

# 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 <a href="https://www.centralhighlands.tas.gov.au">www.centralhighlands.tas.gov.au</a> 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 (03) 6259 5722

www.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	o apply for planning approval in accordance with section 57 and 58 of the Land Use Planning and Approvals Act 1993
Applicant / 0	Owner Details:
Applicant Name	RODNEY JAMES GARLICK
Postal Address	9 ROC BOURNE RO Phone No: 0407593447
	BRICHHON Fax No:
Email address	
Owner/s Name	ASS Above (Currently under Contrack to me Settlem Date TBA
(if not Applicant) Postal Address	Phone No:
	Fax No:
Email address:	tania-trodson@anz.com ania-hudson@anz-com
Description o	f 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 levelopment:	ie: New Dwelling /Additions/ Demolition //Shed / Farm Building / Carport / Swimming Pool or detail other etc.
urrent use of land nd buildings:	Eg. Are there any existing buildings on this title?  If yes, what is the main building used as?
oposed Material	What are the proposed external wall colours Pale Evalypts What is the proposed roof colour Pale Evalypts
	What is the proposed new floor area m².  What is the estimated value of all the new work proposed:  \$50 - 70 Hoose

Costing Not Compleate

## 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.

		v.
Applicant Signature	Applicant Name (Please print) RODNEY TAMES GARLICK	24/8/2020
(if not the Owner)	~ ~ ~	90/
	1	
Land Owner(s) Signature	Land Owners Name (please print)	Date
Land Owner(s) Signature	Land Owners Name (please print)	Date

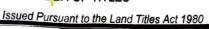
# Information & Checklist sheet

4				1
1.	A completed Application for DI			
	A completed Application for Planning Approval – Use and Development form.  Please ensure that the information provides an accurate description of the property has the correct.			-/
	Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and details but to a series of the proposal.			<b>Q</b>
2.	address and contact details and is signed and dated by the applicant.			
	The	title de	opy of the Certificate of Title for all lots involved in the proposal.	/
	and	itie ae	trails must include, where available, a copy of the search page, title plan, sealed plan or diagram hedule of easements (if any), or other restricts.	V
	and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.			
	cona	itions	of transfer.	
3.				
	Two (2) copies of the following information -			
	-,	(i)	nalysis of the site and surrounding area setting out accurate descriptions of the following -	
		(1)	reposition of the type and extent of native	
			vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5	
			metres in neight in areas of skyline or landscape importance and identification of any natural	
			riazards including flood prone areas, high fire risk areas and land subject to instability:	
		(ii)	soil conditions (depth, description of type, land capability etc):	
		(iii)	the location and capacity of any existing services or easements on the site or connected to the	
			site;	
		(iv)	existing pedestrian and vehicle access to the site;	
		(v)	any existing buildings on the site;	
		(vi)	adjoining properties and their uses; and	
		(vii)	soil and water management plans.	
	b)	A site	e plan for the proposed use or development drawn, unless otherwise approved, at a scale of not	
		less t	than 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;	
1		(iii)	Australian Height Datum (AHD) levels;	
		(iv)	natural drainage lines, watercourses and wetlands;	
		(v)	soil depth and type;	
		(vi)	the location and capacity of any existing services or easements on the site or connected to the	
		(/	site;	
1		(vii)		
		( /	the location of any existing buildings on the site, indicating those to be retained or	
		(viii)	demolished, and their relationship to buildings on adjacent sites, streets and access ways; the use of adjoining properties;	
1		(ix)	shadow diagrams of the proposed buildings where the base of the proposed buildings where	
		(1/)	shadow diagrams of the proposed buildings where development has the potential to cause overshadowing;	
		/v\		
		(x)	the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas	
		1	and footpaths within and at the site entrance;	
		(xi)	any proposed private or public open space or communal space or facilities;	
-		(xii)	proposed landscaping, indicating vegetation to be removed or retained and species and	
			mature heights of plantings; and	
		(xiii)	methods of minimizing erosion and run-off during and after construction and preventing	
			contamination of storm water discharged from the site.	
	c)	Plans	and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100,	
		show	ing internal layout and materials to be used on external walls and roofs and the relationship of	
Ç.		the e	levations to natural ground level, including any proposed cut or fill.	_
A	Λ			
4.	A Wr	. C+-	ubmission supporting the application that demonstrates compliance with the relevant parts of	
	the Act, State Polices and the Central Highlands Interim Planning Scheme 2015, including for industrial and			
	commercial uses, the hours of operation, number of employees, details of any point source discharges on			
	emiss	sions, 1	traffic volumes generated by the use and a Traffic Impact Statement where the development is	
	likely	to cre	ate more than 100 vehicle movements per day.	
5.	Presc	ribed	fees payable to Council. An invoice for the fees payable will be issued once application has	
0.	heen	receiv	ed.	
	20011			

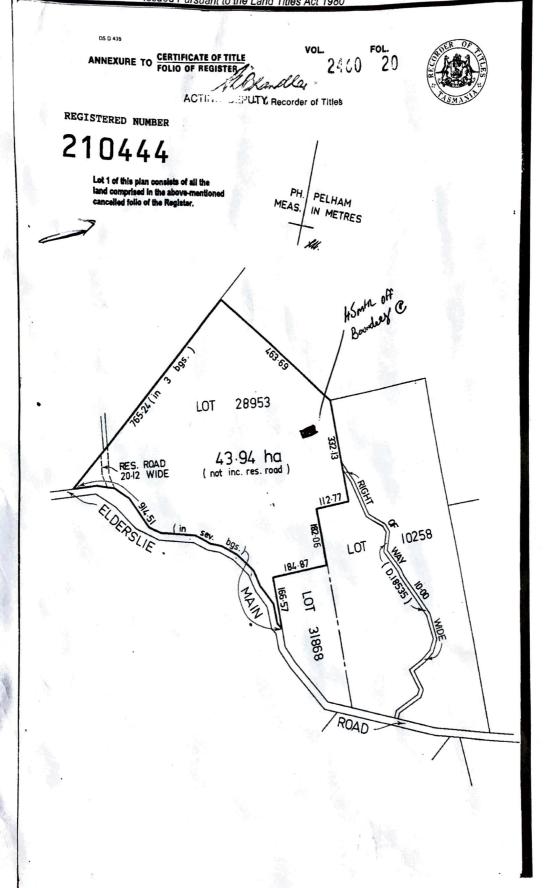


# **FOLIO PLAN**

RECORDER OF TITLES



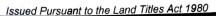






## **RESULT OF SEARCH**

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

OL, ii to		
VOLUME	FOLIO	
210444	1	
EDITION	DATE OF ISSUE	
2	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



## PROPERTY SALES REPORT



VALUER-GENERAL, TASMANIA
Issued pursuant to the Valuation of Land Act 2001

## 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 43.94 L33 VB

Roof Year Gl 0 Rooms 0 PID 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.

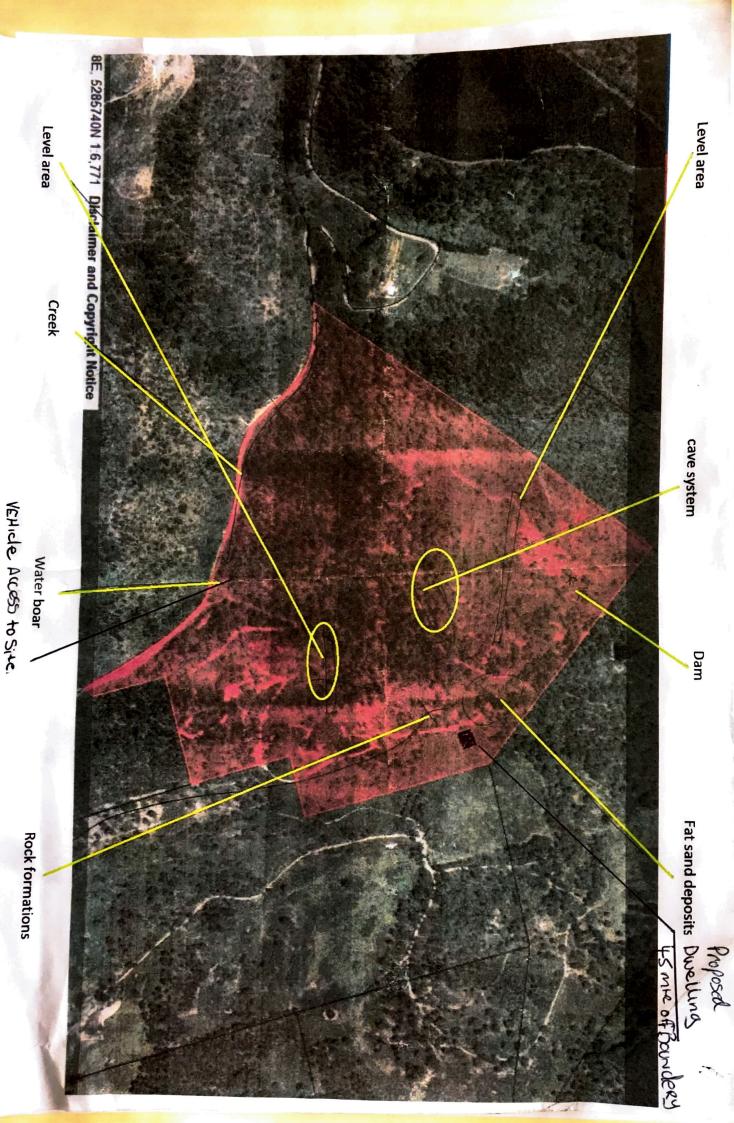
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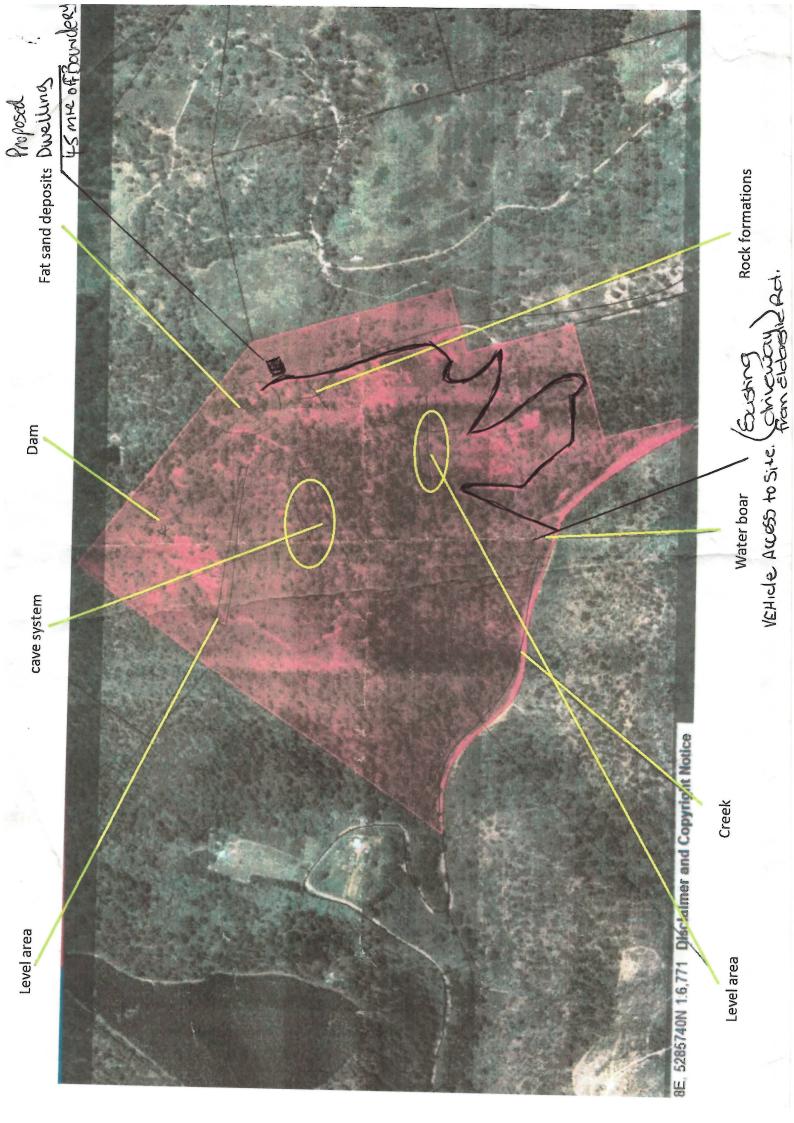
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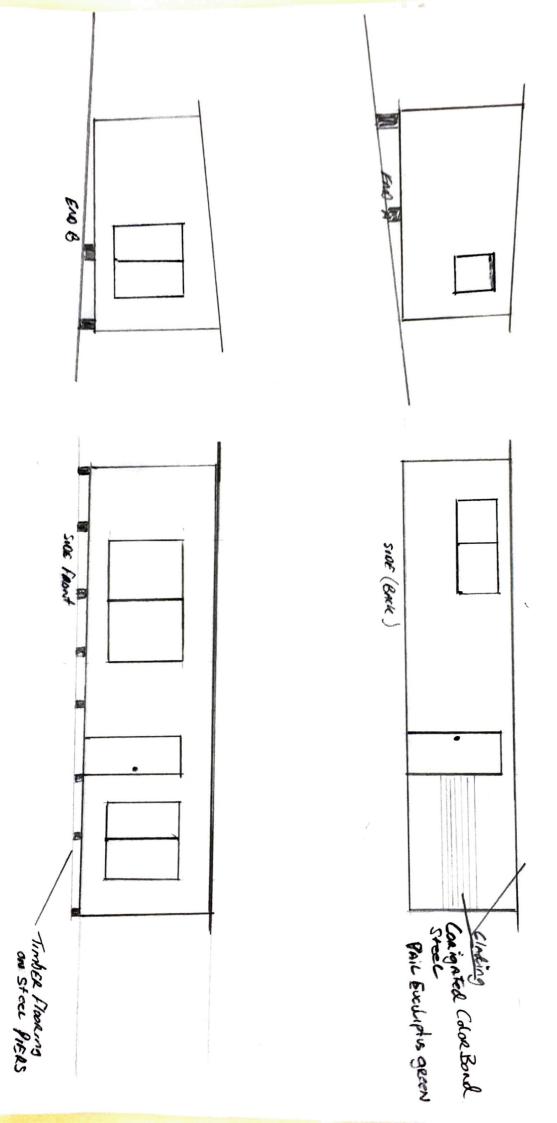
Search Date: 19/08/2020

Search Time: 09:33 AM

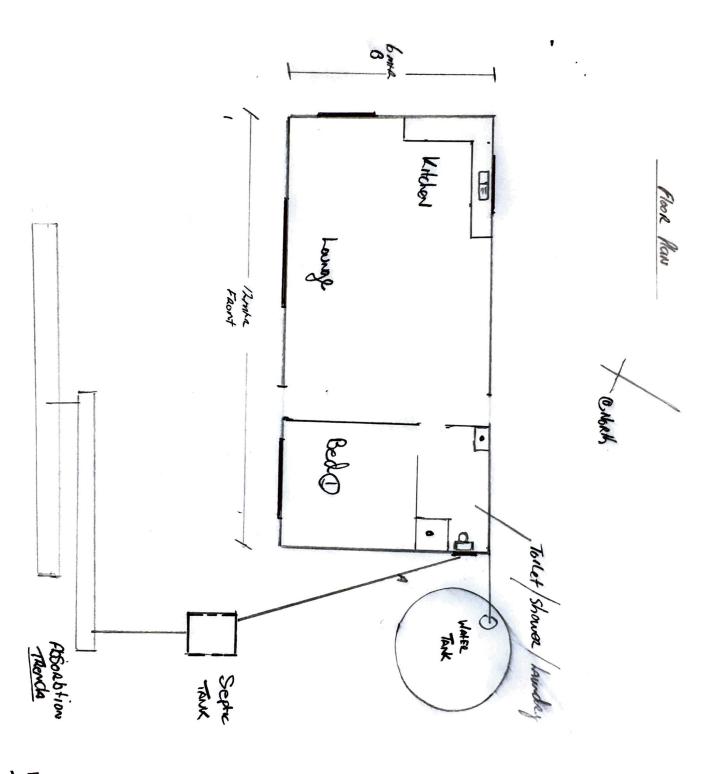








Not to Scale



Not to Scale