



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/054716**

**PROPOSAL:** Change of use to Visitor Accommodation

**LOCATION:** 1/4 Albatross Court, Mornington

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 15 September 2025

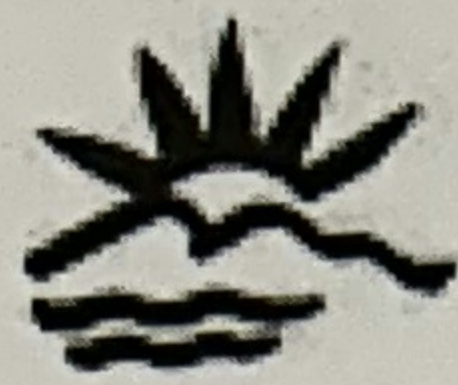
The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 15 September 2025. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 15 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](http://www.ccc.tas.gov.au) or at the Council offices.





**City of Clarence**

**City of Clarence**

38 Bligh St Rosny Park

PO Box 96

Rosny Park TAS, 7018

03 6217 9500

clarence@ccc.tas.gov.au

ccc.tas.gov.au

## Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal:

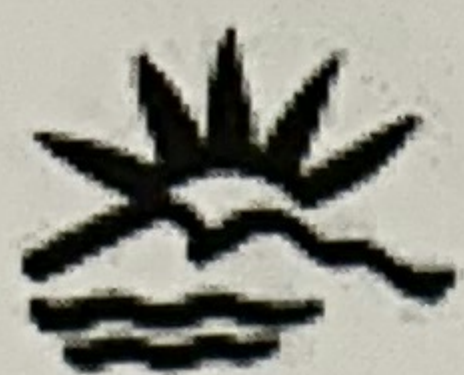
*Change to Visitor Accommodation*

Location:

*Unit 1/4 Albacross Crt, Mornington, TAS, 7018*

Personal Information Removed





**City of Clarence**

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38 Bligh St Rosny Park

PO Box 96

Rosny Park TAS, 7018

03 6217 9500

clarence@ccc.tas.gov.au

ccc.tas.gov.au

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 City of Clarence, please provide planner's 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.
- 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.

Personal Information Removed

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 185011	FOLIO 1
EDITION 3	DATE OF ISSUE 19-Sep-2023

SEARCH DATE : 27-Aug-2025

SEARCH TIME : 04.27 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Strata Plan [185011](#) and a general unit entitlement  
operating for all purposes of the Strata Scheme being a 1  
undivided 1/2 interest

Derived from Strata Plan [185011](#)

Derivation : Part of Lot 31838, 69A-2R-32P Gtd. to R P  
Fitzgerald

SCHEDULE 1

[M812184](#) & [N136436](#) TRANSFER to GREGORY ALLAN DONALD and AMBER  
MARIE DONALD Registered 30-Aug-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

The registered proprietor holds the lot and unit entitlement

subject to any interest noted on common property

Folio of the Register volume [185011](#) folio 0

[SP143447](#), [SP166783](#), [SP173136](#) & [SP178318](#) COVENANTS in Schedule  
of Easements

[SP143447](#), [SP166783](#), [SP173136](#) & [SP178318](#) FENCING PROVISION in  
Schedule of Easements

[E109697](#) INSTRUMENT Creating Restrictive Covenants Registered  
24-Apr-2020 at 12.01 PM

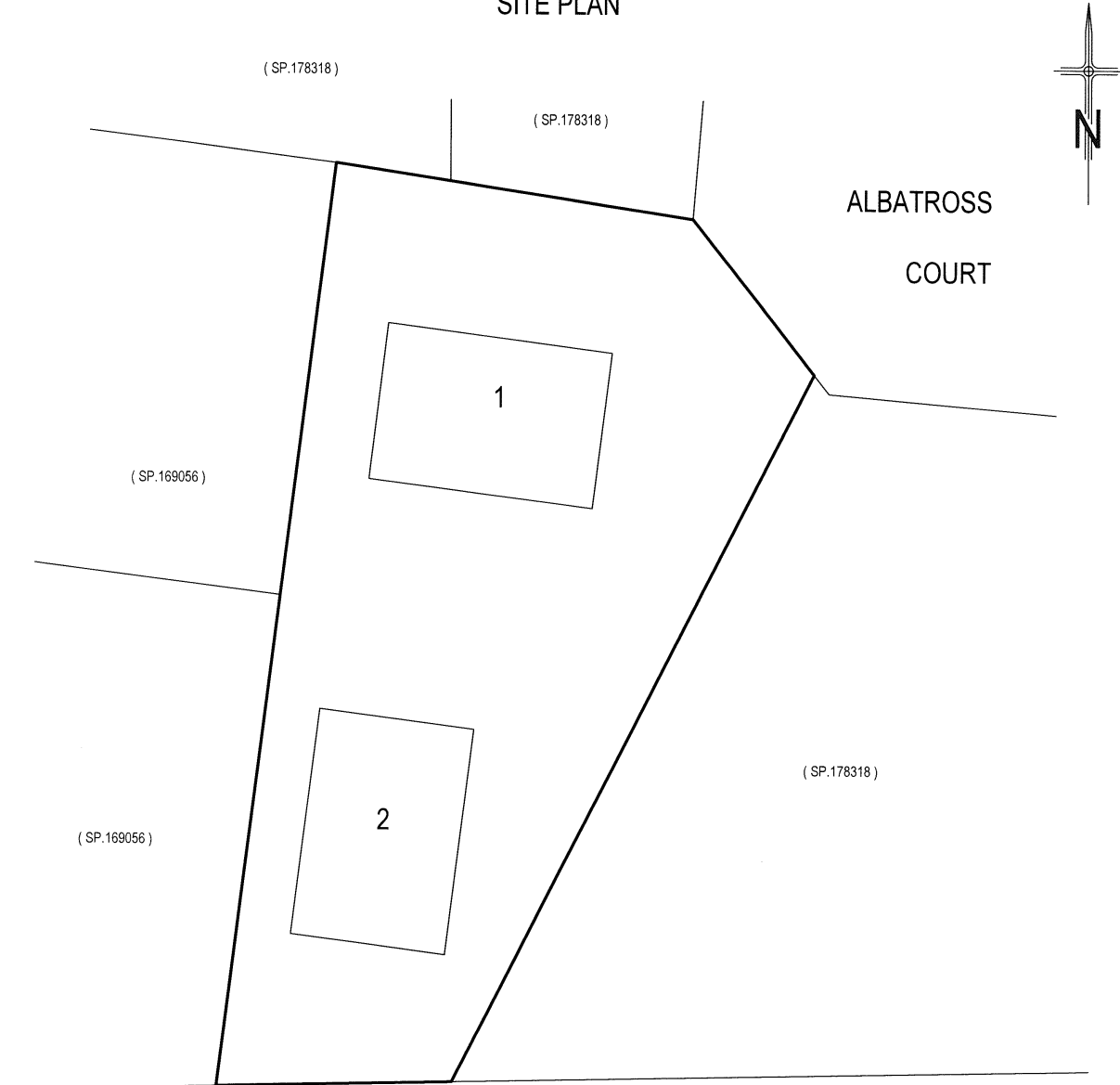
[E360254](#) MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 19-Sep-2023 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>CITY CLARENCE</p> <p>SUBURB MORNINGTON</p> <p>FOLIO REFERENCE C.T. 178318 - 19</p> <p>SITE COMPRISES THE WHOLE OF LOT 19 ON PLAN No. 178318</p>	<p><b>STRATA PLAN</b></p> <p>SHEET 1 OF 3 SHEETS</p>		<p>Registered Number</p> <p><b>185011</b></p>
	<p>NAME OF STRATA SCHEME</p> <p>4 ALBATROSS COURT, MORNINGTON</p>		<p>STRATA TITLES ACT 1998</p> <p>REGISTERED <b>21 APR 2023</b></p> <p><i>Ren</i> Recorder of Titles</p>
	<p>SCALE 1: 200</p>	<p>LENGTHS IN METRES</p>	

**SITE PLAN**



CAMBRIDGE ROAD

ALBATROSS COURT

<p>NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1.</p> <p>(ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.</p>	<p><i>Clare Shea</i> Council Delegate Date <b>18.04.2023</b></p>	<p><i>[Signature]</i> Registered Land Surveyor Date <b>22/12/22</b></p>
<p>STAGED/COMMUNITY DEVELOPMENT.</p> <p>SCHEME No. (IF APPLICABLE)</p>	<p>LODGED BY <b>LEARY COX &amp; CRIPPS</b></p>	

STRATA PLAN

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number

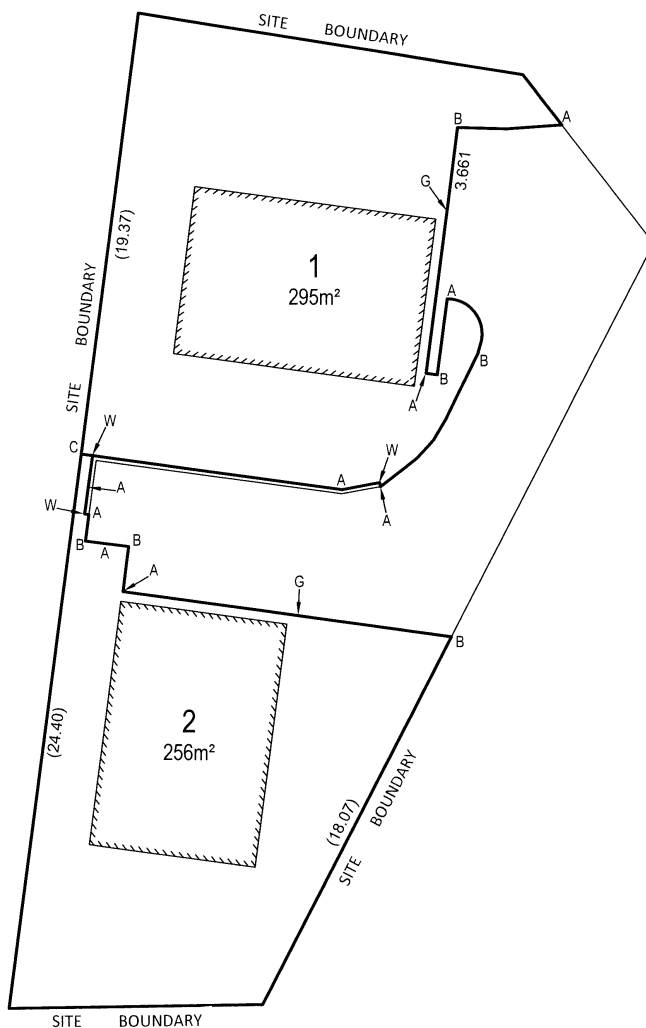
185011

C. Mea  
Council Delegate

18.04.2023  
Date



SCALE 1:200



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:



- THE SITE BOUNDARIES (as shown)
- THE EDGE OF CONCRETE DRIVEWAY AND CONCRETE PATH LABELLED AB
- THE FACE OF CONCRETE BLOCK WALL LABELLED AW
- THE PROLONGATION OF THE FACE OF CONCRETE BLOCK WALL LABELLED CW
- THE EXTERNAL FACE OF ROOF STRUCTURE LABELLED AG
- THE PROLONGATION OF THE EXTERNAL FACE OF ROOF STRUCTURE LABELLED BG

DIMENSION IN BRACKETS ( ) ARE FOR BOUNDARY FIXATION ONLY  
MEASUREMENT WHERE BOUNDARY IS OPEN  
THE VERTICAL LOT BOUNDARIES EXTEND FROM ONE (1) METRE BELOW GROUND LEVEL TO A HEIGHT OF TEN (10) METRES ABOVE GROUND LEVEL.

Areas shown on this plan are strata areas and are **APPROXIMATE ONLY** in accordance with Section 5(1)(f) of the Strata Titles Act 1998. Areas are **NOT** lettable areas as defined by the Property Council Australia Method of Measurement.

Registered Land Surveyor

22/12/22  
Date

<b>STRATA PLAN</b> SHEET 3 OF 3 SHEETS		STRATA TITLES ACT 1998  <div style="float: right;">Registered Number <b>185011</b></div>
NAME OF BODY CORPORATE: STRATA CORPORATION No. 185011, 4 ALBATROSS COURT MORNINGTON  ADDRESS FOR THE SERVICE OF NOTICES: 4 ALBATROSS COURT, MORNINGTON 7018		
<b>SURVEYORS CERTIFICATE</b>  I, <u>Timothy W. Cox</u> of <u>HOBART</u> a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law.  <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">               Registered Land Surveyor           </div> <div style="text-align: center;"> <u>22/12/22</u>              Date           </div> <div style="text-align: center;"> <u>12640</u>              Ref No.           </div> </div>	<b>COUNCIL CERTIFICATE</b>  I certify that the <u>Clarence City</u> Council has: (a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998  <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">               Council Delegate           </div> <div style="text-align: center;"> <u>18-04-2023</u>              Date           </div> <div style="text-align: center;"> <u>SA-2022/033243</u>              Ref No.           </div> </div>	
<b>GENERAL UNIT ENTITLEMENTS</b>		
LOT	UNIT ENTITLEMENT	
1	1	
2	1	
TOTAL	2	

## SEARCH OF TORRENS TITLE

VOLUME 185011	FOLIO 0
EDITION 1	DATE OF ISSUE 21-Apr-2023

SEARCH DATE : 27-Aug-2025

SEARCH TIME : 04.27 PM

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme [185011](#)

Derivation : Part of Lot 31838, 69A-2R-32P Gtd. to R P

Fitzgerald

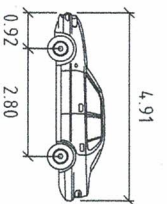
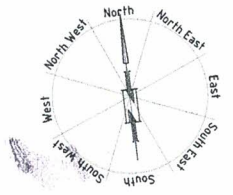
Prior CT [178318/19](#)SCHEDULE 1STRATA CORPORATION NUMBER [185011](#), 4 ALBATROSS COURT, MORNINGTONSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP143447](#), [SP166783](#), [SP173136](#) & [SP178318](#) COVENANTS in Schedule  
of Easements[SP143447](#), [SP166783](#), [SP173136](#) & [SP178318](#) FENCING PROVISION in  
Schedule of Easements[E109697](#) INSTRUMENT Creating Restrictive Covenants Registered  
24-Apr-2020 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations






B85	
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.00
Steering Angle	: 34.00

meters

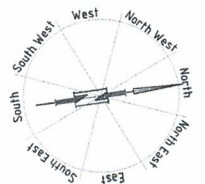
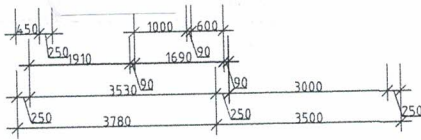
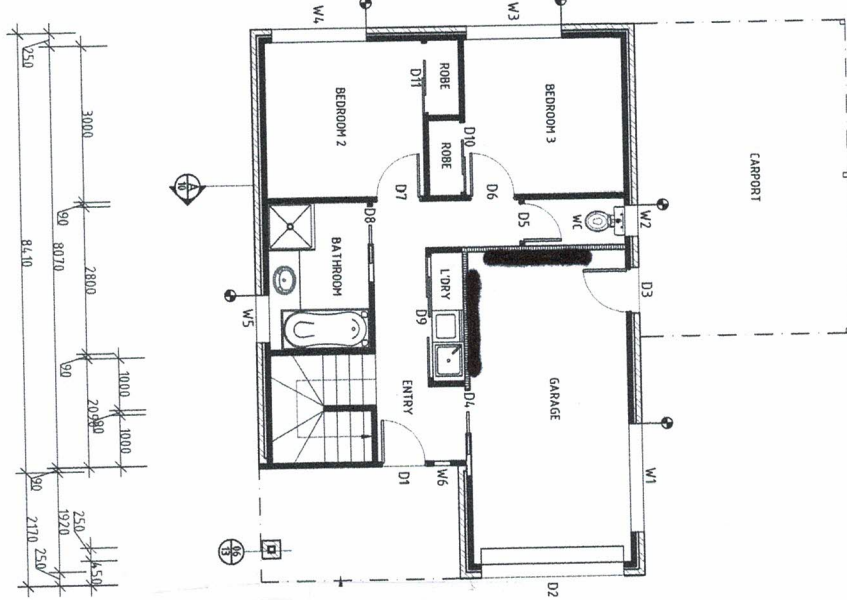
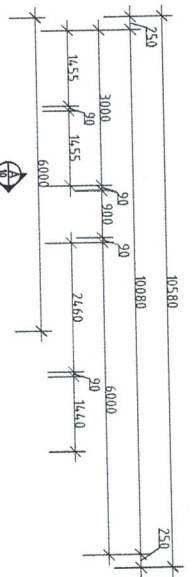
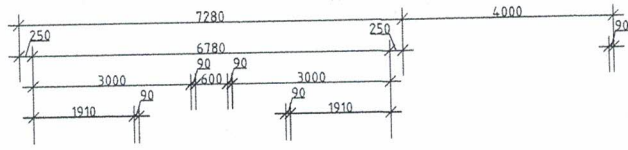
SCALE 1:200

AMENDED

DATE  
 09/08/2021  
 DRAWING NO.  
 05 OF 59

DRAWN BY G. Tiller  
 email: g.tiller@bda.com.au  
 phone: 0400 671 582  
 Accreditation No. CC652CH  






Area:  
Lower Level: 68.8m<sup>2</sup>  
Upper Level: 77.2m<sup>2</sup>  
Total: 146.0m<sup>2</sup>  
Deck: 24.0m<sup>2</sup>

# UNIT 1 LOWER LEVEL

PROPOSED UNIT DEVELOPMENT FOR  
MR G DONALD AT  
4 ALBATROSS COURT, MORNINGTON

UNIT PLAN

SCALE 1:100

AMENDED

DATE  
09/08/2021

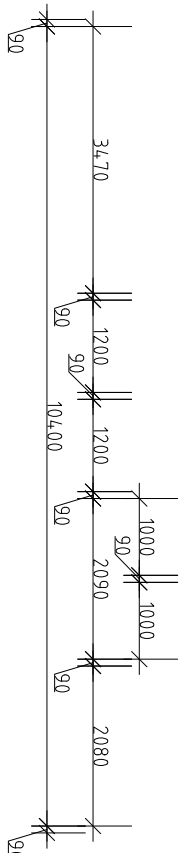
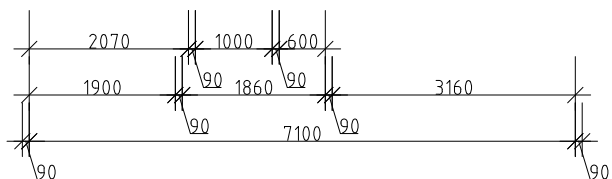
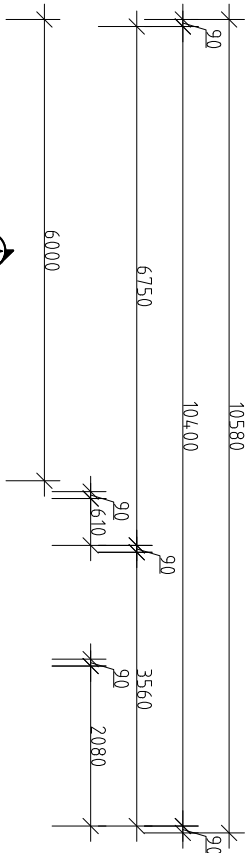
DRAWING NO.  
06 OF 59

DRAWN BY G. TILLEY

email: g.tilley@bda.com.au  
phone: 0400 671 852

Architectural No. 06/06/04  
copyright 2019 BDA





Area:	68.81m <sup>2</sup>
Lower Level:	77.02m <sup>2</sup>
Upper Level:	145.83m <sup>2</sup>
Total:	24.00m <sup>2</sup>
Deck:	

## UNIT 1 UPPER LEVEL

UNIT PLAN	SCALE 1:100	AMENDED 16 / 02 / 2023	DATE 09 / 08 / 2021	DRAWN BY G. Tilley email: gtilley7@btopenet.com phone ph 0400 671 582  Accreditation No CC6204 © copyright 2019 8119
			DRAWING NO. 07 OF 39	