

# **DISCRETIONARY APPLICATION**

## ***For Public Display***

**Applicant:**

Rogerson & Birch Surveyors

**Location:**

652 Ellendale Road, Ellendale

**Proposal:**

Subdivision (Boundary Reorganisation)

**DA Number:**

DA 2020 / 00021

**Date Advertised:**

20 July 2020

**Date Representation Period Closes:**

3 August 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](http://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:**

kbradburn@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](http://www.centralhighlands.tas.gov.au)

**OFFICE USE ONLY**

Application No.: 2020/21  
Property ID No.: 3272570  
Date Received: 7/5/2020

## 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:**

<b>Applicant Name</b>	<u>Rogerson + Birch Surveyors</u>		
<b>Postal Address</b>	<u>unit 1/2 Kennedy</u>	<b>Phone No:</b>	<u>6248 5898</u>
	<u>Drive, Cambridge 7170</u>	<b>Fax No:</b>	
<b>Email address</b>	<u>admin@rbsurveyors.com</u>		
<b>Owner/s Name</b> (if not Applicant)	<u>G.J. + T. Downham</u>		
<b>Postal Address</b>	<u>Po Box 411</u>	<b>Phone No:</b>	
	<u>New Norfolk 7140</u>	<b>Fax No:</b>	
<b>Email address:</b>			

**Description of proposed use and/or development:**

<b>Address of new use and development:</b>	<u>652 Ellendale Road, Ellendale.</u>		
<b>Certificate of Title No:</b>	<b>Volume No</b>	<b>Lot No:</b>	
	<u>165630</u>	<u>1</u>	
<b>Description of proposed use or development:</b>	<u>Reorganisation of Boundaries.</u>		
<b>Current use of land and buildings:</b>	<u>Residential</u>		

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

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

<b>Proposed Material</b>	<b>What are the proposed external wall colours</b>		<b>What is the proposed roof colour</b>	
	<b>What is the proposed new floor area m<sup>2</sup>.</b>		<b>What is the estimated value of all the new work proposed:</b>	<u>\$</u>

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)

C. B. Rogerson

Date

1.03.2020

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

<p><b>Information</b></p> <p>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").</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, <b>please tick ✓</b> the box</p>	<input type="checkbox"/>
<p><b>Heritage Tasmania</b></p> <p>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 <a href="mailto:enquires@heritage.tas.gov.au">enquires@heritage.tas.gov.au</a>)</p>	
<p><b>TasWater</b></p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	







Our Reference: DOWNG01  
cbr/sf  
1<sup>st</sup> May 2020

Central Highlands Council  
PO BOX 20  
HAMILTON TAS 7140

Dear Sir/Madam

**RE: Proposed Reorganisation of Boundaries – 652 Ellendale Road, Ellendale.**

Further to our clients instructions, please find enclosed:

1. A copy of the above named Reorganisation of Boundaries.
2. Copy of relevant title.
3. Council Development Application form.

Your advice in relation to necessary Council fees is requested.

On receipt of Council's invoice, we will forward same to our client for payment.

The following matters are relevant to the application.

We advise that the intent is to create a one hectare Lot around the existing house with minimum setbacks of 50.00 metres as shown on the attached plan.

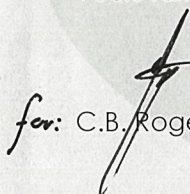
We advise that both properties are zoned 'Rural Resource' and there are two overlays over the title as shown on the plan.

It is our understanding that the application accords with Council's planning for the area and can be developed at no cost to the municipality.

Should you have any queries or require any further information, please do not hesitate to contact.

We now await your further advice.

Yours faithfully

*for:*  C.B. Rogerson.



SEARCH OF TORRENS TITLE

VOLUME 165630	FOLIO 1
EDITION 2	DATE OF ISSUE 03-Sep-2013

SEARCH DATE : 30-Apr-2020

SEARCH TIME : 02.27 PM

COPY

DESCRIPTION OF LAND

Parish of ARGYLE Land District of BUCKINGHAM

Lot 1 on Plan 165630

Derivation : Part of Lot 6512 Gtd to J. F. Walker & Ors

Prior CT 230391/1

SCHEDULE 1

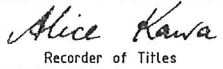
M427712 TRANSFER to GREGORY JAMES DOWNHAM and TANYA DOWNHAM  
Registered 03-Sep-2013 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

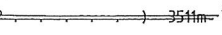
UNREGISTERED DEALINGS AND NOTATIONS

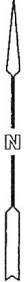
No unregistered dealings or other notations

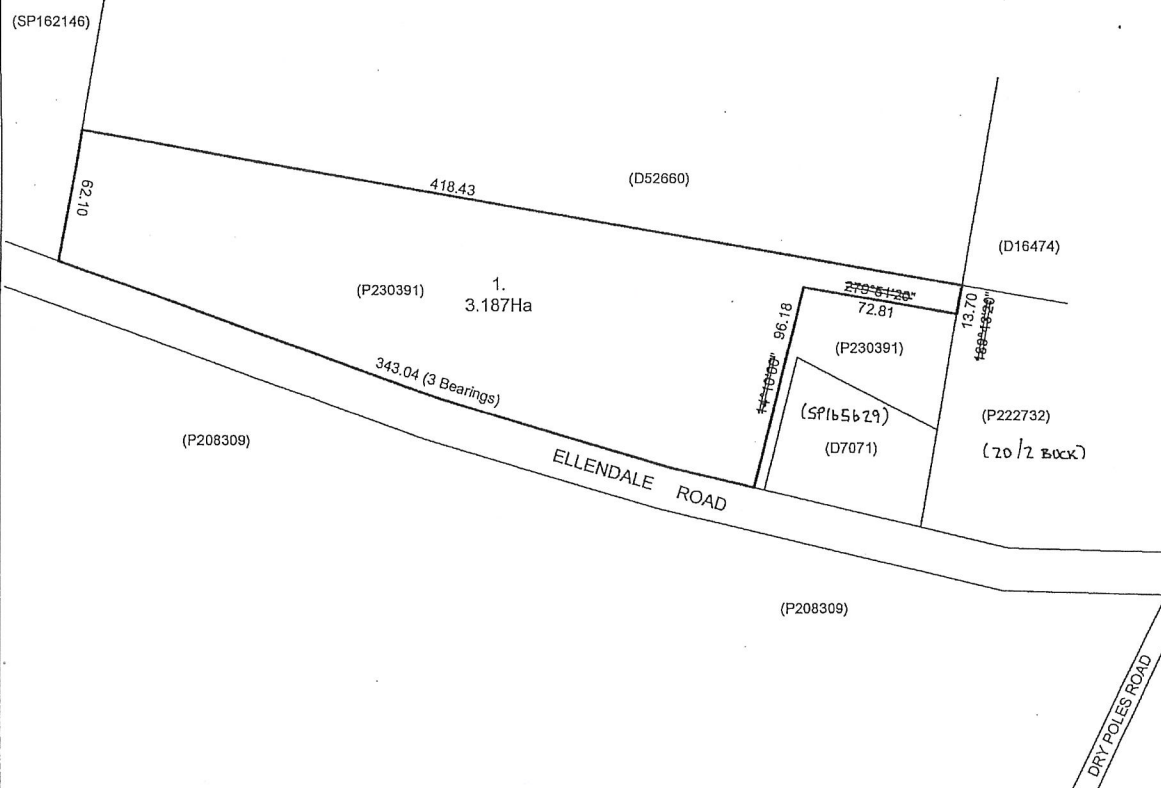
OWNER The Public Trustee  FOLIO REFERENCE C.T. Vol. 230391 Fol. 1  GRANTEE Part of Lot 6512 Gtd. to J.F. Walker & Ors. (4.455 acres)		<b>PLAN OF TITLE</b>  LOCATION BUCKINGHAM ARGYLE  FIRST SURVEY PLAN No. P64193 COMPILED BY D. G. J. POTTER  SCALE 1: 2000                      LENGTHS IN METRES		REGISTERED NUMBER  <b>P165630</b>  APPROVED EFFECTIVE FROM 3 JUL 2013  Recorder of Titles			
MAPSHEET MUNICIPAL CODE No. 105 (4627)		LAST UPI No HBS 12		LAST PLAN No. P230391		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

~~SKETCH BY WAY OF ILLUSTRATION ONLY~~ BALANCE PLAN

~~"EXCEPTED LANDS"~~

~~PART OF LOT 1 (SP~~  ~~) 3511m<sup>2</sup>~~







SEARCH OF TORRENS TITLE

VOLUME 52660	FOLIO 1
EDITION 3	DATE OF ISSUE 03-Sep-2013

SEARCH DATE : 30-Apr-2020

SEARCH TIME : 02.24 PM

COPY

DESCRIPTION OF LAND

Parish of ARGYLE, Land District of BUCKINGHAM  
Lot 1 on Diagram 52660  
Being the land firstly described in Conveyance No. 25/1887  
Derivation : Part of 300 Acres Gtd to J Clark  
Prior CT 4836/21

SCHEDULE 1

M427712 TRANSFER to GREGORY JAMES DOWNHAM and TANYA DOWNHAM  
Registered 03-Sep-2013 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

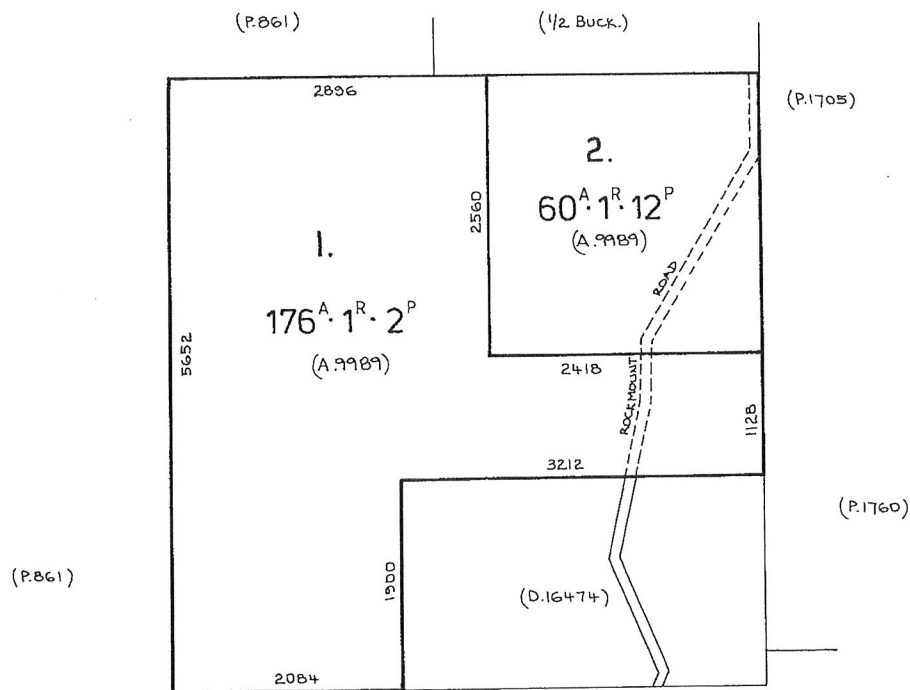
No unregistered dealings or other notations

APPROVED <b>24 DEC 1991</b> <i>Michael P. Smith</i> RECORDER OF TITLES	<b>CONVERSION PLAN</b>  CONVERTED FROM 25/1887	REGISTERED NUMBER <b>D.52660</b>
FILE NUMBER A.9989	GRANTEE: PART OF 300 ACRES, JAMES CLARK	DRAWN <i>RB</i> 26-11-91

OS-K 2042

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF  
LAND DISTRICT OF BUCKINGHAM  
PARISH OF ARGYLE  
~~LENGTHS ARE IN METRES. NOT TO SCALE.~~  
~~LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.~~

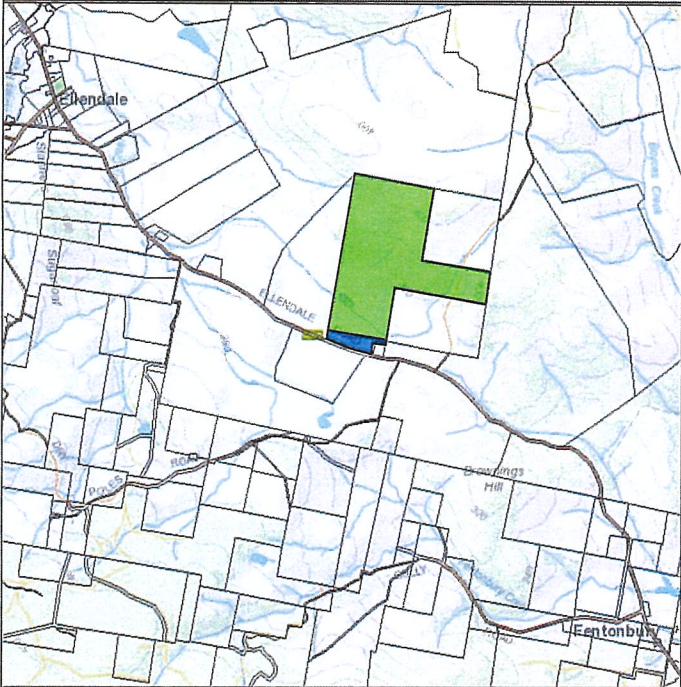




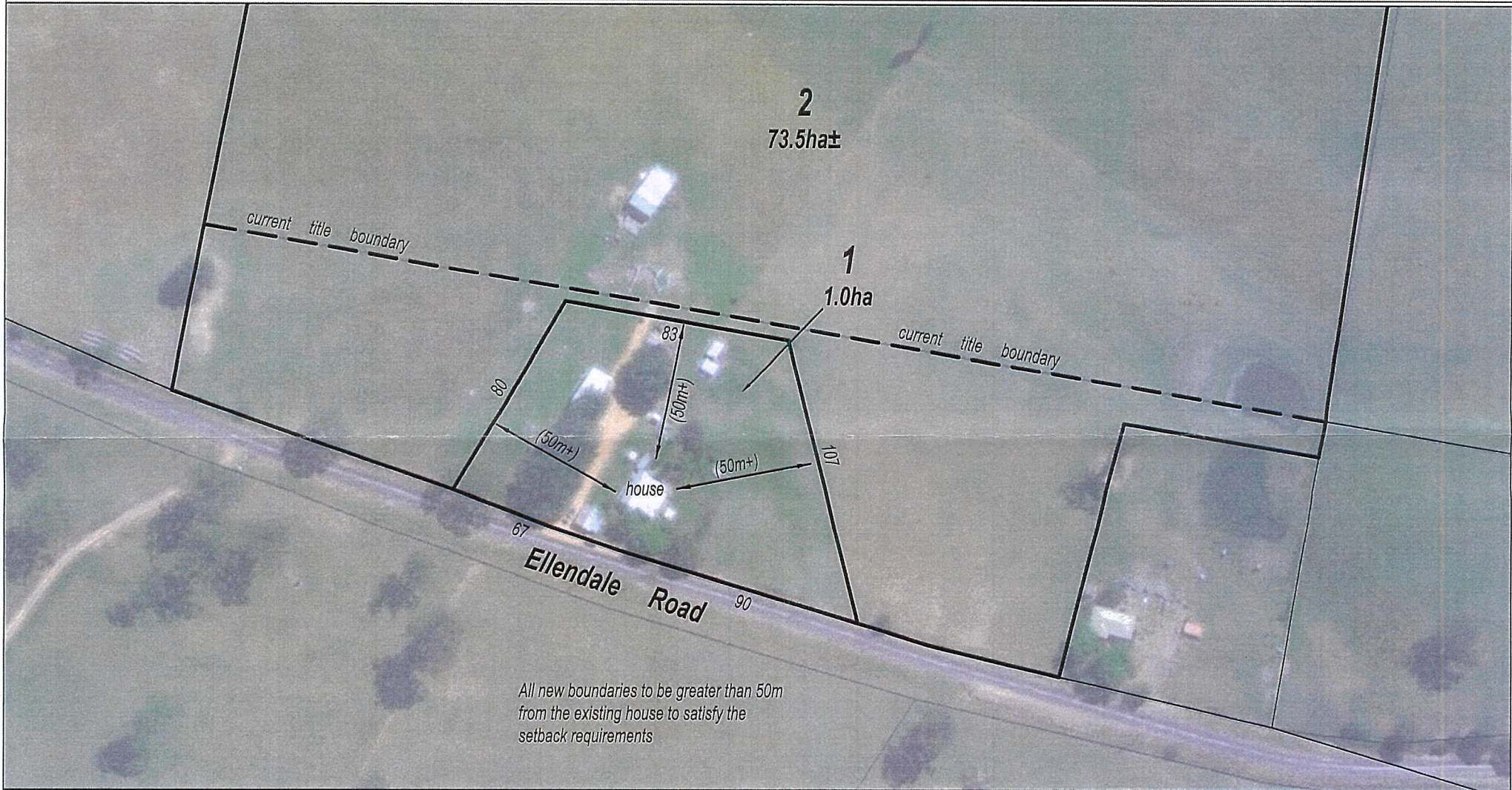


UNIT 1, 2 KENNEDY DRIVE  
CAMBRIDGE 7170  
PHONE: (03)6248 5898  
EMAIL: admin@rbsurveyors.com  
WEB: www.rbsurveyors.com

This plan has been prepared only for the purpose of obtaining preliminary  
subdivisional approval from the local authority and is subject to that approval.  
All measurements and areas are subject to the final survey.  
Base image by TASMAT (www.tasmap.tas.gov.au), © State of Tasmania  
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



Both properties are zoned "26.0 - Rural Resource"  
Waterway and Coastal Protection Areas overlay (126.WCP)  
Landslide Hazard Areas overlay (126.LDS) - class low and medium



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER: G.J & T DOWNHAM  
TITLE REFERENCE: C.T.165630/1  
LOCATION: 652 Ellendale Road  
ELLENDALE

Reorganisation of Boundaries

Date:	30-4-2020	Reference:	DWNG01 12389-00
Scale:	1:2000 (A3)	Municipality:	Central Highlands