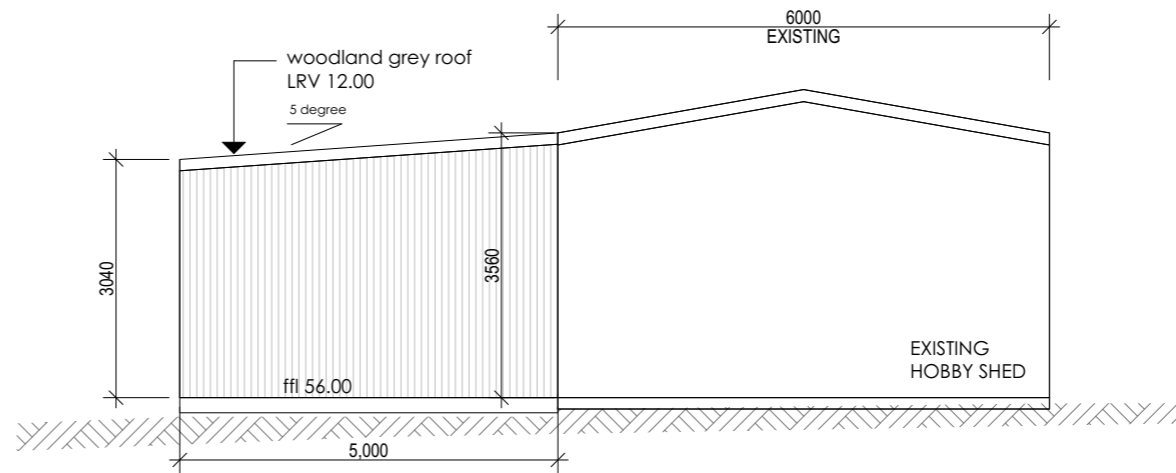
26/02/2025 A

designed and drawn revision-date

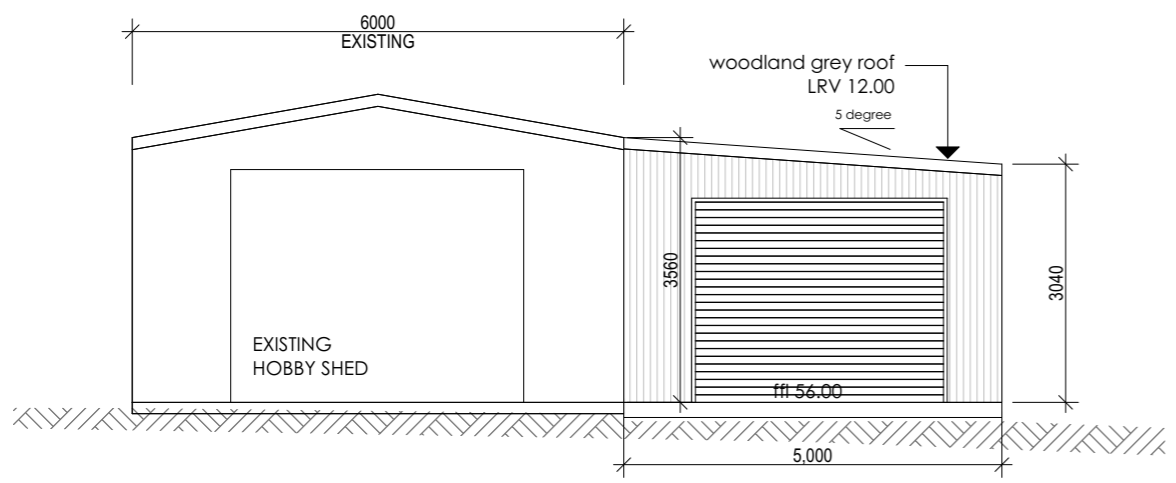
**M.Ralph** Design Drawing

job no: drawing no:

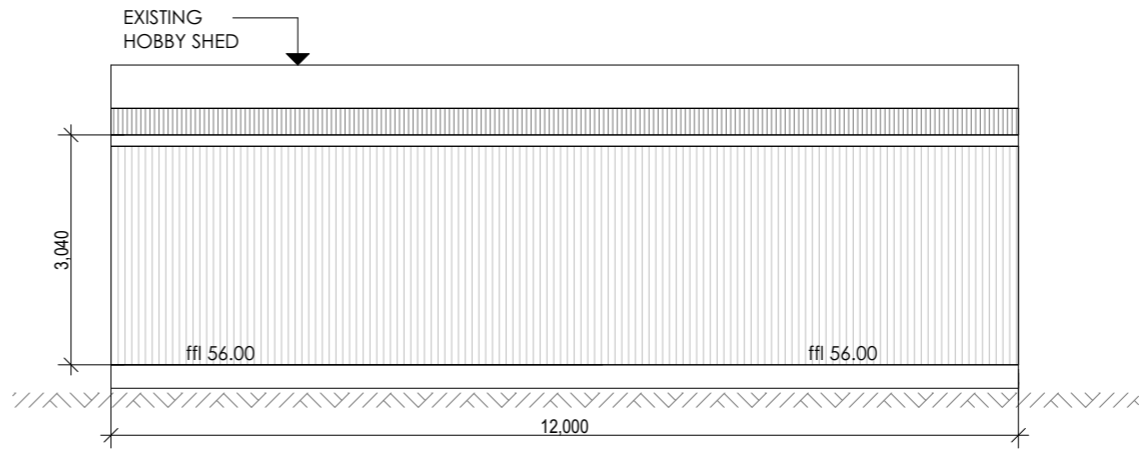
**2025-1059** **1059-04**



**ELEVATION 03**  
SOUTH ELEVATION  
scale 1:100



**ELEVATION 01**  
NORTH ELEVATION  
scale 1:100



**ELEVATION 02**  
WEST ELEVATION  
scale 1:100



Service over and above  
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Building designer accreditation CC1317F

13 Franklin street  
Richmond, Tasmania 7025  
0409 975 825 mob  
e: marcusralph@bigpond.com

**New Outbuilding**  
Chris Tubbs  
26 Cahill Place  
Acton

Elevations	
date	issue revision
26/02/2025	A
designed and drawn	revision-date
<b>M.Ralph</b>	<b>Design Drawing</b>
job no:	drawing no:
<b>2025-1059</b>	<b>1059-05</b>

General Manager  
Clarence Council  
38 Bligh Street  
Rosny Park 7018

Planning Department  
Attention Uvika Sahni  
Planning Officer

**PLANNING APPLICATION - PDPLANPMTD-2025/055257 - 26 Cahill Place, Acton Park**

Request for further information:

**11.0 Rural Living**

**11.4.1 Site Coverage (P1)**

- *The site coverage exceeds 400m<sup>2</sup>, and therefore the proposal does not comply with acceptable solution A1. Please demonstrate compliance with performance criteria P1.*

*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.*

The site is similar to the other lots in the sub-division, All around 1.0 Ha or larger to 1.2 Ha. The existing residence is located towards the rear of the allotment with a generous setback and formal driveway between the dwelling and the road alignment. The site has existing landscaping as do others in the area as it is an older sub-division with dwellings and trees well established to provide buffering along the streetscape. The site slopes to the rear where the boundary is defined by a wire fence. The western side of the allotment is the lowest side and contains a natural drainage easement for roadway and allotment stormwater for the sub-division. It is proposed to locate the shed additions on the side of the existing Garage 10a building. The site has a building envelope on the title and the existing shed / additions to the shed and existing dwelling are located in the approved building envelope. The drainage channel sits around 700-500mm below the floor level of the proposed additions floor level storage shed/ garage. The existing outbuilding and proposed outbuilding additions are screened from the roadway by existing landscaping.

*(b) the capacity of the site to absorb runoff.*

The site is large and triangular in form, with a gentle slope to the rear/ side (western side) of the site. The site is apparently dry due to climate conditions, but also is dry in nature due to its elevated position upslope of the natural waterway easement. Rain events and road runoff from an area upslope of around 1 square klm have the ability to cause the waterway to flow, this easement is free flowing with no obstructions other than landscaping downslope in adjacent properties. The area where the shed additions are to be proposed are slightly elevated which allows the waterway to flow past at peak events.

*(c) the size and shape of the site.*

The site is 1.0 Ha in area and is triangular in size measuring 77.00 metres wide and 133.00 metres deep. The shape of the site allows the new shed to be located behind the existing dwelling while complying with required setbacks and contained within the building envelope for the titled site

*(d) the existing buildings and any constraints imposed by existing development.*

The existing dwelling on site is consistent with adjacent properties with more than 5 dwellings in the sub-division with outbuildings that exceed 500.00 sqm in site coverage.

The proposed site coverage of No 26 Cahill place is 460.00 sqm. The new outbuilding addition will be less than 20% of the area of the existing dwelling. Currently there is only 1 double garage on site. Storage capacity relies on a caravan being stored outside. The new shed will allow for a 21 ft caravan, and other lawn equipment associated with the dwelling. The existing driveway does not need to be extended

*(e) the need to remove vegetation; and*

No vegetation needs to be removed as part of this development.

*(f) the character of development existing on established properties in the area.*

Aerial views of the sub-division show existing outbuildings associated with residences are similar to what is proposed with this application. Outbuildings on adjacent land are 50-100 % of the floor area of those dwellings.



## *C7.0 Natural Assets Code*

### *C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area (P1.1)*

- Proposed buildings and works do not lie within the building area approved under this scheme and therefore does not comply with acceptable solution A1. Please demonstrate that the proposal complies with performance criteria P1.1.*

#### *P1.1*

*Buildings and works within a waterway and coastal protection area must avoid or minimize adverse impacts on natural assets, having regard to:*

*(a) impacts caused by erosion, siltation, sedimentation and runoff;*

The area to be disturbed is less than 60.00 sqm and is surrounded by grass.

A silt fence will be erected as part of the swampy

*(b) impacts on riparian or littoral vegetation;*

There is no further clearing as part of this development. The site has been re-vegetated through landscaping exceeding what was existing before the sub-division. Lawn established allows for natural filtration and the waterway is protected and maintained by general natural turf

*(c) maintaining natural streambank and streambed condition, where it exists;*

The waterway is cleared and maintained for natural waterflow. Debris is removed as part of yard maintenance. The waterway is left open and free flowing

*(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;*

The waterway over this property is more described as a spoon drain depression. No formed creek is established

*(e) the need to avoid significantly impeding natural flow and drainage;*

The waterway over this property is more described as a spoon drain depression. No formed creek is established

*(f) the need to maintain fish passage, where known to exist;*

exception to this development

*(g) the need to avoid land filling of wetlands;*

exception to this development

*(h) the need to group new facilities with existing facilities, where reasonably practical;*

This is demonstrated by the proposal to link the proposed additions with the existing outbuilding containing it within the approved building envelope

*(i) minimising cut and fill;*

It is proposed to build up the area with fcr to match floor levels

*(j) building design that responds to the particular*

*size, shape, contours or slope of the land;*

The additions match the existing structure and align

*(k) minimising impacts on coastal processes, including sand movement and wave action;*

exception to this development

*(l) minimising the need for future works for the protection of natural assets, infrastructure and property;*

exception to this development

*(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual;*

THE USE OF A s.w.a.m.p.y to achieve for this site

*(n) the guidelines in the Tasmanian Coastal Works Manual.*

exception to this development

**Personal Information Removed**