



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/059154

PROPOSAL: Demolition of Outbuilding & New Outbuilding (Single Dwelling)

LOCATION: 161 Kelson Place, Acton Park

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30/03/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30/03/2026 00:00:00. 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 30/03/2026 00:00:00.

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.



Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: DEMOLITION OF EXISTING OUTBUILDING
NEW OUTBUILDING / GARAGE 9m x 9.2m

Location: 161 KELSON PLACE, ACTON PARK, 7170

Personal Information Removed





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:

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





Planning Application 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 107281	FOLIO 15
EDITION 9	DATE OF ISSUE 03-Aug-2011

SEARCH DATE : 30-Jan-2026

SEARCH TIME : 01.51 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 15 on Sealed Plan [107281](#)

Derivation : Part of 1000 Acres Located to William Rumney

Prior CT [101641/100](#)

SCHEDULE 1

[M339898](#) TRANSFER to MARK WILLIAM BENNETT and KERRY LEANNE BENNETT Registered 03-Aug-2011 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP101641](#) COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962

[SP107281](#) EASEMENTS in Schedule of Easements

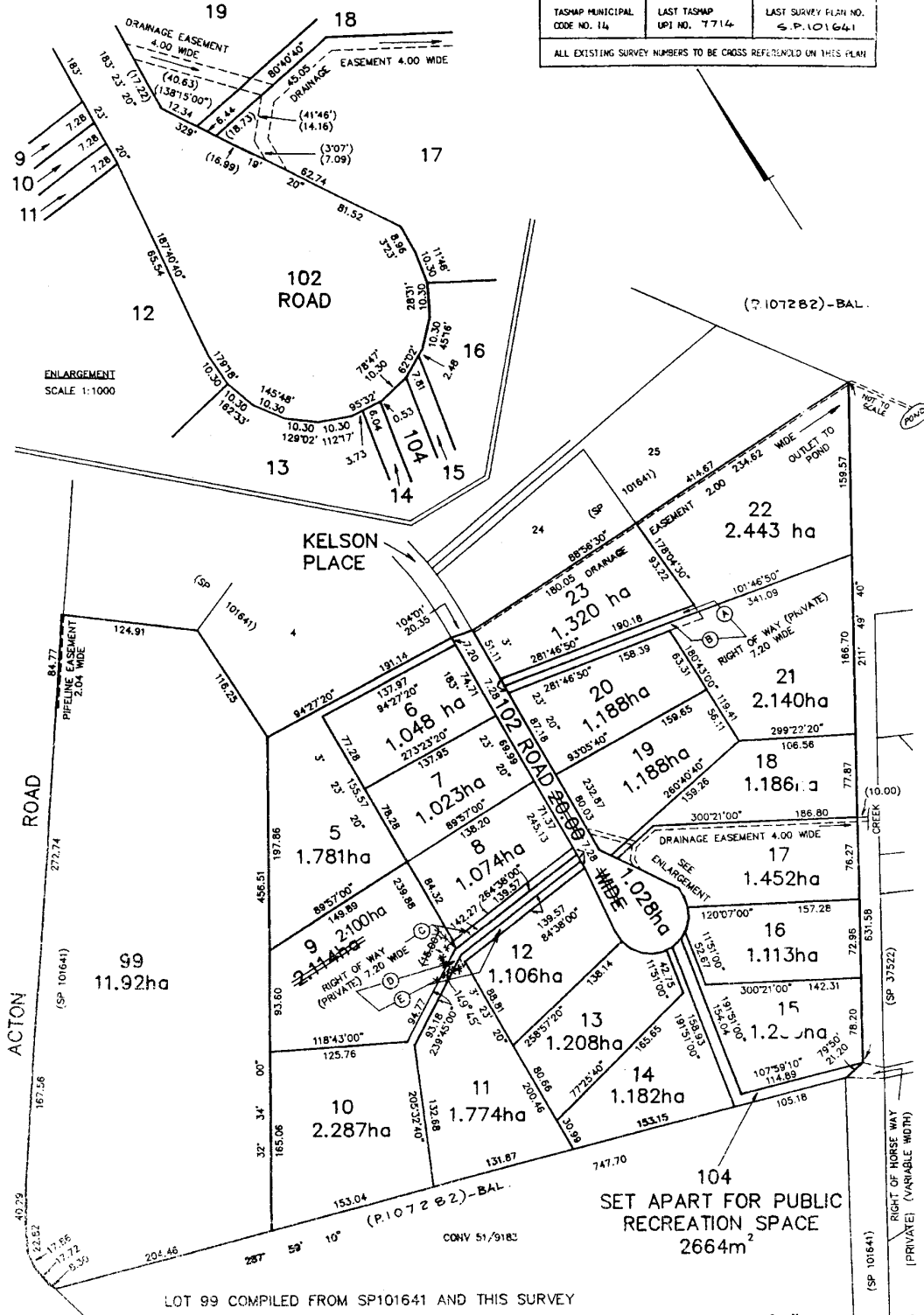
[D22479](#) MORTGAGE to Australia and New Zealand Banking Group Limited Registered 03-Aug-2011 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: GEORGE CASIMATY	PLAN OF SURVEY by Surveyor, C.L. ANDREWS of land situated in the C.L. ANDREWS & ASSOC PTY LTD	REGISTERED NUMBER SP107281
Title Reference: C.T. 101641/100		Approved Effective from: 1- DEC 1993
Grantee: PART OF 1000 ACRES LOCATED TO WILLIAM RUMNEY	CITY OF CLARENCE	Recorder of Titles
SCALE 1: 3000 MEASUREMENTS IN METRES		

TASMAP MUNICIPAL CODE NO. 14	LAST TASMAP UPI NO. 7714	LAST SURVEY PLAN NO. S.P.101641
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



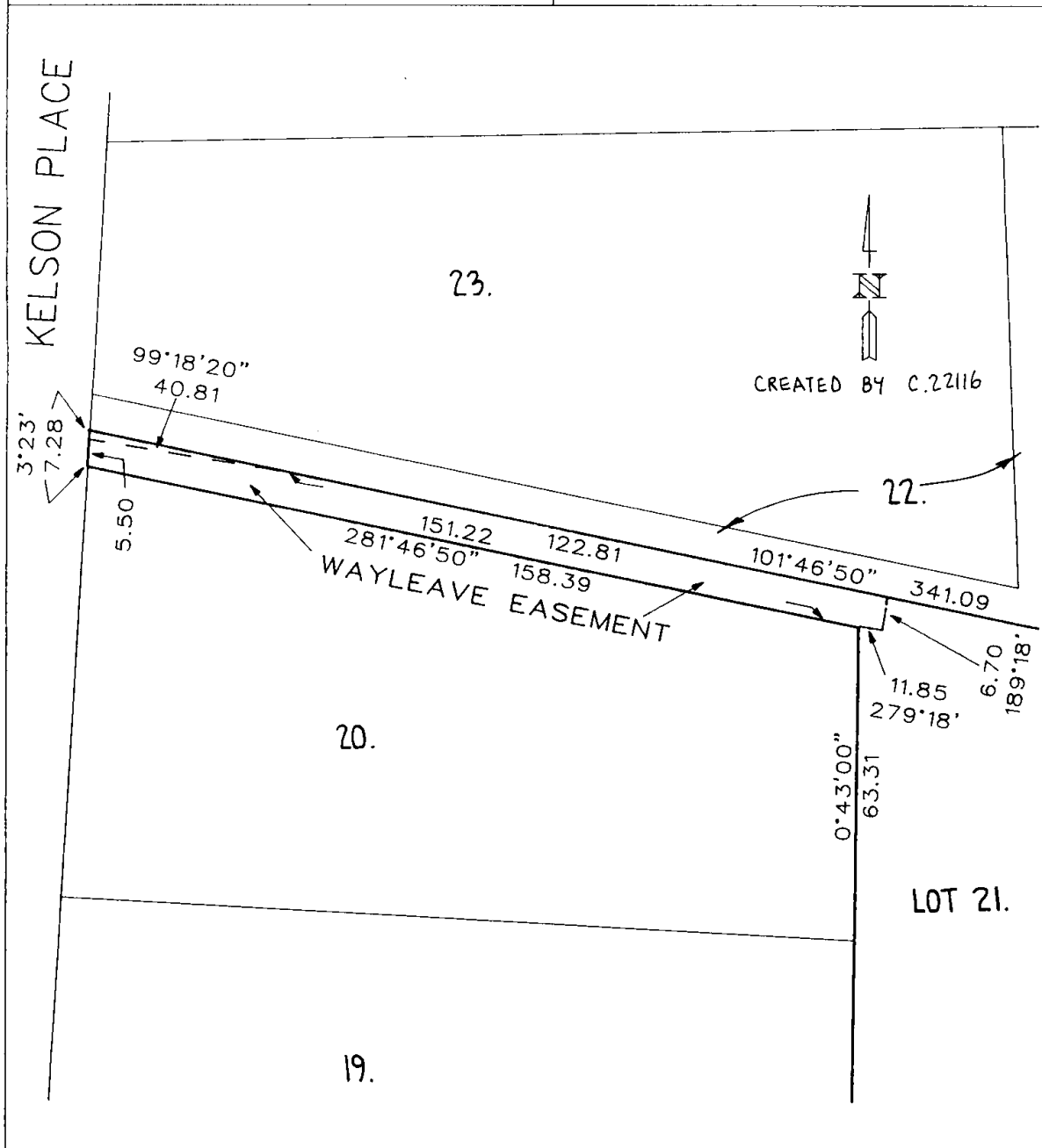
D.17110 : PORTIONS OF RIGHTS OF WAY (PRIVATE) 7.20 WIDE "C" & "E" DELETED FROM LOTS 9 & 11 RESPECTIVELY PURSUANT TO REQUEST TO AMEND SP.107281 MADE UNDER SECTION 103 OF THE LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT No 96 OF 1993.

29 AUG 2011
Recorder of Titles

**IDENTIFICATION PLAN OF
WAYLEAVE EASEMENT**

ANNEXURE TO LAND TITLES OFFICE

FOLIO PLAN No: **C.T.107281-21**



CITY OF CLARENCE

OWNER : Matthew Gerard Sheen

FOLIO REF : C.T. 107281-21

UPI : 1407714

Wayleave No. 4261

SURVEYORS REPORT

The wayleave easement shown in this plan has been surveyed in accordance with Clause 16 of the Land Surveyors (Survey Practice) By Laws 1982, for identification by the Corporation for the purpose of registering an easement in gross.

The easement to be created extends 6 metres either side of the centre of the electricity powerline.

The actual location of the powerline for boundary determination purposes is subject to final survey.

Registered Surveyor: Peter Richmond *[Signature]* **Date:** 13/12/1996

REGISTERED NUMBER

SP107281



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.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

^{17/} Lots 18, 19 and 100 are each SUBJECT TO a right of drainage for the Corporation to discharge storm and other surplus water over the land marked "DRAINAGE EASEMENT 4.00 WIDE" on the plan.

Lots 22 and 23 are each SUBJECT TO a right of drainage for the Corporation to discharge storm and other surplus water over the land marked "DRAINAGE EASEMENT 2.00 WIDE" on the plan.

~~Lot 100 is SUBJECT TO an existing right of drainage (for the Corporation) to discharge storm and other surplus water over the land marked "DRAINAGE EASEMENT 2.00 WIDE" on Certificate of Title Volume 101641 Folio 100.~~

RIGHTS OF WAY

Lot 9 is SUBJECT TO a right of carriage way appurtenant to Lots 10 and 11 over the land marked "RIGHT OF WAY (PRIVATE) 7.20 WIDE (C)" on the plan.

Lot 10 is SUBJECT TO a right of carriage way appurtenant to Lots 9 and 11 over the land marked "RIGHT OF WAY (PRIVATE) 7.20 WIDE (D)" on the plan.

Lot 11 is SUBJECT TO a right of carriage way appurtenant to Lots 9 and 10 over the land marked "RIGHT OF WAY (PRIVATE) 7.20 WIDE (E)" on the plan.

D17110 – Portions of Rights of Way (Private) 7.20 wide 'C' & 'E' deleted from Lots 9 & 11 pursuant to Request to Amend SP 107281 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act No. 96 of 1993.

Mica Kawa 23 AUG 2011
Recorder of Titles

Lot 21 is SUBJECT TO a right of carriage way appurtenant to Lot 22 over the land marked "RIGHT OF WAY (PRIVATE) 7.20 WIDE (A)" on the plan.

Lot 22 is SUBJECT TO a right of carriage way appurtenant to Lot 21 over the land marked "RIGHT OF WAY (PRIVATE) 7.20 WIDE (B)" on the plan.

~~Lot 100 is SUBJECT TO a right of horse way for the Corporation and appurtenant to each of the other lots on the plan over the land marked "RIGHT OF HORSE WAY (VARIABLE WIDTH)" on the plan.~~

Each lot on the plan is together a Right of Horse Way over the land marked Right of Horse Way (Variable Width) on the plan

PIPELINE EASEMENTS:

Lot 99 is SUBJECT TO a water pipeline easement over the land marked "PIPELINE EASEMENT 2.04 WIDE" on the plan.

~~Lot 100 is SUBJECT TO easements as described in Indentures of Surrender Registered No. 39/3225 and 41/105: in favour of the Hobart Regional Water Board as successor to the Metropolitan Water Board over the land marked "PIPELINE EASEMENT" and as more specifically described in Survey Diagrams P046D0 and 90/22 D0.~~




INTERPRETATION:

"the Corporation" means the Mayor Aldermen and Citizens of the City of Clarence.

"water pipeline easement" means the full and free right and liberty for the Corporation and its successors and assigns and its servants and all other persons authorised in that behalf by the Corporation to lay and forever maintain water mains of such size and number as the Corporation may from time to time require for the purpose of supplying water to parts of the City of Clarence under the strip of land subject to the water pipeline easement and GEORGE CASIMATY for himself his successors assigns and personal representatives (hereinafter called "the Vendor") hereby covenants with the Corporation that it shall be lawful for the Corporation from time to time and at all times with surveyors workmen and others to enter into and upon the said strip of land to inspect the condition of the said water main and to repair alter amend and cleanse the same and from time to time for the purposes aforesaid or any of them to bring and place upon the said strip of land such materials machinery and other things as it shall think proper and to dig up the surface of the same and the Vendor shall not do or knowingly suffer to be done anything which may in any way injure or damage the water mains when so laid as aforesaid or interfere with the free flow and passage through the same and the Corporation for itself its successors and assigns hereby covenants with the Vendor that it will excavate make and lay the water mains below the surface of the said strip of land in a proper workmanlike manner and with good and substantial materials in all respects and will exercise due and reasonable care and skill in the exercise of the rights and liberties hereby granted and it will remove and carry away all sand clay gravel stones and earth which will be excavated or taken out in laying the said water mains and in maintaining and repairing the same and will at all times repair and maintain the said water mains in such manner that the same shall not be or become a nuisance or inconvenience to the land of the Vendor or tenants or occupiers of such land or any part thereof and will in laying the said water mains and all works belonging thereto and in maintaining and repairing the same do as little damage or injury as possible to the surface of the said strip of land and the crops for the time being thereon but shall repair any damage so done and the Vendor may at all times use the surface of the said strip of land for all purposes except for building or carrying out any other construction or excavation thereon other than fences.

"right of horse way" means the full and free right to go, pass and repass at all times and for all purposes with or without a horse or dog to and from the benefited land or any part thereof and to or from any land set apart for public recreation space.

SIGNED by GEORGE CASIMATY)
registered proprietor of the)
land in Certificate of Title)
Volume 101641 Folio 100)
in the presence of:)

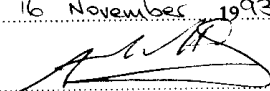




This is the schedule of easements attached to the plan of GEORGE CASIMATY
(Insert Subdivider's Full Name)

..... affecting land in

CERTIFICATE OF TITLE VOLUME 101641 FOLIO 100
(Insert Title Reference)

Scaled by City of Clarence on 16 November 1993

Solicitor's Reference G.R. HOWES & CO.
(PAS:JMP) 
Council Clerk/Town Clerk

OS-K 3134

DEMOLITION OF OUTBUILDING
NEW OUTBUILDING / GARAGE
161 KELSON PLACE, ACTON PARK, 7170
FOR M. & K. BENNETT

CERTIFICATE OF TITLE: VOLUME - 107281 FOLIO - 15
PID: 1435890
LAND AREA: 1.230ha

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
CLARENCE LOCAL PROVISIONS SCHEDULE
ZONE: 11.0 RURAL LIVING
OVERLAYS: WATERWAY & COSTAL PROTECTION AREA
AIRPORT OBSTACLE LIMITATIONS AREA
FLOOD PRONE AREAS

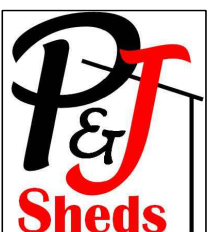
SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC 2.5
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN AN AREA IDENTIFIED
BY BUSHFIRE MAPPING AS BEING BUSHFIRE PRONE)

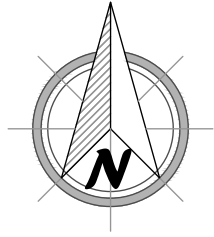
INDEX OF DRAWINGS - BY ADRIAN BROWN CCG003R

PAGE 1 - SITE PLAN 1:1000
PAGE 2 - LOCATION PLAN: 1:500
PAGE 3 - ELEVATIONS 1:100
PAGE 4 - FLOOR PLAN 1:100
PAGE 5 - PLUMBING PLAN 1:100

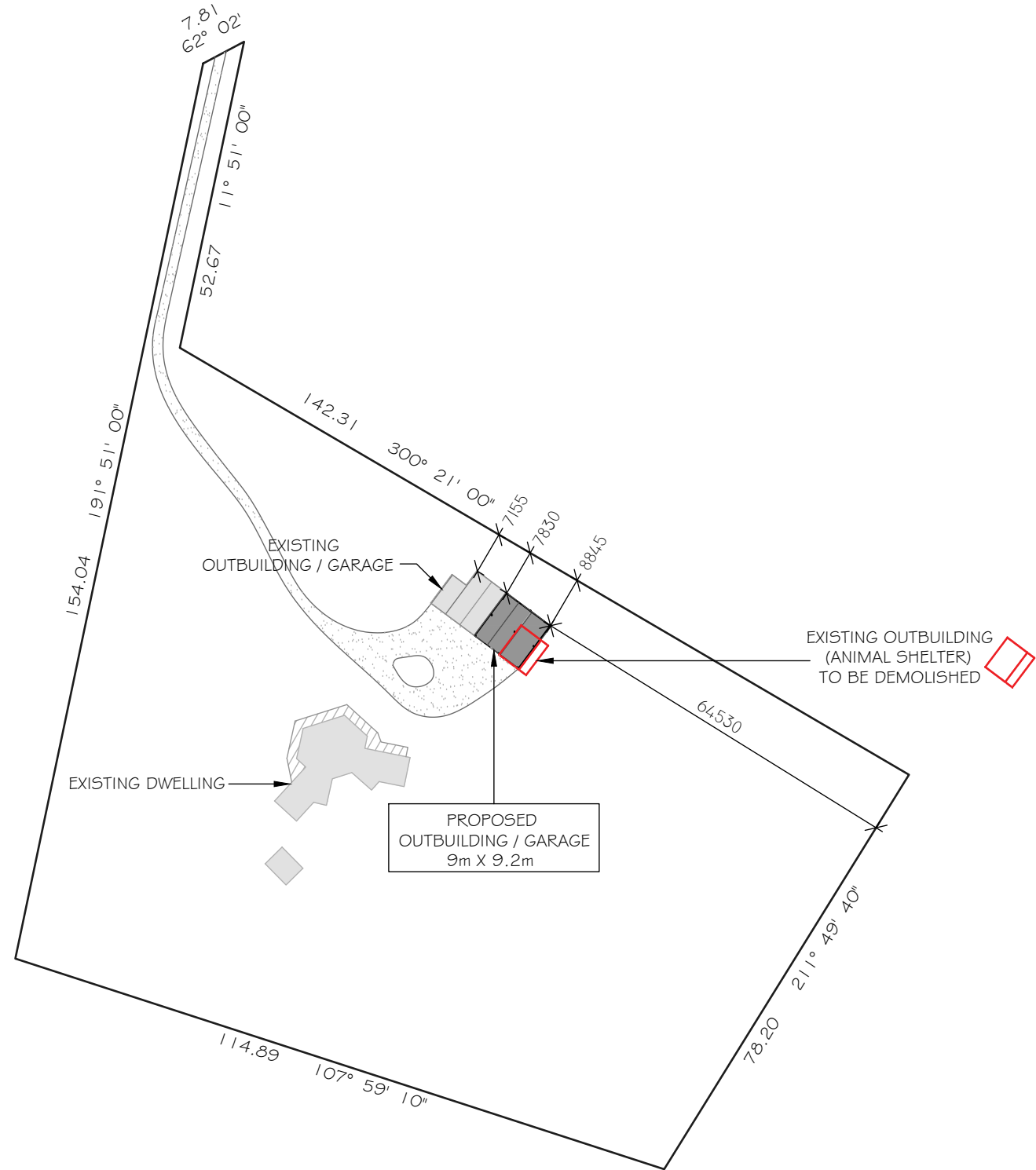
ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO -102047





KELSON PLACE



LOT AREA: 1.230ha

- EXISTING DWELLING AREA: 180m² +/-
- " VERANDAH AREA: 53m² +/-
- " CHICKEN SHED: 20m²
- " OUTBUILDING / GARAGE: 72m²

ANIMAL SHELTER TO BE DEMOLISHED: 35.3m²

PROPOSED OUTBUILDING / GARAGE AREA: 82.8m²

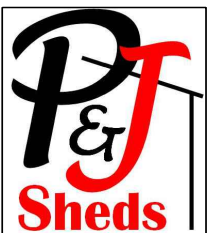
VOL : 107281
 FOLIO: 15
 1.23ha

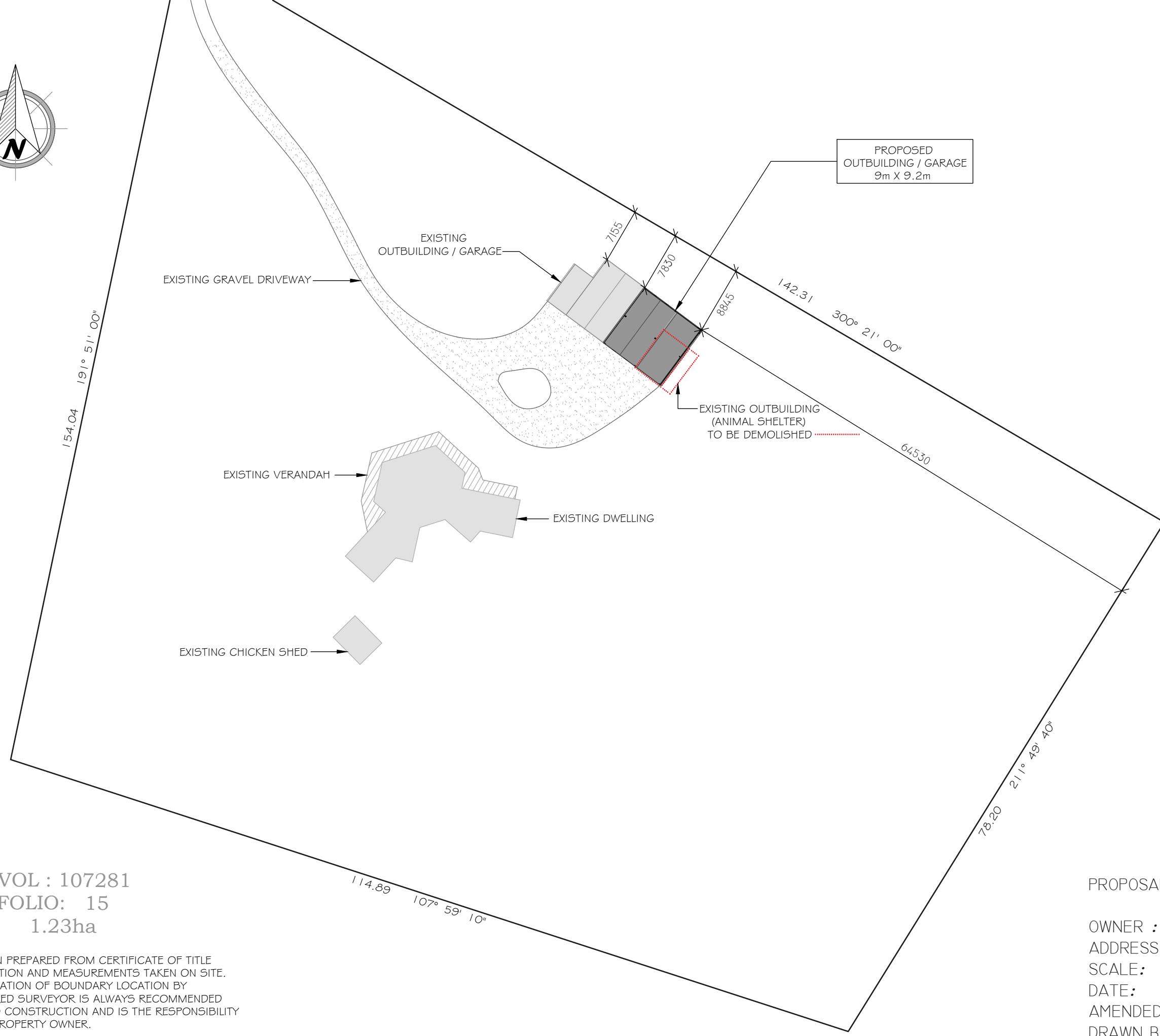
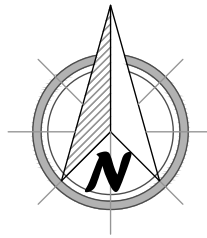
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

SITE PLAN 1:1000

PROPOSAL : DEMOLITION OF OUTBUILDING
NEW OUTBUILDING / GARAGE

OWNER : M. # K. BENNETT
 ADDRESS: 161 KELSON PLACE, ACTON PARK, 7170
 SCALE: 1:1000
 DATE: 12th FEBRUARY 2026
 AMENDED:
 DRAWN BY: A. BROWN CC6003R
 PAGE: 01/05
 JOB NO : 102047





LOT AREA: 1.230ha

EXISTING DWELLING AREA: 180m² +/-
 " VERANDAH AREA: 53m² +/-
 " CHICKEN SHED: 20m²
 " OUTBUILDING / GARAGE: 72m²

ANIMAL SHELTER TO BE DEMOLISHED: 35.3m²

PROPOSED OUTBUILDING / GARAGE AREA: 82.8m²

VOL : 107281
 FOLIO: 15
 1.23ha

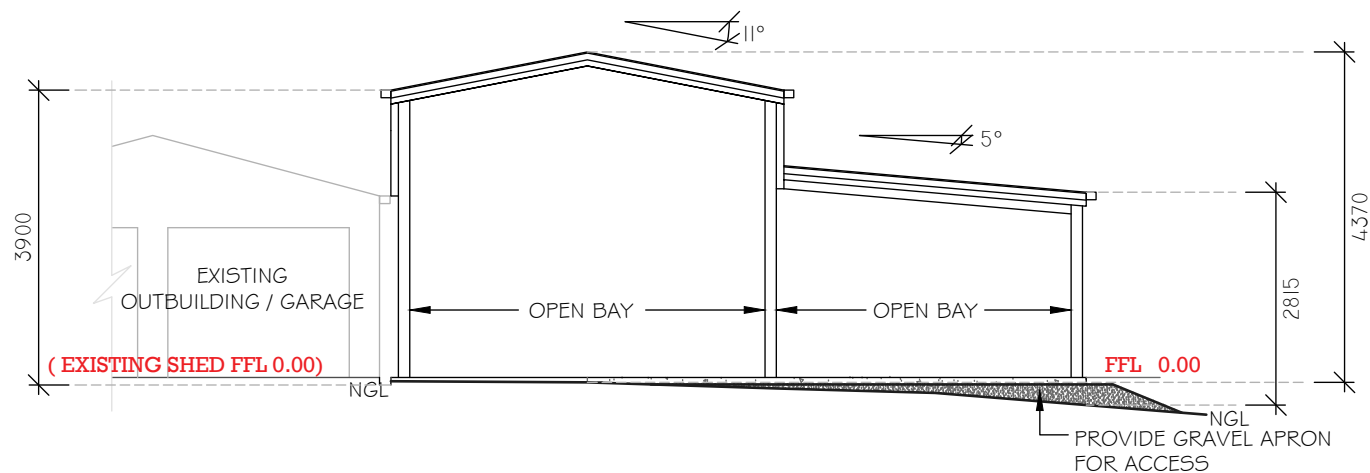
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

LOCATION PLAN 1:500

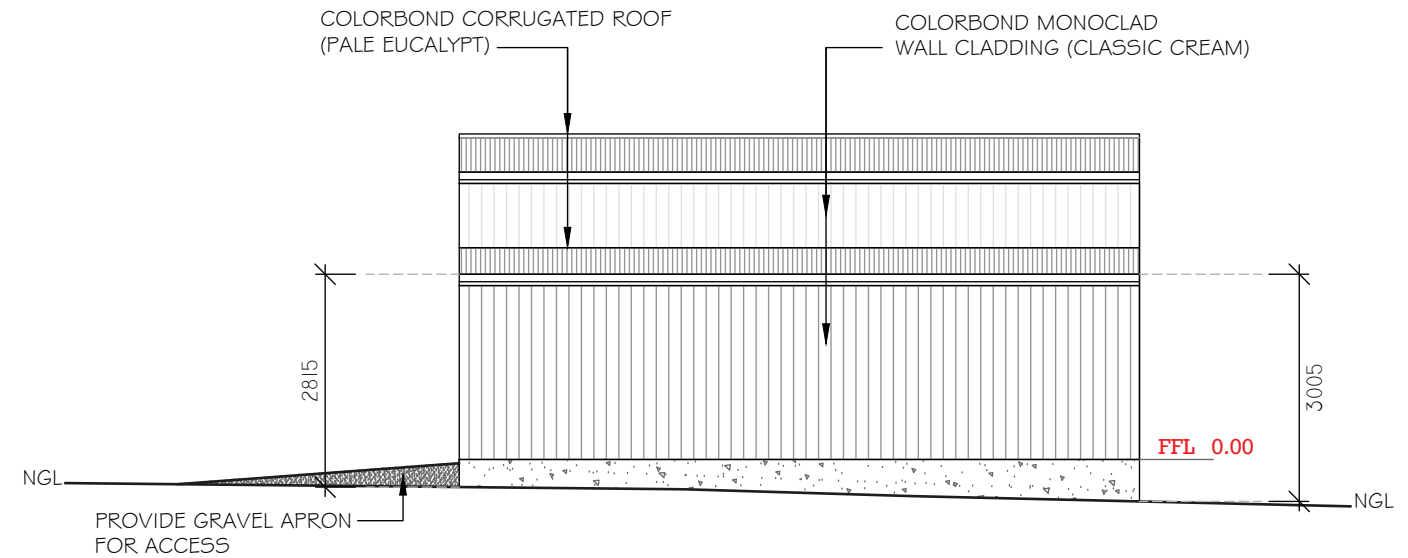
PROPOSAL : DEMOLITION OF OUTBUILDING
 NEW OUTBUILDING / GARAGE

OWNER : M. # K. BENNETT
 ADDRESS: 161 KELSON PLACE, ACTON PARK, 7170
 SCALE: 1:500
 DATE: 12th FEBRUARY 2026
 AMENDED:
 DRAWN BY: A. BROWN CC6003R
 PAGE: 02/05
 JOB NO : 102047



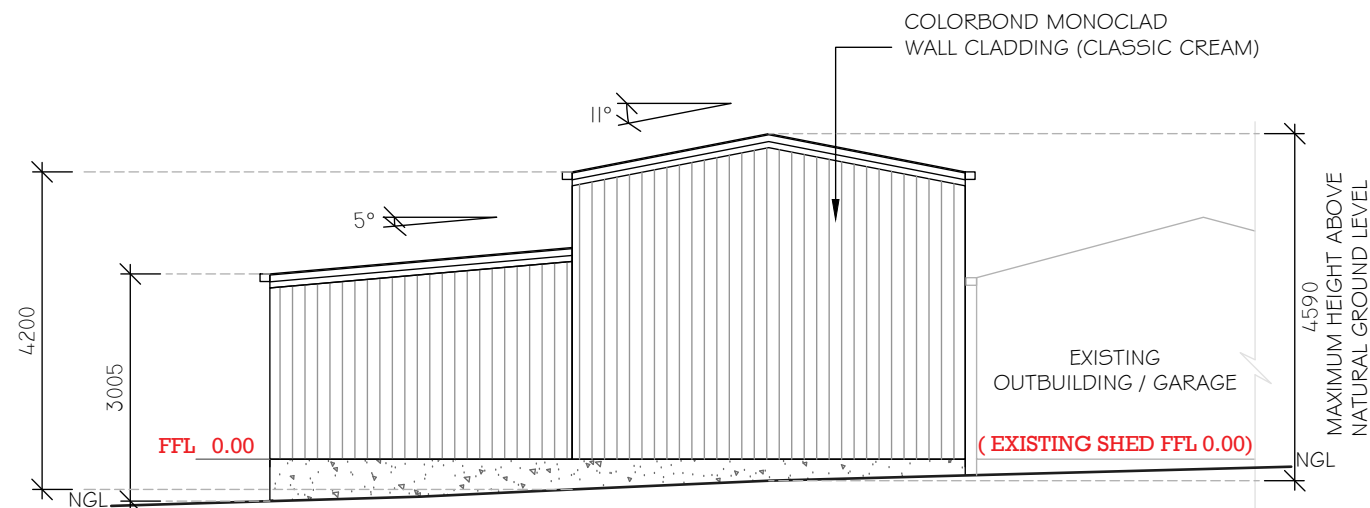


NORTH EAST ELEVATION

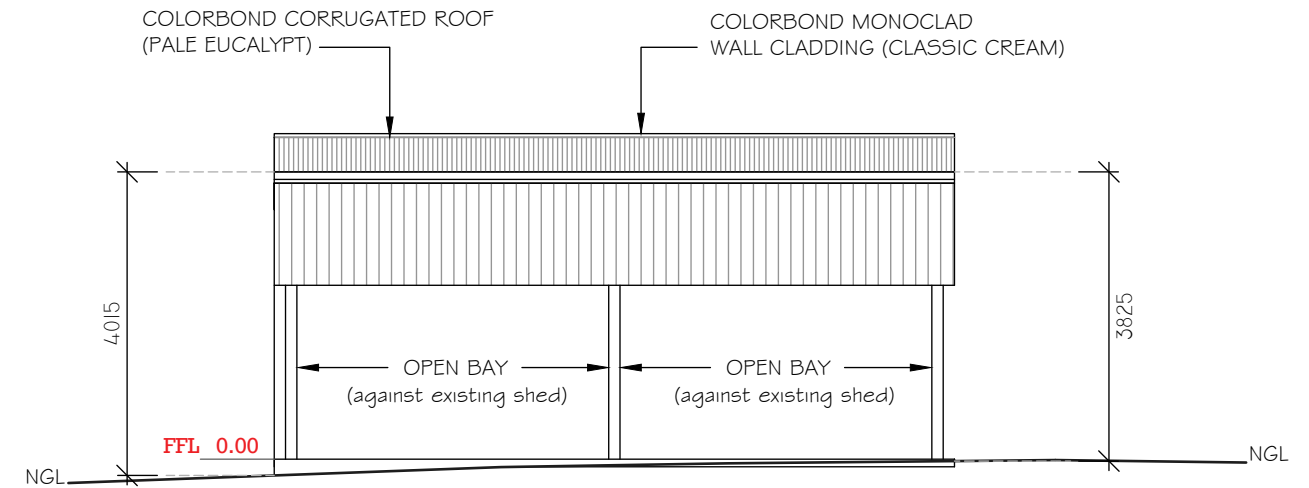


SOUTH EAST ELEVATION

COLOURS (COLORBOND®):
 EXT. WALLS - CLASSIC CREAM
 ROOF - PALE EUCALYPT
 GUTTER - PALE EUCALYPT
 CORNER FLASH - PALE EUCALYPT
 BARGE FLASHING - PALE EUCALYPT
 OPENING FLASH - PALE EUCALYPT



NORTH EAST ELEVATION

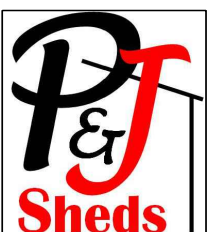


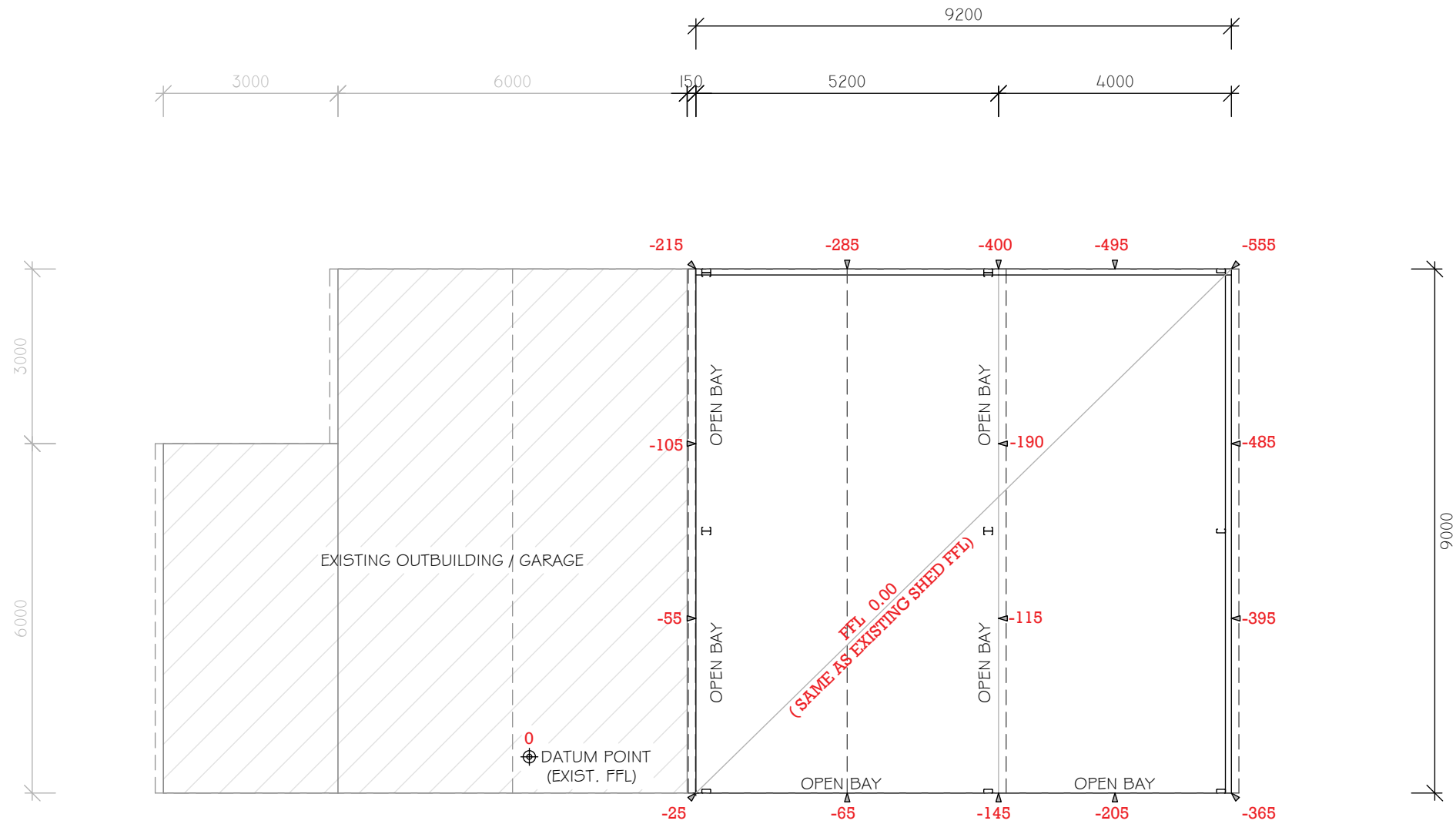
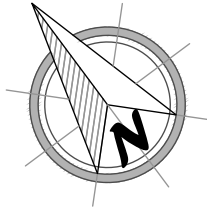
NORTH WEST ELEVATION (existing shed removed to show proposed new outbuilding)

REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN AND SPECIFICATIONS.

ELEVATIONS 1:100

PROPOSAL : DEMOLITION OF OUTBUILDING
 NEW OUTBUILDING / GARAGE
 OWNER : M. & K. BENNETT
 ADDRESS: 161 KELSON PLACE, ACTON PARK, 7170
 SCALE: 1:100
 DATE: 12th FEBRUARY 2026
 AMENDED:
 DRAWN BY: A. BROWN CC6003R
 PAGE: 03/05
 JOB NO : 102047

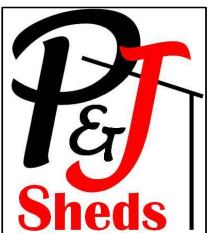


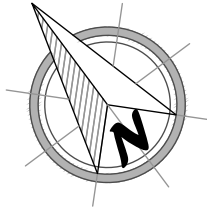


FLOOR PLAN 1:100

PROPOSAL : DEMOLITION OF OUTBUILDING
NEW OUTBUILDING / GARAGE

OWNER : M. # K. BENNETT
 ADDRESS: 161 KELSON PLACE, ACTON PARK, 7170
 SCALE: 1:100
 DATE: 12th FEBRUARY 2026
 AMENDED:
 DRAWN BY: A. BROWN CC6003R
 PAGE: 04/05
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CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM' BUILDS'
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
TO COMMENCEMENT OF WORK ON SITE.

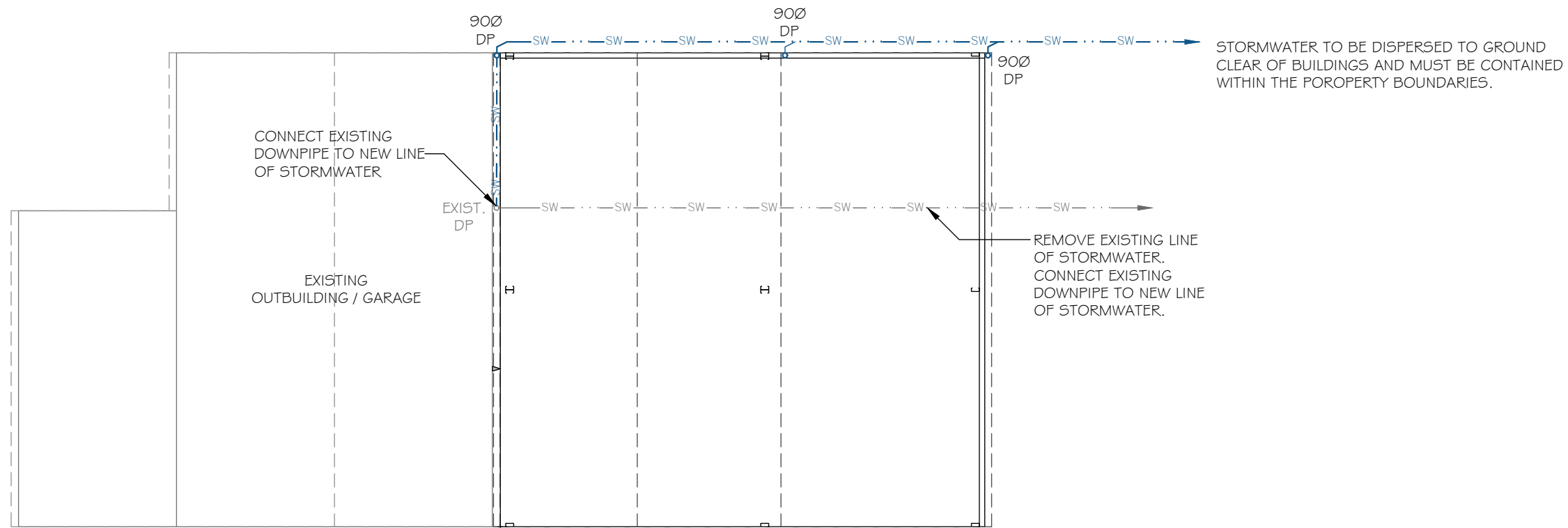
USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

100dia PVC STORM WATER TO BE DISPERSED TO GROUND AWAY FROM OUTBUILDING
AND EXISTING STRUCTURES.
STORMWATER MUST BE CONTAINED WITHIN THE PROPERTY BOUNDARIES
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



PLUMBING PLAN 1:100

PROPOSAL : DEMOLITION OF OUTBUILDING
NEW OUTBUILDING / GARAGE

OWNER : M. & K. BENNETT

ADDRESS: 161 KELSON PLACE, ACTON PARK, 7170

SCALE: 1:100

DATE: 12th FEBRUARY 2026

AMENDED:

DRAWN BY: A. BROWN CC6003R

PAGE: 05/05

JOB NO : 102047

