



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2026/059399**

**PROPOSAL:** Additions & Alterations (Multiple Dwelling)

**LOCATION:** 1/24 Roybridge Way, Howrah

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 17/03/2026 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 17/03/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 17/03/2026 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](http://www.ccc.tas.gov.au) or at the Council offices.

# Clarence City Council



## 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](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

Awning addition

Location:

Address..... 1/24 Roybridge Way

Suburb/Town ..... Howrah

Postcode ..... 7018

Current Owners/s:

Applicant:

**Personal Information Removed**

Tax Invoice for application fees to be in the name of (if different from applicant)

If you had pre-application discussions with a Council Officer, please give their name

N/A

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.**

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.*

# Clarence City Council

## DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



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

SEARCH OF TORRENS TITLE

VOLUME 187644	FOLIO 1
EDITION 2	DATE OF ISSUE 05-Apr-2025

SEARCH DATE : 20-Feb-2026

SEARCH TIME : 09.50 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Strata Plan 187644 and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/20 interest

Derived from Strata Plan 187644

Derivation : Part of 730 Acres Gtd. to Frances Butler & Justin McCarthy Browne

SCHEDULE 1

N245142 TRANSFER to MARION FLORENCE CARRICK Registered  
05-Apr-2025 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement

subject to any interest noted on common property  
Folio of the Register volume 187644 folio 0

SP183097 FENCING PROVISION in Schedule of Easements


E34443 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered  
23-Feb-2016 at 12.02 pm

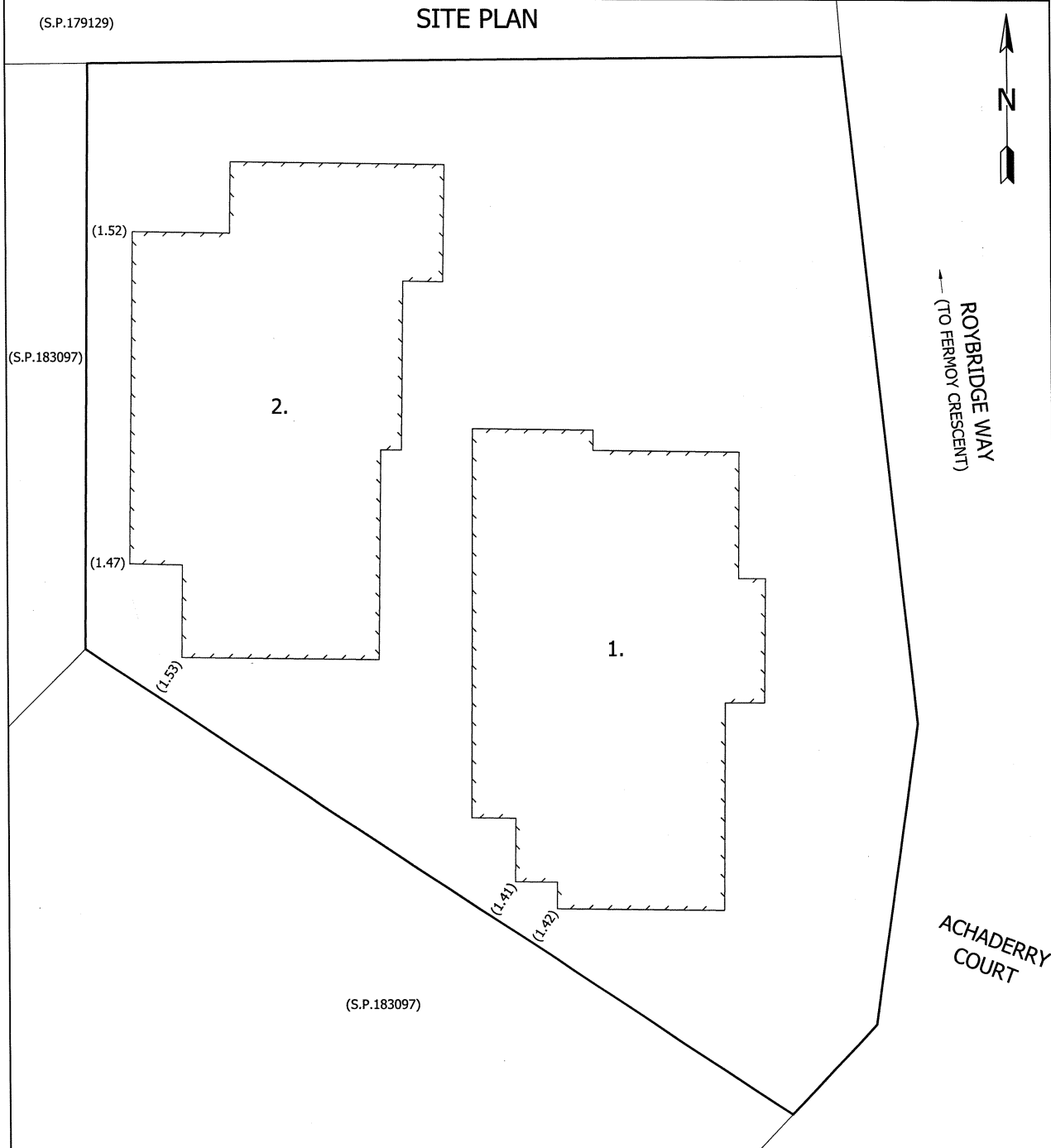
E34444 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered  
23-Feb-2016 at 12.03 pm



E303086 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered  
11-Aug-2022 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN: CLARENCE SUBURB/LOCALITY: HOWRAH FOLIO REFERENCE: C.T.183097/19 SITE COMPRISES THE WHOLE OF LOT 19 ON SEALED PLAN No. 183097	<b>STRATA PLAN</b> <b>NOVA</b> LAND CONSULTING SHEET 1 OF 3 SHEETS		Registered Number <b>187644</b>
	NAME OF STRATA SCHEME 24 ROYBRIDGE WAY, HOWRAH		STRATA TITLES ACT 1998 REGISTERED - 5 SEP 2024  Recorder of Titles
	SCALE 1:125	LENGTHS IN METRES	



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.  STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)	 Council Delegate	30-8-24 Date	 Registered Land Surveyor	22/08/2024 Date
	LODGED BY <i>Nova Land Consulting</i>			

STRATA PLAN

SHEET 2 OF 3 SHEETS

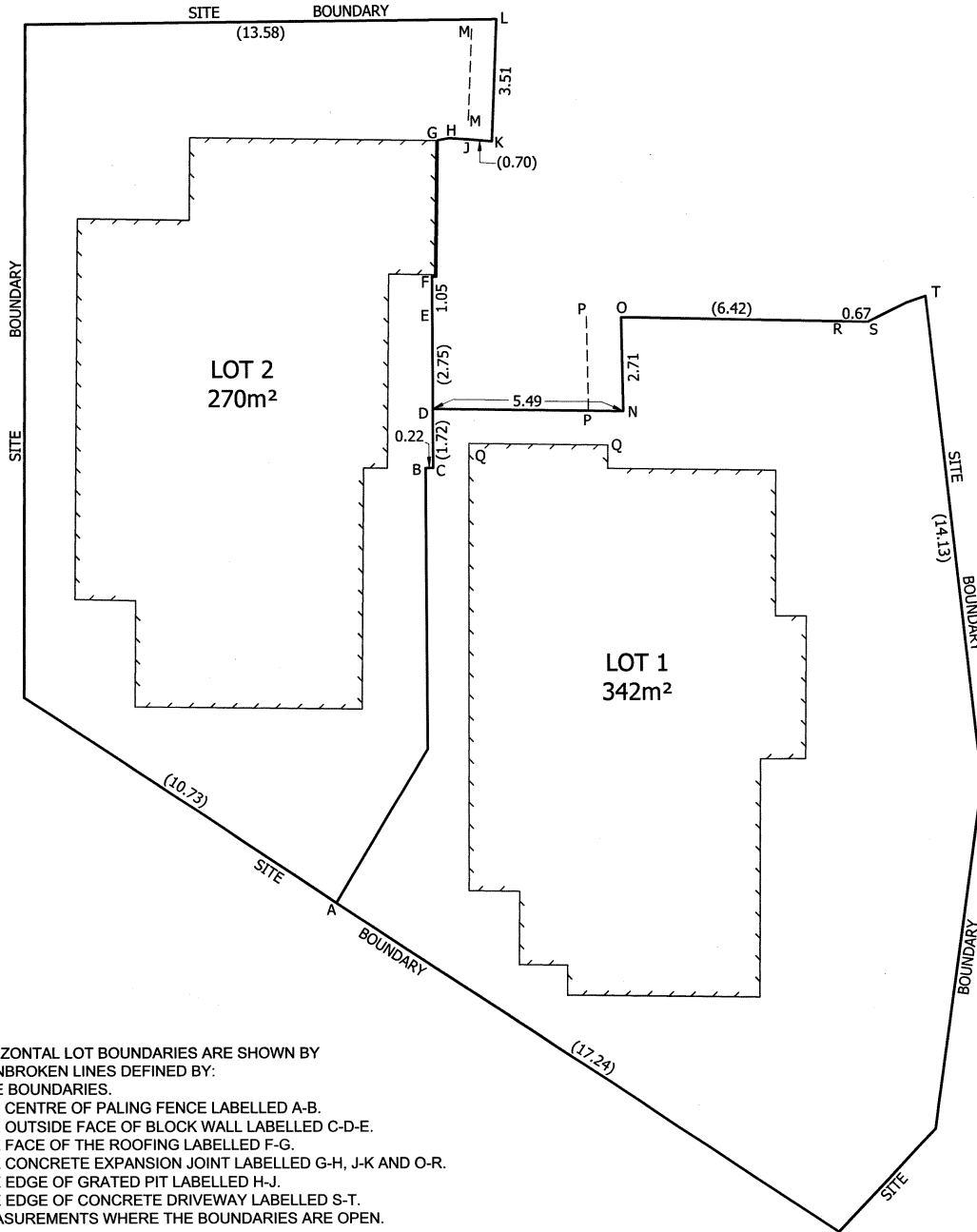
**NOVA**  
LAND CONSULTING

STRATA TITLES ACT 1998

Council Delegate: *[Signature]*  
Date: 30-8-24

Registered Number

187644



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

- SITE BOUNDARIES.
- THE CENTRE OF PALING FENCE LABELLED A-B.
- THE OUTSIDE FACE OF BLOCK WALL LABELLED C-D-E.
- THE FACE OF THE ROOFING LABELLED F-G.
- THE CONCRETE EXPANSION JOINT LABELLED G-H, J-K AND O-R.
- THE EDGE OF GRATED PIT LABELLED H-J.
- THE EDGE OF CONCRETE DRIVEWAY LABELLED S-T.
- MEASUREMENTS WHERE THE BOUNDARIES ARE OPEN.

B-C IS PERPENDICULAR TO THE OUTSIDE FACE OF BLOCK WALL LABELLED C-D-E.

E-F IS THE PROLONGATION OF THE OUTSIDE FACE OF BLOCK WALL LABELLED C-D-E TO THE FACE OF THE ROOFING.

K-L IS PARALLEL TO THE CONCRETE EXPANSION JOINT LABELLED M-M AND 0.70 METRES OFFSET.

D-P-N IS PARALLEL TO THE FACE OF BRICK WALL LABELLED Q-Q AND 1.00 METRE OFFSET.

N-O IS PARALLEL TO THE CONCRETE EXPANSION JOINT LABELLED P-P AND 1.00 METRE OFFSET.

R-S IS THE PROLONGATION OF THE CONCRETE EXPANSION JOINT LABELLED O-R TO THE EDGE OF CONCRETE DRIVEWAY.

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.

THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METRES BELOW GROUND LEVEL TO 20.00 METRES ABOVE GROUND LEVEL.

*[Signature]* Registered Land Surveyor  
22/08/2024 Date



SEARCH OF TORRENS TITLE

VOLUME 187644	FOLIO 0
EDITION 1	DATE OF ISSUE 05-Sept-2024

SEARCH DATE : 20-Feb-2026

SEARCH TIME : 09.50 am

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme [187644](#)

Derivation : Part of 730 Acres Gtd. to Frances Butler & Justin McCarthy Browne

Prior CT [183097/19](#)

SCHEDULE 1

STRATA CORPORATION NUMBER [187644](#), 24 ROYBRIDGE WAY, HOWRAH

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP183097](#) EASEMENTS in Schedule of Easements

[SP183097](#) FENCING PROVISION in Schedule of Easements

[E34443](#) AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered  
23-Feb-2016 at 12.02 pm

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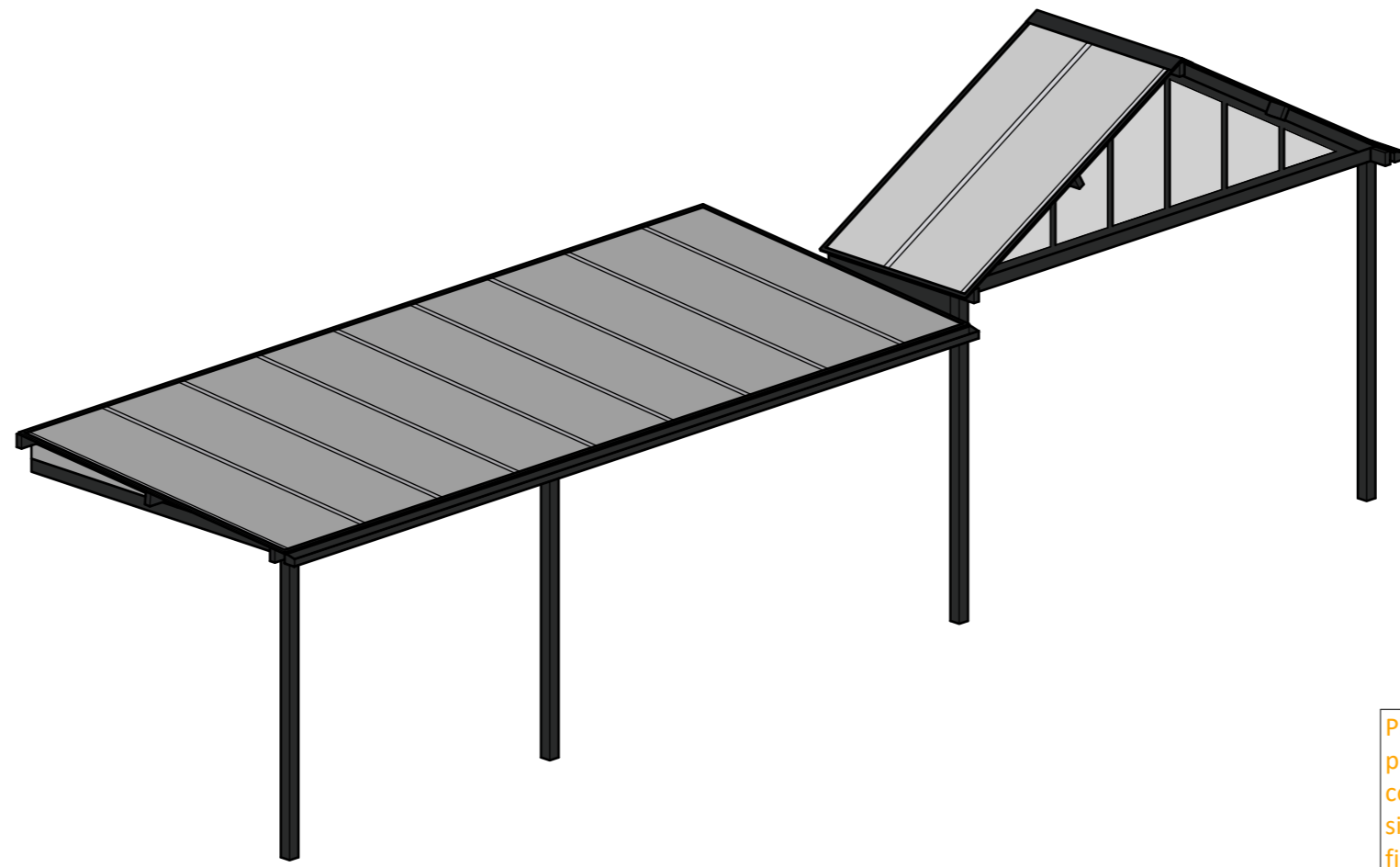
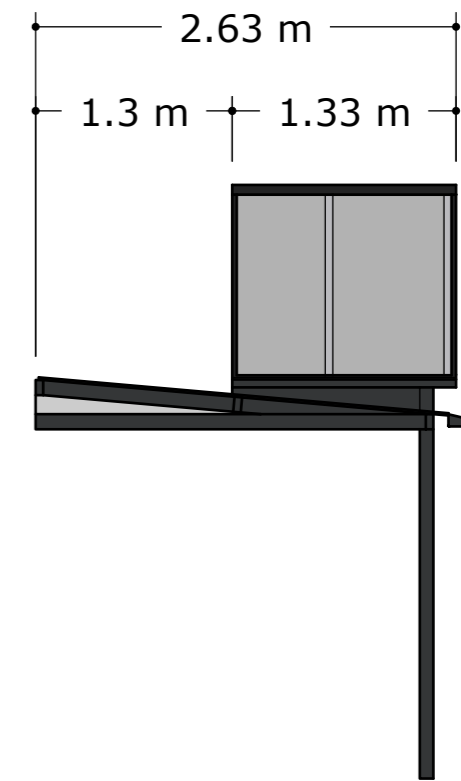
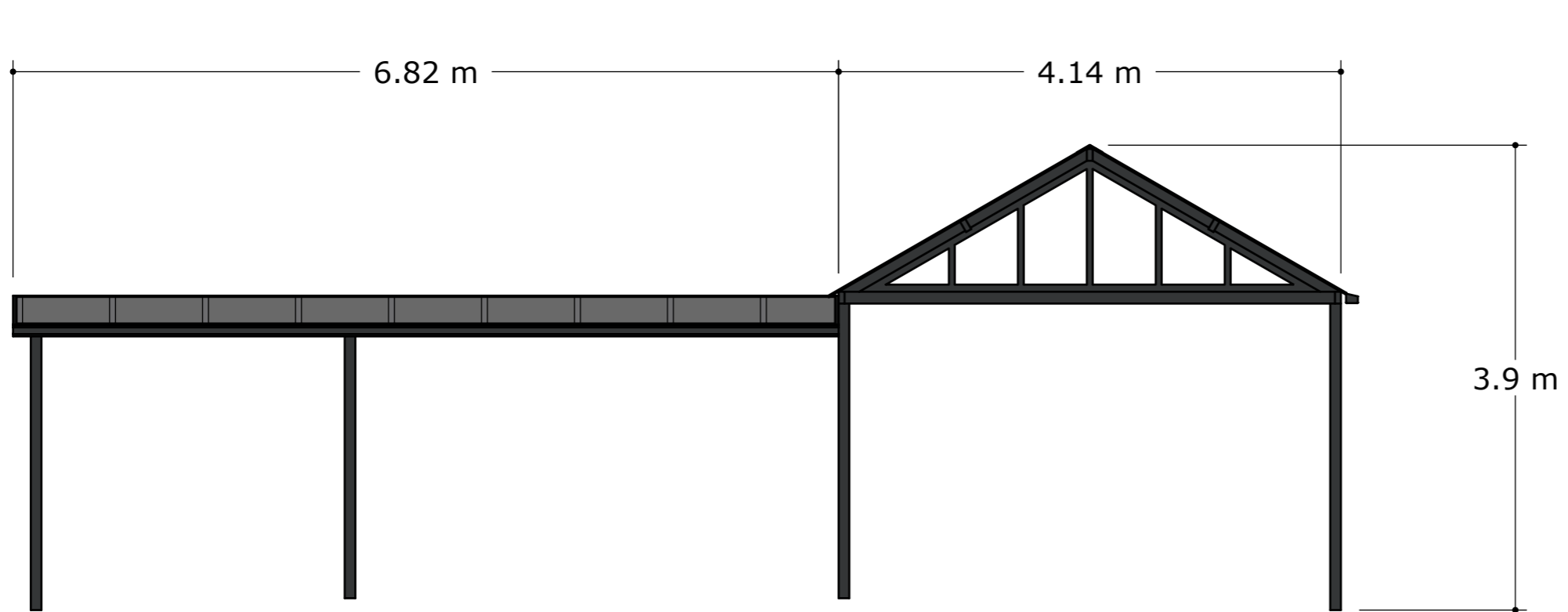
[E303086](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered  
11-Aug-2022 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



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.



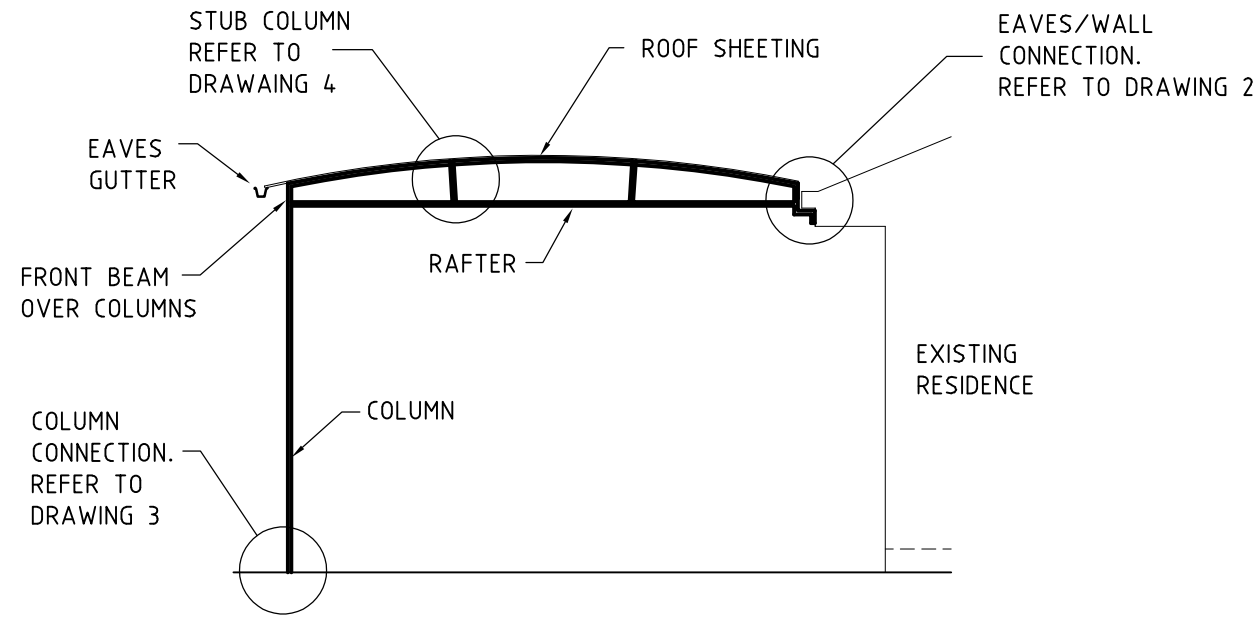
COLOUR(S)  
 FRAME - BLACK  
 TRIM/GUTTER - BLACK  
 POSTS - BLACK  
 ROOF - SILVER 90%



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.

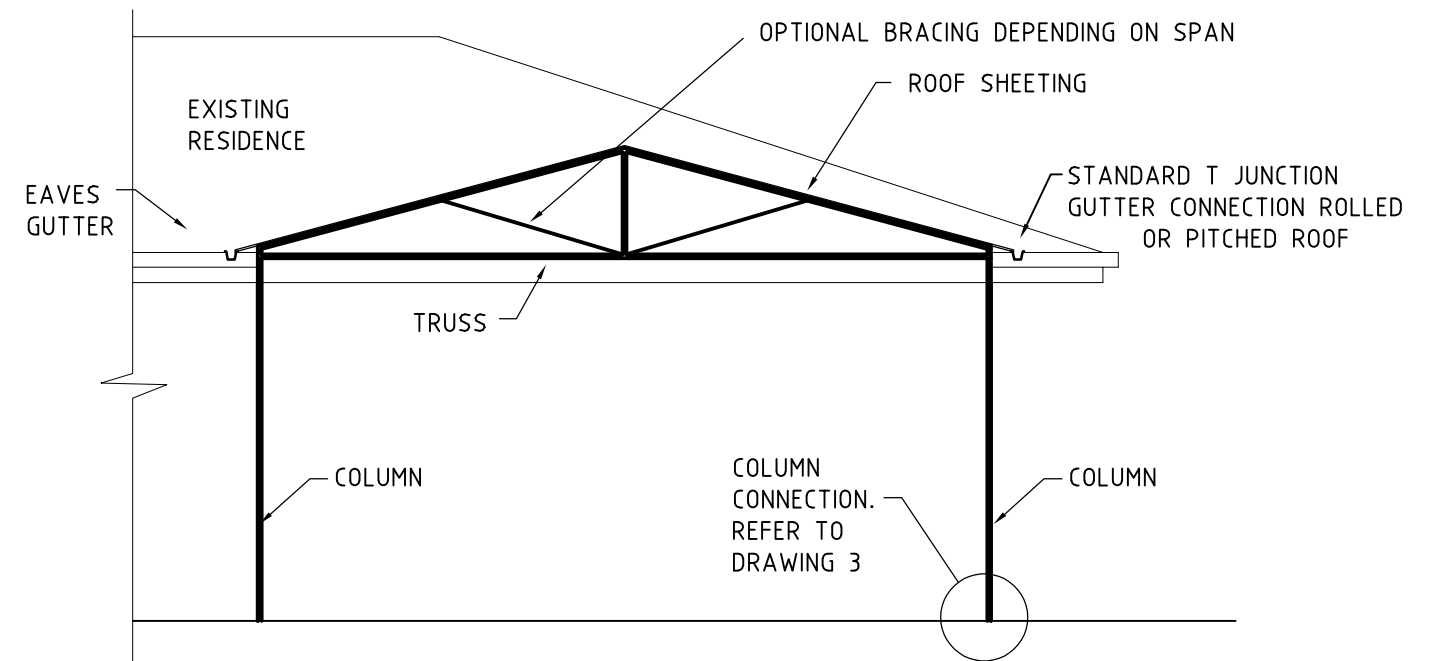
JOSHUA WING





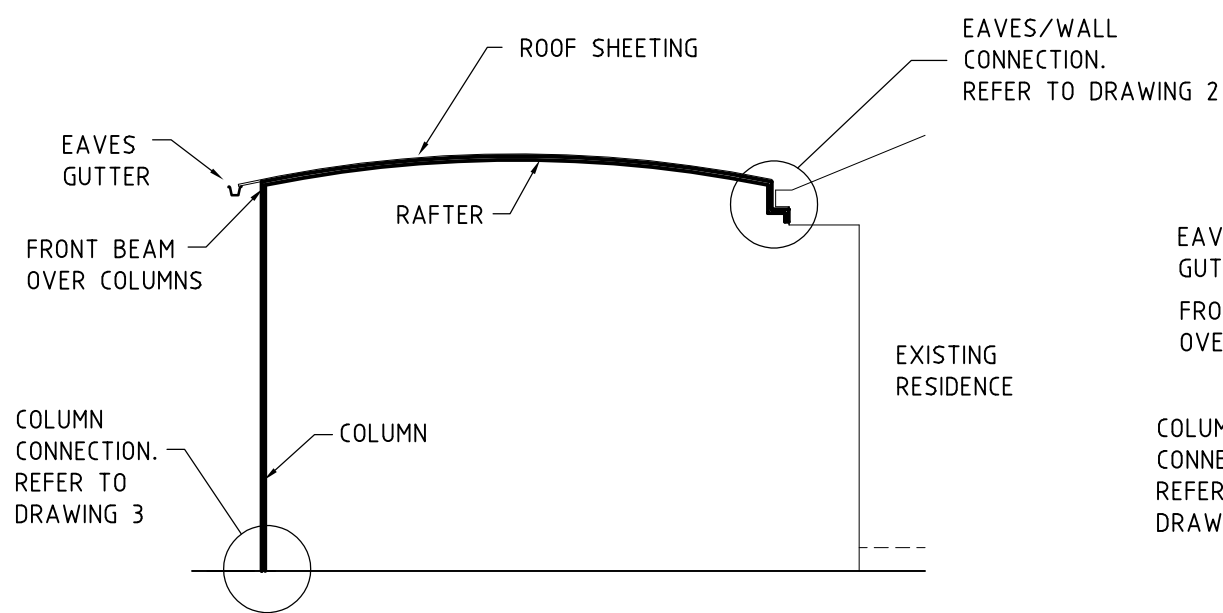
**VAULTED ROOF - HORIZONTAL RAFTERS**

SCALE 1:50



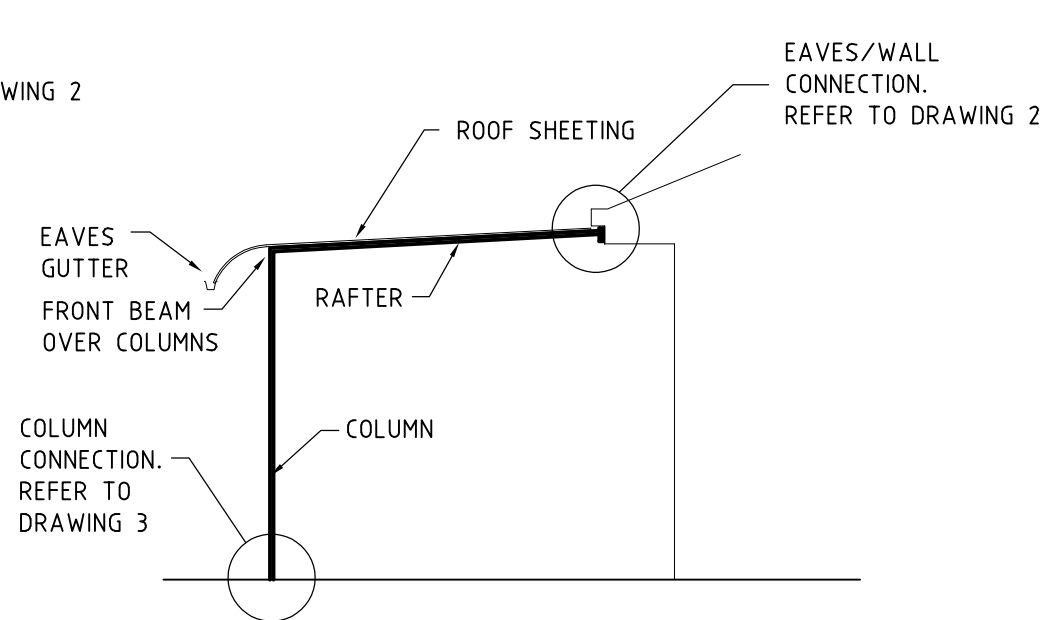
**PITCHED ROOF - KING POST TRUSS**

SCALE 1:50



**VAULTED ROOF - ROLLED RAFTERS**

SCALE 1:50



**SKILLION ROOF**

SCALE 1:50

**GENERAL NOTES:**

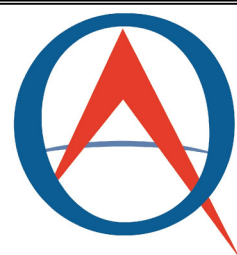
1. ALL JOINTS MADE WITH INTERNAL BRACKET SYSTEM FASTENED WITH 4 TEK SCREWS PER JOINT.
2. ALL ALUMINIUM TO AS1664
3. ALL ALUMINIUM TO BE POWDER COATED TO OWNERS SPECIFICATION.

**NOTE:**

DURING INSTALLATION, CONTRACTOR IS TO CHECK & CONFIRM THAT ROOF TRUSSES OR RAFTERS OR FRAMING HAVE BEEN INSTALLED AND TIED DOWN IN ACCORDANCE WITH AS1684-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

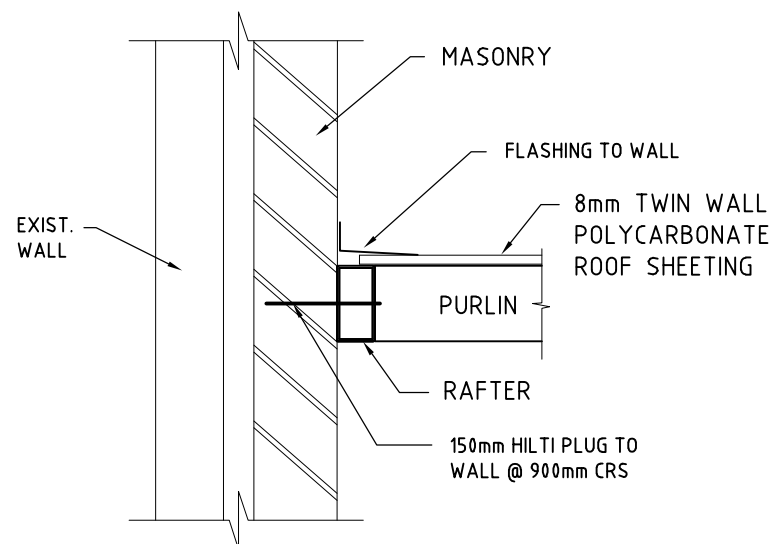
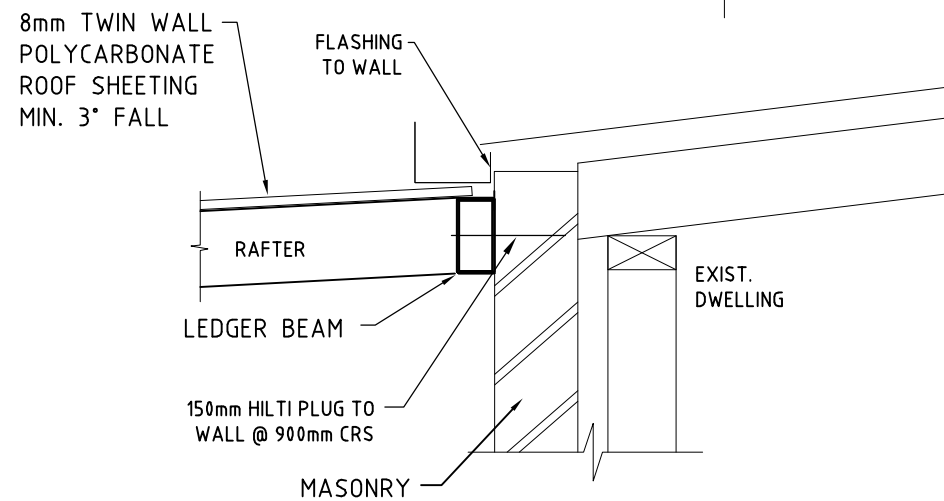
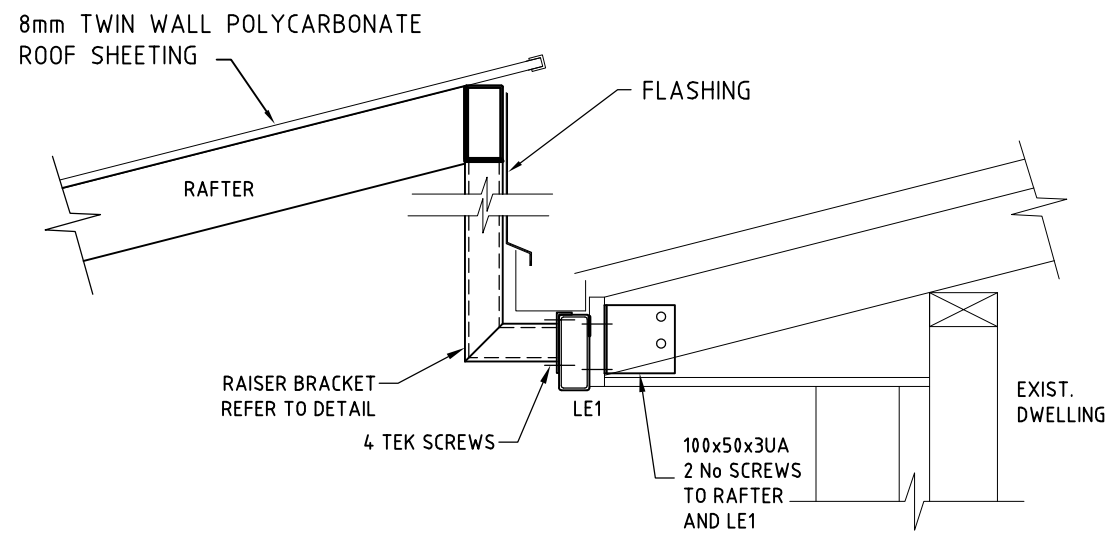
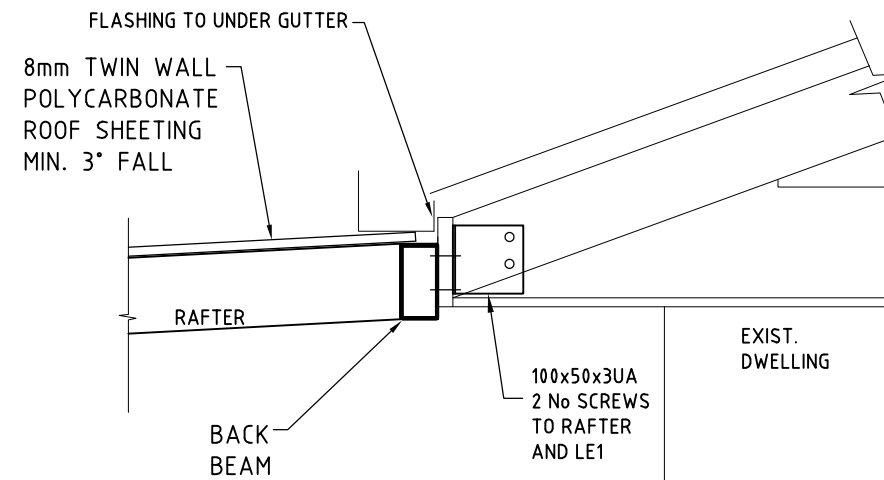
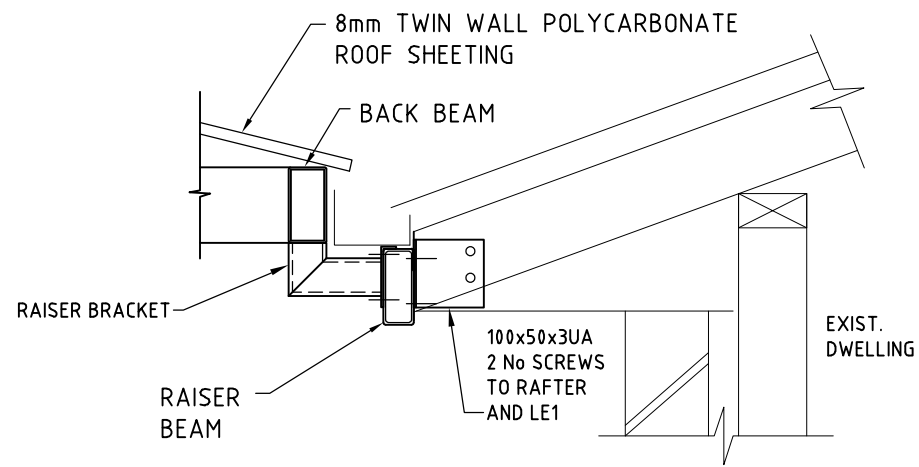
NEW EAVES GUTTERS TO BE CONNECTED TO EXISTING STORMWATER SERVICES VIA DOWNPIPE OR RETURNED AND CONNECTED TO EXISTING EAVES GUTTER.

ELEVATIONS



**OPTIMO**  
AWNINGS  
6 UNION STREET  
LONGFORD TAS 7301

DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	AS NOTED	
DRAWING NO.	170608-1	0

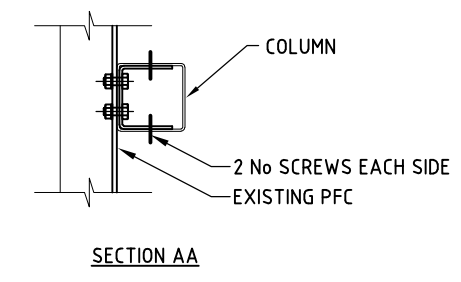
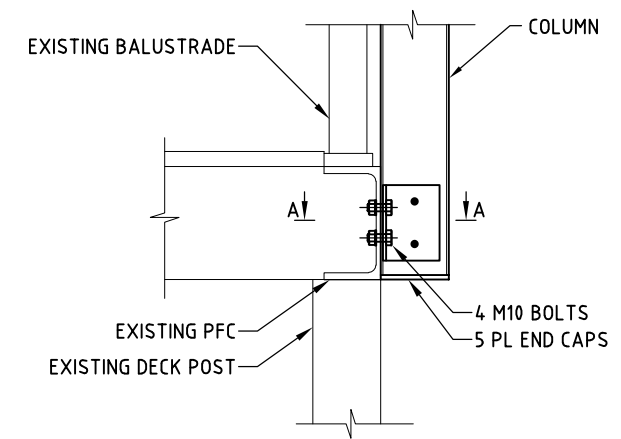
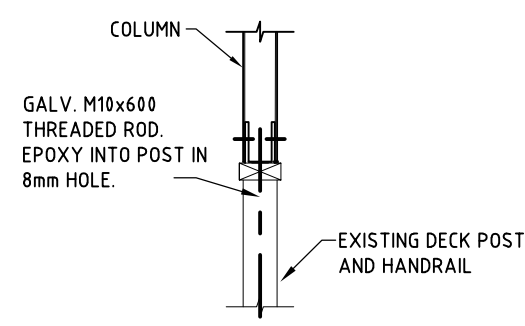
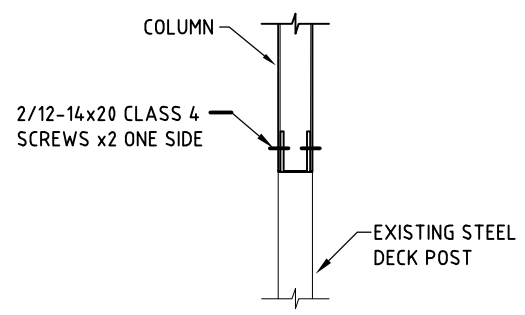
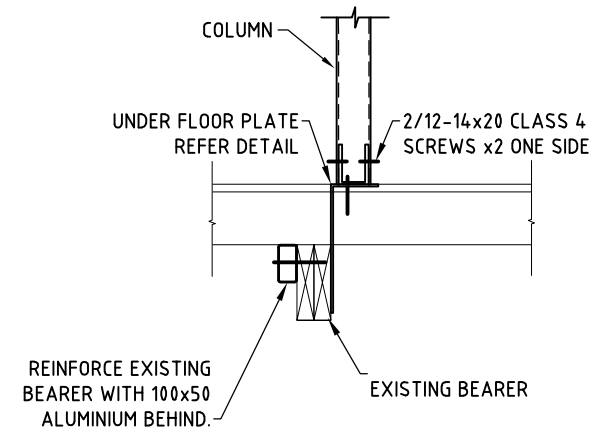
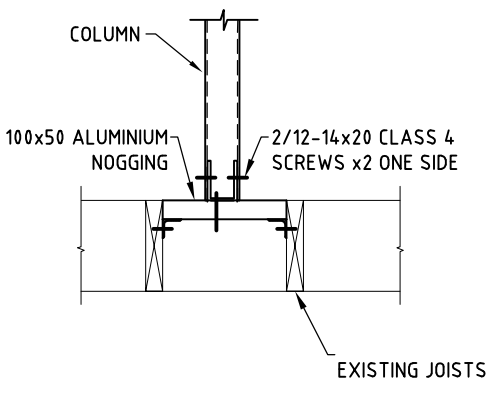
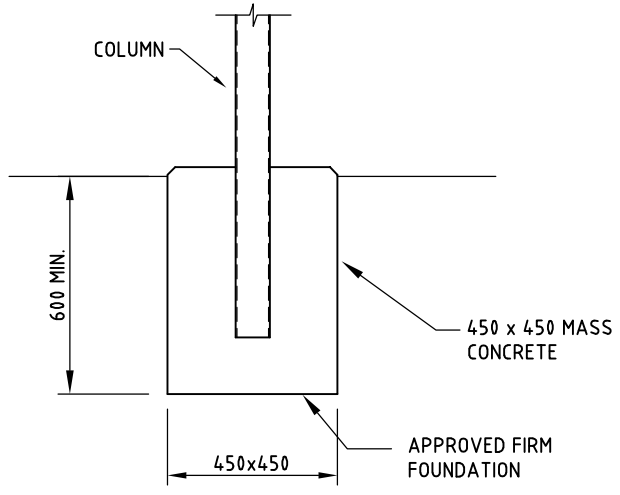
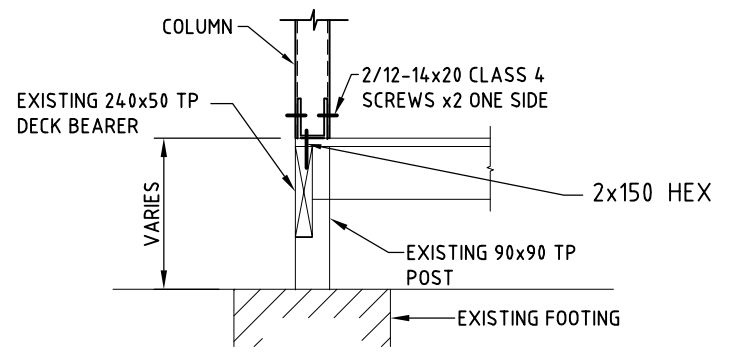
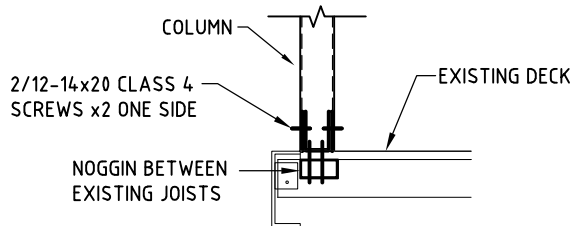
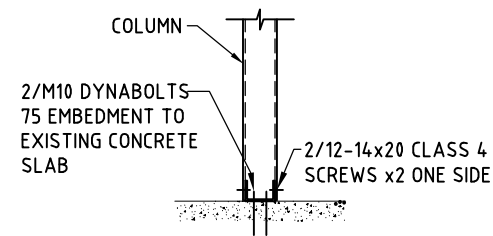


STANDARD DETAILS  
AWNING ROOF CONNECTIONS



**OPTIMO**  
AWNINGS  
6 UNION STREET  
LONGFORD TAS 7301

DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	1:20	
DRAWING NO.	170608-2	0



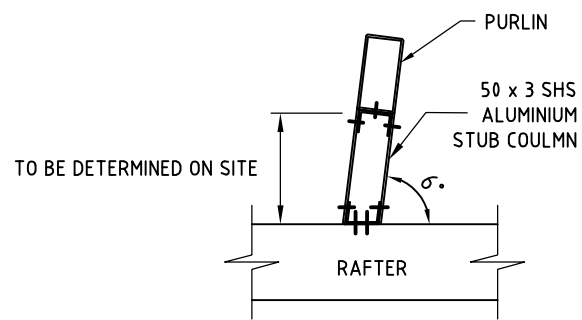
× SOME DETAILS CAN VARY DEPENDING ON SITE LAYOUT  
 × SOME CUSTOM BUILD DESIGNS WILL VARY SOME JOINT CONNECTIONS  
 × SOME LAYOUTS WILL VARY

# STANDARD DETAILS AWNING COLUMN CONNECTIONS

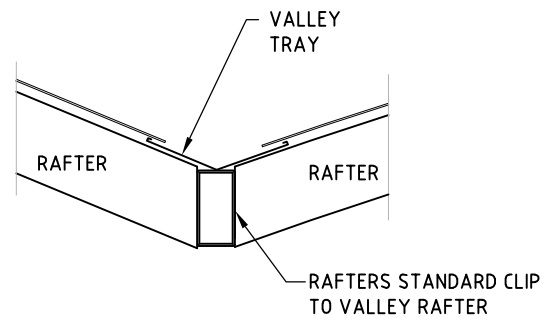


**OPTIMO**  
AWNINGS  
6 UNION STREET  
LONGFORD TAS 7301

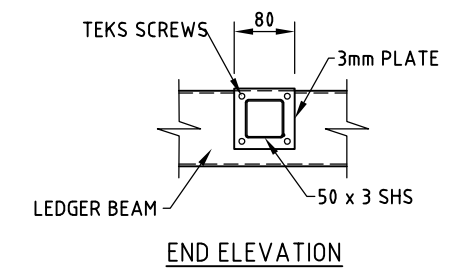
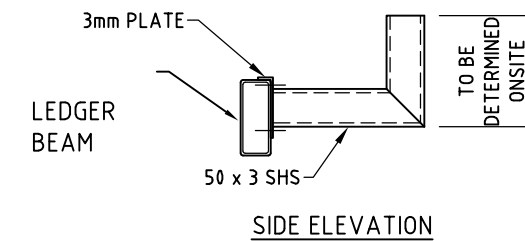
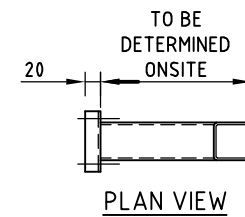
DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	AS NOTED	
DRAWING NO.	170608-3	0



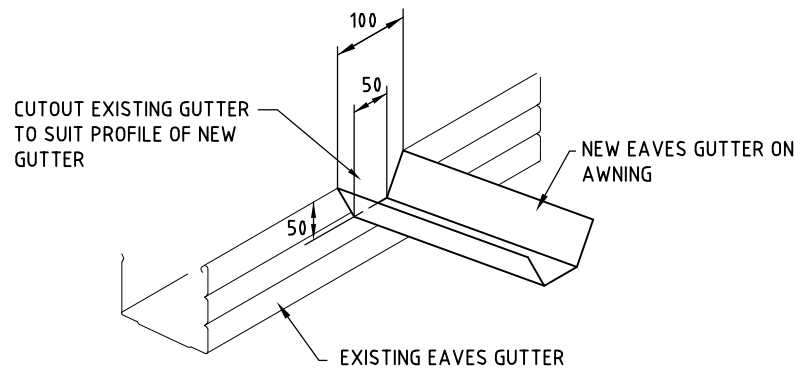
**STUB COLUMN CONNECTION**  
SCALE 1:20



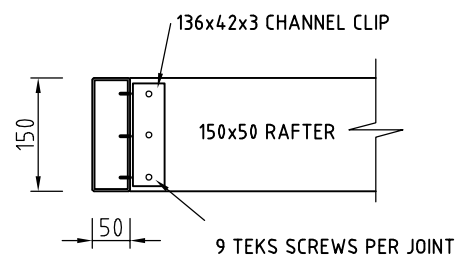
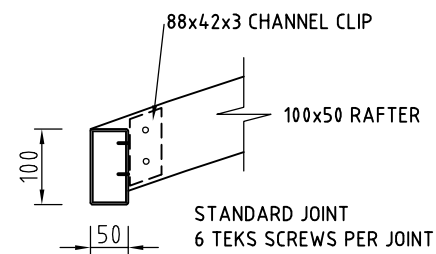
**VALLEY BEAM CONNECTION**  
SCALE 1:20



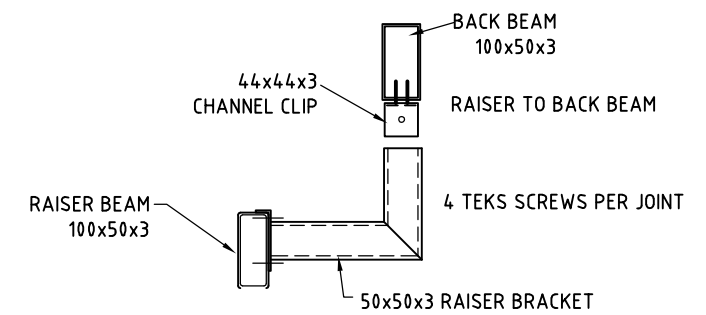
**RAISER BRACKET DETAILS**  
SCALE 1:10



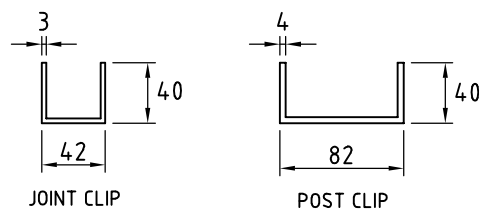
**GUTTER CONNECTION**  
SCALE 1:10



**STANDARD CONNECTIONS**  
SCALE 1:10

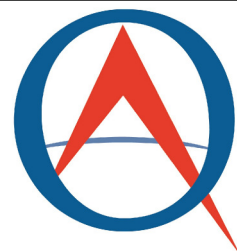


**BACK BEAM TO RAISER BRACKET**  
SCALE 1:10



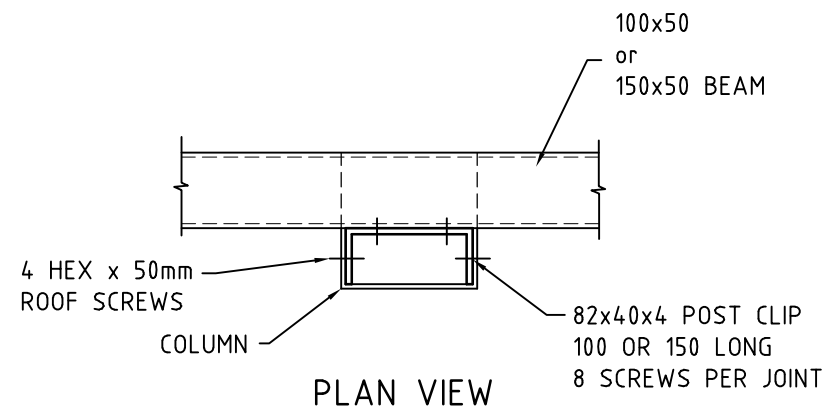
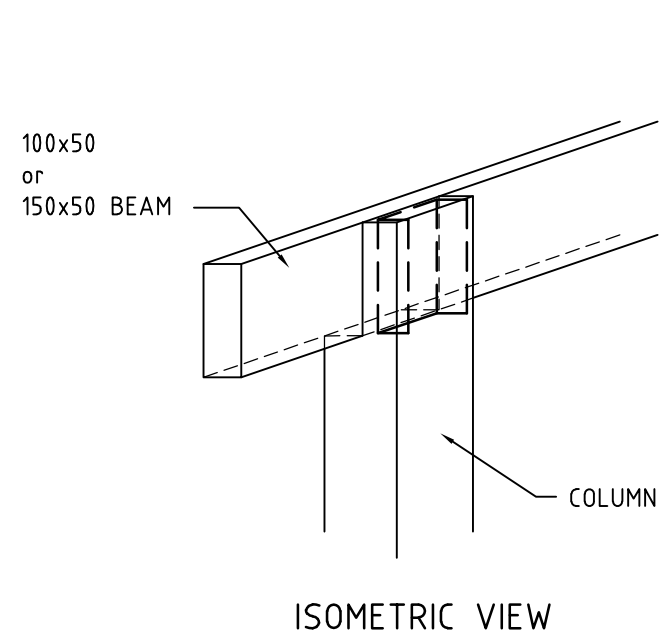
**STANDARD CLIP MATERIAL**  
SCALE 1:5

STANDARD DETAILS  
MISCELLANEOUS CONNECTIONS

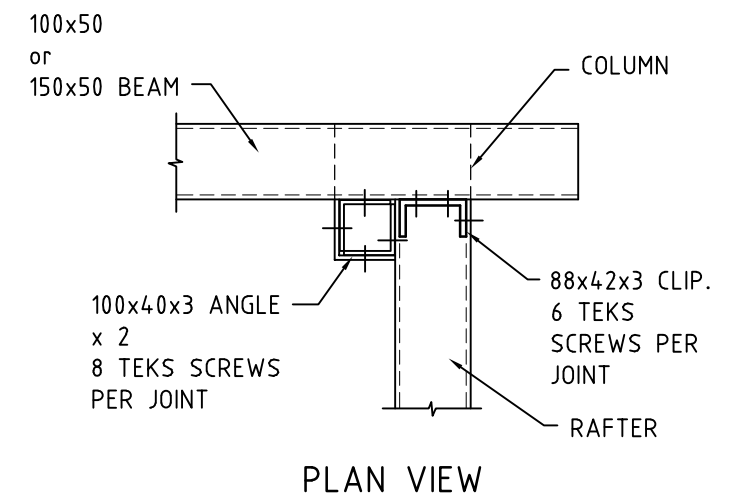
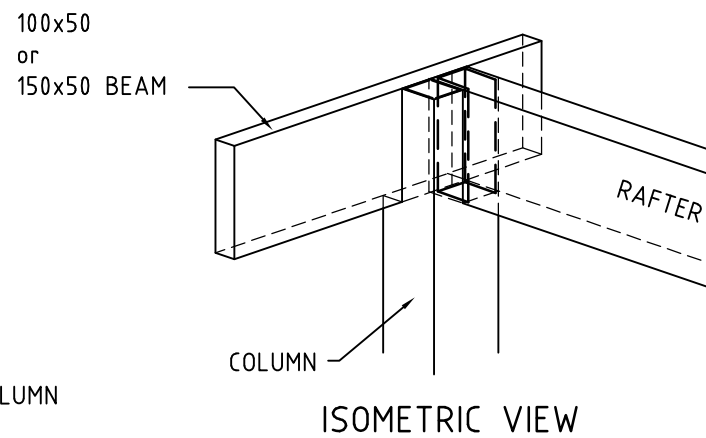


**OPTIMO**  
AWNINGS  
6 UNION STREET  
LONGFORD TAS 7301

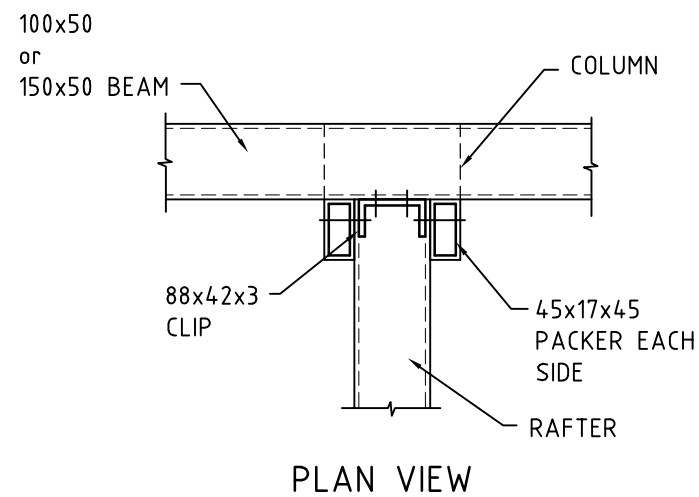
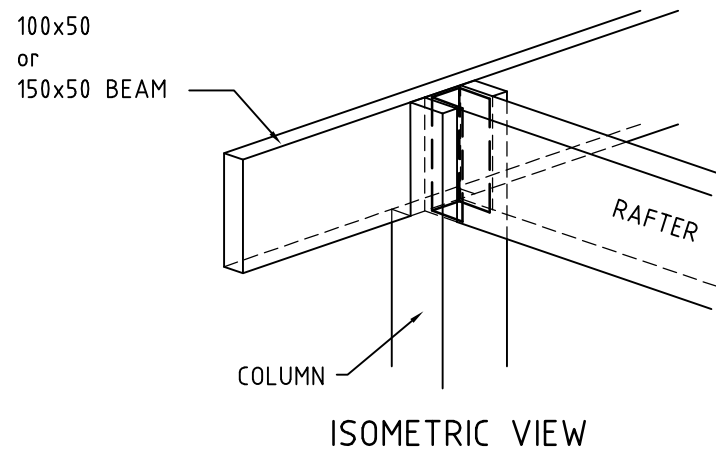
DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	AS NOTED	
DRAWING NO.	170608-4	0



HALF CUT COLUMN TO BEAM



QUARTER CUT CORNER COLUMN TO BEAM



TEE CUT COLUMN TO BEAM

BEAM TO COLUMN CONNECTIONS



**OPTIMO**  
AWNINGS  
6 UNION STREET  
LONGFORD TAS 7301

DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	AS NOTED	
DRAWING NO.	170608-5	0