



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064448

PROPOSAL: Demolition of Existing Outbuilding & New
Outbuilding (Single Dwelling)

LOCATION: 25 Grange Road East, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03/11/2026. 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 03/11/2026.

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: **Proposed 6m x 12m Class 10a outbuilding & demolition of existing**

Location: **25 GRANGE RD E ROKEBY TAS 7019**

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:

Current use of site: **Dwelling**

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 163490	FOLIO 2
EDITION 3	DATE OF ISSUE 13-Oct-2014

SEARCH DATE : 30-Sept-2026

SEARCH TIME : 07.08 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan [163490](#)

Derivation : Part of Location to J. Waterson

Prior CT [17290/18](#)SCHEDULE 1

[M451555](#) TRANSFER to KERRY ANNE FRASER and DARREN CHARLES
SMITH Registered 23-Jan-2014 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP163490](#) EASEMENTS in Schedule of Easements[31/4244](#) CONVEYANCE Made Subject to Boundary Fences & other
Conditions

[D140354](#) MORTGAGE to Westpac Banking Corporation Registered
13-Oct-2014 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

E322424 Application under S102(6) of LTA Act 1980 Lodged by
DOBSON MITCHELL on 07-Oct-2024 BP: E322423

OWNERS STEVEN FRANCIS WILLIAM NINNES & DEBORAH NINNES		PLAN OF SURVEY		REGISTERED NUMBER SP163490	
FOLIO REFERENCE C.T. 17290/18		BY SURVEYOR CHRISTOPHER LEWIS ANDREWS 57 MT RUMNEY ROAD, MT RUMNEY		APPROVED EFFECTIVE FROM - 5 MAR 2012 <i>Alice Kawa</i> Recorder of Titles	
GRANTEE PART OF LOCATION TO J. WATERSON		LOCATION CITY OF CLARENCE			
SCALE 1:500		LENGTHS IN METRES			
MAPSHEET MUNICIPAL CODE No. 107 (5225-54)	LAST UPI No. GRN83	LAST PLAN No. P17290	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

(P719)
(P17290)

REF 10095

[Signature]
COUNCIL DELEGATE

17-2-12
DATE

Lot 1 on the plan is together with a pipeline & drainage easement over the Pipeline & Drainage Easements 3.00 wide shown passing through Lot 2 on the plan.

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

Registered Number

SP 163490

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Lot 2 on the plan is subject to two Pipeline & Drainage Easements Reference Points **A,B,C & D** and **C,D,E & F** 3.00m WIDE passing through that lot appurtenant to the land contained in **Lot 1**.

DEFINITIONS

Authorised Persons means:-

- a) the registered proprietor of Lot 1 or any part of it;
- b) Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited (Southern Water);
- c) Clarence City Council.

Lot 2 Owner means the registered proprietor of Lot 2 or any part of it.

Pipeline & Drainage Easement means the full right and liberty for the Authorised Persons at all times to:

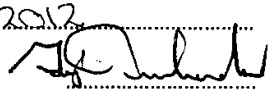
- a) enter upon the Pipeline & Drainage Easement Land with employees, contractors, agents and all other persons duly authorised by them and with machinery, vehicles, plant and equipment; and,
- b) open, break up and excavate the Pipeline & Drainage Easement Land to lay and maintain on or in the Pipeline & Drainage Easement Land, sewer pipes, water pipes, valves and fittings for any purposes the Authorised Persons deem necessary; and,
- c) run and pass sewerage and water through and along the same and from time to time to inspect, cleanse, repair and maintain the same and when and where necessary to lay new pipes, valves and fittings in substitution for and in addition to any other pipes, valves and fittings; and,
- d) do all necessary works in connection with such activities or as may be authorised by any legislation:-
 - i) without doing unnecessary damage to the Pipeline & Drainage Easement Land; and,
 - ii) leaving the Pipeline & Drainage Easement Land in a clean and tidy condition.

Pipeline & Drainage Easement Land means the land shown on Lot 2 containing the Pipeline & Drainage Easements.

PROVIDED ALWAYS THAT:

- a) The Lot 2 Owner must not without the written consent of the Authorised Persons first had and obtained and only in compliance with the conditions which form the consent (if any):-

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER:	STEVEN FRANCIS WILLIAM NINNES & DEBORAH NINNES	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 17-2-2012
FOLIO REFERENCE:	CT 17290/18	SD-2010/171 REF. NO.
SOLICITOR & REFERENCE:	JAMES GROOM & CO. (J.E.KENNEDY)	 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.		

SP 163490

ANNEXURE TO SCHEDULE OF EASEMENTS	Registered Number
SUBDIVIDER: STEVEN FRANCIS WILLIAM NINNES & DEBORAH NINNES	
FOLIO REFERENCE: CT 17290/18	

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- i) alter or permit to be altered the ground level of the Pipeline & Drainage Easement Land;
 - ii) erect or permit to be erected any building, structure, pipeline, paving, tree, shrub or other object on or in the Pipeline & Drainage Easement Land;
 - iii) remove any soil, rock or other matter that supports, protects or covers any works of the Authorised Persons on or in the Pipeline & Drainage Easement Land;
 - iv) do or permit to be done any manner of thing which shall damage or contribute to damage or be likely to cause or contribute to damage to the sewer pipes, water pipes, valves and fittings laid now or later or constructed in or on the Pipeline & Drainage Easement Land; or,
 - v) in any way prevent or interfere with the proper exercise and benefit of the Pipeline & Drainage Easement by the Authorised Persons, their employees, contractors, agents and all other persons duly authorised by them.
- f) The Authorised Persons are not required to fence any part of the Pipeline & Drainage Easement Land.
- g) The Lot 2 Owner shall be at liberty to erect any fence across the Pipeline & Drainage Easement Land wherever it may reasonably require the same provided that:
- i) the Authorised Persons shall be at liberty to provide in such a fence a gate suitable to its purposes; and,
 - ii) the Lot 2 Owner shall provide the Authorised Persons with a key to any lock which would prevent the opening of any gate so provided.
- h) In the event that the Lot 2 Owner causes damage to any sewerage or water pipes, valves or fittings laid, maintained or substituted by the Authorised Persons such that the Authorised Persons are required to repair such damage, the Lot 2 Owner shall be liable for the actual costs of the repair of the water pipes, valves and fittings so damaged.
- i) The Authorised Persons shall be at liberty without forfeiting any right of action, damages or otherwise against the Lot 2 Owner to reinstate any alteration to the ground level and to remove from the Pipeline & Drainage Easement Land any building, structure, pipeline, paving, tree, shrub or other object on or in the Pipeline & Drainage Easement Land which contravenes the provisions of the Pipeline & Drainage Easement and shall not be required to replace or remove the same.
- j) The Authorised Persons with employees, contractors, agents and all other persons duly authorised by it and with machinery, vehicles, plant and equipment shall be at liberty to access and enter upon the Pipeline & Drainage Easement Land for the purposes of the Pipeline & Drainage Easement, such access to be from the road frontage or from any gate.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SP 163490

ANNEXURE TO SCHEDULE OF EASEMENTS	Registered Number
SUBDIVIDER: STEVEN FRANCIS WILLIAM NINNES & DEBORAH NINNES	
FOLIO REFERENCE: CT 17290/18	

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- k) The Authorised Persons shall be permitted to access the Pipeline & Drainage Easement Land from Lot 2 provided that in doing so no damage or inconvenience is caused to the Lot 2 Owner.
- l) The Lot 2 Owner shall not place any obstruction which would prevent access to the Pipeline & Drainage Easement Land.

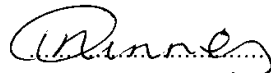
Dated this 2 day of November 2011

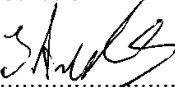
SIGNED by STEVEN FRANCIS WILLIAM NINNES
in the presence of:

) 


Witness JAYDEN ANDREWS
CLERK
105 CARELLA ST. HOWRAH 7018

SIGNED by DEBORAH NINNES
in the presence of:

) 


Witness JAYDEN ANDREWS
CLERK
105 CARELLA ST. HOWRAH 7018

~~EXECUTED by BANK OF QUEENSLAND LTD~~
~~ACN 009 656 740 by its authorised officer:~~

)
)

Name of Authorised Officer

Bank of Queensland Limited A.C.N. 009 656 740 by its
attorney  (Senior Officer)
EDS (Australia) Pty Ltd A.C.N. 002 855 085
Credit Services Dept Pursuant to Power of Attorney
Registered Book no 73/0400
and declare that I have no notice or revocation of the said
Power of Attorney

WITNESSED:

CHARLES ROPER
5 SAMFOLD COURT, HELLINVILLE QLD 4212
CUSTOMER SOLUTIONS EXPERT

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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

DO NOT SCALE OFF PLAN

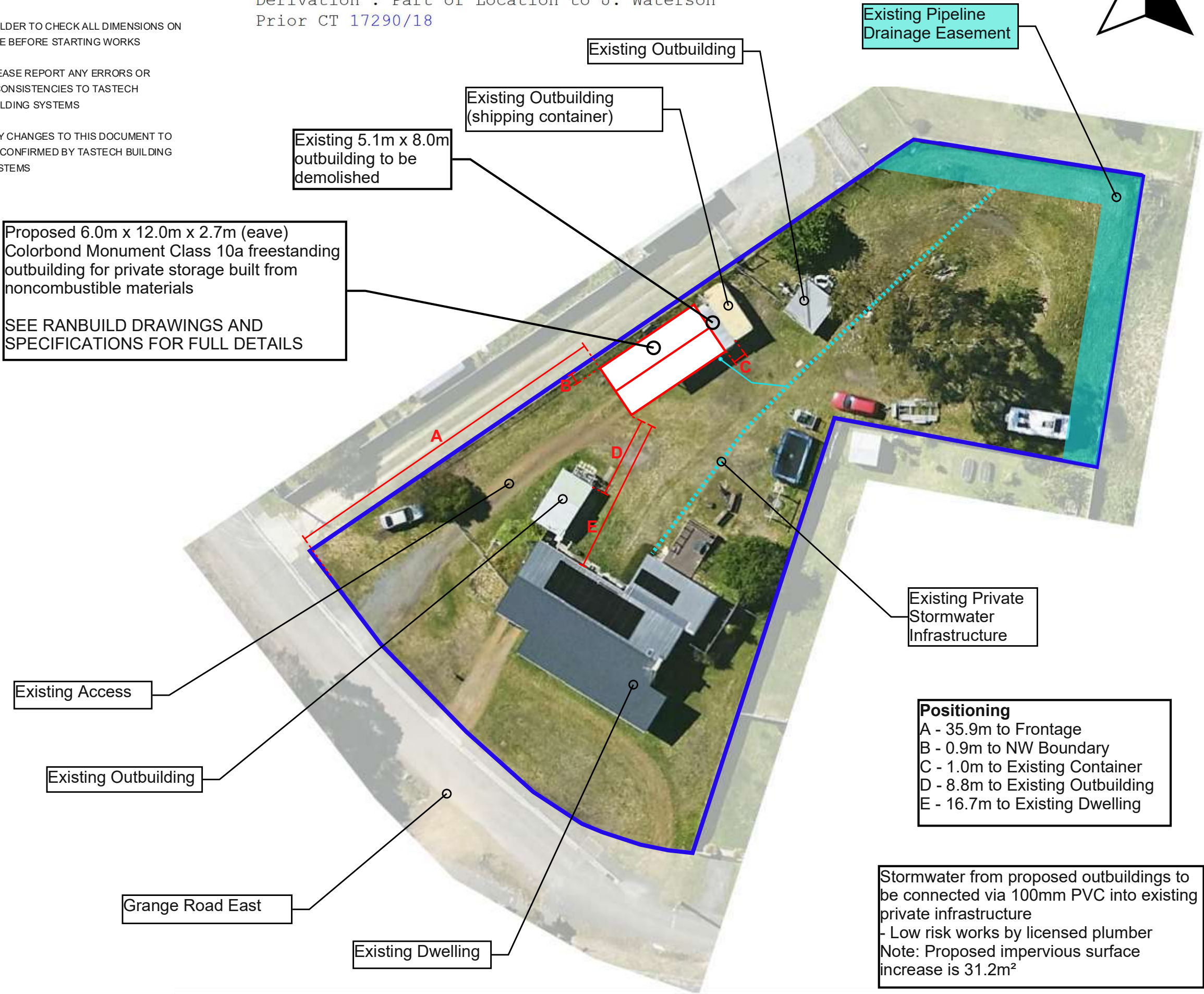
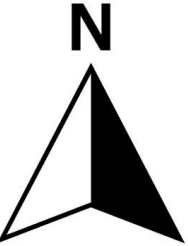
BUILDER TO CHECK ALL DIMENSIONS ON
SITE BEFORE STARTING WORKS

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 2 on Sealed Plan 163490
Derivation : Part of Location to J. Waterson
Prior CT 17290/18



PROJECT TITLE:
Smith Shed

ADDRESS:
25 Grange Road East,
Rokeby, Tas, 7019

DRAWING NUMBER:
RB1242_SITE

JOB NUMBER:
RB1242

CLIENT:
Darren & Kerry Smith

DATE:
22/09/2026

SCALE: NTS

DRAWN: HM



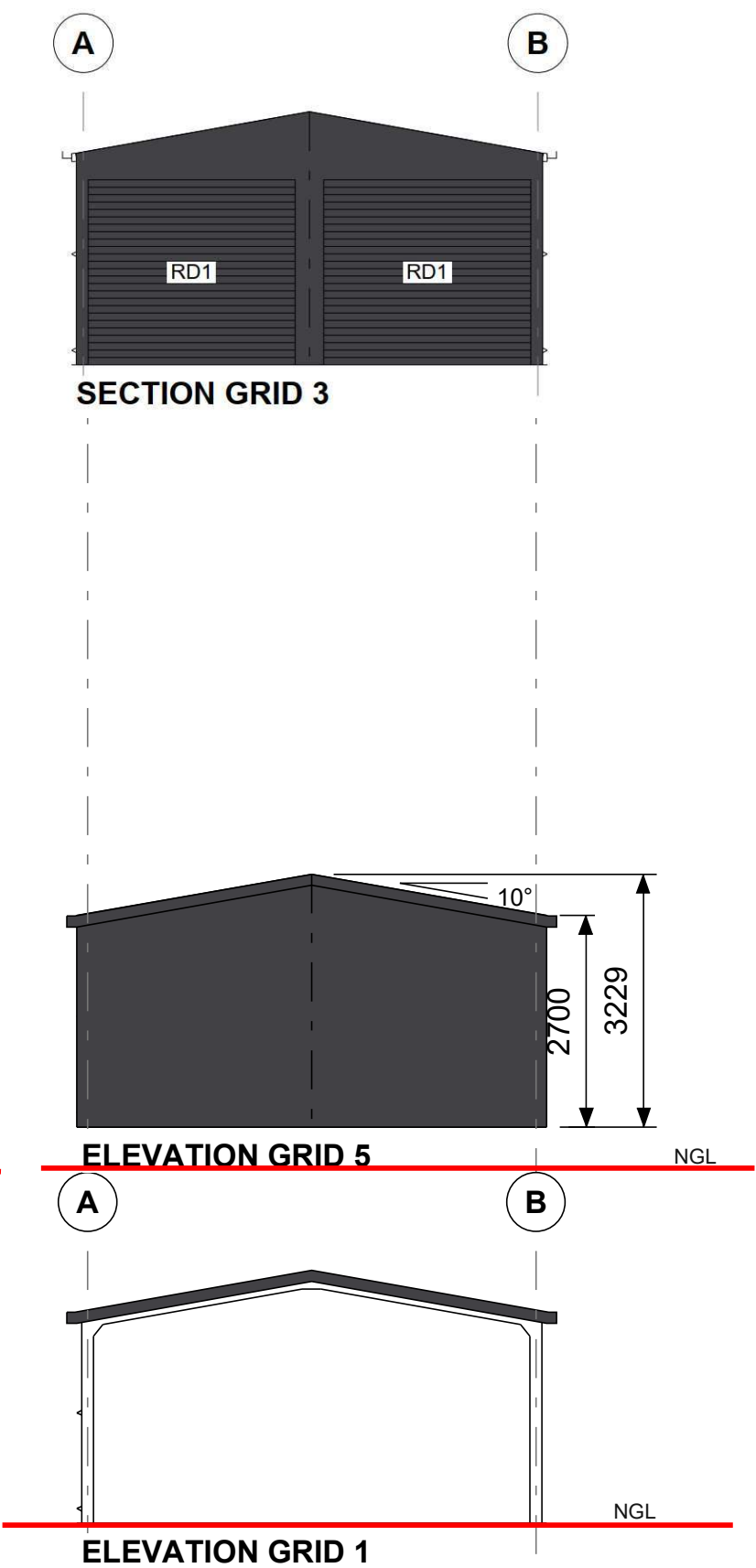
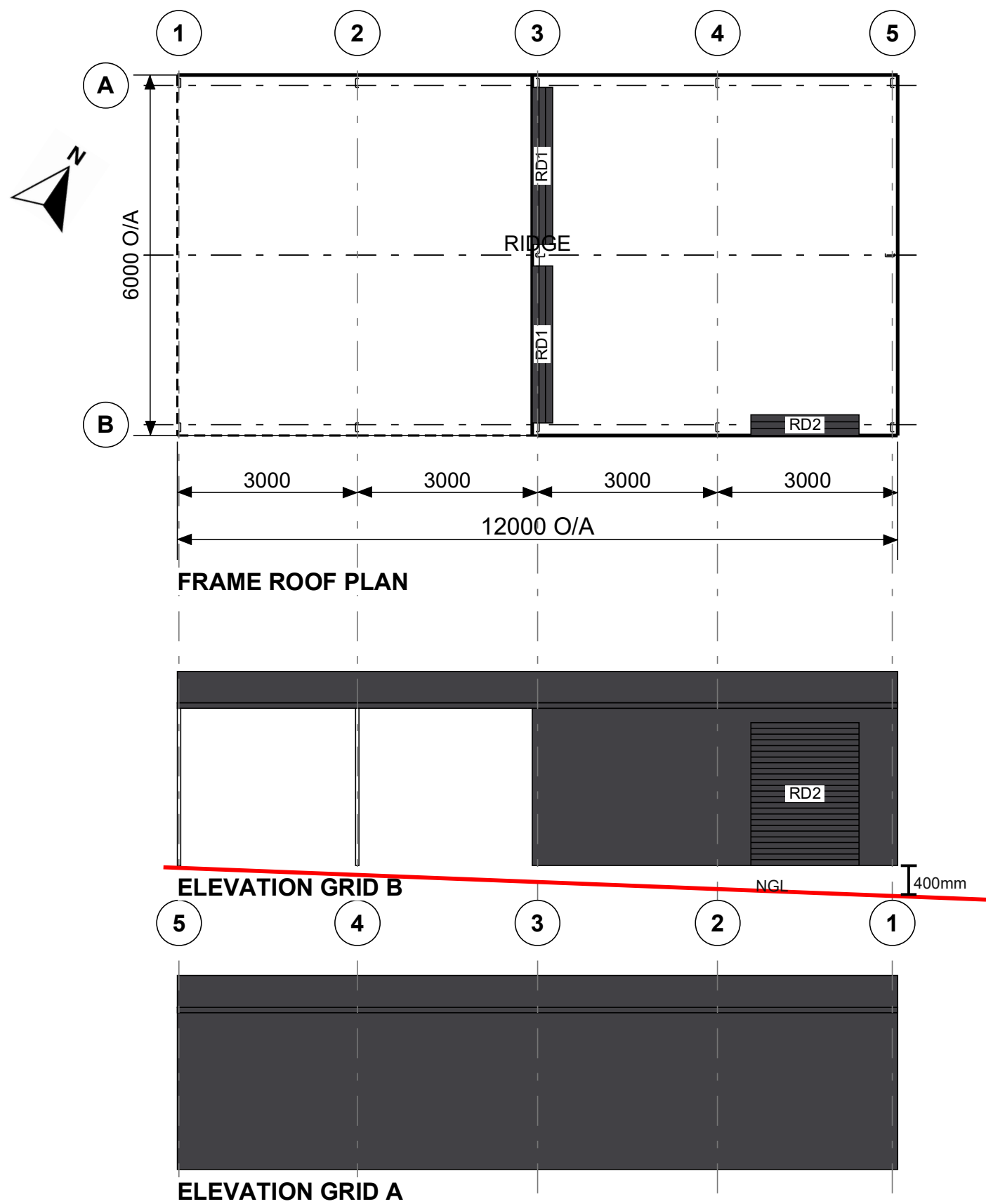
65 SOUTH ARM ROAD
ROKEBY, TAS, 7019

(03) 6263 5800

ranbuild@tastechsheds.com.au



Colorbond Colour Selection: Monument



PROJECT TITLE:
Smith Shed

ADDRESS:
25 Grange Road East,
Rokeby, Tas, 7019

DRAWING NUMBER:
RB1242_Floor Plan & Elevations

JOB NUMBER:
RB1242

CLIENT:
Darren & Kerry Smith

DATE:
22/09/2026

SCALE: NTS

DRAWN: HM



65 SOUTH ARM ROAD
ROKEBY, TAS, 7019

(03) 6263 5800

ranbuild@tastechsheds.com.au

