



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054992

PROPOSAL: Signage (Retrospective)

LOCATION: 469 Rokeby Road, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 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 24 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.

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: Replace existing signage

Location: ⁴⁶⁹
~~489~~ Rokeby Road Howrah ⁷⁰¹⁸

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Personal Information Removed

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:

Ryan Peterson

Current use of site: **Op Shop**

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.

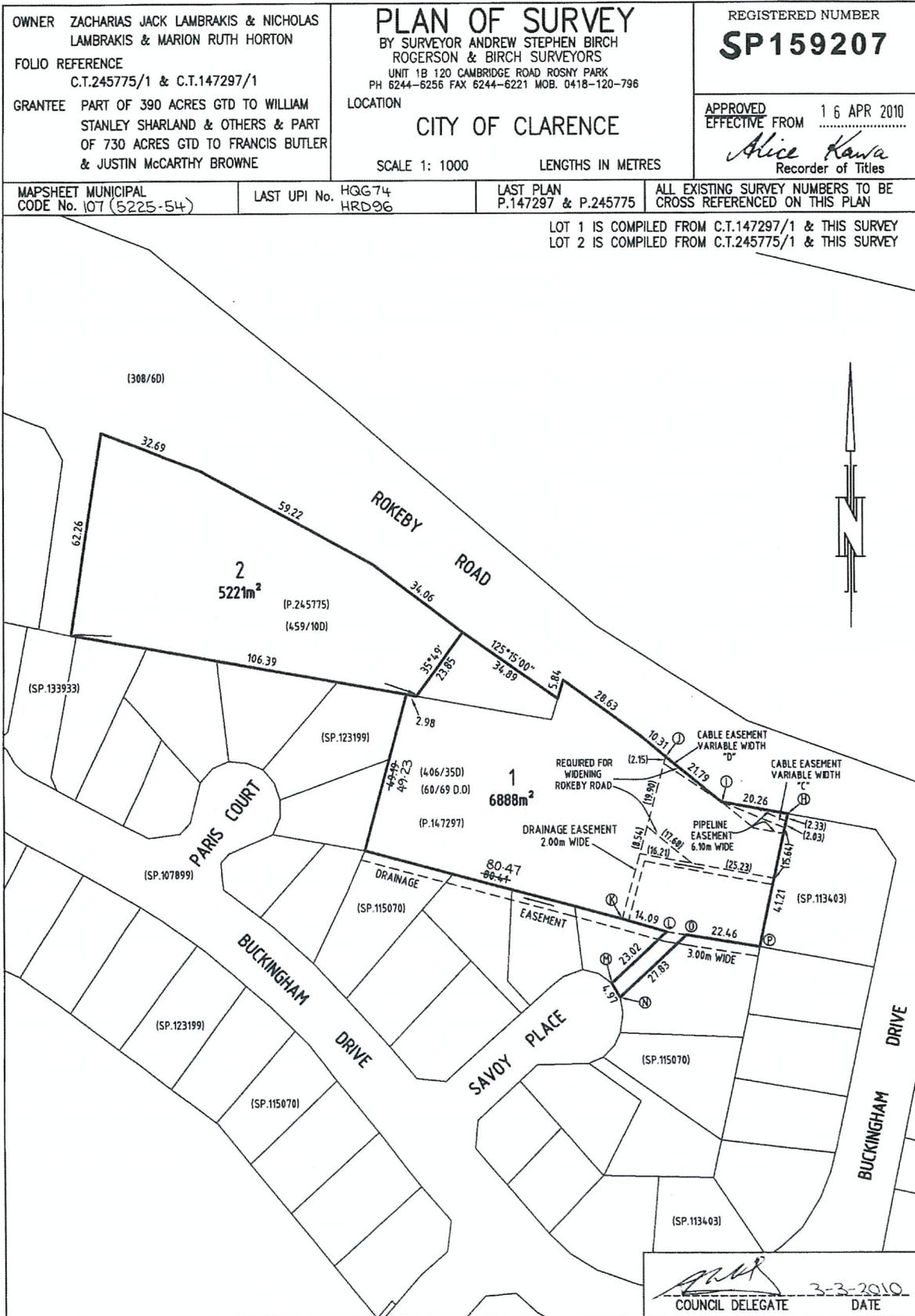
Acknowledgement

- 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

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 159207	FOLIO 1
EDITION 5	DATE OF ISSUE 04-Jul-2023

SEARCH DATE : 05-Aug-2025

SEARCH TIME : 11.18 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan 159207

Derivation : Part of 730 Acres Gtd to F Butler and J McCarthy

Brown and Part of 390 Acres Gtd. to W.S. Sharland and Ors..

Prior CTs 147297/1 and 245775/1

SCHEDULE 1

N125484 TRANSFER to ROBERT STUART HOWIE Registered
04-Jul-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP159207 EASEMENTS in Schedule of Easements

SP159207 COVENANTS in Schedule of Easements

SP159207 FENCING PROVISION in Schedule of Easements

SP115070 SP113403 COVENANTS in Schedule of Easements

(appurtenant to that part of the said land within described formerly comprised in Folio of the register volume 115070 Folio 47)

SP115070 SP113403 SP107899 FENCING PROVISION in Schedule of Easements (appurtenant to that part of the said land within described formerly comprised in Folio of the register volume 115070 Folio 47)

SP107899 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962 (appurtenant to that part of the said land within described formerly comprised in Folio of the register volume 115070 Folio 47)

A41128 FENCING CONDITION in Transfer (appurtenant to that part of the said land within described formerly comprised in Foliros of the Register Volume 225716 Folio 1 & Volume 245775 Folio 1)

B780746 PROCLAMATION under Section 9A and 52A of the Roads and Jetties Act 1935 Registered 12-Sep-1994 at noon

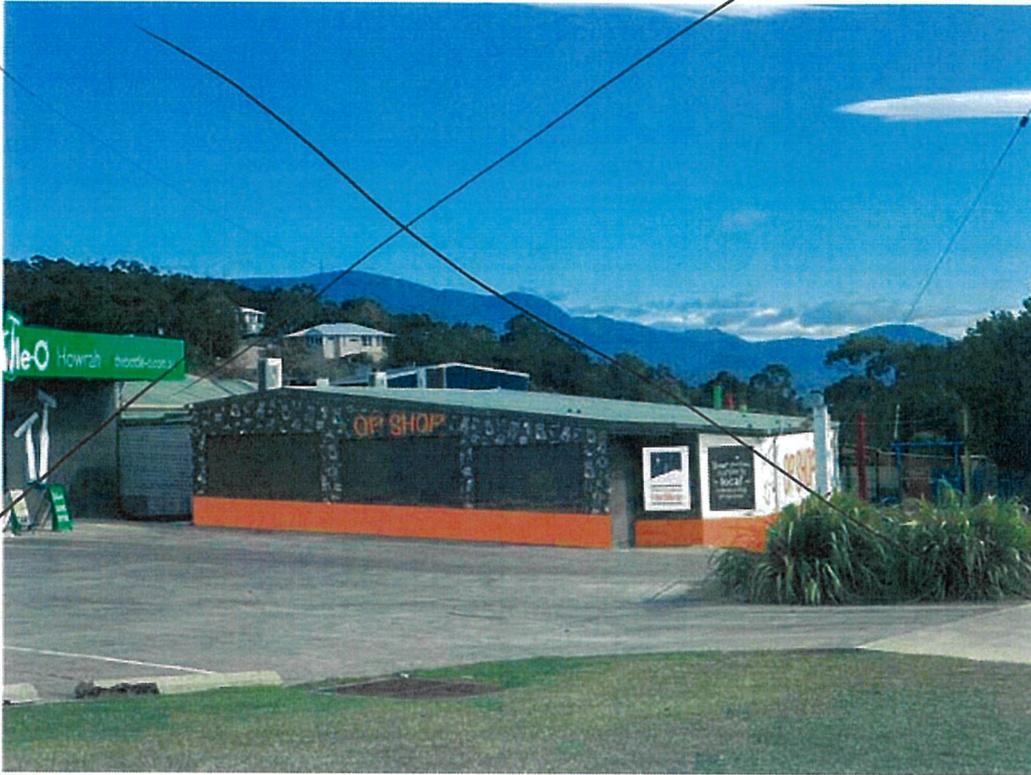
C956839 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 16-Apr-2010 at noon

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- E34136 CAVEAT by Greg Ivan Belbin and Carolyn Louise Thompson (affecting such portion of the said land within described as Growmaster Howrah Nursery on the plan attached thereto) Registered 10-Feb-2016 at noon
- E349819 MORTGAGE to Commonwealth Bank of Australia Registered 04-Jul-2023 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

- 187932 Priority Sealed Plan Lodged by LEARY COX & CRIPPS on 25-Oct-2024 BP: 187932

Front Options



Sign above roller door 350cm x 90cm

Side with Charcoal Strip



side wall sign

1461 x 200 cm

corner signs 140 cm x 200 cm

Site Plan
469 Rokeby Rd
Hawrah

ANNEXURE "A"

