



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/043262

PROPOSAL: Additions & Alterations (Spa & Deck)

LOCATION: 85 Blessington Street, South Arm

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30 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 30 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 City Council



Clarence... a brighter place

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 SPA & DECK

Location:

Address..... 85 BLESSINGTON STREET

Suburb/Town..... SOUTH ARM Postcode..... 7022

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

\$ 10,000.00

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

HOLLY THURSTON-DOYLE

Current Use of Site: 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:

Signature  Date 02/04/2024

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

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
56414		67
EDITION	DATE OF ISSUE	
12	01-Feb-2019	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

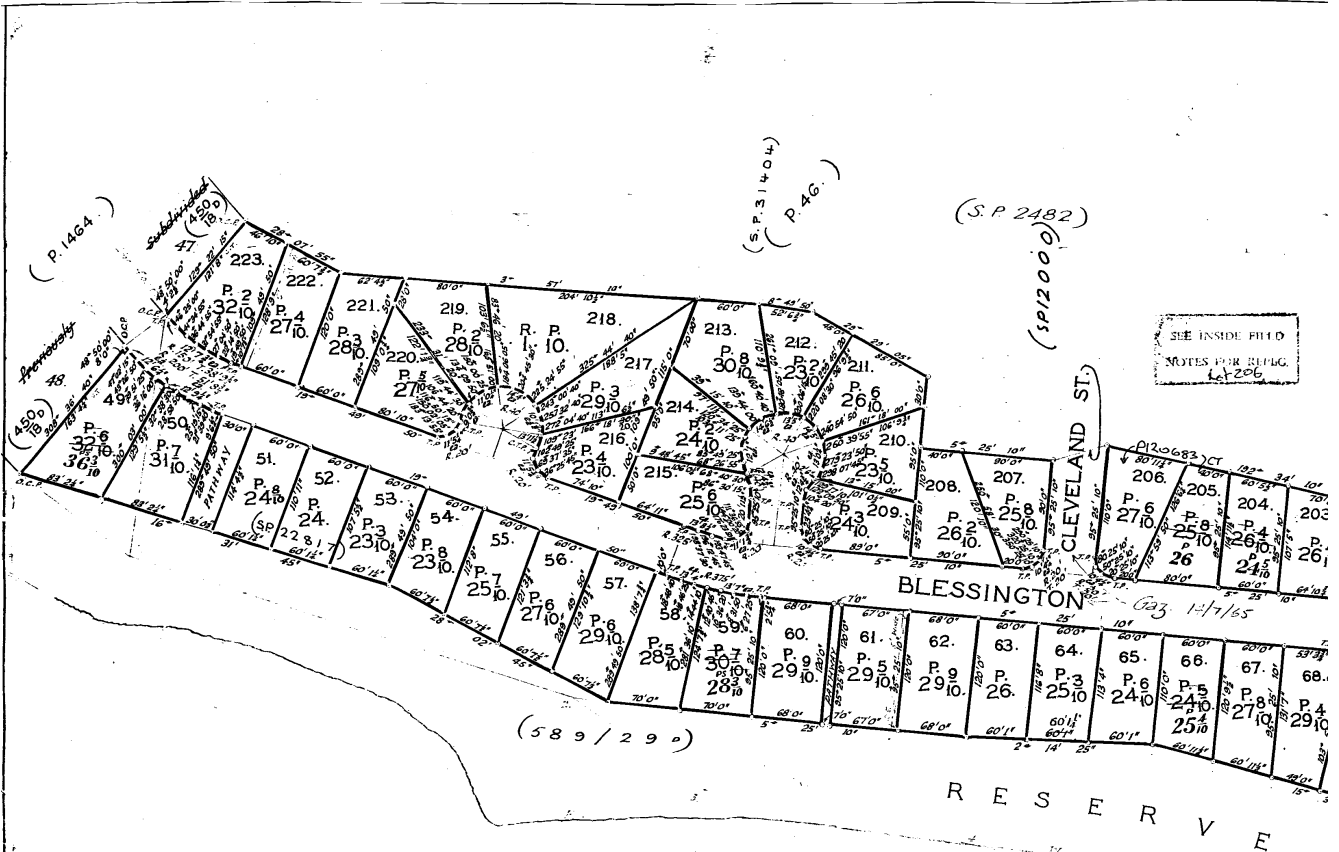
City of CLARENCE
Lot 67 on Plan 56414 (formerly being P1620)
Derivation : Part of 3900 Acres Gtd to G H B Gellibrand
Prior CT 2104/6

SCHEDULE 1

M736111 TRANSFER to CORRIE ROBERT STUDD and ROMY ANNE
NICHOLSON Registered 01-Feb-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A221916 EASEMENTS set forth in Order
A221916 COVENANTS set forth in Order
A416788 FENCING PROVISION in Transfer



SEE INSIDE FIELD
NOTES FOR REFUG.
Lot 206

Secretary

SEE INSIDE FIELD
NOTES FOR REFUG.
OF LOTS 76 & 75
191, 194, 200

OF LOTS 76 & 75

COUNTY OF MONMOUTH.
PARISH OF RALPHS BAY.

SCALE: 80 FEET TO AN INCH

Part of 3300.20 etc. to the Victoria

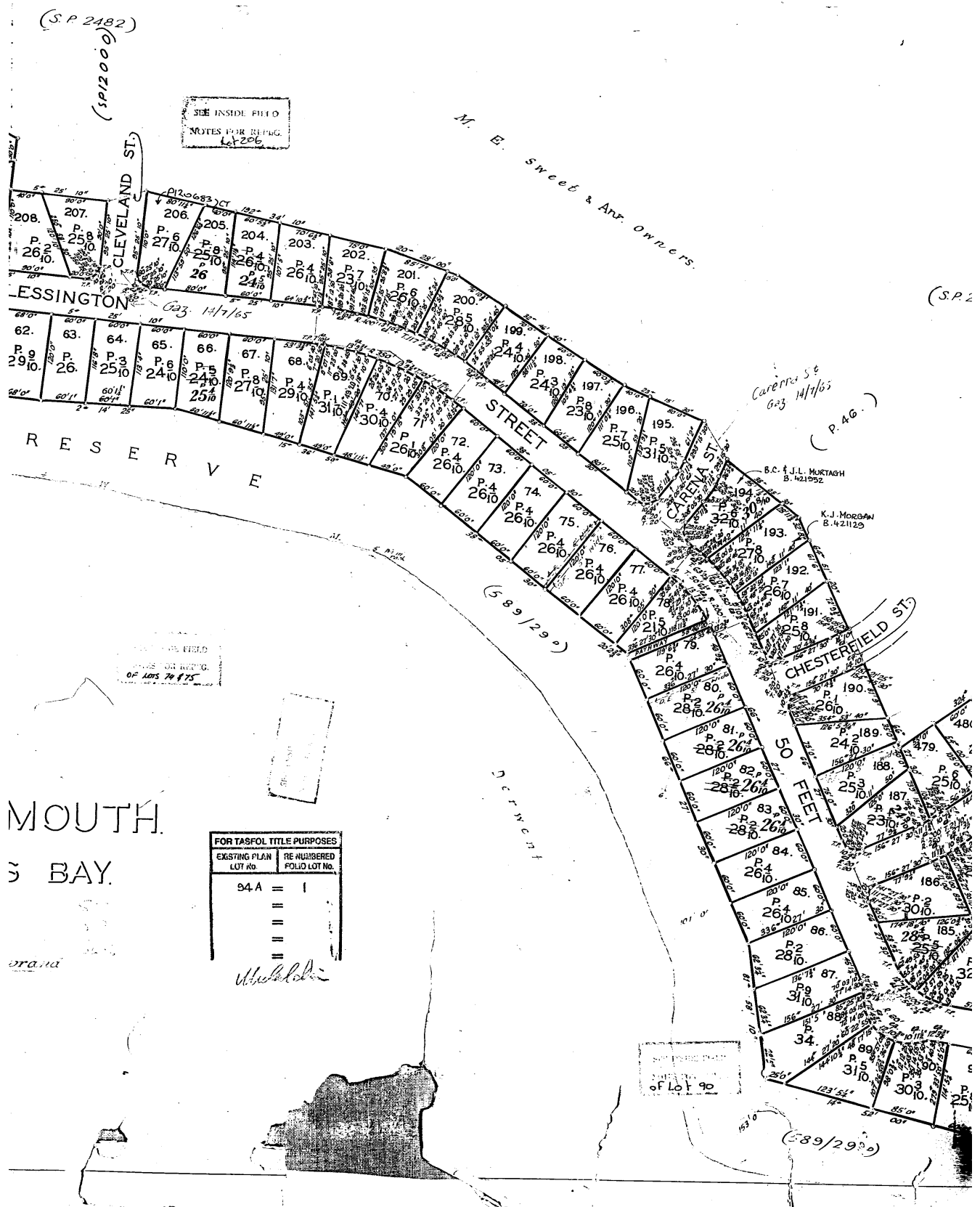
M.E Sweet & Ans 1001-33 etc.

FOR TASFOL TITLE P	
EXISTING PLAN LOT No.	RE FOL
94.A	=
	=
	=
	=
	=

BY: *[Signature]*
of 29.10.04.

REGISTERED NUMBER
56414

REGISTERED NUMBER
56414



SEE INSIDE FIELD
NOTES FOR REFUG.
L.F. 206

CLEVELAND ST.

M. E. Sweet & Ass. Owners.

LESSINGTON

(S.P. 246)

Chesterfield St
G23, 14/7/65

(P. 46)

B.C. & J.L. MURTAGH
B. 421252

K.J. MORGAN
B. 421123

R E S E R V E

(S.P. 249)

CHESTERFIELD ST.

MOUTH
BAY

FOR TASFOL TITLE PURPOSES	
EXISTING PLAN LOT No.	RE-NUMBERED FOLIO LOT No.
94-A	= 1
=	=
=	=
=	=
=	=

M. E. Sweet

SEE INSIDE FIELD
NOTES FOR REFUG.
OF LOT 90

(S.P. 249)

REGISTERED NUMBER
56414
 P.1620

1620

D. Ma Allport

10/12

1/19/19

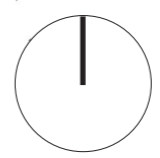
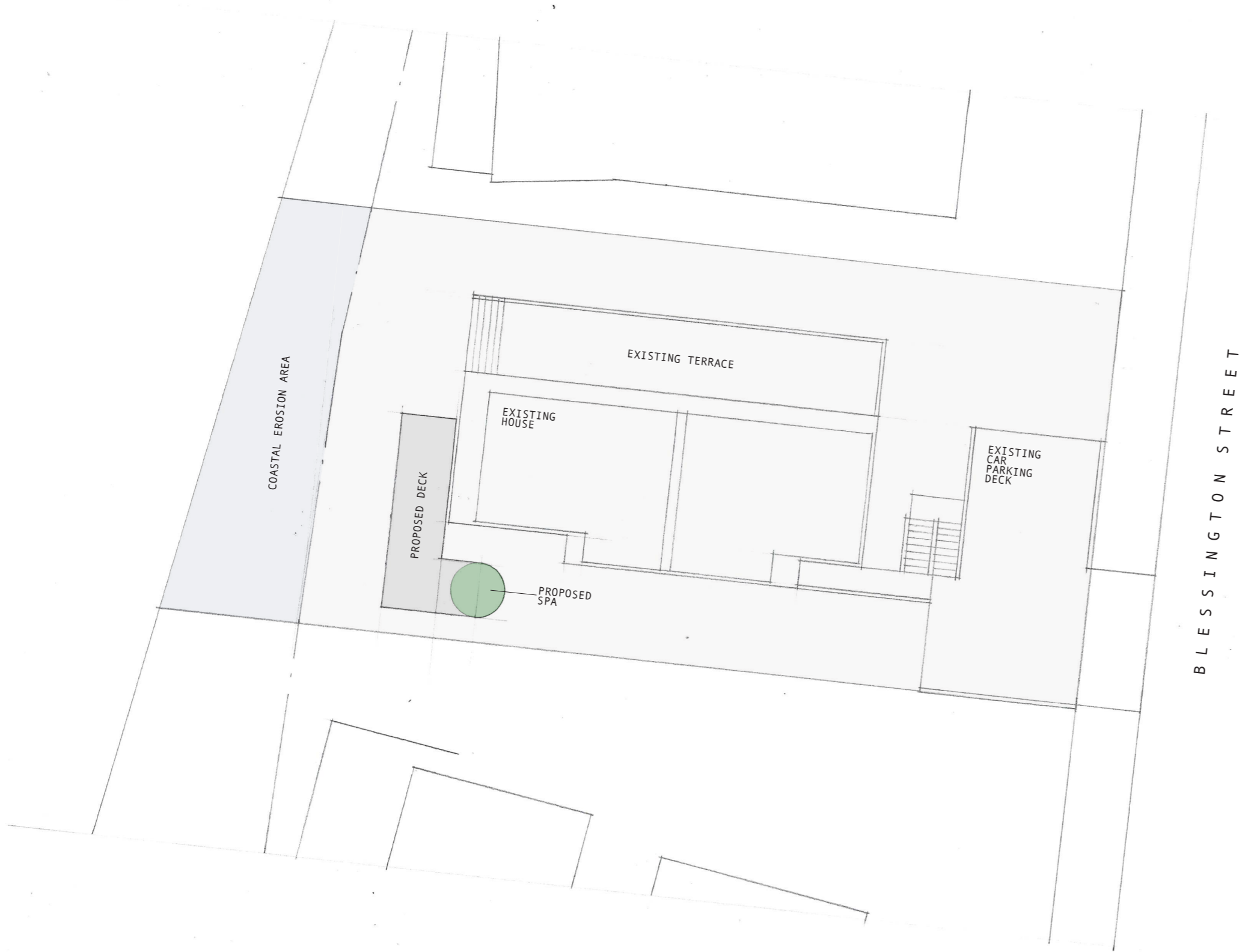
(S.P. 2482)



(S.P. 805)
 (S.P. 8292)
 (P.A.G.)
 (S.P. 563)

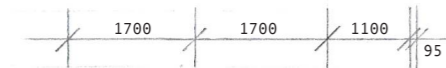
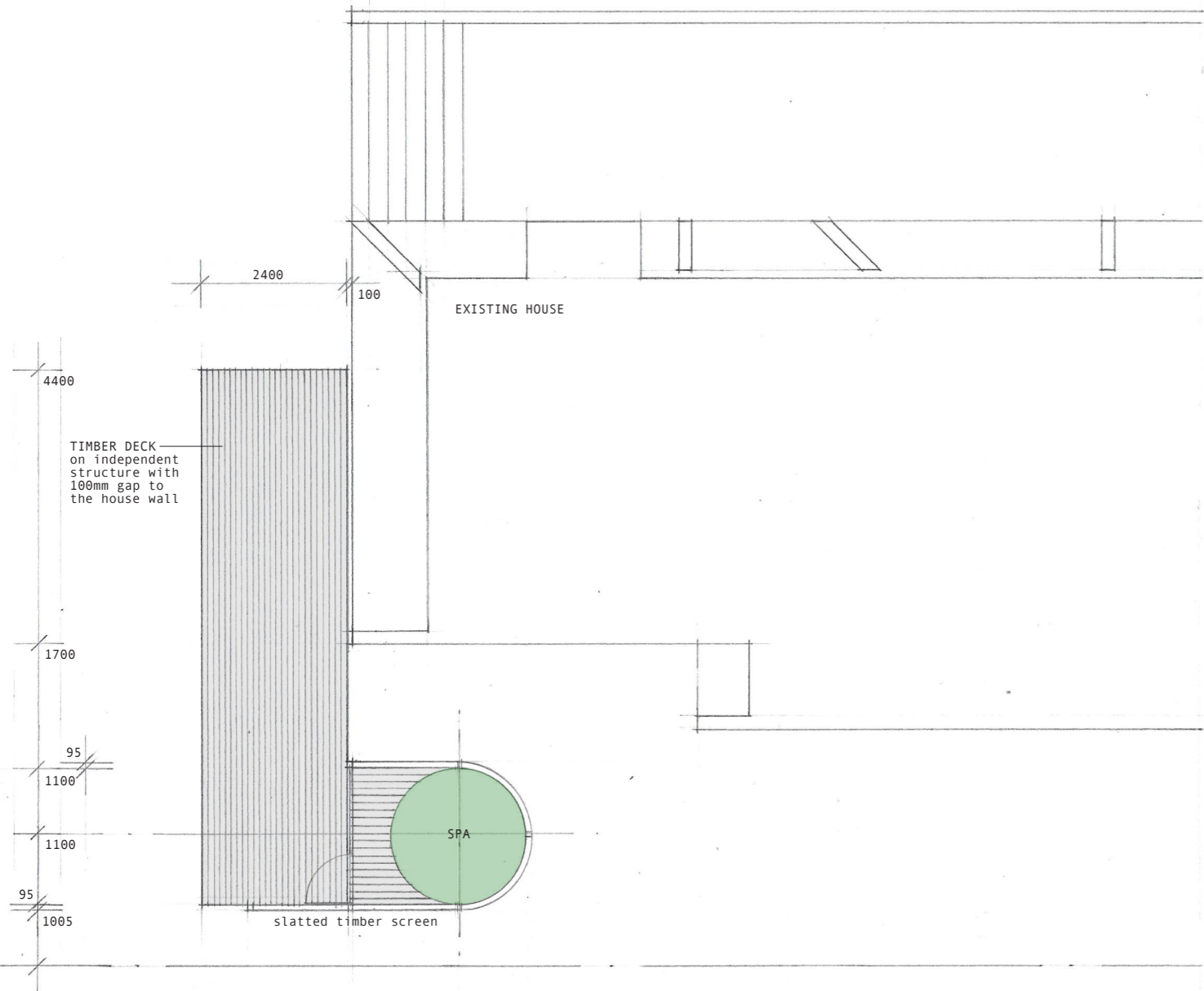
I, ROSS DYMCK CANNELL, of Lindisfarne, Registered Surveyor of Tasmania, do hereby certify that this plan has been made from surveys of the parcels and boundaries shown hereon, and that the same are correct and accurate in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1963.

Dated this 16th day of Dec 1963

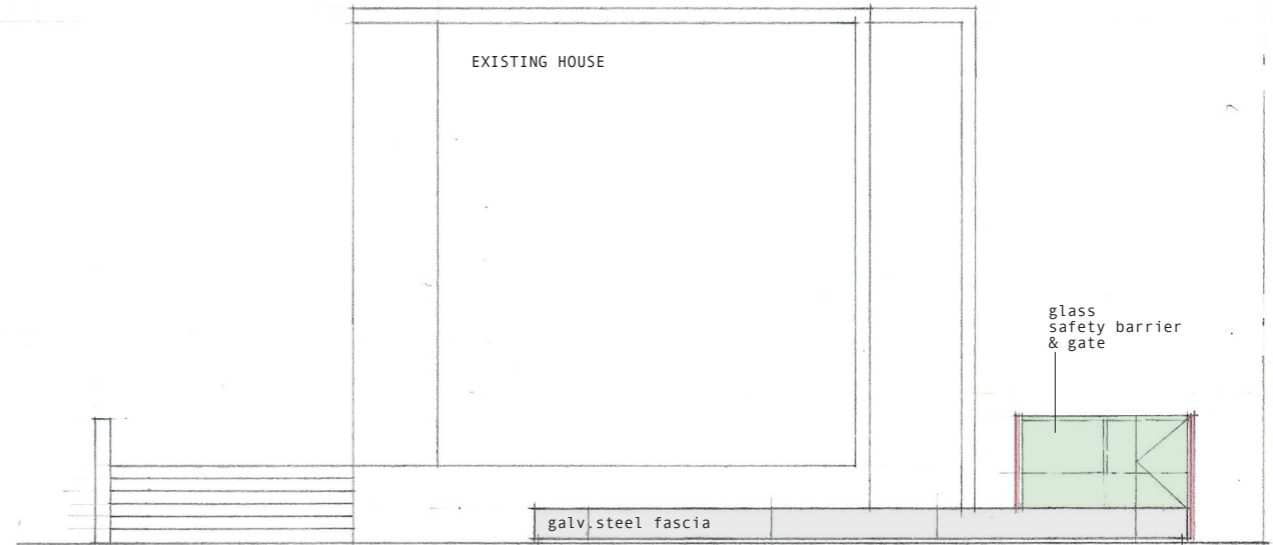
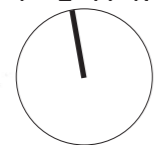


85 BLESSINGTON STREET SOUTH ARM
SPA & DECK
SITE PLAN 1:200[A3] 06.03.2024

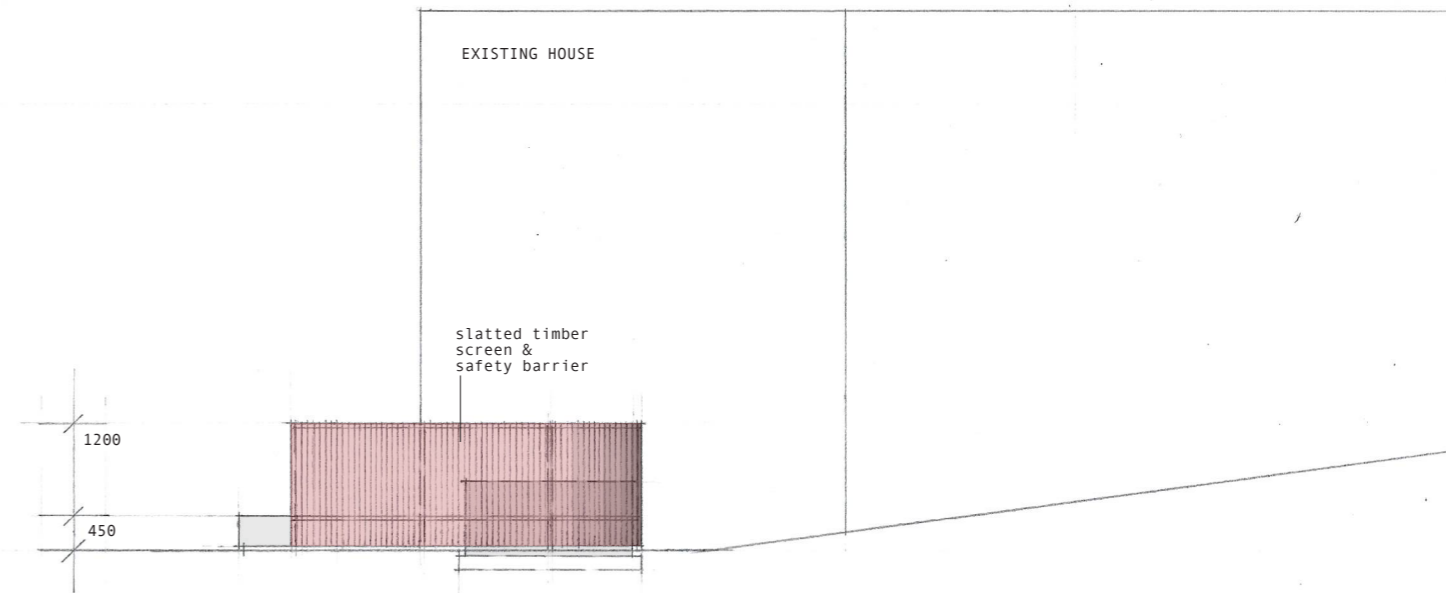
ROSEVEAR STEPHENSON



P L A N



W E S T



S O U T H

85 BLESSINGTON STREET SOUTH ARM
SPA & DECK
 PLAN & ELEVATIONS 1:100 [A3] 06.03.2024

ROSEVEAR STEPHENSON

ROSEVEAR STEPHENSON

02 April 2024

Clarence City Council
38 Bligh Street, Clarence TAS 7018

By email: cityplanning@ccc.tas.gov.au

Application for Planning Approval – 85 Blessington Street, South Arm

On behalf of the owners we respectfully apply to construct a new deck and spa at the above address.

Please find with this letter, drawings describing the proposal for your consideration.

Previous correspondence and advice:

We have spoken on the phone with Holly Thurston-Doyle and we attach you're preliminary planning assessment PDPLIMPLN-2024/042409[A001].

Low Density Residential Zone:

We seek your discretion to allow the proposed spa & deck within the 5m southern side boundary setback.

Natural Assets Code:

We seek your discretion to allow the proposed deck within the waterway & Coastal Protection Area.
The structure is not connected to the house and is to be a simple post and beam construction in timber to maximum height of 0.45m, with no cut & fill. The decking is open [permeable] minimising impacts on natural surface and ground water flow.

Owner authorisation:

The owners Romy Nicholson & Corrie Studd have been notified and give their consent for Rosevear Stephenson to act as their agent in this matter.

Yours faithfully,
ROSEVEAR STEPHENSON



Craig Rosevear FRAIA
Registered Architect 501 [TAS]. Director Rosevear & Stephenson Pty Ltd.

183 MACQUARIE STREET HOBART TAS 7000 – 03 6223 4471 – ROSEVEARSTEPHENSON.COM
ROSEVEAR & STEPHENSON PTY LTD – ABN 72 107 278 535