



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057539

PROPOSAL: Boundary Adjustment Between CT6142/5 & CT6142/4

LOCATION: 158 East Derwent Highway & 1 Boatta Road, Lindisfarne

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 11 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 11 February 2026. 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 11 February 2026.

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.



City of Clarence

TAX INVOICE

223888525-N-023

38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018
03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

City of Clarence

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INVOICE NUMBER: 223888525-N-023

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.

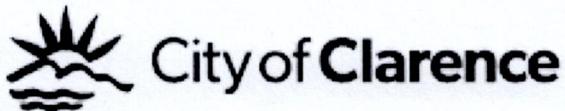
Proposal:

Boundary Adjustment

Location:

*158 East Derwent Hwy +
1 Boatta Rd. Lindisfarne*

Personal Information Removed



City of Clarence

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38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018
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clarence@ccc.tas.gov.au
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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:

Car Park

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.





Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- 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 publicly-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

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 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.

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 roofs 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 City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
6142	4
EDITION	DATE OF ISSUE
6	22-Nov-2022

SEARCH DATE : 27-Nov-2025

SEARCH TIME : 04.27 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 4 on Sealed Plan [6142](#)

Derivation : Part of 970 Acres Gtd to E P Wilson and Ors

Prior CT [3443/71](#)**SCHEDULE 1**

[B103007](#) & [M825431](#) TRANSFER to BONITA INVESTMENTS PTY LTD and
THOMAS MARSHALL GOURLAY as tenants in common in equal
shares Registered 15-Jul-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [6142](#) EASEMENTS in Schedule of Easements[E325005](#) MORTGAGE to Commonwealth Bank of Australia

Registered 22-Nov-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
6142	5
EDITION	DATE OF ISSUE
7	03-Jun-2019

SEARCH DATE : 27-Nov-2025

SEARCH TIME : 04.27 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 5 on Sealed Plan [6142](#)(formerly Lots 1, 2 & 3 on Sealed Plan No. [6142](#))

Derivation : Part of 970 Acres Gtd. to E.P. Wilson & Ors.

Prior CT [3443/70](#)**SCHEDULE 1**C260 TRANSFER to COOLEY'S PTY LTD Registered 25-Feb-1997
at 12.01 PM**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any

SP [6142](#) EASEMENTS in Schedule of EasementsSP [6142](#) FENCING PROVISION in Schedule of Easements

135630 BOUNDARY FENCES CONDITION in Transfer

E177386 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 03-Jun-2019 at 12.03 PM**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations

D. G. J. POTTER
LAND CONSULTANTS

Unit 1/2 Kennedy Drive
Cambridge TAS 7170
Mob. 0412 170 970
djpotter@iinet.net.au

27th November, 2025

Clarence City Council
38 Bligh Street
ROSNY PARK TAS 7018

Dear Sir/Madam,

Re: 158 East Derwent Highway & 1 Boatatta Road

An application for the above address was approved on 22 July 2020.

The owners were experiencing COVID uncertainties and did not complete the lodgement of a final plan noting that the conditions imposed were minimal and completed.

They are now in a position to move the application forward.

Advice from Council is that the application has expired and a new application is required.

There has been no change to the previous purpose and intent thus we enclose a similar plan as previous.

The land shown is currently on the western side of a retaining wall and mostly being used by the applicant's land.

The small portion being transferred is in line with some upgrading of the Beltana Hotel site currently under review.

This will be addressed as a separate item at a later date.

Also enclosed are the current titles and a copy of the previous approval for convenience.

Yours faithfully,

Per: AA

D.G. Potter

D.G.J. POTTER

Authorised Surveyors

9 Warwick St. North Hobart, Tasmania 7000
Phone: 03-62 343 082 Fax: 03-62 343 360
Email: djpotter@iinet.net.au
Registered Surveyor: D.G.J. PotterSCALE: 1:500
DATE: 19/2/20
DRAWN: TP**PROPOSED SUBDIVISION**

ALL MEASUREMENTS ARE IN METRES

LEVEL DATUM:

CONTOUR INTERVAL: 5 Metres

REFERENCE: 141299

OWNER:

Cooley's Pty Ltd

Suland PTY LTD, Bonita Investments Pty Ltd

LOCATION:

Beltana Hotel, 158 East Derwent Highway

Boatta Road, Lindisfarne

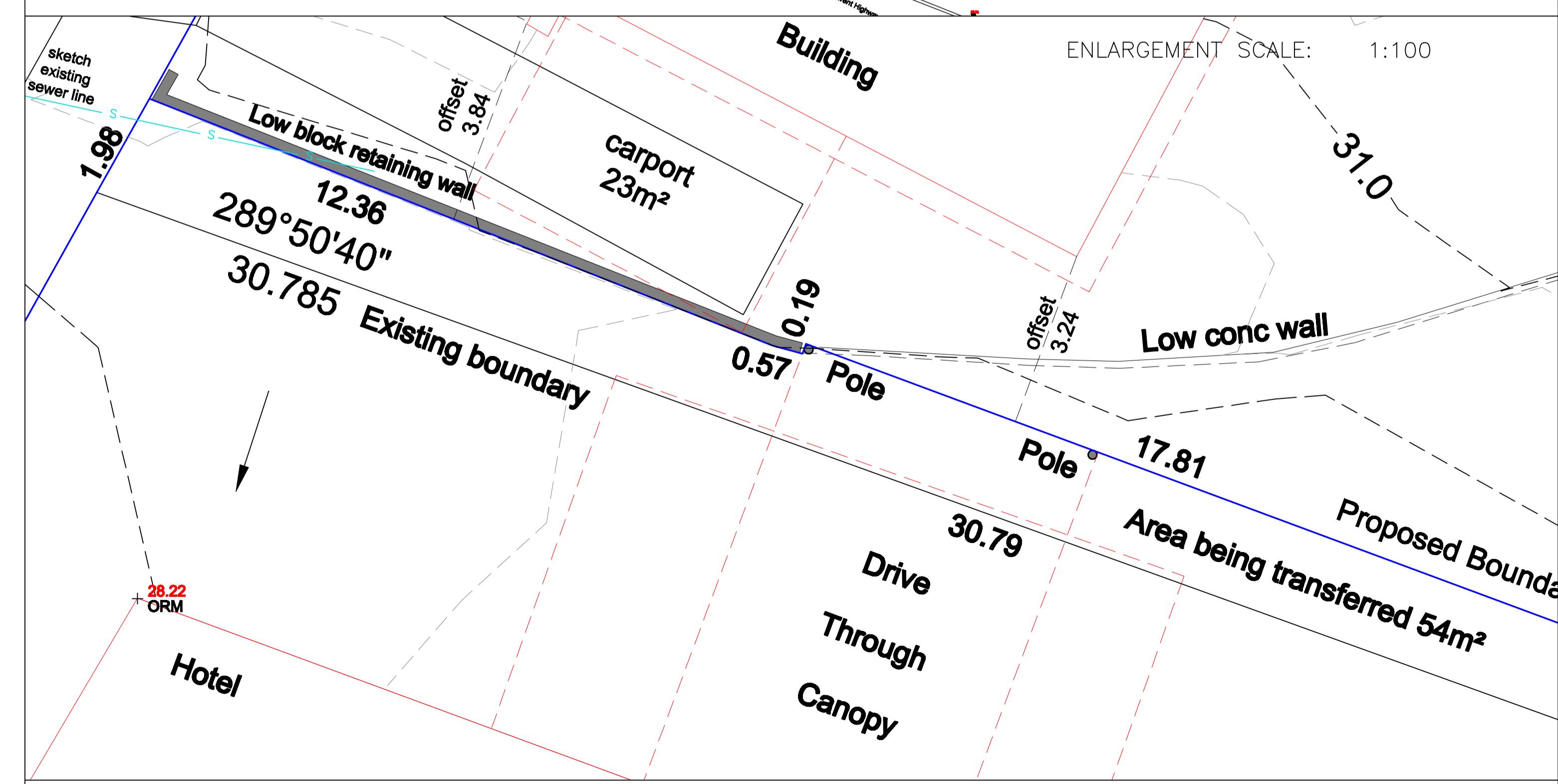
TITLE REFERENCE:

CT 6142/5

CT 6142/4

MUNICIPALITY:

Clarence



This drawing was prepared for the shown owner's land to accompany an application to the local government authority for a proposed subdivision and should not be used for any other purposes. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. In particular no reliance should be placed on information for any financial dealings involving the land. This note forms an integral part of this plan.