DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064756

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 26 Derwentlaken Road, Otago

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30/11/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30/11/2026 00:00:00. 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 30/11/2026 00:00:00.

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.

Clarence City Council

Clarence... a brighter place

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 or at Council offices.*

Proposal: Awing Addition in internal courtyard space

Location:

Address 26 Derwent Laken Road

Suburb/Town Otago *Postcode* 7017

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees t be in the name o (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: Memory Hatendi

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. 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.

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST

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Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ❑ 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 Council.

  (please refer to http://www.ccc.tas.gov.au/fees or phone (03) 6217 9550 to determine applicable fees).

2. **ADDITIONAL DOCUMENTATION**

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 plan 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 plan**s 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
57310	97
EDITION	DATE OF ISSUE
4	19-Sept-2026

SEARCH DATE : 01-Oct-2026
SEARCH TIME : 04.46 pm

DESCRIPTION OF LAND

City of CLARENCE
Lot 97 on Plan 57310 (formerly being P968)
Derivation : Part of 79A-0R-12Ps. Gtd. to J.V.Johnstone
Prior CT 3114/12

SCHEDULE 1

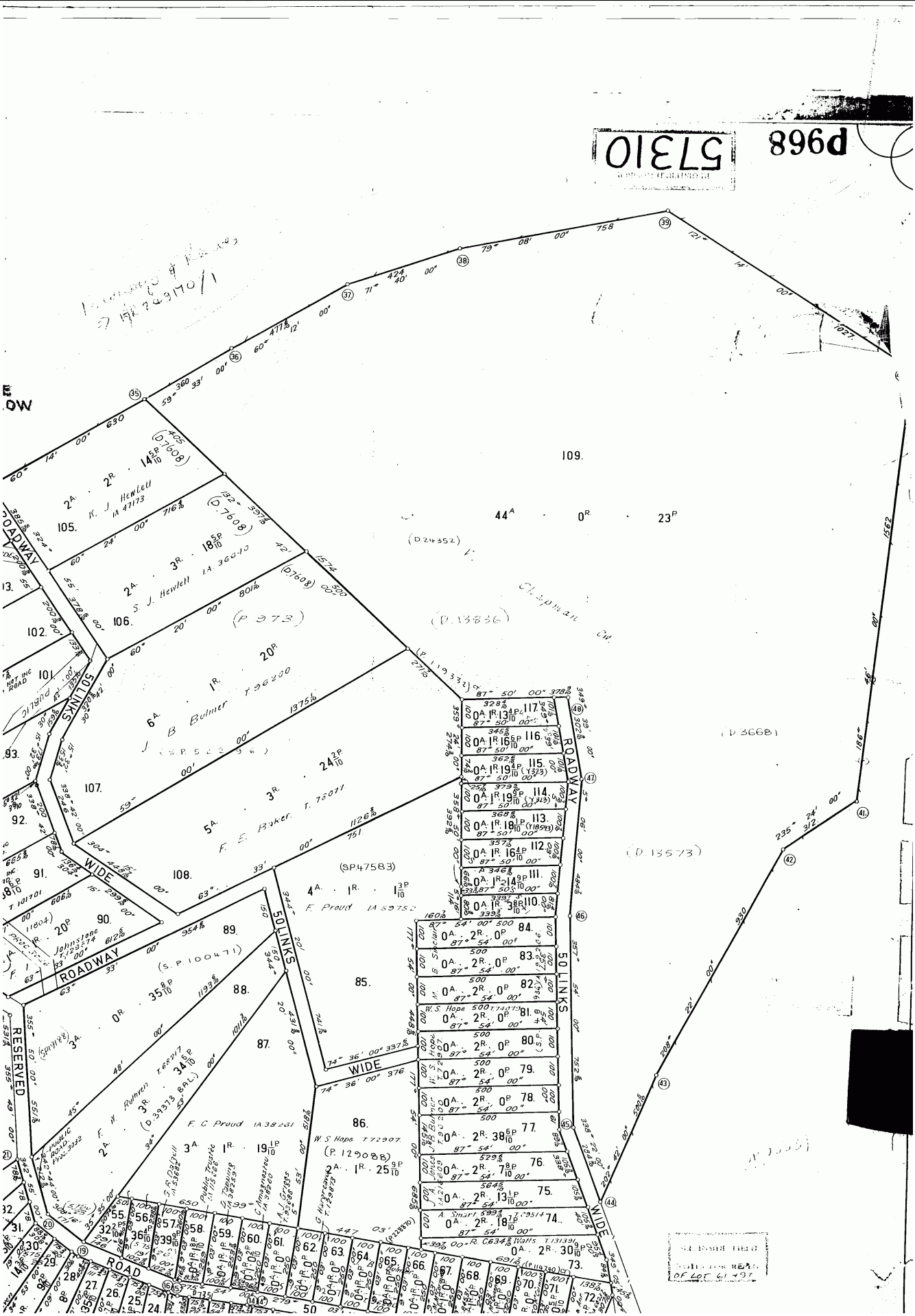
N218806 TRANSFER to LUCIO FOGLIARESI and ANNA LOUISE BOYCE
Registered 19-Sept-2026 at noon

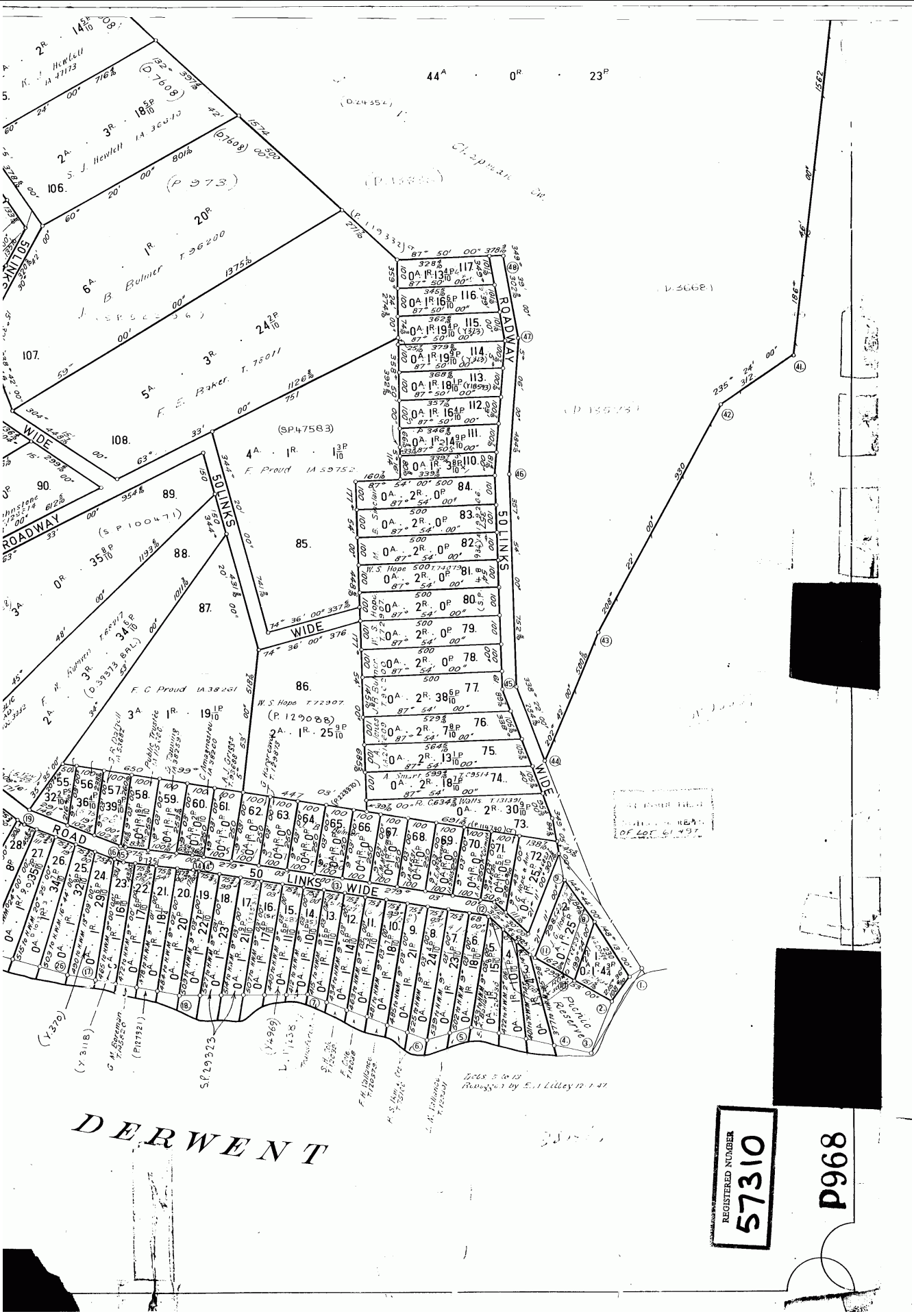
SCHEDULE 2

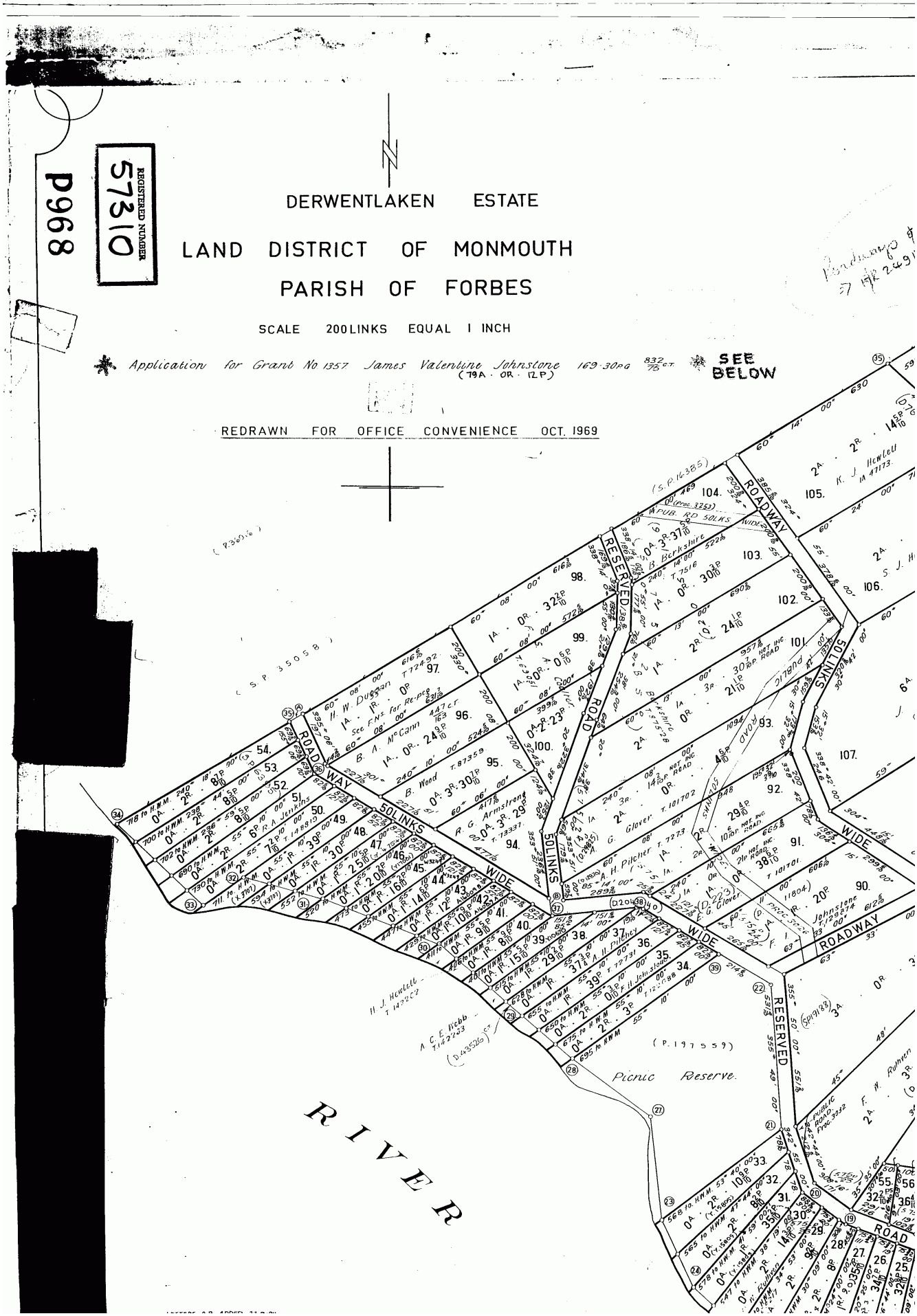
Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT a right of carriageway over the strip of land marked "Road 50 links wide" A.B. on P. 57310

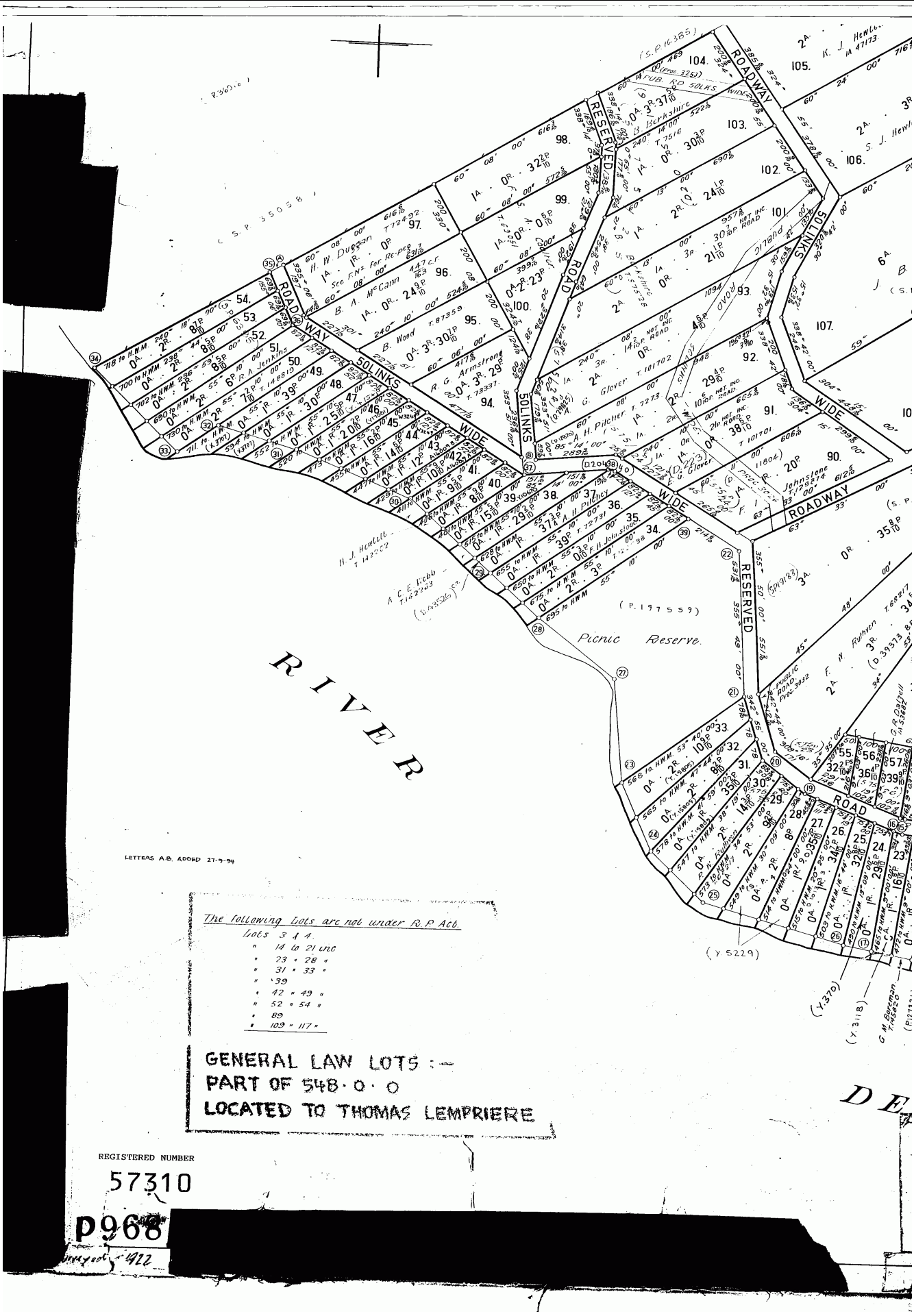
UNREGISTERED DEALINGS AND NOTATIONS

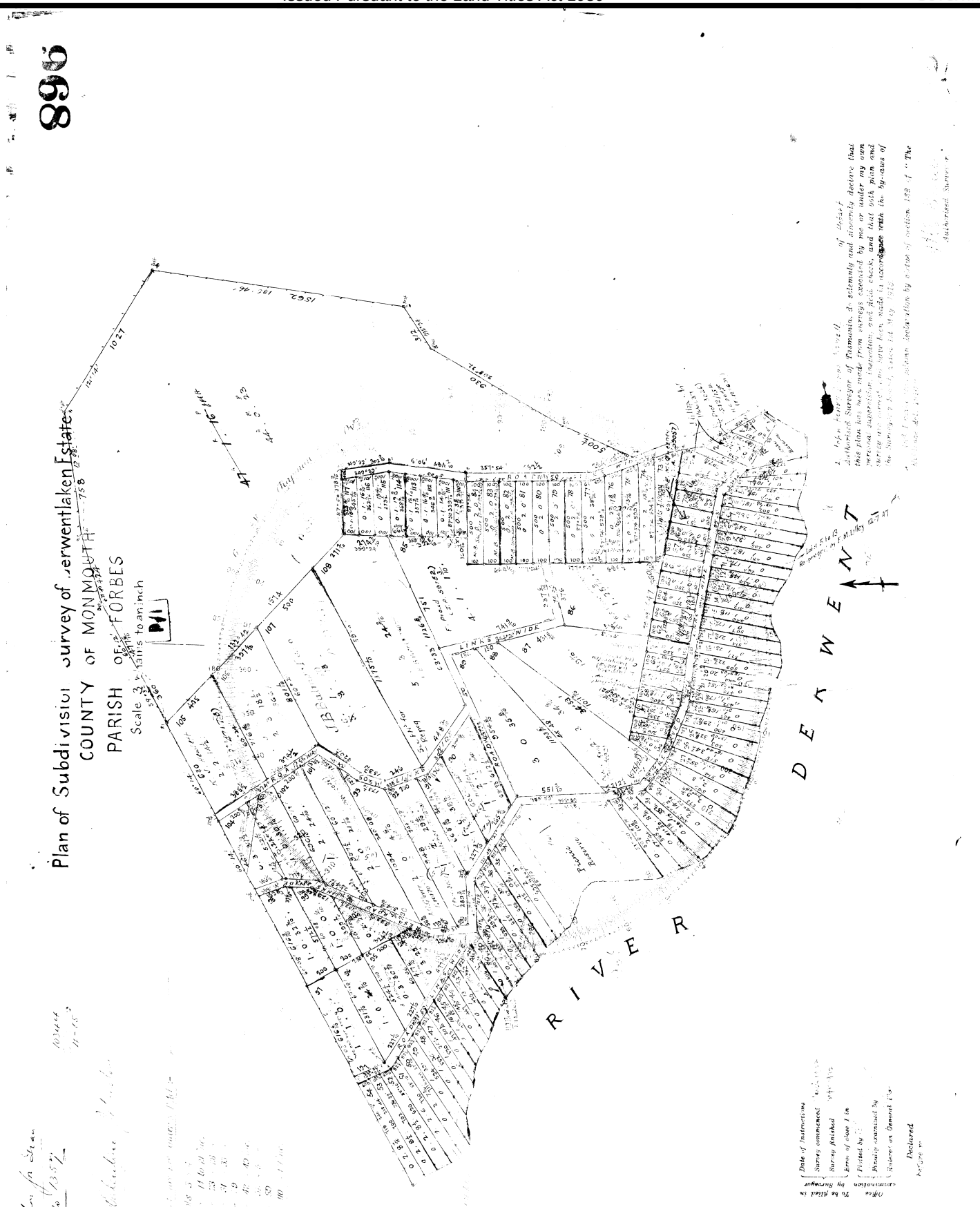
No unregistered dealings or other notations


57310
896d
109.
44A 0R 23P
(D24352)
(D13836)
(D13573)
(D3668)
(SP47583)
ROADWAY
SOLINKS
50 LINKS
WIDE
RESERVED
ROAD
106.
107.
108.
85.
86.
87.
88.
89.
90.
91.
92.
93.
101.
102.
105.


ROADWAY
50 LINKS WIDE
ROAD
DERWENT
REGISTERED NUMBER
57310
P968


REGISTERED NUMBER
57310
P968
DERWENTLAKEN ESTATE
LAND DISTRICT OF MONMOUTH
PARISH OF FORBES
SCALE 200 LINKS EQUAL 1 INCH
Application for Grant No 1357 James Valentine Johnstone 169·30PG 832/75 CT (79A · 0R · 12P)
SEE BELOW
REDRAWN FOR OFFICE CONVENIENCE OCT. 1969
RIVER
Picnic Reserve.
RESERVED
ROADWAY
ROAD
50 LINKS WIDE
PUB. RD 50 LKS WIDE


RIVER
Picnic Reserve.
ROADWAY
WIDE
50 LINKS
RESERVED
ROAD
LETTERS A.B. ADDED 27-9-94
The following Lots are not under R.P. Act.
Lots 3 4 4.
" 14 to 21 inc
" 23 " 28 "
" 31 " 33 "
" 39
" 42 " 49 "
" 52 " 54 "
" 89
" 109 " 117 "
GENERAL LAW LOTS :—
PART OF 548·0·0
LOCATED TO THOMAS LEMPRIERE
REGISTERED NUMBER
57310
P968

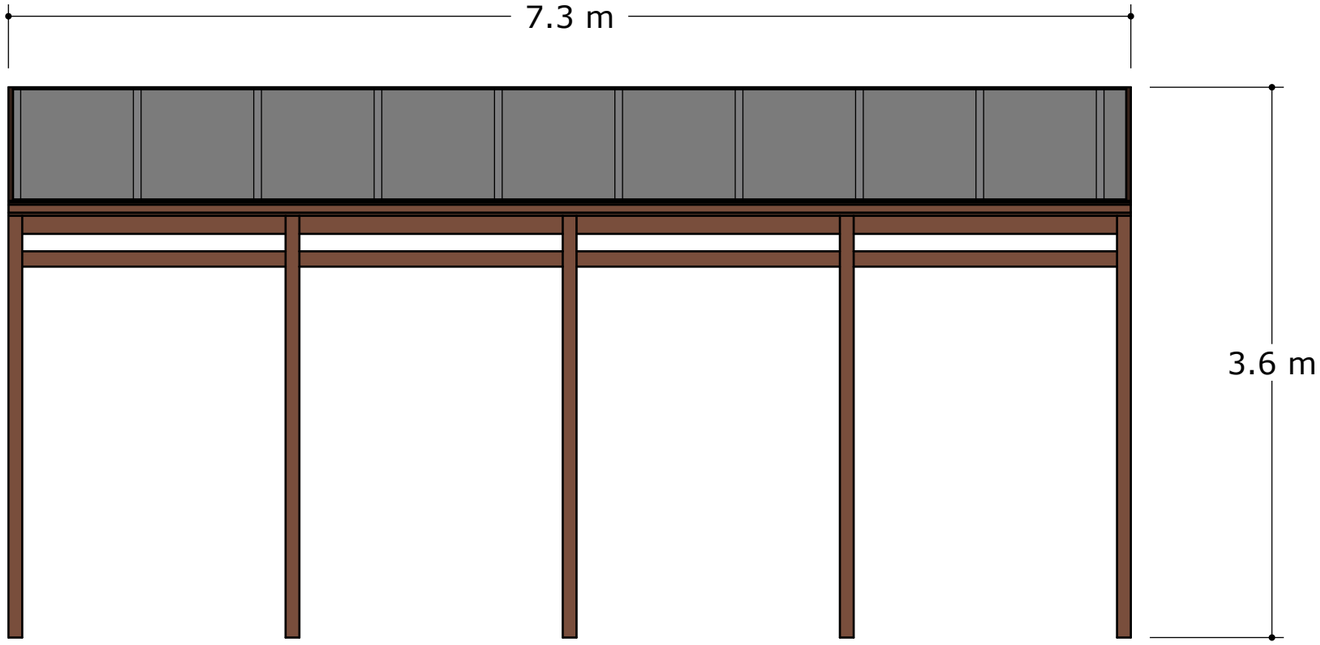

8966
Plan of Subdivision Survey of Derwentlaken Estate
COUNTY OF MONMOUTH
PARISH OF FORBES
Scale 3 chains to an inch
DERWENT RIVER

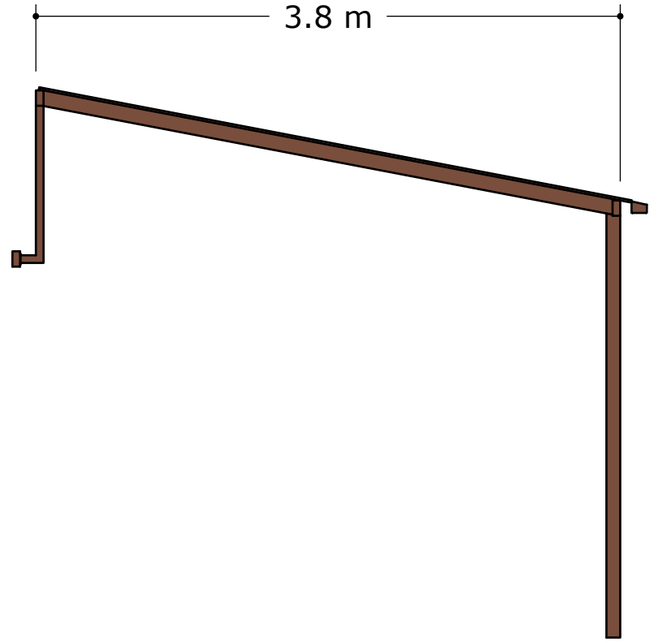


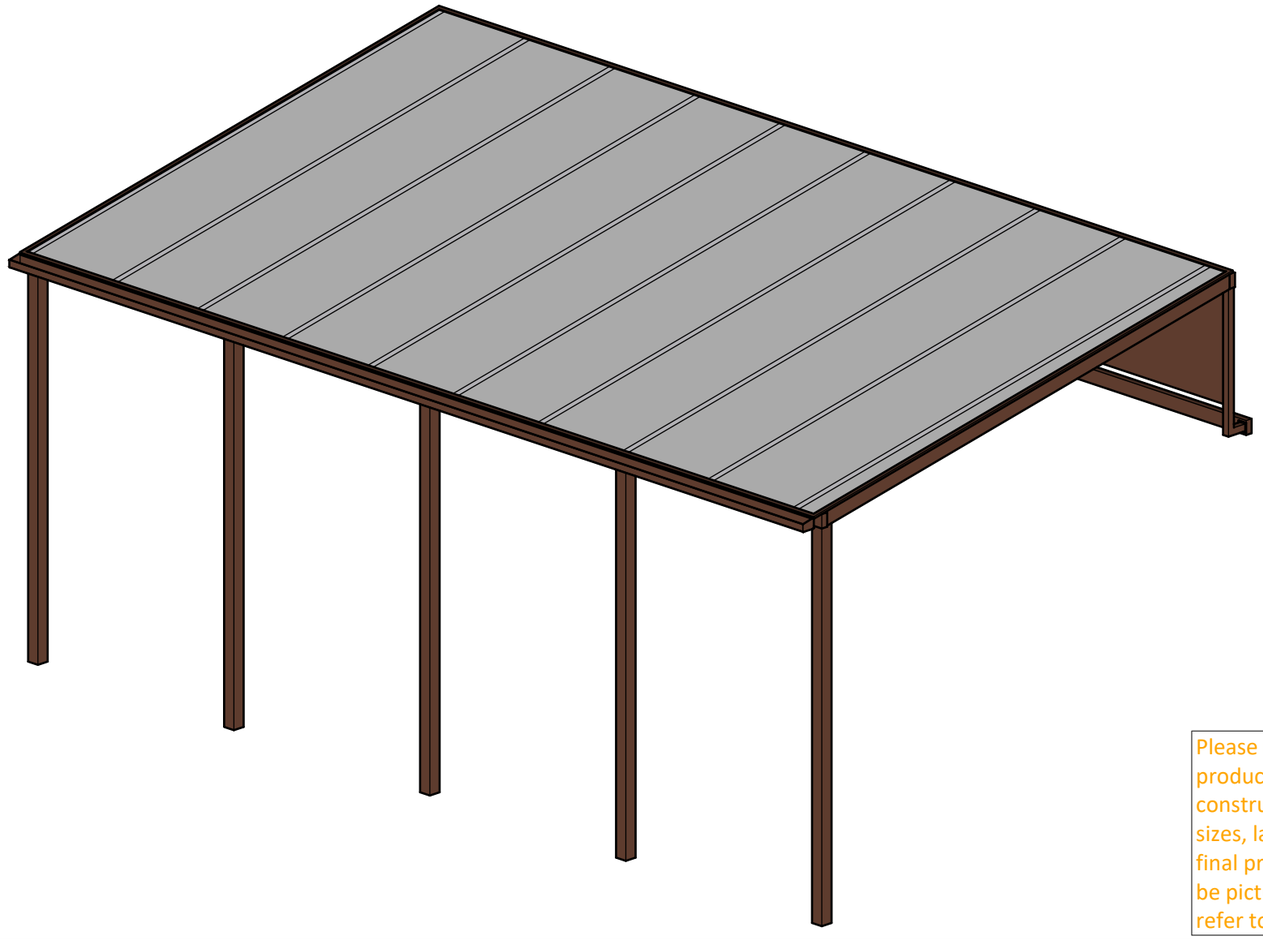
JOSHUA WING

KINGS OUTDOOR LIVING

Please note the colours, sizes, layouts and pictured products are for visual purposes only and are not for construction or to be treated as a plan of any sort. Colours, sizes, layouts and pictured products may change in the final product/installation process. Multiple products may be pictured but not all included in one quote so please refer to your individual quotes for all inclusions/exclusions.





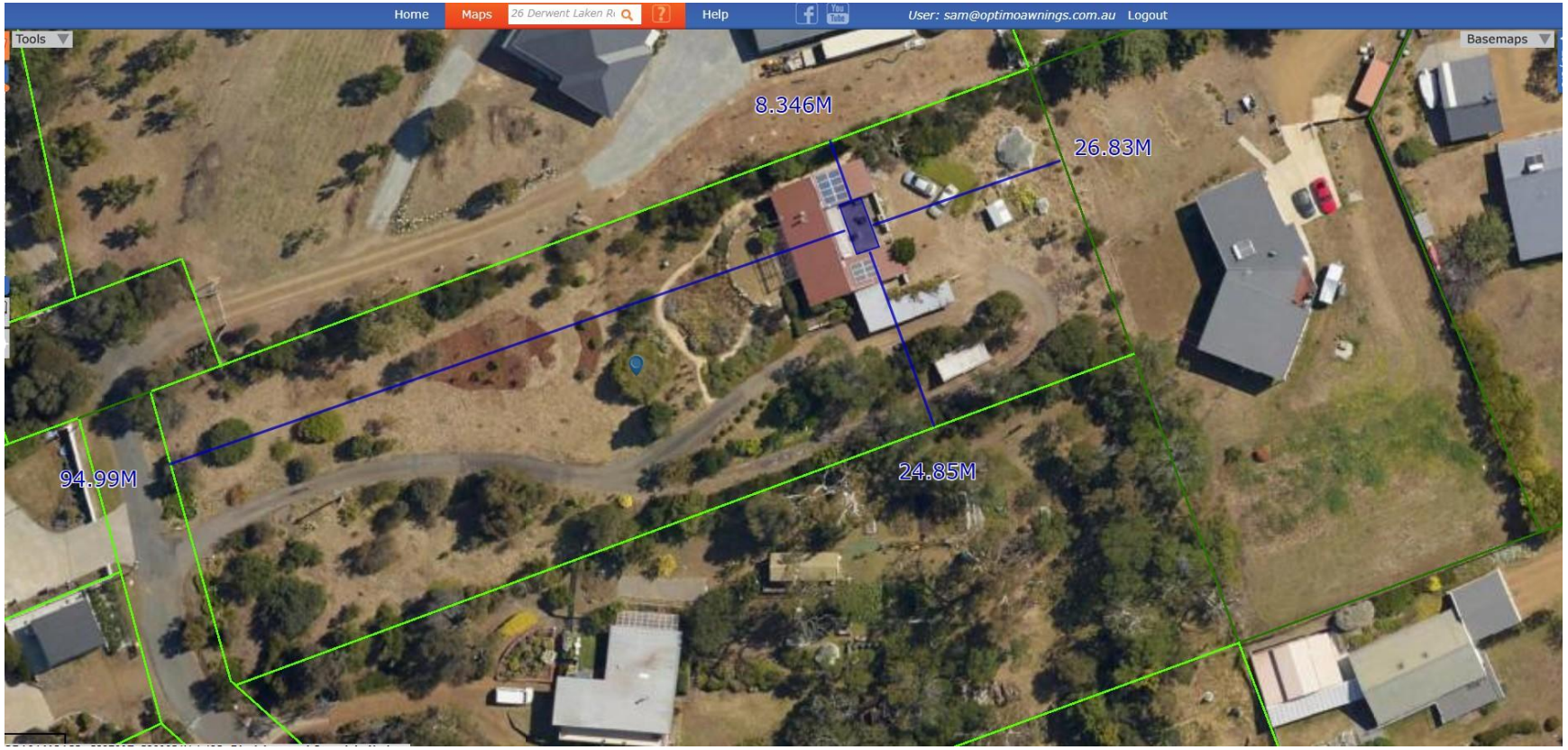


JOSHUA WING

COLOUR(S)
FRAME - TERRAIN
TRIM/GUTTER - TERRAIN
POSTS - TERRAIN
ROOF - SILVER 90%

KINGS OUTDOOR LIVING

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Home
Maps
26 Derwent Laken Ri
Help
User: sam@optimoawnings.com.au
Logout
Tools
Basemaps
8.346M
26.83M
94.99M
24.85M