



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2023/039568**

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

**LOCATION:** 65 Montagu Bay Road, Montagu Bay

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

**ADVERTISING EXPIRY DATE:** 13 February 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13 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 13 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:

Residential addition/alteration

Location:

Address.....65 Montagu Bay Road.....

Suburb/Town .....Montagu Bay..... 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

\$ 200,000

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 pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Residential existing dwelling

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:

<p>Signature.....</p>	<p>Date..... 07/09/23</p>
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**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 60092	FOLIO 92
EDITION 8	DATE OF ISSUE 06-Apr-2022

SEARCH DATE : 06-Nov-2023

SEARCH TIME : 09.14 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 92 on Plan 60092 (formerly being P1203)

Derivation : Part of 217 Acres - Gtd. to A. Montagu.

Prior CT 3389/68

SCHEDULE 1

M815332    TRANSFER to ADA MABELLE ESPIRITU    Registered  
04-May-2020 at 12.01 PM

SCHEDULE 2

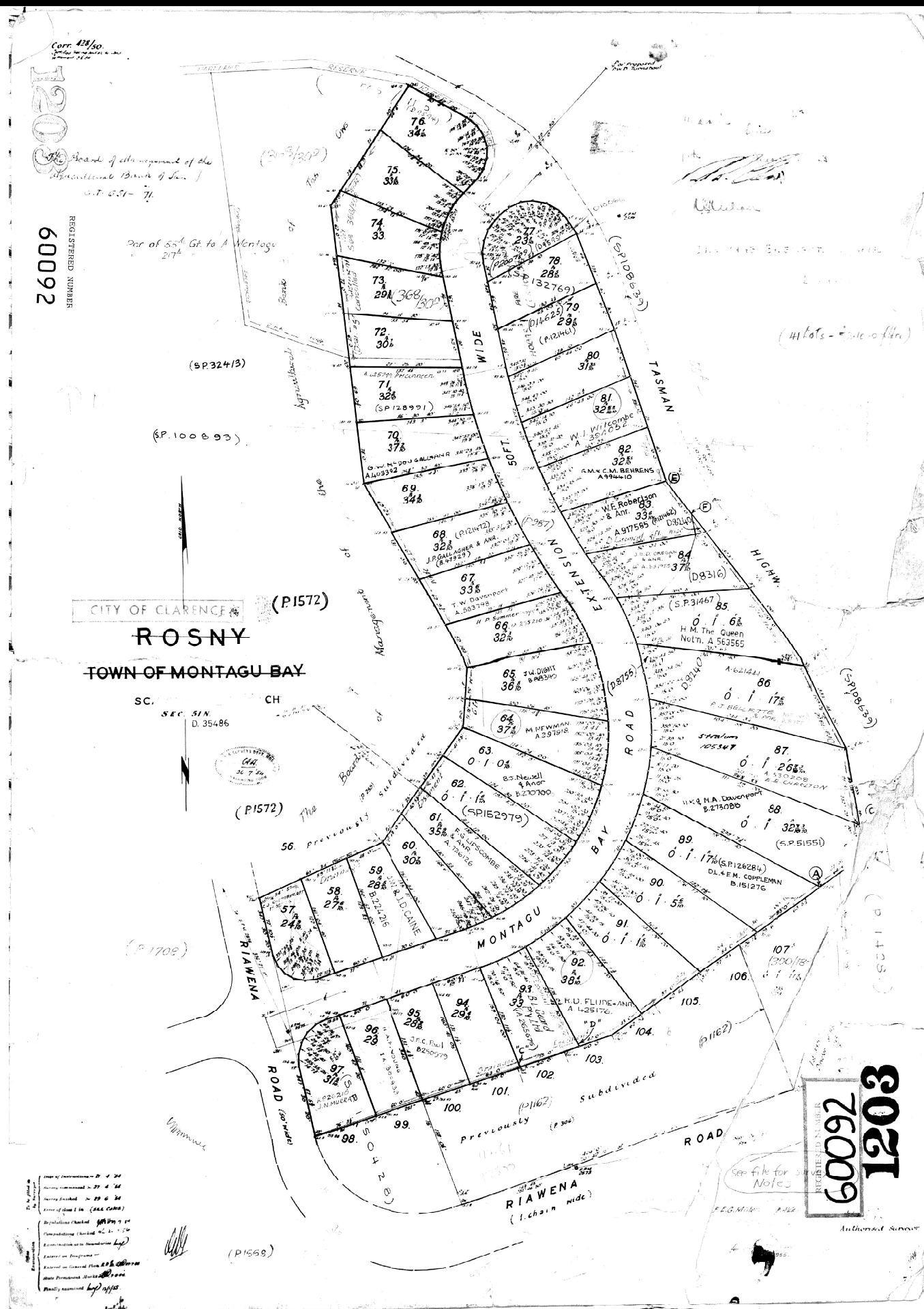
Reservations and conditions in the Crown Grant if any  
BENEFITING EASEMENT: Right of Drainage over the drainage  
easement passing through Lots 89 to 91 and AB on Plan  
No. 60012

BURDENING EASEMENT: Right of Drainage [appurtenant to Lots 93  
to 97 on Plan No. 60092) over the drainage easement  
passing through the said land within described

E297211    MORTGAGE to Members Equity Bank Limited    Registered  
06-Apr-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





ELEVATION OF NEIGHBOURING PROPERTY;  
63 MONTAGU BAY ROAD

DINING

KITCHEN

LIVING

[illegible]





CNR FENCE GROUND RL - RL 50.16m AHD

FOLIO NO. 92  
LAND AREA: 971 M2  
EXISTING DWELLING: 103 M2  
EXISTING OUTDOOR AREA: 46 M2  
PROPOSED DWELLING: 191 M2  
PROPOSED OUTDOOR AREA: 49 M2

TOP ROOF LEVEL - RL 53.53m AHD

FLOOR LEVEL - RL 48.367m AHD

EXTENSION ROOF  
RL 54.200

PROPOSED SETBACK  
3.36

TIMBER DECK  
FFL 48.367

EXISTING SEWER

18.25

EXISTING CONCRETE  
DRIVEWAY

EXISTING  
CONCRETE PATH

EXISTING HOUSE

45.28

PROPOSED ROOF LINE

PROPOSED EXTENSION

EXISTING SHED

DASHED LINE  
DENOTES DECK  
TO BE DEMOLISHED

CONCRETE LANDING  
FFL 45.467

PROPOSED SETBACK  
10.85

GREENHOUSE

GARDEN BEDS

12.87

12.83

EXISTING  
PROPOSED

SURVEYED WALTER SURVEYS	DATUM MGA / AHD	<input checked="" type="checkbox"/>					SCALES AT A3 SIZE	DESIGNED A.E	DATE	ADA ESPIRITU		
PROJECT FILING NO.	LOADING	<input checked="" type="checkbox"/>						REVIEWED	DATE	65 MONTAGU BAY ROAD, MONTAGU BAY		
SURVEY MODEL NAME								AUTHORISED	DATE	SITE PLAN		
DESIGN MODEL NAME								ACCEPTED	DATE	FROM LINK No. / DISTANCE		
Document Set ID: 5185378											CONTRACT No.	SHEET No.
Version: 1, Version Date: 19/01/2024											DRG. No.	
DRAWING AMENDMENTS			CHECKED	DATE	APPROVED	DATE	REFERENCE DRAWINGS					






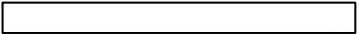



☐ JAMES HARDIE AXON SMOOTH CLADDING 'NATURAL WHITE'  
☒ COLORBOND ROOF 'MONUMENT'  
☐ EXISTING WEATHERBOARD  
☐ EXISTING TIN ROOF,  
 PAINTED TO MATCH NEW



SURVEYED		DATUM MGA / AHD								SCALES AT A3 SIZE				DESIGNED A.E		DATE		ADA ESPIRITU															
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Version: 1. Version Date: 15/01/2024													
DRAWING AMENDMENTS		CHECKED	DATE	APPROVED	DATE	REFERENCE DRAWINGS							




■ EXISTING TIN ROOF,  
PAINTED TO MATCH NEW

BOUNDARY


## BOUNDARY



SURVEYED WALTER SURVEYS	DATUM MGA / AHD	<input type="checkbox"/>								<div>SCALES AT A3 SIZE</div> <div></div>	DESIGNED A.E	DATE	<div>ADA ESPIRITU</div> <div>65 MONTAGU BAY ROAD, MONTAGU BAY</div> <div>ELEVATION</div> <div>SOUTH</div>				<div>FROM LINK No. / DISTANCE</div> <div>CONTRACT No.</div> <div>SHEET No.</div> <div>DRG. No.</div>	
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Version: 1, Version Date: 19/01/2024			DRAWING AMENDMENTS		CHECKED	DATE	APPROVED	DATE	REFERENCE DRAWINGS									

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Document Set ID: 5185378		<input checked="" type="checkbox"/>									ACCEPTED	DATE			
Version: 1, Version Date: 18/01/2024		NO	DRAWING AMENDMENTS		CHECKED	DATE	APPROVED	DATE	REFERENCE DRAWINGS						

1 9AM 21st MARCH  
10:1

2 9AM 21st JUNE  
10:1



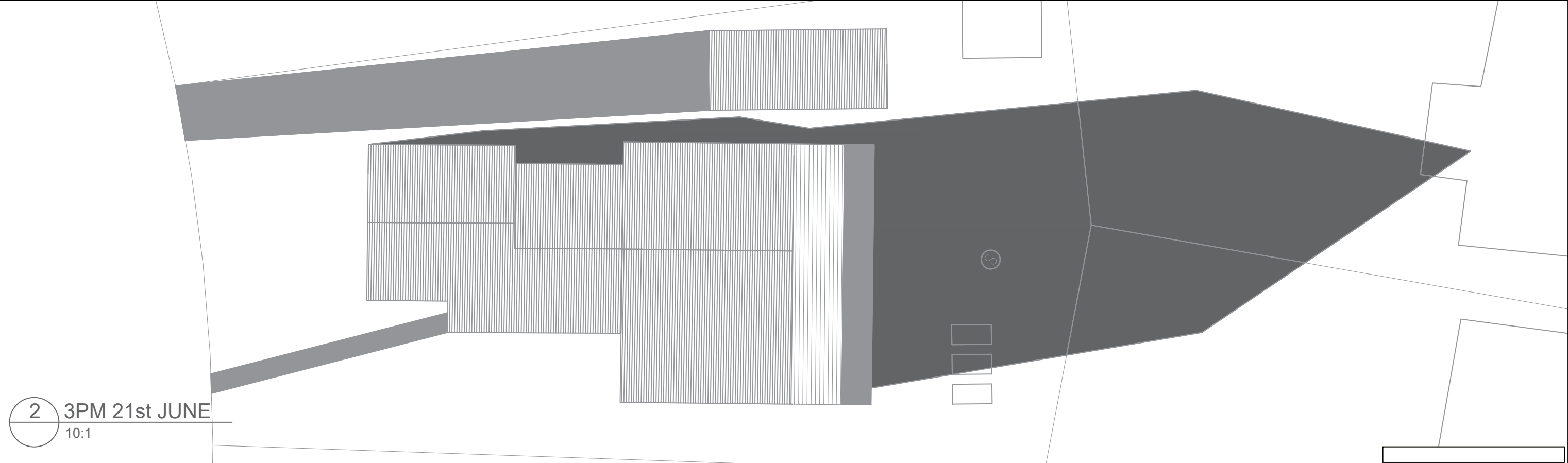
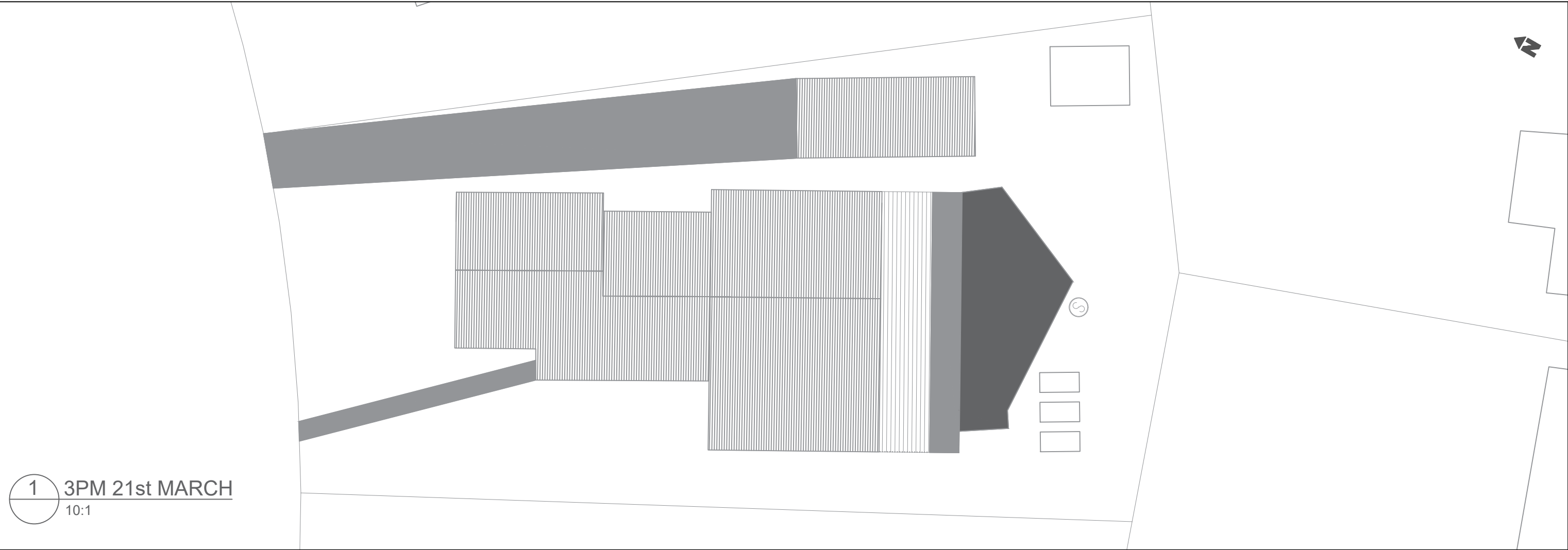


1 12PM 21st MARCH  
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2 12PM 21st JUNE  
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Version: 1, Version Date: 13/01/2024		<input type="checkbox"/>																					
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