



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/044117

PROPOSAL: Dwelling

LOCATION: 16 Henry Street, Richmond

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03 July 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03 July 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 03 July 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:

Proposed Dwelling - Vacant Lot

Location:

Address..... 16 Henry St
Suburb/Town Richmond Postcode 7025

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

\$ 500,000.00

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

no

Current Use of Site:

N.A - Vacant

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

 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:

	07.05.24
Signature.....	Date.....

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 182302	FOLIO 4
EDITION 1	DATE OF ISSUE 21-Mar-2022

SEARCH DATE : 06-May-2024

SEARCH TIME : 03.28 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 4 on Sealed Plan 182302
 Derivation : Part of 1A-2R-11P Gtd. to W J Aislabie
 Prior CT 112878/1

SCHEDULE 1

M769782 TRANSFER to WILHELM GEORGE HEINZ SUESSENBACH of ninety undivided 1/100 shares and KLARA CELESTE SUESSENBACH of ten undivided 1/100 shares as tenants in common Registered 19-Aug-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP182302 EASEMENTS in Schedule of Easements
 SP182302 FENCING PROVISION in Schedule of Easements
 E189153 MORTGAGE to National Australia Bank Limited Registered 19-Aug-2019 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

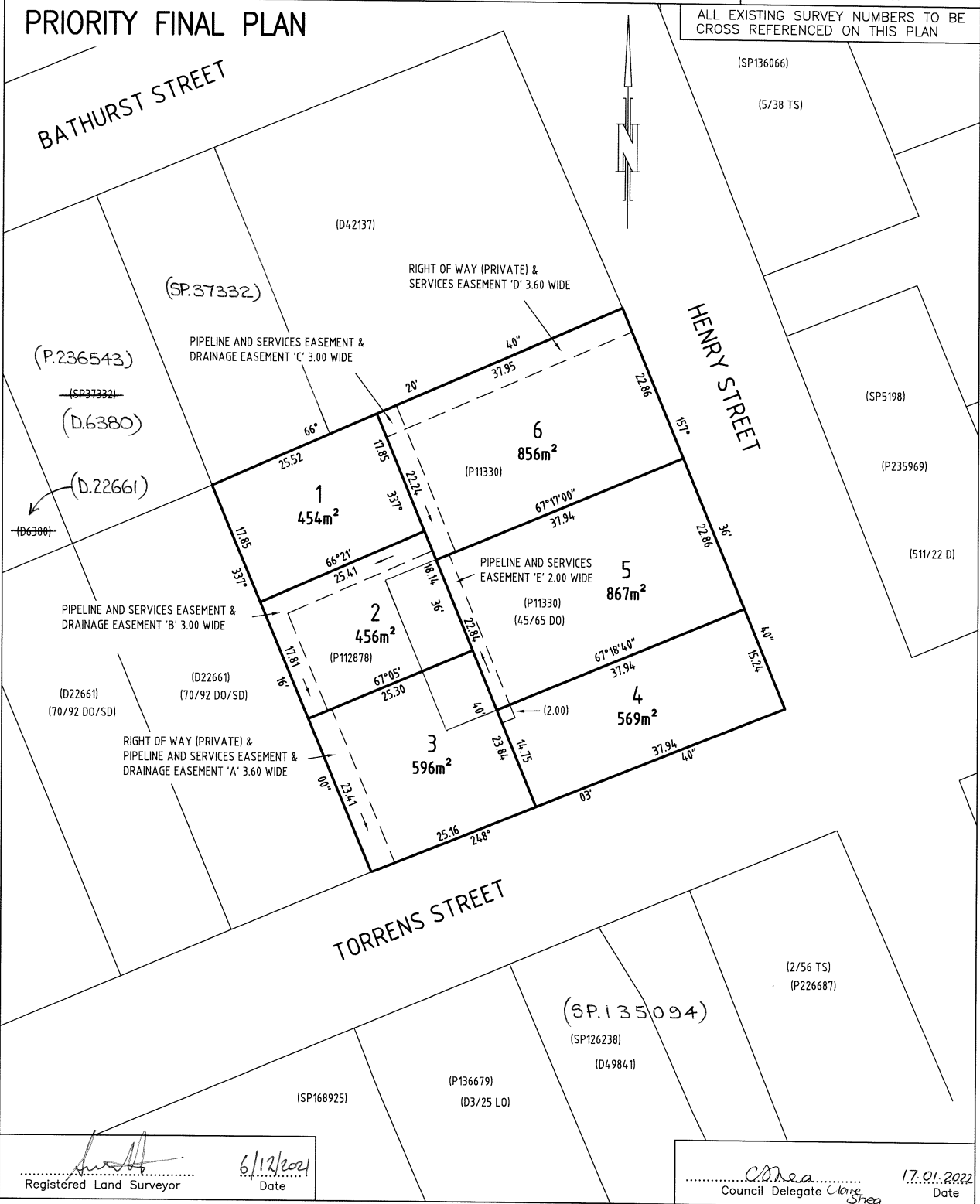
N192072 PRIORITY NOTICE reserving priority for 90 days D/MORTGAGE NATIONAL AUSTRALIA BANK LIMITED TO WILHELM GEORGE HEINZ SUESSENBACH AND KLARA CELESTE SUESSENBACH TRANSFER WILHELM GEORGE HEINZ SUESSENBACH AND KLARA CELESTE SUESSENBACH TO BRETT JAMES SCOTT AND JACQUELINE MAREE SCOTT Lodged by CLAXTON LEGAL on 02-Apr-2024 BP: N192072
 N189456 TRANSFER to BRETT JAMES SCOTT and JACQUELINE MAREE SCOTT Lodged by CLAXTON LEGAL on 06-May-2024 BP: N191498
 N191498 DISCHARGE OF MORTGAGE E189153 Lodged by CLAXTON LEGAL on 06-May-2024 BP: N191498

3/2/22

OWNER WILHELM GEORGE HEINZ SUESSENBACH KLARA CELESTE SUESSENBACH	PLAN OF SURVEY	REGISTERED NUMBER SP182302
FOLIO REFERENCE C.T.111330/1 & C.T.111330/2 C.T.112878/1	BY SURVEYOR SAMUEL FRANKLIN HARVEY ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0402-476-360	APPROVED EFFECTIVE FROM 2.1.MAR.2022
GRANTEE Part of 1A-2R-11Ps, Granted to William John Aislabie.	TOWN OF RICHMOND AND CITY OF CLARENCE	<i>Samuel Franklin Harvey</i> Recorder of Titles
	SCALE 1: 500 LENGTHS IN METRES	

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Samuel Franklin Harvey
Registered Land Surveyor
6/12/2021
Date

C. Shea
Council Delegate
17.01.2022
Date

TASMANIAN LAND TITLES OFFICE

Transfer

Section 58 Land Titles Act 1980.



N189456

THE TRANSFEROR for the consideration specified below (receipt of which from the transferee is hereby acknowledged) HEREBY TRANSFERS to the TRANSFEREE the estate and interest specified in the land described hereunder subject to the mortgages and encumbrances registered thereon including any created by dealings lodged for registration before the lodging of this transfer.

DESCRIPTION OF LAND		
Folio of the Register	If subject to existing mortgages - list here.	
Volume	Folio	If part of land - describe part.
		If easement created - describe easement.
182302	4	

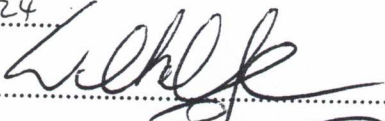
Estate and Interest: **in fee simple**


Transferor: **WILHELM GEORGE HEINZ SUESSENBACH** and **KLARA CELESTE SUESSENBACH**

Transferee: **BRETT JAMES SCOTT** and **JACQUELINE MAREE SCOTT** of 100 RIVER RD TUNNACK TAS 7120

Consideration:
\$400,000.00

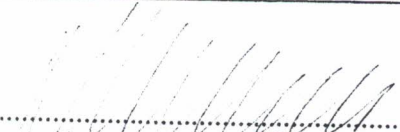
Date: 8/4/2024

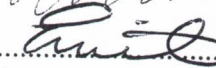
Signed: 

Witness (Signature): 

Print Full Name: EMMA MITCHELL

Complete Address: 59 HARRINGTON ST
HOBART TAS 7000
(Complete residential or complete workplace address)

Signed: 

Witness (Signature): 

Print Full Name: EMMA MITCHELL

Complete Address: 59 HARRINGTON ST
HOBART TAS 7000
(Complete residential or complete workplace address)

Land Titles Office Use Only

T
Version 1 (TOLD)

Dealing Security Code: 726811
DUTIES ACT 2001-TAS LICENCE - 22741
 Stamping Reference 5747286-185
 Stamping Date 8-2-24
 Consideration \$400,000
 Duty \$13,997.50
 Interest \$
 Total ME

Duty

THE BACK OF THIS FORM MUST NOT BE USED

Created 15-Mar-2024 09:00AM

DESIGN DETAILS

TITLE REFERENCE : 182302	
CERTIFICATE FOLIO	182302
VOLUME	4
PROPERTY ID 9041134	
EXISTING SITE COVERAGE :NIL	
EXISTING SITE AREA (m2)	569
PROPOSED FLOOR AREA (m2 internal)	208
CLIMATE ZONE	7

DRAWING SCHEDULE ARCHITECTURAL

DRAWING NO.	DRAWING	REV
A000	Cover + Location Plan	-
A100	Site Plan	A
A200	Ground Plan – Proposed	A
A300	Elevations	-
A301	Elevations	-



PROPOSED SITE .
16 HENRY ST.

NOTE: EXISTING DILAPIDATED SHEDS. SHOWN ON AERIAL. NO LONGER EXIST. VACANT LOT.

01 LOCATION PLAN - 16 HENRY STREET
NOT TO SCALE

ROWBOTTOM ARCHITECTURE
LUTRUWITA/TASMANIA
rowbottomarchitecture@gmail.com - 0439 849 433

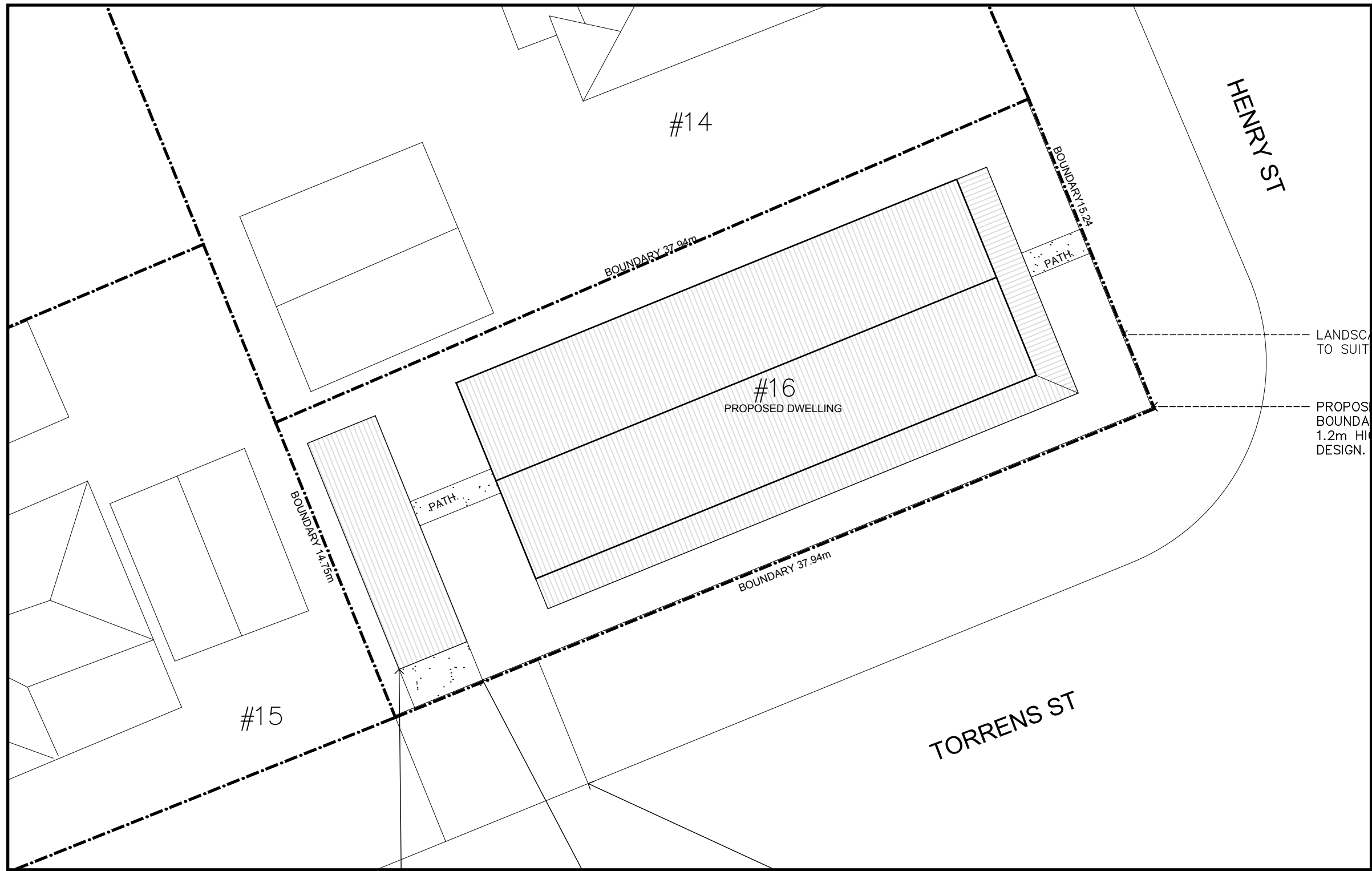
PROJECT
NEW RESIDENCE
16 HENRY ST
RICHMOND , TAS, AUS
CLIENT
JAC + BRETT SCOTT

TITLE
LOCATION PLAN

REV. No.	DESCRIPTION	DATE
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DRAWING No.	REVISION No. -
A000	
DATE	30.05.24
SCALE	-
PROJECT CODE	2401
APPROVAL	DEVELOPMENT APPLICATION

Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect for decision before proceeding with the work.



LANDSCAPING TO FUTURE DETAIL TO SUIT HERITAGE CONTEXT.

PROPOSED TIMBER FENCE TO BOUNDARY. 1.2m HIGH. REFER ELEVS FOR DESIGN.

01 SITE PLAN
1:200

PROPOSED ROOFED CARPORT

PROPOSED SEALED CONCRETE DRIVEWAY + PARKING TO CONNECT TO EX. CROSSOVER.

EXISTING CROSSOVER. EX. DIMS SUBJECT TO SURVEY.

ROWBOTTOM ARCHITECTURE
LUTRUWITA/TASMANIA
rowbottomarchitecture@gmail.com - 0439 849 433

PROJECT
NEW RESIDENCE
16 HENRY ST
RICHMOND, TAS, AUS
CLIENT
JAC + BRETT SCOTT

TITLE
SITE PLAN

REV. No.	DESCRIPTION	DATE

DRAWING No.	REVISION No. -
A100	
DATE	30.05.24
SCALE	1:200
PROJECT CODE	2401
APPROVAL	DEVELOPMENT APPLICATION

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0 1 3 5 7M

GENERAL NOTES

BUILDING CLASS: 1A

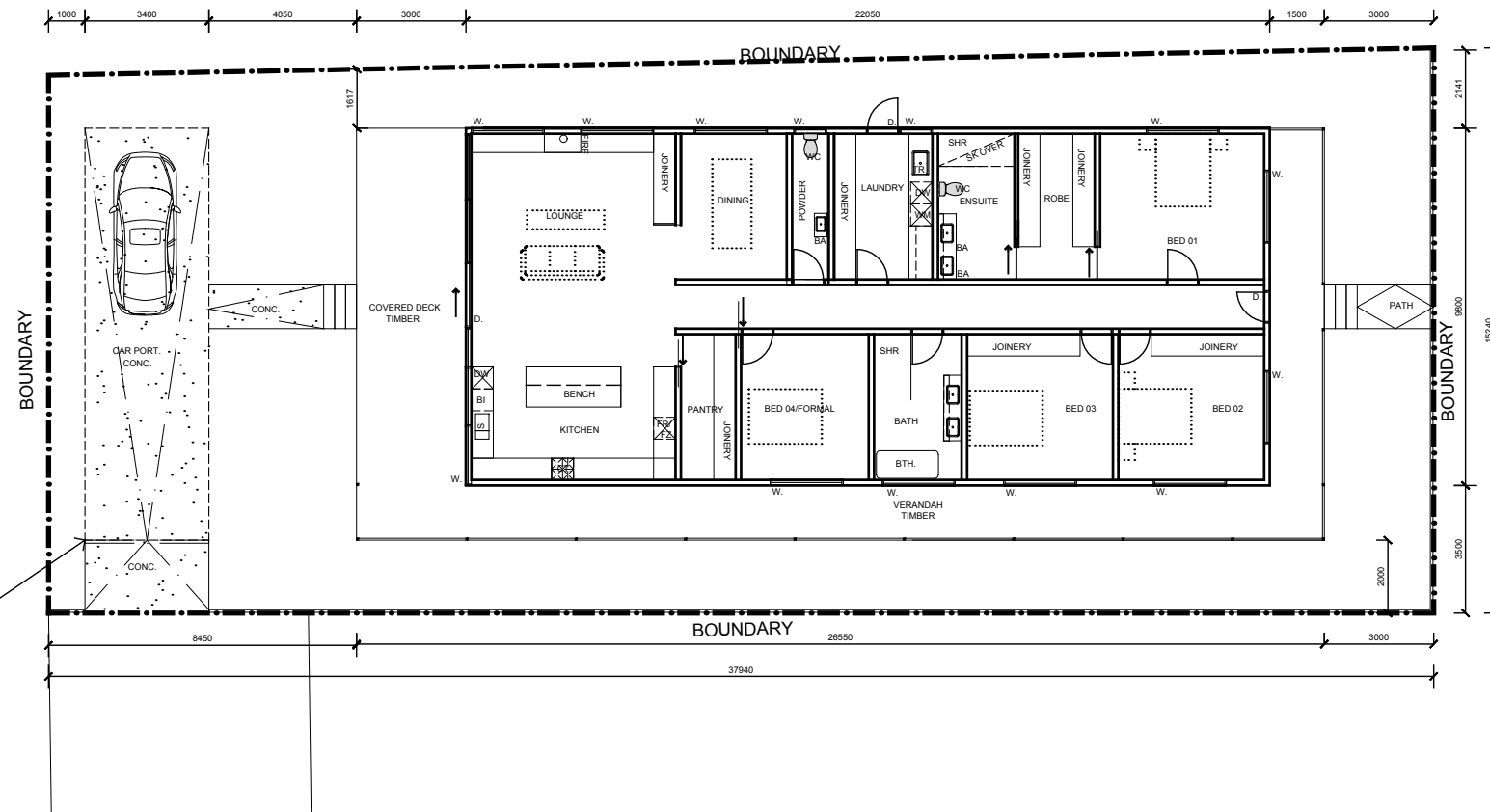
DO NOT SCALE. ALL DIMENSIONS ARE NOMINAL ONLY. DIMENSIONS ARE TO FINISHED SURFACES UNLESS OTHERWISE NOTED. DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK WITH THE ARCHITECT.

LEGEND

- WALLS:
- EXISTING WALL.
 - NEW WALL. (TIMBER)
 - NEW MASONRY WALL.
 - NO WORK

WALLS + WINDOWS:

- D. DOOR.
- W. WINDOW
- NGL. NATURAL GROUND LINE
- T. . . TIMBER BOARD



PROPOSED SEALED CONCRETE DRIVEWAY + PARKING TO CONNECT TO EX. CROSSOVER. TO FALL TO IN-SET LINEAR DRAIN . ALL PROPOSED STORM WATER TO CONNECT TO EXISTING STORM WATER INFRASTRUCTURE.

01 FLOOR PLAN
1:200

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rowbottomarchitecture@gmail.com - 0439 849 433

PROJECT
NEW RESIDENCE
16 HENRY ST
RICHMOND , TAS, AUS
CLIENT
JAC + BRETT SCOTT

TITLE
FLOOR PLAN

REV. No. DESCRIPTION DATE

DRAWING No.	A200	REVISION No. -
DATE	30.05.24	
SCALE	1:200	
PROJECT CODE	2401	
APPROVAL	DEVELOPMENT APPLICATION	

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0 1 3 5 7M

GENERAL NOTES

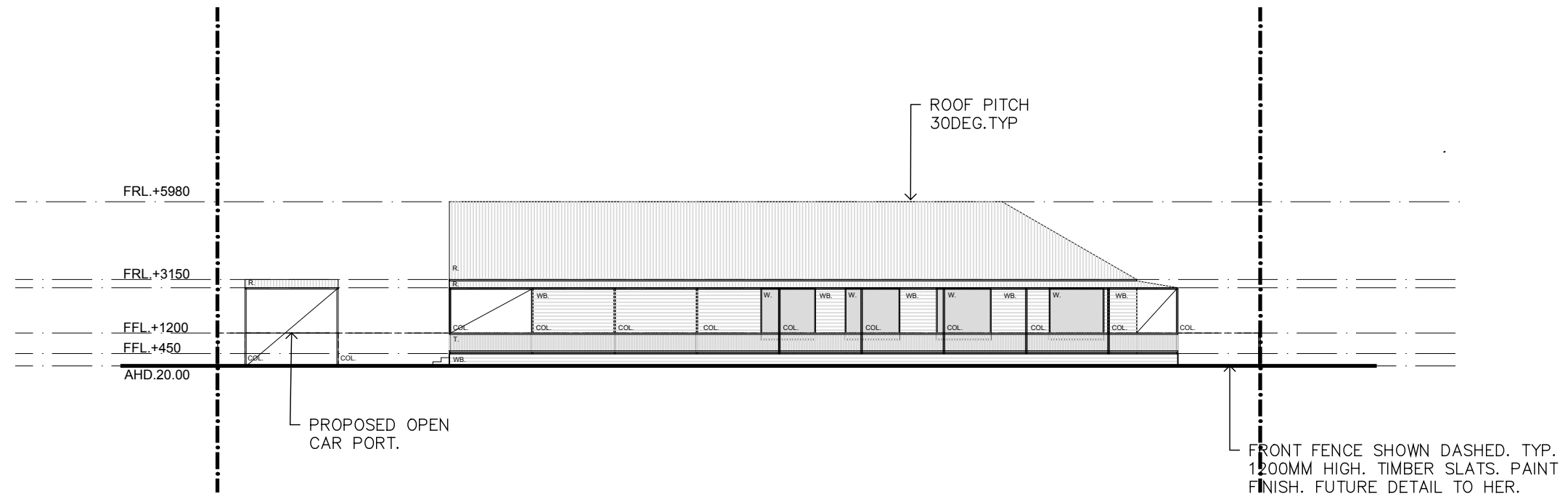
BUILDING CLASS: 1A

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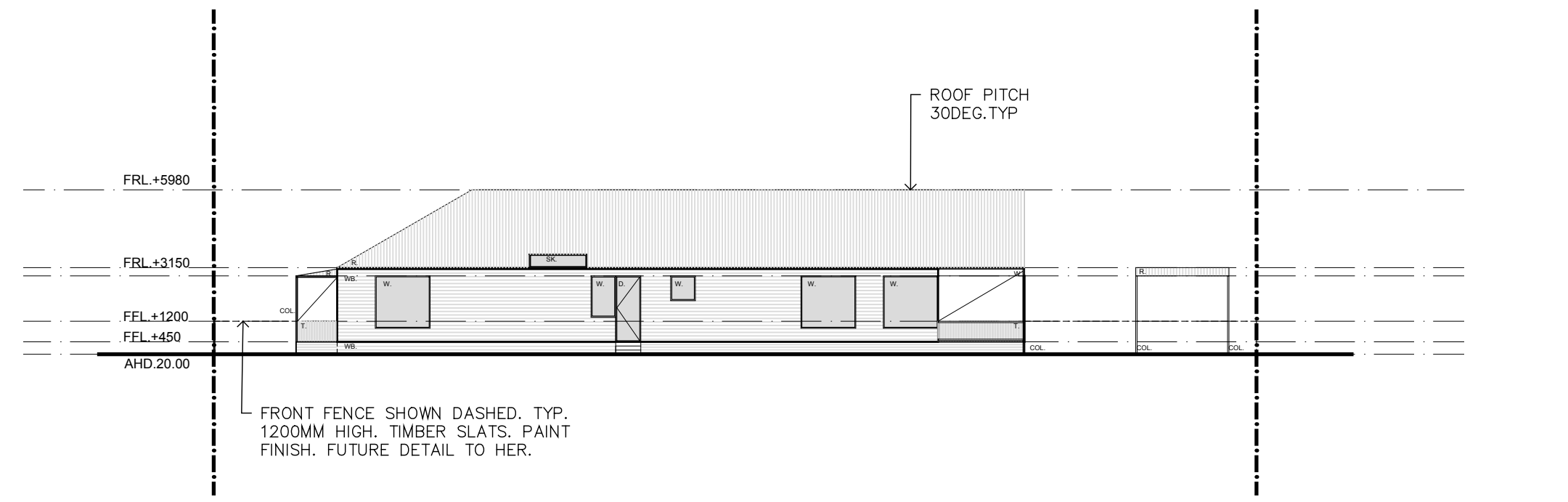
LEGEND

- WALLS:
- EXISTING WALL.
 - NEW WALL. (TIMBER)
 - NEW MASONRY WALL.
 - NO WORK

- WALLS + WINDOWS:
- D. DOOR.
 - SK. SKYLIGHT
 - W. WINDOW
 - NGL. NATURAL GROUND LINE
 - COL. TIMBER COLUMN (WHITE)
 - WB. TIMBER WEATHERBOARD (WHITE)
 - R. CORRUGATED IRON. (GALV)
 - T. TIMBER BATTEN (WHITE)



01 SOUTHERN ELEVATION
1:200



01 NORTHERN ELEVATION
1:200

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PROJECT
NEW RESIDENCE
16 HENRY ST
RICHMOND, TAS, AUS
CLIENT
JAC + BRETT SCOTT

TITLE
ELEVATIONS

REV. No.	DESCRIPTION	DATE
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DRAWING No.	A300	REVISION No.	-
DATE	30.05.24	SCALE	1:200
PROJECT CODE	2401	APPROVAL	DEVELOPMENT APPLICATION

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GENERAL NOTES

BUILDING CLASS: 1A

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LEGEND

- WALLS:
- EXISTING WALL.
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 - NEW MASONRY WALL.
 - NO WORK

- WALLS + WINDOWS:
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 - WB. TIMBER WEATHERBOARD (WHITE)
 - R. CORRUGATED IRON. (GALV)
 - T. TIMBER BATTEN (WHITE)

