



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054763

PROPOSAL: Change of Use to Youth Centre (Community Meeting & Entertainment)

LOCATION: 2/22 Rosny Hill Road, Rosny Park

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13 October 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13 October 2025. 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 13 October 2025.

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: **Change of use to Youth Drop in Space - (No building works)**

Location: **2/22 Rosny Hill Road Rosny Park 7018 with access over 1/22 Rosny Hill Road and 26 Bligh Street, Rosny Park**

Personal Information Removed

Estimated cost of development: **No building works involved**



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:

Sally De Little

Current use of site: **Golf Clubhouse**

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

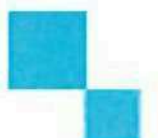
- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Applicant's signature:

Personal Information Removed

Date:

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 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.





City of Clarence

Information Sheet

City of Clarence

38 Bligh St Rosny Park

PO Box 96

Rosny Park TAS, 7018

03 6217 9500

clarence@ccc.tas.gov.au

ccc.tas.gov.au

Project Plan: Rosny Youth Space

PROJECT OVERVIEW

The Rosny Youth Space Project aims to convert the former Rosny Golf Course clubhouse building into a drop in space in the Rosny CBD to support the physical, emotional, and social wellbeing of young people in Clarence.

The project aims to complement the existing youth facility in Rokeby and is in response to an identified need for a space for young people within the central business district of Clarence and reflects the findings of the Clarence Youth Centre Demand Analysis 2024 by SGS Economics and planning. The project is consistent with the vision of the City Heart project in terms of including Youth Services. Specifically p.46 of the Final Draft City Heart Plan.

The former clubhouse is currently vacant and is located to offer space to engage with young people in the CBD being close to Rosny Bus Mall, Eastlands, Rosny farm Arts Centre, Kangaroo Bay Skate Park, Rosny College, and Rose Bay High School.

A youth space can foster personal and social growth and ensuring that young people have the resources and support they need to thrive within the Clarence community. A Space can support:

- Reduction of violence and crime
- Support for marginalized and At-Risk Youth
- Improvement in educational outcomes
- Mental health & wellbeing support
- Providing alternatives to risky behaviors
- Promoting positive social change
- Cultural preservation and identity
- Enhancing employment, apprenticeships, and traineeship's opportunities
- Responding to community needs

The proposed youth space in Rosny will be an essential community resource that address the unique challenges faced by young people. This space will contribute to creating safer, healthier, and more empowered communities by providing youth with the tools, resources, and support they need to overcome obstacles and build better futures.



SEARCH OF TORRENS TITLE

VOLUME 15594	FOLIO 9
EDITION 1	DATE OF ISSUE 08-Jun-1995

SEARCH DATE : 07-Aug-2025

SEARCH TIME : 12.40 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 9 on Sealed Plan [15594](#)

(Formerly Lots 4 & 8 on SP [15594](#))

Derivation : Part of 217 Acres Gtd. to A. Montagu and Whole of 1038m2 Gtd. to The Warden Etc. of Clarence

Prior CT [3988/89](#)

SCHEDULE 1

[A504014](#) & [A205121](#) CLARENCE CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [15594](#) FENCING PROVISION in Schedule of Easements

[A581771](#) PROCLAMATION under Section 9A and 52A of the Roads and Jetties Act 1935 Entered 10-Nov-1977 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

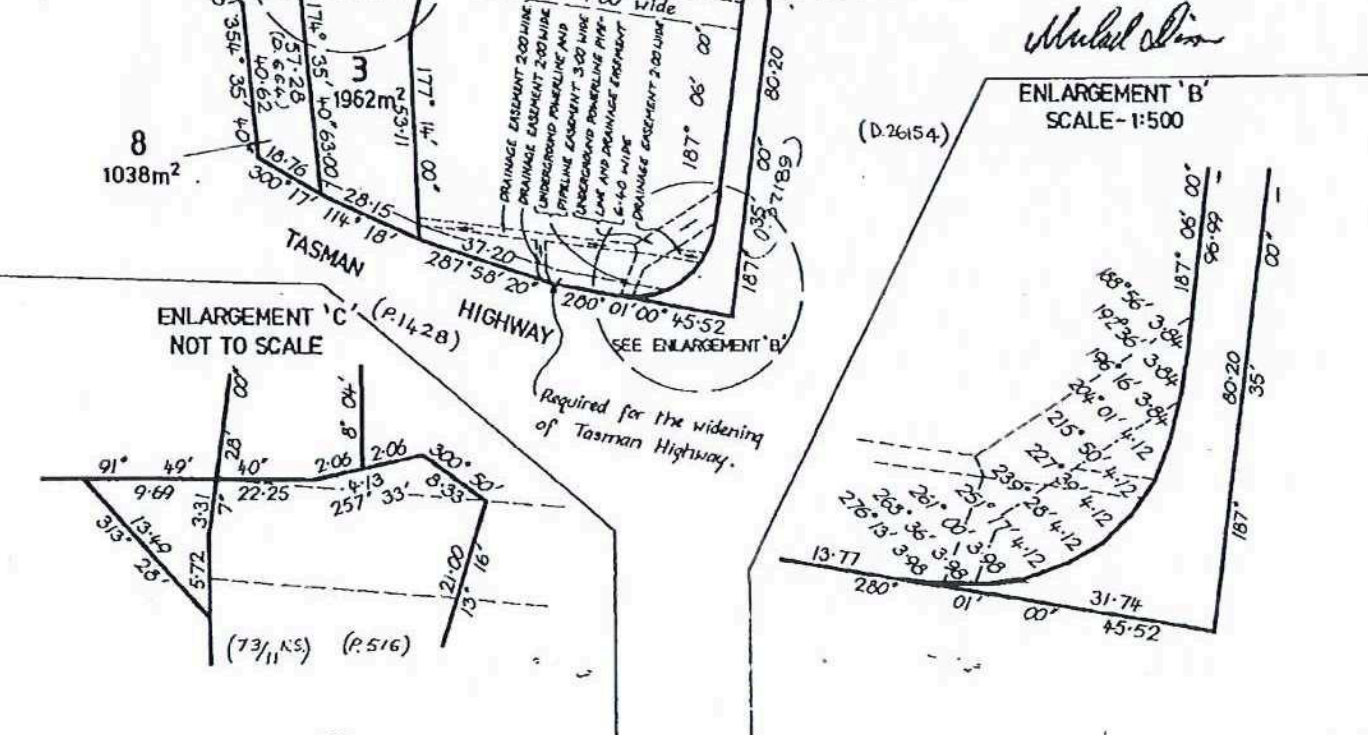
Owner: MUTUAL LIFE AND CITIZENS ASSURANCE CO. LTD. THE WARDEN COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF CLARENCE. THE H. M. QUEEN	PLAN OF SURVEY R. H. LANGE by Surveyor of Land situated in the	Registered Number: S. P15594 Effective from: 20 OCT 1982 <i>J. Broad</i> ACTING DEPUTY Recorder of Titles
Title Reference: G.T. 2576-39 C.T. 3353-30 C.T. 3870-14 CT 3507-79 C.T. 3507-78 C.T. 3159-67 C.T. 3870-15	TOWN OF BELLERIVE & TOWN OF LINDISFARNE	
Grantee: Part of 181 acres granted to G. Mercer Part of 217 acres granted to A. Montagu WHOLE OF 1038m ² GTD. TO WARDEN ETC. OF CLARENCE	SCALE-1:1250	

MEMO 13/2/81

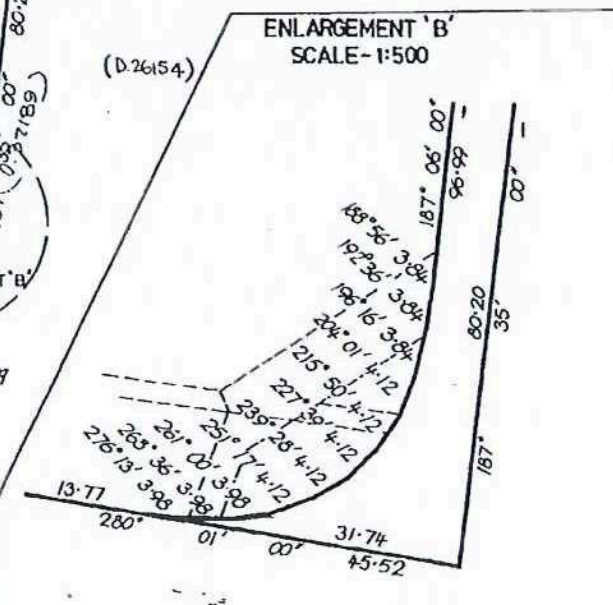
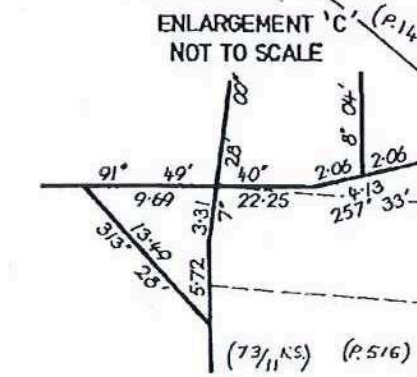
"Reserve" notation hereon deleted by me pursuant to Request to Amend No. C790139 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993
Alice Kawa
 Recorder of Titles
 25/6/2008
 (588/28 D.)
 (P.1017)

LOT 4 AND LOT 8 TOGETHER FORM LOT 9
 31 MAR 1995
Mulud Olim

LOT 1 & LOT 3 AND LOT 5 AND LOT 6 TOGETHER FORM LOT 10
 10 APR 1995
Mulud Olim



NOTE:
 Lots 3, 5 & 6 to be added to Lot 1.
 Lot 4 to be added to Lot 8.
 (LOT 1 & LOT 3 AND LOT 5 AND LOT 6 TOGETHER FORM LOT 10)
 10 APR 1995
Mulud Olim





SCHEDULE OF EASEMENTS

Plan No.

S.P. 15594

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

Lot 1 is

TOGETHER WITH a Right of Drainage over the drainage easement passing through Lot 7 on the plan.

SUBJECT TO to a Right of Drainage for the Council over the drainage easement 4.00 metres wide passing through that Lot.

SUBJECT TO a Right of Carriageway for the Council over the Right of Way (private) 7.00 metres wide passing through that Lot.

SUBJECT TO a Right of Drainage for the Council over the drainage easements 2.00 metres wide passing through that Lot.

SUBJECT TO a Right of Drainage for the Council over the underground power line pipeline and drainage easement 6.40 metres wide passing through that Lot.

SUBJECT TO the full and free right for the Hydro Electric Commission to lay use and maintain forever pipes wires and conduits of such size and number as the Hydro Electric Commission shall from time to time require in the strips of land marked underground powerline and pipeline easement 3.00 metres wide and underground powerline pipeline and drainage easement 6.40 metres wide passing through that Lot and the right for the Hydro Electric Commission and its Surveyors and workmen from time to time and at all times hereafter to enter into and upon the said strips of land or any part thereof bringing upon the said strips of land such material machines and other things as it shall think proper to inspect the condition of the said pipes wires and conduits and to repair alter or amend the same making good any damage done to the said strips of land.

SUBJECT TO the full and free right and liberty for the Council to lay and maintain water mains of such size and number as the Council may from time to time require through the strips of land marked underground

S. 15594

powerline and pipeline easements 3.00 metres wide and underground powerline and pipeline/^{and drainage} easement 6.40 metres passing through that Lot and to use such pipes for the purposes of supplying water to such parts of the Municipality of Clarence as the same may from time to time be required to serve together with the full and free right and liberty for the Council and its successors from time to time and at all times with surveyors workmen and others to enter into and upon the said strips of land to inspect the condition of the said water mains and to repair, alter, amend or cleanse the same and from time to time for the purposes aforesaid or any of them to bring and place upon the said strips of land or any part thereof such materials machinery and other things as they shall think proper and to dig up the surface of the said strips of land and to remove and carry away all sand clay gravel stones and earth which will be excavated or taken out in laying the said pipes and in maintaining or repairing the same without doing any unnecessary damage to the surface of the said strips of land.

Lot 3 is

SUBJECT TO a right of carriageway for the Council over the right of way (private) 7.00 metres wide passing through that Lot.

Lot 5 is

SUBJECT TO such rights of carriage way in favour of the lands described in Certificate of Title Volume 2449 Folio 53 as "the excepted lands" as are set forth in the Certificates of Title to such lands as being appurtenant thereto except in so far as such rights may have been affected by the operation of the "Rosny Roads Act 1943".

Lot 7 is

SUBJECT TO a right of drainage for the Council and appurtenant to Lot 1 over the drainage easement 4.00 metres wide passing through that Lot.

~~FENCING~~ ~~GOVERNMENT~~ PROVISION : In respect of lots 3,4,5 & 8
 as Vendor
 The Council shall not be required to fence.

S.P 15594

INTERPRETATION

"The Council" shall mean the Warden Councillors and Electors of the Municipality of Clarence

THE COMMON SEAL of THE WARDEN COUNCILLORS)
 AND ELECTORS OF THE MUNICIPALITY OF)
 CLARENCE as registered proprietors of the)
 land comprised in Certificates of Title)
 Volume 3353 Folio 30, Volume 2576 Folio 39) ^{3870/14}
 and Volume 3507 Folio 78, was affixed here) ₁₅
 to in the presence of us this 26th)
 day of ~~NOVEMBER~~ 1980 under authorisation)
 given at a meeting of the Council held)
 on the 26th day of ~~NOVEMBER~~ 1980)

WARDEN : [Signature]

COUNCILLOR : [Signature]

COUNCIL CLERK : [Signature]

THE COMMON SEAL of THE MUTUAL LIFE AND)
 CITIZENS ASSURANCE COMPANY LIMITED the)
 registered proprietor of land comprised)
 in Certificate of Title Volume 3159)
 Folio 67, was hereunto affixed in the)
 presence of :)

The Common Seal of the Mutual Life and Citizens Assurance Company Limited was hereunto affixed by the authority of the Directors

[Signature] [Signature] Director

THE COMMON SEAL of M.L.C. NOMINEES (VIC))
 PTY. LTD. as Lessee under Memorandum)
 of Lease A236021 and A425325 was affixed)
 hereto in the presence of :)

The Common Seal of The M.L.C. Nominees (Vic.) Pty. Limited was hereunto affixed by the authority of the Directors

[Signature] [Signature] Director

SIGNED by the Honourable ANDREW BARNARD)
KEITH LOHREY the Minister for the time)
 being administering the Crown Lands Act)
 1976 for and on behalf of HER MAJESTY)
THE QUEEN the owner of the land comprised)
 in Certificate of Title Volume 3507 Folio)
 79 in the presence of the DIRECTOR-GENERAL)
OF LANDS)

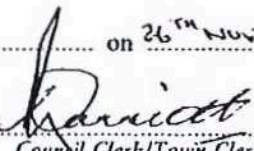
[Signature] [Signature]

S.P 15594

This is the schedule of easements attached to the plan of
(Insert Subdivider's Full Name)
3507/78-79, 3870/14-15, 3353/30, 3516/67 affecting land in

.....
(Insert Title Reference)

Sealed by MUNICIPALITY OF CLARENCE on 26th NOVEMBER 19.71.


.....
Council Clerk/Town Clerk

35066

SEARCH OF TORRENS TITLE

VOLUME 250503	FOLIO 1
EDITION 2	DATE OF ISSUE 30-Jan-2019

SEARCH DATE : 25-Sep-2025

SEARCH TIME : 10.03 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan [250503](#)

Derivation : Parts of 217 Acres Gtd to A Montagu and surrendered to Her Majesty the Queen by Transfers Nos. A181939 & A327394 and regranted to The Warden and Councillors of Clarence by Transfer [A341513](#)
Prior CT [3988/92](#)

SCHEDULE 1

[A341513](#) & [A785370](#) CLARENCE CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT: such rights of carriageway in favour of the lands described in Certificate of Title Volume 2449 Folio 53 as "the excepted lands" as are set forth in the Certificates of Title to such lands as being appurtenant thereto except in so far as such rights may have been affected by the operation of the "Rosny Roads Act 1943"

[E61213](#) BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the land marked Electricity Infrastructure Easement on Plan [250503](#) (Subject to Provisions) Registered 30-Jan-2019 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

05-D 435

ANNEXURE TO CERTIFICATE OF TITLE FOLIO OF REGISTER

VOL. 3988 FOL. 92



ACTING DEPUTY Recorder of Titles

REGISTERED NUMBER

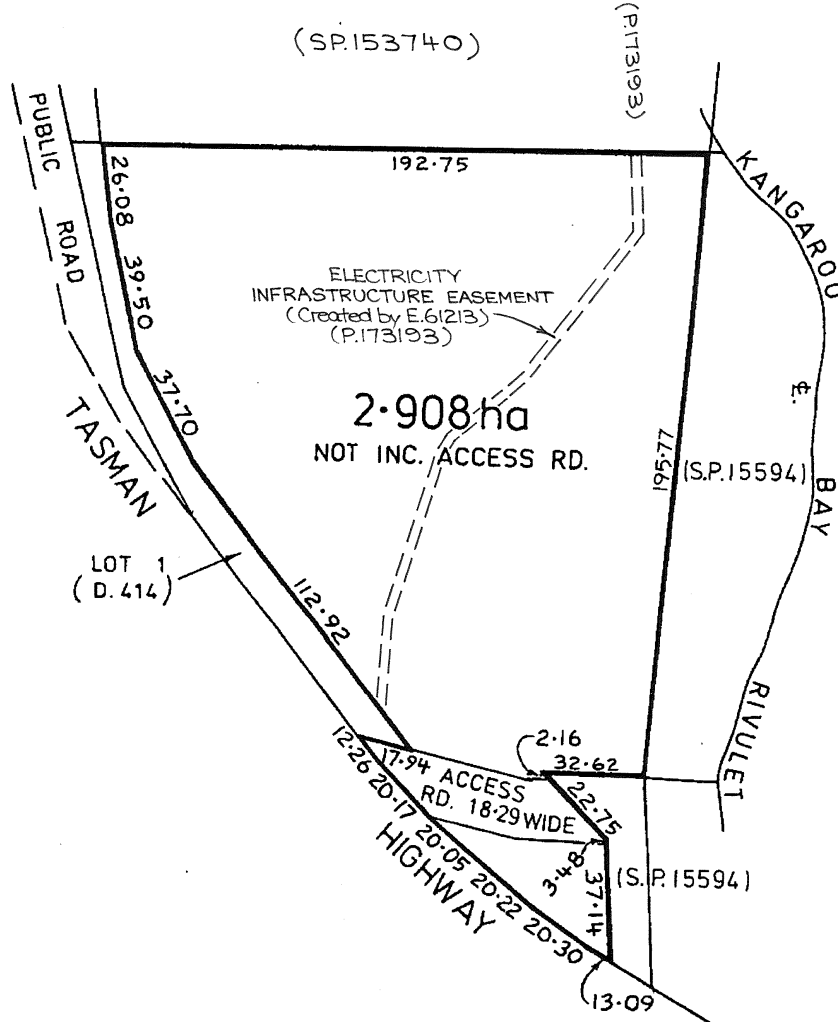
250503

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

TWN. LINDISFARNE MEAS. IN METRES

588.28

Ab.



SEARCH OF TORRENS TITLE

VOLUME 66541	FOLIO 1
EDITION 2	DATE OF ISSUE 23-Jul-1999

SEARCH DATE : 25-Sep-2025

SEARCH TIME : 10.01 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Diagram [66541](#) (formerly being D414)

Derivation : Part of 9 Acres originally gtd to The Warden Councillors and Electors of the Municipality of Clarence and duly surrendered by Transfer No. [A421445](#)

Prior CT [3353/29](#)

SCHEDULE 1

[A421445](#) TRANSFER: THE CROWN

SCHEDULE 2

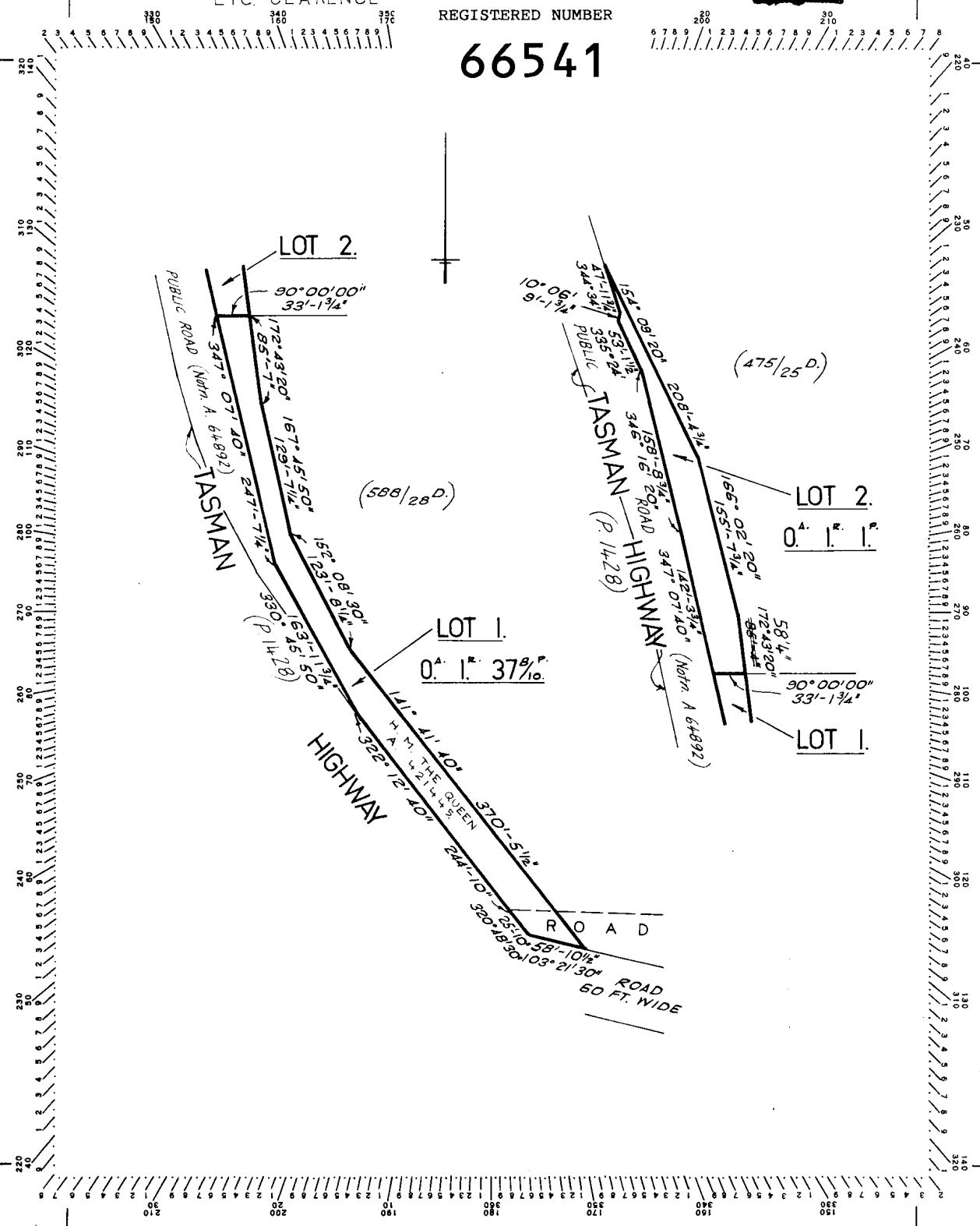
Reservations and conditions in the Crown Grant if any

BURDENING EASEMENT: such rights of carriage way in favour of the lands described in Certificate of Title Vol 2449 Fol 53 as "the excepted lands" as are set forth in the Certificate of Title to such lands as being appurtenant thereto except in so far as such rights may have been affected by the operation of the "Rosny Roads Act 1943".

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>Owners:- The Wardens, Councillors & Electors of the Municipality of Clarence - Lot 1. Her Majesty the Queen - Lot 2.</p>	<p>PLAN OF SURVEY by Surveyor <u>C. L. Andrews</u> of land situated in the</p>	<p>Registered Number: D 414</p>
<p>Title References:- Lot 1 - CT 2849/1. Lot 2 - CT 2849/3.</p>	<p>TOWN OF LINDISFARNE.</p>	<p>Effective from: _____</p>
<p>Grantee: Part of 217 acres granted to Algernon Montegu. PART OF 9.0.0 GTD TO WARDEN ETC. CLARENCE</p>	<p>Scale: 100 feet to an inch.</p>	<p> Recorder of titles</p>



SEARCH OF TORRENS TITLE

VOLUME 66781	FOLIO 2
EDITION 2	DATE OF ISSUE 08-Jul-2015

SEARCH DATE : 25-Sep-2025

SEARCH TIME : 10.00 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan [66781](#) (formerly being D664)

Derivation : Part of 217 Acres Gtd to A Montagu

Prior CT [3507/77](#)

SCHEDULE 1

CLARENCE CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

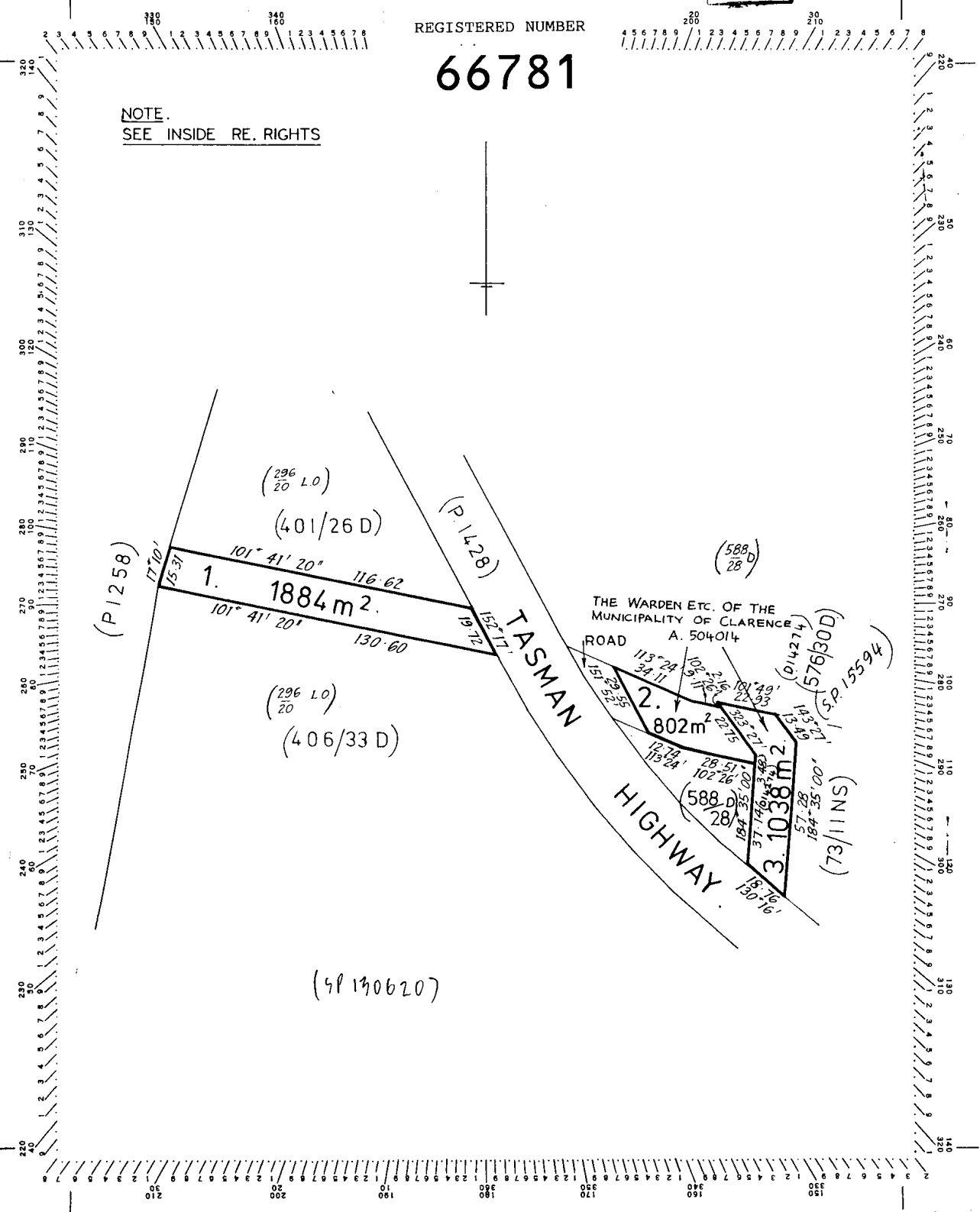
No unregistered dealings or other notations

Owner: H. M. The Queen.	PLAN OF SURVEY by Surveyor L. J. Holmes of land situated in the	Registered Number: D 664
Title Reference: C.T's. 2849-2, 2849-3 & 2914-65	TOWN OF LINDISFARNE Scale: 1:1500 Measurements in metres.	Effective from:
Grantee: Part of 217 acres Granted to A. Montagu. <i>German</i>		Recorder of titles

REGISTERED NUMBER

66781

NOTE.
SEE INSIDE RE. RIGHTS



SEARCH OF TORRENS TITLE

VOLUME 164084	FOLIO 1
EDITION 1	DATE OF ISSUE 18-Jun-2012

SEARCH DATE : 25-Sep-2025

SEARCH TIME : 09.54 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan [164084](#)

Derivation : Part of 232A-0R-0P & 55A-0R-0P Gtd to Algernon Montagu.

Prior CT [154540/1](#)

SCHEDULE 1

[A181939](#) & [A327394](#) THE CROWN

SCHEDULE 2

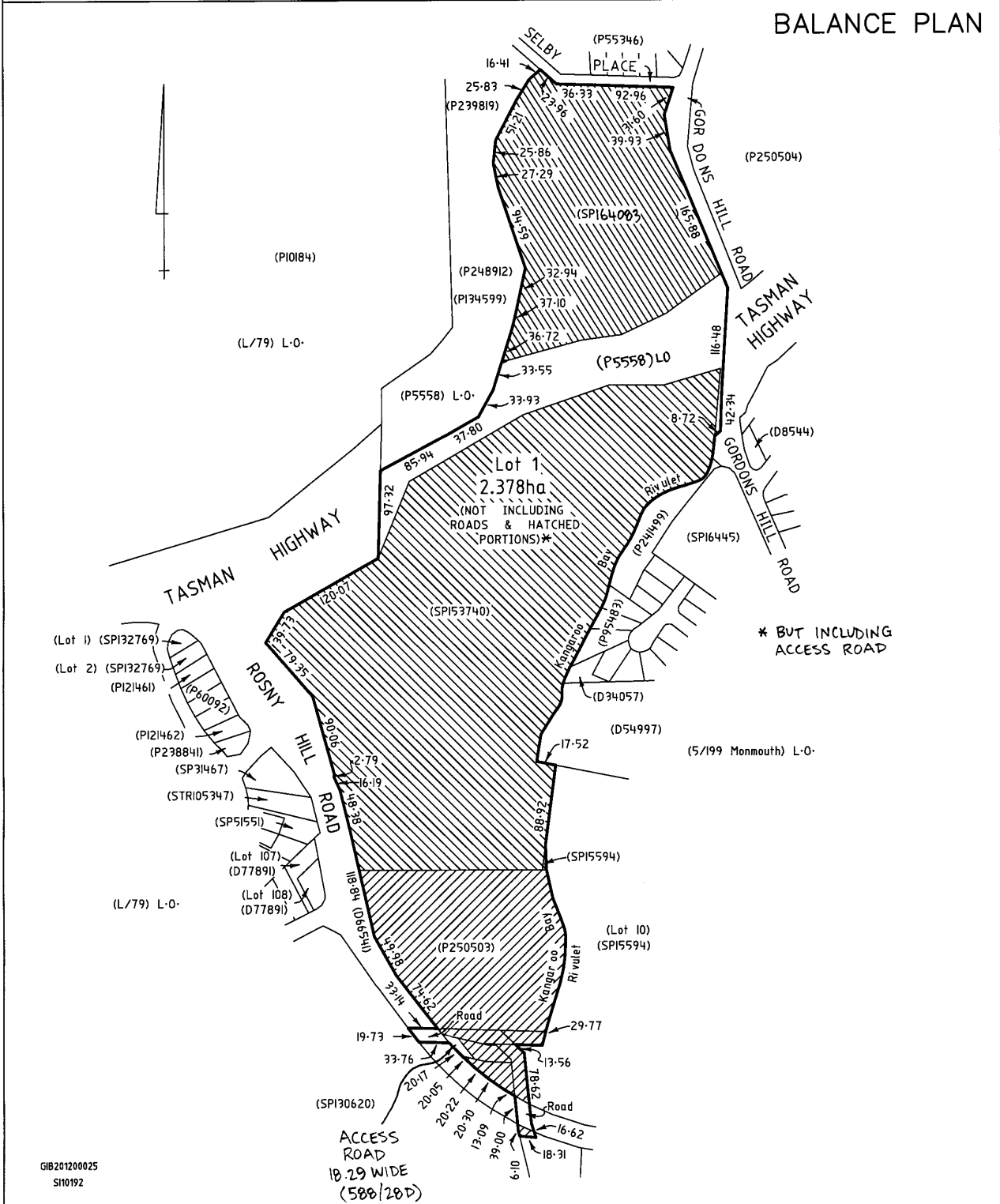
Reservations and conditions in the Crown Grant if any [A581771](#) PROCLAMATION Notice of Proclamation pursuant to Section 9A (2) (a) and 52A (2) of the Roads and Jetties Act 1935. Registered 10-Nov-1977 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER THE CROWN FOLIO REFERENCE F.R.154540-1 GRANTEE PART OF (232A-0R-0P), (55A-0R-0P) & (217A-0R-0P) GRANTED TO ALGERNON MONTAGU.	LOCATION PLAN OF TITLE CITY OF CLARENCE FIRST SURVEY PLAN No. (333/15)L.O. COMPILED BY OFFICE OF THE SURVEYOR GENERAL SCALE 1: 4000 LENGTHS IN METRES	REGISTERED NUMBER P164084
		APPROVED 18 JUN 2012 <i>Alice Kawa</i> Recorder of Titles

MAPSHEET MUNICIPAL CODE No. (5225-33) 107	LAST LPI No. FYY08	LAST PLAN No. P154540	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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SEARCH OF TORRENS TITLE

VOLUME 15594	FOLIO 10
EDITION 23	DATE OF ISSUE 18-Jul-2025

SEARCH DATE : 25-Sep-2025

SEARCH TIME : 09.45 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 10 on Sealed Plan [15594](#)

Derivation : part of 181 acres gtd. to G.Mercer and part of 217 acres gtd. to A.Montagu

Prior CT [3988/88](#)

SCHEDULE 1

[E85077](#) PERPETUAL LIMITED Registered 08-Jun-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[A581771](#) PROCLAMATION under Section 9A and 52A of the Roads and Jetties Act 1935 (affecting Lots 3 and 6 on SP [15594](#)) Registered 10th-Nov-1977 at noon.

SP [15594](#) EASEMENTS in Schedule of Easements

SP [15594](#) FENCING PROVISION in Schedule of Easements

[E295091](#) LEASE to WOOLWORTHS GROUP LIMITED of a leasehold estate for the term of 12 years from 01-May-2021 (of that part of the said land within shown hatched on Pages 57 & 58 on the plan attached to the said lease) Registered 19-May-2022 at noon

[E405649](#) LEASE to WOOLWORTHS GROUP LIMITED of a leasehold estate for the term of 25 years from 21-Oct-2002 (of portion of the building on the said land within described with a total area of 6,102.5m2 shown hatched on the plans annexed to the Lease excluding the areas marked ABCDEF & GHIJ thereon) Registered 04-Mar-2025 at 12.01 PM

[E413654](#) LEASE to KMART AUSTRALIA LIMITED of a leasehold estate for the term of 7 years, 4 months and 15 days from 1-July-2021 (of that part of the said land within described as "Kmart Lease Area" on the plans annexed to the Lease) Registered 15-Apr-2025 at noon

[E418919](#) LEASE to TYRE AND AUTO PTY LTD of a leasehold estate for the term of 7 years, 4 months and 15 days from 01-Jul-2021 (of that part of the said land within

described as MYCAR on Page 68 on the plan attached
said lease) Registered 18-Jul-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

E433514 LEASE to LOVISA PTY LTD of a leasehold estate for the
term of Lodged by MILLS OAKLEY on 04-Sep-2025 BP:
E433514

Owner: MUTUAL LIFE AND CITIZENS ASSURANCE CO. LTD. THE WARDEN COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF CLARENCE. H. M. QUEEN	PLAN OF SURVEY R. H. LANGE by Surveyor of land situated in the	Registered Number: S. P15594
Title Reference: G.T. 2576-39 C.T. 3353-30 C.I. 387-14 CT 3507-79 C.T. 3507-78 C.T. 3159-67 C.I. 387-15	TOWN OF BELLERIVE & TOWN OF LINDISFARNE	Effective from: 20 OCT 1982 <i>J. Brown</i> ACTING DEPUTY Recorder of Titles
Grantee: Part of 181 acres granted to G. Mercer Part of 217 acres granted to A. Montagu WHOLE OF 1038m ² GTD. TO WARDEN ETC. OF CLARENCE		

SP 15594

MEMO 13/2/81

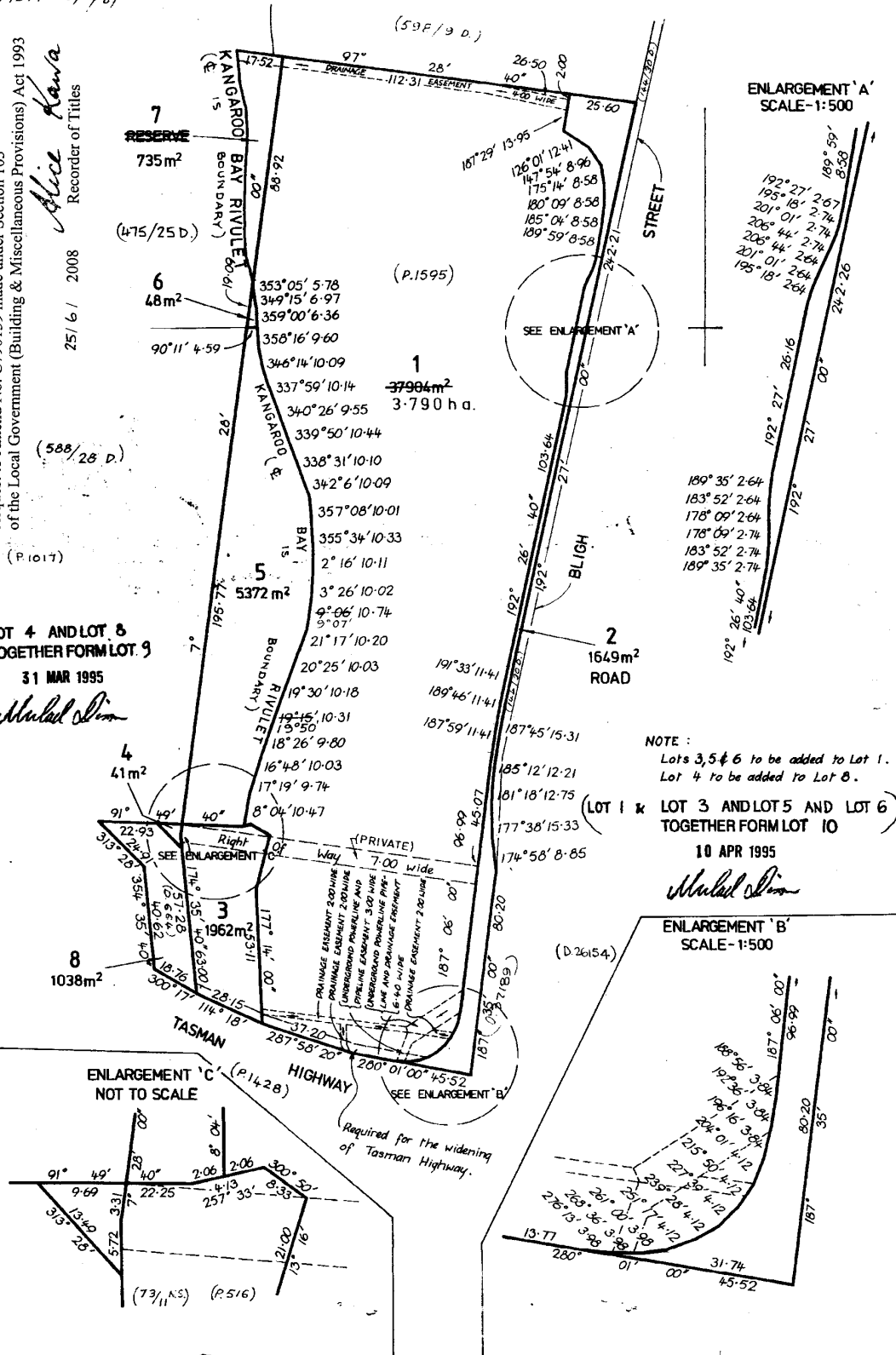
"Reserve" notation hereon deleted by me pursuant to Request to Amend No. C790139 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Alice Kawa
Recorder of Titles

25/6/2008

LOT 4 AND LOT 6 TOGETHER FORM LOT 9
31 MAR 1995

Muhammad Olim





SCHEDULE OF EASEMENTS

Plan No.

S.P. 15594

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

Lot 1 is

TOGETHER WITH a Right of Drainage over the drainage easement passing through Lot 7 on the plan.

SUBJECT TO to a Right of Drainage for the Council over the drainage easement 4.00 metres wide passing through that Lot.

SUBJECT TO a Right of Carriageway for the Council over the Right of Way (private) 7.00 metres wide passing through that Lot.

SUBJECT TO a Right of Drainage for the Council over the drainage easements 2.00 metres wide passing through that Lot.

SUBJECT TO a Right of Drainage for the Council over the underground power line pipeline and drainage easement 6.40 metres wide passing through that Lot.

SUBJECT TO the full and free right for the Hydro Electric Commission to lay use and maintain forever pipes wires and conduits of such size and number as the Hydro Electric Commission shall from time to time require in the strips of land marked underground powerline and pipeline easement 3.00 metres wide and underground powerline pipeline and drainage easement 6.40 metres wide passing through that Lot and the right for the Hydro Electric Commission and its Surveyors and workmen from time to time and at all times hereafter to enter into and upon the said strips of land or any part thereof bringing upon the said strips of land such material machines and other things as it shall think proper to inspect the condition of the said pipes wires and conduits and to repair alter or amend the same making good any damage done to the said strips of land.

SUBJECT TO the full and free right and liberty for the Council to lay and maintain water mains of such size and number as the Council may from time to time require through the strips of land marked underground

S.F. 15594

powerline and pipeline easements 3.00 metres wide and underground powerline and pipeline ^{and drainage} easement 6.40 metres passing through that Lot and to use such pipes for the purposes of supplying water to such parts of the Municipality of Clarence as the same may from time to time be required to serve together with the full and free right and liberty for the Council and its successors from time to time and at all times with surveyors workmen and others to enter into and upon the said strips of land to inspect the condition of the said water mains and to repair, alter, amend or cleanse the same and from time to time for the purposes aforesaid or any of them to bring and place upon the said strips of land or any part thereof such materials machinery and other things as they shall think proper and to dig up the surface of the said strips of land and to remove and carry away all sand clay gravel stones and earth which will be excavated or taken out in laying the said pipes and in maintaining or repairing the same without doing any unnecessary damage to the surface of the said strips of land.

Lot 3 is

SUBJECT TO a right of carriageway for the Council over the right of way (private) 7.00 metres wide passing through that Lot.

Lot 5 is

SUBJECT TO such rights of carriage way in favour of the lands described in Certificate of Title Volume 2449 Folio 53 as "the excepted lands" as are set forth in the Certificates of Title to such lands as being appurtenant thereto except in so far as such rights may have been affected by the operation of the "Rosny Roads Act 1943".

Lot 7 is

SUBJECT TO a right of drainage for the Council and appurtenant to Lot 1 over the drainage easement 4.00 metres wide passing through that Lot.

~~F~~ ~~FENCING~~ ~~CONVENT~~ ~~PROVISION~~ : In respect of lots 3,4,5 & 8
~~F~~ as Vendor
 The Council shall not be required to fence.

S.P 15594

INTERPRETATION

"The Council" shall mean the Warden Councillors and Electors of the Municipality of Clarence

THE COMMON SEAL of THE WARDEN COUNCILLORS)
 AND ELECTORS OF THE MUNICIPALITY OF)
 CLARENCE as registered proprietors of the)
 land comprised in Certificates of Title)
 Volume 3353 Folio 30, Volume ~~2576~~ Folio ~~39~~ 3870/14)
 and Volume 3507 Folio 78, was affixed here) 15
 to in the presence of us this 26th)
 day of ~~NOVEMBER 1988~~ under authorisation)
 given at a meeting of the Council held)
 on the 26th day of ~~NOVEMBER 1988~~)

WARDEN : [Signature]

COUNCILLOR : [Signature]

COUNCIL CLERK : [Signature]

THE COMMON SEAL of THE MUTUAL LIFE AND)
 CITIZENS ASSURANCE COMPANY LIMITED the)
 registered proprietor of land comprised)
 in Certificate of Title Volume 3159)
 Folio 67, was hereunto affixed in the)
 presence of :)

The Common Seal of the Mutual Life and
 Citizens Assurance Company Limited was
 herewith affixed by the authority of the
 Directors

[Signature] Director

THE COMMON SEAL of M.L.C. NOMINEES (VIC)
 PTY. LTD. as Lessee under Memorandum)
 of Lease A236021 and A425325 was affixed)
 hereto in the presence of :)

The Common Seal of The M.L.C. Nominees
 (Vic.) Pty. Limited was hereunto affixed
 by the authority of the Directors

[Signature] Director

SIGNED by the Honourable ANDREW BARNARD)
KEITH LOHREY the Minister for the time)
 being administering the Crown Lands Act)
 1976 for and on behalf of HER MAJESTY)
THE QUEEN the owner of the land comprised)
 in Certificate of Title Volume 3507 Folio)
 79 in the presence of the DIRECTOR-GENERAL)
OF LANDS)

[Signature]

S.P 15594

This is the schedule of easements attached to the plan of (Insert Subdivider's Full Name)

3507/78-79, 3870/14-15, 3353/30, 3516/67 affecting land in

(Insert Title Reference)

MUNICIPALITY OF CLARENCE

Sealed by on 26th NOVEMBER 19.71

[Handwritten Signature] Council Clerk/Town Clerk

35066

STRATEGIC CONTEXT

Clarence Youth Centre Demand Analysis 2024

Youth Plan 2018 - 2022

Community Wellbeing Strategy 2022- 2032

Cultural Creative Strategy 2022- 2032

Strategic Plan 2020 – 2030

Clarence Community Safety Plan 2016-2021



Tracy Cockburn

(Project Sponsor)



PROJECT SCOPE

The project scope includes the following key aspects:

- Engaging stakeholders, including young people, to gather input and feedback.
- Development of key partnerships to determine operating model.
- Evaluation of resource requirements – CCC staff.

DELIVERABLES

The project will deliver the following key deliverables:

- A Youth Space in Rosny
- Structured operating model through Youth Services Program and partnerships

OPERATION

- Staffing number will be a minimum 2 and maximum 5 - council staff and service providers
- Hours of operation between 8.30am to 5.00pm, weekdays only.
- No signage is proposed

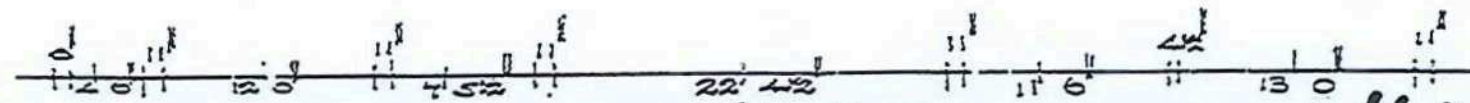
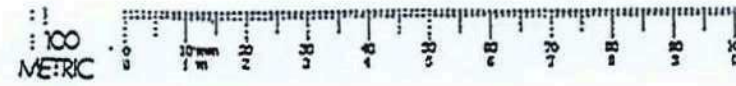
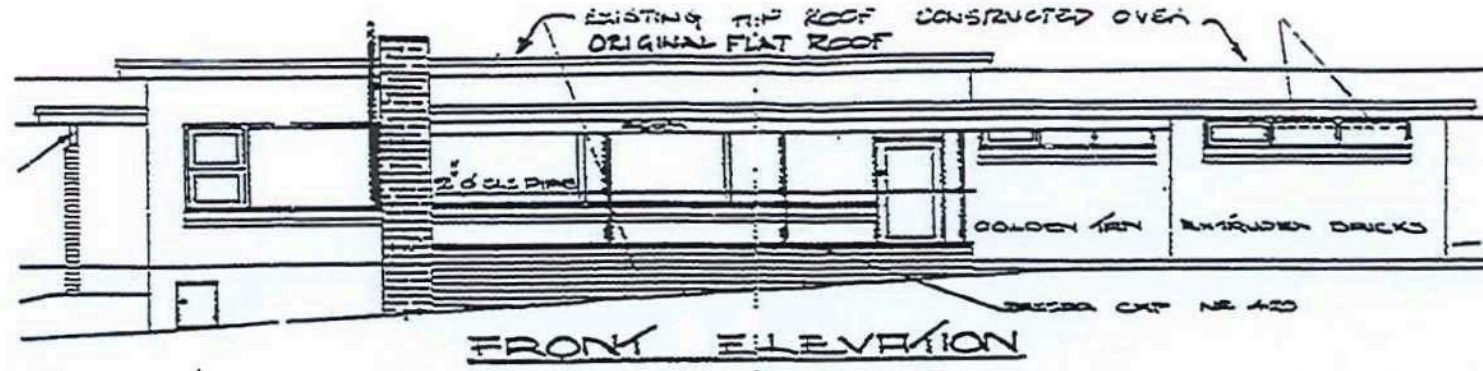
BUDGET

- Funds to be allocated from Youth Services program budget.
- Some resources e.g. furniture to be sourced from existing youth program and surplus items.
- Additional works e.g. external treatments to be creative projects carried out through youth program.

KEY STAKEHOLDERS

- Clarence City Council Youth Services group
- Youth Network Action Group (YNAG)
- TASPOL
- Rosny College
- Rose Bay High School
- Mission Australia / Youth Beat
- Headspace
- PCYC
- The Link
- Salvation Army
- Vicinity Centres

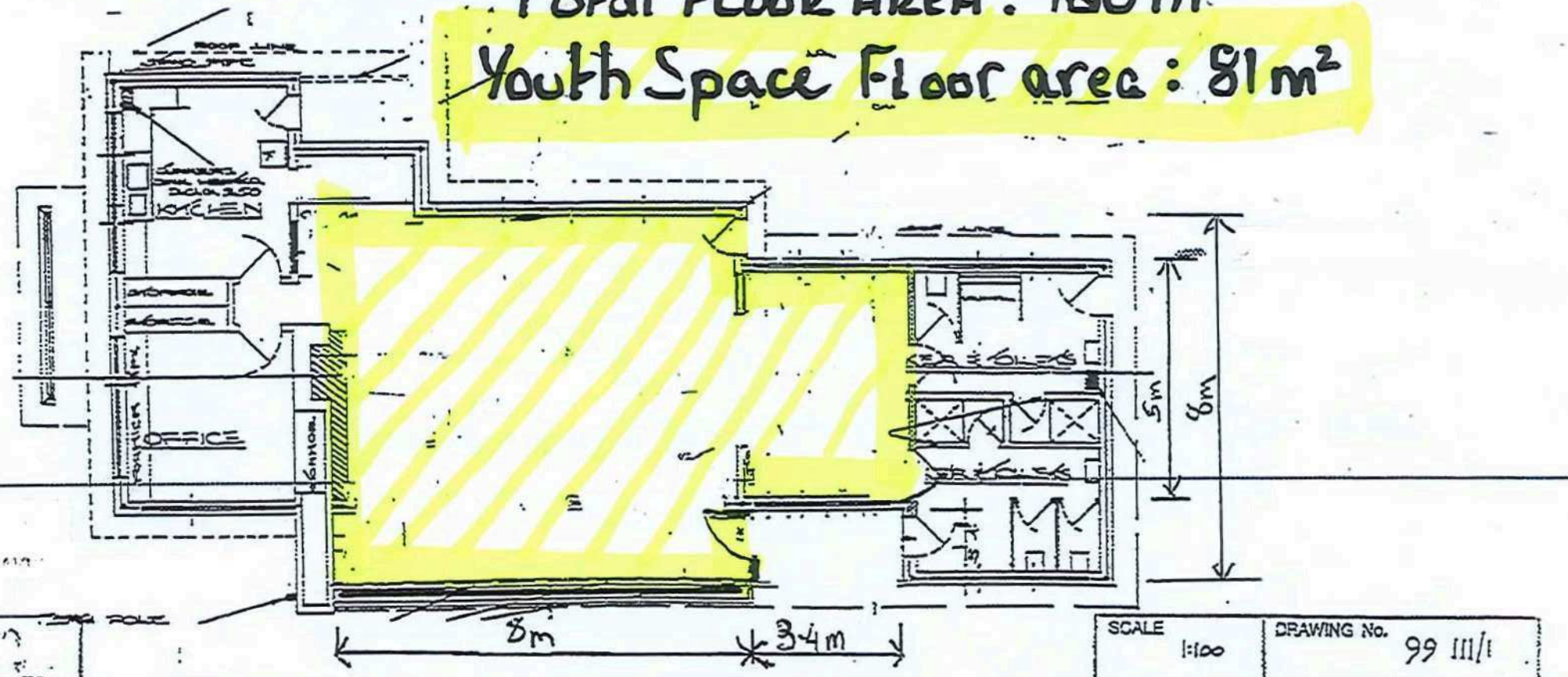




Total Floor Area: 160 m²
Youth Space Floor area: 81 m²

A 3

SCANNED



ROSNY PARK GOLF CLUB
BLIGH STREET, ROSNY PARK

SCALE 1:100	DRAWING No. 99 III/1
DRAWN AWS	CHECKED DATE 9/99

EXISTING FLOOR PLAN



Clarence... a brighter place

Site Plan

Proposed change of use to youth drop-in space

