

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 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

OFFICE USE ONLY

Application No.:

2277570

Property ID No.:

3272570

Date Received:

715/2020

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 Name						
Applicant Name	Kogerso	on + Bire	eh 5	U4161	2045	
Postal Address	Unit 1/2	Kenned	عدر	Phone No:	6249	5898
	Drive, car	nbridge	7170	Fax No:		
Email address	adminer	bsurve	10rs. c	~o~		
Owner/s Name (if not Applicant)	G.J. + T.	Downha	3~			
Postal Address	Po Box 4	-//		Phone No:	*,	
	New Mort	FOIK	7140	Fax No:		
Email address:						
pa						
Decembries						
Description of	proposed use and/	or development:				
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Address of new use and development:		endele		el, El	\evd	rale.
Address of new use and development: Certificate of Title	652 EIIV	endale 30	Ros 1	el, El	ie: New Dv	velling /Additions/ Demolition
Address of new use and development: Certificate of Title No: Description of proposed use or	652 EN	endale 30 L	Ros 1	el, El	ie: New Dv //Shed/F	velling /Additions/ Demolition arm Building / Carport / Pool or detail other etc.
Address of new use and development: Certificate of Title No: Description of	652 EII Volume No 1656 Reorgan	endale 30 L	Ros 1	el, El	ie: New Dv //Shed/F	velling /Additions/ Demolition arm Building / Carport /
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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	Y	
Have you sought advice from Heritage Tasmania?	Yes	No	o ,	
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) C.B.Rogerson	Date 1.05.2020
Land Owner(s) Signature	Land Owners Name (please print)	Date
Land Owner(s) Signature	Land Owners <i>Name (please print)</i>	Date

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 \checkmark 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)	

Information & Checklist sheet

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1.,	A completed Application for Planning Approval – Use and Development form. Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.	⊴′
2.	A current copy of the Certificate of Title for all lots involved in the proposal.	☑′
3.	Two (2) copies of the following information - a) An analysis of the site and surrounding area setting out accurate descriptions of the following - (i) topography and major site features including an indication of the type and extent of native 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); (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 plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less 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; (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; (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways; (viii) the use of adjoining properties; (ix) shadow diagrams of the proposed buildings where development has the potential to cause overshadowing; (x) the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas 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, showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level, including any proposed cut or fill.	
4.	A written submission 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 or emissions, traffic volumes generated by the use and a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.	1
5.	Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	



UNIT 1, 2 KENNEDY DRIVE CAMBRIDGE TAS 7170

Phone: (03) 6248 5898

Email: admin@rbsurveyors.com

Our Reference: DOWNG01

cbr/sf

1st 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

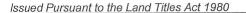
Cor: C.B. Rogerson.

Craig Rogerson B.Surv., L.S., M.I.S. Andrew Birch B.Surv., L.S., M.I.S. David Miller B.Surv., L.S., M.I.S.



RESULT OF SEARCH

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

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

SEARCH DATE : 30-Apr-2020 SEARCH TIME : 02.27 PM

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

 $\mbox{M427712}$ 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

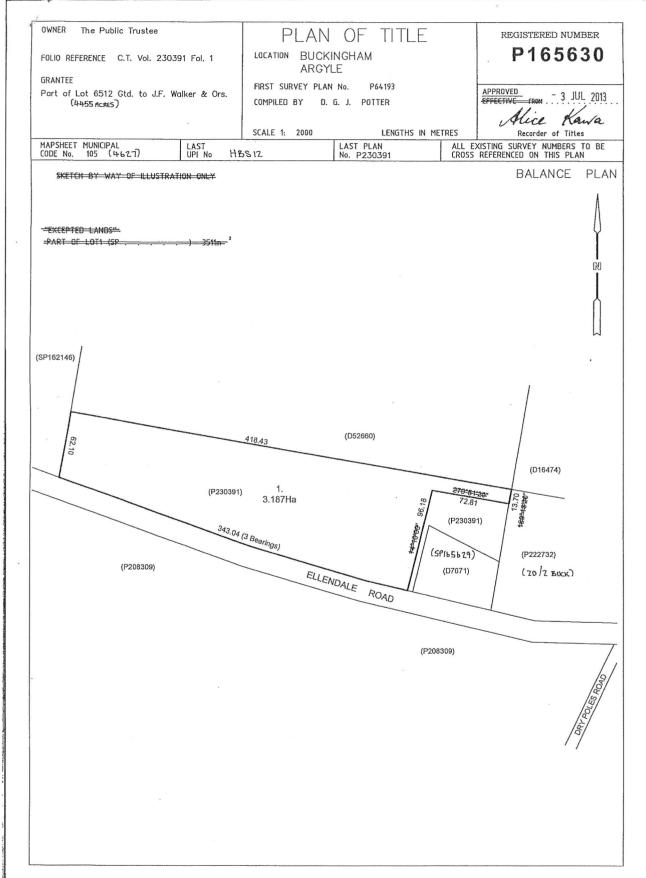


FOLIO PLAN

RECORDER OF TITLES



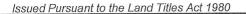
Issued Pursuant to the Land Titles Act 1980





RESULT OF SEARCH

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

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

SEARCH DATE : 30-Apr-2020 SEARCH TIME : 02.24 PM



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

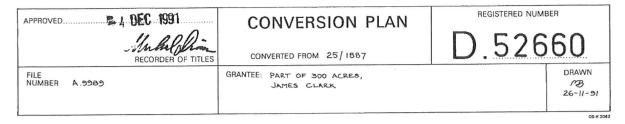


FOLIO PLAN

RECORDER OF TITLES

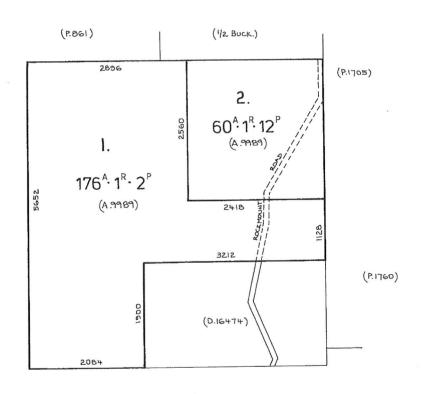


Issued Pursuant to the Land Titles Act 1980



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



(P.861)

