



## DEVELOPMENT APPLICATION

**PDPLANPMTD-2023/038719**

**PROPOSAL:** Two Lot Subdivision (One Existing, One Proposed)

**LOCATION:** 100 Howrah Road, Howrah

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

**ADVERTISING EXPIRY DATE:** 08 February 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 February 2024. 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 08 February 2024.

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.

# 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](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

Proposed Subdivision

Location:

Address 100 Howrah Road & 21 Tranmere Road  
Suburb/Town Howrah Postcode 7018

Current  
Owners/s:

Applicant:

**Personal Information Removed**

Tax Invoice for  
application fees to  
be in the name of:  
(if different from  
applicant)

Estimated cost of development

\$

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 a Council Officer, please give their 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. Where the application is submitted under Section 43A, the owner's 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:

Signature  Date 19/1/24

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST  
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST  
BE SUBMITTED WITH YOUR APPLICATION.**

### SEARCH OF TORRENS TITLE

VOLUME 13626	FOLIO 18
EDITION 2	DATE OF ISSUE 25-Mar-1997

SEARCH DATE : 14-Sep-2023

SEARCH TIME : 01.25 PM

### DESCRIPTION OF LAND

City of CLARENCE

Lot 18 on Plan 13626

Being the land described in Conveyance 25/6751

Derivation : Part of 95A-1R-1P Granted to P. Roberts

Derived from A13124A

### SCHEDULE 1

B801916 ASSENT to COLLEEN MARGARET BRAIN Registered  
25-Mar-1997 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
23/3035 CONVEYANCE: Benefiting Easement: Drainage right over  
the Drainage Easement shown passing through Lots 17  
and 15 on Plan 13626

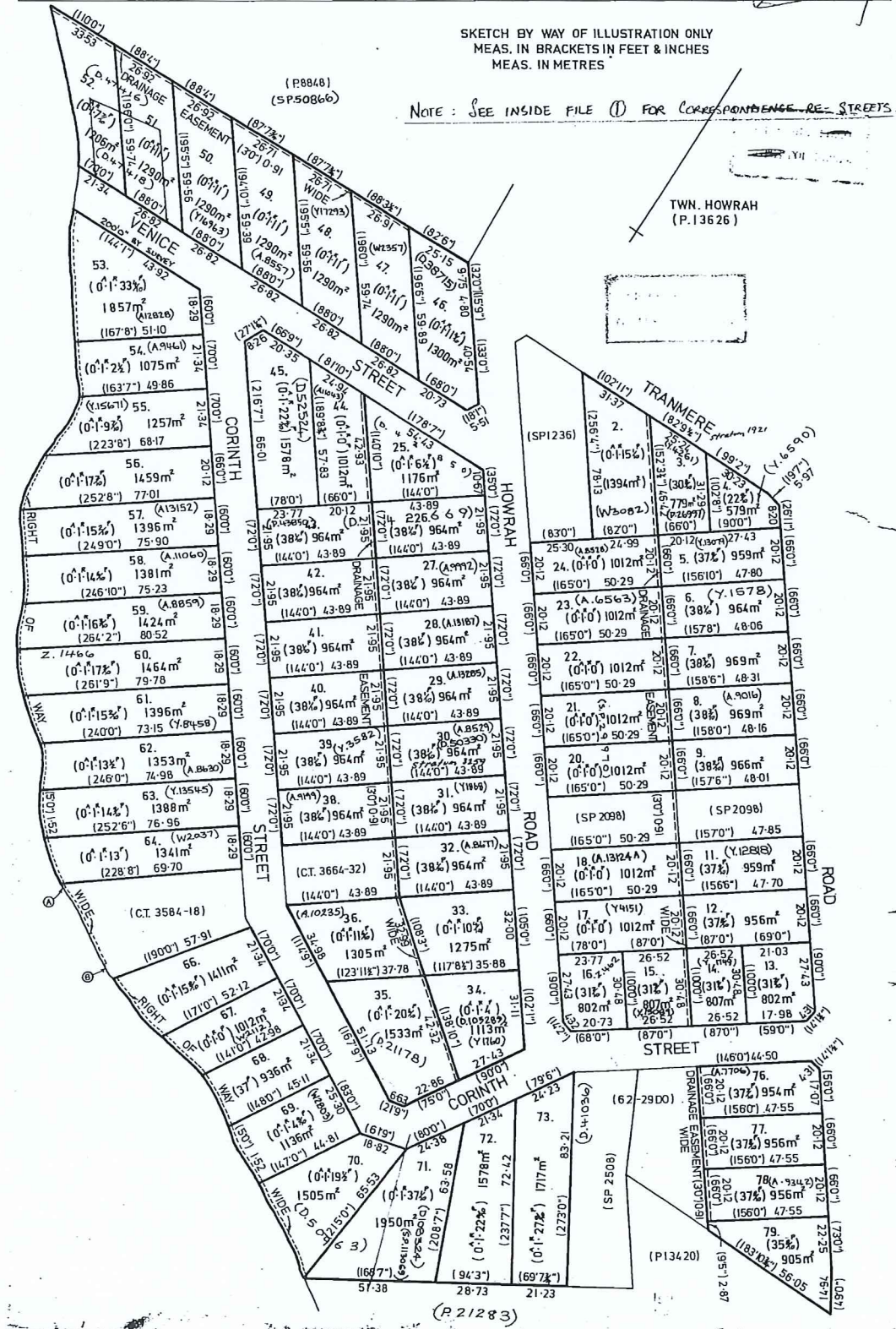
23/3035 CONVEYANCE: Burdening Easement: Drainage right  
(appurtenant to Lots 19 to 21 inclusive on Deeds  
Office Plan 560) over the Drainage Easement shown  
passing through Lot 18 on Plan 13626

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Owner: DECEASED PERSONS ESTATE	PLAN OF SURVEY by Surveyor of land situated in the	Registered Number: P. 13626
Title Reference: Z.4.62 (LOT 16) (P.560 & 0)	TOWN OF HOWRAH CITY OF CLARENCE	APPROVED 20 DEC 1979 [Signature] ACTING Recorder of Titles
Grantee: PART OF 95-1-1 GTD. TO P. ROBERTS	NOT TO SCALE	



## SEARCH OF TORRENS TITLE

VOLUME 13626	FOLIO 11
EDITION 7	DATE OF ISSUE 01-Nov-2023

SEARCH DATE : 19-Jan-2024

SEARCH TIME : 10.51 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 11 on Plan 13626

Being the land described in Conveyance No. 60/3722

Derivation : Part of 95A-1R-1Ps. Gtd. to P. Roberts

Prior CT 4634/7

SCHEDULE 1


N162689 TRANSFER to MITCHELL ERIC ROBINSON and MELISSA  
ELEANOR MARIA ROBINSON Registered 01-Nov-2023 at  
noon

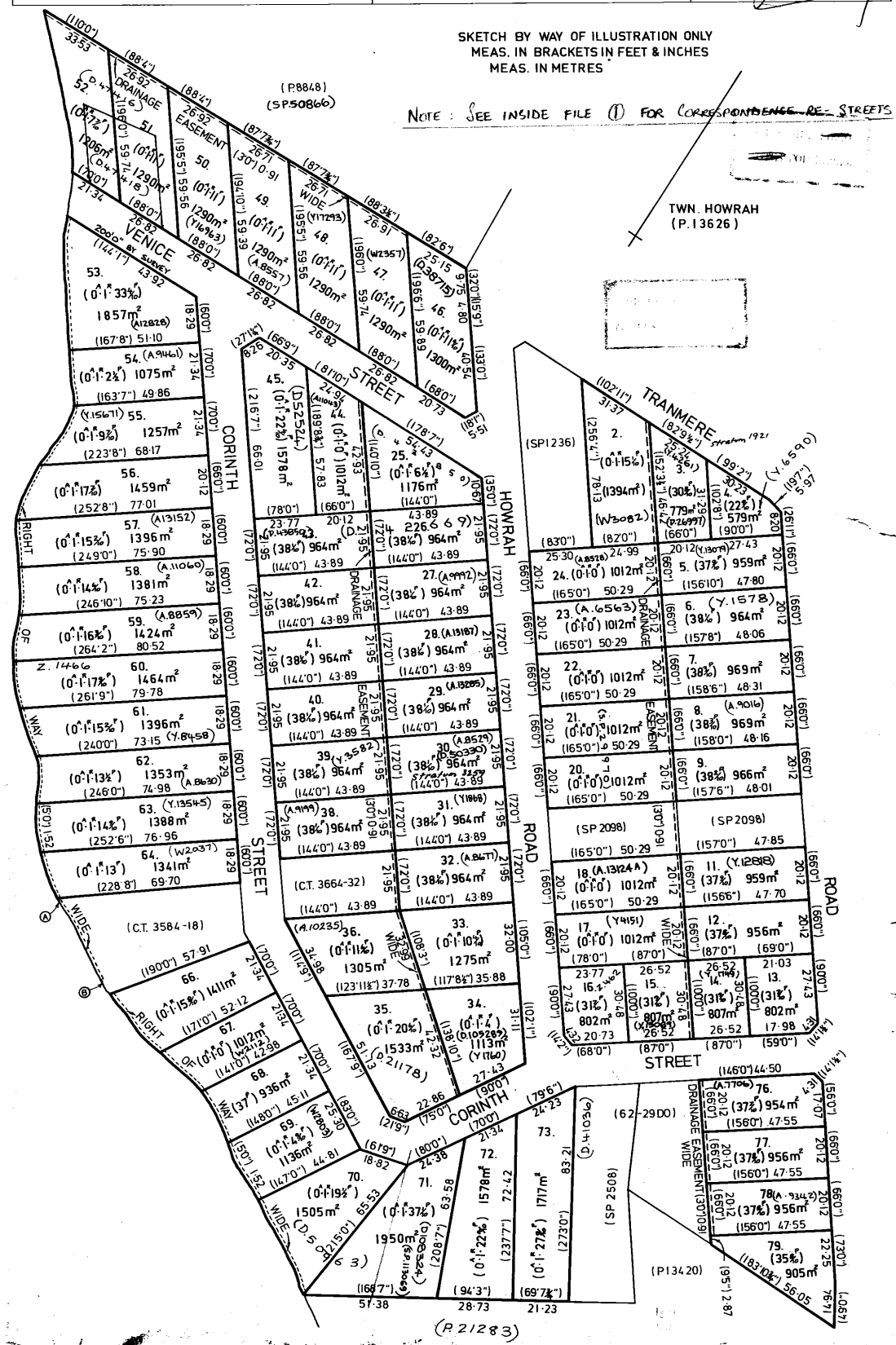
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
E365328 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 01-Nov-2023 at 12.01 PM

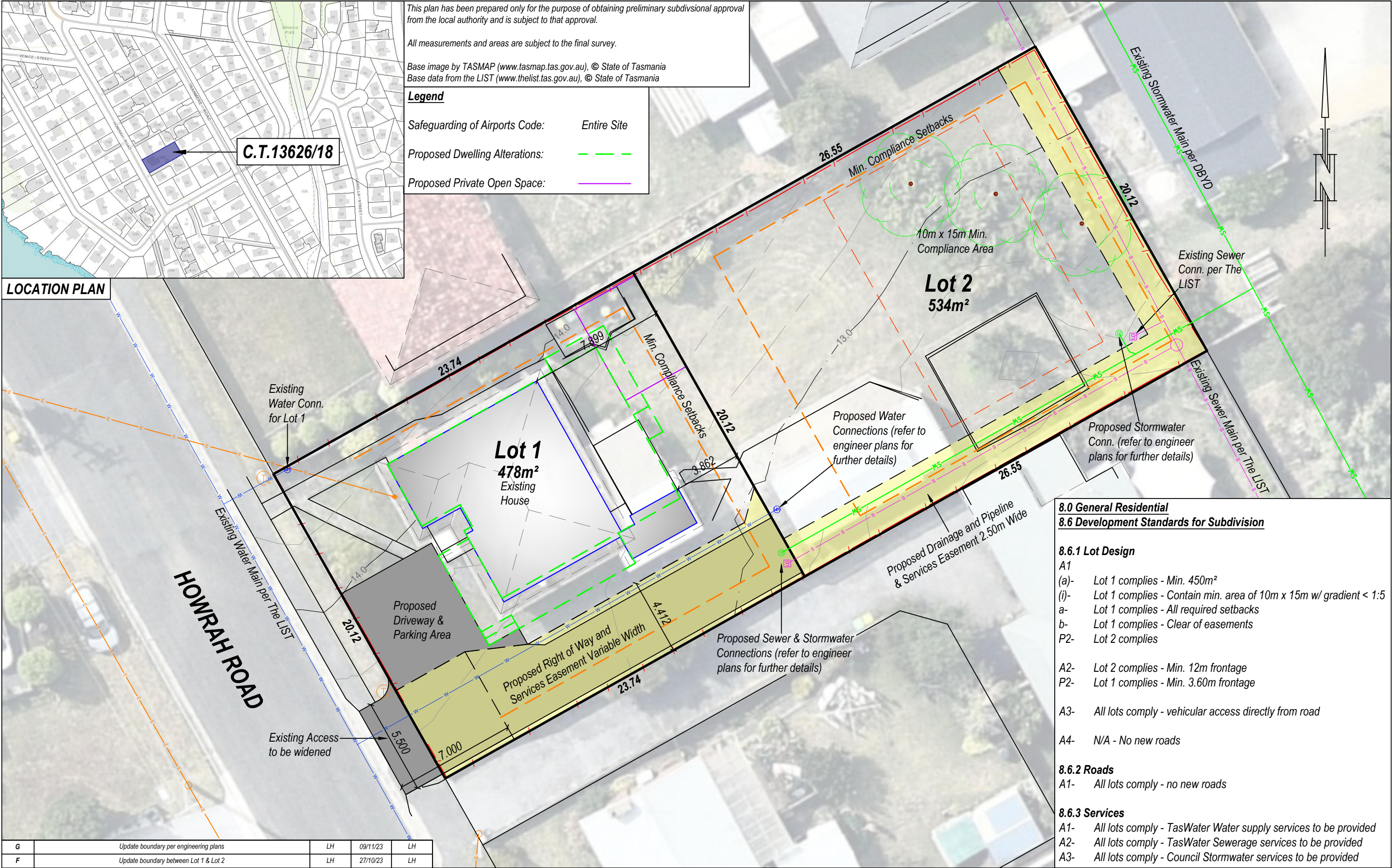
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: DECEASED PERSONS ESTATE	PLAN OF SURVEY by Surveyor _____ of land situated in the <del>TOWN OF HOWRAH</del> <div style="border: 1px solid black; padding: 5px; text-align: center;">CITY OF CLARENCE</div> NOT TO SCALE	Registered Number: P. 13626
Title Reference: Z.462 (LOT 16) (P.560 & 0)		APPROVED Effective from: 20 DEC 1979  ACTING Registrar of Titles
Grantee: PART OF 95-I-I GTD. TO P.ROBERTS		







G	Update boundary per engineering plans	LH	09/11/23	LH
F	Update boundary between Lot 1 & Lot 2	LH	27/10/23	LH
E	Add proposed POS & Alterations	LH	25/10/23	LH
D	Update boundary between Lot 1 & Lot 2	LH	24/10/23	LH
C	Council RFI: Dimension existing dwelling to proposed boundary + add 2.5m wide easement	LH	18/10/23	LH
B	Update driveway to match design plans	LH	14/09/23	LH
A	Plan changes per designer's request	LH	07/09/23	LH
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE  
CAMBRIDGE 7170  
PHONE: (03)6248 5898  
EMAIL: admin@rbsurveyors.com  
WEB: www.rbsurveyors.com

**OWNER:** COLLEEN M. BRAIN  
**TITLE REFERENCE:** C.T.13626/18  
**LOCATION:** 100 HOWRAH ROAD,  
HOWRAH

**8.0 General Residential**  
**8.6 Development Standards for Subdivision**

- 8.6.1 Lot Design**
- A1- Lot 1 complies - Min. 450m<sup>2</sup>  
(i)- Lot 1 complies - Contain min. area of 10m x 15m w/ gradient < 1:5  
a- Lot 1 complies - All required setbacks  
b- Lot 1 complies - Clear of easements  
P2- Lot 2 complies
- A2- Lot 2 complies - Min. 12m frontage  
P2- Lot 1 complies - Min. 3.60m frontage
- A3- All lots comply - vehicular access directly from road
- A4- N/A - No new roads

- 8.6.2 Roads**
- A1- All lots comply - no new roads

- 8.6.3 Services**
- A1- All lots comply - TasWater Water supply services to be provided  
A2- All lots comply - TasWater Sewerage services to be provided  
A3- All lots comply - Council Stormwater services to be provided

**Proposed Subdivision**

Date:	04/09/2023	Reference:	PINNA298 15084-02
Scale:	1:200 (A3)	Municipality:	CLARENCE



