



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/043442

PROPOSAL: Additions & Alterations to Dwelling & New Residential Outbuilding

LOCATION: 2 Roebourne Road, Otago

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 9 May 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 9 May 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 9 May 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:

Addition and New sheds

Location:

2 Roebourne Rd

Address.....

Suburb/Town

Otago Tas 7017

Postcode

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

\$ 150,000

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 9.4.24

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 28647	FOLIO 1
EDITION 11	DATE OF ISSUE 13-Mar-2024

SEARCH DATE : 08-Apr-2024
SEARCH TIME : 02.45 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 1 on Sealed Plan 28647
Derivation : Part of Lot 37871 Gtd to The Director-General of
Housing & Construction
Prior CT 4257/52

SCHEDULE 1

N115990 TRANSFER to BRETT JOHN FREE Registered 06-Mar-2023
at 12.01 PM

SCHEDULE 2

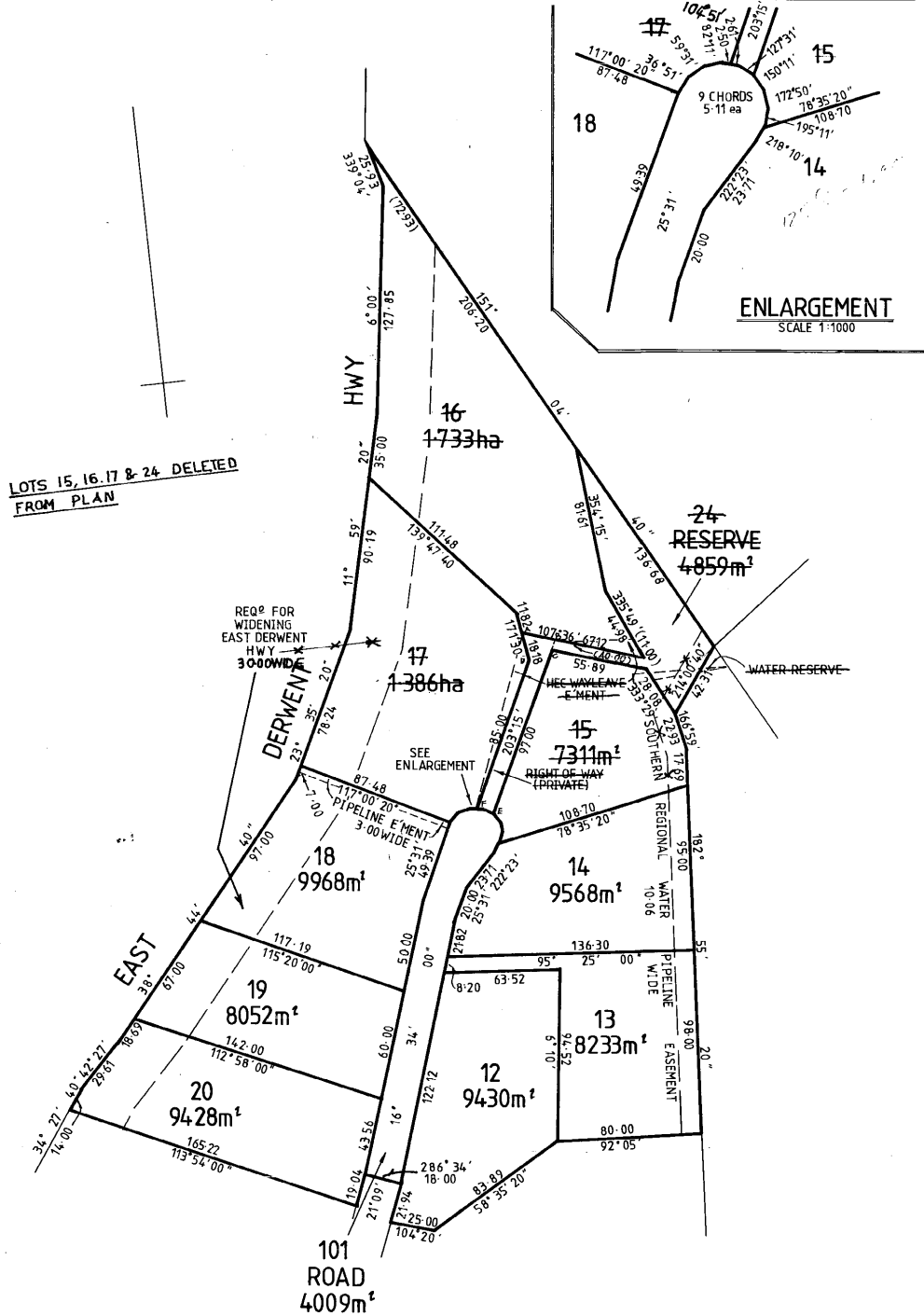
Reservations and conditions in the Crown Grant if any
SP 28647 COVENANTS in Schedule of Easements
SP 28647 FENCING COVENANT in Schedule of Easements
E375050 MORTGAGE to MA Money Financial Services Pty Ltd
Registered 13-Mar-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

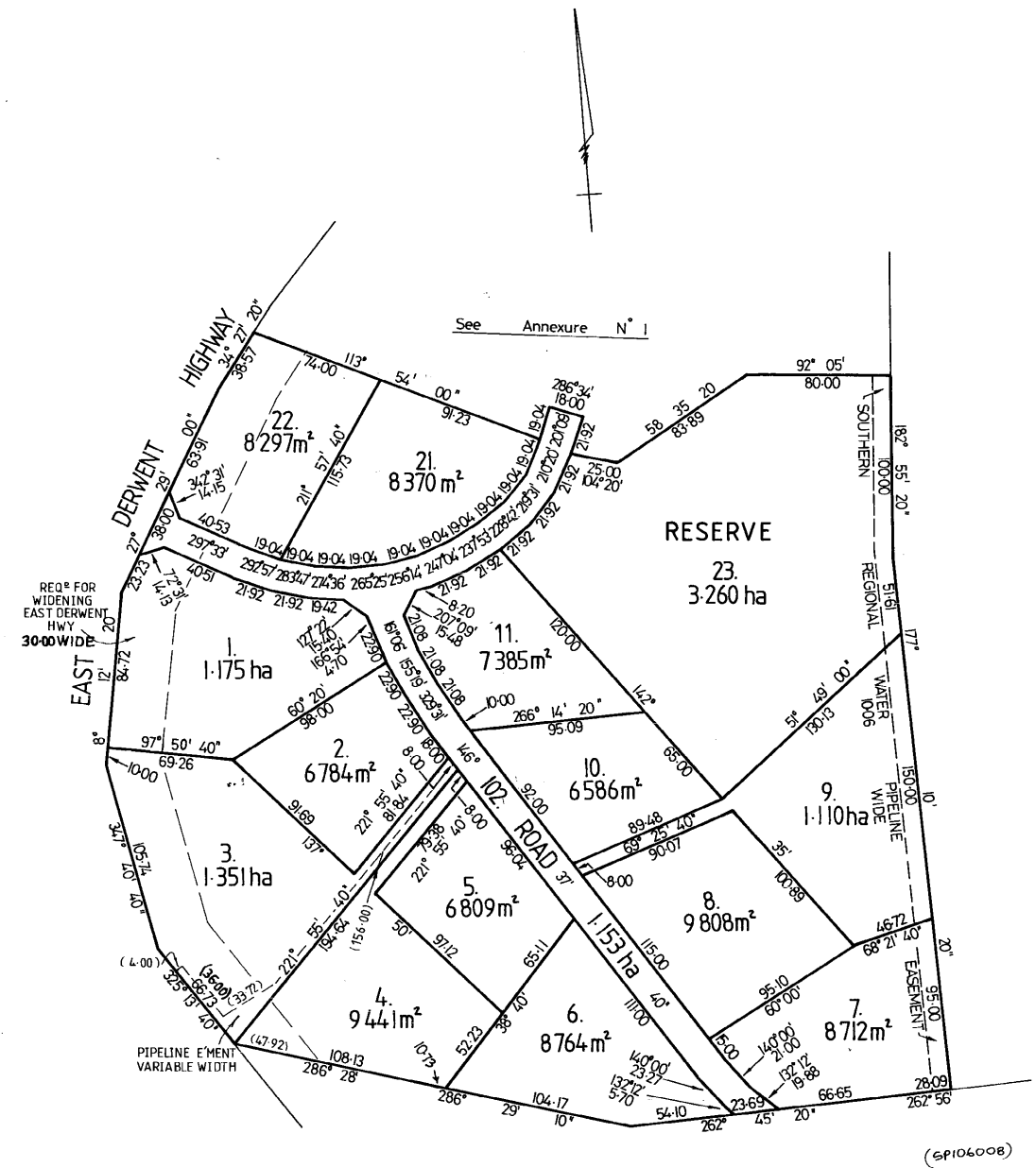
No unregistered dealings or other notations

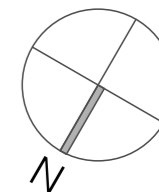
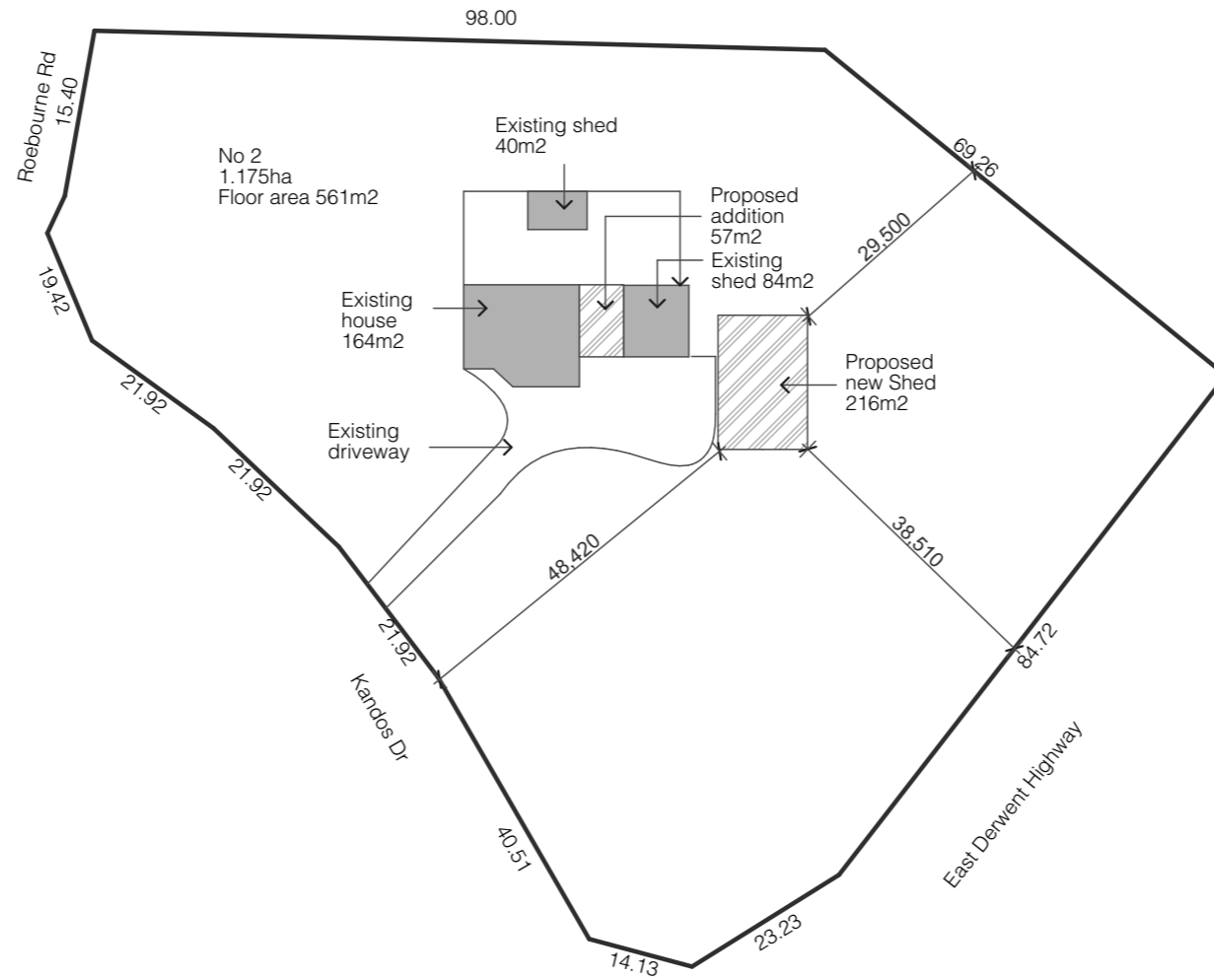
05-K-1109

<p>ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor JOHN L. GERTNEY</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S. P28647</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>J. Gertney</i></p>	<p>Scale 1: 2000</p>
<p>Council Clerk</p>	<p>Owner: DIRECTOR OF HOUSING Title Reference: C.T. 3877-23</p>	<p>Measurements in Metres</p>



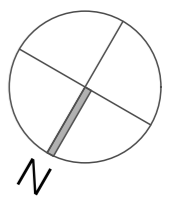
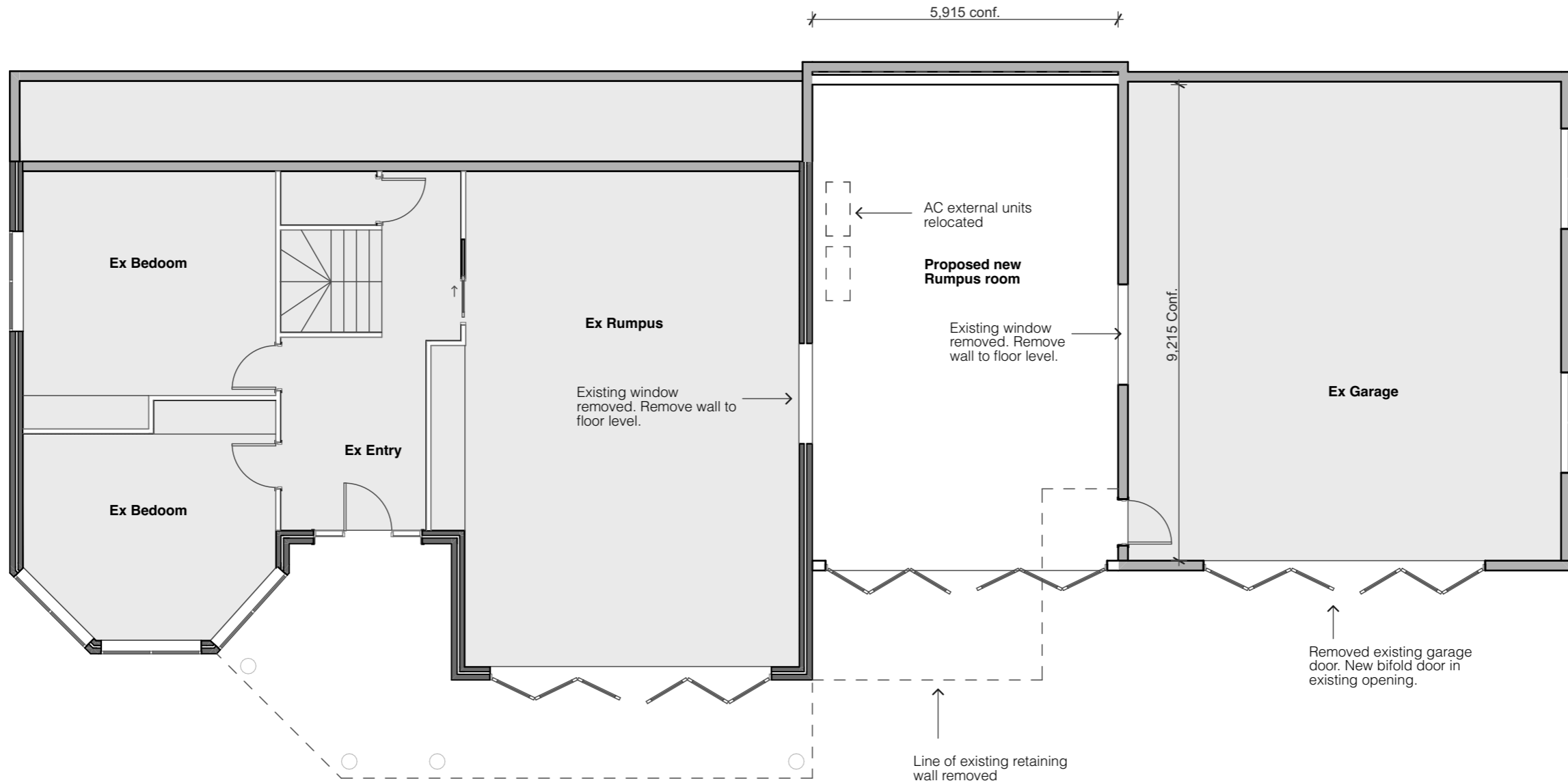
<p>ANNEXURE SHEET No.2 (of 2 annexures) to plan by Surveyor J.L. Cernuty</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S. P28647</p>
<p>Signed for the purposes of identification Council Clerk _____</p>	<p>Surveyor: <i>J.L. Cernuty</i> Owner: DIRECTOR OF HOUSING Title Reference: C.T. 3877-23</p>	<p>SCALE 1:2000</p>





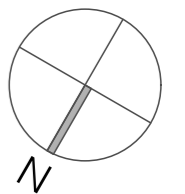
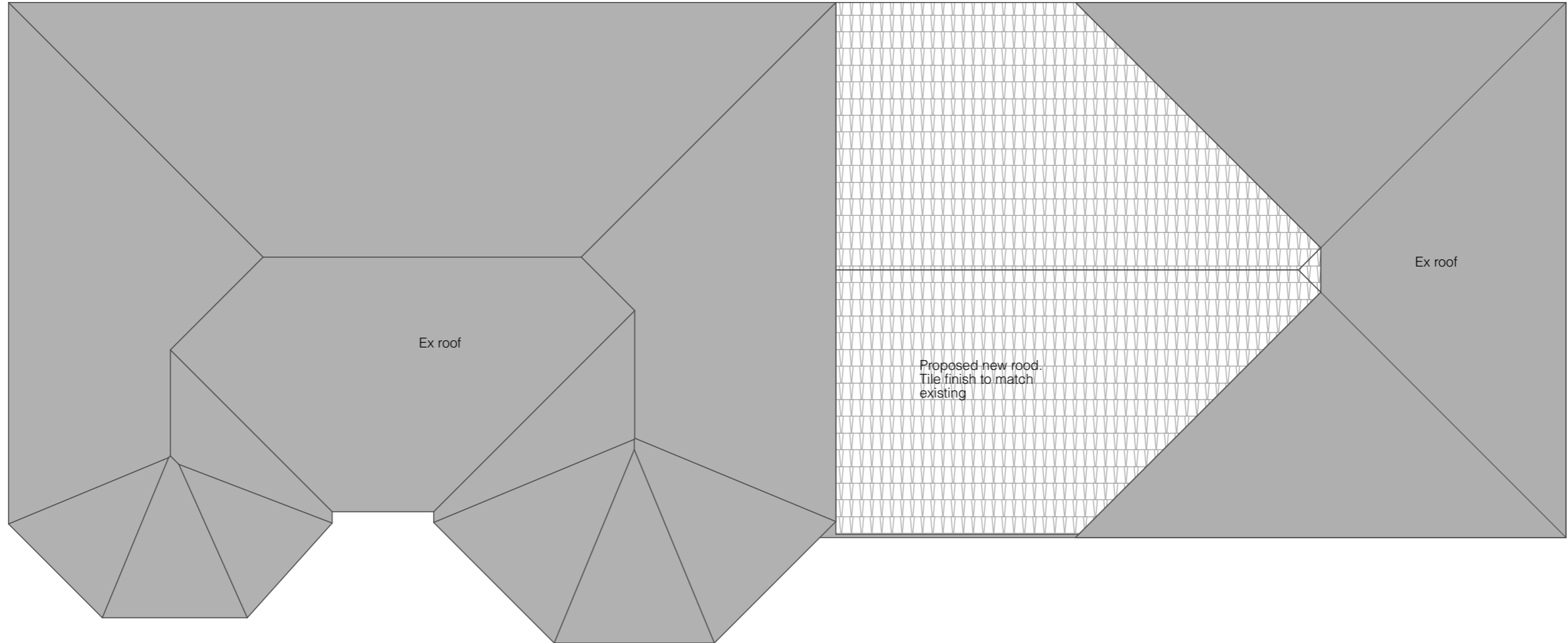
Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed new Rumpus and Sheds 2 Roebourne Road Otago	Site Plan	Scale	1:1000 @ A3
				Date	April 2024
		Client		File Number	2410
		Brett Free		Drawing No	100
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE 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		ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au		Printed:	Tuesday, 9 April 2024

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

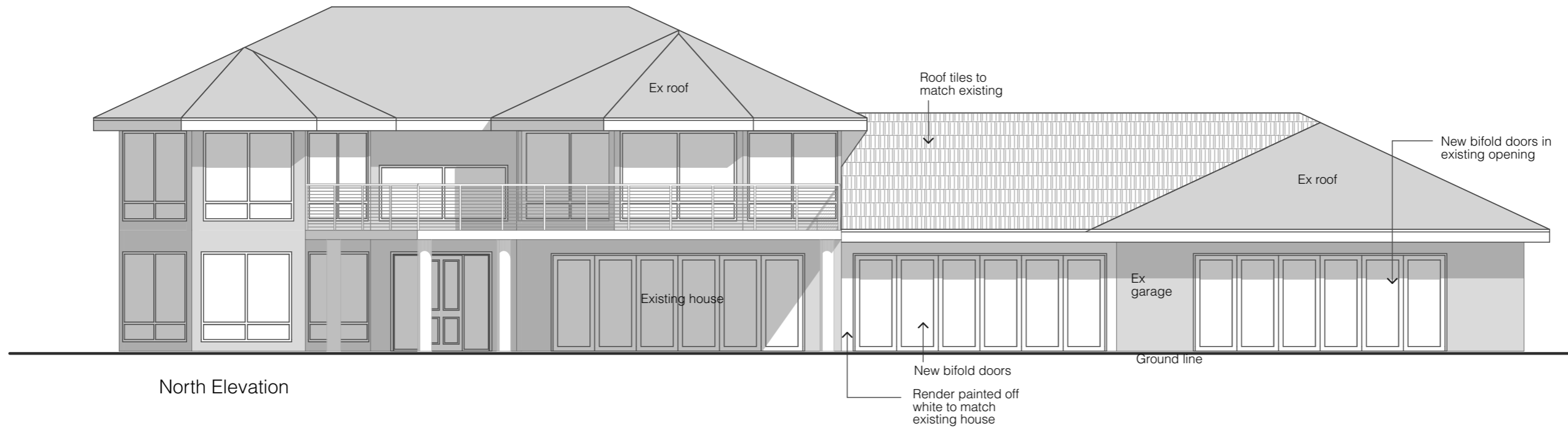


Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed new Rumpus and Sheds 2 Roebourne Road Otago	MATTHEW BAX ARCHITECT	Scale 1:100 @ A3	
				Date April 2024	
		Client Brett Free		File Number 2410	Printed: Tuesday, 9 April 2024
				Drawing No 101	
<p>GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM 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</p>					

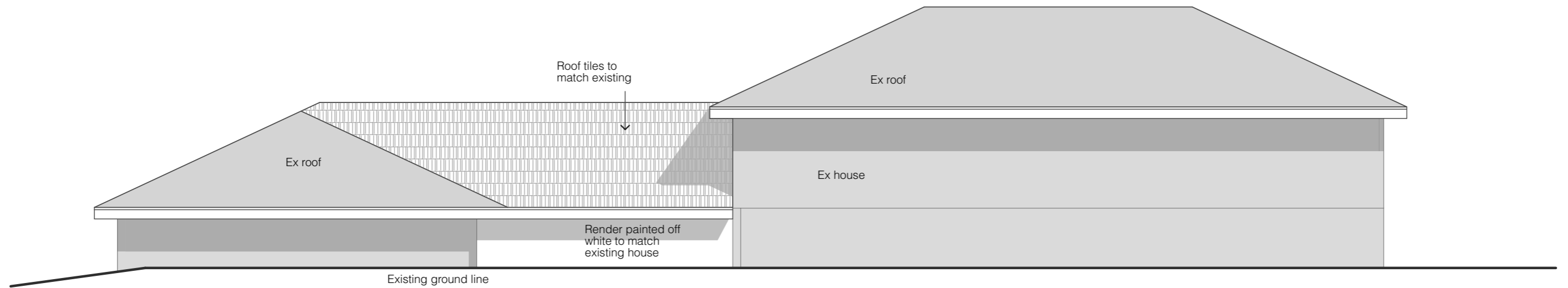
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Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed new Rumpus and Sheds 2 Roebourne Road Otago	MATTHEW BAX ARCHITECT	Scale	1:100 @ A3
				Date	April 2024
		Client	ph 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au	File Number	2410
		Brett Free		Drawing No	102
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		PRELIMINARY NOT TO BE USED FOR CONSTRUCTION			



North Elevation



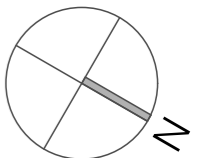
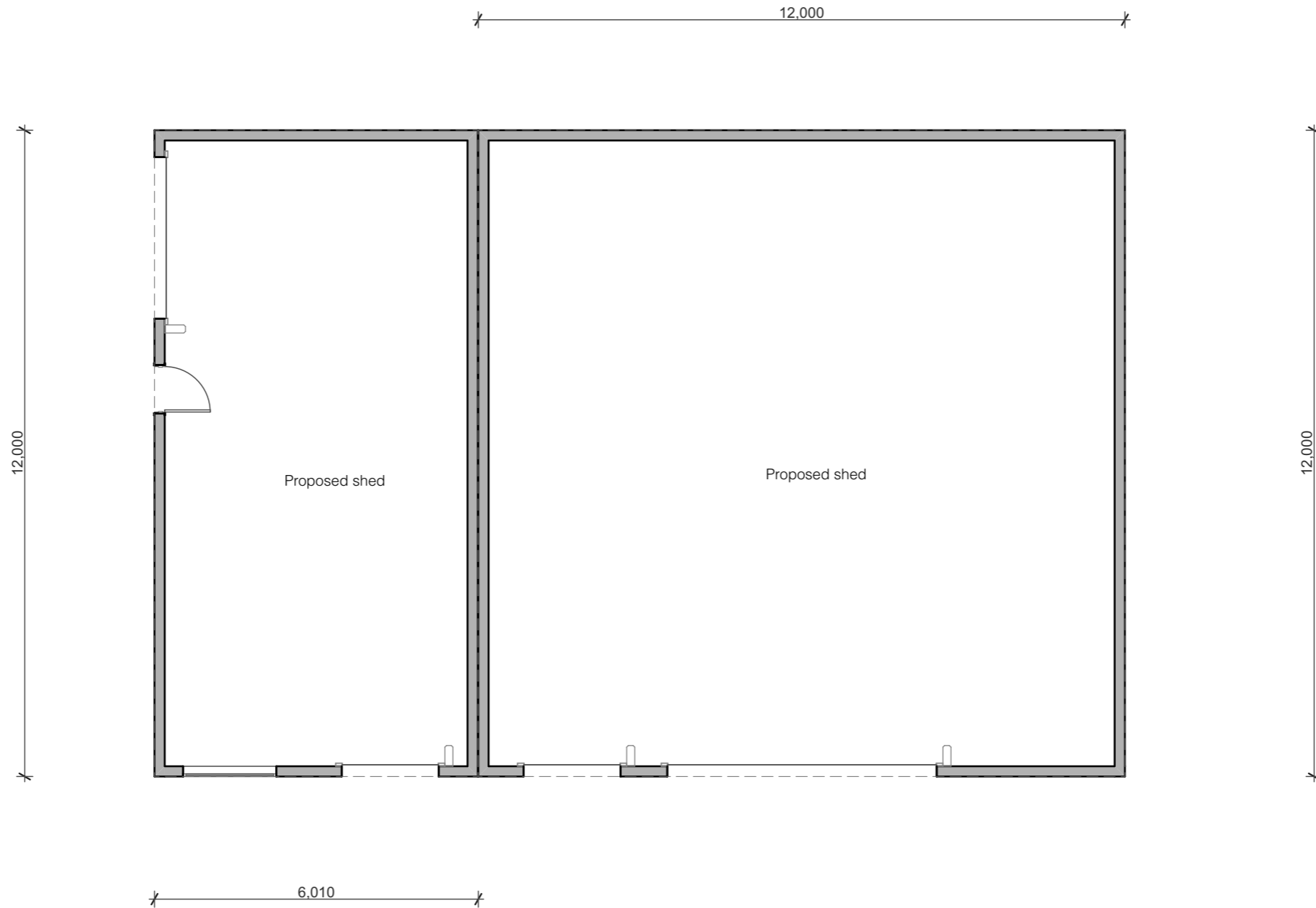
South Elevation

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed new Rumpus and Sheds 2 Roebourne Road Otago	MATTHEW BAX ARCHITECT	Elevations	
				Scale 1:100 @ A3	Date April 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 Brett Free	ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au	File Number 2410	Printed: Tuesday, 9 April 2024
			Drawing No 200		

PRELIMINARY

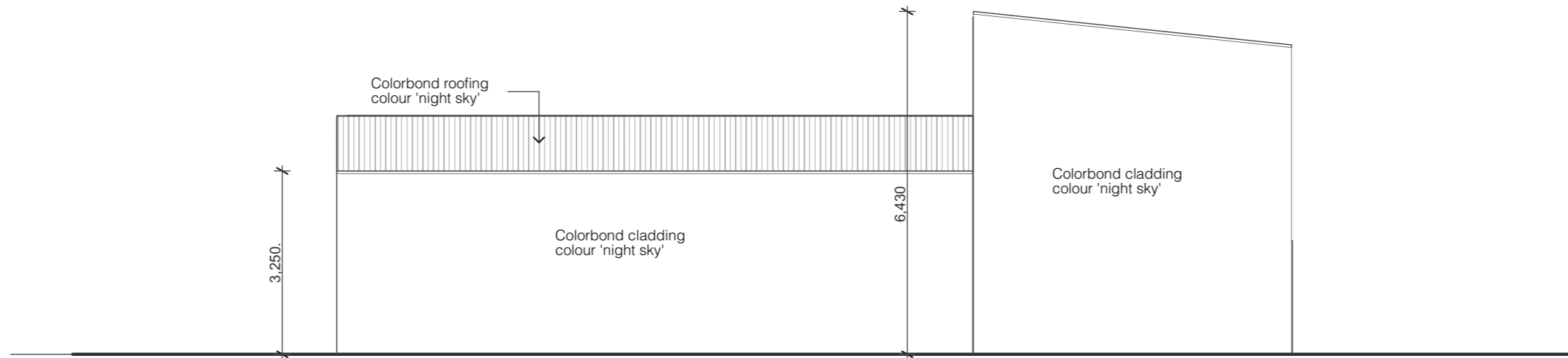
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Outbuilding use.
 - The proposed use for the outbuildings is storage of cars and boat.

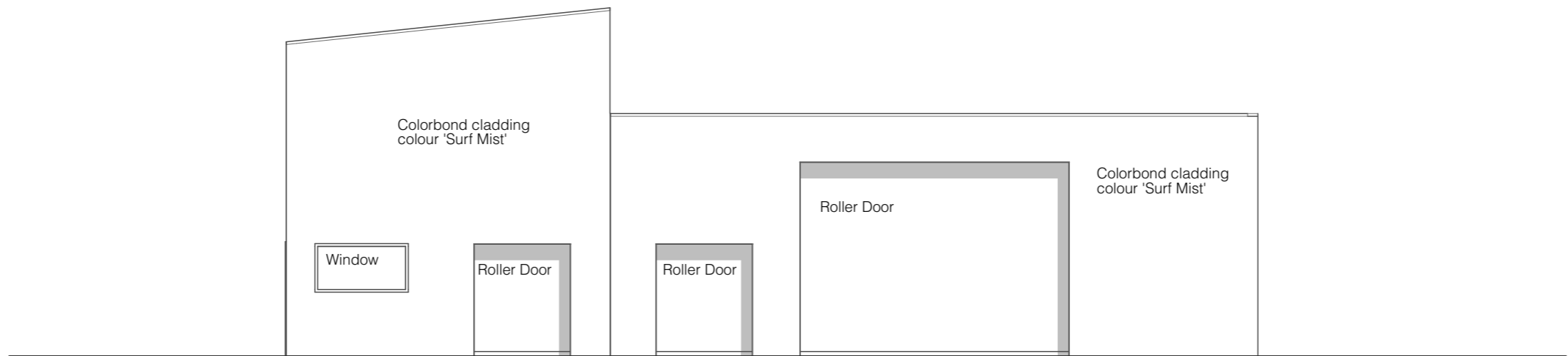


Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed new Rumpus and Sheds 2 Roebourne Road Otago	MATTHEW BAX ARCHITECT	Scale 1:100 @ A3	
				Date April 2024	
		Client	ph 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au	File Number	Printed: Friday, 19 April 2024
		Brett Free		Drawing No	
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				2410	
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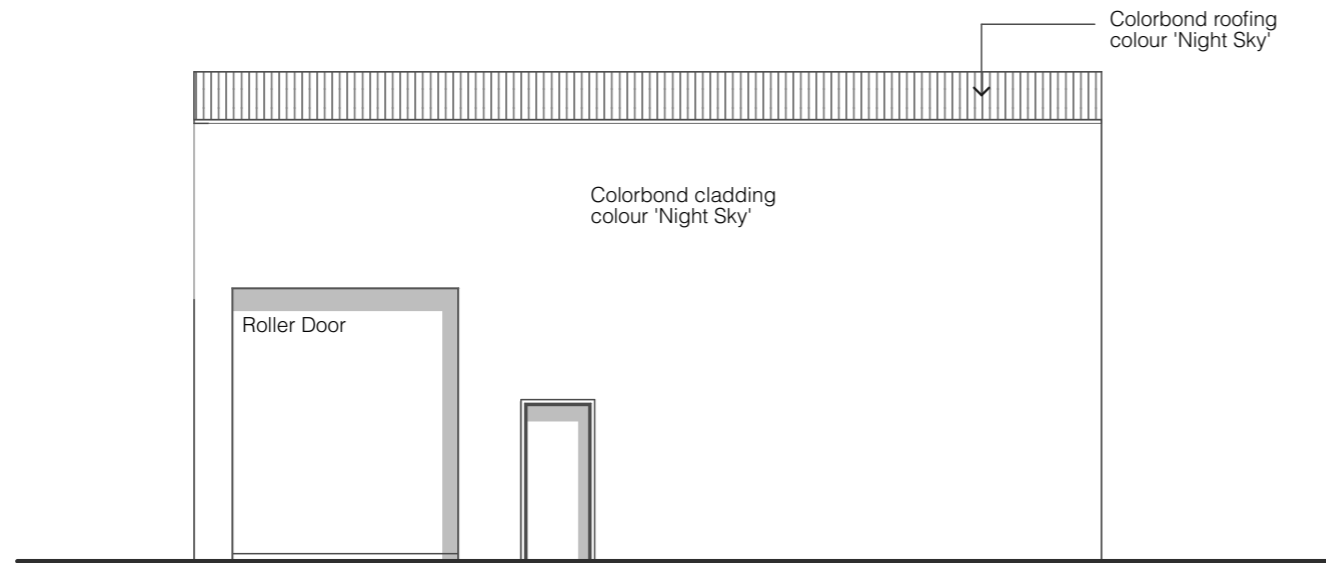


West Elevation

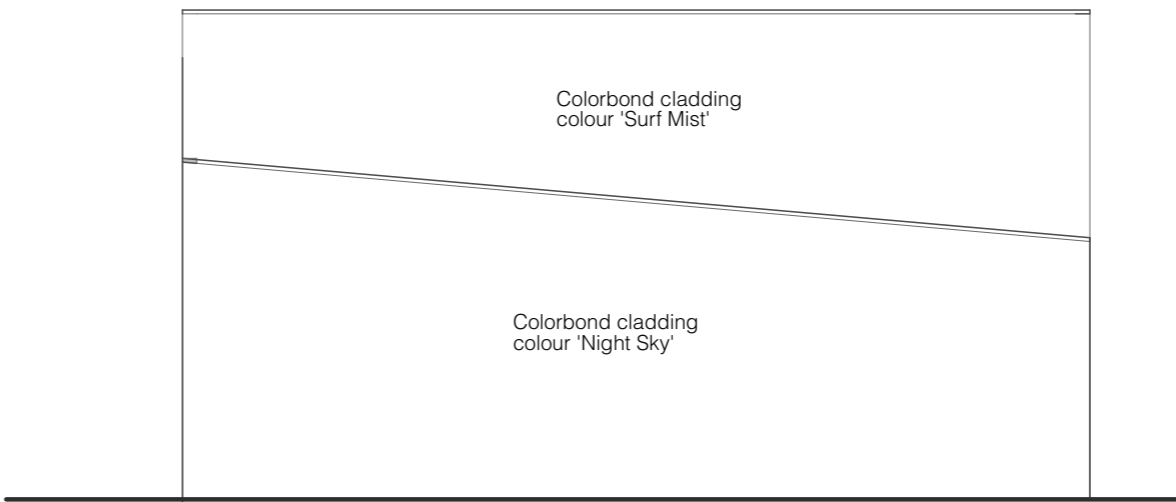


East Elevation

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed new Rumpus and Sheds 2 Roebourne Road Otago	MATTHEW BAX ARCHITECT	Shed Elevations 1	Scale 1:100 @ A3
					Date April 2024
		Client	ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au	File Number 2410	Printed: Tuesday 9 April 2024
		Brett Free	Drawing No 210		
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		PRELIMINARY NOT TO BE USED FOR CONSTRUCTION			



South Elevation



North Elevation

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed new Rumpus and Sheds 2 Roebourne Road Otago	<p>MATTHEW BAX ARCHITECT</p> <p>ph 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au</p>	Scale 1:100 @ A3	
				Date April 2024	
		Client		File Number	Printed: Tuesday, 9 April 2024
		Brett Free		2410	
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				Drawing No	
				211	

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 NOT TO BE USED FOR CONSTRUCTION