



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/055863**

**PROPOSAL:** Outbuilding (Single Dwelling)

**LOCATION:** 101 Pass Road, Rokeby

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

**ADVERTISING EXPIRY DATE:** 06 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 06 November 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 06 November 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.



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](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

Class 10a 9x18m outbuilding (carport) for private storage

Location:

Address... 101 Pass Road

Suburb/Town... Rokeby

Postcode... 7019

Current  
Owners/s:

Applicant:

Personal Information Removed

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

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

X

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:

**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<br>24992 | FOLIO<br>1                   |
| EDITION<br>3    | DATE OF ISSUE<br>06-Oct-1997 |

SEARCH DATE : 24-Sep-2025

SEARCH TIME : 03.55 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Diagram [24992](#)

being the land described in Conveyance No. 60/5607

Derivation : Part of 100 Acres Located to W. Nicholls

Prior CT [4142/34](#)SCHEDULE 1

[C60295](#) TRANSFER to TIMOTHY JOHN WILLIAMS and SALLY LOUISE WILLIAMS Registered 06-Oct-1997 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
BURDENING EASEMENT: The right and liberty for Reginald Chipman the owner of the land to the East of the said land within described his successors in title his and their executors administrators and assigns his and their servants and workmen and all others by his or their permission full right and liberty at all times by day or by night and for all purposes with or without horses carts carriages waggons and other vehicles laden or unladen to go pass and repass and to drive cattle sheep and other animals along over and upon ALL THAT strip of land marked A.B.C.D. on Diagram No. [24992](#)

[C60296](#) MORTGAGE to Australia and New Zealand Banking Group Limited Registered 06-Oct-1997 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

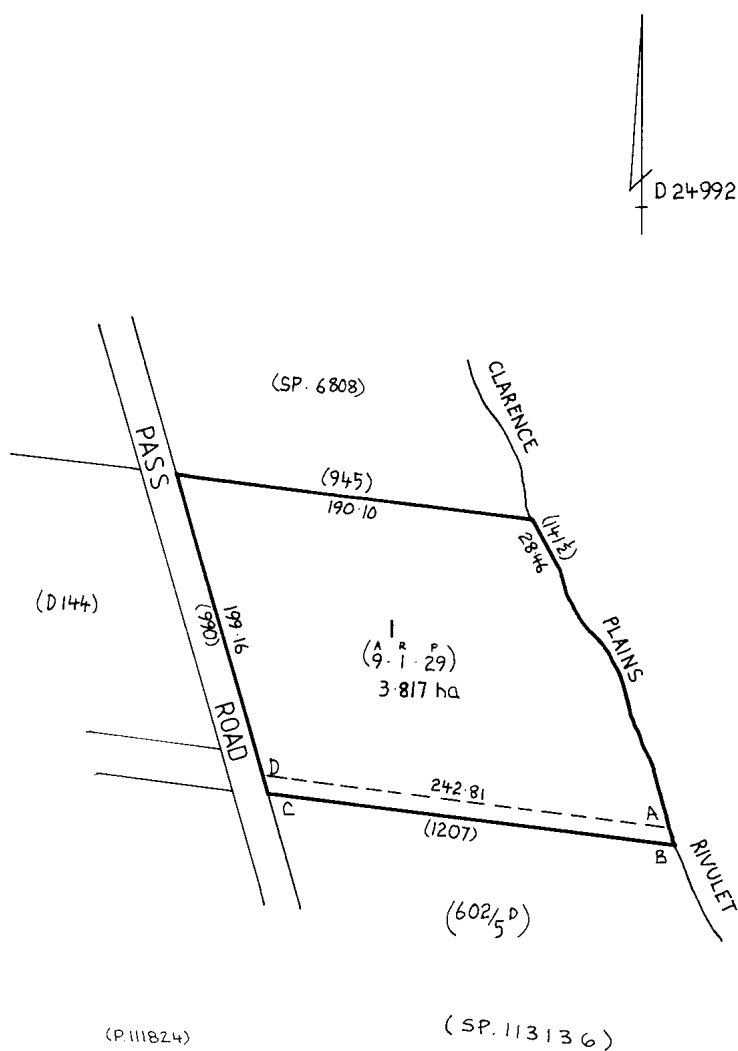
E322203 NOTICE to TREAT Pursuant to Section 11 of the Land Acquisition Act 1993. Lodged by CLARENCE CITY COUNCIL on 26-Sep-2022 BP: E322202

|                                                                            |                                                |                               |
|----------------------------------------------------------------------------|------------------------------------------------|-------------------------------|
| APPROVED FROM<br>- 9 JAN 1985<br><i>P. R. Thorne</i><br>RECORDER OF TITLES | CONVERSION<br>PLAN                             | REGISTERED NUMBER<br>D. 24992 |
| FILE<br>NUMBER Y 3573                                                      | GRANTEE: PART OF 100-0-0<br>LOC TO W. NICHOLLS | DRAWN<br>PBP<br>8-1-85        |

OS-X 2082

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF  
LAND DISTRICT OF MONMOUTH  
PARISH OF CLARENCE  
LENGTHS ARE IN METRES, NOT TO SCALE  
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES





CONSTRUCTION TO COMPLY WITH THE  
BUILDING CODE OF AUSTRALIA AND  
AUSTRALIAN STANDARDS WHERE  
APPLICABLE

DO NOT SCALE OFF PLAN

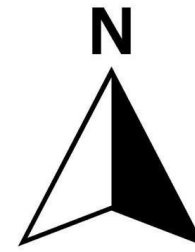
BUILDER TO CHECK ALL DIMENSIONS ON  
SITE BEFORE STARTING WORKS

PLEASE REPORT ANY ERRORS OR  
INCONSISTENCIES TO TASTECH  
BUILDING SYSTEMS

ANY CHANGES TO THIS DOCUMENT TO  
BE CONFIRMED BY TASTECH BUILDING  
SYSTEMS

### DESCRIPTION OF LAND

City of CLARENCE  
Lot 1 on Diagram 24992  
being the land described in Conveyance No. 60/5607  
Derivation : Part of 100 Acres Located to W. Nicholls  
Prior CT 4142/34



PROJECT TITLE:  
Williams Carport

ADDRESS:  
101 Pass Road,  
Rokeby, Tas, 7019

DRAWING NUMBER:  
RB1179\_SITE

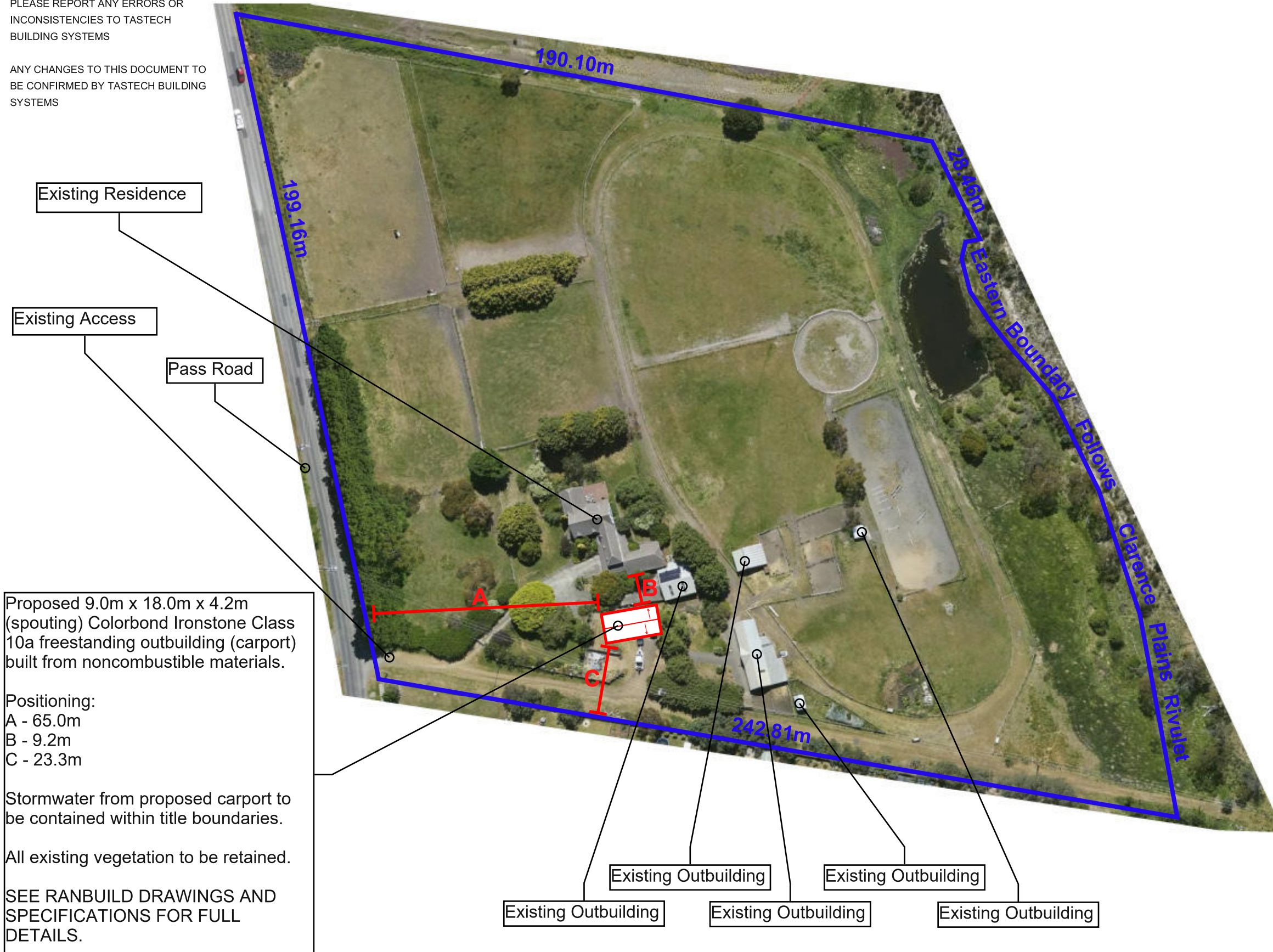
JOB NUMBER:  
RB1179

CLIENT:  
Tim & Sally Williams

DATE:  
25/09/2025

SCALE: NTS

DRAWN: HM



Proposed 9.0m x 18.0m x 4.2m  
(spouting) Colorbond Ironstone Class  
10a freestanding outbuilding (carport)  
built from noncombustible materials.

Positioning:

A - 65.0m

B - 9.2m

C - 23.3m

Stormwater from proposed carport to  
be contained within title boundaries.

All existing vegetation to be retained.

SEE RANBUILD DRAWINGS AND  
SPECIFICATIONS FOR FULL  
DETAILS.



65 SOUTH ARM ROAD  
ROKEBY, TAS, 7019

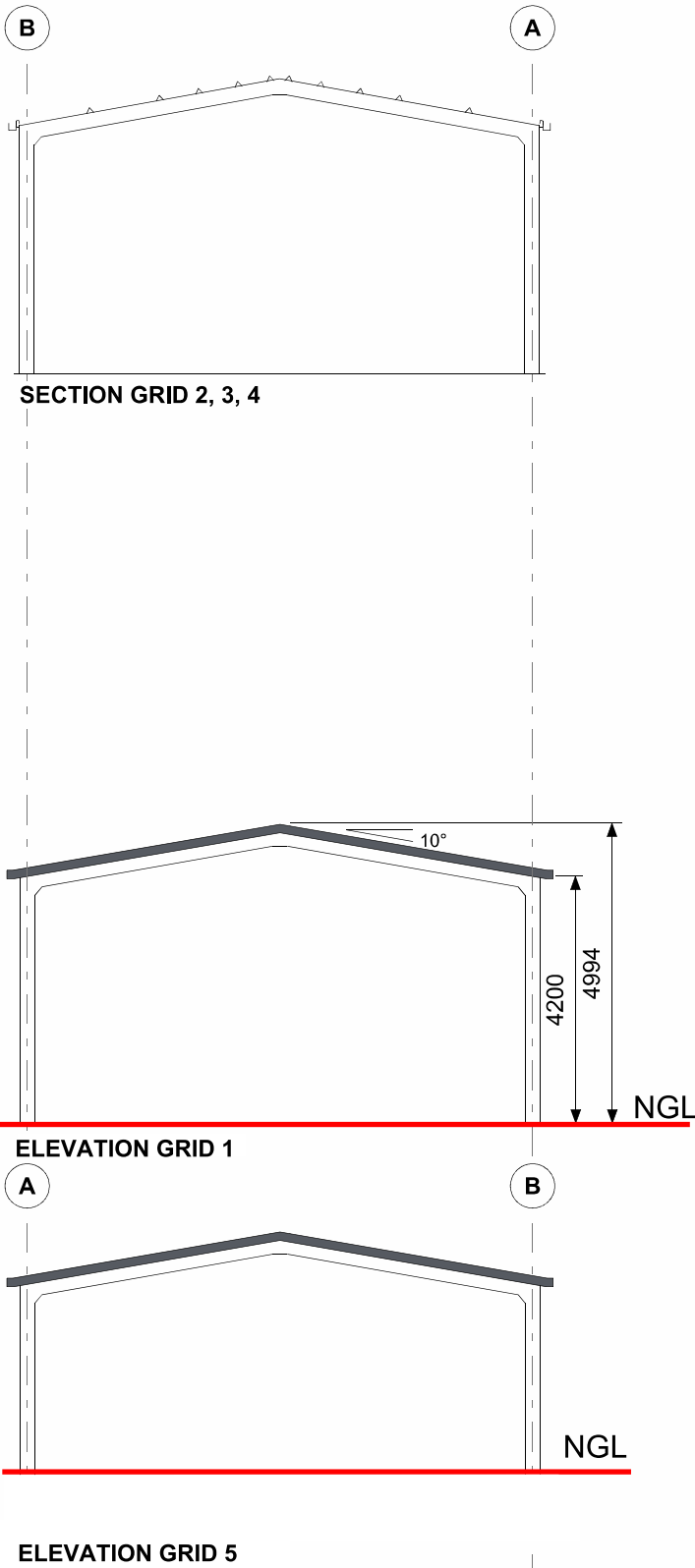
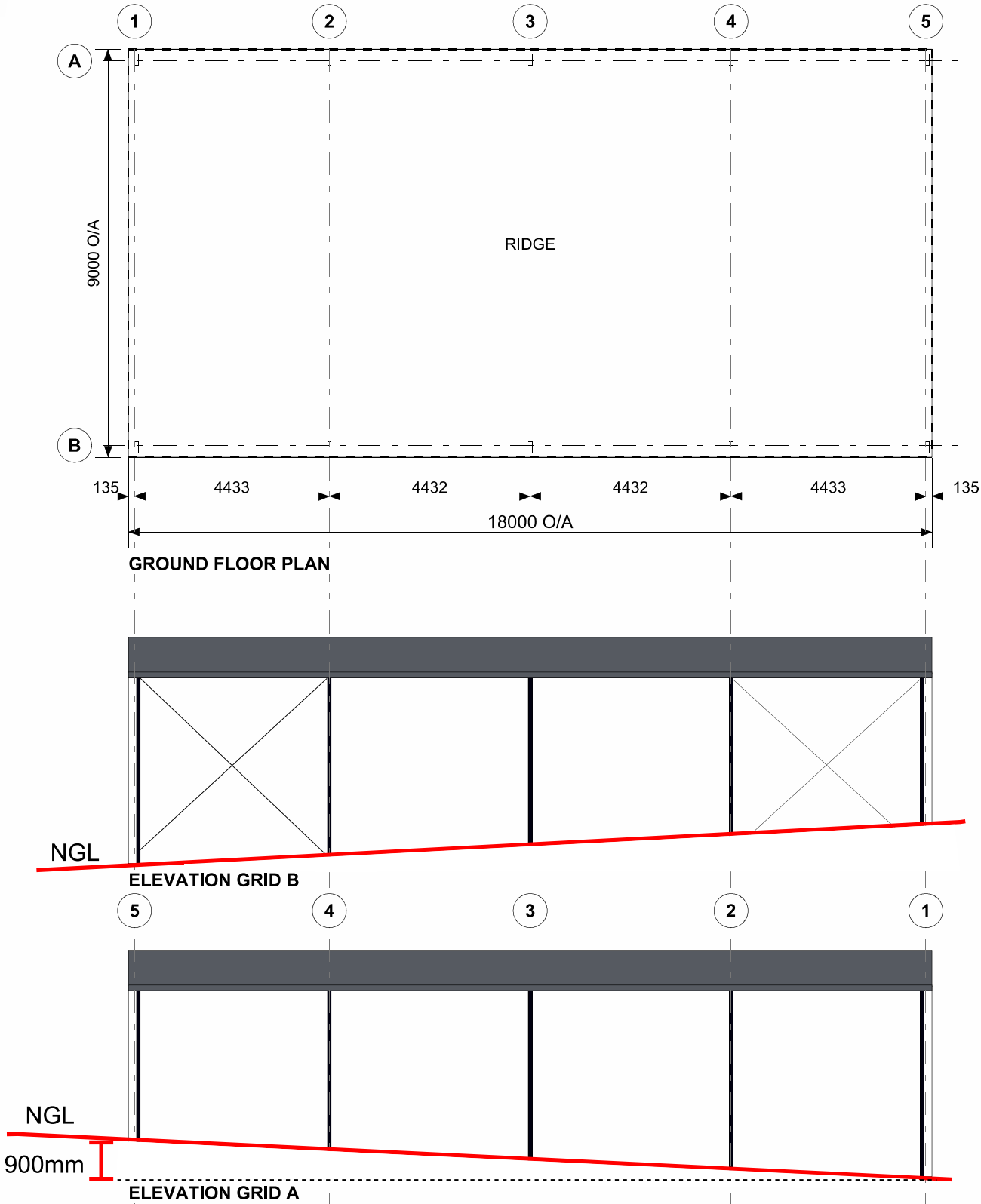
(03) 6263 5800

ranbuild@tastechsheds.com.au





Roof - Colourbond Ironstone  
Note: Shed built on footings at NGL, no cut/fill



Copyright 2025  
Lysaght Building  
Solutions Pty Ltd  
trading as RANBUILD

CLADDING

| ITEM    | PROFILE (min)       | FINISH | COLOUR |
|---------|---------------------|--------|--------|
| ROOF    | CUSTOM ORB 0.42 BMT | CB     | IS     |
| WALLS   | -                   |        |        |
| CORNERS | -                   |        |        |
| BARGE   | -                   | CB     | IS     |
| GUTTER  | SQUARELINE          | CB     | IS     |

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

| QTY | MARK | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

|                                                                 |                                     |                 |                    |
|-----------------------------------------------------------------|-------------------------------------|-----------------|--------------------|
| CLIENT<br><b>Tim Williams</b>                                   |                                     |                 |                    |
| SITE<br><b>101 Pass Road<br/>ROKEBY TAS 7019</b>                |                                     |                 |                    |
| BUILDING<br><b>BIG G<br/>9000 SPAN x 4200 EAVE x 18000 LONG</b> |                                     |                 |                    |
| TITLE<br><b>FLOOR PLAN &amp; ELEVATION</b>                      |                                     |                 |                    |
| SCALE<br>A3 SHEET 1:125                                         | DRAWING NUMBER<br><b>BRWT4-7640</b> | REV<br><b>A</b> | PAGE<br><b>1/1</b> |