



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056188

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 8 Sunburst Court, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03 December 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03 December 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 03 December 2025.

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

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au 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: **ALTERATIONS & ADDITIONS TO EXISTING DWELLING**

Location: **8 SUNBURST COURT CAMBRIDGE 7170**

Personal Information Removed

Estimated cost of development: **\$400,000**



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 preapplication discussions with City of Clarence please provide planner™s name:

Current use of site:

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.

Applicant™s signature

**Personal
Information
Removed**

Date:

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 153312	FOLIO 6
EDITION 6	DATE OF ISSUE 06-Feb-2024

SEARCH DATE : 06-Oct-2025

SEARCH TIME : 05.32 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 6 on Sealed Plan [153312](#)

Derivation : Part of 62A-0R-12Ps Located to William Stanley

Prior CT [124083/1](#)

SCHEDULE 1

[M822343](#) TRANSFER to DANIEL GEOFFREY JAMES HARPER and SCOTT GEOFFREY HARPER as tenants in common in equal shares
Registered 29-Jul-2020 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP153312](#) COVENANTS in Schedule of Easements

[SP153312](#) FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 153312

PAGE 1 OF 2 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.

Lot 1 is subject to a right of carriageway (appurtenant to lots 2, 3 & 4) over the land marked RIGHT OF WAY (PRIVATE) passing through that lot on the plan

Lot 2 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) shown on the plan

Lot 3 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) shown on the plan


Lot 4 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) shown on the plan

Covenants

The owner of each lot on the plan covenants with Ballyvergan Pty Ltd and the owners for the time being of every other lot 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 thereof may be annexed to and devolve with each and every part of every other lot on the plan to observe the following stipulations-

- 1. Not to place a mobile home, caravan or re-locatable home for use as a residence on such lot
- 2. Not to erect a dwelling with a floor area of less than 140 square metres on such lot

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: BALLYVERGAN P/L FOLIO REF: 124083/1 SOLICITOR & REFERENCE: IAN CREESE LAWYERS	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 9-1-2008 SD-2003/58 REF NO.
 Council Delegate	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p>SP 153312</p>
<p>SUBDIVIDER: BALLYVERGAN P/L FOLIO REFERENCE: 124083/1</p>	

3. Not to clad, finish or paint a dwelling in a colour or material that contrasts with the rural environment on such lot.
4. Not to park or garage a vehicle that exceeds 10 tonnes in weight on such lot
5. Not to conduct a business on such lot that creates noise contours that are audible beyond such lot


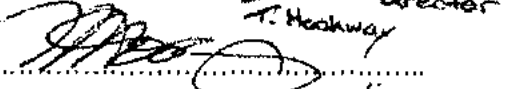
The owner lots 1 to 15 on the plan covenant with Ballyvergan Pty Ltd and the owners for the time being of every other lot on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot on the plan to observe the following stipulations-

- i. Not to erect more than residential dwelling on such lot.

Fencing covenant

In respect to the lots on the plan the subdivider (Ballyvergan Pty Ltd) shall not be required to fence

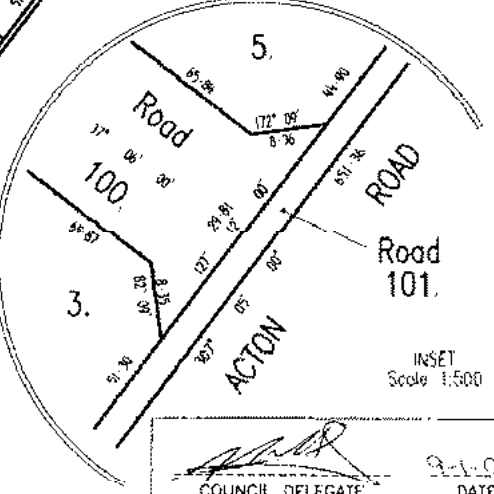
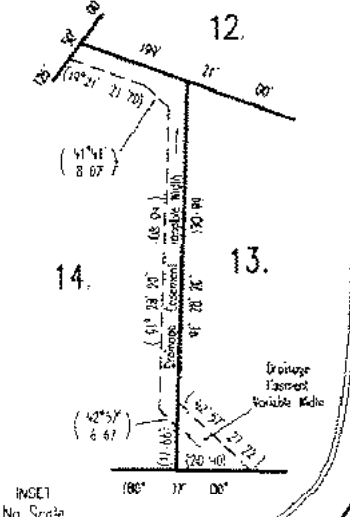
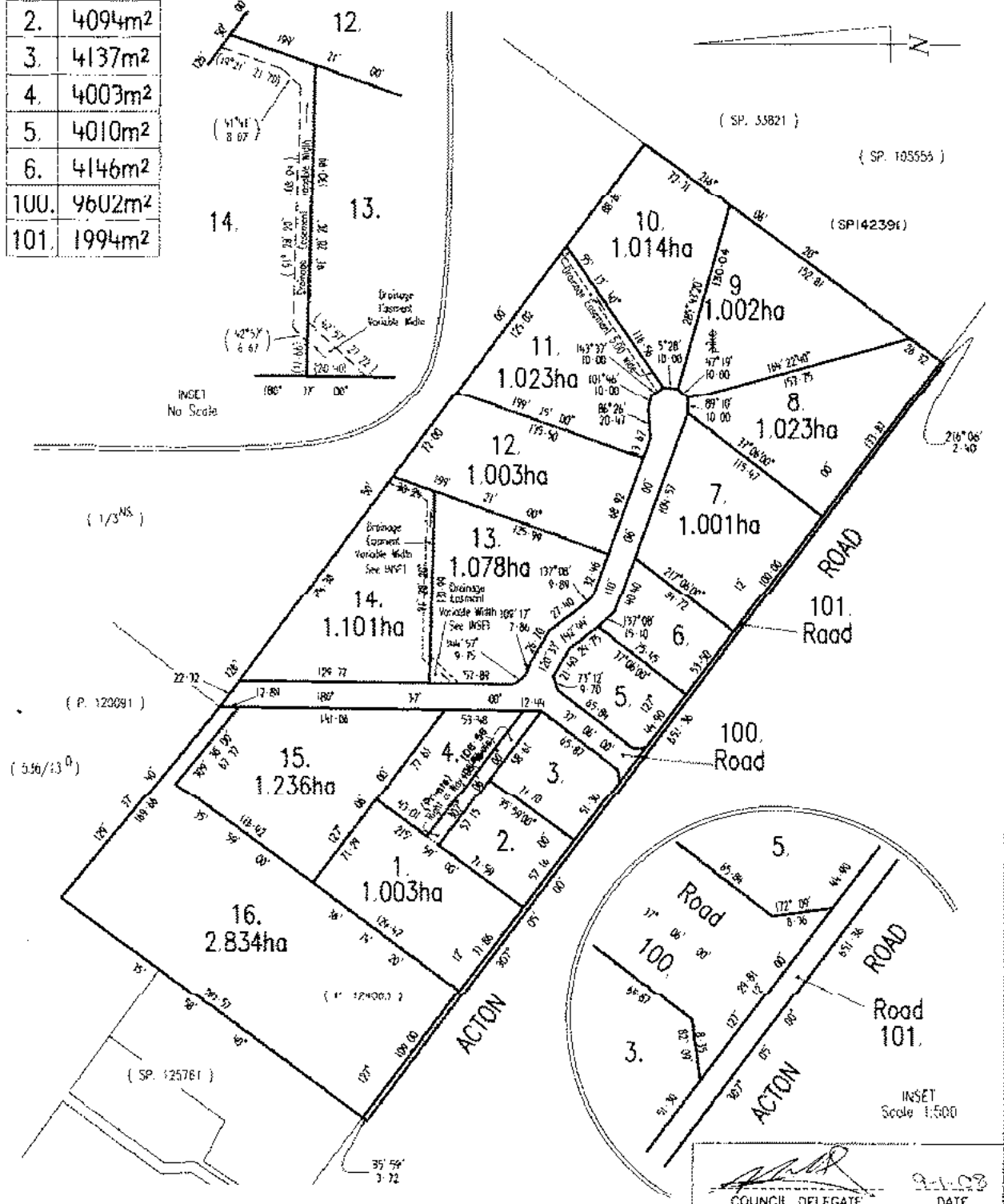
Executed BALLYVERGAN PTY LTD being the registered)
 proprietor in folio of the Register volume 124083 folio 1)
 under section 127 of the Corporations Act 2001 by being)
 signed by two directors-)

Director:  Director
 T. Hookway
 Director
 Director:  Secretary
 Stirling Hookway
 Secretary

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.

OWNER CS-14478-000-00000000 SALLYVERGAN PTY LTD	PLAN OF SURVEY	REGISTERED NUMBER SP153312
FOLIO REFERENCE 124083-1	BY SURVEYOR J.B. MEDBURY J.B. MEDBURY P.A. SURVEYORS OF 224 CAMPBELL STREET, HOBART	APPROVED EFFECTIVE FROM 4 FEB 2008
GRANTEE PART OF 62-0-12 LOCATED TO WILLIAM STANLEY	LOCATION CITY OF CLARENCE	<i>Alice Kawa</i> Recorder of Titles
SCALE 1: 2500 LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No. 107 (5225-25)	LAST UP: No. 1400175	LAST PLAN No. P1240B3
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

2.	4094m ²
3.	4137m ²
4.	4003m ²
5.	4010m ²
6.	4146m ²
100.	9602m ²
101.	1994m ²



[Signature]
COUNCIL DELEGATE
9-1-08
DATE



ISSUE: DEVELOPMENT APPLICATION
JOB: PROPOSED ALTERATIONS & ADDITIONS
ADDRESS: 8 SUNBURST COURT CAMBRIDGE 7170

CLIENT/S : DANIEL & SCOTT HARPER

TITLE REF: VOL / FOLIO - 153312/6

DRAWING INDEX:
01 SITE PLAN 1.500
02 EXISTING FLOOR PLAN 1.100
03 PROPOSED LOWER FLOOR PLAN 1.100
04 PROPOSED UPPER FLOOR PLAN 1.100
05 ELEVATIONS 1.100
06 ELEVATIONS 1.100

Belinda Weston
Mark Day

155 Fergusson Rd,
Brighton, TAS. 7030

Ph : 03 62680063
M : 0409 537 337
or 0434 147 747

Email : duodesign@bigpond.com



Property Identification Number : 2844274
 Certificate of Title Reference (Volume/Folio) : 153312/6

Planning Zones : Rural Living
 Planning Codes Overlay :
 Airport obstacle limitation area, Flood-prone areas,
 Road or railway attenuation area
 Total Area : 4146 sqm
 Planning Scheme : Tasmanian Planning Scheme

Areas:
 Existing Ground Floor Area : 221.16 m²
 Existing Verandah : 54.77 m²
 Existing Porch : 16.47 m²
 Existing Shed (1) : 220m²
 Existing Shed (2) : 72m²

Proposed First Floor Area : 114.79 m²
 Proposed First Floor Deck : 24.30 m²

Existing Site Coverage (Calculated Roofed Area)
 House: 302.96m²
 Shed 1: 220m²
 Shed 2: 72m²
 Total: 594m²

Proposed Site Coverage (Calculated Roofed Area)
 House: 305.45m²
 Shed 1: 220m²
 Shed 2: 72m²
 Total: 596.49m²

- Planning Notes:
1. Wastewater - Existing WW system to be assessed by GES and upgraded as required.
 2. Stormwater - No requirement for additional SW.
 3. Site Coverage - A minor increase to overall site coverage of 2.49m²
 4. Flood prone area - No works are proposed within the Flood prone area
 5. Road & Railway attenuation area - Proposed addition is no closer to the Road or Rail network than the adjoining habitable building

STARLIGHT DRIVE

20.00

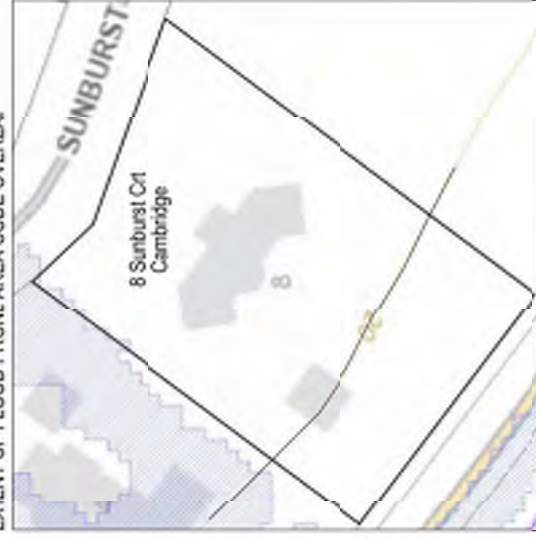
4 STARLIGHT DR CAMBRIDGE TAS 7170



EXTENT OF ROAD OR RAILWAY ATTENUATION AREA

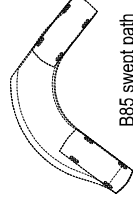
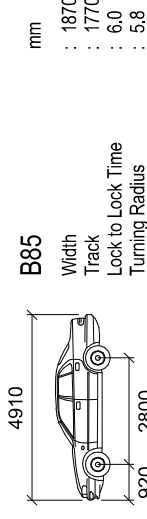


EXTENT OF FLOOD PRONE AREA CODE OVERLAY



VEHICLE MOVEMENT NOTES:

1. MOVEMENT TEMPLATES DEMONSTRATE ABILITY OF VEHICLES TO ENTER PROPERTY IN A FORWARDS DIRECTION AND LEAVE IN A FORWARDS DIRECTION.
2. THE BASE DIMENSIONS OF THE CAR TEMPLATE REPRESENT THE B85 (85th PERCENTILE) VEHICLE.
3. THE SWEEP PATH OF THE VEHICLE REPRESENT THE OUTER EXTENTS OF THE VEHICLE BODY.
4. THE PATHS WERE GENERATED WITH A TURNING SPEED OF 5km/hr FROM THE STREET.



20.00

50m

50m Road or Railway Attenuation Area

84.72m

217.00 90°

91.034

Ex. AMTS

42.930

127.20 90°

450.00 m² EX. APPLICATION AREA

220.00 m²

127.20 90°

75.45m

37.08 90°

11.180

20.920

15.70m

157.00 90°

40.40m

110° 00' 00"

Ex. Gravel Drive

Ex. SW TO ROAD SIDE DRAIN

40.40m

110° 00' 00"

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 rlund@dwgns@bigpond.com



REV :
 A 4/11/2025 (RFI)

JOB : PROPOSED
 ALTERATIONS &
 ADDITIONS

AT : No.8 SUNBURST COURT
 CAMBRIDGE

FOR : SCOTT & DANIEL
 HARPER

DRAWING TITLE :

SITE PLAN

DRAWN:	DATE:	DWG NO. :
BJW	7.10.2025	01
SCALE:A3	ISSUE:	DA
1:500		



Property Identification Number : 2844274
 Certificate of Title Reference (Volume/Folio) : 15331216

Planning Zones : Rural Living
 Planning Codes Overlay :
 Airport obstacle limitation area, Flood-prone areas,
 Road or railway attenuation area
 Total Area : 4146 sqm
 Planning Scheme : Tasmanian Planning Scheme

Areas:

Existing Ground Floor Area : 221.16 m²
 Existing Verandah : 54.77 m²
 Existing Porch : 16.47 m²
 Existing Shed (1) : 220m²
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 CAMBRIDGE

FOR : SCOTT & DANIEL
 HARPER

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SITE PLAN

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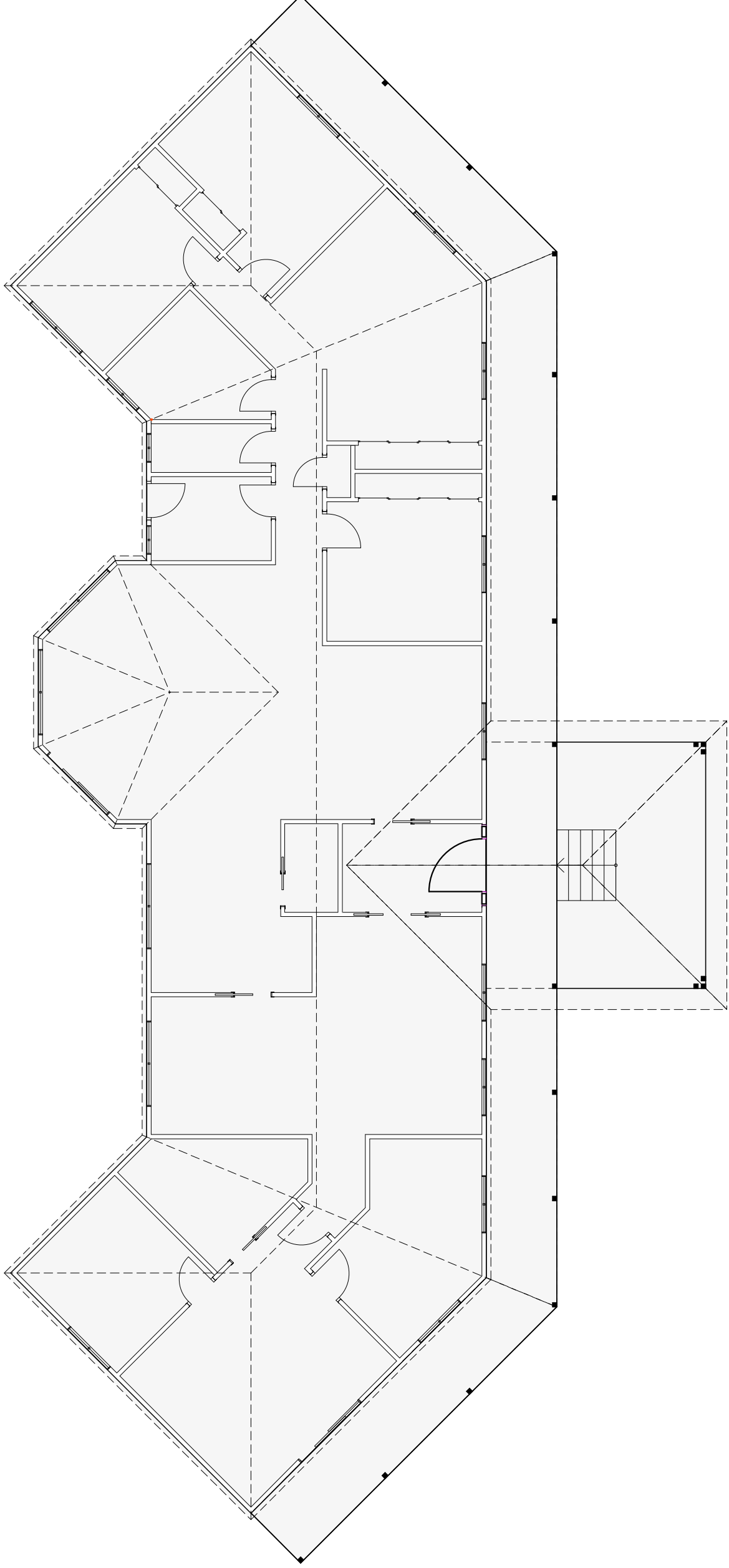
AT : No.8 SUNBURST COURT
CAMBRIDGE

FOR : SCOTT & DANIEL
HARPER

DRAWING TITLE :

EXISTING FLOOR PLAN

DRAWN:	DATE:	DWG NO. :
BJW	7.10.2025	02
SCALE:A3	ISSUE:	
1:100	DA	



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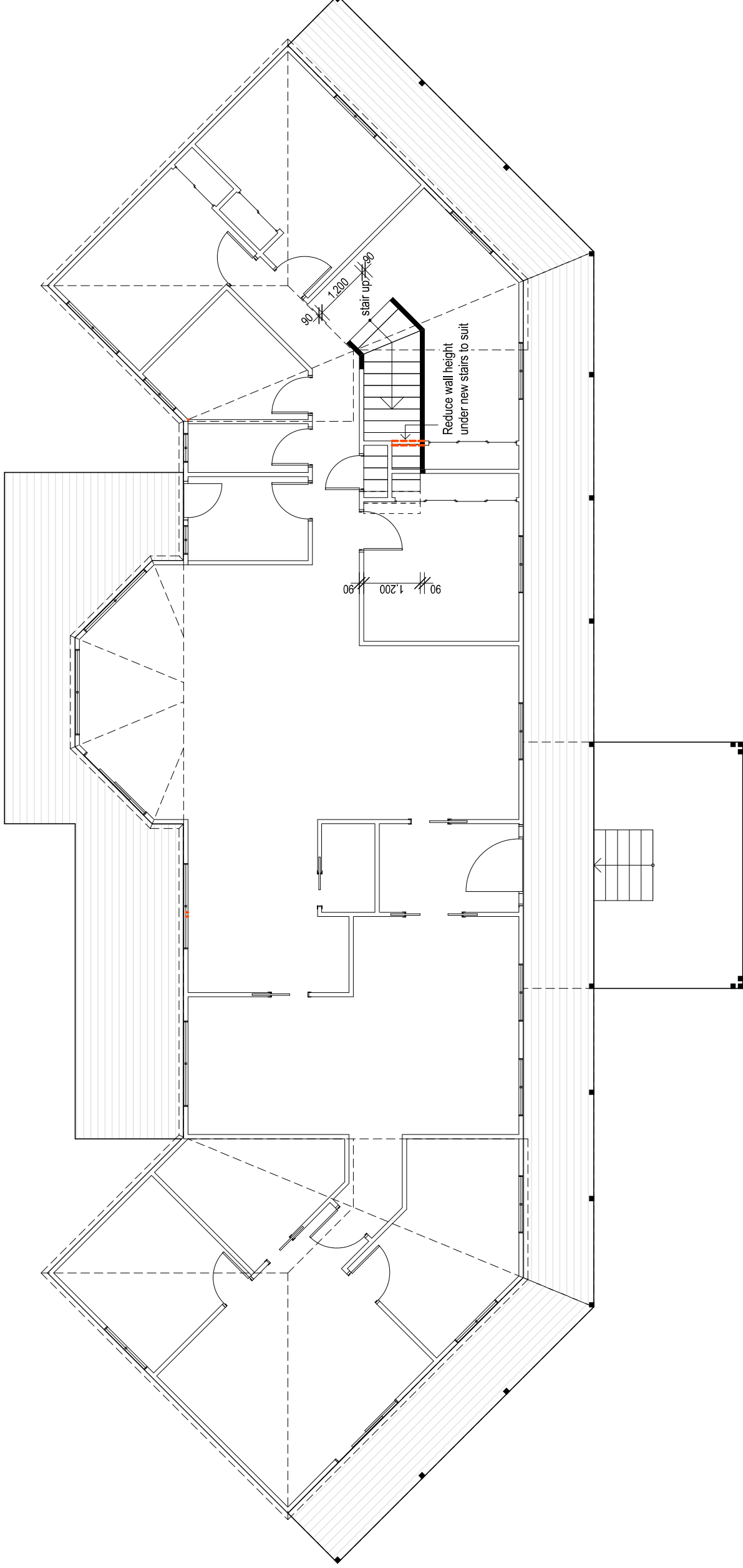
Floor Area : 221.16 m², 23.80 squares
Verandah : 54.77 m², 5.89 squares
Portico : 16.47 m², 1.77 squares
Existing Roof Coverage : 302.96m²

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

NOTIFY DESIGNER AND OR ENGINEER OF ANY
CHANGES BEFORE CONSTRUCTION. NO
RESPONSIBILITY TAKEN FOR CHANGES MADE
WITHOUT DESIGNERS AND OR ENGINEERS
CONSENT AND APPROVAL



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JOB : PROPOSED
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AT : No.8 SUNBURST COURT
CAMBRIDGE

FOR : SCOTT & DANIEL
HARPER

DRAWING TITLE :

PROPOSED LOWER FLOOR PLAN

DRAWN:	DATE:	DWG NO. :
BJW	7.10.2025	03
SCALE:A3	ISSUE:	DA
1:100		



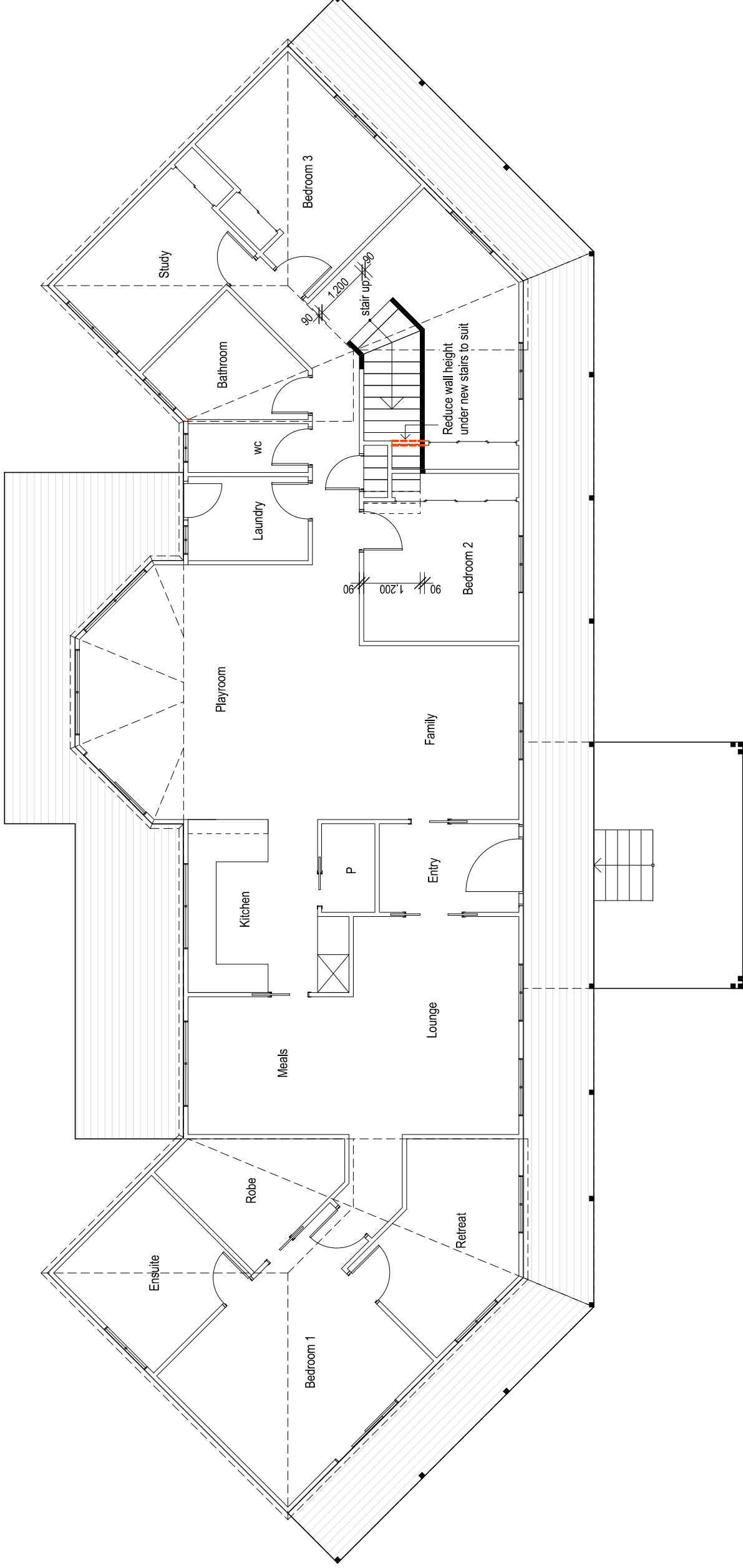
Floor Area : 221.16 m2, 23.80 squares
Verandah : 54.77 m2, 5.89 squares
Portico : 16.47 m2, 1.77 squares

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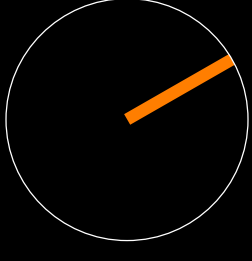
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CAMBRIDGE

FOR : SCOTT & DANIEL
HARPER

DRAWING TITLE :

PROPOSED LOWER FLOOR PLAN

DRAWN: BJW	DATE: 7.10.2025	DWG NO. : 03
SCALE:A3	ISSUE: DA	
1:100		



Floor Area : 221.16 m2, 23.80 squares
Verandah : 54.77 m2, 5.89 squares
Portico : 16.47 m2, 1.77 squares

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

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JOB : PROPOSED ALTERATIONS
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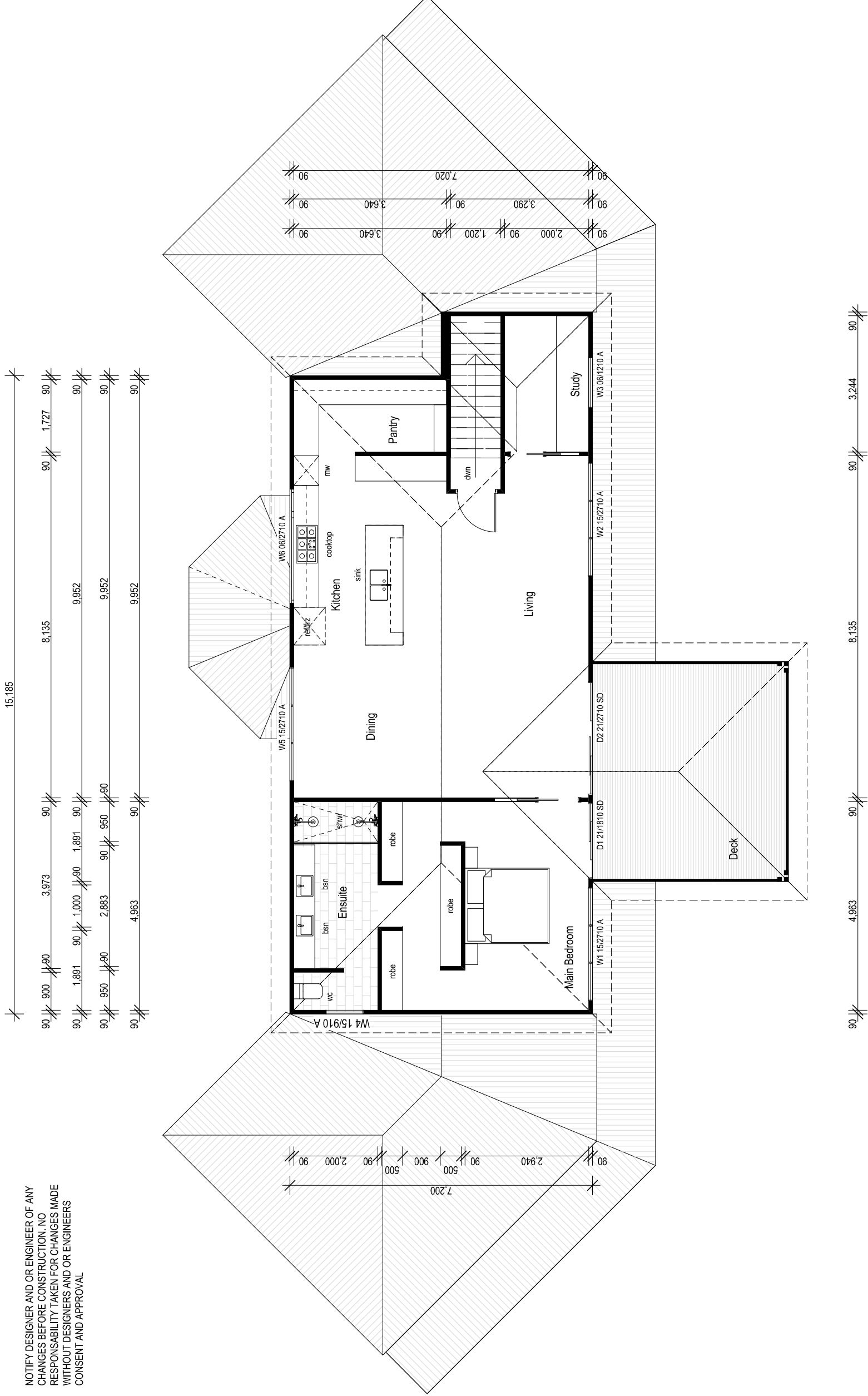
DRAWING TITLE :

**PROPOSED UPPER
FLOOR PLAN**

DRAWN:	DATE:	DWG NO. :
BJW	7.10.2025	04
SCALE:A3	ISSUE:	
1:100	DA	



THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN



Floor Area : 114.79 m2, 12.35 squares

Deck : 24.30 m2, 2.61 squares

Proposed Roof Coverage : 305.45m2

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

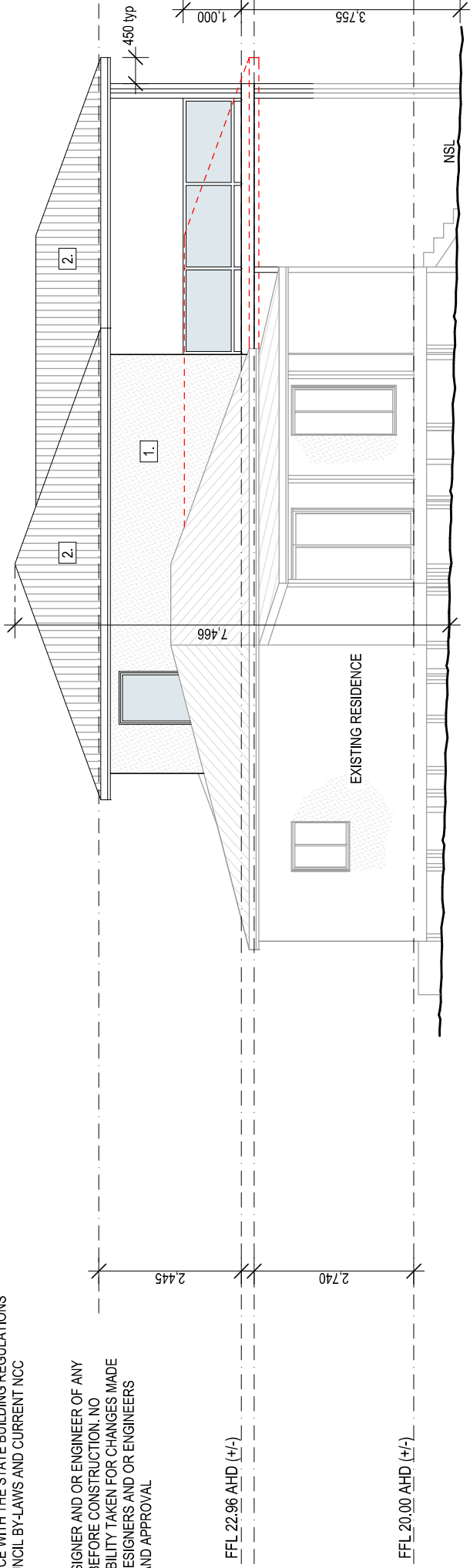
USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

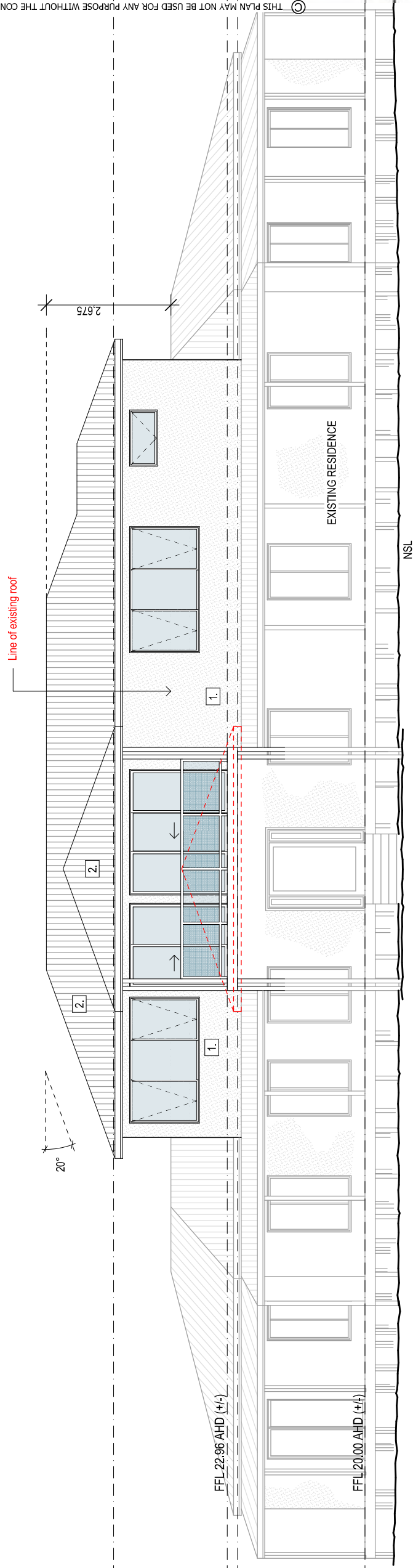
NOTIFY DESIGNER AND OR ENGINEER OF ANY CHANGES BEFORE CONSTRUCTION. NO RESPONSIBILITY TAKEN FOR CHANGES MADE WITHOUT DESIGNERS AND OR ENGINEERS CONSENT AND APPROVAL

CLADDING MATERIALS / COLOUR

- 1. RFS : 75mm 'ORANGE BOARD' POLYSTYRENE CLADDING OVER TIMBER FRAME (CB. PAPERBARK) TO MATCH EXISTING.
- 2. COLORBOND CUSTOM ORB ROOFING (CB. MONUMENT)



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION

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JOB : PROPOSED
ALTERATIONS &
ADDITIONS

AT : No.8 SUNBURST COURT
CAMBRIDGE

FOR : SCOTT & DANIEL
HARPER

DRAWING TITLE :

ELEVATIONS

DRAWN:	DATE:	DWG NO. :
BJW	7.10.2025	05
SCALE:A3	ISSUE:	
1:100	DA	



THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

NOTIFY DESIGNER AND OR ENGINEER OF ANY CHANGES BEFORE CONSTRUCTION. NO RESPONSIBILITY TAKEN FOR CHANGES MADE WITHOUT DESIGNERS AND OR ENGINEERS CONSENT AND APPROVAL

CLADDING MATERIALS / COLOUR

1. RFS : 75mm 'ORANGE BOARD' POLYSTYRENE CLADDING OVER TIMBER FRAME (CB. PAPERBARK) TO MATCH EXISTING.
2. COLORBOND CUSTOM ORB ROOFING (CB. MONUMENT)

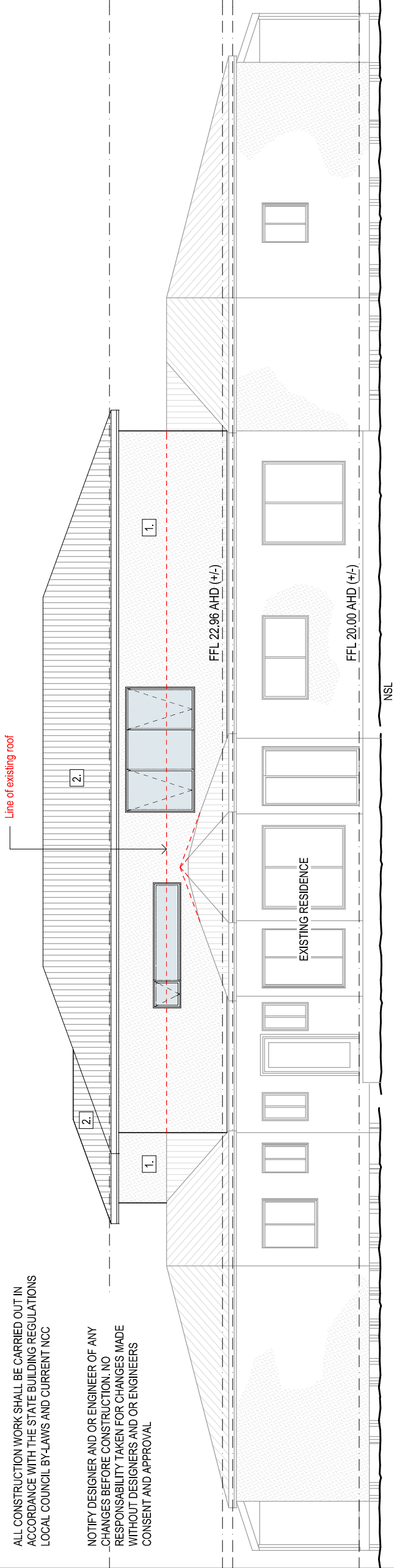
Belinda Weston
Mark Day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

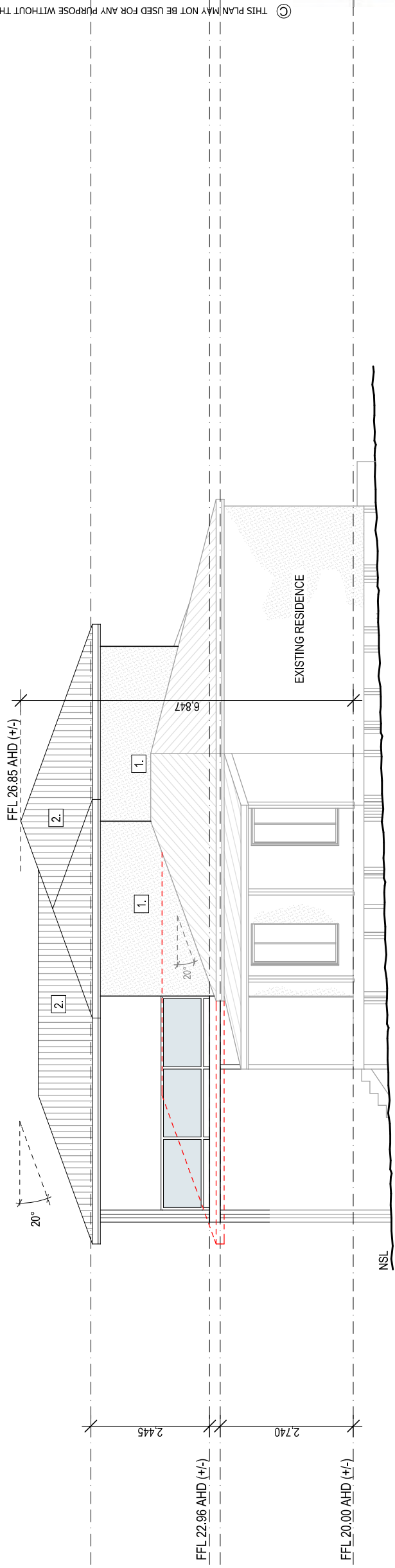
M : 0409 537 337
or 0434 147747

Email :
duodesign@bigpond.com



SOUTH-WEST ELEVATION

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NORTH-WEST ELEVATION

GLAZING PART 8 NCC
ALL NEW WINDOWS & GLAZED DOORS TO BE POWDER COATED ALUMINIUM
DOUBLE GLAZED UNITS (CB. MONUMENT)
ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 - AS 1288
AND NCC CLAUSES IN PART 8
HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH NCC CLAUSES 8.4.

JOB : PROPOSED ALTERATIONS
& ADDITIONS

AT : No.8 SUNBURST COURT
CAMBRIDGE

FOR : SCOTT & DANIEL
HARPER

DRAWING TITLE :

ELEVATIONS

DRAWN:	DATE:	DWG NO. :
BJW	7.10.2025	06
SCALE:A3	ISSUE:	
1:100	DA	

