



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2023/041176**

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

**LOCATION:** 166 Bayview Road, Lauderdale

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

**ADVERTISING EXPIRY DATE:** 14 March 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 14 March 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 14 March 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: 166 Bayview Rd

Suburb/Town: Lauderdale Postcode: 7021

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:

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..... *Stobley* ..... Date..... *19-12-23* .....

**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 251173	FOLIO 1
EDITION 8	DATE OF ISSUE 01-Feb-2018

SEARCH DATE : 19-Dec-2023

SEARCH TIME : 12.49 PM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 1 on Plan 251173  
 Derivation : Part of 2,000 Acres Located to R Mather  
 Prior CT 3722/94

SCHEDULE 1

E3163      TRANSFER to TERRI LOUISE RATTRAY      Registered  
 01-Feb-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP 61748 EASEMENTS in Schedule of Easements  
 SP 61748 FENCING PROVISION in Schedule of Easements  
 A616004 ADHESION ORDER under Section 477A of the Local  
 Government Act 1962      Registered 25-Sep-1978 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS-D-435

ANNEXURE TO CERTIFICATE OF TITLE

VOL. 3722 FOL. 94



*M. W. Harrison*  
Recorder of Titles

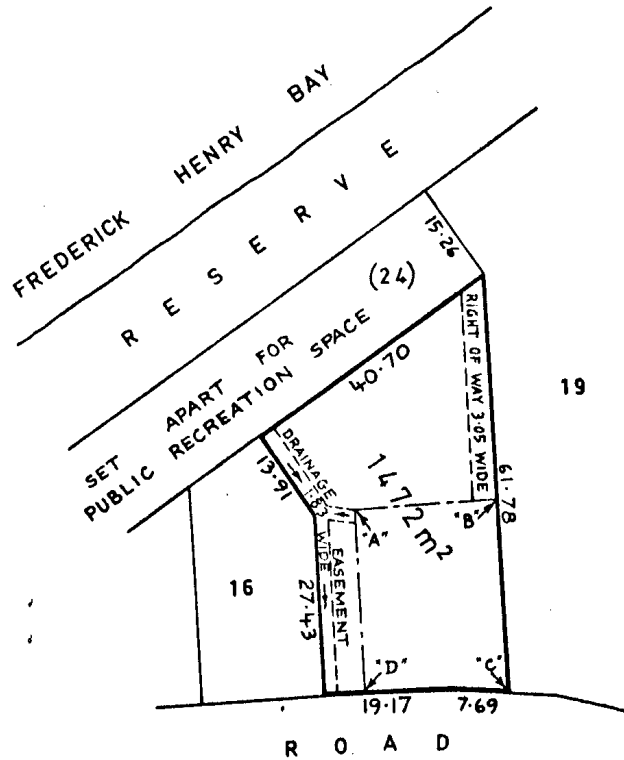
166 Bayview Road  
Lauderdale

REGISTERED NUMBER

251173

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

TWN. LAUDERDALE  
MEAS. IN METRES  
S.P.4192







**NOTES:**

This plan and associated digital model is prepared for Terri Rattray from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

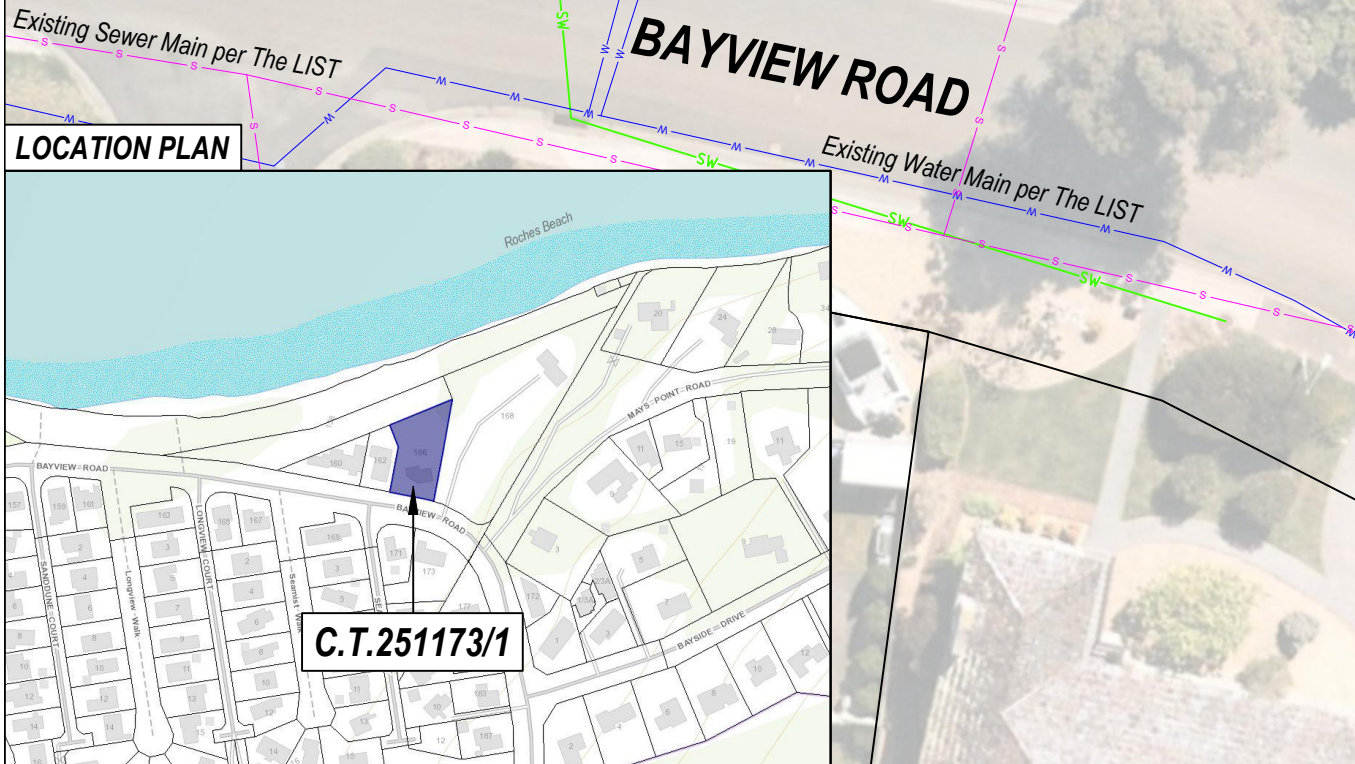
Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the Land Titles Office to support the boundary definition.

Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

**Overlay Legend:**

- Airport obstacle limitation area: Entire Site
- Waterway and Coastal Protection Area: [Blue hatched box]
- Medium coastal erosion hazard band: [Orange hatched box]



**Clarence Residential Living Zone**  
**8.6 Development Standards for Subdivision**

**8.6.1 Lot Design**

- A1- All lots comply - Min. 450m²
- (i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5
- a- All lots comply - All required setbacks
- b- All lots comply - Clear of easements
- (ii)- All existing buildings comply - All required setbacks

A2- Lot 1 complies - Min. 12m frontage  
P2- Lot 2 complies - Min. 3.6m frontage

A3- All lots comply - vehicular access directly from road

**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

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A	Update boundaries, show walls to be demolished, shed to be divided, Add S/W Conn. & move building area out of overlays.	LH	23/01/24	LH

**OWNER:** TERRI L. RATTRAY  
**TITLE REFERENCE:** C.T.251173/1  
**LOCATION:** 166 BAYVIEW ROAD, LAUDERDALE

**Proposed Subdivision**

<b>Date:</b> 12/12/2023	<b>Reference:</b> RATTE01 15173-00
<b>Scale:</b> 1:300 (A3)	<b>Municipality:</b> CLARENCE