



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054319

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 7 Kotona Street , Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 01 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01 September 2025. 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 September 2025.

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:

New shed with attached carport for 1 vehicle, including storage

Location:

Address: 7 Kotona Street

Suburb/Town: Rokeby TAS

Postcode 7019

Current
Owners/s:

Applicant:

Personal Information Removed

Estimated cost of development

\$19,150

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 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 _____

**Personal
Information
Removed**

Date: 25.07.2025

**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 184319	FOLIO 47
EDITION 3	DATE OF ISSUE 12-Jul-2025

SEARCH DATE : 25-Jul-2025

SEARCH TIME : 11.31 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 47 on Sealed Plan [184319](#)Derivation : Part of Lot 37617 (56.81ha) Gtd. to The
Director-General of Housing & ConstructionPrior CT [142549/1](#)SCHEDULE 1[N261231](#) TRANSFER to DILLON JOHN GIBBS and HAYLEY FAY GIBBS
Registered 12-Jul-2025 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP184319](#) EASEMENTS in Schedule of Easements[SP184319](#) COVENANTS in Schedule of Easements[SP184319](#) FENCING PROVISION in Schedule of Easements[SP142549](#) COVENANTS in Schedule of Easements[SP142549](#) FENCING COVENANT in Schedule of Easements[SP142549](#) WATER SUPPLY RESTRICTION[SP142549](#) SEWERAGE AND/OR DRAINAGE RESTRICTION[E407260](#) MORTGAGE to Athena Mortgage Pty Ltd Registered
12-Jul-2025 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER DAESUNG TAS PTY LTD</p> <p>FOLIO REFERENCE C.T.142549-1 & C.T.156980-1</p> <p>GRANTEE PART OF LOT 37617 (56.81ha) GTD TO THE DIRECTOR-GENERAL OF HOUSING & CONSTRUCTION, PART OF 410 ACRES GTD TO ROBERT WHITE & JOHN ROBERTSON</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR TIMOTHY LEIGH GOWLLAND ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898</p> <p>CITY OF CLARENCE</p> <p>SCALE 1:2500 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p style="font-size: 1.5em;">SP184319</p> <p>APPROVED EFFECTIVE FROM 6 APR 2023</p> <p style="text-align: right;"><i>Ren</i></p> <p style="text-align: right;">Recorder of Titles</p>
--	--	--

LOT 401 IS COMPILED FROM C.T.142549-1 & THIS SURVEY

INDEX PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN

ENLARGEMENT A
SCALE 1:3000

(D.24992)

RIGHT OF WAY (PRIVATE)
10.06m WIDE (SP.142549)

(SP.168440)

(SP.168440)

Registered Land Surveyor 21-11-22 Date

ENLARGEMENT B
SCALE 1:3000

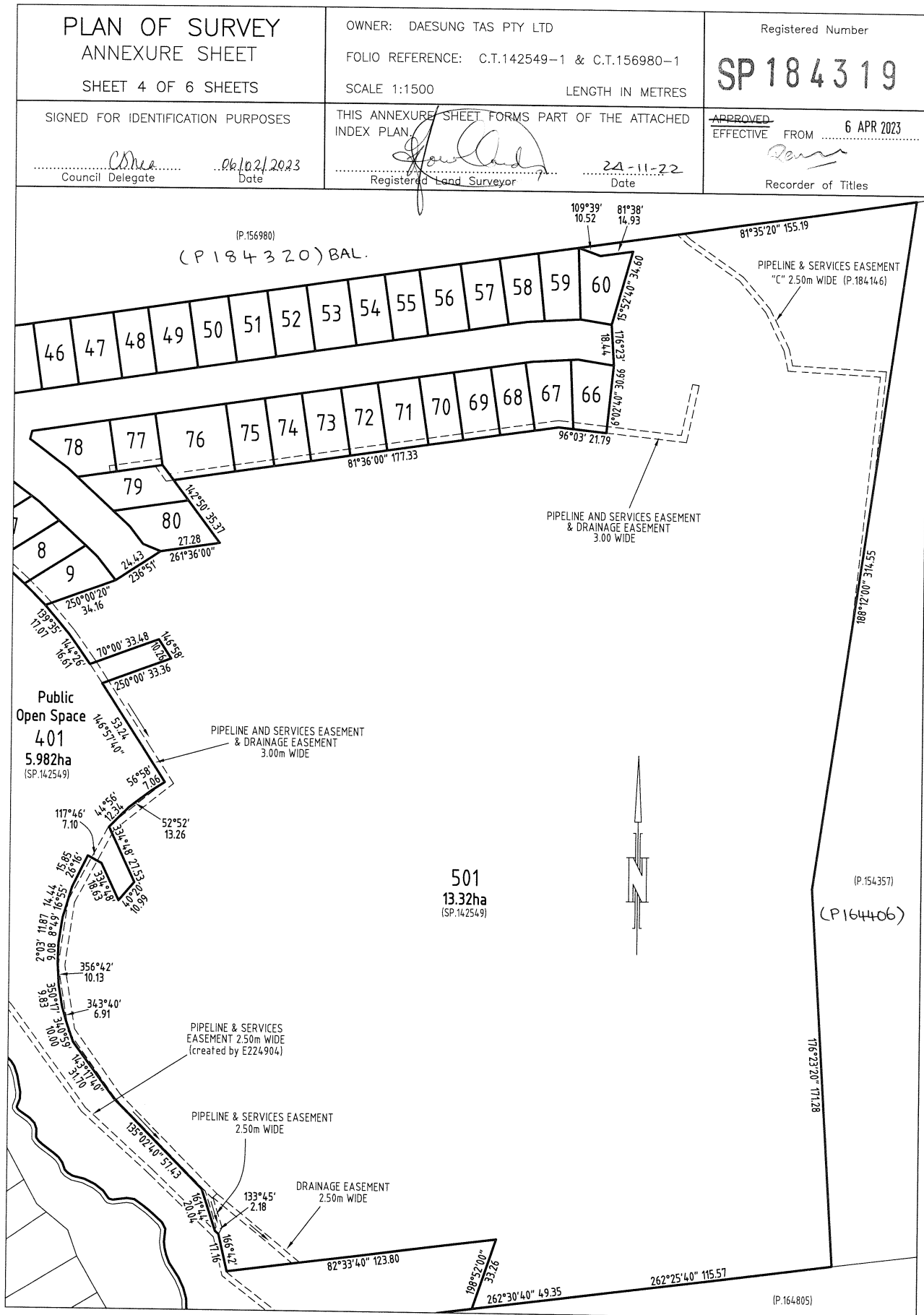
RIGHT OF WAY (PRIVATE)
& SERVICE EASEMENT
20.00 m WIDE (P.154357)
(created by C849483)

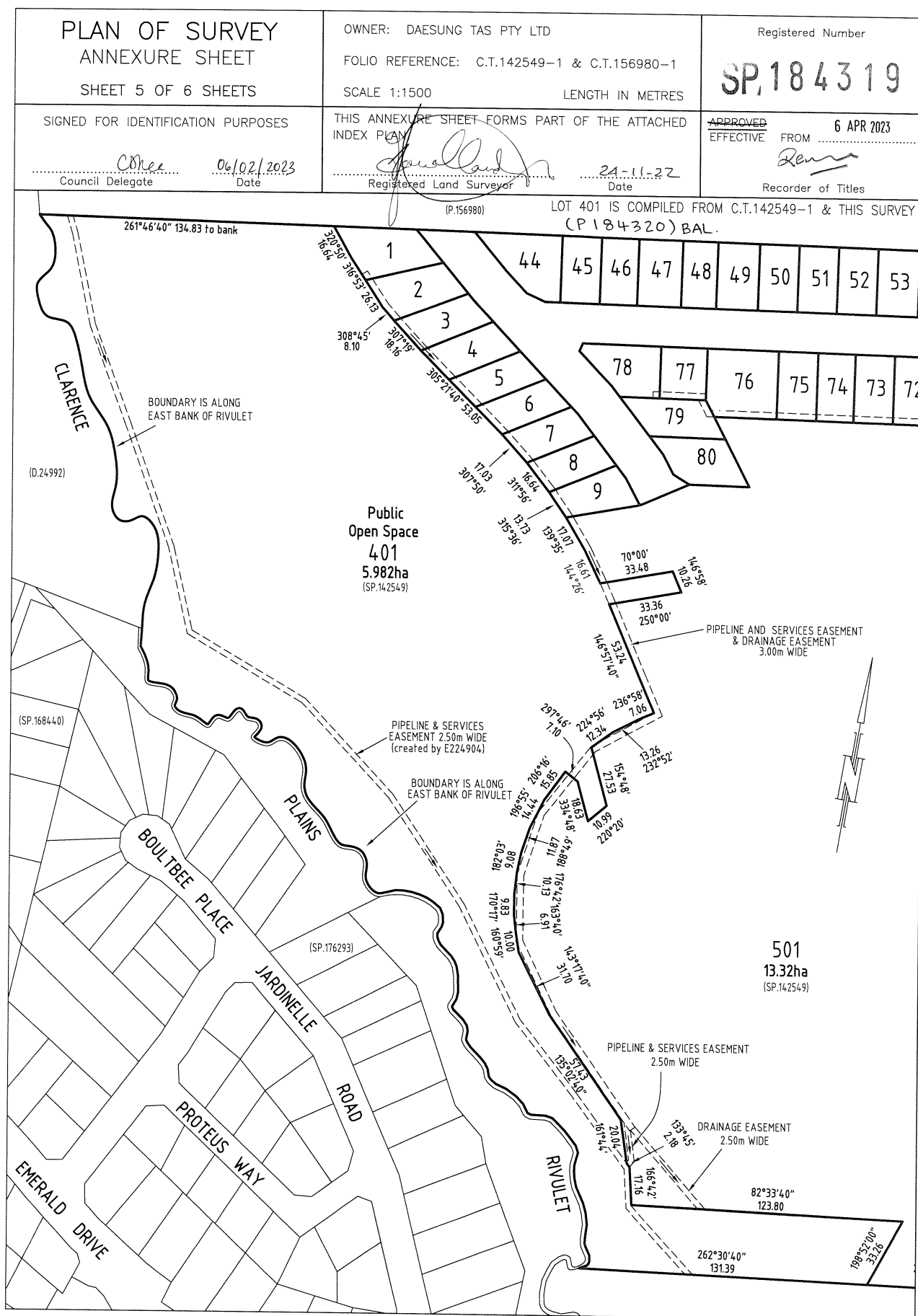
Council Delegate 06/02/2023 Date

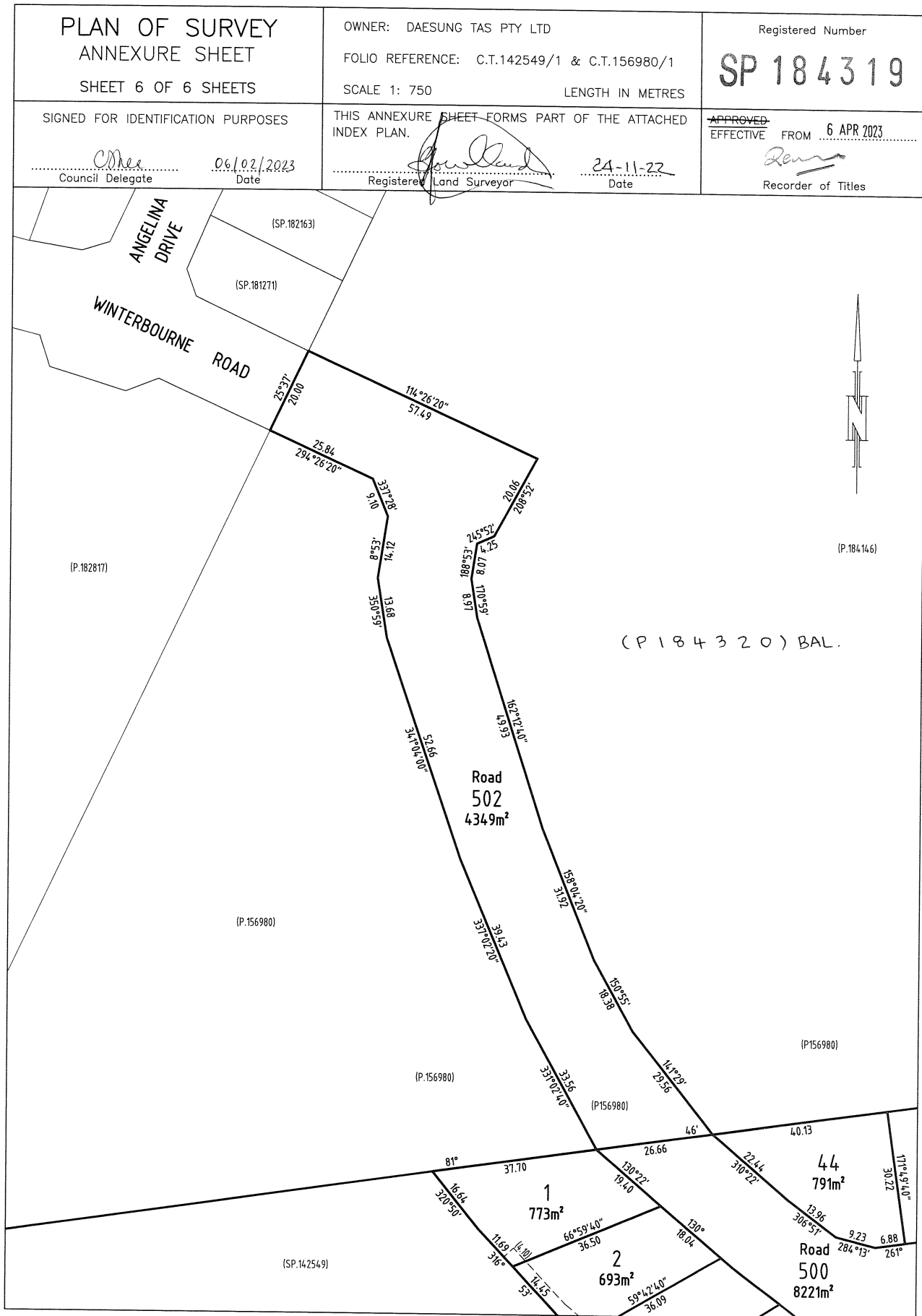




PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 6 SHEETS	OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.142549-1 & C.T.156980-1 SCALE 1: 750 LENGTH IN METRES	Registered Number <div style="font-size: 2em; font-weight: bold;">SP 184319</div>
SIGNED FOR IDENTIFICATION PURPOSES <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> <i>C. Dea</i> Council Delegate </div> <div> 06/02/2023 Date </div> </div>	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> <i>[Signature]</i> Registered Land Surveyor </div> <div> 24-11-22 Date </div> </div>	
<div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> <div style="text-align: center;"> (P.156980) (P 184320) BAL. </div> </div> <div style="width: 40%;"> <p>PIPELINE & SERVICES EASEMENT "C" 2.50m WIDE (P.184146)</p> <p>OUTLET TO PUBLIC DRAIN (99°35') (3.00)</p> <p>PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE</p> </div> </div> <div style="text-align: center; margin-top: 20px;"> <div style="font-size: 1.5em; font-weight: bold;">501</div> <div>13.32ha</div> <div>(SP.142549)</div> </div> <div style="text-align: right; margin-top: 20px;"> <div style="text-align: center;"> (P.154357) (P 164406) </div> </div>		







SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP, 18 43 19

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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


EASEMENTS

Lots 1 to 9 (inclusive), 66 to 79 (inclusive), 401 and 501 ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT[^] (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** shown on the Plan ("the Easement Land"). —

Lots 1 to 9 (inclusive), 66 to 79 (inclusive), 401 and 501 on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** on the Plan. —

Lot 501 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT[^] (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT 2.50m WIDE** shown on the Plan ("the Easement Land"). —

Lot 501 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **DRAINAGE EASEMENT 2.50m WIDE** on the Plan. —


Attorney

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DAESUNG TAS PTY LTD	PLAN SEALED BY: Clarence City Council
FOLIO REF: 142549/1 & 156980/1	DATE: 6 th February 2023
SOLICITOR C. Shea
& REFERENCE: Page Seager (DAS 221111)	REF NO. SD-2016/31 <i>Clare Shea</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP.184319
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 142549/1 & 156980/1	

Lot 501 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater created by and described in E295588 over the land marked **PIPELINE AND SERVICES EASEMENT "C" 2.50m WIDE (P.184146)** shown on the Plan ("the Easement Land"). —

* a Pipeline and Services Easement in favour of Tasmanian Water and Sewerage Corporation Pty Ltd Lot 401 on the Plan is subject to ^{the easement} ~~the easement~~ created by and fully described in E224904 over the land marked **PIPELINE AND SERVICES EASEMENT 2.50m WIDE (created by E224904)** on the Plan. —

Each lot on the Plan, excepting Lot 502, is together with a right of way created by and fully described in the Schedule of Easements to SP 142549 over the land marked **RIGHT OF WAY (PRIVATE) 10.06m WIDE (SP.142549)** on the Plan. —

Each lot on the Plan, excepting Lot 502, is together with a right of carriageway and service easement created by and fully described in C849483 over the land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.00m WIDE (P.154357) (created by C849483)** on the Plan. —

COVENANTS

The owner of each Lot on the Plan, excepting Lot 502, covenants with the Vendor (Daesungtas Pty Ltd) and the Owner or Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:

1. Not to subdivide that Lot at any time without the prior consent in writing of the Corporation.
2. Not to erect on that Lot more than a single residence, which may include an ancillary apartment together with usual outbuildings as may be permitted by the Corporation, without the consent of the Corporation.
3. Not to use the land for any purpose except as a residence or the for the purpose of house occupation without the prior consent of the Corporation in writing.



Attorney

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP. 184319
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 142549/1 & 156980/1	

4. Not to use any engine or machinery in any trade of business, nor erect or use or permit to be used on any part of any lot shown on the Plan nor to conduct or permit to be conducted any trade or business on or from any part of the same, including but not limited to mining, quarrying, or market gardening. The leasing of the property for private residential purposes is not deemed to be a breach of this covenant.
5. Not to keep any animals other than domestic pets on any lot shown on the Plan and not to make any application for a kennel licence in respect of any lot shown on the Plan nor to keep or establish or permit to be kept or established any licensed kennel upon any lot or any part of any lot shown on the Plan nor to keep at one time more than two adult canines on any lot shown on the Plan.
6. The Vendor may, at the Vendor's absolute discretion, waive the burden of any covenant contained in this Schedule of Easements in favour of any lot by notice in writing to the registered proprietor of that lot.

FENCING PROVISION


In respect of the Lots shown on the Plan, the Vendor (Daesungtas Pty Ltd) shall not be required to fence.

DEFINITIONS

“Corporation” means the Warden Councillors and Electors of the City of Clarence.

“Drainage Easement” means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.


Attorney

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing. 

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 184319
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 142549/1 & 156980/1	

“Pipeline and Services Easement” is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run



Attorney

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 5 OF 6 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 184319</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 & 156980/1</p>	

with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

“**Infrastructure**” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

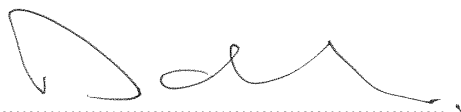
“**TasWater**” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

Attorney

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 184319
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 142549/1 & 156980/1	

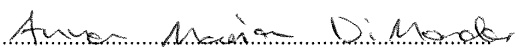
EXECUTED by DAESUNGTAS PTY LTD (ACN 607 472 131) as registered proprietor of the land comprised in Folio of the Register Volume 142549 Folio 1 and Folio of the Register Volume 156980 Folio 1 by their attorney David Alexander Shelley under Power of Attorney dated 11 February 2022 / No PA136148 who hereby declares that no notice of alteration or revocation of the said Power of Attorney has been received in the presence of:



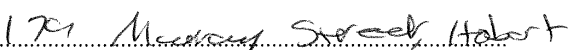
Attorney Signature



Witness Signature



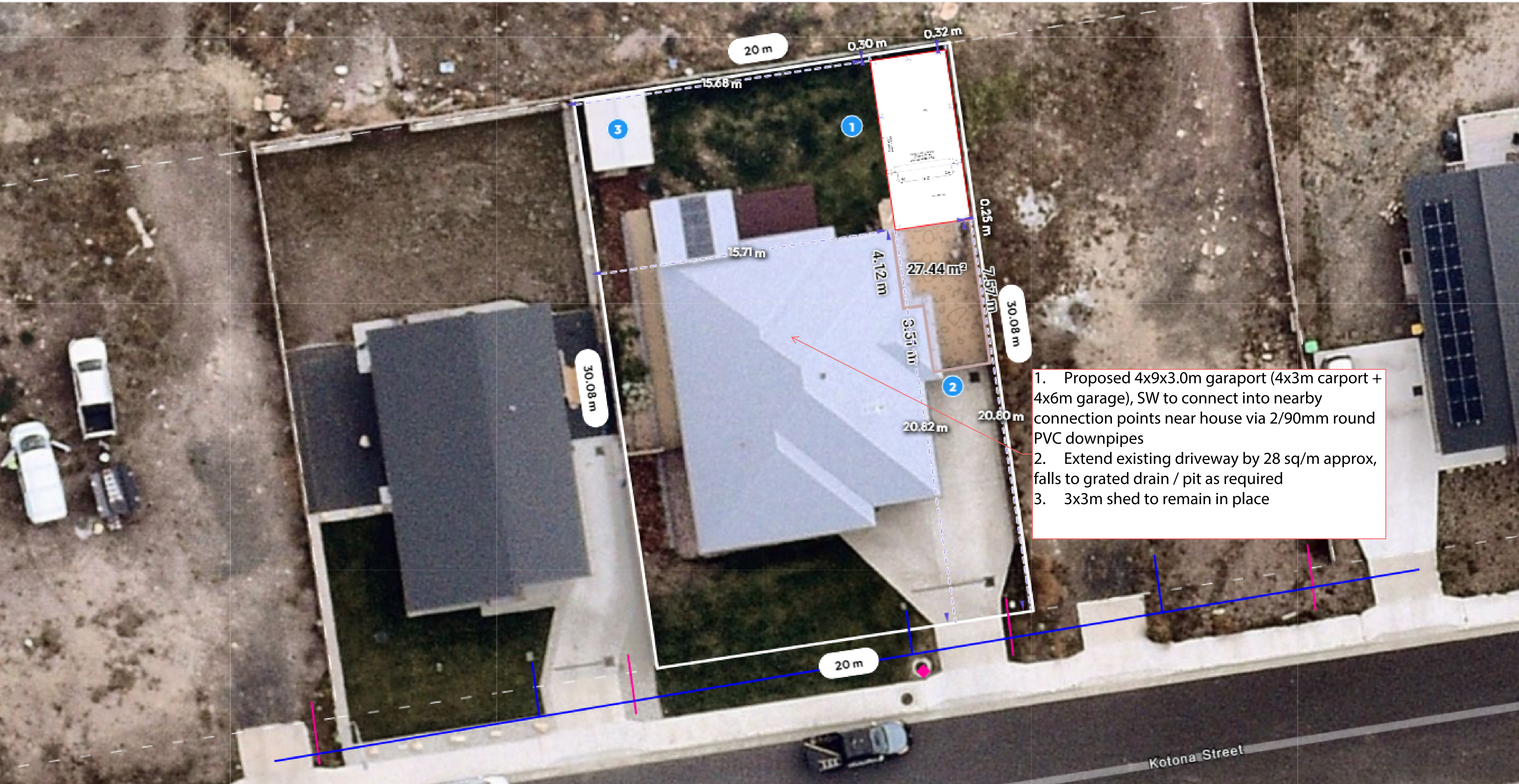
Witness Full Name (print)



Witness address and occupation

Attorney

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



Client Name Client Email Client Phone Signature _____

Copyright Statement

This plan always remains the copyright of designer & shall not be used other than for the project work intended without written authority.

Disclaimer

This is not an official document, and may not comply with current laws or industry standards. Seek independent advice before acting on this document.

ALL DIMENSIONS ARE IN METERS.

Generated by
Nick Smith
nick@rainbowbuilding.com.au

Phone

Sheet name
Site Plan

Lic no.
-

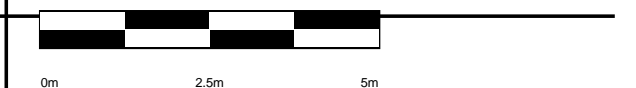
Property Details
7 Kotona St, Rokeby, TAS 7019, Australia 47/184319

Clarence
Lot/DP: 47/184319

Design
Title: Dillon Gibbs - 4x9x3.0m garaport

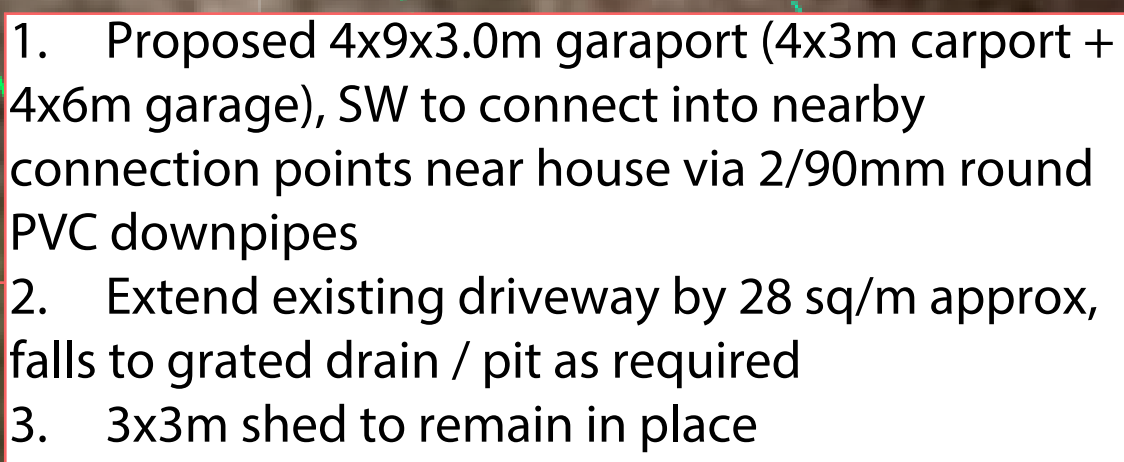
Date Fri Jul 25 2025

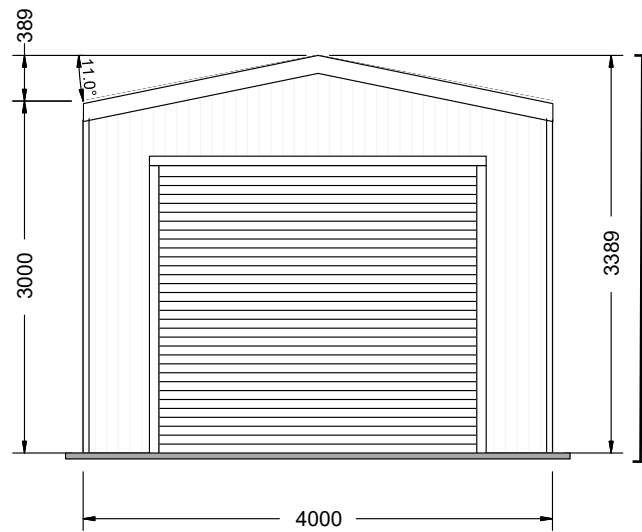
Scale
1:200





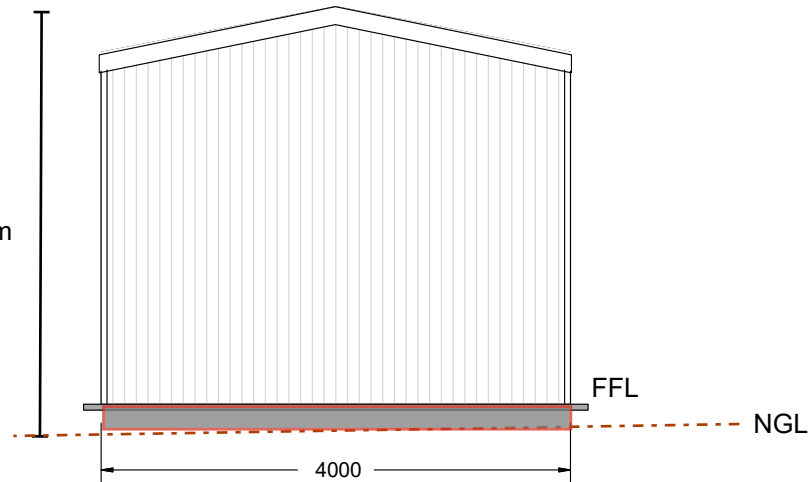
Client Name Client Email Client Phone Signature _____			
Copyright Statement This plan always remains the copyright of designer & shall not be used other than for the project work intended without written authority. Disclaimer This is not an official document, and may not comply with current laws or industry standards. Seek independent advice before acting on this document. ALL DIMENSIONS ARE IN METERS.			
Generated by Nick Smith nick@rainbowbuilding.com.au		Phone	Sheet name Site Plan
Property Details 7 Kotona St, Rokeby, TAS 7019, Australia 47/184319 Clarence Lot/DP: 47/184319		Design Title: Dillon Gibbs - 4x9x3.0m garaport	Lic no. -
		Date Fri Jul 25 2025	Scale 1:100





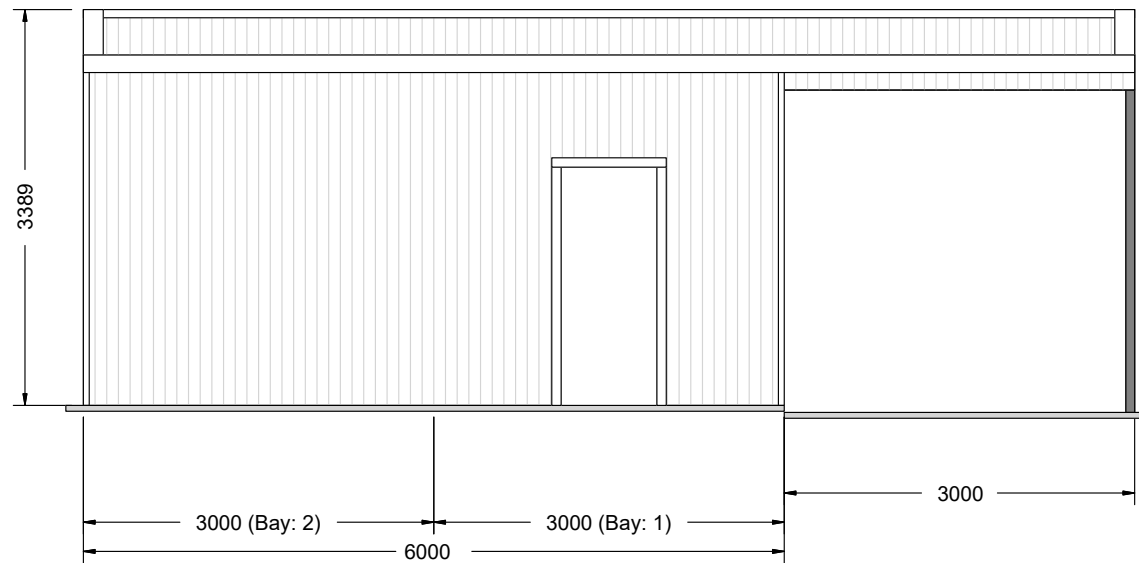
Height of apex above NGL = 3489mm

SOUTH ELEVATION

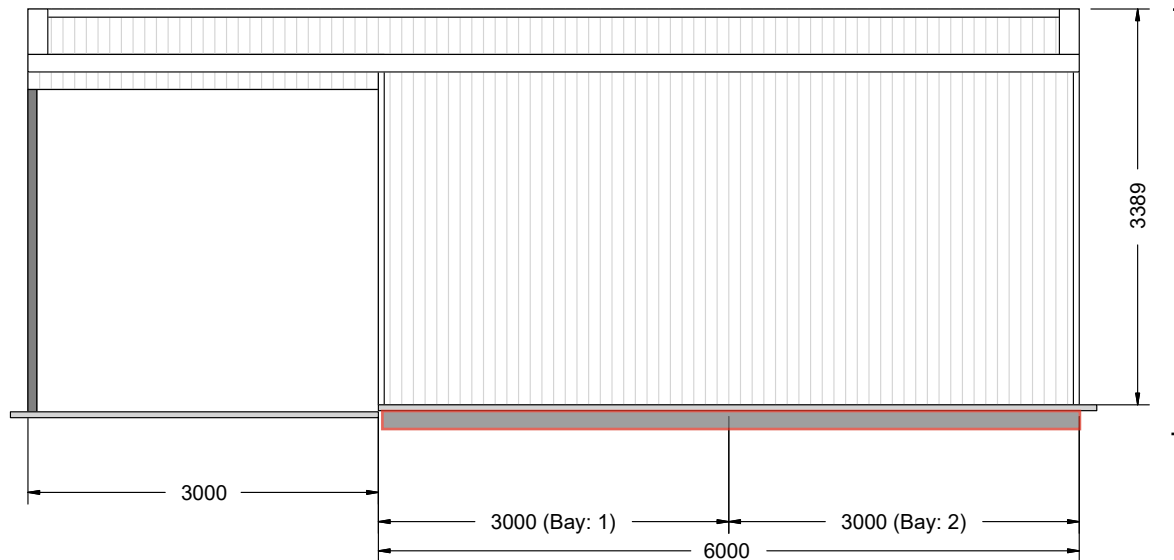


Height of apex above NGL = 3689mm

NORTH ELEVATION



WEST ELEVATION



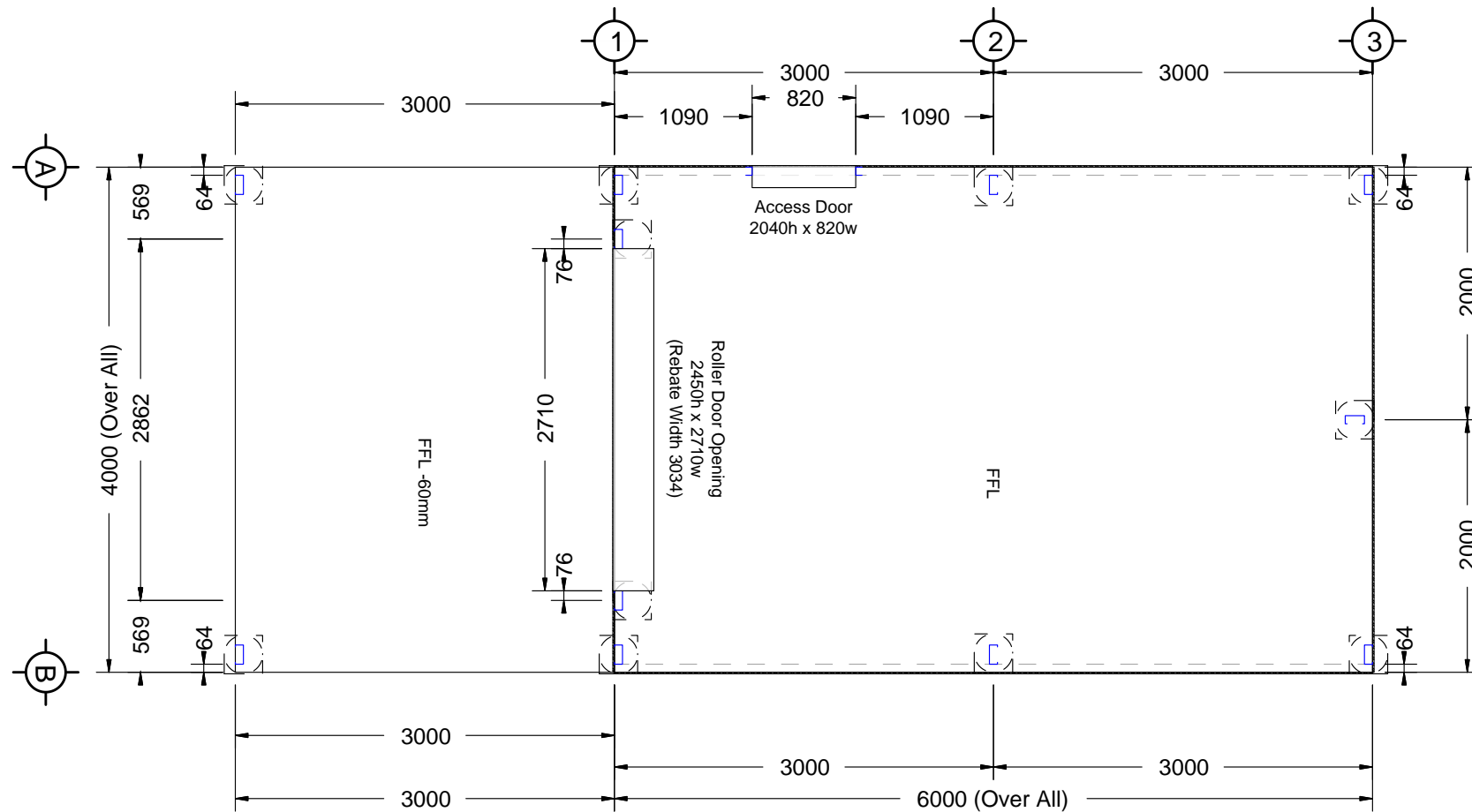
EAST ELEVATION

Height of apex above NGL = 3689mm

139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Dillon Gibbs
SITE ADDRESS: 7 Kotona Street, Rokeby, TAS, 7019
PHONE: 0407581573
EMAIL: dillongibbs93@gmail.com

DRAWING TITLE: Side Elevations
SCALE: 1:64.728
DATE: 25-07-2025
Job Number: KING01_10188
Drawing Number: SE



FLOOR PLAN

139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Dillon Gibbs
SITE ADDRESS: 7 Kotona Street, Rokeby, TAS, 7019
PHONE: 0407581573
EMAIL: dillongibbs93@gmail.com

DRAWING TITLE: Floor Plan
SCALE: 1:52.838
DATE: 25-07-2025
Job Number: KING01_10188
Drawing Number: FP