

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Location:

Address _____
Suburb/Town _____ Postcode _____

Current Owner/s:

Name/s (Mr/Mrs/Ms) _____

Applicant:

Name (Mr/Mrs/Ms) _____
Address _____
Suburb _____ Postcode _____
Telephone (Daytime contact) _____ Facsimile _____

Estimated cost of development (not applicable for subdivision)

\$

Is the property on the Tasmanian Heritage Register?

Yes:

No:

If you have had pre-application discussions with a Council Officer, please give their 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. Where the application is submitted under Section 43A, the owner's consent is attached.
- I declare that the information in this information is true and correct.

Applicant's
Signature:

Signature _____ Date _____

PLEASE SEE CHECKLIST OVER PAGE /...

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



To ensure that we can process your application as quickly as possible, please read the following checklist carefully and ensure that you have provided all the necessary information. If you are unclear on any aspect of your application, please contact our Development Appraisal Officers on 62458612 to discuss or arrange an appointment concerning your proposal.

An application for a permit must include the following:

- A completed Application for Development/Use or Subdivision form.
- A copy of any Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for the land on which the use or development is proposed.
- Any plans or other information prescribed under the relevant zone and overlay.
- 2 copies of fully dimensioned elevations, floor and site plans at an appropriate scale which includes a north point. These plans should show:
 - Location and dimensions of all existing and proposed buildings on the site and their uses.
 - External colours and finishes of all proposed buildings.
 - Existing/proposed lot dimensions, frontage and contours (related to Australian Height Datum where possible).
 - Finished surface levels.
 - Finished floor levels of the building.
 - Finished roof levels of the building.
 - Maximum height of the building above natural ground level.
 - The dimension and layout of all car parking spaces.
 - Existing trees, nominating those to be removed and those to be retained.
 - Extent of any site works (cut, fill, & method of retaining).
- All applications for subdivision or development within a Bushfire Prone Area must include documentation demonstrating compliance with the Guidelines for Development in Bushfire Prone Areas of Tasmania (Tasmania Fire Service).
- All applications for Multiple Dwellings or Community Living must be accompanied by a detailed landscaping plan showing adequate landscaping treatment of any common property or communal areas.
- Any fees prescribed by the Council. *(please phone 62458612 to determine what fees apply)*

In addition to the above, the following information may be required where relevant to the application.

- Documentation to demonstrate performance in accordance with any relevant State Policy.
- Soil conditions (such as depth, description of type and land capability).
- A survey of vegetation and plant communities, an assessment of their importance and measures to protect threatened species in the area subject to disturbance by the proposed use or development
- Identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability and proposed mitigation measures.
- Details of any proposed private or public open space or communal space or facilities.
- Shadow diagrams for the proposed buildings where the application has the potential to significantly overshadow neighbouring properties.
- A soil and water management plan.
- A plan of the proposed landscaping of the site.
- A survey of the site to determine the existence of Aboriginal relics.