



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/044223

PROPOSAL: Change of Use to Visitor Accommodation (Existing Secondary Residence & Carport)

LOCATION: 15 Opus Drive, Acton Park

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 01 July 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01 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 01 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 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:

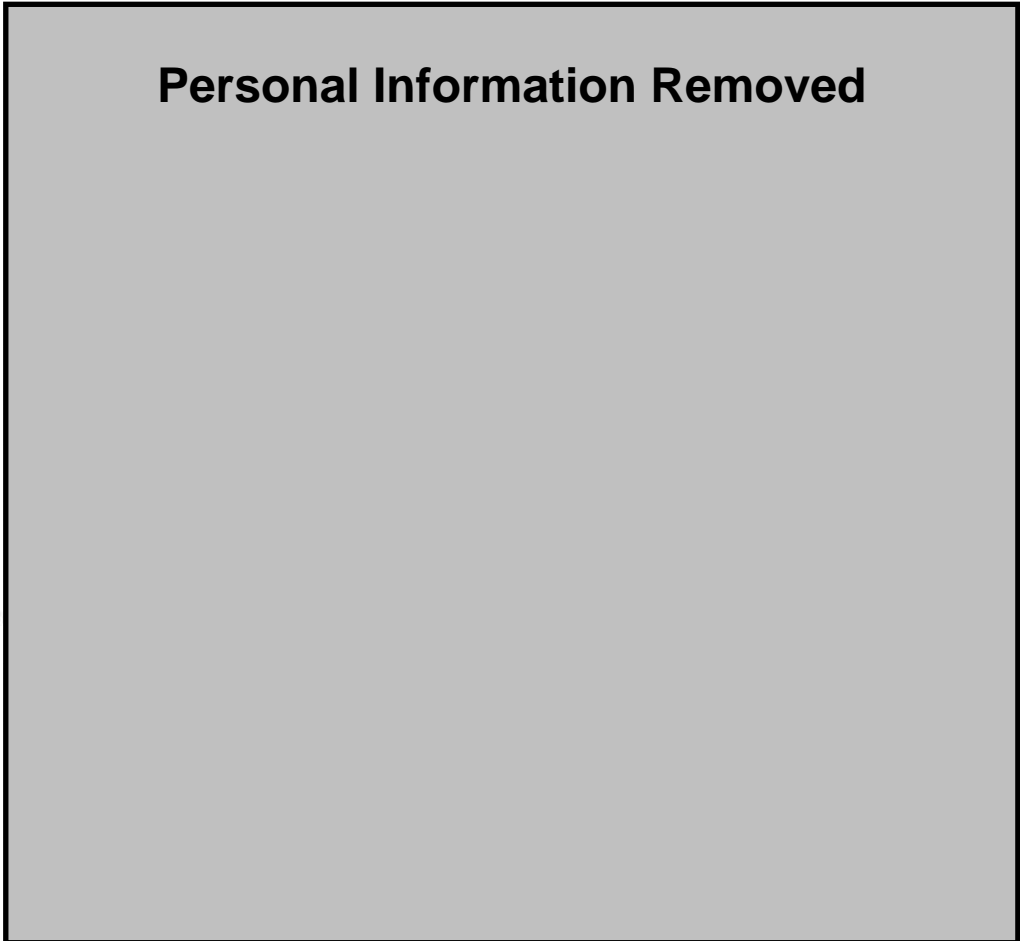
Change of Use to Air BnB for the approximately 100m2 structure at 15 Opus Drive Acton Park delineated as 'existing old dairy bldg' on the plan annexed hereto

Location:

Address 15 Opus Drive
Suburb/Town Acton Park Postcode 7170

Current Owners/s:

Applicant:



Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$918

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

Paul Griggs

Current Use of Site:

Ancillary Dwelling - Permit exempt Air BnB

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:

Caitlin Jackson Amery Jackson
Signature.....

9/5/2024

Date.....

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

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



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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.

(please refer to <http://www.ccc.tas.gov.au/fees> or phone (03) 6217 9550 to determine applicable fees).

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



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- 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.

SEARCH OF TORRENS TITLE

VOLUME 9037	FOLIO 10
EDITION 6	DATE OF ISSUE 30-Aug-2023

SEARCH DATE : 09-May-2024

SEARCH TIME : 04.57 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 10 on Sealed Plan 9037
 Derivation : Part of 1000 Acres Located to W. Rumney
 Prior CT 3604/86

SCHEDULE 1

N148245 TRANSFER to AMERY CHRISTIAN JACKSON and CAITLIN EMILY JACKSON Registered 30-Aug-2023 at 12.01 PM

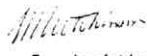
SCHEDULE 2

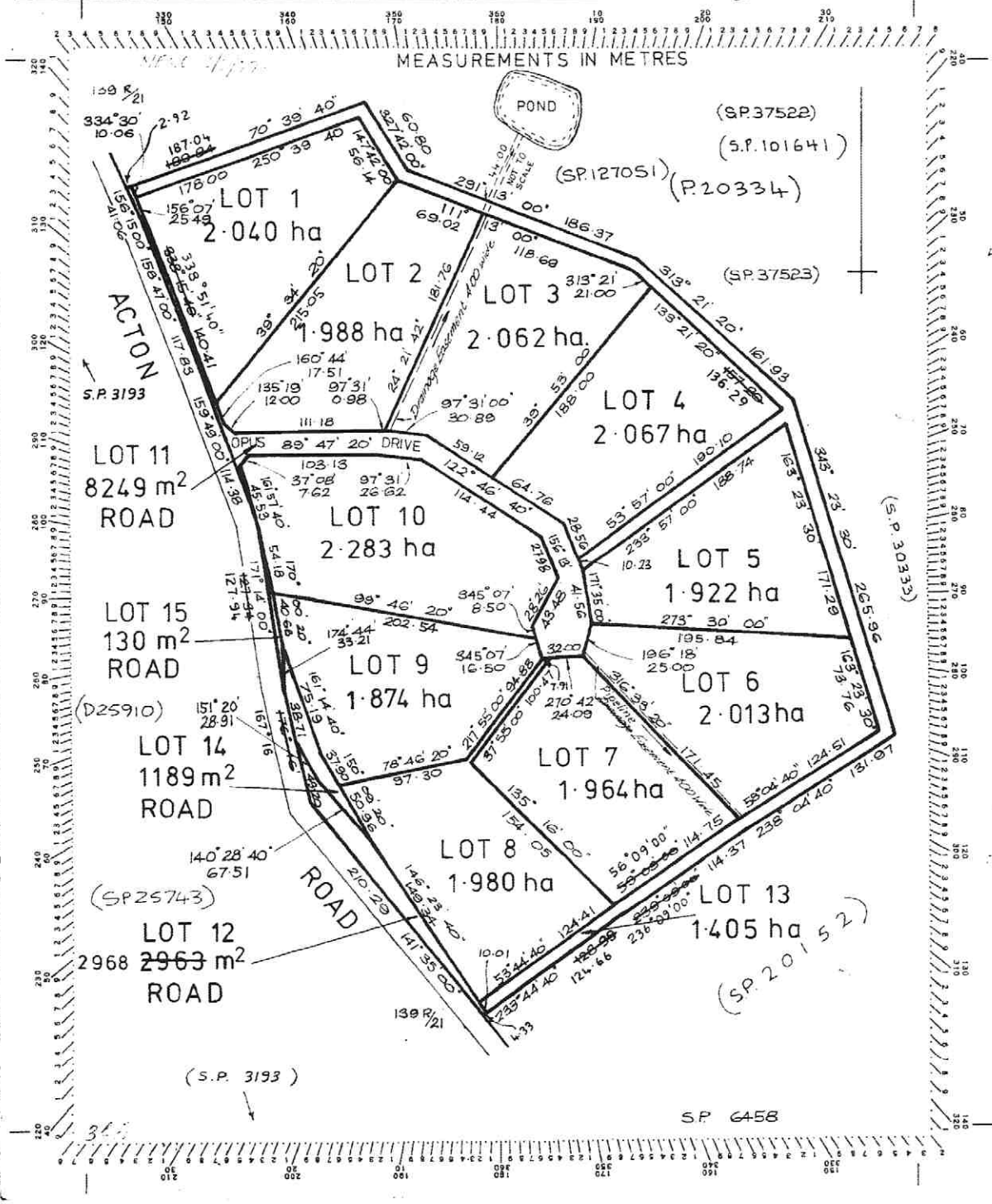
Reservations and conditions in the Crown Grant if any
 SP 9037 COUNCIL NOTIFICATION under Section 468(12) of the
 Local Government Act 1962
 SP 9037 FENCING COVENANT in Schedule of Easements
 E357287 MORTGAGE to Heritage and People's Choice Ltd
 Registered 30-Aug-2023 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

S.P. 9037

Owner: GEORGE GREGORY CASIMATY	PLAN OF SURVEY by Surveyor C.L. ANDREWS of land situated in the	Registered Number: S.P.9037
Title Reference: CONV 28-9288	LAND DISTRICT OF MONMOUTH PARISH OF CLARENCE	Effective from: 12 MAY 1977
Grantee: PART OF 1000 ACRES LOCATED TO WILLIAM RUMNEY	SCALE 1:3000	P/I  Recorder of Titles



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



✓ 1878

9



SCHEDULE OF EASEMENTS

Plan No.

S.P9037

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

EASEMENTS

RIGHTS OF DRAINAGE

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

Each lot on the plan is together with such rights of drainage over the drainage easements shown on the plan as may be necessary to drain the stormwater and other surplus water from such lot.

Each lot on the plan is subject to such rights of drainage over the drainage easements (if any) shown on the plan as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 6 is subject to a right for the Warden Councillors and Electors of the Municipality of Clarence to lay and maintain a pipeline over the pipeline easements shown passing through such lot. The owner of each lot on the subdivision covenants with

Vendor George Casimaty (hereinafter called "the Owner") that the Vendor owner shall not be required to fence

SIGNED by GEORGE CASIMATY

in the presence of

Handwritten signatures of George Casimaty and witnesses.

THE COMMON SEAL of PERPETUAL TRUSTEES AND NATIONAL EXECUTORS OF TASMANIA LIMITED was hereunto affixed in the presence of

Director and Secretary signatures.

SIGNED by as attorney for the BANK OF NEW SOUTH WALES as Mortgagee under Mortgage No. 36/5689 in the presence of

SIGNED for and on behalf of the COMMONWEALTH TRADING BANK OF AUSTRALIA as Mortgagee under Mortgage No. 45/6998 by its duly constituted Attorney ALBERT REGINALD ALLDAY under Power No. 16375 who hereby certifies that he has received no notice of revocation of the said Power in the presence of

COMMONWEALTH TRADING BANK OF AUSTRALIA by its Attorney Assistant Manager Hobart

THE COMMON SEAL of THE RURAL RECONSTRUCTION BOARD as Mortgagee under Mortgage No. 44/7358 was hereunto affixed in the presence of

CHAIRMAN and SECRETARY signatures.



2191

9037

Certified correct for the purposes of the Real Property Act 1862, as amended.

SIMMONS WOLFHAGEN

Per: *[Signature]*

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Subdivision - George Casimaty
(Insert Subdivider's Full Name)

..... affecting land in

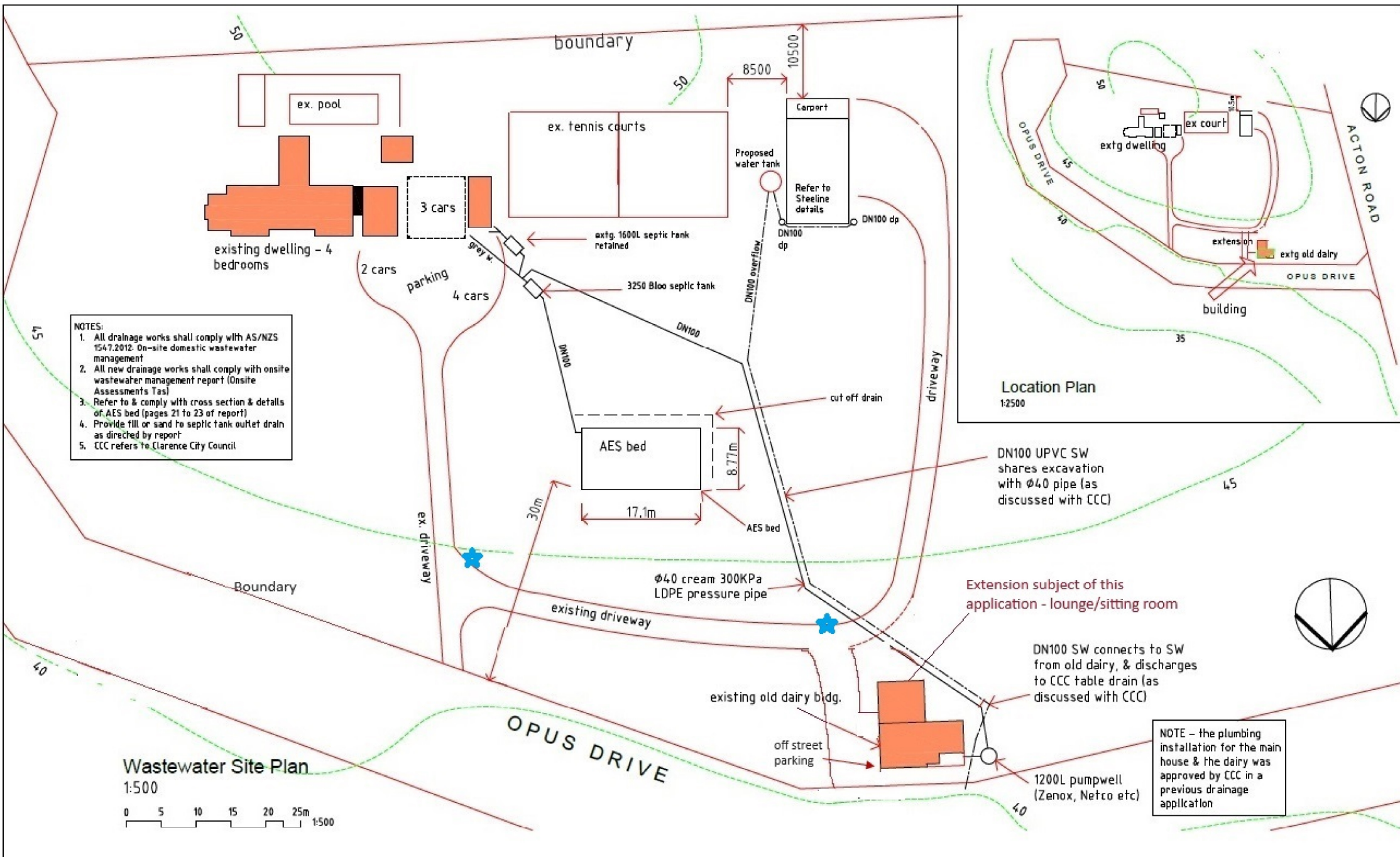
Conveyance Registered Number 28/9228
(Insert Title Reference)

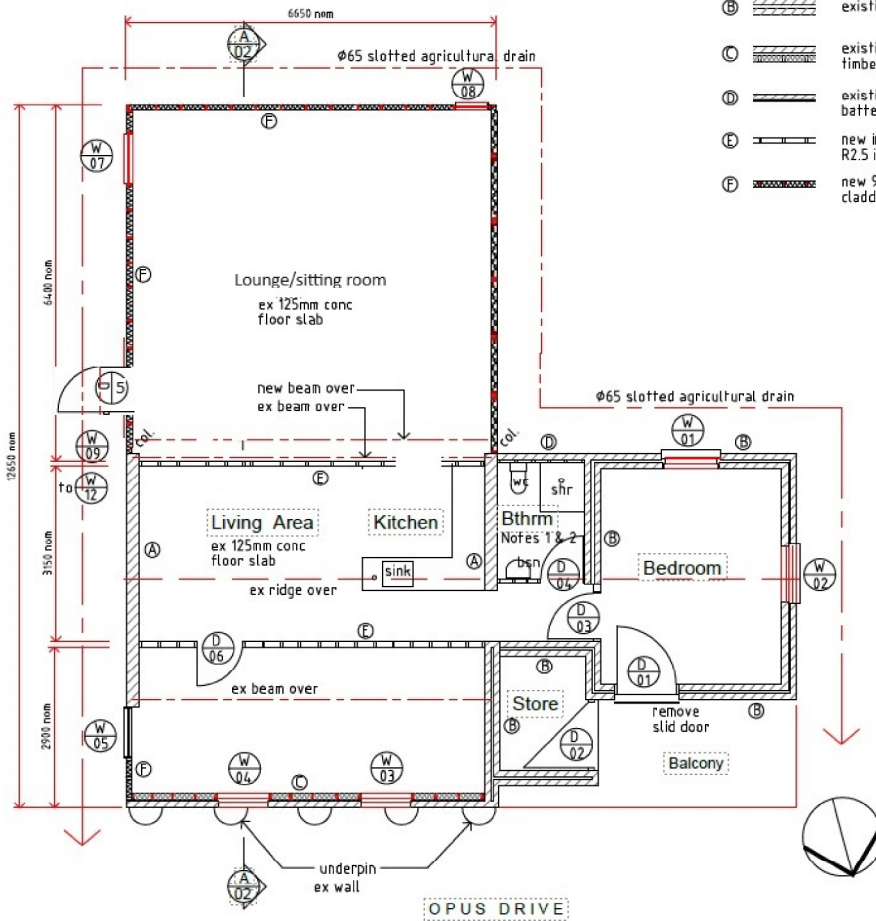
Sealed by on 19.....

[Signature]

Council Clerk/Town Clerk

10364





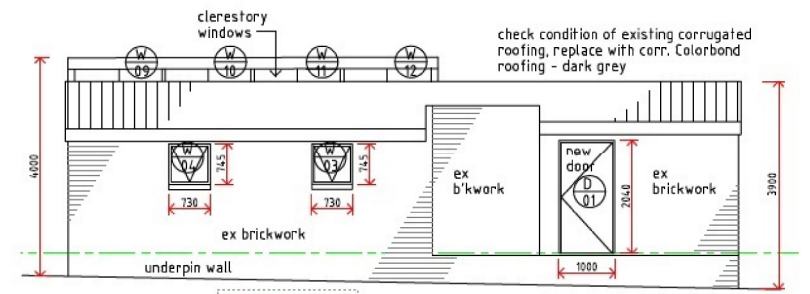
Floor Plan 1:100

WALL LEGEND

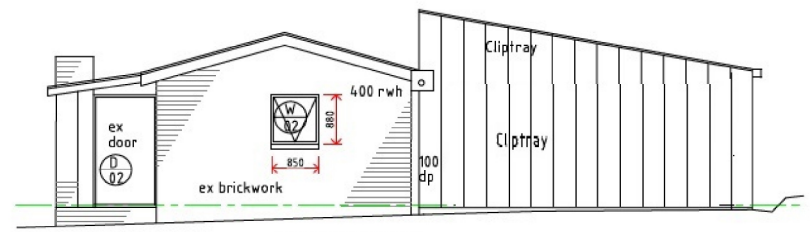
- (A) existing 230 thick solid brick wall, external silicone paint, uninsulated
- (B) existing 270 thick cavity brick wall, uninsulated
- (C) existing 115 thick brick wall with new 90mm internal timber framed wall, plbd finish, R2.5 insulation,
- (D) existing 115 thick brick wall with new 35mm timber battens, plbd finish, uninsulated
- (E) new internal 90mm timber framed wall, plbd finish, R2.5 insulation
- (F) new 90mm timber framed wall, plbd lining, clipdeck cladding, R2.5 insulation

Notes:

1. Line Bathroom walls with 10mm wet area plasterboard
2. Provide ceiling exhaust fans to Bathrm & Kitchen, connect both to light switches
3. Provide R6.0 insulation in roofs
4. Existing floors are 125mm thick, uninsulated
5. Windows W01 to W05 are timber frame double glazed units
6. New cladding & roofing to be Colorbond Mangrove or Monument (dark grey) TBC



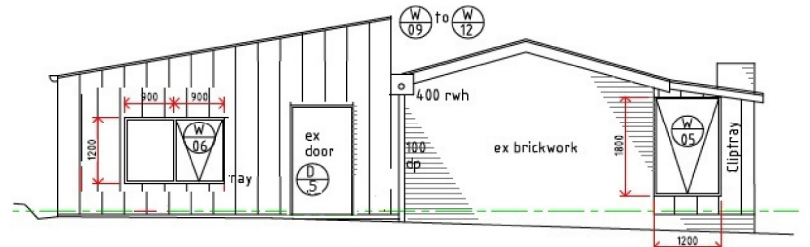
North elevation 1:100



West elevation 1:100



South elevation 1:100



East elevation 1:100

