



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061331

PROPOSAL: Two Lot Subdivision including Demolition

LOCATION: 59 Grange Road East, Rokeby (with works over 51 & 53 Grange Road East, Rokeby)

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 31/08/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 31/08/2026. 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 31/08/2026.

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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Subdivision

Location: 59 Grange Road East Rokeby

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:

Amanda Beyer

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



Planning Application 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 publically-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 rooves 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 164063	FOLIO 2
EDITION 4	DATE OF ISSUE 16-Dec-2025

SEARCH DATE : 07-May-2026

SEARCH TIME : 04.53 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan [164063](#)

Derivation : Part of Location to W Atkins and M Proctor

Prior CTs [133903/2](#) and [133903/1](#)SCHEDULE 1[C945916](#) & [M383746](#) TRANSFER to PATRICIA JAN ROWLAND and PETER
DESMOND ROWLANDSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP164063](#) EASEMENTS in Schedule of Easements[31/2118](#) CONVEYANCE was made SUBJECT TO Conditions[E50712](#) MORTGAGE to Westpac Banking Corporation Registered
02-June-2016 at noon[E76107](#) MORTGAGE to Westpac Banking Corporation Registered
18-Jan-2017 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER N.J. & C.R. COLLINS, P.D. & P.J. ROWLAND FOLIO REFERENCE FR 133903/1, FR 133903/2 GRANTEE PART OF LOCATION TO W. ATKINS AND M. PROCTOR	PLAN OF SURVEY BY SURVEYOR CRAIG BRADLEY ROGERSON ROGERSON & BIRCH SURVEYORS UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796 LOCATION CITY OF CLARENCE SCALE 1: 400 LENGTHS IN METRES	REGISTERED NUMBER SP164063 APPROVED EFFECTIVE FROM - 3 AUG 2012 <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 107 (5225-54)	LAST UPI No. GHS71, GHS72	LAST PLAN No. SP133903	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 2 IS COMPILED FROM SP133903 AND THIS SURVEY

2
2747m²

1
1950m²

GRANGE ROAD EAST

26-6-12

DATE

SCHEDULE OF EASEMENTS	Registered Number SP 164063
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 1 PAGE/S

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.

Drainage easement

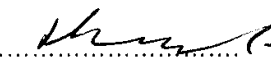
Lot 1 on the plan is SUBJECT TO a right of drainage over that part of Lot 1 shown on the plan as "DRAINAGE EASEMENT 2.00 WIDE" appurtenant to Lot 2 on the plan.

Lot 2 on the plan is TOGETHER WITH a right of drainage over that part of Lot 1 shown on the plan as "DRAINAGE EASEMENT 2.00 WIDE".

SIGNED by Nathan James Collins)
and Charlotte Rose Collins in)
the presence of:)


Nathan James Collins

Charlotte Rose Collins

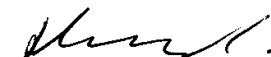
Witness signature: 

Witness full name: PATRICIA JAN ROWLAND

Address: 59 GRANGE RD. ROBERTS

Occupation: ELIANT SUPPORT OFFICER

SIGNED by Patricia Jan Rowland)
and Peter Desmond Rowland in)
the presence of:)


Patricia Jan Rowland

Peter Desmond Rowland

Witness signature: 

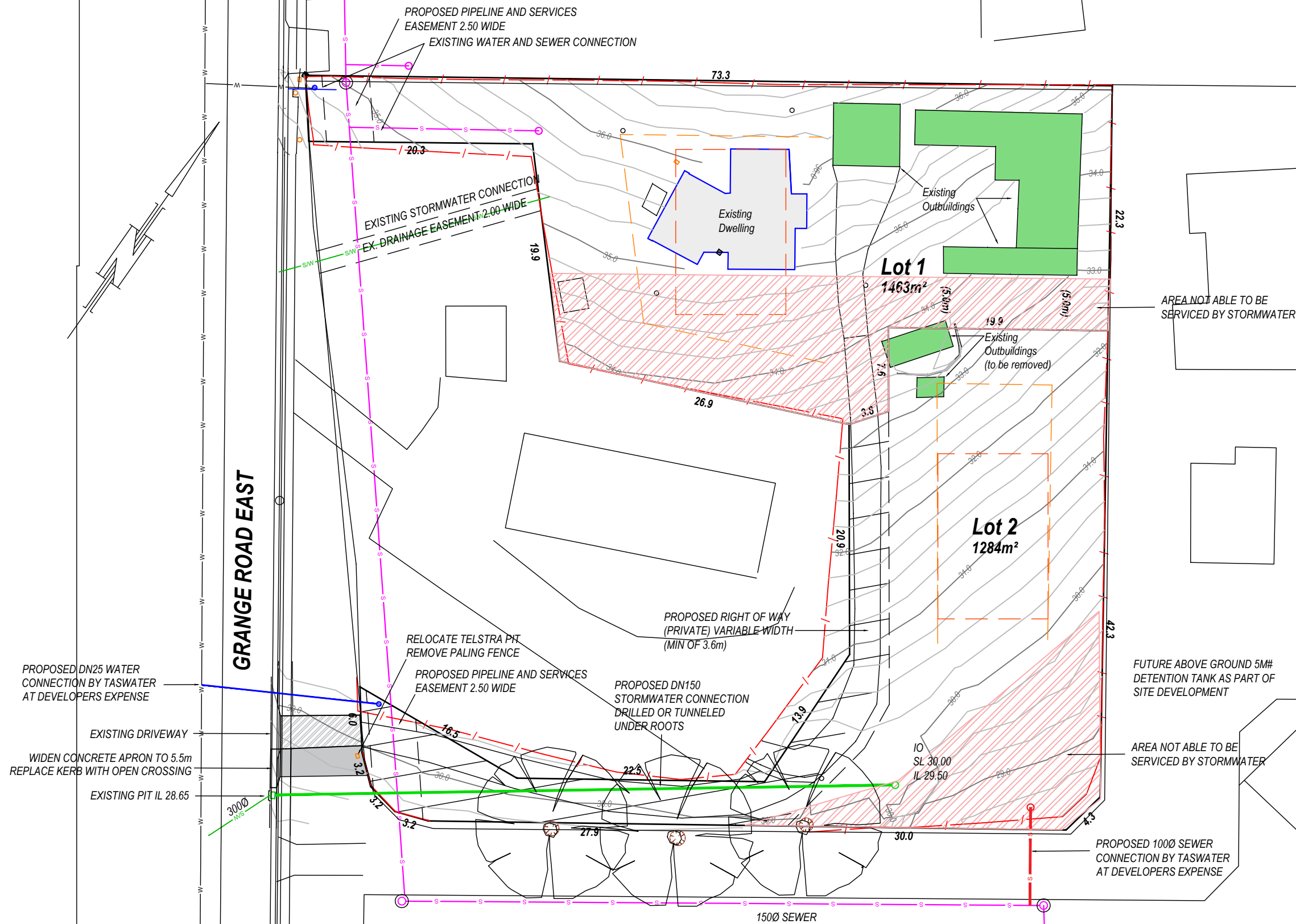
Witness full name: NATHAN JAMES COLLINS

Address: 57 GRANGE ROAD EAST, ROBERTS

Occupation: MARINE MASTER

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Nathan James Collins, Charlotte Rose Collins, Patricia Jan Rowland and Peter Desmond Rowland FOLIO REF: 133903/1 and 2 SOLICITOR & REFERENCE: M+K dobson mitchell allport James Ramsay	PLAN SEALED BY: Clarence City Council DATE: <u>26-6-13</u> <u>SD-2013/3</u> REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

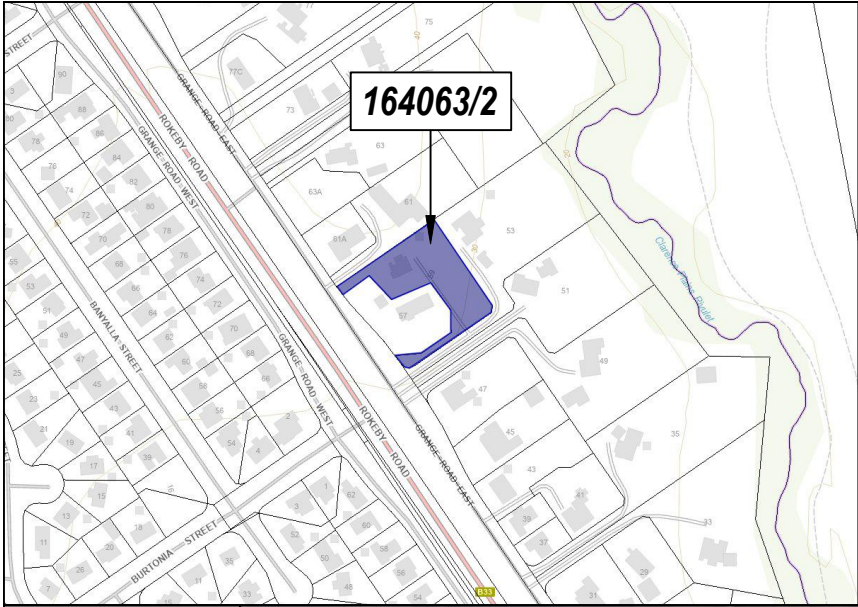


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Rev No	Revision note	Date	Approved
A	FOR APPROVAL	APR26	HJP
B	SHARED DRIVEWAY	JUN26	HJP


**POORTENAAR
CONSULTING**
ABN 40 672 032 737
PH 62664708
hein@poortenaarconsulting.com

Client	P & P ROWLAND				
Project	59 GRANGE ROAD EAST, ROKEBY				
Title	GENERAL ARRANGEMENT				
Scale	AS SHOWN	Designed By:	H.POORTENAAR	Date	APR26
				A1	Drawing No.
					26535-01
				Rev	B



LOCATION PLAN

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by Nearmap (www.nearmap.com/au), © Geoscape Australia
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

(Tasmanian Planning Scheme)
(Council & Taswater Services)
Clarence (Local Council)
10.0 Low Density Residential (Zone)
10.6 Development Standards for Subdivision

10.6.1 Lot Design

- A1
- (a)- Lot 1 complies - Min. 1500m²
 - (i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5
 - a- All lots comply - All required setbacks 8m front and 5m side/rear
 - b- All lots comply - Clear of easements
 - (ii)- All existing buildings comply - All required setbacks

A2- Does not comply - Min. 20m frontage

P2- Complies - 3.6m right of way

A3- All lots comply - vehicular access directly from road

10.6.2 Roads

A1- Subdivision complies - no new roads

10.6.3 Services

A1- All lots comply - TasWater water supply services to be provided

A2- All lots comply - TasWater sewerage services to be provided

A3- All lots comply - Council stormwater services to be provided

10m x 15m Min.
Compliance Area

Min. Compliance
Setbacks

Overlay Legend:

Road or railway attenuation area:

Lot 1 - Entire Site

Lot 2 - Not within compliance area

Airport obstacle limitation area:

Entire Site



E				
D				
C				
B				
A	internal boundary change	AB	01/04/26	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER:

PATRICIA & PETER ROWLAND

TITLE REFERENCE:

164063/2

LOCATION:

59 GRANGE ROAD EAST
ROKEBY

Proposed Subdivision

Date:
06/03/2026

Reference:
ROWLK01 16591-01

Scale:
1:300 (A3)

Municipality:
CLARENCE

THIS PLAN IS ACCEPTED BY:

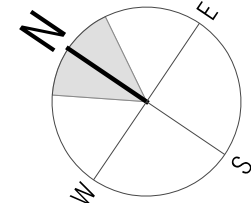
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

DATE:

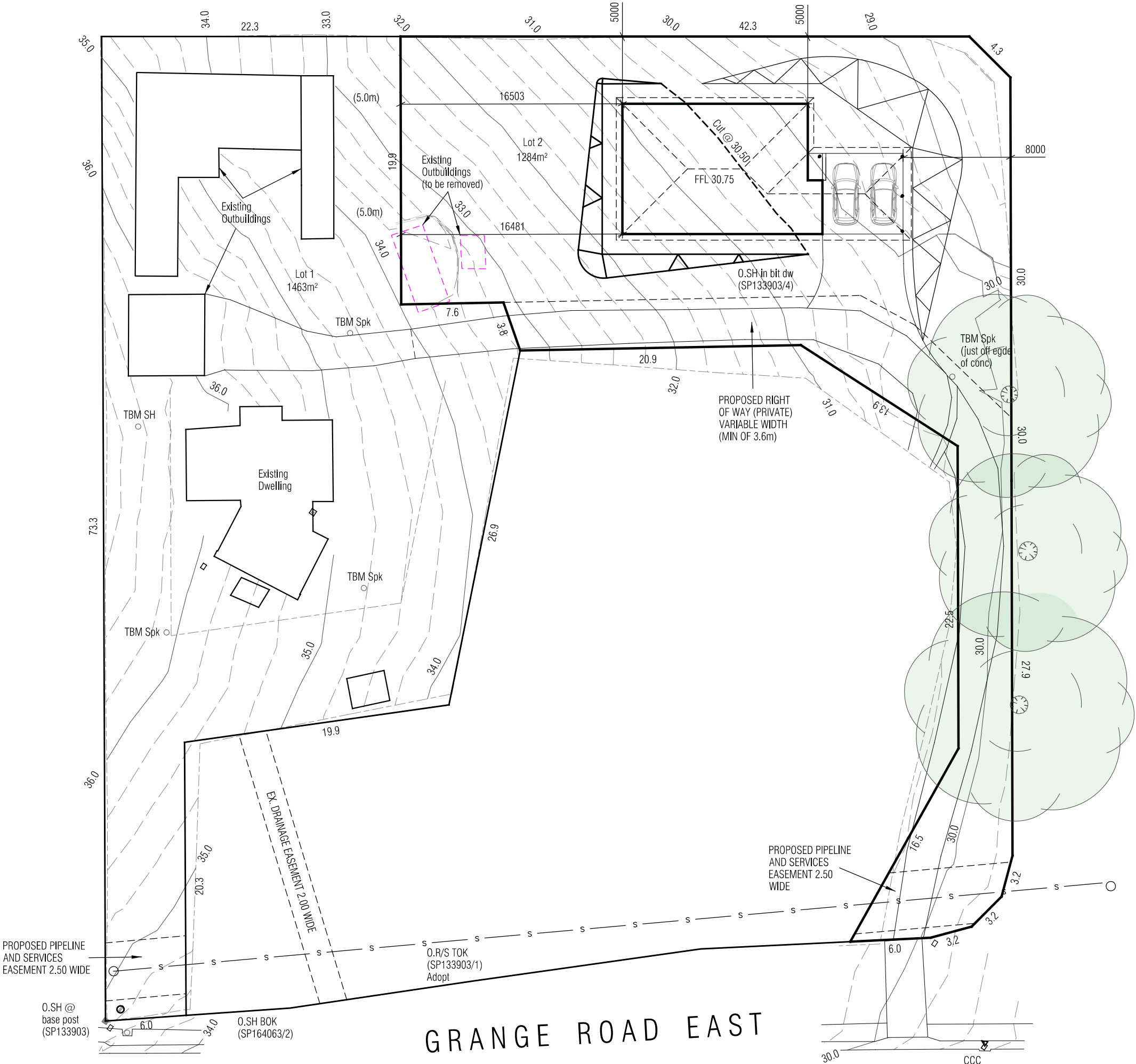
IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.



Scale 1:300



GRANGE ROAD EAST

PROPOSED DWELLING FOR ROWLAND
AT Lot 2, 59 GRANGE ROAD, ROKEBY



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

C.T. No. 164063/2
1200m²

NOT BUSHFIRE PRONE

As shown in the Tasmanian
Planning Scheme Overlay

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DRAWING: SITE PLAN
DATE: 28/04/26
FILE NAME: H1415 DA 270426.dgn
DRAWN BY: PC

DWG No:

01