



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/042496

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 200 Nowra Road, Roches Beach

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 05 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 05 April 2024. 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 05 April 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 or at the Council offices.



Clarence... a brighter place

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:

New Verandah Roof

Location:

Address 200 Nowra road
Suburb/Town Roches Beach Postcode 7170

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

\$ 30,000

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

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 27.2.24.....

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

X
X
X

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- 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 Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

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 plan 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.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

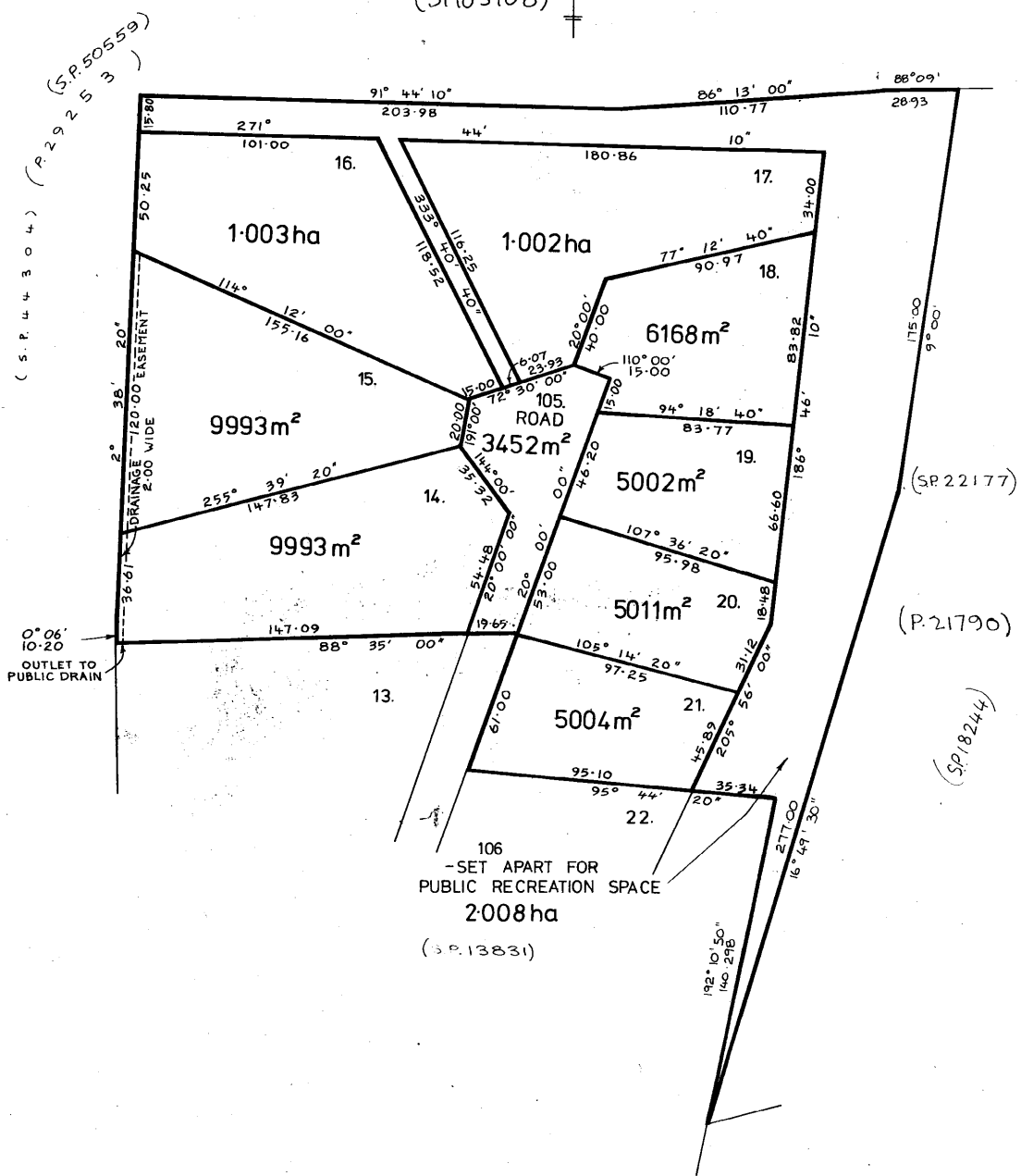
SP 15416

Owner: ARTHUR LEWIS JOLLEY & BERYL MARY JOLLEY	PLAN OF SURVEY by Surveyor J.B. MEDBURY of land situated in the	Registered Number: S.P. 15416
Title Reference: CONV 51/4624	LAND DISTRICT OF MONMOUTH PARISH OF CLARENCE	Effective from 6 APR 1981
Grantee: PART OF 100-0-0 LOCATED TO MARK CARTER AND PART OF 60-0-0 LOCATED TO CHARLES WESTLAKE	SCALE 1:1500	ACTING DEPUTY Recorder of Titles

MEASUREMENTS ARE IN METRES

4/11/80 5/12/80

(SP103708)



OUTLET TO PUBLIC DRAIN

106
 - SET APART FOR
 PUBLIC RECREATION SPACE
 2.008ha
 (S.P. 13831)

3/9/80 fwd. 5/12/80

80047
 nf 76251

SEARCH OF TORRENS TITLE

VOLUME 15416	FOLIO 18
EDITION 5	DATE OF ISSUE 30-Oct-2014

SEARCH DATE : 07-Mar-2024

SEARCH TIME : 09.22 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 18 on Sealed Plan 15416
 Derivation : Part of 100 Acres Located to Mark Carter.
 Prior CT 3882/90

SCHEDULE 1

M429091 TRANSFER to STUART JAMES MORGAN Registered
 09-Aug-2013 at noon

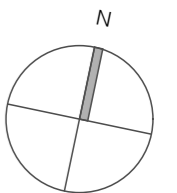
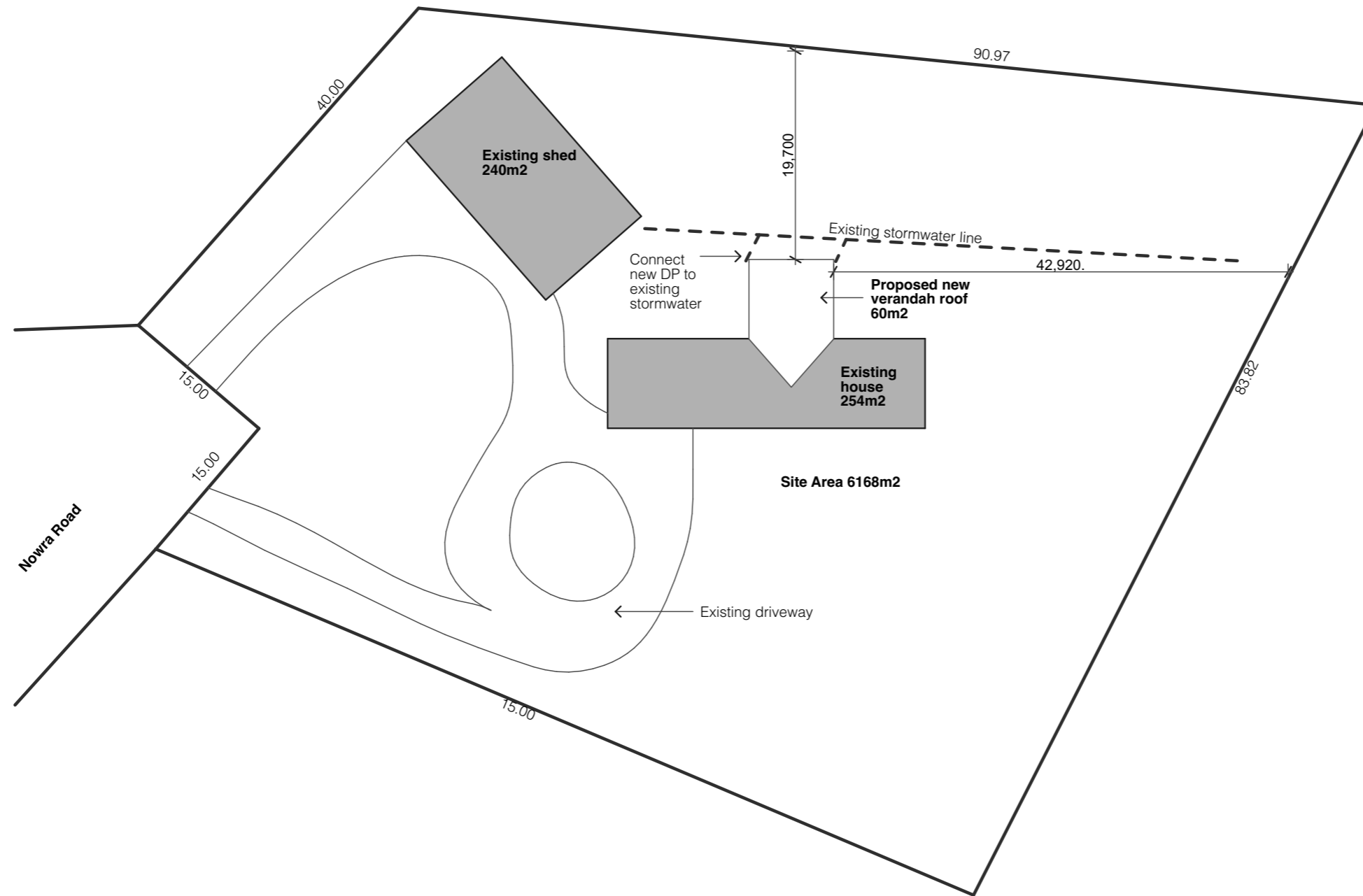
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 15416 COVENANTS in Schedule of Easements (if any)
 SP 15416 FENCING COVENANT in Schedule of Easements
 SP 15416 COUNCIL NOTIFICATION under Section 468(12) of the
 Local Government Act 1962
 M489273 MORTGAGE to MyState Financial Limited Registered
 30-Oct-2014 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

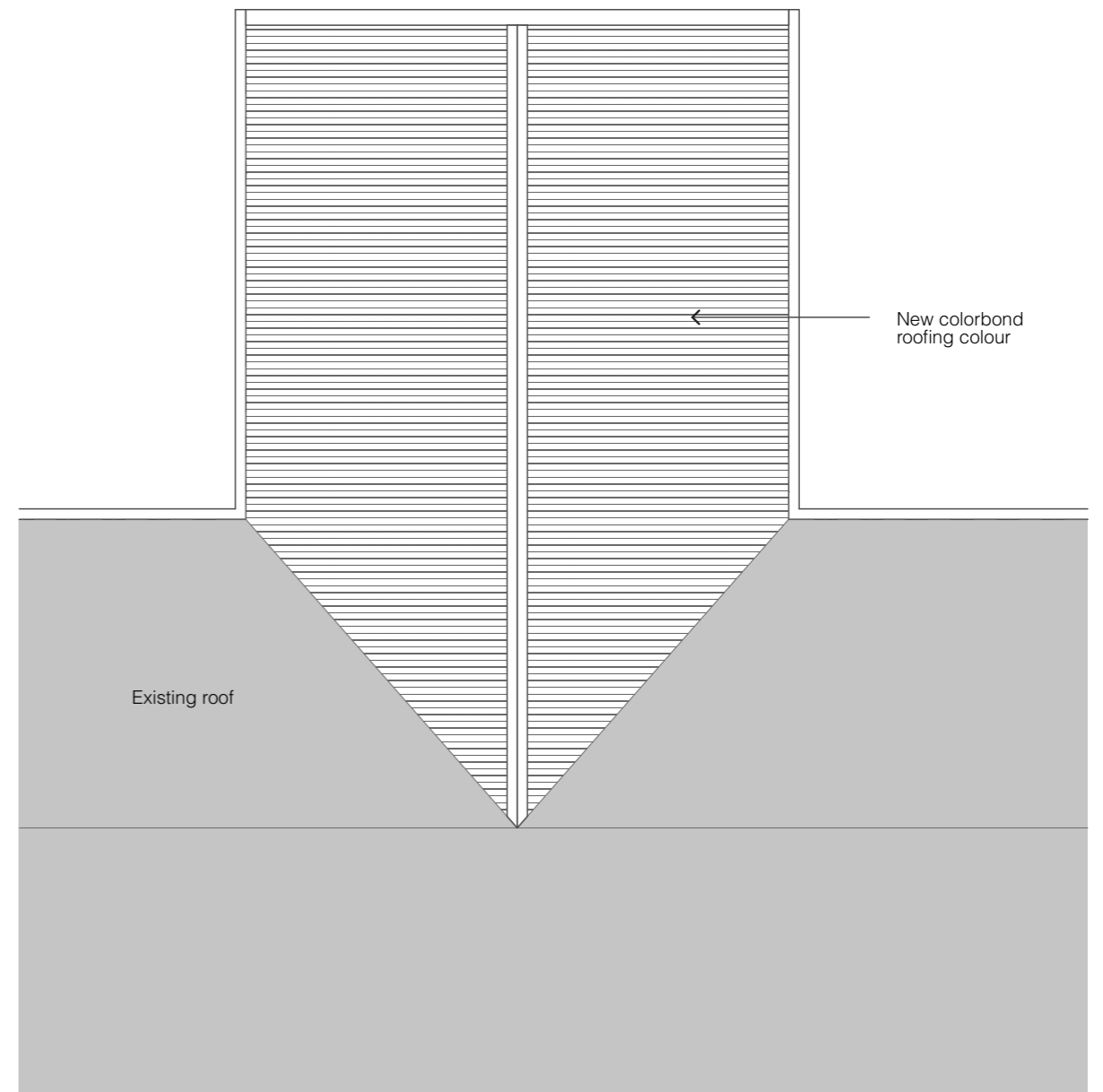
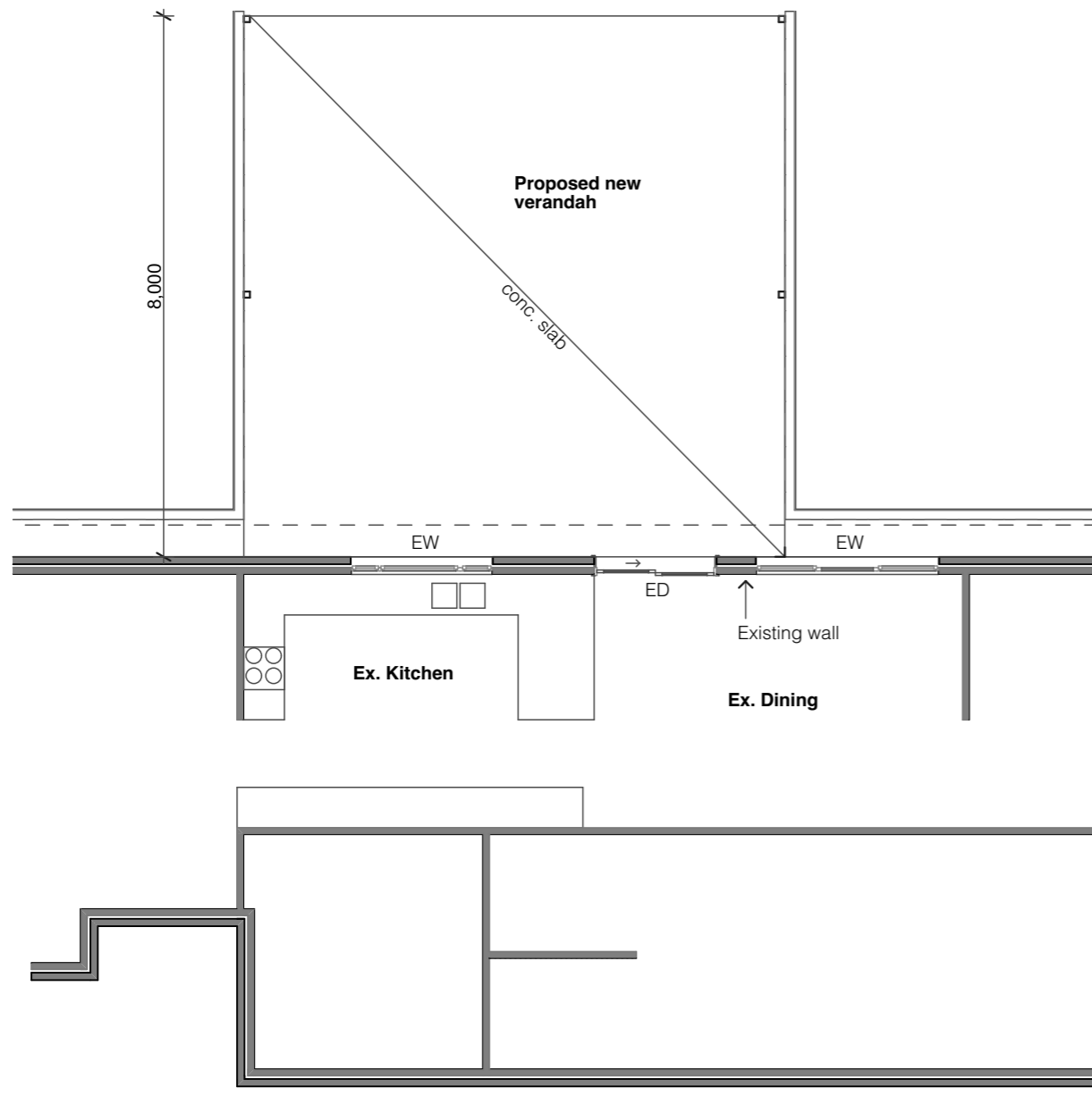
No unregistered dealings or other notations

Rural Living Zone. 11.4.1P1 Site coverage
 - The proposed verandah roof will not increase the run off of the site.
 - The proposed verandah roof matches the existing roof and in keeping with other properties in the area
 - No vegetation is proposed to be removed in this application.



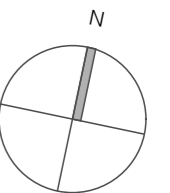
Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed New Verandah Roof 200 Nowra Road Roches Beach	MATTHEW BAX ARCHITECT	Scale 1:500 @ A3	
				Date March 2024	
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client	ph 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au	File Number	2406 100
		Stuart Morgan		Printed:	

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION

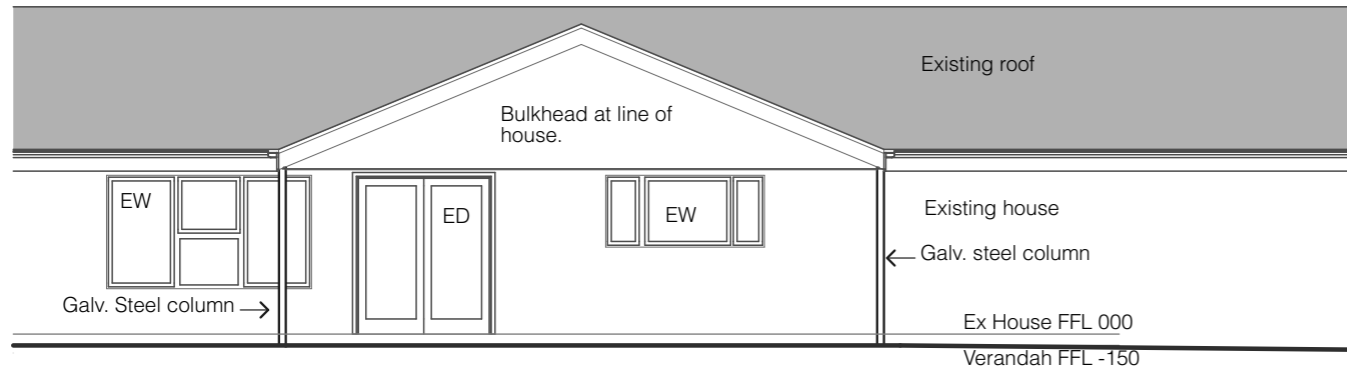


0. Ground
1:100

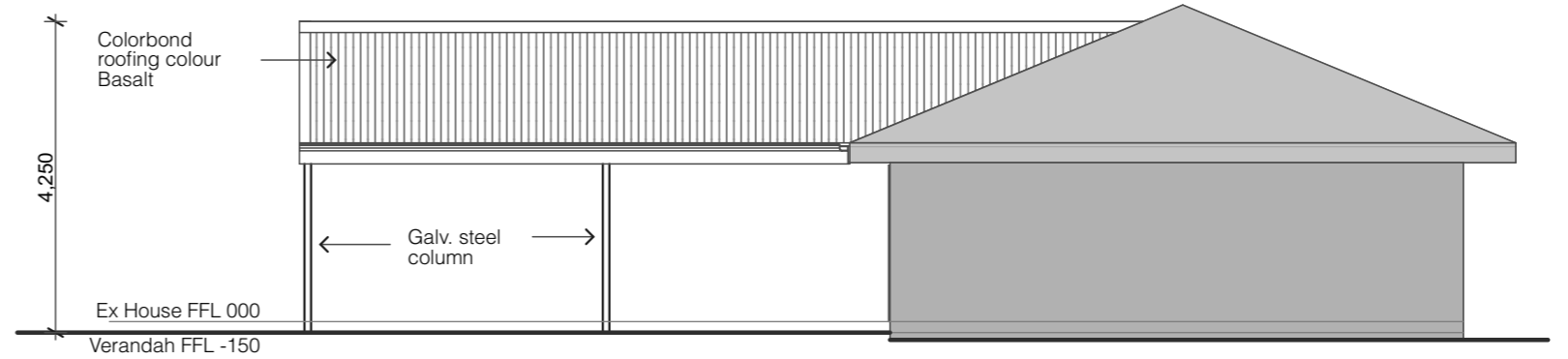
1. Roof
1:100



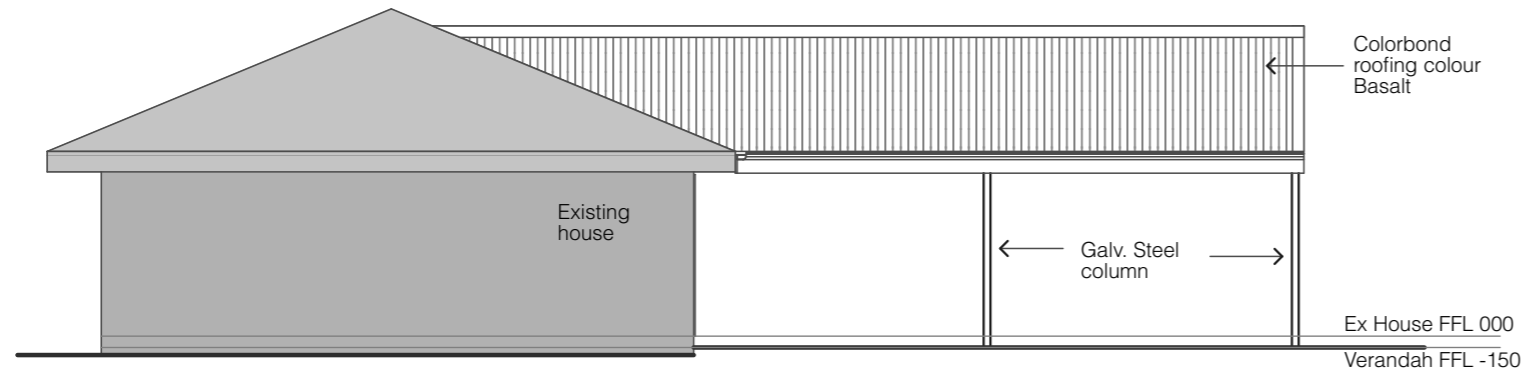
Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed New Verandah Roof 200 Nowra Road Roches Beach	Floor & Roof Plan	Scale	1:100 @ A3
				Date	March 2024
		Client		File Number	2406
		Stuart Morgan		Drawing No	101
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS					Printed: Thursday, 7 March 2024



1 North Elevation
1:100



3 West Elevation
1:100



2 East Elevation
1:100

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed New Verandah Roof 200 Nowra Road Roches Beach	MATTHEW BAX ARCHITECT	Elevations	Scale 1:100 @ A3
					Date March 2024
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client Stuart Morgan	ph 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au	File Number 2406	Printed: Thursday, 7 March 2024
				Drawing No 200	