

DISCRETIONARY APPLICATION For Public Display

Applicant: C K Pepper

Location:

3 Patrick Street, Bothwell

Proposal: Outbuilding

DA Number: DA 2020 / 00080

Date Advertised: 17 November 2020

Date Representation Period Closes:

1 December 2020

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to: General Manager

19 Alexander Street BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



Development & Environmental Services 19 Alexander Street BOTHWELL TAS 7030

Phone: (03) 6259 5503 Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.:

2020 80

Property ID No.:

5013142

Date Received:

محمداناله

Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the Land Use Planning and Approvals Act 1993

| , | The same Destailer | | | |
|-------------------------------------|--|---|--|--|
| Applicant / Ow | ner Details: | | | |
| Applicant Name | Chris Pepper | | | |
| Postal Address | 3 Patrick St | Phone No: | 62595609 | |
| | BOTHWELL TO | Fax No: | | |
| Email address | | | | |
| Owner/s Name | Sally Arthur | | | |
| (if not Applicant) Postal Address | AS ABOVE | Phone No: | 2595609 | |
| | | Fax No: | | |
| Email address: | pepperfishingabigponi | d.com | | |
| Description of | proposed use and/or development: | | A Service of Service Co. | |
| Address of new use and development: | 3 PATRICK STREET | BOTHWELL | - | |
| rtificate of Title No: | Volume No 77686 Lot No: | 3 | | |
| | | | e: New Dwelling /Additions/ Demolition //Shed / Farm Building / Carport / | |
| proposed use or development: | SWimming Pool or detail other etc. | | | |
| | Bothwell Post Office | 2 | Eg. Are there any existing buildings | |
| Current use of land and buildings: | | on this title? If yes, what is the main building used as? | | |
| | | | | |
| Proposed Material | What are the proposed external wall colours | What is the proposed ro | of colour Basalt | |
| | What is the proposed new floor area m ² . | What is the estimated va | | |

| Is proposed development to be staged: Is the proposed development located on land previously used as a tip site? | Yes Yes | No No | Tick 🗸 |
|--|------------|----------|--------|
| 🕏 the place on the Tasmanian Heritage Register? | Yes | No | |
| Have you sought advice from Heritage Tasmania? | Yes | No | |
| Has a Certificate of Exemption been sought for these works? | Yes | No | |

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

- 1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
- 2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- 3. I am the applicant for the planning permit and <u>I have notified the owner/s of the land in writing</u> of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature); *Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.*

| Applicant Signature (if not the Owner) | Applicant Name (Please print) Char S Pepper | Date 2020 | | |
|---|--|-----------|--|--|
| Land Owner(s) Signature | Land Owners Name (please print) | Date | | |
| Land Owner(s) Signature | Land Owners Name (please print) | Date | | |

| | | ` | , | | 1 |
|---|----|---|------------------|---|----------|
| v | ř. | | | | |
| 1 | ۱. | A cor | nplete | d Application for Planning Approval – Use and Development form. | |
| | | | | ure that the information provides an accurate description of the proposal, has the correct | |
| | | | | d contact details and is signed and dated by the applicant. | |
| 2 | | | | ppy of the Certificate of Title for all lots involved in the proposal. | |
| | | The title details made include, where available, a sopy of the second page, | | | |
| | | and d | any scl | hedule of easements (if any), or other restrictions, including covenants, Council notification or | |
| | | cond | itions d | of transfer. | |
| - | 3. | Two | (2) con | ios of the following information - | |
| , | | | | | |
| | | a) | | topography and major site features including an indication of the type and extent of native | _ |
| | | | (i) | vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 | |
| | | | | metres in height in areas of skyline or landscape importance and identification of any natural | |
| | | | | hazards including flood prone areas, high fire risk areas and land subject to instability; | |
| | | | /::\ | | |
| | | | (ii) | soil conditions (depth, description of type, land capability etc); the location and capacity of any existing services or easements on the site or connected to the | |
| | | | (iii) | | |
| | | | /:\ | site; | |
| | | | (iv) | existing pedestrian and vehicle access to the site; | |
| | | | (v) | any existing buildings on the site; | |
| | | | (vi) | adjoining properties and their uses; and | |
| | | I- V | (vii) | soil and water management plans. | |
| | | b) | | e plan for the proposed use or development drawn, unless otherwise approved, at a scale of not | u |
| | | | | han 1:200 or 1:1000 for sites in excess of 1 hectare, showing - | |
| | | | (i) | a north point; | |
| | | | (ii) | the boundaries and dimensions of the site; | |
| | | | (iii) | Australian Height Datum (AHD) levels; | |
| | | | (iv) | natural drainage lines, watercourses and wetlands; | |
| | | | (v) | soil depth and type; the location and capacity of any existing services or easements on the site or connected to the | |
| | | | (vi) | | |
| | | | /::\ | site; the location of any existing buildings on the site, indicating those to be retained or | |
| | | | (vii) | demolished, and their relationship to buildings on adjacent sites, streets and access ways; | |
| | | | /:::\ | | |
| | | | | the use of adjoining properties; shadow diagrams of the proposed buildings where development has the potential to cause | |
| | | | (ix) | | |
| | | | (,,) | overshadowing; the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas | |
| | | | (x) | | |
| | | | /:\ | and footpaths within and at the site entrance; any proposed private or public open space or communal space or facilities; | |
| | | | (xi) | proposed landscaping, indicating vegetation to be removed or retained and species and | |
| | | | (xii) | | |
| | | | /v:::\ | mature heights of plantings; and methods of minimizing erosion and run-off during and after construction and preventing | |
| | | | (xiii) | contamination of storm water discharged from the site. | |
| | | ۵) | Dlane | s and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, | |
| | | c) | | ving internal layout and materials to be used on external walls and roofs and the relationship of | |
| | | | | elevations to natural ground level, including any proposed cut or fill. | |
| | | | | | <u> </u> |
| | 4. | A wi | ritten s | submission supporting the application that demonstrates compliance with the relevant parts of | |
| | | | | ate Polices and the Central Highlands Interim Planning Scheme 2015, including for industrial and | |
| | | com | mercia | Il uses, the hours of operation, number of employees, details of any point source discharges or | |
| | | | | traffic volumes generated by the use and a Traffic Impact Statement where the development is | |
| | | likel | y to cr | eate more than 100 vehicle movements per day. | |
| - | 5. | Pres | cribed | fees payable to Council. An invoice for the fees payable will be issued once application has | |
| | | | n recei | | |
| _ | | 100000000000000000000000000000000000000 | - Carrier Street | | |

Information & Checklist sheet

| Information | |
|---|--|
| If you provide an email address in this form then the Central Highlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act"). | |
| If you provide an email address, the Council will not provide hard copy documentation unless specifically requested. | |
| It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council. | |
| If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box | |
| Heritage Tasmania | |
| If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au) | |
| TasWater | |
| Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992) | |



RESULT OF SEARCH

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---------|---------------|
| 77686 | 3 |
| EDITION | DATE OF ISSUE |
| 8 | 07-Jul-2020 |

SEARCH DATE : 02-Nov-2020 SEARCH TIME : 03.09 PM

DESCRIPTION OF LAND

Town of BOTHWELL

Lot 3 on Diagram 77686 (formerly being 292-22D)

Derivation: Part of 3R-24Ps. Section C. Gtd. to A.A. Savage

Prior CT 3136/23

SEDULE 1

M819835 TRANSFER to SALLY CAROLINE ARTHUR Registered 26-May-2020 at 12.03 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any A26102 FENCING CONDITION in Transfer E220138 MORTGAGE to Bendigo and Adelaide Bank Limited Registered 07-Jul-2020 at noon

UNREGISTERED DEALINGS AND NOTATIONS

Department of Primary Industries, Parks, Water and Environment

No unregistered dealings or other notations

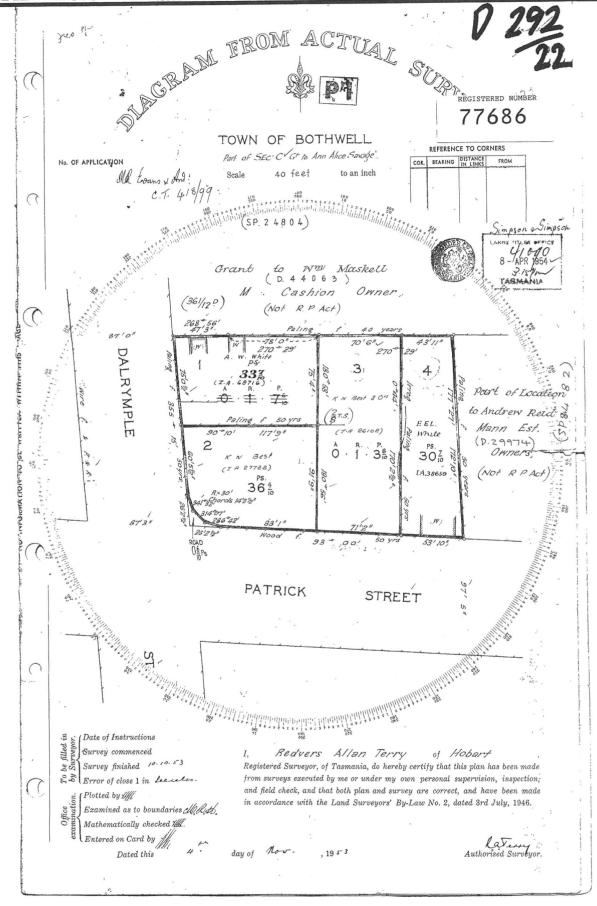


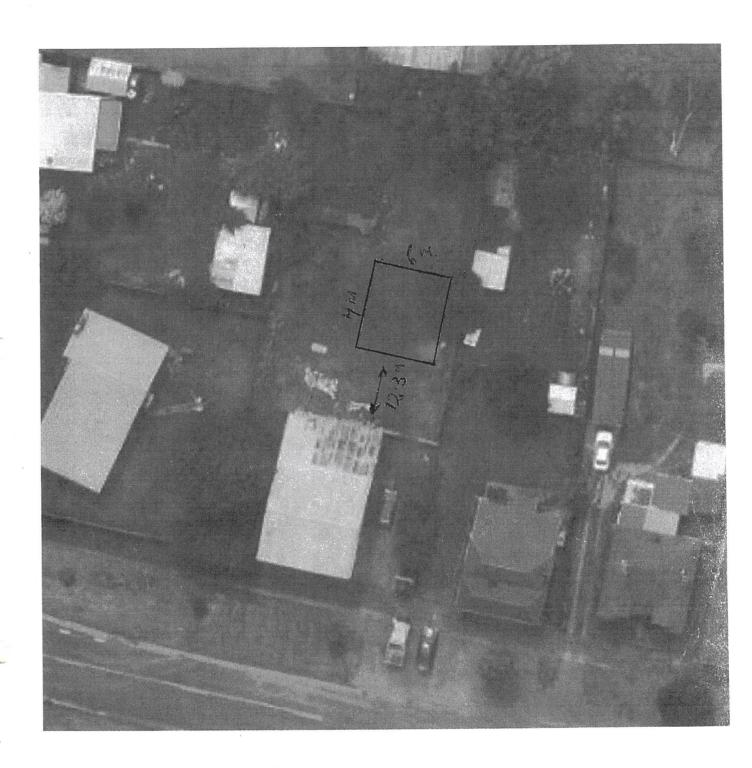
FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980





Peter Coneyl Heritage Planner | HERITAGE TASMANIA Department of Primary Industries, Parks, Water & the Environment (DPIPWE) www.heritage.tas.gov.au Ph 0427 061 627

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Steeline Hobart

75 009 543 506

Address: 1 Whitestone Drive Austins Ferry TAS 7011

tassiesheds@steeline.com.au Email:

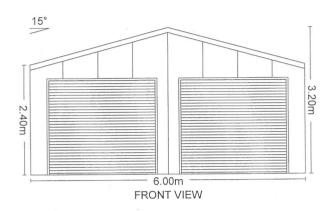
www.steeline.com.au Web:

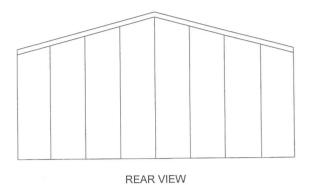
Quotation

281144

Date: 15/09/2020

Valid: 30 Days

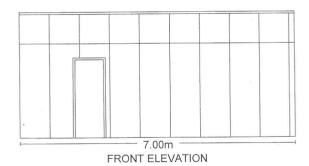


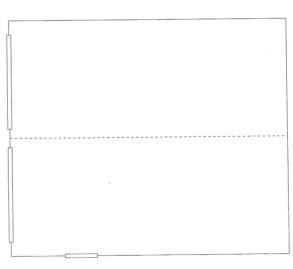


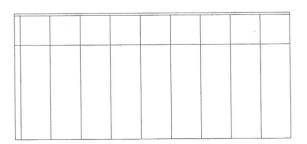
Phone: (03) 6249 4988

Fax:

(03) 6249 3838

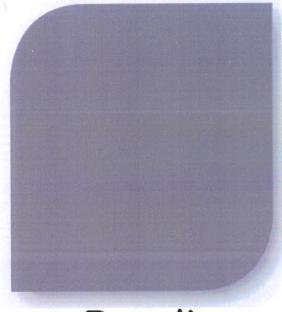






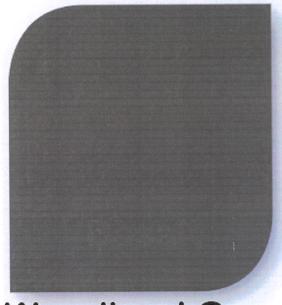
PLAN VIEW

REAR ELEVATION



ROOF

Basalt



SIDE WALLS

Woodland Grey

Your roof is protecting your most precious investments, your home and your family. You can be confident knowing COLORBOND® steel is versatile, lightweight, durable, and capable of meeting the changing needs of your lifestyle.

Whether you live close to the coast or you're choosing a colour with energyefficiency in mind, COLORBOND® steel can meet the needs that your home demands. Simply visit colorbond.com/create to determine the most suitable COLORBOND® steel choices for your home.

Colerbond

- Also sysilable in COLORBOND* Ultra steel for coastal and industrial environments. All other colours are available in COLORBOND® Ultra steel on request, please speak with your supplier.
- Also evailable in COLORBOND® Stainless steel for severe coastal and industrial environments. Please speak to your supplier for more information regarding availability.

For further details on the legend, please refer to the back page.

CLASSIC colour range¹



CLASSIC CREAM"



PAPERBARK® SA = 0.42 BCA = M





CONTEMPORARY

colour range¹

SHALE GREY" SA = 0.43, BCA = M



DUNE* 00 SA = 0,47. BCA = M

SURFMIST* 00 SA = 0.32 BCA = L



EVENING HAZE* SA = 0.43. BCA = M



COVE" SA + 0.54, BCA + M



PALE EUCALYPT* SA = 0.60, BCA = M



WOODLAND GREY* 9



WINDSPRAY* 0 8 SA = 0.58, BCA = M



GULLY" SA = 0.63. BCA = D



MANGROVE" 5A × 0.64. BCA × D



DEEP OCEAN* 9



COTTAGE GREEN* SA = 0.75. BCA = D



WALLABY" O SA = Q.64. BCA = D



JASPER* SA = 0.68, BCA = D



BASALT" SA = 0.69. BCA = D



MANOR RED* SA = 0.69. BCA = D



NIGHT SKY* SA = 0.96 BCA = D



IRONSTONE* SA = 0.74, BCA + D



TERRAIN* SA * 0.69. BCA * D



MONUMENT* O SA = 0.73. SCA = D