



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2025/057768**

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

**LOCATION:** 32 Cedar Street, Lindisfarne (with access over 17 & 30A Cedar Street, Lindisfarne)

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

**ADVERTISING EXPIRY DATE:** 21 January 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 21 January 2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](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 21 January 2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](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: SEMI ENCLOSED OUTDOOR PAVILION

Location:

32 CEDAR STREET LINDSFARME INCLUDING;  
30 CEDAR ST &  
17 CEDAR ST &  
CEDAR

**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 MANKFIELD

Current use of site:

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**

SEARCH OF TORRENS TITLE

VOLUME 157338	FOLIO 5
EDITION 1	DATE OF ISSUE 30-Jul-2010

SEARCH DATE : 02-Nov-2025

SEARCH TIME : 10.04 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 5 on Sealed Plan [157338](#)

Derivation : Part of 970 Acres Gtd. to Edmond Phillip Wilson & Ors.

Prior CT [15739/6](#)

SCHEDULE 1

[C403980](#) MELISSA JOAN LUKIANENKO and CHRISTOPHER JOHN LUKIANENKO Registered 11-Sep-2002 at noon

SCHEDULE 2

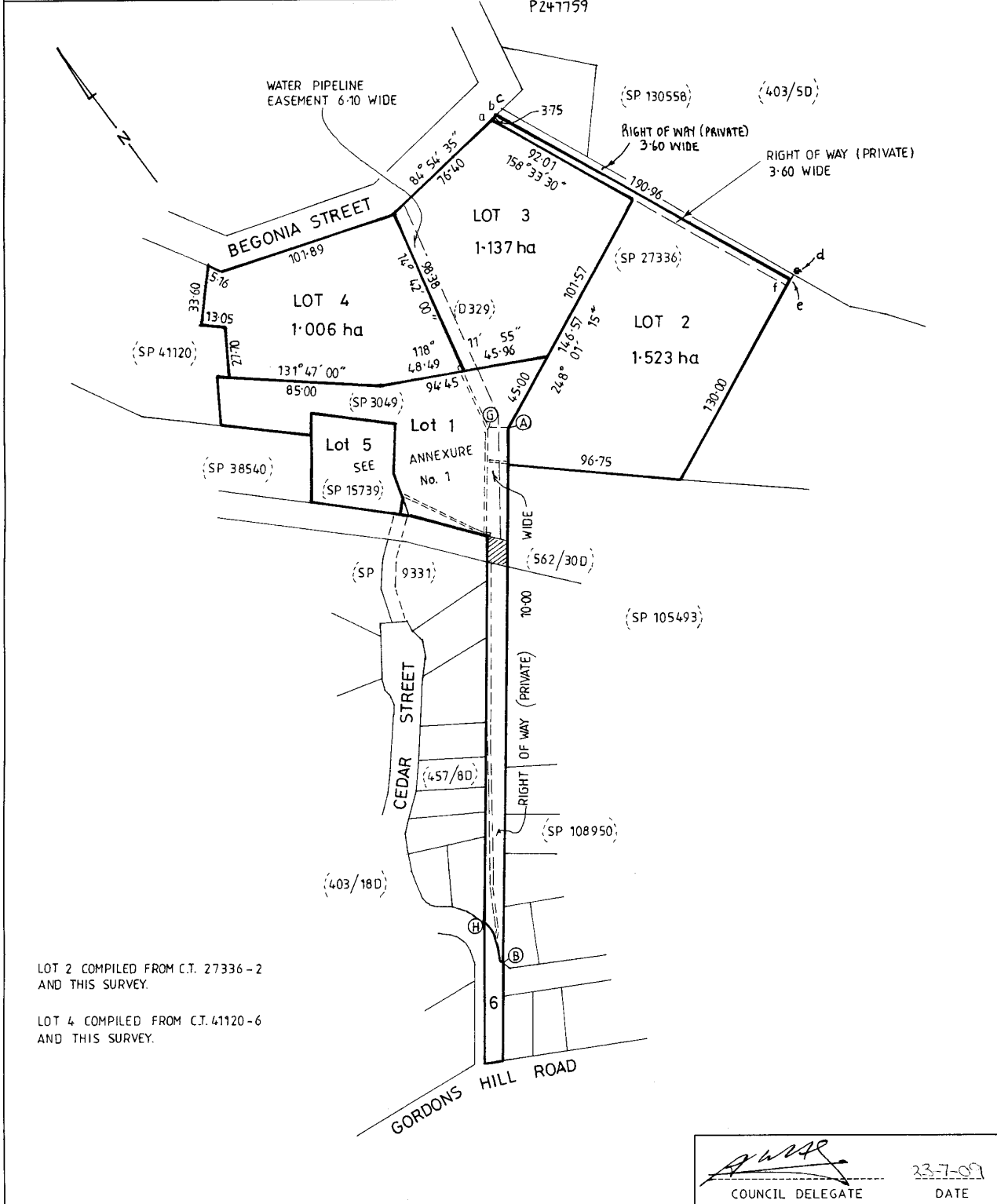
Reservations and conditions in the Crown Grant if any  
[SP157338](#) EASEMENTS in Schedule of Easements  
[SP157338](#) FENCING PROVISION in Schedule of Easements  
[SP 15739](#) FENCING COVENANT in Schedule of Easements  
[C909806](#) MORTGAGE to Commonwealth Bank of Australia  
 Registered 30-Jul-2010 at 12.04 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p><b>OWNER</b> PAUL ALFRED JONES, JOYCE ELIZABETH JONES, MARJORIE CHRISTINE JONES, MELISSA JOAN LUKIANENKO &amp; CHRISTOPHER JOHN LUKIANENKO</p> <p><b>FOLIO REFERENCE</b> C.T.'s 41120-6, 27336-3, 27336-2, 247759-1 &amp; 15739-6</p> <p><b>GRANTEE</b> PART OF 970 ACRES GRANTED TO EDMOND PHILLIP WILSON, ALEXANDER GEORGE WEBSTER &amp; CHARLES PERCY DAVIS.</p>	<p><b>PLAN OF SURVEY</b></p> <p><b>BY SURVEYOR</b> TONY WOOLFORD 72 GRAHAMS ROAD, MT RUNNEY. 7170 <b>LOCATION</b> Phone 6248 5224</p> <p><b>CITY OF CLARENCE</b></p> <p>SCALE 1:2,000      LENGTHS IN METRES</p>		<p>REGISTERED NUMBER <b>SP157338</b></p>
	<p><b>APPROVED</b> 30 JUL 2010 EFFECTIVE FROM .....</p> <p><i>Alice Kawa</i> Recorder of Titles</p>		

MAPSHEET MUNICIPAL CODE No. 107 (5225-33)	LAST FVV49 HNZ66 HNW64 UPI No HNS86 HNL17	LAST PLAN SP41120 No. SP27336 SP15739 P247759	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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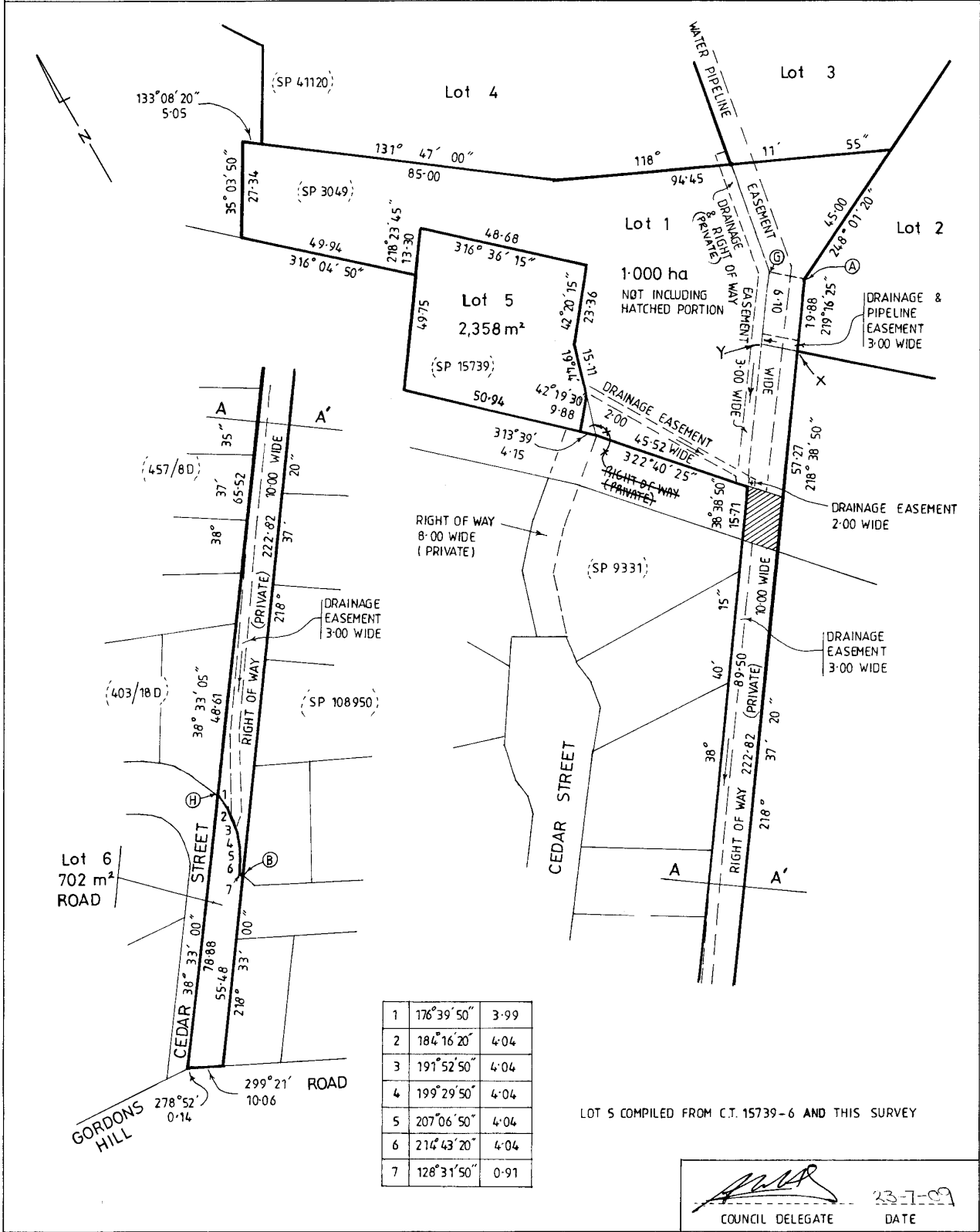
<i>[Signature]</i>	23-7-09
COUNCIL DELEGATE	DATE

(1-1)

<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 1 OF 1 SHEETS</p>	OWNER SEE INDEX PLAN	Registered Number
	FOLIO REFERENCE	<b>SP 157338</b>
	SCALE 1:1,000 LENGTHS IN METRES	

SIGNED FOR IDENTIFICATION PURPOSES  
 Council General Manager

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.  
 Registered Surveyor *J. McCallum* date 16th Sept. 2008



1	176°39'50"	3-99
2	184°16'20"	4-04
3	191°52'50"	4-04
4	199°29'50"	4-04
5	207°06'50"	4-04
6	214°43'20"	4-04
7	128°31'50"	0-91

LOT 5 COMPILED FROM C.T. 15739-6 AND THIS SURVEY

*[Signature]* 23-7-09  
 COUNCIL DELEGATE DATE

A-144

**SCHEDULE OF EASEMENTS**

Registered Number

THE SCHEDULE MUST BE SIGNED BY THE OWNERS  
& MORTGAGEES OF THE LAND AFFECTED.  
SIGNATURES MUST BE ATTESTED.

**SP 157338**

PAGE 1 OF 7 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.

~~SP 41120 BENEFITING EASEMENT: a right of carriageway SUBJECT TO conditions more fully set forth in Sealed Plan No. 15739 (appurtenant to Lot 4 on Sealed Plan No. 41120) over the Right of Way 8.00 wide shown on Sealed Plan no. 41120.~~

SP 41120 BURDENING EASEMENT: a right of drainage (appurtenant to Lot 6 on Sealed Plan No. 15739) over the Drainage Easement 2.00 wide on Sealed Plan No. 41120.

SP 27336 Lots 1 and 4 on Sealed Plan No. 27336 are each together with a right of carriageway over the right of way (private) 3.60 metres wide marked AB EF on Sealed Plan No. 27336.

SP 27336 Lot 1 on Sealed Plan No. 27336 is subject to a right of carriageway for Lots 2 and 3 on Sealed Plan No. 27336 over the right of way (private) 3.60 metres wide marked BCDE on Sealed Plan No. 27336.

SP 27336 Lot 2 on Sealed Plan No. 27336 is together with a right of carriageway over the right of way (private) 3.60 metres wide marked BCDE on Sealed Plan No. 27336.

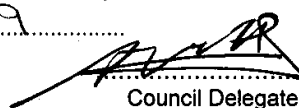
SP 27336 Lot 2 on Sealed Plan No. 27336 is subject to a right of carriageway for Lots 1, 3 and 4 on Sealed Plan No. 27336 over the right of way (private) 3.60 metres wide shown on Sealed Plan No. 27336 marked EFAB.

SP 27336 Lot 3 on Sealed Plan No. 27336 is together with a right of carriageway over the rights of way (private) 3.60 metres wide marked AFEB and BCDE respectively on Sealed Plan No. 27336.

SP 27336 Lot 2 on Sealed Plan No. 27336 is subject to a right of carriageway (appurtenant to 5 Acres 36 Perches and 1/10<sup>th</sup> of a Perch of the land comprised in Certificate of Title Volume 717 Folio 77) over the right of way (private) 10.06 metres wide shown on Sealed Plan No. 27336.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: P A, J E & M C Jones  
C J & M J Lukianenko  
FOLIO REF: 41120/6, 27336/2 & 3, 247759/1, 15739/6  
SOLICITOR  
& REFERENCE: Dobson Mitchell & Allport  
JAH:8002450

PLAN SEALED BY: Clarence City Council  
DATE: 23-7-09  
50-2005/55  
REF NO.   
Council Delegate

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

*[Handwritten signatures and initials on the right margin]*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 157338</b></p>
<p>SUBDIVIDER: P A, J E &amp; M C Jones C J &amp; M J Lukianenko FOLIO REFERENCE: 41120/6, 27336/2 &amp; 3, 247759/1, 15739/6</p>	

- ~~SP 247759 BURDENING EASEMENT: Right of Carriageway (appurtenant to 5 Acres 36.1/10Ps. on Diagram No. 272/17, Lot 15 on Diagram No. 457/8 and the land comprised in Certificate of Title Volume 2231 Folio 14) over Lot 1 on Sealed Plan No. 247759.~~
- SP 247759 BURDENING EASEMENT: a free and unrestricted right of way (appurtenant to Lot 14 on Diagram No. 457/8) over Lot 1 on Sealed Plan No. 247759.
- SP 247759 BURDENING EASEMENT: Right of Drainage (appurtenant to Lots 7, 8 and 9 on Sealed Plan No. 9331) over the Drainage Easement on Sealed Plan No. 9331.
- SP 15739 Lots 6, 10 and 11 on Sealed Plan No. 15739 are each together with a right of carriageway over the Right of Way (Private) 8.00 wide shown passing through Lots 7 and 12 on Sealed Plan No. 15739 SUBJECT TO conditions more fully set forth in Sealed Plan No. 15739.
- SP 118263 BURDENING EASEMENT: Right of Carriageway (appurtenant to 5A-0R-36.1/10Ps. of land on Diagram No. 272/17, Lot 15 on Diagram No. 457/8 and the land comprised in Certificate of Title Volume 2231 Folio 14) over Lot 2 on Plan No. 118263.
- SP 118263 BURDENING EASEMENT: right of drainage (appurtenant to Lot 6 on Sealed Plan No. 15739) over the Drainage Easement shown on Plan No. 118263.
- A398920 BURDENING EASEMENT: a Water Pipeline Easement for the Clarence City Council ("the Council") over the "WATER PIPELINE EASEMENT 6.10 WIDE" shown on D66456 over Lots 2 and 3 on Sealed Plan No. 27336 and Lot 1 on Sealed Plan No. 247759, namely: the full and free right for the Council to lay, use and maintain forever water mains and pipes of such size and number as the Council shall from time to time require over the said strip of land and the right for the Council and its surveyors and workmen from time to time and at all times hereafter to enter into and upon the said strip of land or any part thereof bringing onto the said strip of land such machinery and other things as they shall think proper to inspect the condition of the said water mains and pipes and to repair, alter, amend and cleanse the same making good any damage done to the said strip of land.
- C628204 BENEFITING EASEMENT: a right of carriageway, a right of drainage and a right to lay kerb and guttering (appurtenant to Lot 2 on Sealed Plan No. 27336) over Lot 2 on Plan No. 118263 (subject to conditions).
- C628681 BENEFITING EASEMENT: A Right of Carriageway, a Right of Drainage and a right to lay kerb and guttering (appurtenant to Lot 3 on Sealed Plan No. 27336) over Lot 2 on Plan No. 118263 (subject to conditions).

*MB*  
*SP*  
*SP*  
*MB*

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 7 PAGES 7</p>	<p>Registered Number</p> <p><b>SP 157338</b></p>
<p>SUBDIVIDER: P A, J E &amp; M C Jones C J &amp; M J Lukianenko FOLIO REFERENCE: 41120/6, 27336/2 &amp; 3, 247759/1, 15739/6</p>	

Lot 1 on the plan is subject to rights of carriageway over the “DRAINAGE EASEMENT and RIGHT OF WAY 3.00 WIDE” shown on the plan and the “RIGHT OF WAY (PRIVATE) 10.00 WIDE” marked ABHG on the plan appurtenant to Lot 4 on the plan. (PRIVATE)

Lot 1 on the plan is subject to a Pipeline Easement over the “DRAINAGE and PIPELINE EASEMENT 3.00 WIDE” shown on the plan appurtenant to Lot 2 on the plan.

Lot 2 on the plan is together with a Pipeline Easement over the “DRAINAGE and PIPELINE EASEMENT 3.00 WIDE” shown on the plan over Lot 1 on the plan.

Lot 3 on the plan is together with a right of carriageway over the “RIGHT OF WAY (PRIVATE) 3.60 WIDE” shown on the plan over Lot 2 on the plan.

Lot 4 on the plan is together with a right of carriageway over the “DRAINAGE EASEMENT and RIGHT OF WAY 3.00 WIDE” shown on the plan over Lot 1 on the plan. (PRIVATE)

Lot 4 on the plan is together with a right of carriageway over the “RIGHT OF WAY (PRIVATE) 10.00 WIDE” marked ABHG on the plan over Lot 1 on the plan.

“Pipeline Easement” means the full and free right of every person who is entitled to an estate or interest in possession of the land herein indicated as the dominant tenement or any part thereof, with which such rights shall be capable of enjoyment in common with the owner of the servient tenement, to lay, use and maintain forever water mains and pipes of such size and number as shall from time to time be required over the said “DRAINAGE and PIPELINE EASEMENT 3.00 WIDE” shown on the plan, and the right for their surveyors and workmen from time to time and all other times hereafter to enter into and upon the said Pipeline Easement or any part thereof, bringing upon the said Pipeline Easement such materials, machinery and other things as it shall think fit and proper to inspect the condition of the said water mains and pipes and to repair, alter, mend and cleanse, provided however that any damage occasioned thereby shall be made good.

EASEMENTS CONTINUED ON PAGE 6

FENCING PROVISION

In respect of each lot shown on the plan the Vendors Paul Alfred Jones, Joyce Elizabeth Jones, Marjorie Christine Jones, Christopher John Lukianenko and Melissa Joan Lukianenko will not be required to fence.

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*[Handwritten signatures and initials on the right margin]*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 157338</b></p>
<p>SUBDIVIDER: P A, J E &amp; M C Jones C J &amp; M J Lukianenko FOLIO REFERENCE: 41120/6, 27336/2 &amp; 3, 247759/1, 15739/6</p>	

Signed by Paul Alfred Jones, Joyce Elizabeth Jones and Marjorie Christine Jones, registered proprietors of the land comprised in Folio of the Register Volume 138487 Folio 24, in the presence of:

*Paul Jones*  
.....  
*Joyce*  
.....  
*M Jones*  
.....  
8 November 08

witness signature: *[Signature]*  
witness name: ELIZABETH BARSHAM  
witness address: 148 BECONIA ST, LINDISFARNE  
witness occupation: ARTIST

Signed by Christopher John Lukianenko and Melissa Joan Lukianenko, registered proprietors of the land comprised in Folio of the Register Volume 138487 Folio 25, in the presence of:

*[Signature]*  
.....  
*[Signature]*  
.....

witness signature: *[Signature]*  
witness name: Katherine Sheedy  
witness address: 13 Dylan Street Brighton  
witness occupation: Administration officer/receptionist

Commonwealth Bank of Australia as mortgagee pursuant to Registered Mortgage Numbers A388350 and C650534 in respect of certificate of title Volume 41120 Folio 6 consents to the within dealing:

SIGNED SEALED and DELIVERED for and on behalf of COMMONWEALTH BANK OF AUSTRALIA by its Attorney **THERESA KEYBURN** under Registration Power of Attorney No. 72/6177 who certifies that he/she is Conveyancing Officer of the COMMONWEALTH BANK OF AUSTRALIA and declares that he/she has received no notice of revocation of the said Power of Attorney and in the presence of:

*[Signature]*  
.....  
Bank Officer, Melbourne  
*Jolanta Martin*  
385 Bourke St. Melbourne

*[Signature]*  
*[Signature]*

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 5 OF 7 PAGES 7</p>	<p align="center">Registered Number</p> <p align="center"><b>SP 157338</b></p>
<p>SUBDIVIDER: P A, J E &amp; M C Jones C J &amp; M J Lukianenko FOLIO REFERENCE: 41120/6, 27336/2 &amp; 3, 247759/1, 15739/6</p>	

MyState Financial Credit Union of Tasmania Limited as mortgagee pursuant to Registered Mortgage Number C253210 in respect of certificate of title Volume 15739 Folio 6 consents to the within dealing:

Signed by MYSTATE FINANCIAL CREDIT UNION OF TASMANIA LIMITED by its attorney,  
Brent John Kenna



under power No. PAZZ354  
(who declares that he has received no notice of revocation of the power) in the presence of:

NICOLA HORNE  
SECURITIES OFFICER  
172 COLLINS STREET  
HOBART



**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p><b>PAGE 6 OF 7 PAGES</b></p>	<p>Registered Number</p> <p><b>SP157338</b></p>
<p>SUBDIVIDER: -                    <b>P A, J E &amp; M C JONES AND M J &amp; C J LUKIANENKO</b></p> <p>FOLIO REFERENCE: -        <b>41120/6, 27336/2 &amp; 3, 247759/1 &amp; 15739/6</b></p>	
<p><b>EASEMENTS CONTINUED</b></p> <p>Lot 1 on the plan is SUBJECT TO a right of drainage (appurtenant to Lot 6 on Sealed Plan 15739) over the Drainage Easement 2.00 wide shown on the plan.</p> <p>Lot 1 on the plan is SUBJECT TO a right of carriageway (appurtenant to 5 Acres 36 1/10Perches of the land comprised in Certificate of Title Volume 717 Folio 77) over the Right of Way (Private) 10.06 wide marked A.X.Y.G. on the plan.</p> <p>Lot 1 on the plan is SUBJECT TO a right of carriageway (appurtenant to 5 Acres 36 1/10Perches on Diagram No. 272/17, Lot 15 on Diagram No. 457/8 and the land comprised in Certificate of Title Volume 2231 Folio 14) over the Right of Way (Private) 10.00 wide marked B.H.Y.X. on the plan.</p> <p>Lot 1 on the plan is SUBJECT TO a free and unrestricted right of way (appurtenant to Lot 14 on Diagram No. 457/8) over the Right of Way (Private) 10.00 wide marked B.H.Y.X. on the plan.</p> <p>Lot 1 on the plan is SUBJECT TO a right of drainage (appurtenant to Lots 7-9 on Sealed Plan 9331) over the Drainage Easement 3.00 wide shown on the plan.</p> <p>Lots 1 &amp; 3 on the plan are each SUBJECT TO a right in favour of the Clarence City Council over such portion of the Water Pipeline Easement 6.10 wide on the plan as passes through such lot created by and more fully set forth in A398920.</p> <p>Lot 2 on the plan is SUBJECT TO a right of carriageway (appurtenant to Lots 1, 3 &amp; 4 on Sealed Plan 27336) over the Right of Way (Private) 3.60 wide marked E.F.A.B. on the plan.</p> <p>Those portions of Lot 1 on the plan formerly comprised in Lot 6 on Sealed Plan 41120 and Lot 6 on Sealed Plan 15739 are TOGETHER WITH a right of carriageway over the Right of Way (Private) 8.00 wide shown on the plan (subject to conditions more fully set forth in Sealed Plan 15739).</p> <p>Lot 5 on the plan is TOGETHER WITH a right of carriageway over the Right of Way (Private) 8.00 wide shown on the plan (subject to conditions more fully set forth in Sealed Plan 15739).</p> <p>Lots 2 &amp; 3 on the plan are each TOGETHER WITH a right of carriageway over the Right of Way (Private) 3.60 wide marked B.C.D.E. on the plan.</p>	
<p><b>NOTE: - Every annexed sheet 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.</b></p>	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 7 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP157338</b></p>
<p>SUBDIVIDER: -                    <b>P A, J E &amp; M C JONES AND M J &amp; C J LUKIANENKO</b></p> <p>FOLIO REFERENCE: -        <b>41120/6, 27336/2 &amp; 3, 247759/1 &amp; 15739/6</b></p>	
<p><b>EASEMENTS CONTINUED</b></p> <p>Lot 2 on the plan is TOGETHER WITH a right of carriageway, a right of drainage and a right to lay kerb and guttering over Lot 2 on Plan 118263 created by and more fully set forth in C628204 (subject to conditions).</p> <p>Lot 3 on the plan is TOGETHER WITH a right of carriageway, a right of drainage and a right to lay kerb and guttering over Lot 2 on Plan 118263 created by and more fully set forth in C628681 (subject to conditions).</p> <p>Lot 3 on the plan is TOGETHER WITH a right of carriageway over the Right of Way (Private) 3.60 wide marked E.F.A.B. on the plan.</p>	
<p><b>NOTE: - Every annexed sheet 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.</b></p>	

SEARCH OF TORRENS TITLE

VOLUME 15739	FOLIO 12
EDITION 4	DATE OF ISSUE 12-June-2025

SEARCH DATE : 19-Dec-2025

SEARCH TIME : 04.07 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 12 on Sealed Plan [15739](#)

Derivation : Part of 970 Acres Gtd to E P Wilson & Ors

Prior CT [3911/48](#)

SCHEDULE 1

[D104000](#) & [N220972](#) TASMANIAN WATER & SEWERAGE CORPORATION PTY LTD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP [15739](#) EASEMENTS in Schedule of Easements (if any)

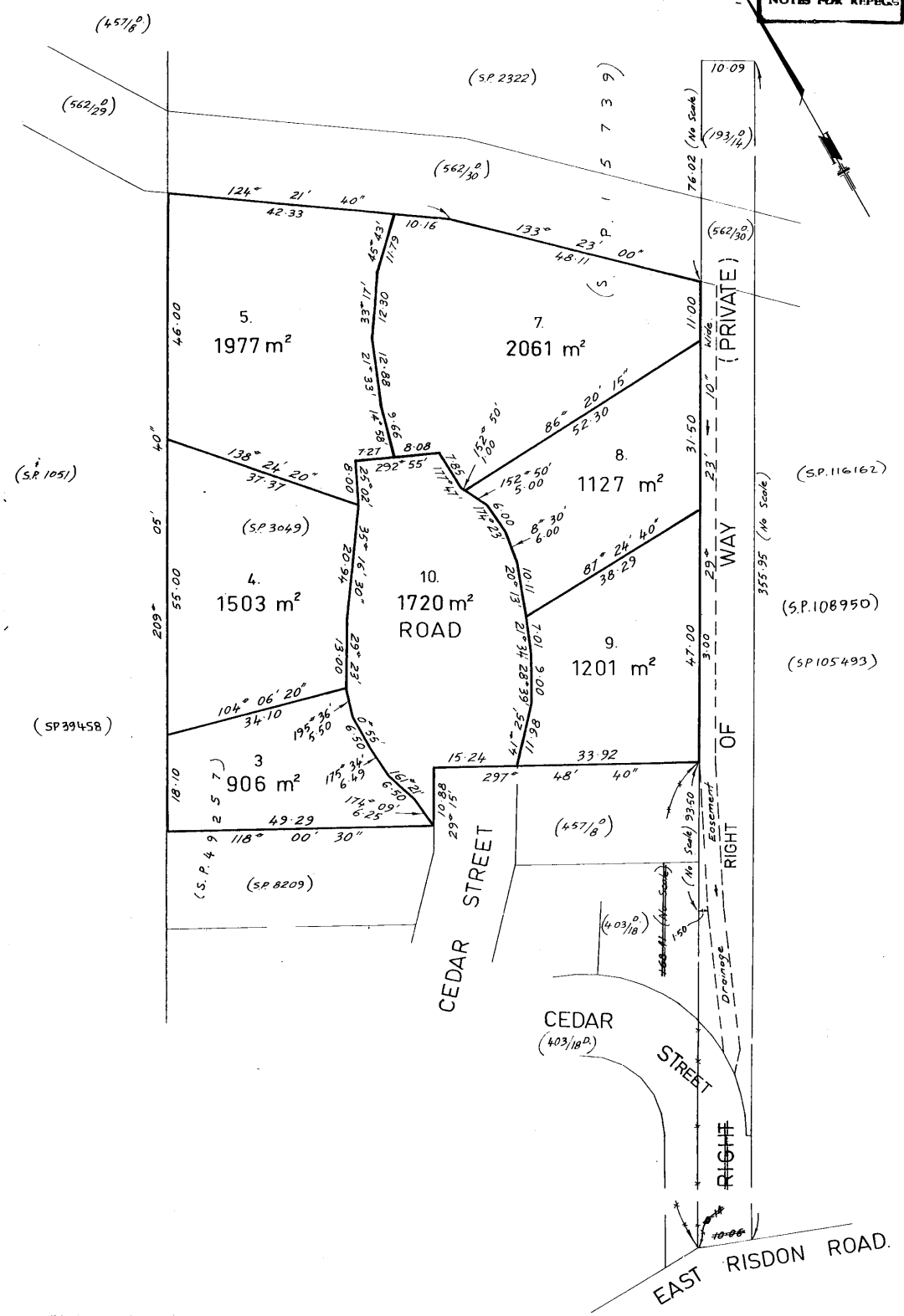
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: <i>P.A. Jones. D.A. Lane &amp; Ors.</i>	PLAN OF SURVEY by Surveyor: JOHN E. MURFET of land situated in the <b>TOWN OF LINDISFARNE</b> SCALE 1:600 LENGTHS IN METRES	Registered Number: <b>S.P.9331</b> Effective from <b>28 JUN 1977</b> Recorder of Titles
Title Reference: <i>C.Ts 3556 - 51 2676 - 15</i>		
Grantee: <i>Part of 970 acres granted to Edmund Philip Wilson &amp; Ors. Alexander George Webster and Charles Percy Davis</i>		

*U/LK L.N. 19/4/77  
M.E. 10 4/5/77*

**SEE INSIDE FIELD  
NOTES FOR REPEGS**



SEARCH OF TORRENS TITLE

VOLUME 9331	FOLIO 5
EDITION 5	DATE OF ISSUE 17-Jan-2025

SEARCH DATE : 17-Dec-2025

SEARCH TIME : 01.24 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 5 on Sealed Plan [9331](#)

Derivation : Part of 970 Acres Gtd. to E.P. Wilson, A.G.

Webster and C.P. Davis

Prior CT [3617/1](#)

SCHEDULE 1

[N227276](#) TRANSFER to ROSS OWEN MATTON and LAURA JANE MATTON  
Registered 17-Jan-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [9331](#) COVENANTS in Schedule of Easements

SP [9331](#) FENCING COVENANT in Schedule of Easements

[E388313](#) MORTGAGE to Commonwealth Bank of Australia

Registered 17-Jan-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

N105514 PRIORITY NOTICE reserving priority for 90 days  
D/MORTGAGE COMMONWEALTH BANK OF AUSTRALIA to ROSS  
OWEN MATTON and LAURA JANE MATTON  
TRANSFER ROSS OWEN MATTON and LAURA JANE MATTON to  
PAUL SAMUEL STEANE  
MORTGAGE PAUL SAMUEL STEANE to AUSTRALIA NEW ZEALAND  
BANKING GROUP LIMITED Lodged by SIMMONS WOLFHAGEN on  
10-Dec-2025 BP: N105514



**SCHEDULE OF EASEMENTS**

Plan No.

**S.P9331**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No profits a prendre are created to benefit or burden any of the lots shown on the plan.

**Easements:-** Lots 7,8 & 9 are each together with a right of carriageway over the right of way (Private) shown on the plan. Lots 7 8 & 9 are each together with a right of drainage over the drainage Covenants /easement 3.00m wide passing through the right of way (Private)

1. The owner or owners of each of the lots shown on the plan covenant for themselves their executors and assigns and with the owners for the time being of each of the other lots shown on the plan to the intent that the burden of this covenant may run with and bind the covenantors' lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot as follows:-

(a) Not to carry out the ring-barking, cutting down, topping, lopping, removing, injuring or wilful destruction of any tree or trees situated upon the lot or any part thereof without the prior approval of the Council of the Municipality of Clarence or its duly authorised officer.

2. ~~the~~ the owner or owners of the lots shown on the Plan covenants with Paul Alfred Jones that he as the Vendor shall not be required to fence.

SIGNED by PAUL ALFRED JONES )  
 the registered proprietor of )  
 the land comprised in Certificate )  
 of Title Volume 3556 Folio 51 )  
 in the presence of: )



*K. Jennings*  
*Law Clerk Hobart*

SEALED by GORDON JENNINGS PTY. )  
LTD. as Mortgagee under Memorandum )  
 of Mortgage No. A509845 in the )  
 presence of: )

*G. Jennings*  
 DIRECTOR.  
*S. Jennings*  
 SECRETARY.



~~2203~~

2283

9331

Certified correct for the purposes of the Real Property Act 1862, as amended.

DOBSON, MITCHELL & ALLPORT

Per: \_\_\_\_\_

*Subdivider/Solicitor for the Subdivider*

This is the schedule of easements attached to the plan of Paul Alfred Jones

*(Insert Subdivider's Full Name)*

\_\_\_\_\_ affecting land in

Certificate of Title Volume 3556 Folio 51

*(Insert Title Reference)*

Scaled by \_\_\_\_\_

**MUNICIPALITY OF CLARENCE**

on 6<sup>TH</sup> APRIL 1977

*[Signature]*

*Council Clerk/Town Clerk*

66100

SEARCH OF TORRENS TITLE

VOLUME 15739	FOLIO 7
EDITION 2	DATE OF ISSUE 11-June-1996

SEARCH DATE : 17-Dec-2025

SEARCH TIME : 01.19 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 7 on Sealed Plan [15739](#)

Derivation : Part of 970 Acres,Gtd.to E.P.Wilson,A.G.Webster & C.P.Davis

Prior CT [3911/46](#)

SCHEDULE 1

[A686929](#) BERNARD HALL SMITH and JENNIFER MARY SMITH

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[B511966](#) Burdening easement: right of carriageway for The Hobart Regional Water Board over the right of way 8.00 wide shown passing through Lot 7 on SP [15739](#).  
 Registered 15th-Dec-1992 at noon.

SP [15739](#) EASEMENTS in Schedule of Easements

SP [15739](#) COVENANTS in Schedule of Easements

SP 9331 FENCING COVENANT in Schedule of Easements

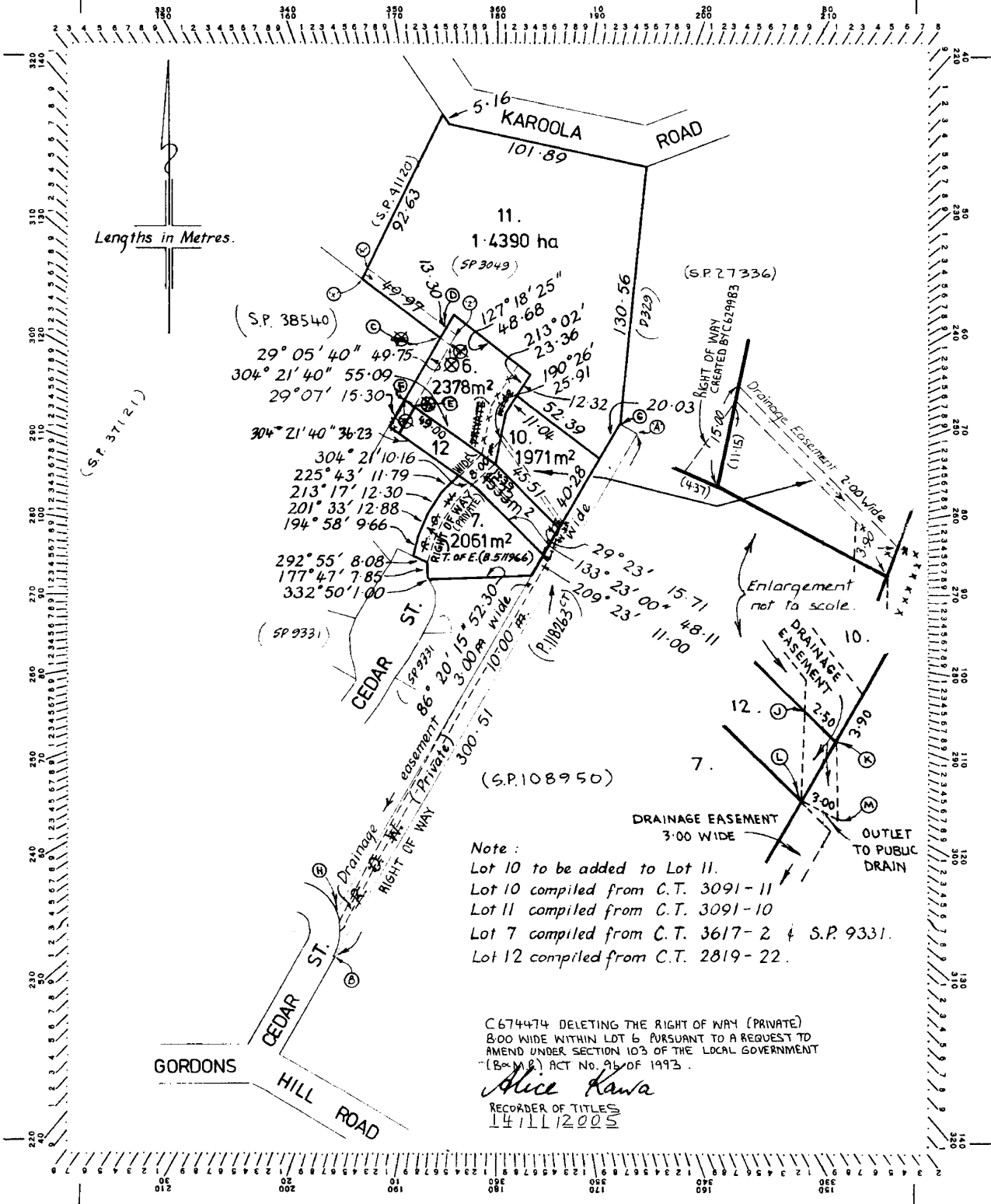
[B391248](#) MORTGAGE to Island State Credit Union Co-Operative Society Limited Registered 05-Dec-1990 at noon

[B952535](#) MORTGAGE to Island State Credit Union Ltd Registered 11-June-1996 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<b>Owner:</b> B. H. SMITH P. A. JONES THE METROPOLITAN WATER BOARD	<b>PLAN OF SURVEY</b> by Surveyor <b>R. H. LANGE</b> of land situated in the <b>CITY OF CLARENCE</b> <b>TOWN OF LINDISFARNE</b> (C.T. 2676-14)	<b>Registered Number:</b> <b>S.P. 15739</b> Effective from: 14 SEP 1961 <i>S. P. 15739</i> ACTING DEPUTY Recorder of titles
<b>Title Reference:</b> C.T. 3617-2, C.T. 2819-22, C.T. 3091-10, C.T. 3091-11, G.T. 3671-2,	SCALE - 1:2000	
<b>Grantee:</b> Part of 970 aacs granted to Edmond Philip Wilson, Alexander George Webster, Charles Percy Davis		



Note:  
 Lot 10 to be added to Lot 11.  
 Lot 10 compiled from C.T. 3091-11  
 Lot 11 compiled from C.T. 3091-10  
 Lot 7 compiled from C.T. 3617-2 & S.P. 9331.  
 Lot 12 compiled from C.T. 2819-22.

C674474 DELETING THE RIGHT OF WAY (PRIVATE) 8.00 WIDE WITHIN LOT 6 PURSUANT TO A REQUEST TO AMEND UNDER SECTION 103 OF THE LOCAL GOVERNMENT (B.M.B.) ACT No. 96 OF 1993.  
*Alice Kawa*  
 RECORDER OF TITLES  
 14/11/2005

**S.P**

Plan No.

**15739**



SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

NO profits a prendre are created to benefit or burden any of the lots shown on the plan.

THIS COPY CONSISTS OF 3 PAGE/S

EASEMENTS

Each Lot in Column A is:

- TOGETHER WITH a right of Carriageway (subject as hereinafter mentioned)\* over the Right-of-Way (Private) <sup>8.00 wide</sup> shown hereon passing through the lots ~~and land~~ specified opposite thereto in Column B; and
- SUBJECT TO a right of Carriageway (subject as hereinafter mentioned)\* over the Right-of-Way (Private) <sup>8.00 wide</sup> passing through that lot as appurtenant to the lots shown hereon specified opposite thereto in Column C.

<u>COLUMN A</u>	<u>COLUMN B</u>	<u>COLUMN C</u>
6	7, 12, <del>11</del> *	<del>10, 11</del>
7	<del>11</del>	12, 10, 11, 6
10	<del>6, 7, 12, 11</del>	NIL
11	<del>6, 7, 12, 11</del>	NIL
12	7, <del>11</del>	6, 10, 11

INTERPRETATION

\* means that part of the said lots ~~excluding the lands marked~~

PROVIDED ALWAYS that during the construction of the said Right-of-Way and any repairs thereto the pipeline owned by the Metropolitan Water Board (hereinafter called "the Board") which expression shall include successors and assigns running beneath the said Lot 12 should be protected in the manner following:-  
 (a) The overburden to a depth of 100 millimetres below the

Right of Way (Private) 8.00 wide within Lot 6 hereon deleted by me pursuant to Request to Amend No. C674474 made under Section 103 of the Local Government (B & M P) Act 1993

*Alice Kawa*

Recorder of Titles

14/11/2005

15739

Crown of the said pipeline over a width of 1500 millimetres shall be removed with all care and then during such excavations hand methods will be used for the top 150 millimetres of such overburden.

- (b) Metal dust to a depth of 200 millimetres will be placed over the Crown of the pipeline for the full width of the trench and fine crushed rock of a standard and quality approved by the Board will be placed over the metal dust to a minimum depth of 800 millimetres and making a minimum total cover over the pipeline of 1 metre.
- (c) All work as aforementioned will be subject to the prior approval of the Board and will be carried out under the supervision of the Board.

DRAINAGE EASEMENTS

Lot 10 is:

- ~~(a) TOGETHER WITH a right of drainage over the Drainage Easement two metres wide shown passing through the lot and~~
- ~~(b) SUBJECT TO~~ right of drainage appurtenant to Lot 6 over the Drainage Easement two metres wide passing through the lot.

LOT 6 is together with a Right-of-Drainage over the Drainage Easement

shown on the plan passing through the lot 10, and the drainage easements marked "JKLM" hereon.

Lot 12 is subject to a right of drainage appurtenant to lot 6 over the drainage easement marked "JKL" hereon.

~~Lots 7 & 12~~ is together with a right of drainage over the

Drainage Easement three metres wide shown on the plan ~~over the land~~

~~comprised in Certificate of Title Volume 2676 Folio 15.~~

Rights of Carriageway. Lot 11 (Except the land marked "W.X.C.D" hereon) is together with a right of carriageway over the right of way private marked "A,B.H.G" hereon.

Lot 6 (Except the land marked "D.Z.E.F.C" hereon) is together with a right of carriageway over the right of way private marked "ABHG" hereon.

Lots 10, 7 & 12 are each together with a right of carriageway over the right of way private marked "A.B.H.G" hereon.

COVENANTS

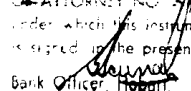
Lot 7 (formerly Lot 7 on Sealed Plan No. 9331) is subject to the following covenant set forth in the said Sealed Plan No. 9331 as follows:-

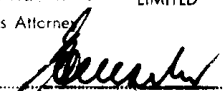
15739

- (a) Not to carry out the ring-barking, cutting down, topping, lopping, removing, injuring or wilful destruction of any tree or trees situated upon the lot or any part thereof without the prior approval of the Council of the Municipality of Clarence or its duly authorised officer.

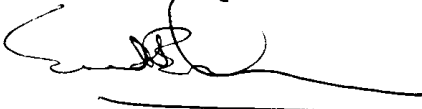
FENCING COVENANT


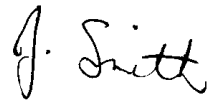
The owner or owners of Lots 6, 10 and 11 shown on the plan covenant with the Vendor Paul Alfred Jones that the Vendor shall not be required to fence.

AUSTRALIA AND NEW ZEALAND  
 BANKING GROUP LIMITED By  
 its Attorney  
 Andrew Gordon Robertson  
 who hereby certifies that  
 he has received no notice  
 or revocation of POWER  
 OF ATTORNEY NO. 41/8928  
 under which this instrument  
 is signed in the presence of:  
  
 Bank Officer, Hobart

AUSTRALIA AND NEW ZEALAND  
 BANKING GROUP LIMITED  
 By its Attorney  
  
 Area Manager

SIGNED by BERNARD HALL SMITH and  
JENNIFER MARY SMITH the registered  
 proprietors of the land comprised  
 in Certificate of Title Volume 3617  
 Folio 2 in the presence of:



15739

SIGNED by PAUL ALFRED JONES the registered proprietor of the lands comprised in Certificates of Title Volume ~~3617 Folio 2~~, Volume 3091 Folio 10 and Volume 3091 Folio 11 in the presence of:

*Paul Jones*

*Blumfeld  
Law Clerk  
Hobart*

SIGNED for and on behalf of COMMONWEALTH TRADING BANK OF AUSTRALIA as Mortgagee under Memorandum of Mortgage No. A388350 by its duly constituted Attorney James Joseph VANNER under Power of Attorney No. 16375 who hereby certifies that he has received no notice of revocation of the said Power in the presence of:

*Vanner*

*[Signature]*

SEALED by THE METROPOLITAN WATER BOARD the registered proprietor of the land comprised in Certificates of Title Volume 2819 Folio 22 in the presence of:

*[Signature]* CHAIRMAN

*[Signature]* SECRETARY

This is the schedule of easements attached to the plan of PAUL ALFRED JONES (Insert Subdivider's Full Name)

affecting land in

CERTIFICATES OF TITLE VOL. 3617 FOL. 2; VOL. 3091 FOL. 10; VOL. 3091 FOL. 11. (Insert Title Reference)

Sealed by MUNICIPALITY OF CLARENCE on 9<sup>TH</sup> FEBRUARY 1980

*[Signature]*  
Council Clerk/Town Clerk

85066

*ferman*

Proposed Addition of Outdoor Pavilion to Existing Dwelling at 32 Cedar Street, Lindisfarne

Proprietor - Mr C and Mrs M Lukianenko

Designer - Tony Mathers CC1345F

Structural Engineer - Saltmarsh and Escobar

Building Surveyor - Pudding Lane

Energy Assessment - N/A

Builder - 42 South Builders

Site Conditions

Soil Classification -

Wind Load Classification - N2

Climate Zone - 7

BAL -

Land Use Zoning - Rural Living Zone B

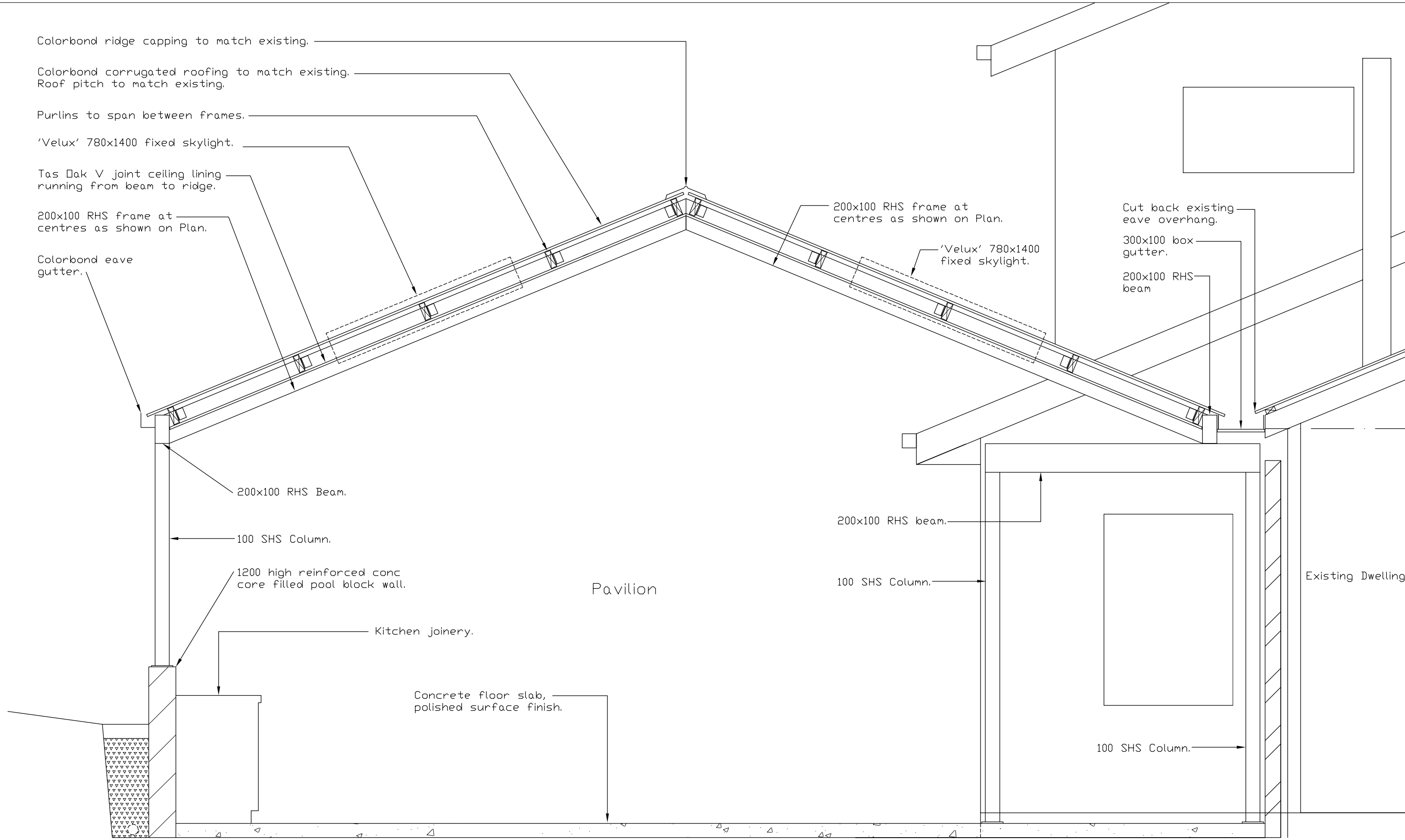
Planning Code Overlays - Bushfire Prone, Safeguarding of Airports

Planning Approval -

Certificate of Title 157338/5

Drawing Schedule (Drawings printed to A3 sheet size)

- 1 Site Plan
- 2 Existing Floor Plan
- 3 Existing Elevations
- 4 Floor Plan
- 5 Elevations
- 6 Section thru Pavillion
- 7 Roof Plan
- 8 Reflected Ceiling Plan



Colorbond ridge capping to match existing.

Colorbond corrugated roofing to match existing.  
Roof pitch to match existing.

Purlins to span between frames.

'Velux' 780x1400 fixed skylight.

Tas Dak V joint ceiling lining  
running from beam to ridge.

200x100 RHS frame at  
centres as shown on Plan.

Colorbond eave  
gutter.

200x100 RHS frame at  
centres as shown on Plan.

'Velux' 780x1400  
fixed skylight.

Cut back existing  
eave overhang.

300x100 box  
gutter.

200x100 RHS  
beam

200x100 RHS Beam.

100 SHS Column.

1200 high reinforced conc  
core filled pool block wall.

Kitchen joinery.

Concrete floor slab,  
polished surface finish.

Pavilion

200x100 RHS beam.

100 SHS Column.

100 SHS Column.

Existing Dwelling

Proposed Addition of Outdoor Pavilion  
32 Cedar Street, Lindisfarne  
For Mr C & Mrs M Lukianenko

**TONY  
MATHERS**  
Accredited  
Designer  
CC1345F

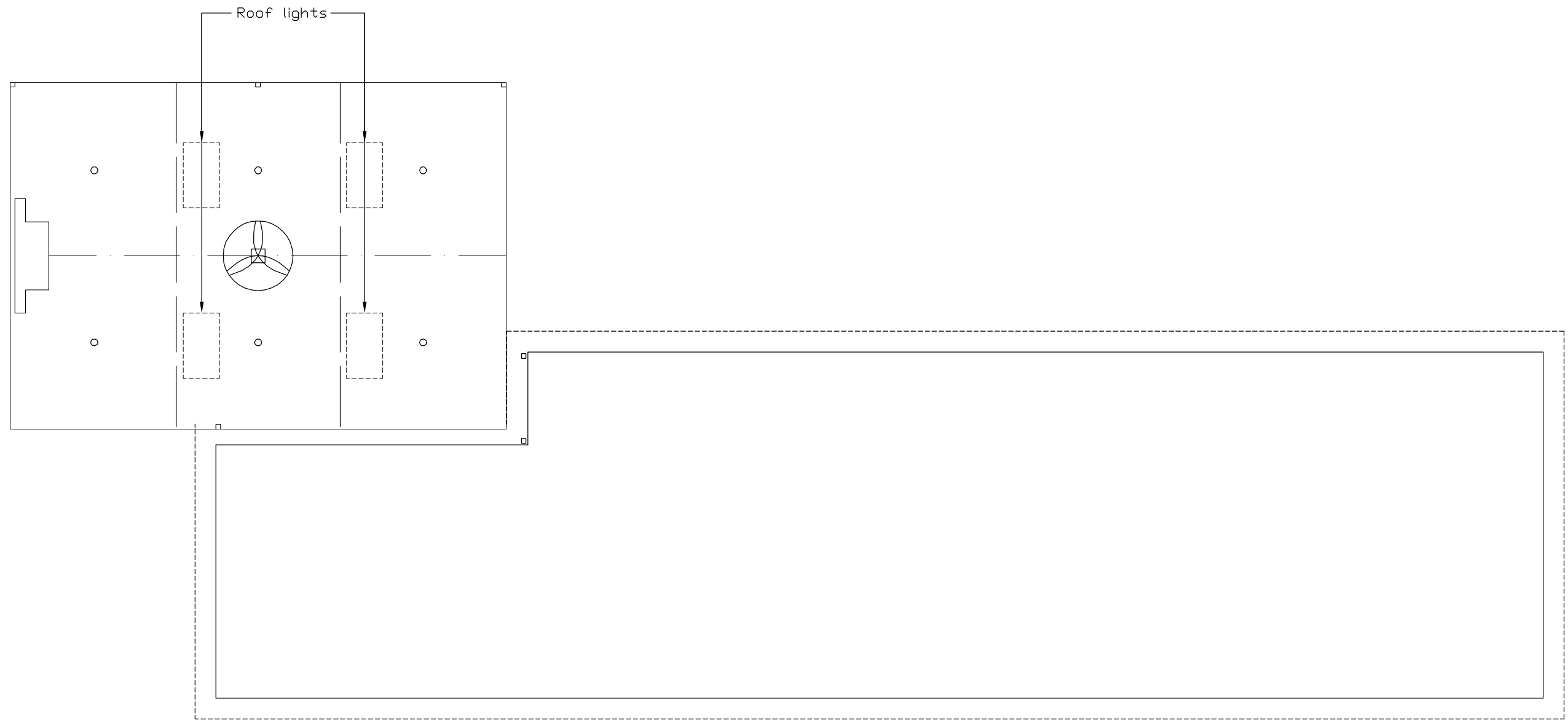
Section thru Pavillion

1:25

26/11/25 6 of 8

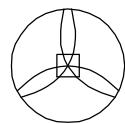
0408448448

ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE



Legend of Electrical Symbols

o LED recessed downlight.



Ceiling Fan.

All electrical work is to comply with AS 3000.

Licensed electrician is to obtain all the necessary permits and all completion notices as required. Electrical installation is to comply with AS/NZS 3018.

The electrician is confirm the electrical layout onsite with the proprietor. Upgrading of existing electrical services may be required.

Proposed Addition of Outdoor Pavilion  
 32 Cedar Street, Lindisfarne  
 For Mr C & Mrs M Lukianenko



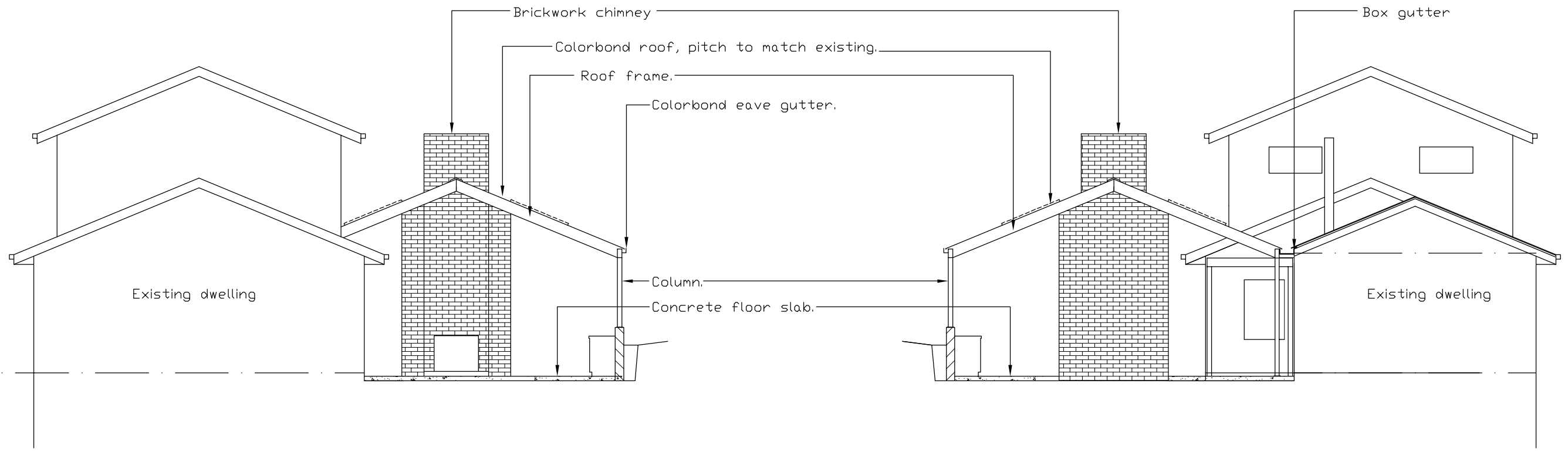
**TONY  
 MATHERS**  
 Accredited  
 Designer  
 CC1345F

Reflected Ceiling Plan

1:100

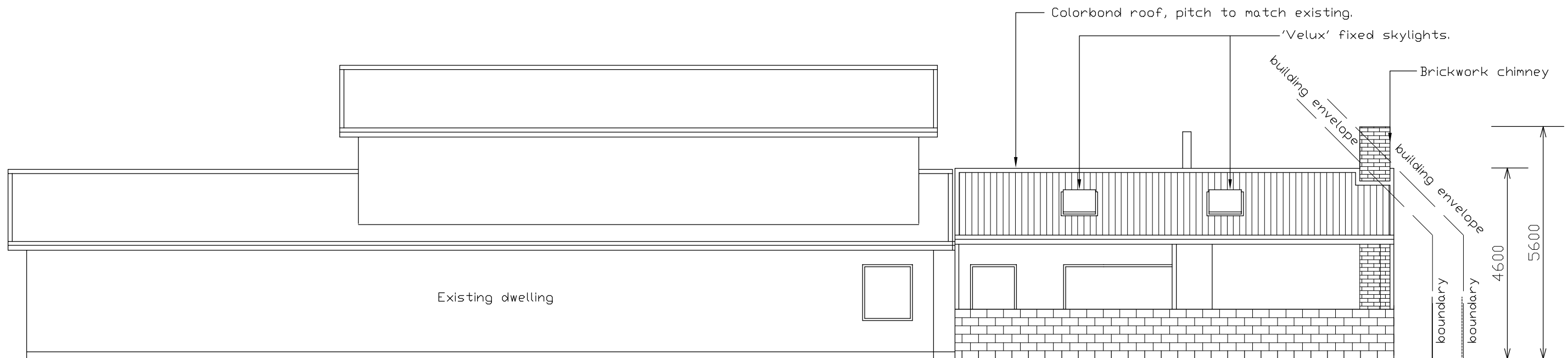
26/11/25 8 of 8

ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE



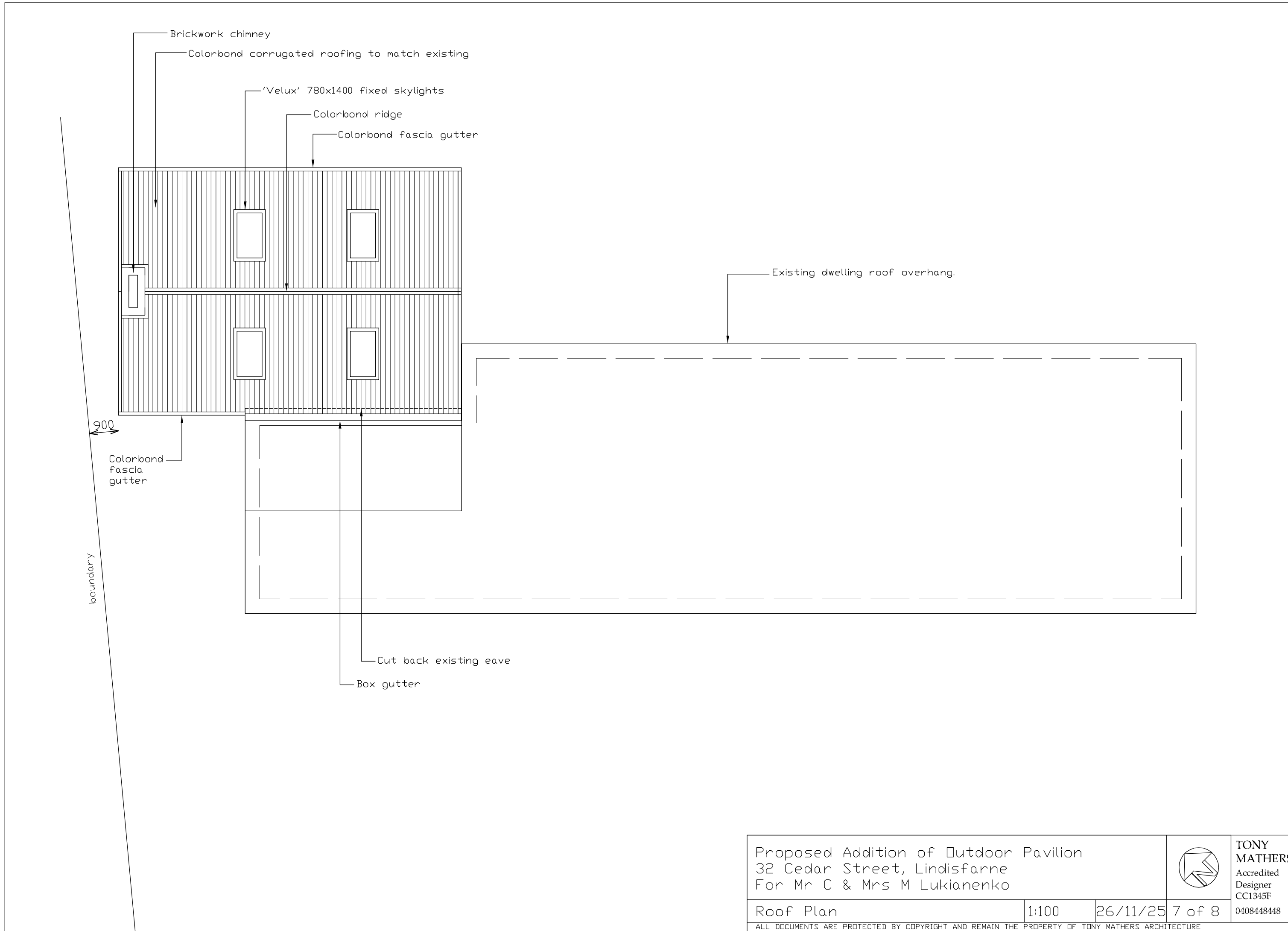
South East Elevation

North West Elevation



North East Elevation

Proposed Addition of Outdoor Pavilion 32 Cedar Street, Lindisfarne For Mr C & Mrs M Lukianenko				<b>TONY MATHERS</b> Accredited Designer CC1345F 0408448448
Elevations	1:100	26/11/25	5 of 8	
ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE				



900


boundary

Colorbond fascia gutter

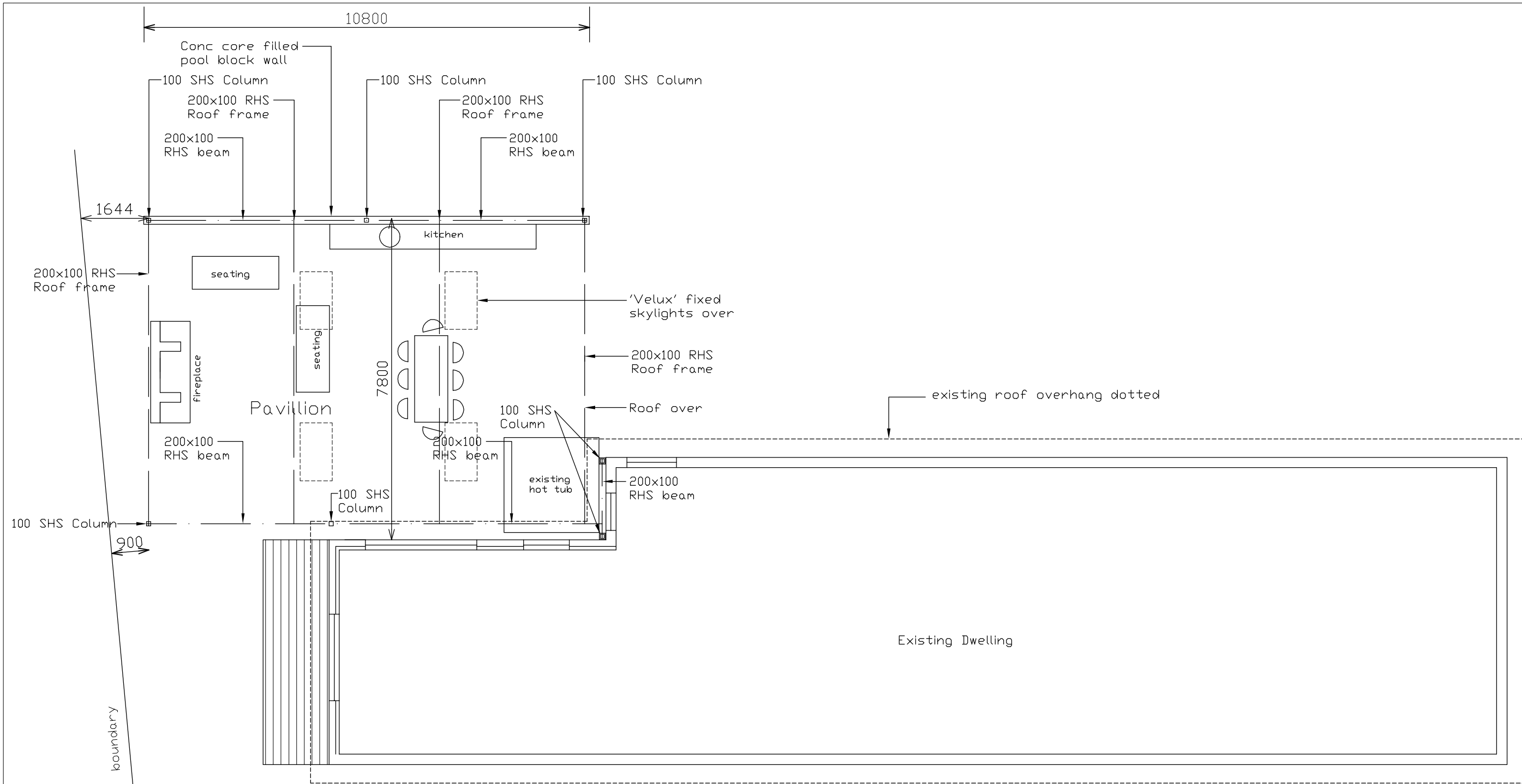
Brickwork chimney  
 Colorbond corrugated roofing to match existing  
 'Velux' 780x1400 fixed skylights  
 Colorbond ridge  
 Colorbond fascia gutter


Existing dwelling roof overhang.

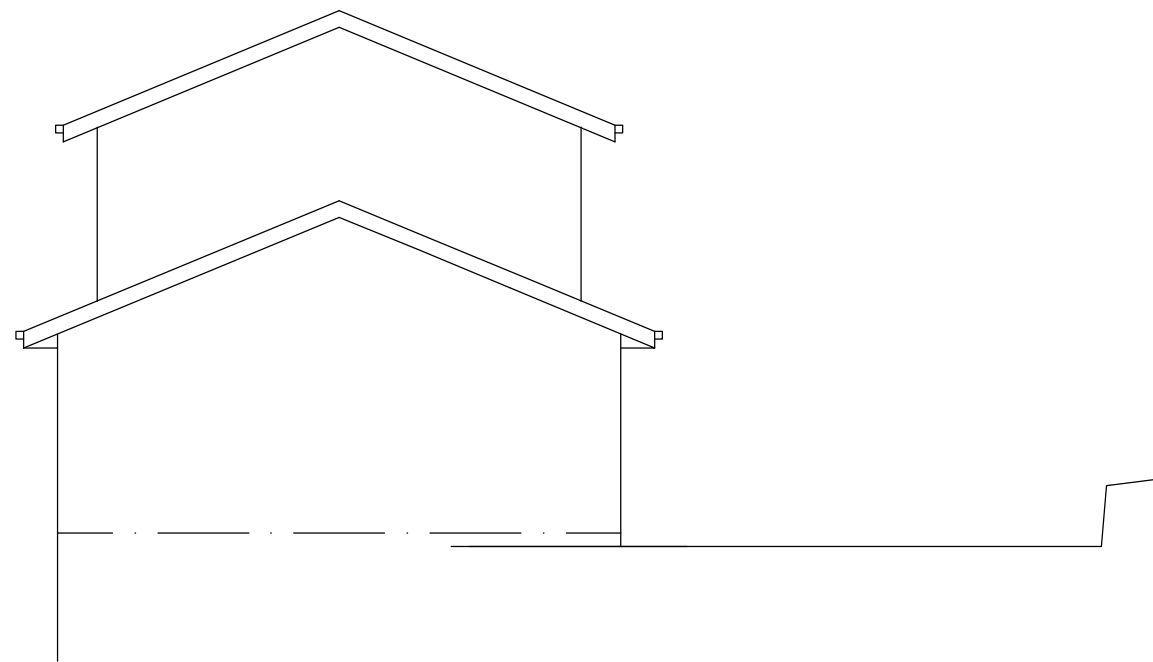
Cut back existing eave  
 Box gutter

Proposed Addition of Outdoor Pavilion 32 Cedar Street, Lindisfarne For Mr C & Mrs M Lukianenko			 <b>TONY MATHERS</b> Accredited Designer CC1345F
Roof Plan	1:100	26/11/25 7 of 8	
ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE			

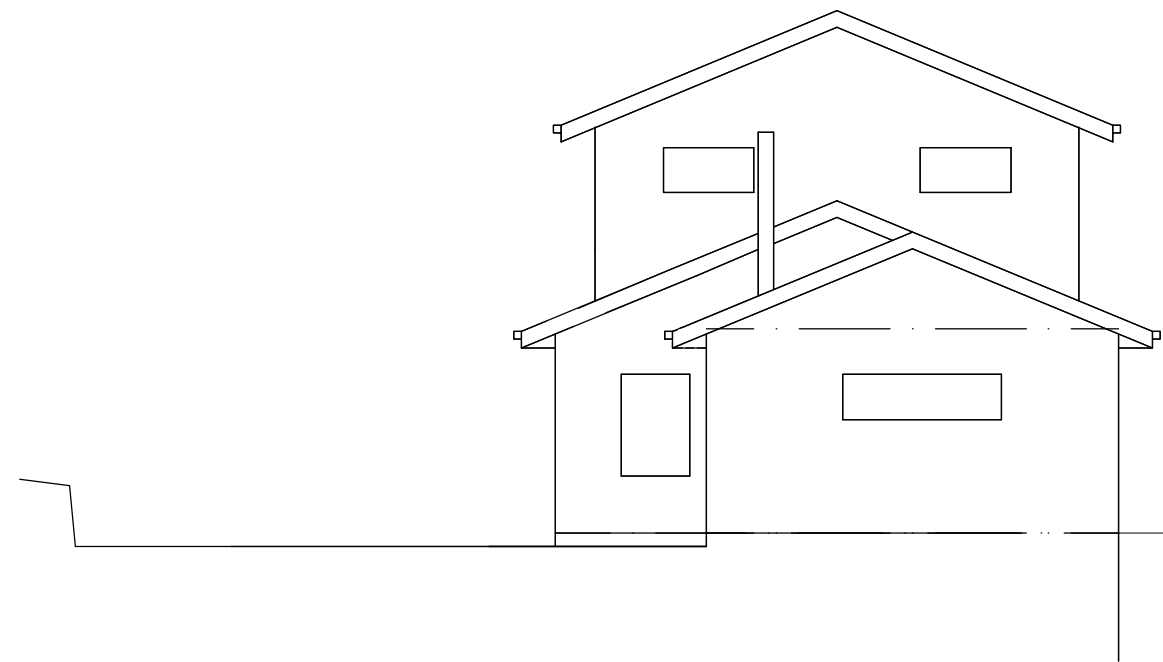
0408448448



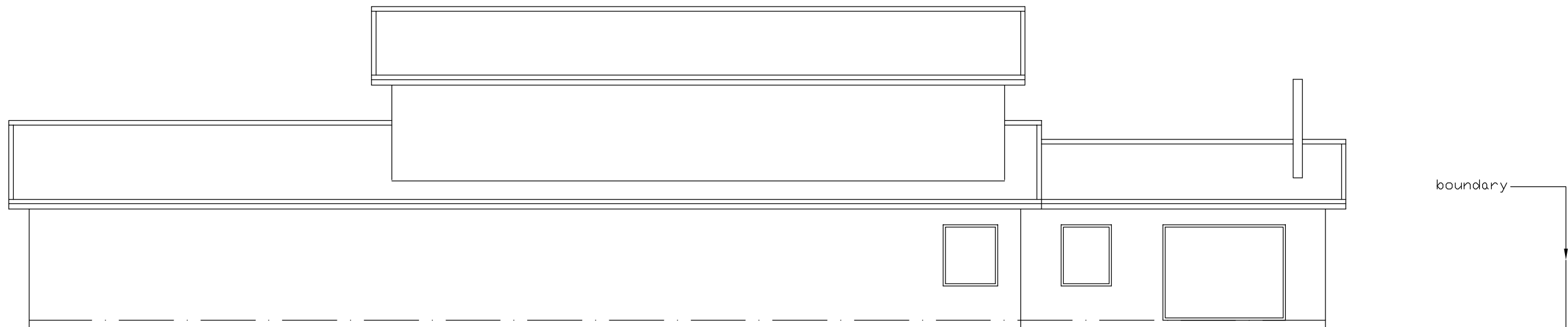
Proposed Addition of Outdoor Pavilion 32 Cedar Street, Lindisfarne For Mr C & Mrs M Lukianenko			 <b>TONY MATHERS</b> Accredited Designer CC1345F
Floor Plan	1:100	26/11/25	
ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE			4 of 8 0408448448



South East Elevation

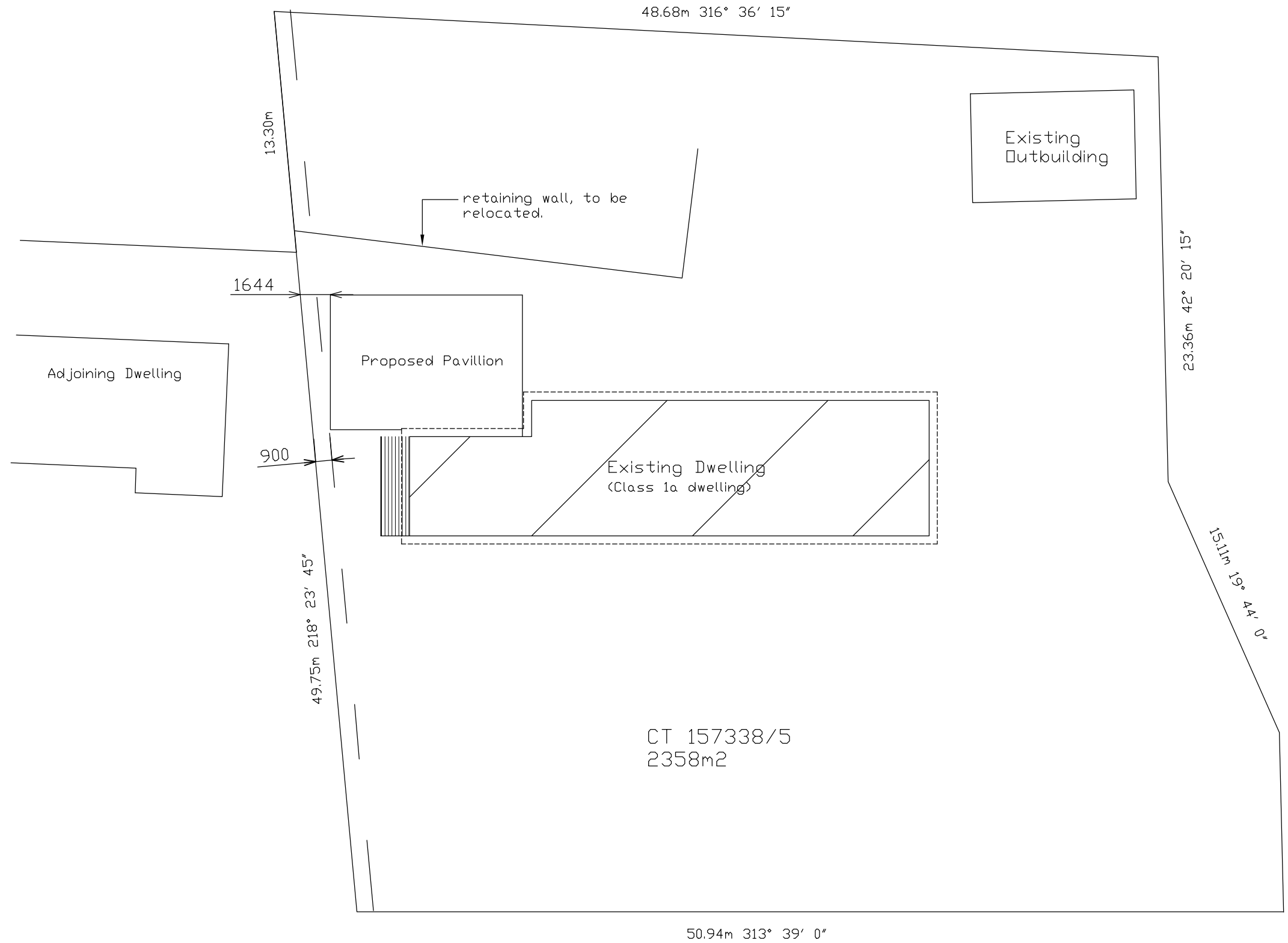


North West Elevation



North East Elevation

Proposed Addition of Outdoor Pavilion 32 Cedar Street, Lindisfarne For Mr C & Mrs M Lukianenko			TONY MATHERS Accredited Designer CC1345F
Existing Elevations	1:100	26/11/25	3 of 8
ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE			



CT 157338/5  
2358m2

**Building Notes**


All building work shall comply with the provisions of the BCA and all relevant Australian Standards and the Local Authority.

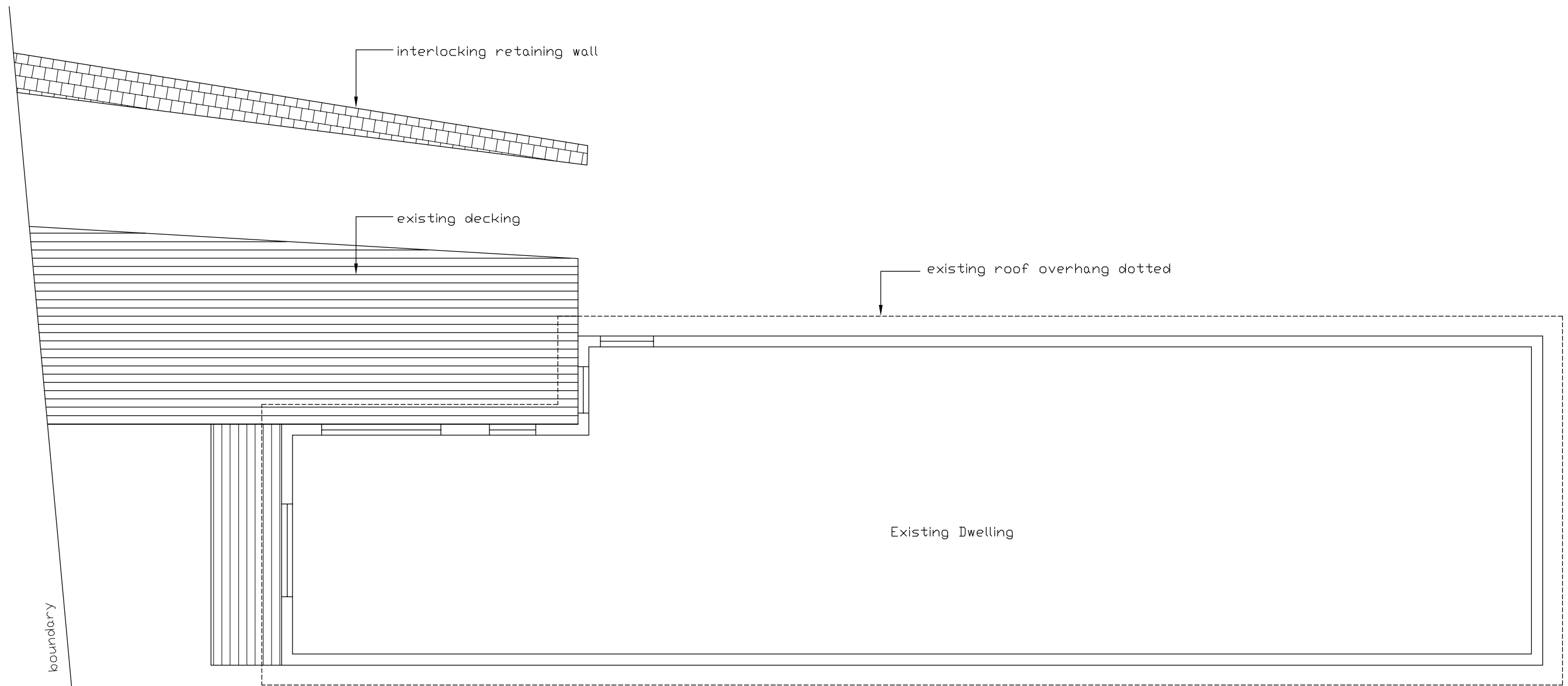
The Builder shall confirm all dimensions and setout on site prior to commencing construction.


If conditions vary from those described in the documents consult with the designer, building surveyor or structural engineer.

All demolition work shall be carried out to facilitate the new works. Provide all temporary and permanent supports during the works.

Concrete slab shall comply generally with Part 3.2 of the BCA and AS 3600. Instruction may be provided by Structural Engineer as reqd.

Proposed Addition of Outdoor Pavilion 32 Cedar Street, Lindisfarne For Mr C & Mrs M Lukianenko			 <b>TONY MATHERS</b> Accredited Designer CC1345F 0408448448
Site Plan	1:250	26/11/25 1 of 8	
ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE			



Proposed Addition of Outdoor Pavilion 32 Cedar Street, Lindisfarne For Mr C & Mrs M Lukianenko			 <b>TONY MATHERS</b> Accredited Designer CC1345F
Existing Floor Plan	1:100	26/11/25 2 of 8	
<small>ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE</small>			

## **Proposed Semi-enclosed outdoor Pavilion abutting the existing dwelling at 32 Cedar Street Lindisfarne**

Description of Proposal; It is proposed to extend the existing dwelling by adding a semi-enclosed outdoor pavilion adjacent to the northwestern corner of the house.

The purpose of the outdoor pavilion is to increase the enjoyment of the outdoor spaces without being curtailed by inclement weather. The pavilion is intended to provide self-contained amenities that will not rely on trafficking backwards and forwards into the existing dwelling. The pavilion will have an abbreviated kitchen suited to the scale of preparation. The enclosure of some of the walls may be controlled through retractable café style blinds. The western end of the pavilion will have a fireplace to provide warmth and ambience.

The structure is permanent with a colorbond roof to match the existing dwelling, the roof is punctuated by roof lights to allow natural light into the space.

Land Use Zoning – Rural Living Zone B

Code Overlay – Bushfire Prone Areas Code (addressed during building approval)

Rural Living Zone B

Acceptable Solutions

A1 Site coverage must not be more than 400m<sup>2</sup>

The site coverage is less than 400m<sup>2</sup> and is approximately 15% of the site area.

Building Height, setback and siting

A1 Building height must be not more than 8.5m. The height of the outdoor pavilion is 4.5m and is lower than the existing two storey dwelling.

A2 Buildings must have a setback from a frontage of not less than 20m. The setback to the frontage is greater than 20m. The pavilion is situated to the rear of the existing dwelling.

A3 Buildings must have a setback from rear and side boundaries of not less than 10m.

The setback to the rear boundary is greater than 10m

The side boundary setback is less than the requisite 10m. The pavilion has its short wall adjacent to side boundary. The wall is not parallel to the boundary. The pavilion is setback 900mm at one corner and 1644 at the other corner. The pavilion is separated from the closest dwelling by approximately 5.8m.

Overshadowing, it is unlikely that the pavilion will cast any adverse shadows over the adjoining property which would be limited to very early morning. Later in the day all the shadows would be cast within the proponent's site.

Additional stormwater collected from the roof shall be directed into the existing municipal stormwater dispersal system.

## **Proposed Semi-enclosed outdoor Pavilion abutting the existing dwelling at 32 Cedar Street Lindisfarne**

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Additional stormwater collected from the roof shall be directed into the existing municipal stormwater dispersal system.

### P3

Buildings must be sited to not cause an unreasonable loss of [amenity](#) to [adjoining](#) properties, having regard to:

- (a) the topography of the [site](#);
  - The site is situated in Flagstaff Gully Lindisfarne, it is predominantly a residential suburb which has been developed over time into an informal patchwork of residential sites of irregular shapes and sizes. The site at 32 Cedar St is moderately sized, it has a south westerly aspect on a lightly wooded hillside.
- (b) the size, shape and orientation of the [site](#);
  - The site at 32 Cedar St has an area of 2358m<sup>2</sup>, the shape of the site is a relatively informal rectangle with boundary lengths of approximately 50 metres. The site has a fall to the south west of approximately 10 metres from the northern boundary to the south.
- (c) the setbacks of surrounding buildings;
  - The proposed addition would be setback approximately 5 metres to the closest dwelling situated to the north/west of the site. Separation of the two dwellings is informally provided by vegetation within the units at 135 Malunna Road.
  - The neighbouring dwelling due south of the site has a distance of approximately 60 metres.
  - The neighbouring dwelling to the north has a conglomeration of outbuildings with an approximate setback of 65 metres.
- (d) the height bulk and form of existing and proposed buildings;
  - The existing dwelling is predominantly single storey with an inset minor two storey addition. The proposed addition is a single storey semi enclosed outdoor pavilion adjoining the existing dwelling. The pavilion height is similar to the end of the existing dwelling, its height is less than the permitted height of 8.5 metres.
- (e) the character of the [development](#) existing on established properties in the area; and
  - All of the adjacent buildings are residential dwellings, to the north/west are strata title units accessed off Malunna Road. To the south/west are two dwellings at 30 Cedar St and 17 Cedar St these are situated on larger allotments. The proposed pavilion is sympathetic to the form and character of the existing dwelling, with similar roof pitches and materials.

(f) any overshadowing of adjoining means next to, or having a common boundary with. properties or public places.

- Overshadowing diagrams represented at am, noon and pm



am shadow



noon shadow



pm shadow