



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/044857

PROPOSAL: Additions & Alterations & Outbuilding (Single Dwelling)

LOCATION: 17 Linden Road, Risdon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 15 July 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 15 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 15 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:

New Class 10a shed for private storage

Location:

Address 17 Linden Road
Suburb/Town Risdon Vale Postcode 7016

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

\$ 20,000

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: Dwelling

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

Yes

No

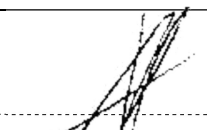
Declaration:

- *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 11/06/2024

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 55536	FOLIO 10
EDITION 4	DATE OF ISSUE 07-Apr-2016

SEARCH DATE : 29-May-2024

SEARCH TIME : 10.41 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 10 on Plan 55536 (formerly being P1747(BB))
 Derivation : Part of 435 Acres Gtd to E P Wilson & Ors and
 Part of 2,560 Acres Gtd to T G Gregson
 Prior CT 3292/5

SCHEDULE 1

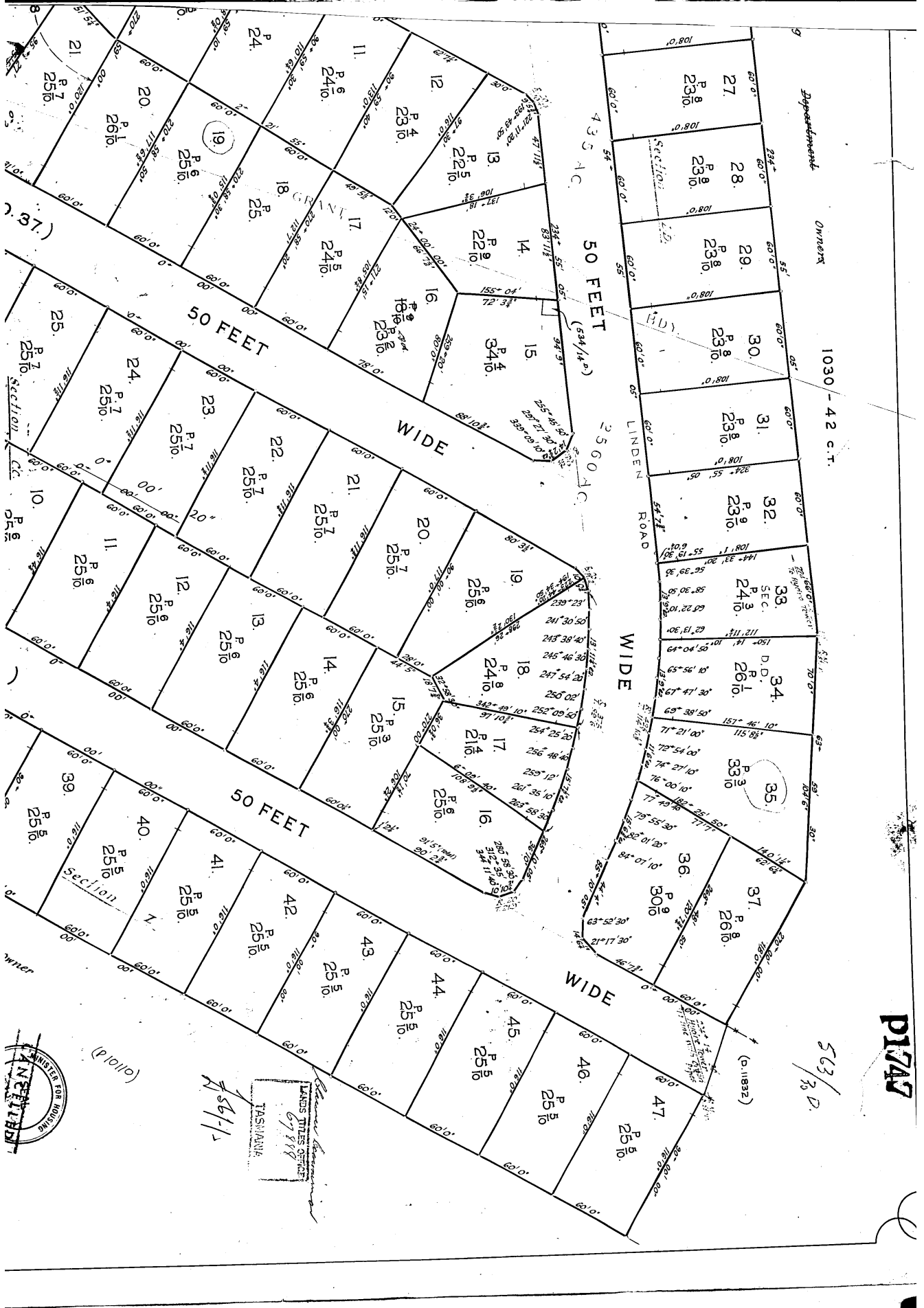
M565401 TRANSFER to STEPHEN ANDREW MCSHANE Registered
 07-Apr-2016 at 12.01 PM

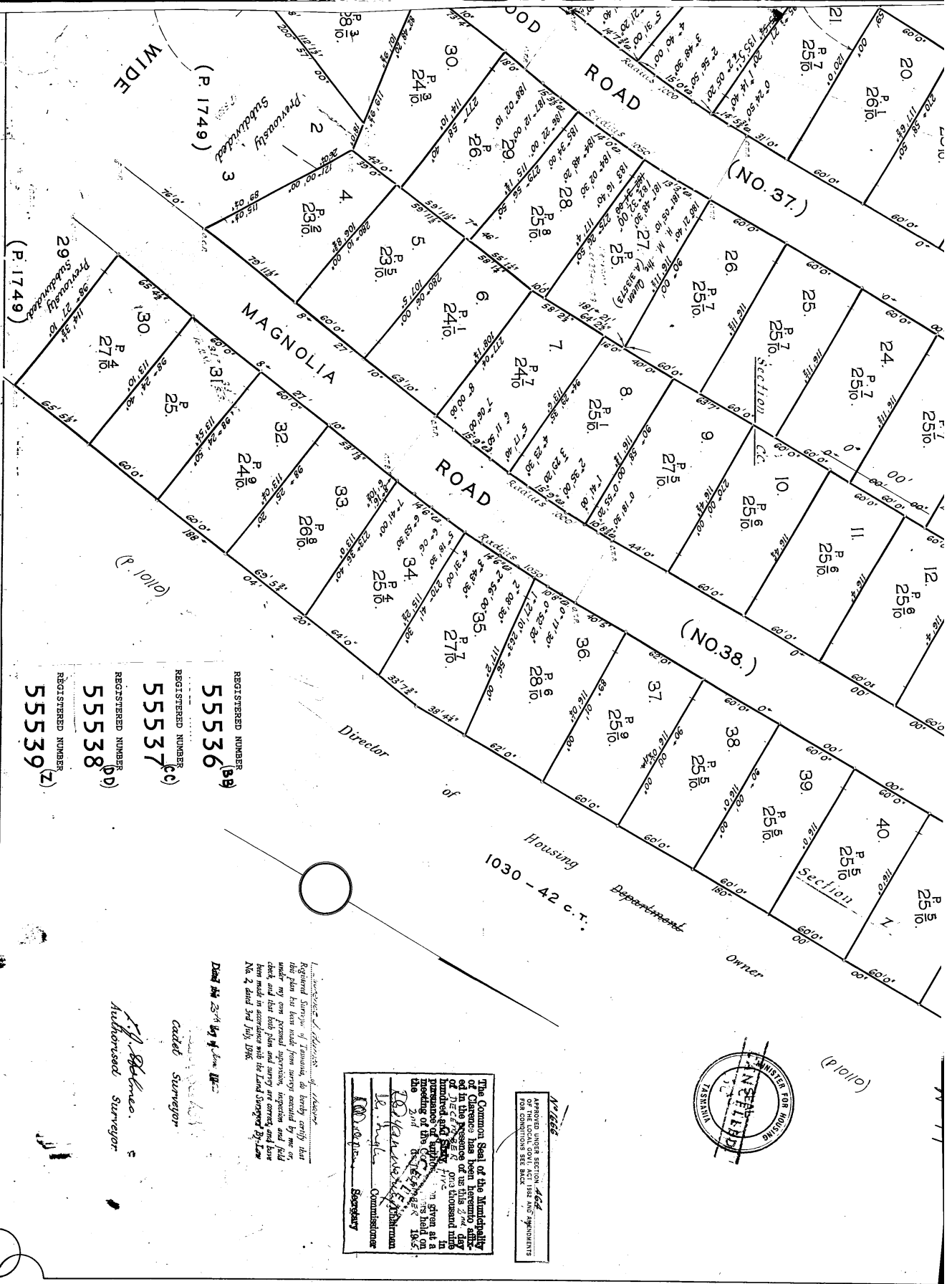
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 M563891 MORTGAGE to Members Equity Bank Limited Registered
 07-Apr-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





REGISTERED NUMBER (B) 55536
 REGISTERED NUMBER (C) 55537
 REGISTERED NUMBER (D) 55538
 REGISTERED NUMBER (Z) 55539

Director of Housing Department
 1030 - 42 c.t.

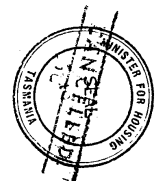
L. J. Blainey
 Authorised Surveyor

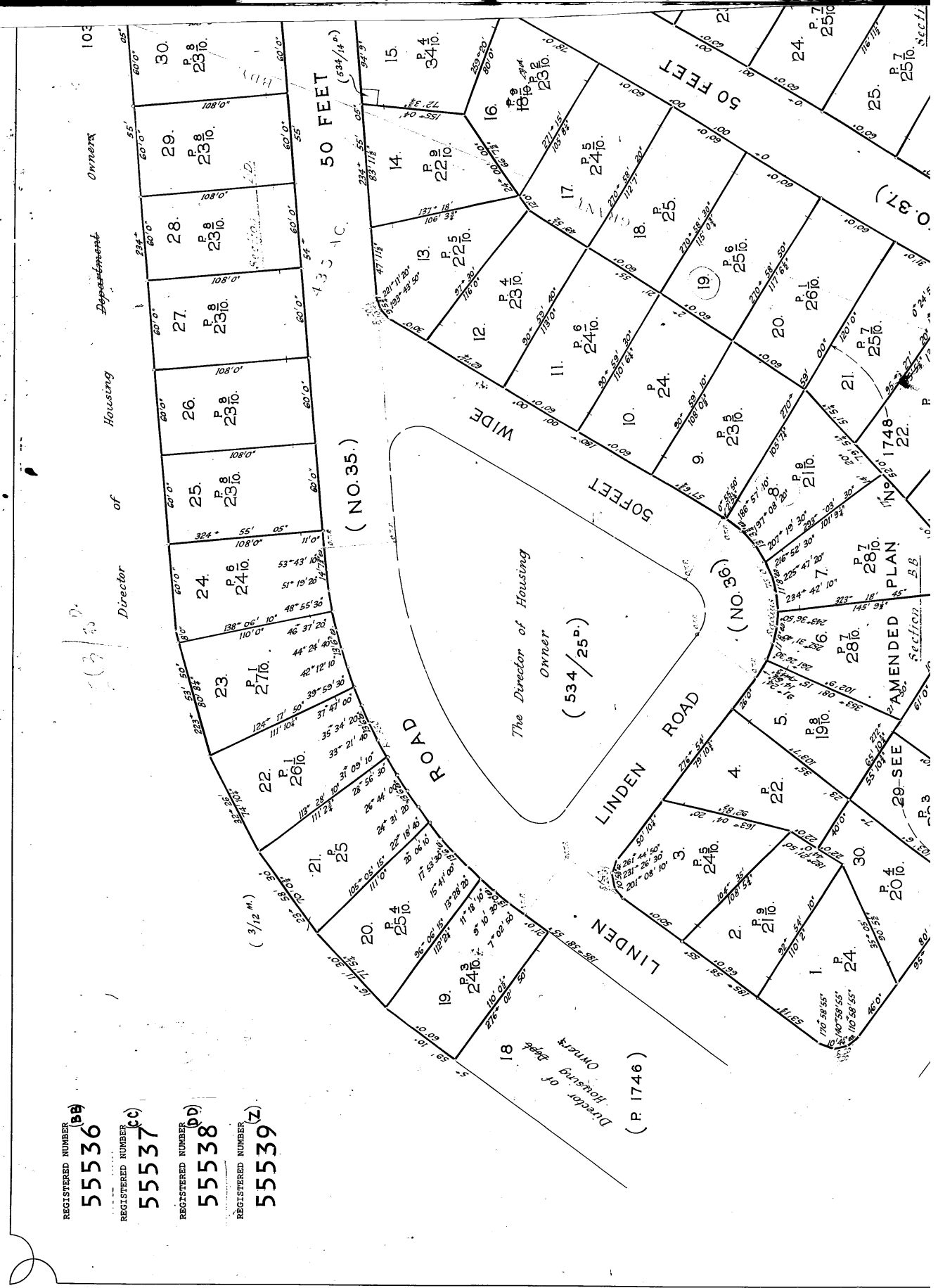
The Common Seal of the Municipality of Clarence has been hereto affixed in the presence of us this 2nd day of December 1966. In witness whereof, we have hereunto set our hands and seals in the presence of the Registrar of Titles.

[Signature]
 Commissioner

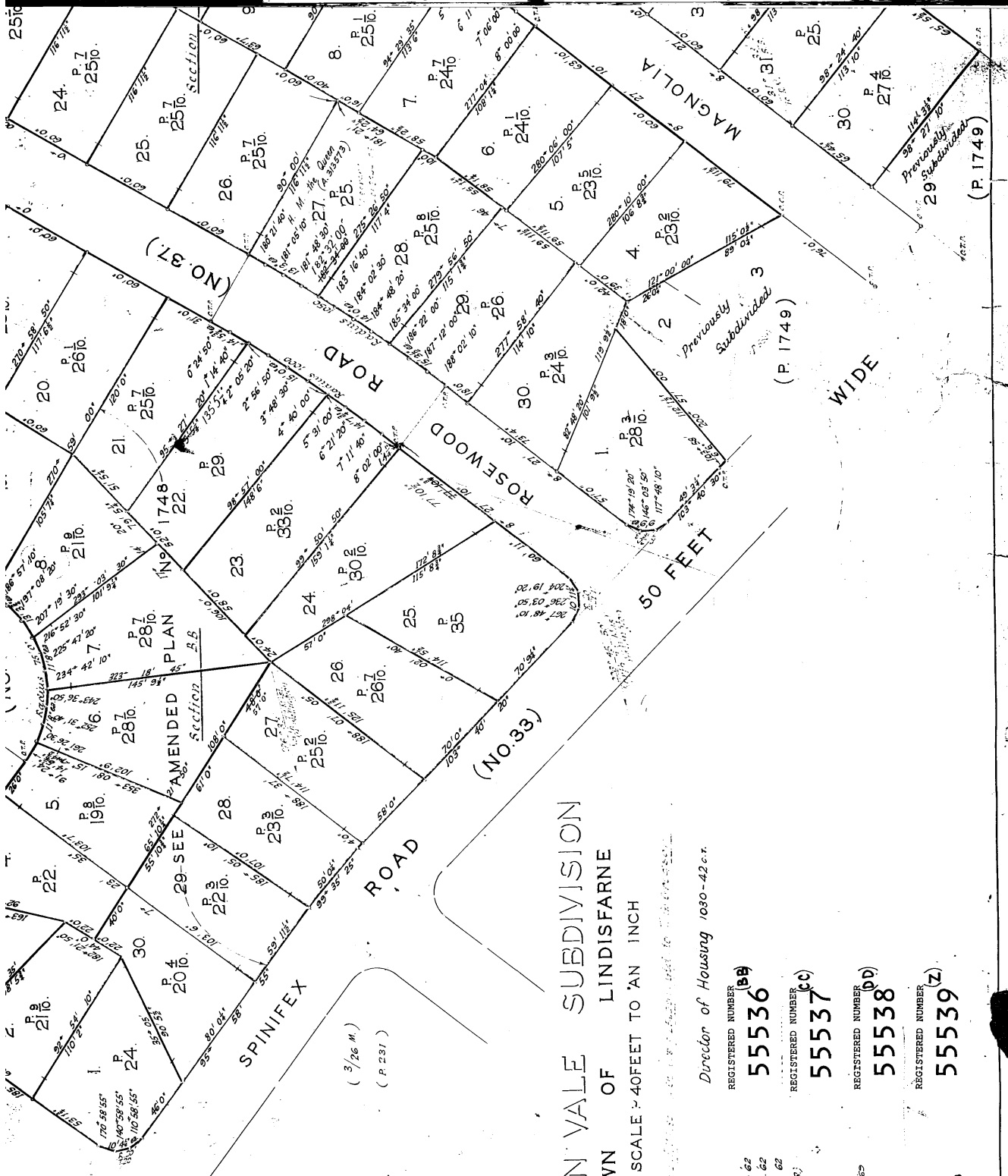
[Signature]
 Secretary

APPROVED UNDER SECTION 464 OF THE LOCAL GOVT. ACT 1981 AND AMENDMENTS FOR CONDITIONS SEE BACK





REGISTERED NUMBER (B) 55536
REGISTERED NUMBER (C) 55537
REGISTERED NUMBER (D) 55538
REGISTERED NUMBER (Z) 55539



RISDON VALE SUBDIVISION
TOWN OF LINDISFARNE
SCALE 1/40 FEET TO 1 INCH

Director of Housing 1080-42.c.r.

REGISTERED NUMBER	55536
REGISTERED NUMBER	55537
REGISTERED NUMBER	55538
REGISTERED NUMBER	55539

Date of Instructions - 6.3.62
Survey Commenced - 7.3.62
Survey Finished - 18.5.62
Error in close - (see notes)

RECTIFIED BY: Hill
MATHEMATICALLY CHECKED: Hill
EXAMINED AS TO BOUNDARIES: Hill
ENTERED ON CARD BY: Hill

P1747



PROPOSED SHED FOR:

McSHANE

17 LINDEN ROAD, RISDON VALE
TAS 7016

VOLUME: 55536 FOLIO: 10 LOT NO: 10
CLIMATE ZONE: 7 WIND CLASS: N3 BAL: TBC
BUILDING CLASS: 10a SITE AREA: 647.49 m² ALPINE AREA: N/A BCA FIGURE 3.7.5.2
SOIL CLASS: TBC

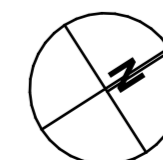
CORROSION ENVIRONMENT: N/A - FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER,
BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2
CLADDING AND FIXINGS TO MANUFACTURER'S RECOMMENDATIONS

OTHER HAZARDS: N/A - HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP, DISPERSIVE SOILS, SAND DUNES,
MINE SUBSIDENCE, LANDFILL, SNOW & ICE OR OTHER RELEVANT FACTORS

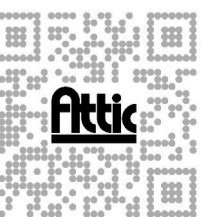
STAGE 1

- 1 COVER PAGE
- 2 PROPOSED SITE PLAN
- 3 PROPOSED LOCATION / FLOOR PLAN
- 4 PROPOSED ROOF / DRAINAGE PLAN
- 5 PROPOSED ELEVATIONS

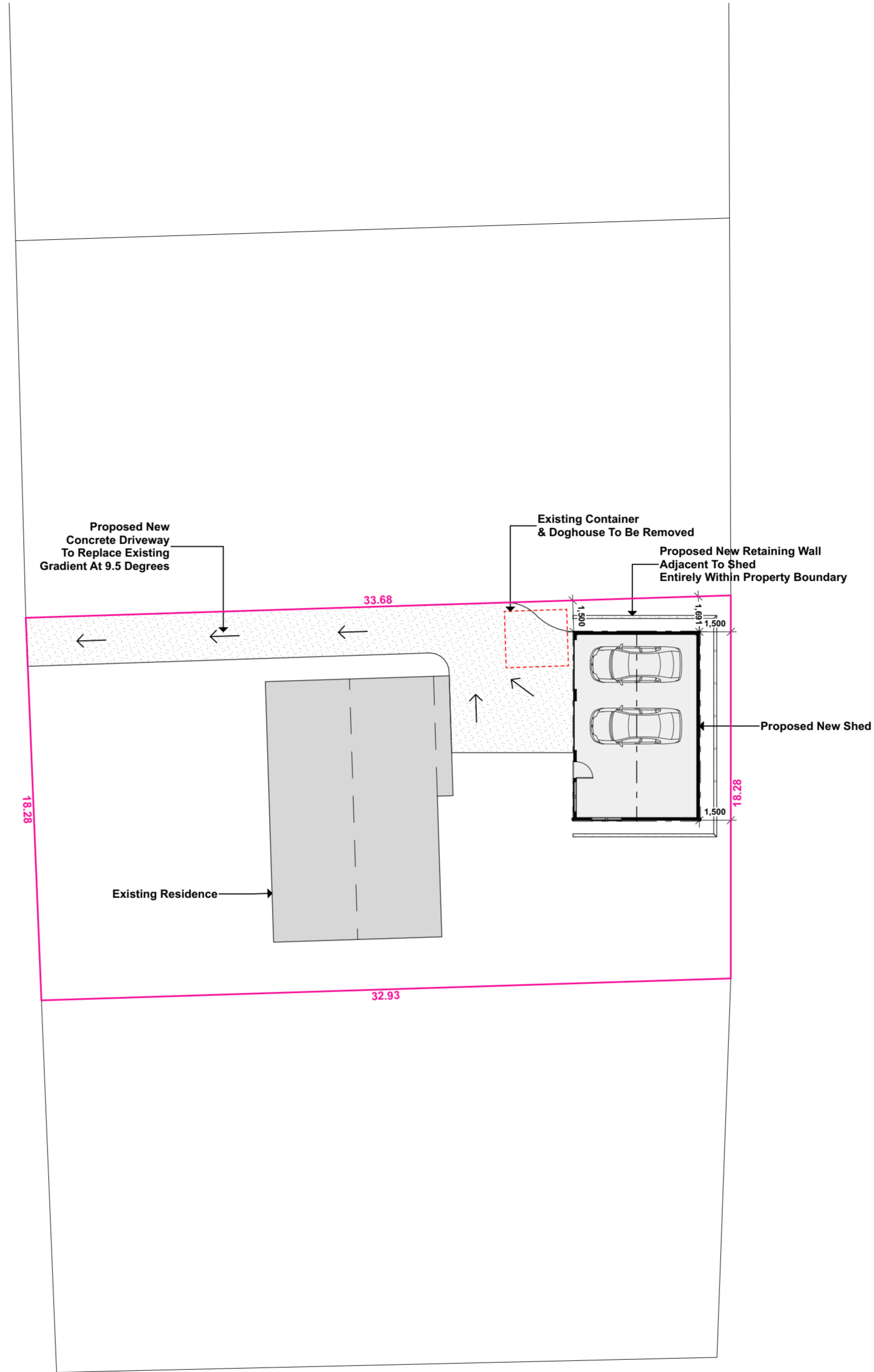
McSHANE



SHED
17 LINDEN ROAD,
RISDON VALE, TAS 7016
DATE: 24/6/2024 SIZE: A2 SCALE: 1:1
JOB: #ATT1631 DRAWN: N VALENTINE
EMAIL: NIK@THEATTIC.NET.AU

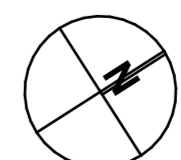
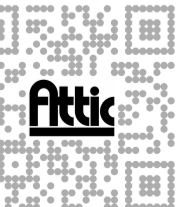


LINDEN ROAD

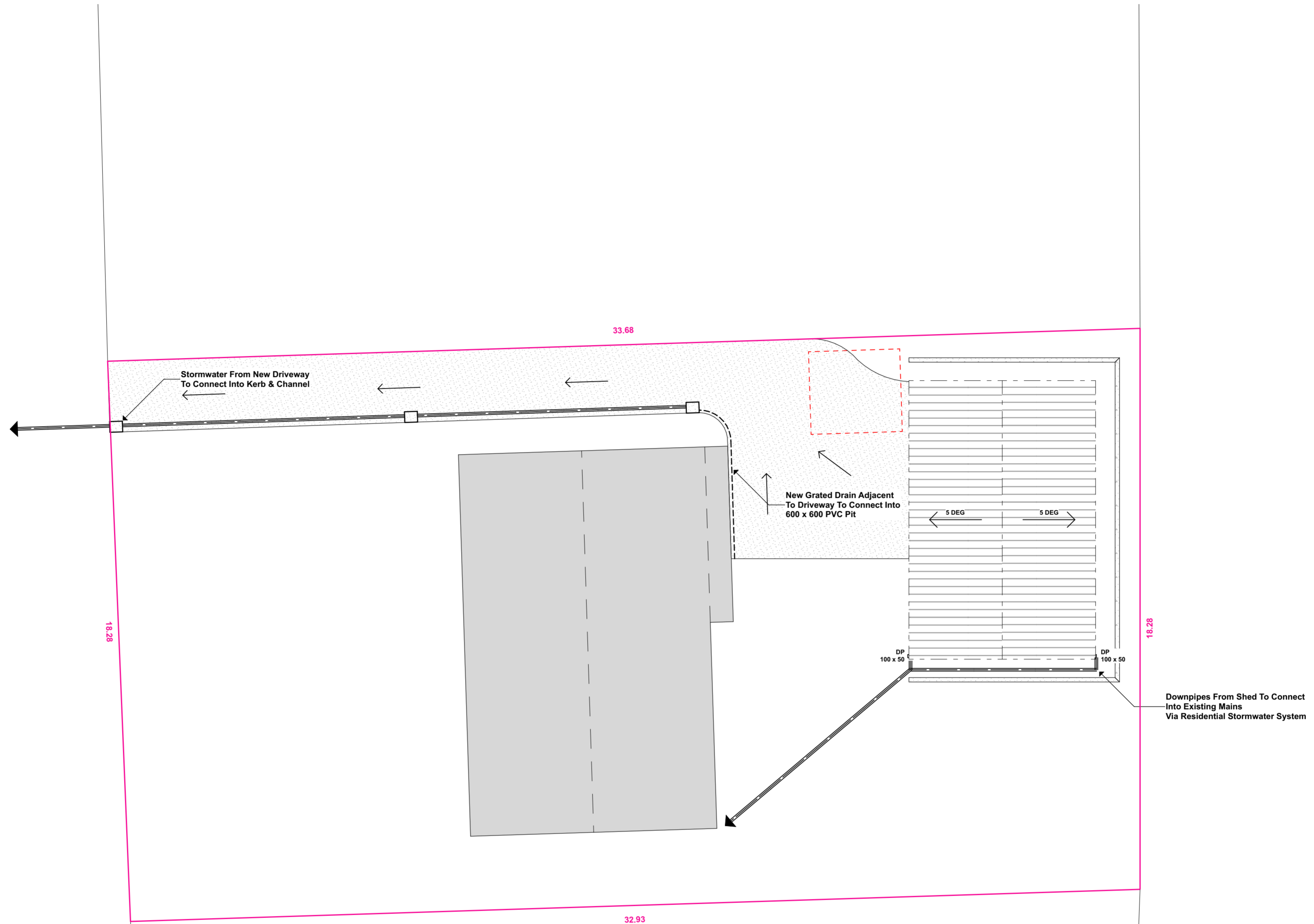


McSHANE

SHED
17 LINDEN ROAD,
RISDON VALE, TAS 7016
DATE: 24/6/2024 SIZE: A2 SCALE: 1:200
JOB: #ATT1631 DRAWN: N VALENTINE
EMAIL: NIK@THEATTIC.NET.AU



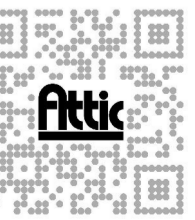
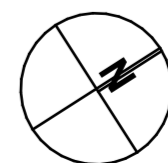
LINDEN ROAD



McSHANE

SHED
17 LINDEN ROAD,
RISDON VALE, TAS 7016

DATE: 24/6/2024 SIZE: A2 SCALE: 1:100
JOB: #ATT1631 DRAWN: N VALENTINE
EMAIL: NIK@THEATTIC.NET.AU



Attic

