



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/043689

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 18 Montagu Bay Road, Montagu Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13 May 2024

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

Location:

Address..... 18 Montagu Bay Road
Suburb/Town Montagu Bay Postcode 2018

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

\$ 350,000

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 17.4.24

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 55131	FOLIO 2
EDITION 8	DATE OF ISSUE 17-Nov-2022

SEARCH DATE : 24-Feb-2023

SEARCH TIME : 08.15 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 2 on Plan 55131 (formerly being P1708(39A))
 Section 39A
 Derivation : Part of 217 Acres Gtd. to A. Montagu.
 Prior CT 2363/82

SCHEDULE 1

M988801 TRANSFER to BEAU JACOB WEBSTER and MADELINE JENNIFER
 LODGE Registered 17-Nov-2022 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 Lot 28 on Plan No. 55131
 BURDENING EASEMENT: Right of Drainage [appurtenant to Lots 3
 to 16 Section 39A on Plan No. 55131 and Lots 122 to
 124 Section 51 on Plan No. 55131) over the drainage
 easement passing through the said land within
 described
 E324768 MORTGAGE to AFSH Nominees Pty Ltd Registered
 17-Nov-2022 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY OF CLARENCE

TOWN OF LINDISFIELD
LAND DISTRICT OF CLARENCE

SCALE = 40 FEET TO AN INCH.

Part of 217 acres. *Granted to A. Monaghan, Director of Housing 881-8-c.v.*

(P.987)

(420/14)

(12/35)

(103/2)

10/11/20
20/11/20

20/11/20
20/11/20

(147/1)

(10/57)

(37/32)

(512/27)

REGISTERED NUMBER
55131 (SEC 39A)

REGISTERED NUMBER
55132 (SEC 5)

REGISTERED NUMBER
55131 (SEC 39A)

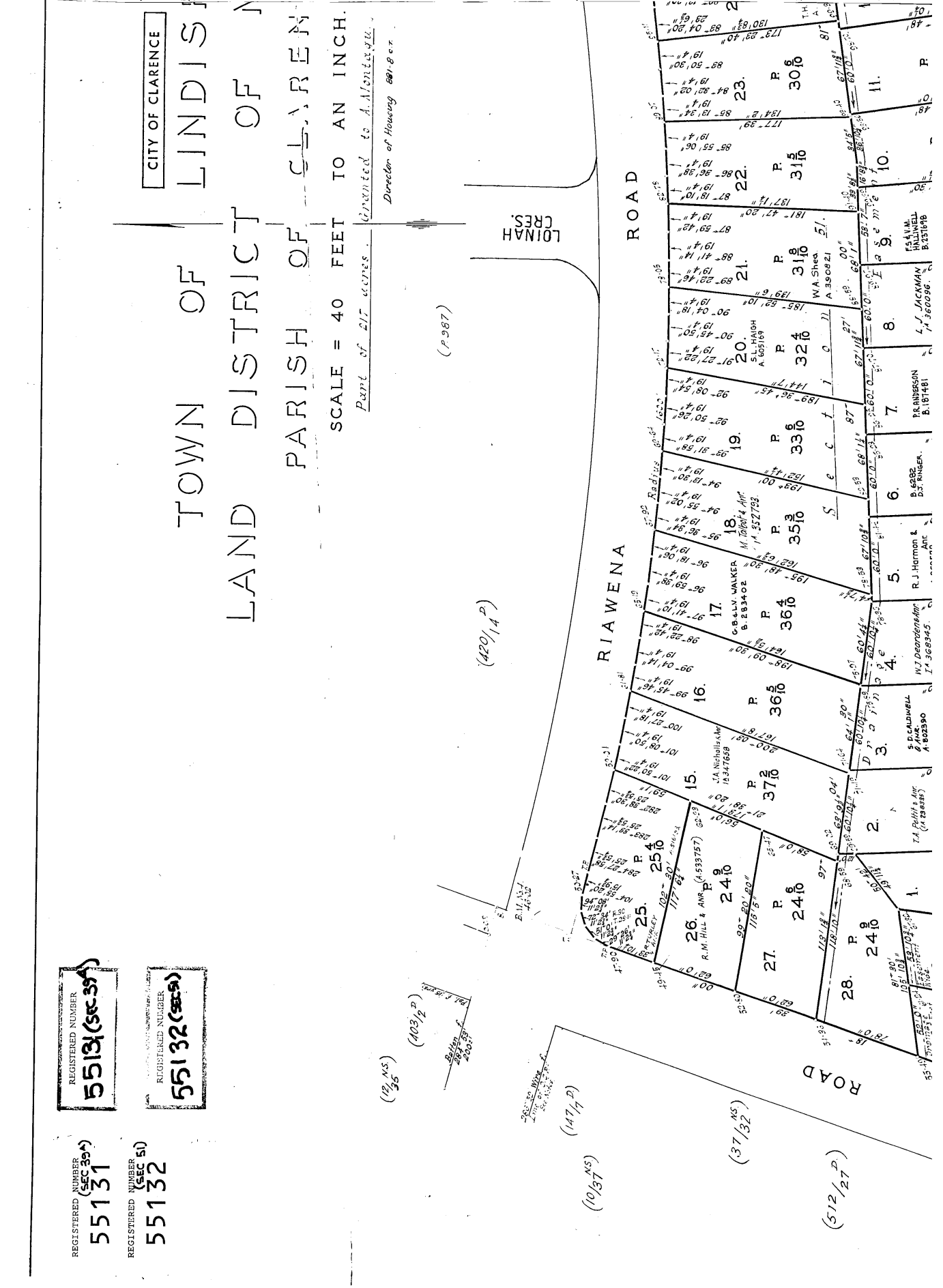
REGISTERED NUMBER
55132 (SEC 5)

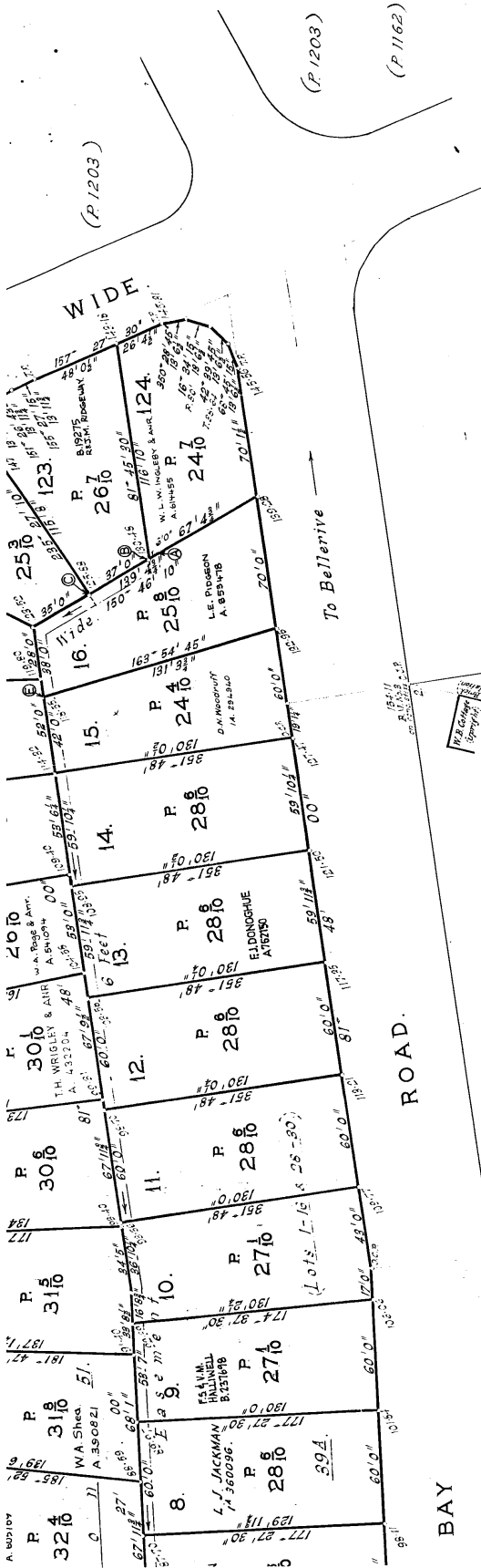
LOINAH CRES.

ROAD

RIAWENA

ROAD





REGISTERED NUMBER
55131 (sec 39A)

REGISTERED NUMBER
55132 (sec 5)

REGISTERED NUMBER
55131 (SEC 39A)

REGISTERED NUMBER
55132 (SEC 5)

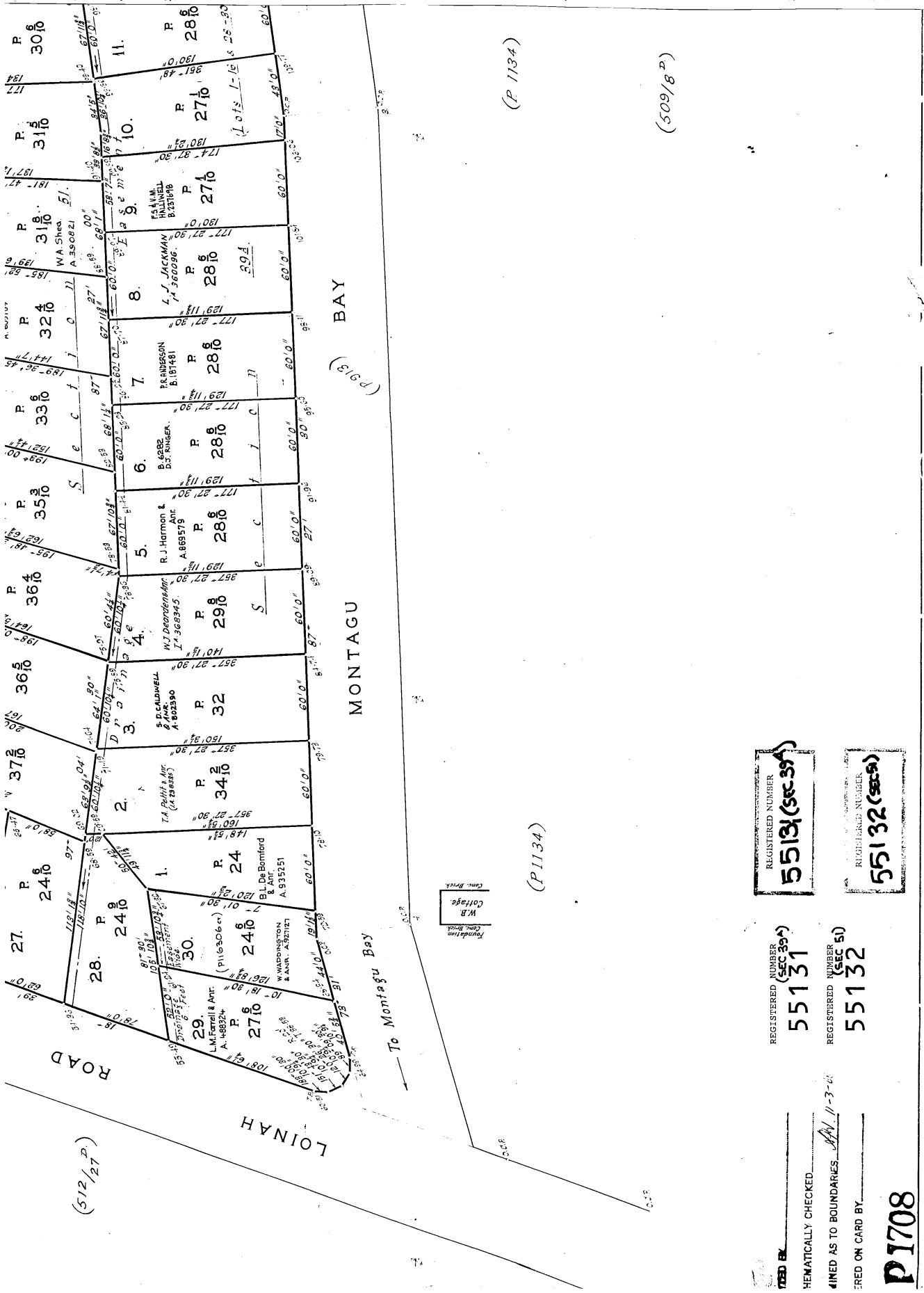
(P 1669)

(509/9^D)

(P 1134)

(509/8^D)

LETTERS A.S.C.E. DATED 28/5/94
I hereby certify that this is a correct copy
of plans of surveys by J.H.E. Howell & F. Miles (P. 222 & 223)
deposited in the office of the Surveyor-General.
J.H.E. Howell
Surveyor-General.
16/5/94



REGISTERED NUMBER (SEC 39) **55131**

REGISTERED NUMBER (SEC 51) **55132**

REGISTERED NUMBER (SEC 39) **55133 (sec 39)**

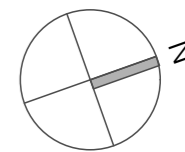
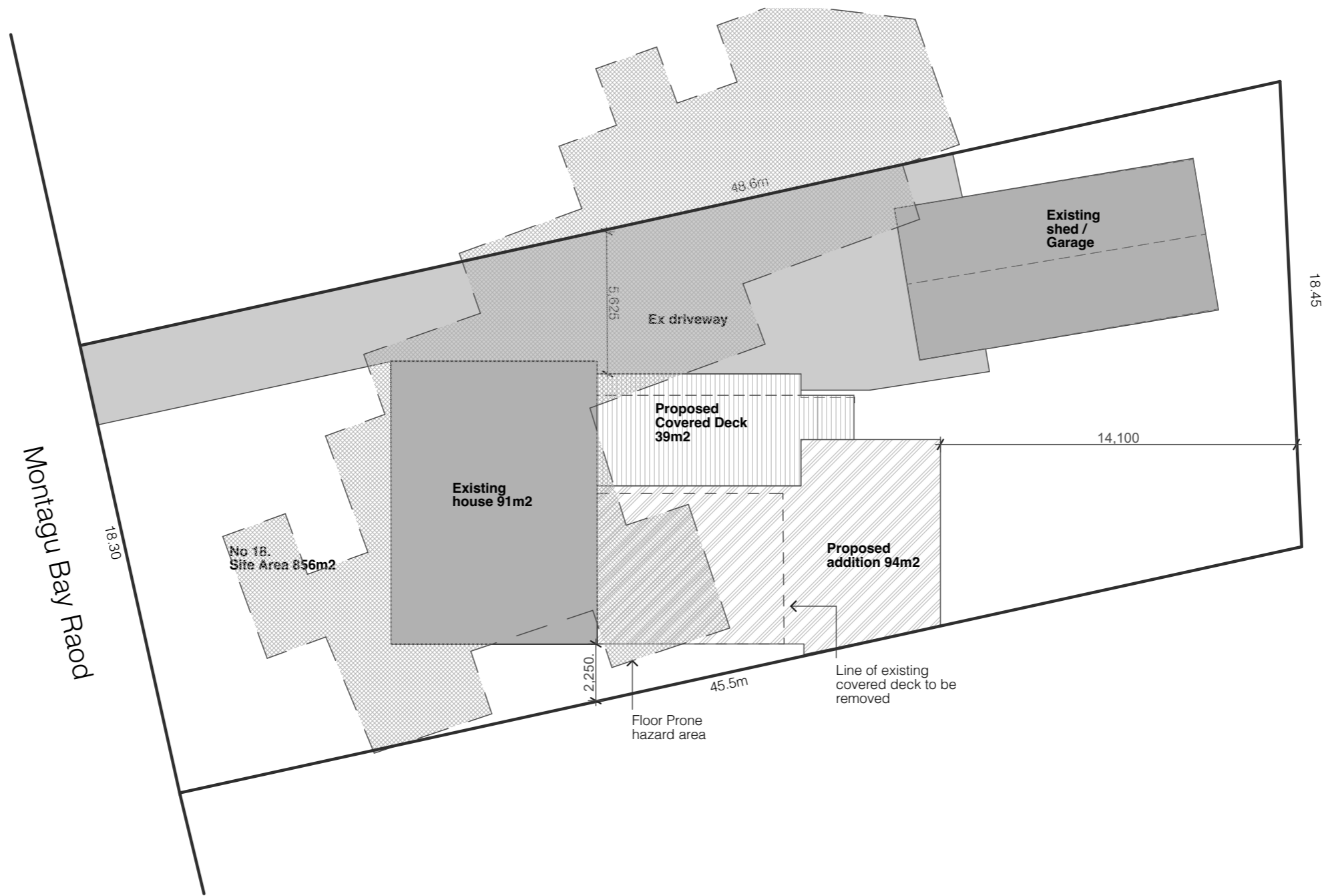
REGISTERED NUMBER (SEC 51) **55132 (sec 51)**

HEMATICALLY CHECKED

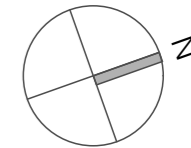
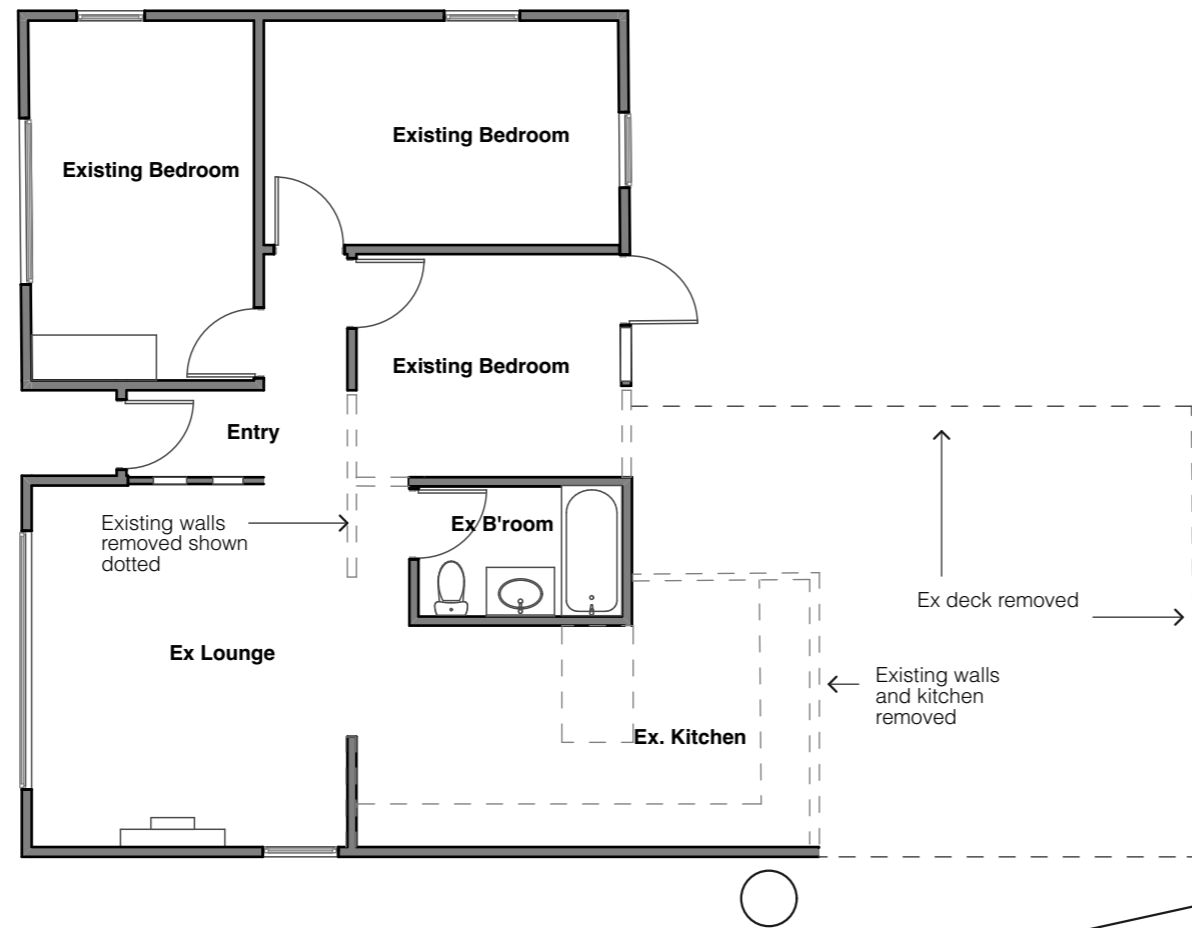
MINED AS TO BOUNDARIES *Appl. 11-3-01*

ENTERED ON CARD BY

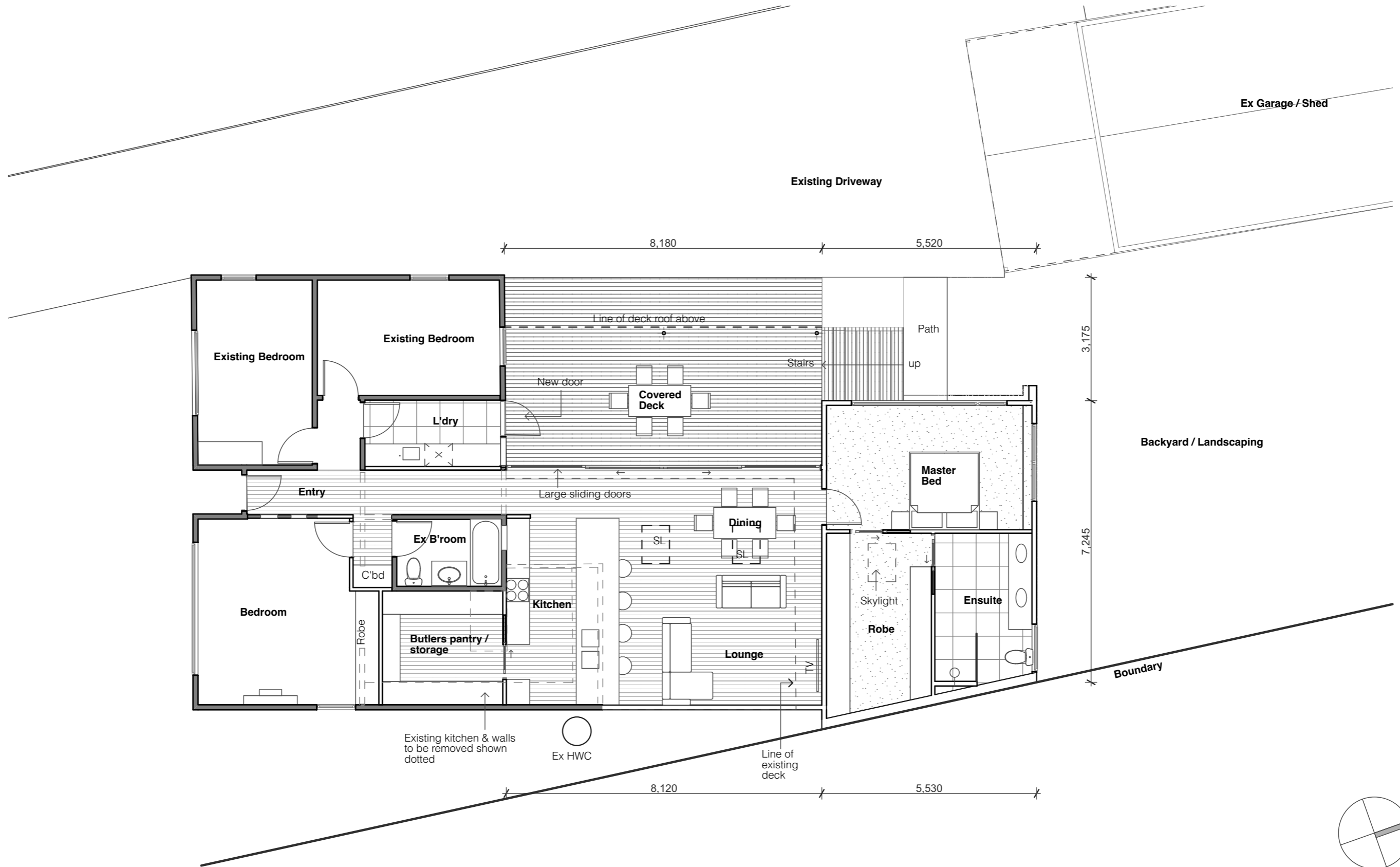
P1708



Revision	Date	Project Title	Drawing Title	Drawn	Checked
A	22.4.24	Addition & Alterations 18 Montagu Bay Road Montagu Bay	Site Plan	Scale	1:200 @ 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	MATTHEW BAX ARCHITECT ph 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au	File Number	2330
		Beau Webster & Madeline Lodge		Drawing No	100A



Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Addition & Alterations 18 Montagu Bay Road Montagu Bay	MATTHEW BAX ARCHITECT	Scale 1:100 @ A3	
				Date April 2024	
		Client Beau Webster & Madeline Lodge	ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au	File Number 2330	Printed: Monday 22 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				Drawing No 101	

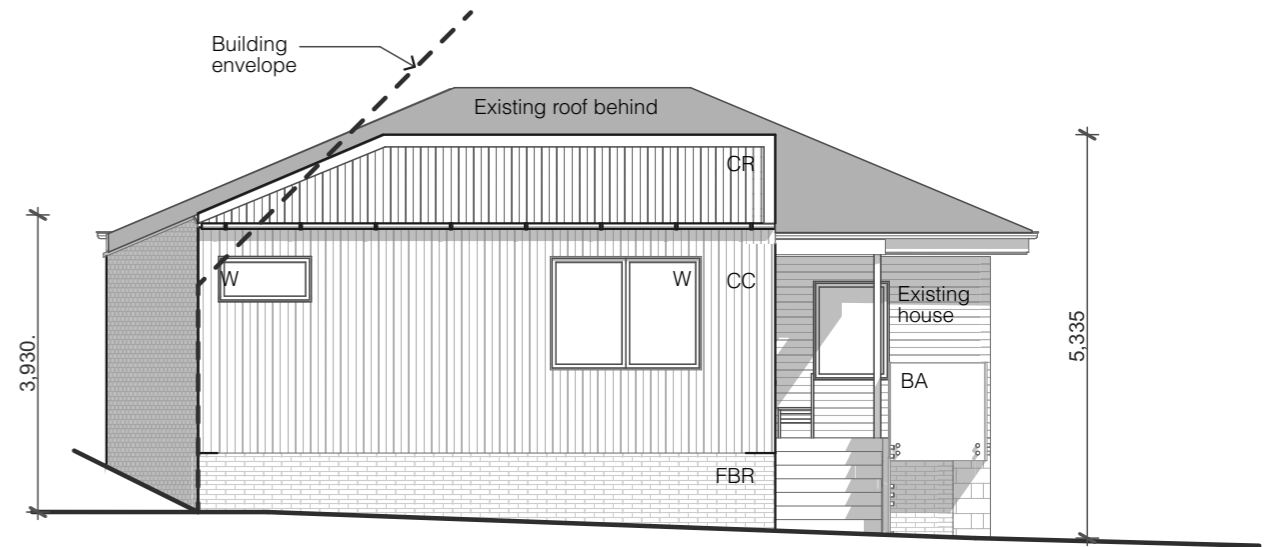


Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Addition & Alterations 18 Montagu Bay Road Montagu Bay	MATTHEW BAX ARCHITECT	Scale 1:100 @ A3	
				Date April 2024	
		Client Beau Webster & Madeline Lodge	ph 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au	File Number	Printed: Monday, 22 April 2024
				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				102	

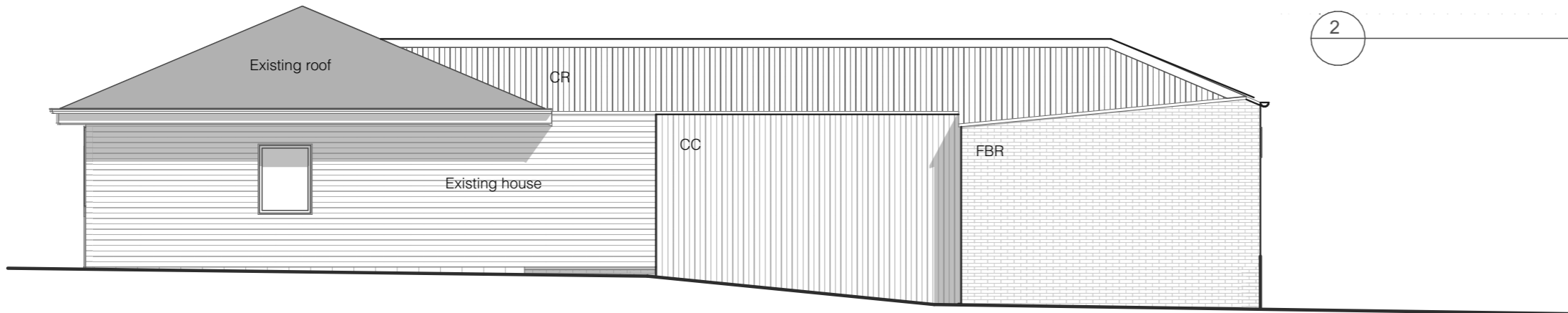
Key
 CC Cement sheet cladding painted black.
 BFR Face brickwork "grey"
 W Window
 BA Glass Balustrade
 GD Glazed door.
 SL Skylight
 CR Colorbond roofing colour 'Grey' to math existing.



1 West Elevation
 1:100



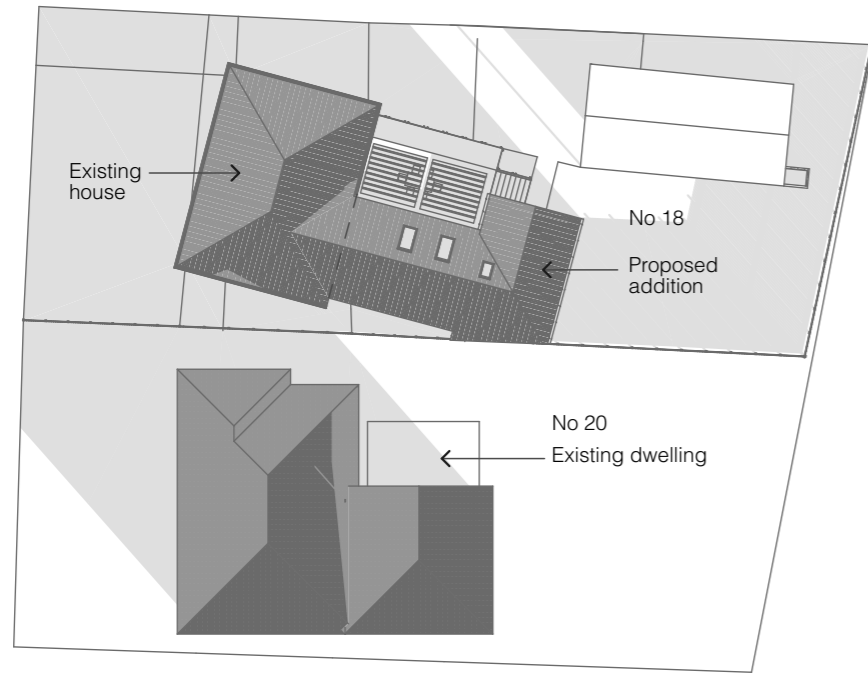
2 North Elevation
 1:100



3 West Elevation
 1:100

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Addition & Alterations 18 Montagu Bay Road Montagu Bay	MATTHEW BAX ARCHITECT	Scale 1:100 @ A3	
				Date April 2024	
		Client Beau Webster & Madeline Lodge	ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au	File Number 2330	Printed: Monday 22 April 2024
				Drawing No 200	
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



19 Shadow Study 21 June at 0800h



04 Shadow Study 21 June at 0900h



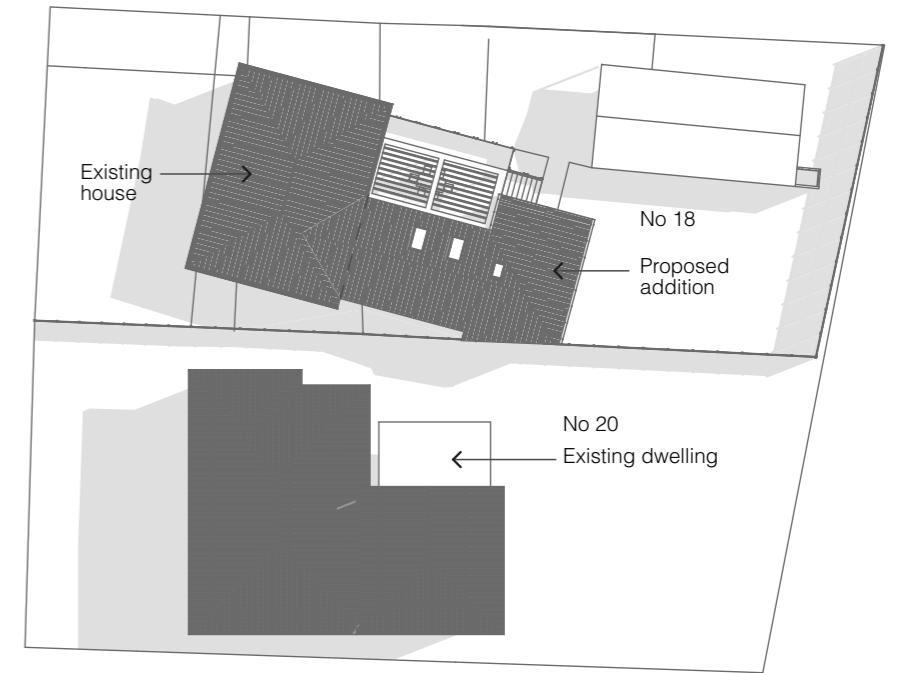
14 Shadow Study 21 June at 1000h



4 Shadow Study 21 June at 1100h



05 Shadow Study 21 June at 1200h



6 Shadow Study 21 June at 1300h

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Addition & Alterations 18 Montagu Bay Road Montagu Bay	MATTHEW BAX ARCHITECT	Scale NTS	
				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	ph 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au	File Number	2330 700
		Beau Webster & Madeline Lodge		Printed: Monday 22 April 2024	

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION



7 Shadow Study 21 June at 1400h



8 Shadow Study 21 June at 1500h



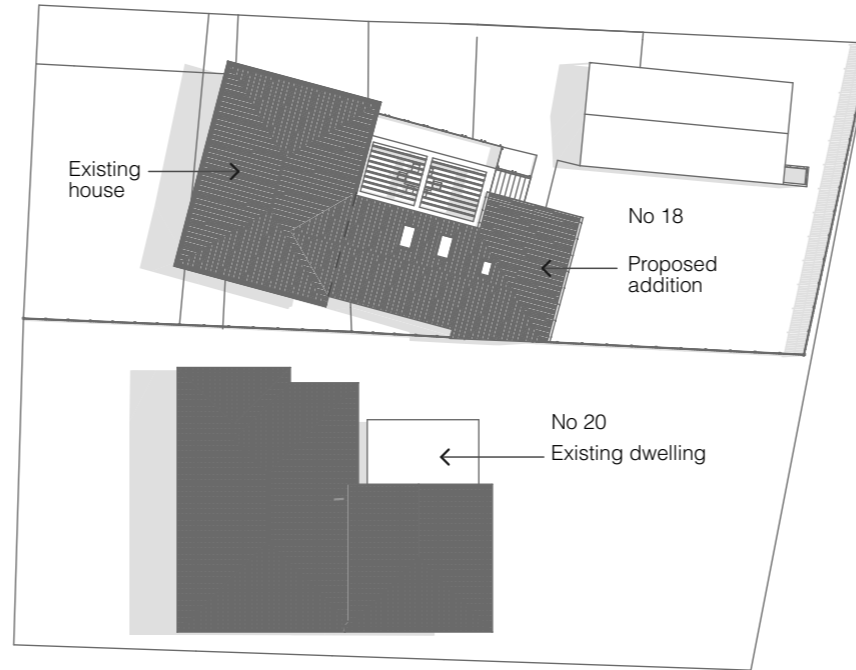
18 Shadow Study 21 June at 1600h

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Addition & Alterations 18 Montagu Bay Road Montagu Bay	MATTHEW BAX ARCHITECT	Scale	NTS
				Date	April 2024
		Client	ph 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au	File Number	2330
		Beau Webster & Madeline Lodge		Drawing No	701
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: Monday, 22 April 2024

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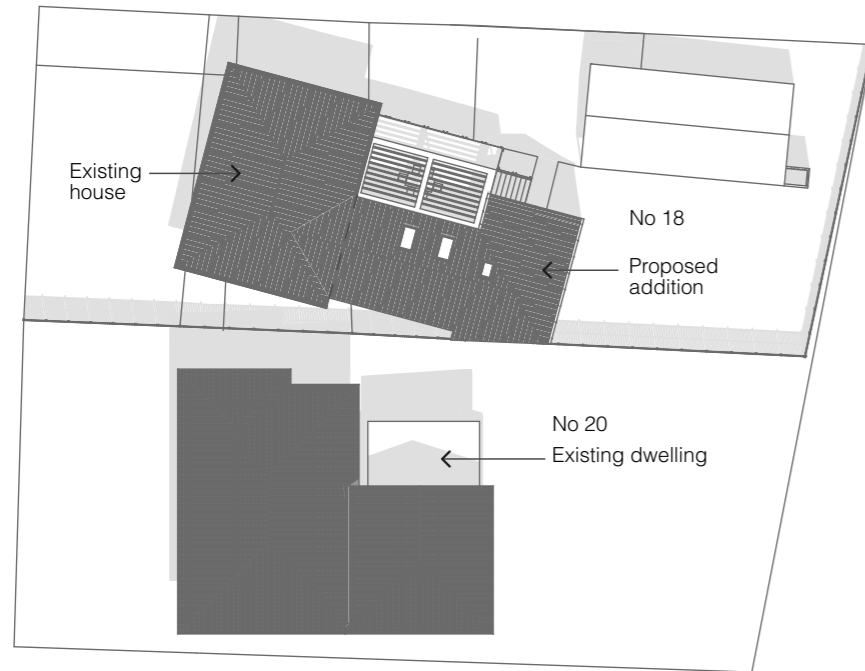
01 Shadow Study 21 March/Sept at 0900h



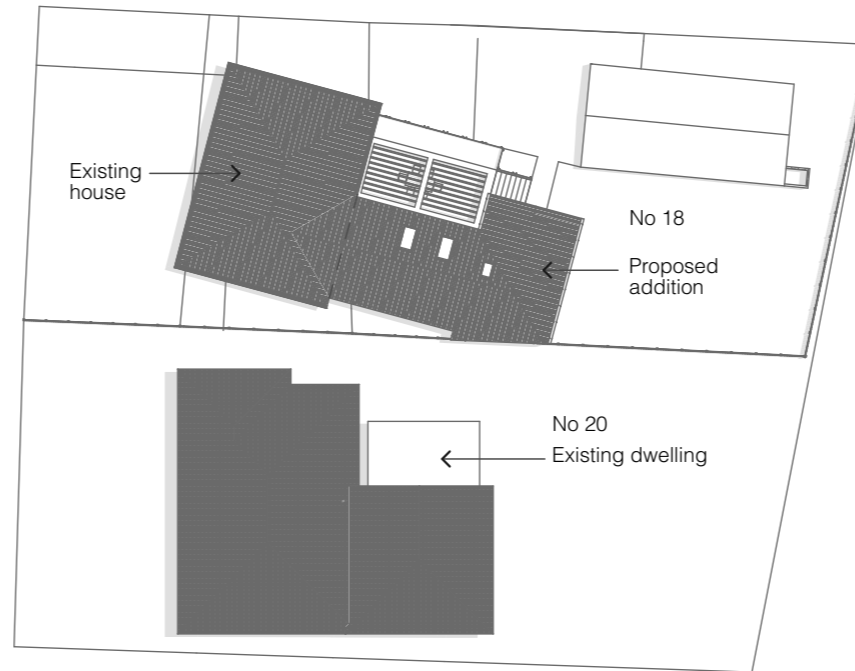
02 Shadow Study 21 March/Sept at 1200h



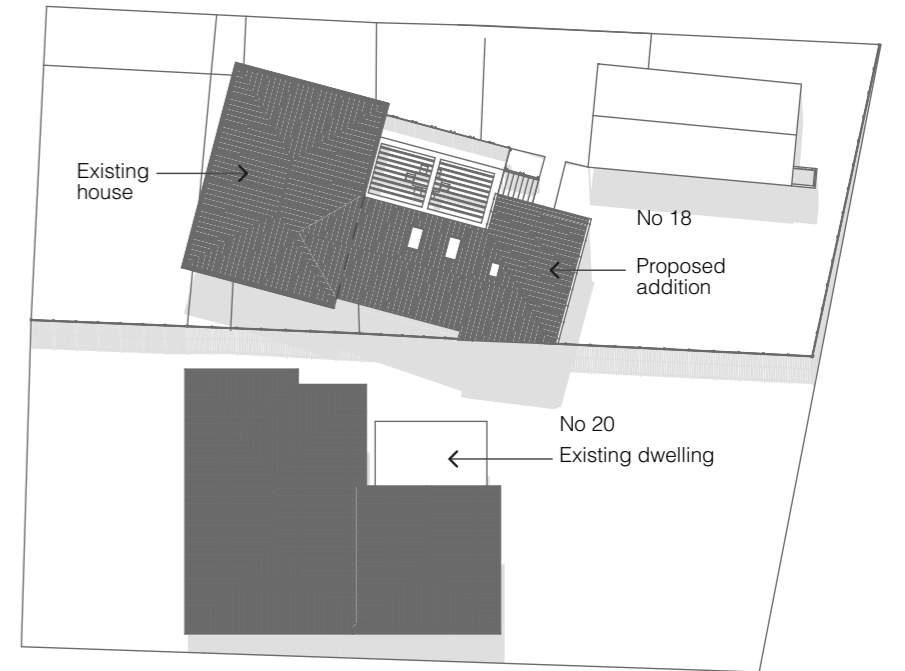
03 Shadow Study 21 March/Sept at 1500h



10 Shadow Study 21 Dec at 0900h



11 Shadow Study 21 Dec at 1200h



12 Shadow Study 21 Dec at 1500h

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Addition & Alterations 18 Montagu Bay Road Montagu Bay	MATTHEW BAX ARCHITECT	Scale	NTS
				Date	April 2024
		Client	ph 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au	File Number	2330
		Beau Webster & Madeline Lodge		Drawing No	703
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: Monday, 22 April 2024

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