



DISCRETIONARY APPLICATION

For Public Display

Applicant:

R J Garlick

Location:

490 Pelham Road, Pelham

Proposal:

Dwelling

DA Number:

DA 2020 / 00060

Date Advertised:

17 September 2020

Date Representation Period Closes:

01 October 2020

Responsible Officer:

Jacqui Tyson (Senior 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



OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

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

Applicant / Owner Details:

Applicant Name RODNEY JAMES GARLICK

Postal Address 9 ROXBORNE RD Phone No: 0407 593447

BRIGHTON 7030 Fax No: _____

Email address _____

Owner/s Name ASS ABOVE (currently under Contract to me Settlement Date TBA)

(if not Applicant)

Postal Address _____ Phone No: _____

_____ Fax No: _____

Email address: ~~tania.hudson@anz.com~~

tania.hudson@anz.com

Description of proposed use and/or development:

Address of new use and development: 490 PELHAM RD

Certificate of Title No: _____ Volume No 2460/20 Lot No: 28953

Description of proposed use or development: NEW DWELLING

ie: New Dwelling / Additions / Demolition
/ Shed / Farm Building / Carport /
Swimming Pool or detail other etc.

Current use of land and buildings: NA

Eg. Are there any existing buildings
on this title?
If yes, what is the main building
used as?

Proposed Material

What are the proposed
external wall colours

Color Bond Steel
Pale Eucalyptus

What is the proposed roof colour

Color Bond Steel
Pale Eucalyptus

What is the proposed
new floor area m².

72m²

What is the estimated value of
all the new work proposed:

\$50 - 70 thousand

Costing not complete

Is proposed development to be staged:

Yes ☐

No ☒

Tick ✓

Is the proposed development located on land previously used as a tip site?

Yes ☐

No ☒

Is 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 I have notified the owner/s of the land in writing 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)

RODNEY JAMES GARLICK

Date

24/8/2020

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

Information & Checklist sheet

[illegible]

OS D 435

ANNEXURE TO **CERTIFICATE OF TITLE**
FOLIO OF REGISTER

VOL.

FOL.

2400 20

M. Kendall
ACTING DEPUTY Recorder of Titles

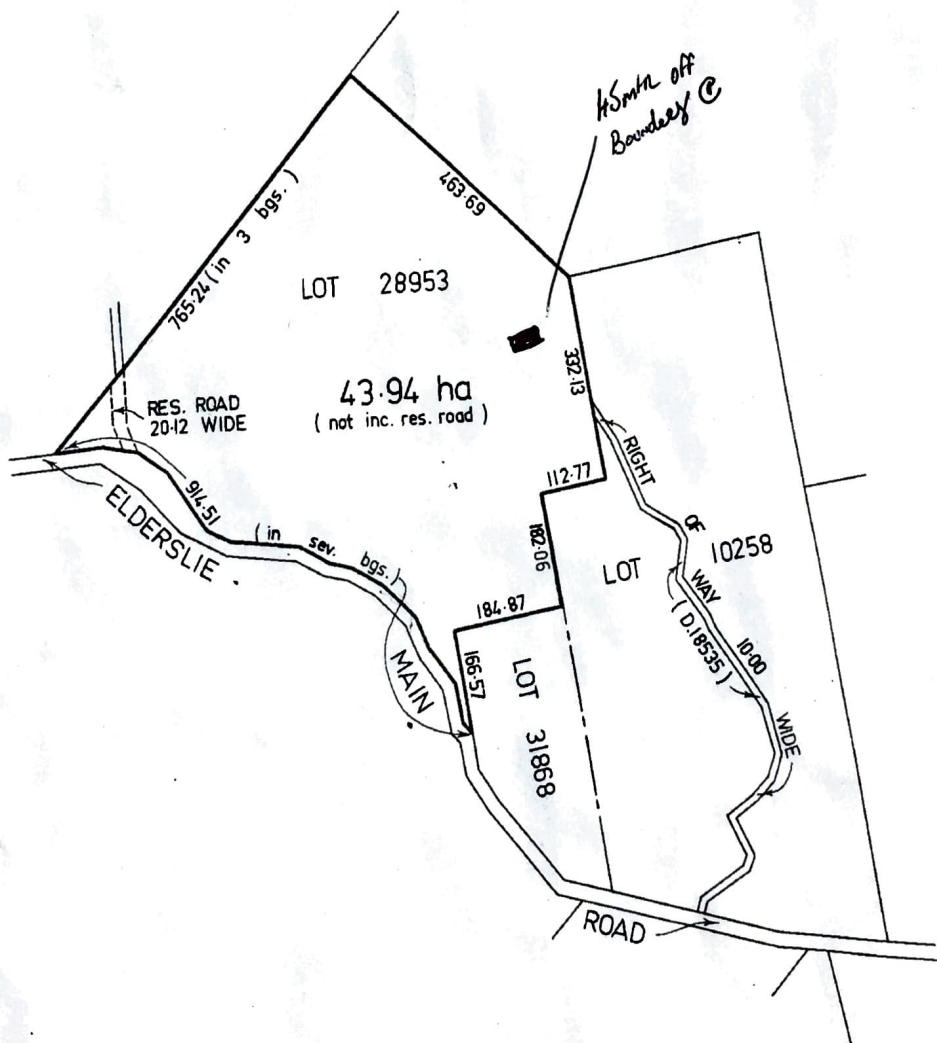


REGISTERED NUMBER

210444

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

PH. PELHAM
MEAS. IN METRES



SEARCH OF TORRENS TITLE

VOLUME 210444	FOLIO 1
EDITION 2	DATE OF ISSUE 08-Feb-2005

SEARCH DATE : 19-Aug-2020

SEARCH TIME : 09.44 AM

DESCRIPTION OF LAND

Parish of PELHAM, Land District of MONMOUTH

Lot 1 on Plan 210444

Derivation : Lot 28953 Gtd. to G. Smith

Prior CT 2460/20

SCHEDULE 1

C384252 TRANSFER to MITCHELL CHACE TOLMAN Registered
08-Feb-2005 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT a right of carriageway over the Right of
Way 10.00 wide shown on Plan No. 210444

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

REPORT CRITERIA

Property ID: 5467427
Suspect Sales: TRUE

[View live properties in LISTmap](#)

SUBSCRIBED DETAILS

490 PELHAM ROAD PELHAM TAS 7030
Contract Date: 12/10/2004

Land Area	Building Size	Land Use	Wall	Roof	Year	Rooms	PID
43.94		L33	VB	GI	0	0	5467427

Explanation of Terms

Sale Price - Gross sale price
Capital Value - Government capital valuation at the time of sale
Land Area - Land area in hectares
Building Size - Building size in square metres
Land Use - Land use code (Valuation Property Classification, not planning scheme)
Wall - Wall construction material e.g. WB - weatherboard, BR - brick
Roof - Roof construction material e.g. GI - galvanised iron, TI - tile
Year - Year of construction
Rooms - Number of rooms (excludes kitchen and conveniences)
PID - Property Identification Number (for valuation purposes)

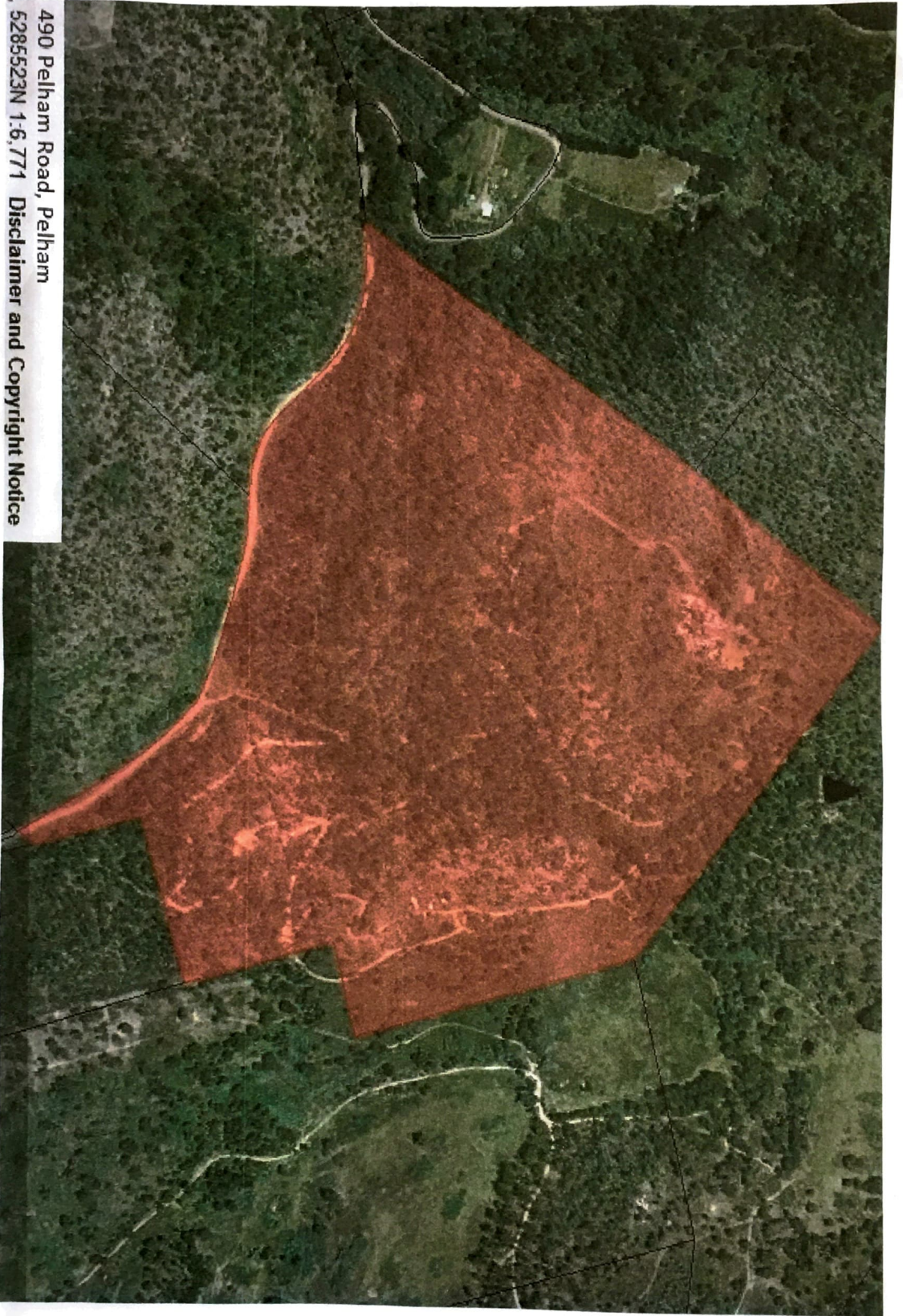
No information obtained from the LIST may be used for direct marketing purposes.

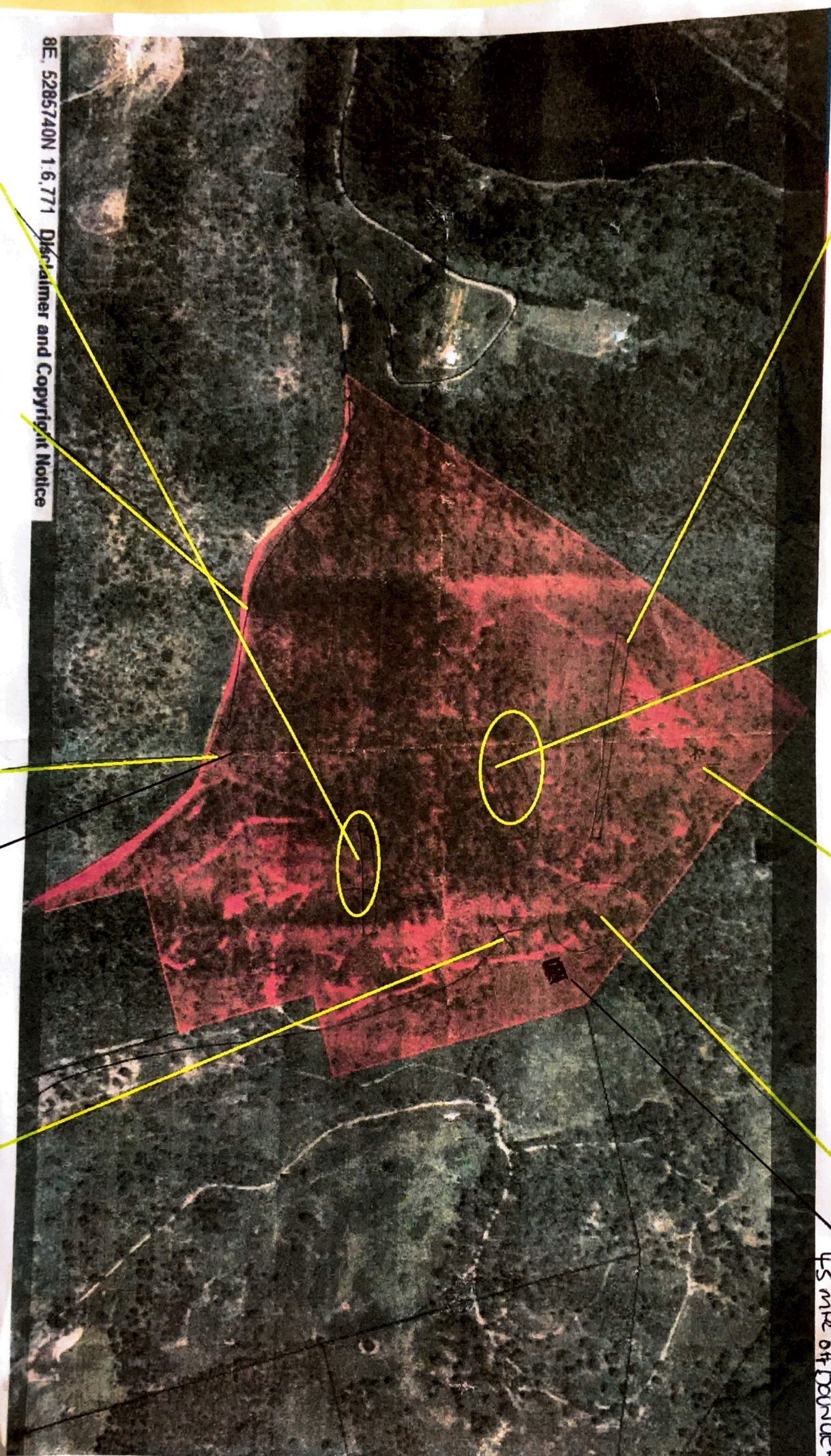
Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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490 Pelham Road, Pelham
5285523N 1:6,771 Disclaimer and Copyright Notice





Level area

cave system

Dam

Fat sand deposits

Proposed Dwellings
45 mile off Boundary

8E. 5286740N 1.6.771 Disclaimer and Copyright Notice

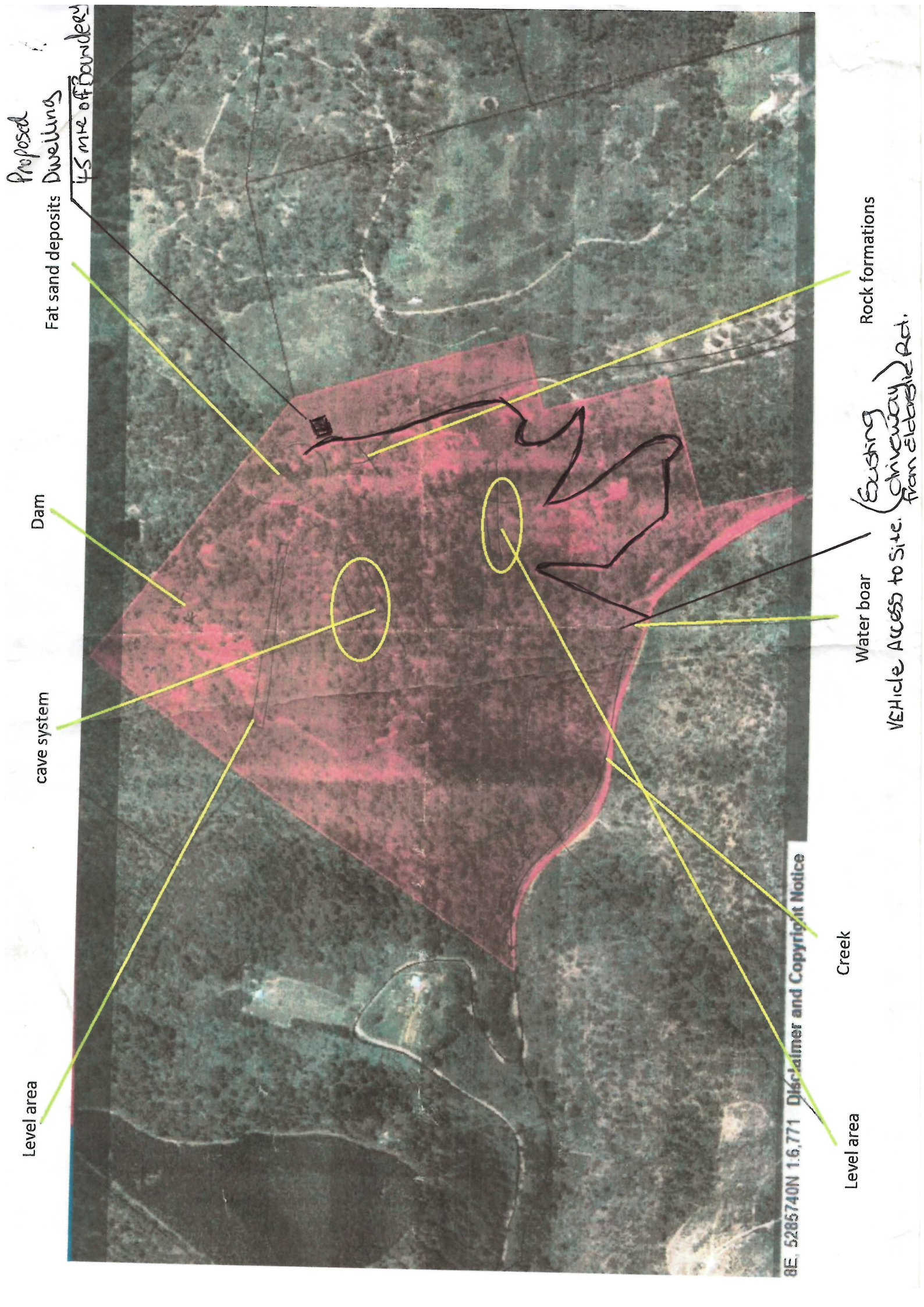
Level area

Creek

Water boar

Vehicle Access to Site

Rock formations



Proposed Dwellings

Fat sand deposits

45 mte off boundaries

Dam

cave system

Level area

8E 5285740N 16.771 Disclaimer and Copyright Notice

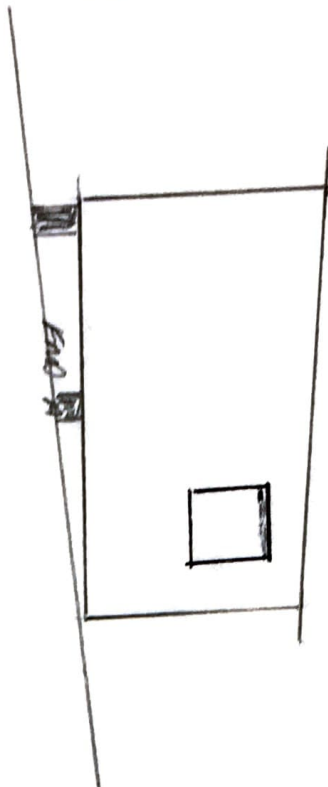
Creek

Level area

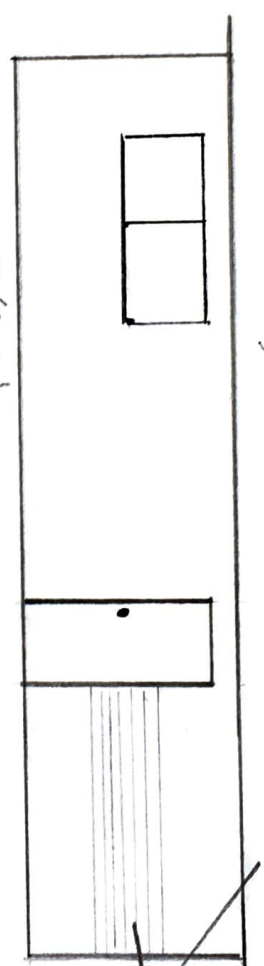
Water boar

Rock formations

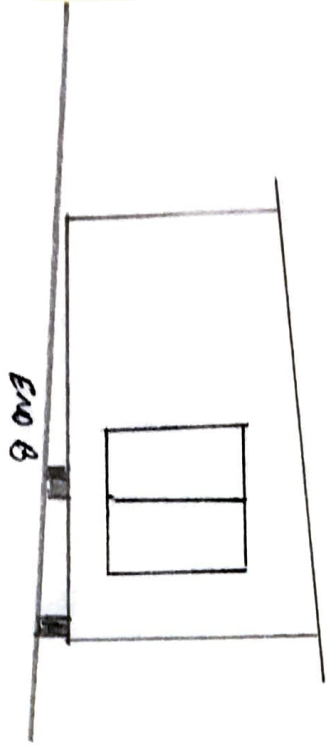
Vehicle Access to Site. (Existing driveway) from electric Rd.



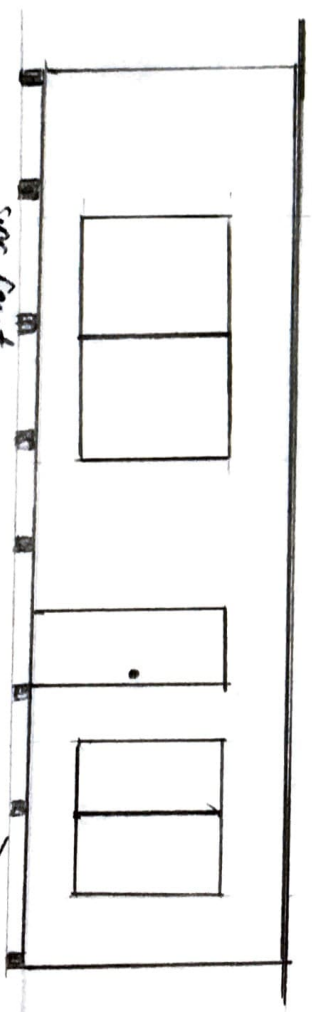
side (Back)



clinking
Corrugated Color Bond
Steel
Pail Excelsior green



side front

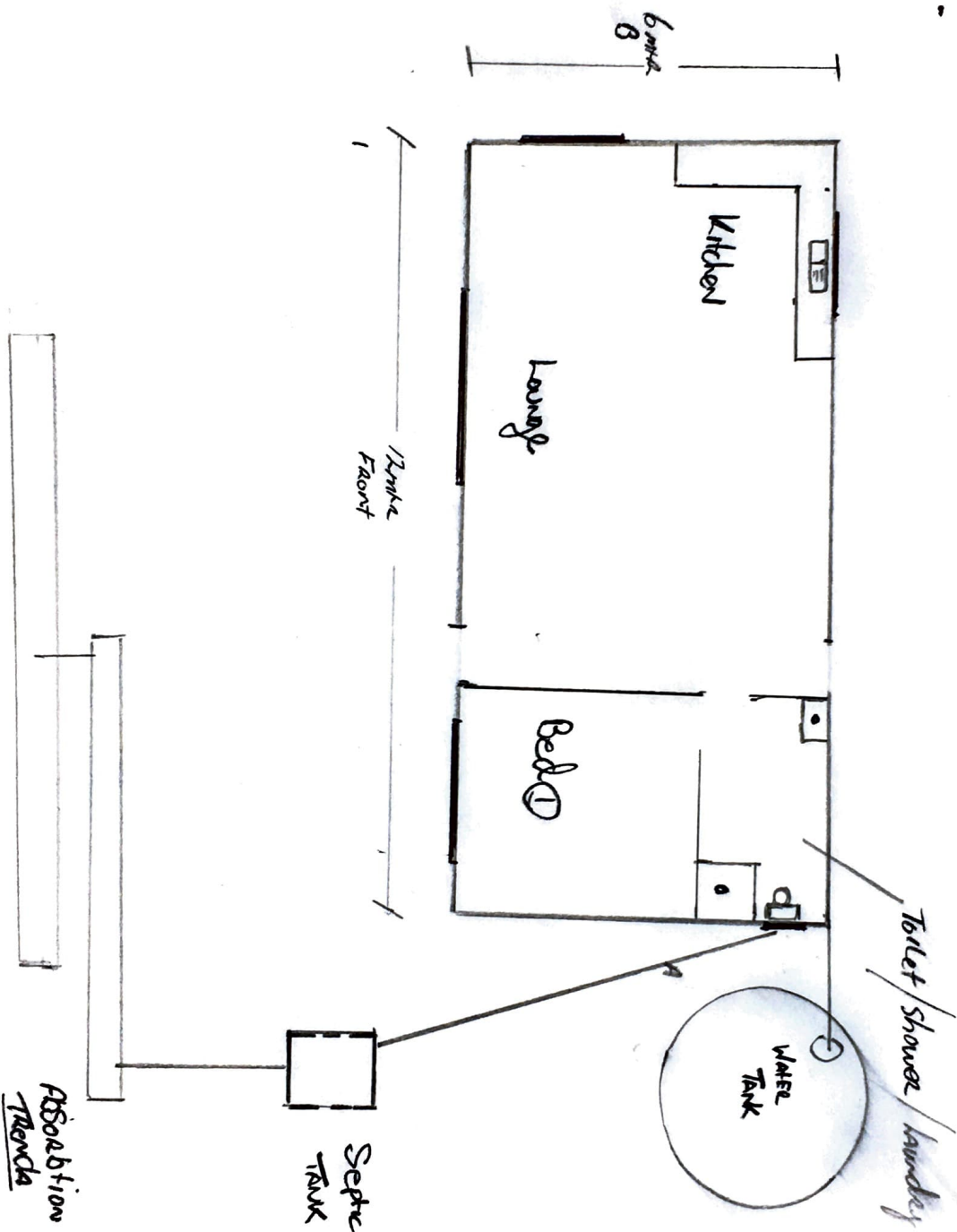


Timber Flooring
on Steel PILES

Not to Scale

Floor Plan

~~X~~
@Nkesh



Not to Scale