DISCRETIONARY APPLICATION

For Public Display

Applicant:
Central Highlands Council

Location:
Council Chambers, 6 Tarleton Street, Hamilton

Proposal:
Re-Roof

DA Number:
DA 2021 / 00041

Date Advertised:
1 July 2021

Date Representation Period Closes:
15 July 2021

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

central highlands COUNCIL

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.: 2021/41

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 Central Highlands Council (Graham Rogers)

Postal Address: 19 Alexander Street — Phone No: 0429 018 308

BOTHWELL TAS 7030 — Fax No:

Email address: grogers@centralhighlands.tas.gov.au

Owner/s Name (if not Applicant): Central Highlands Council

Postal Address — Phone No:

Fax No:

Email address:

Description of proposed use and/or development:

Address of new use and development: 6 Tarleton Street, Hamilton

Certificate of Title No: Volume No 157052 Lot No: 2

Description of proposed use or development: Re-roof

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

Current use of land and buildings: Local Government Council Office

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: N/A

What is the proposed roof colour: Colourbond "Dune"

What is the proposed new floor area m^2.: N/A

What is the estimated value of all the new work proposed: $150,000

			Tick ✓
Is proposed development to be staged:	*Yes* ☐	*No* ☐	
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)*	Date
	Graham Rogers	28/5/2021

Land Owner(s) Signature	Land Owners *Name (please print)*	Date
	Lyn Eyles	28/5/2021

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

Information & Checklist sheet

	✓
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. *The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.*	❑
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.	❑
5. Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	

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)	

central highlands COUNCIL

28 May 2021

Written consent is hereby given pursuant to Section 52(1B) of the *Land Use Planning and Approvals Act 1993* for the proposal outlined in DA 2021/41 for a the following proposal at the Council Chambers, 6 Tarleton Street, Hamilton:

- "Re-Roof"

Lyn Eyles
General Manager

Administration & Works & Services
Tarleton Street
Hamilton, Tasmania 7140
Tel: (03) 6286 3202
Fax: (03) 6286 3334

Development & Environmental Services
Alexander Street
Bothwell, Tasmania 7030
Tel: (03) 6259 5503
Fax: (03) 6259 5722

website www.centralhighlands.tas.gov.au

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
157052	2
EDITION	DATE OF ISSUE
1	28-Jan-2011

SEARCH DATE : 28-Apr-2021
SEARCH TIME : 04.37 PM

DESCRIPTION OF LAND

Town of HAMILTON
Lot 2 on Plan 157052 (Section 27A of the Land Titles Act.)
Derivation : Whole of Lot 2, 7602m2, on Plan 157052 Gtd. to The Crown

SCHEDULE 1

C948543 TRANSFER to CENTRAL HIGHLANDS COUNCIL Registered 28-Jan-2011 at 12.01 PM

SCHEDULE 2

C986246 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
C948543 FENCING PROVISION in Transfer
C948543 REVERSIONARY CONDITIONS set forth in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

179299 SEALED PLAN (Final) Lodged by BROOKS LARK CARRICK on 05-Jun-2020 BP: 179299

OWNER: The Crown

FOLIO REFERENCE: Section 27A

GRANTEE: Whole of Lot 2 on (P.157052) 7602m² The Crown

PLAN OF SURVEY

BY SURVEYOR JOHN DAVID MCCULLUM

LOCATION

TOWN OF HAMILTON

SCALE 1: 600 LENGTHS IN METRES

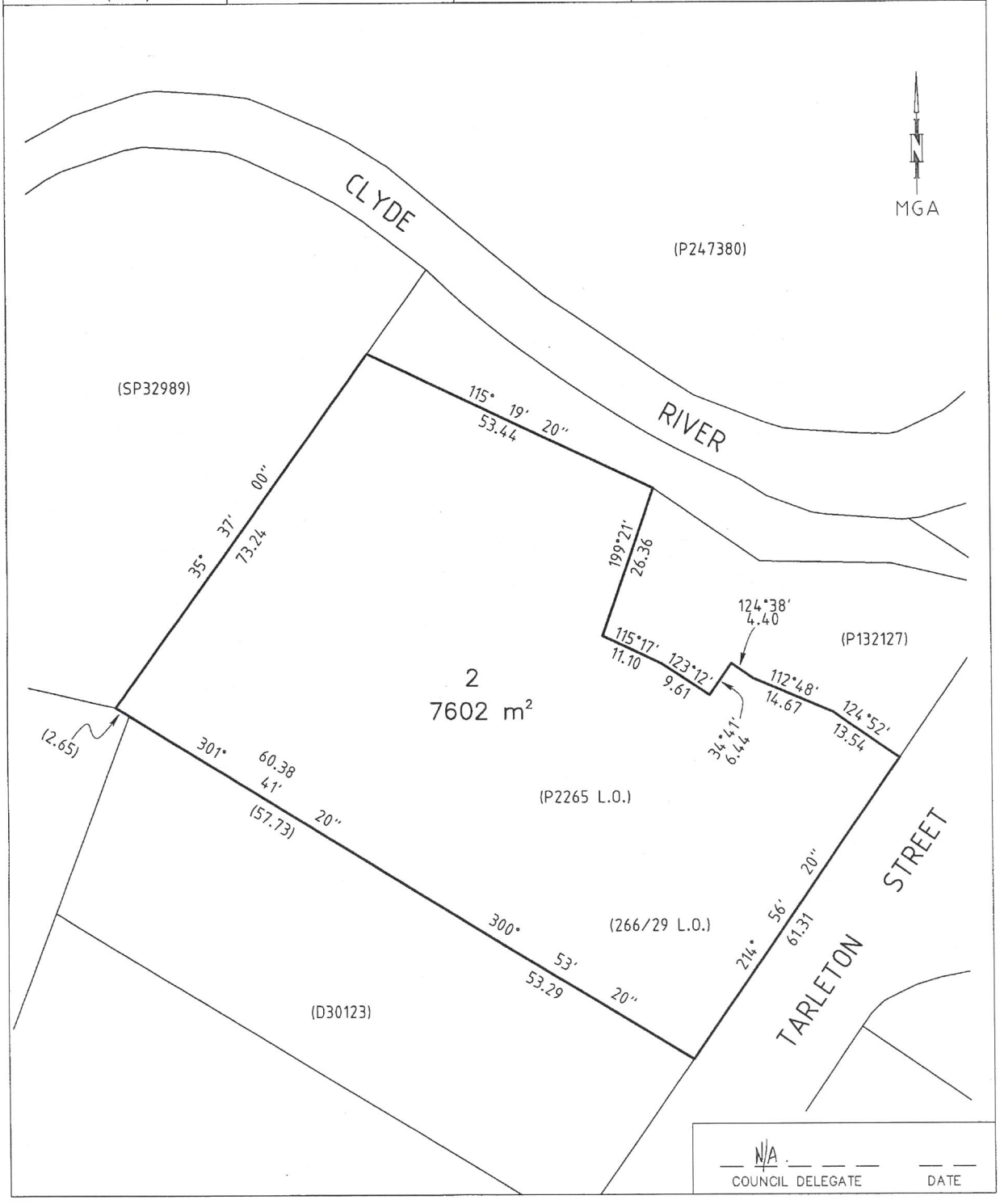
Registered Number

P157052

APPROVED ~~EFFECTIVE~~ FROM 21 JAN 2011

Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No: (4828) 105	LAST UPI No: GFH31	LAST PLAN NO: P2265 L.O.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



COUNCIL CHAMBERS RE-ROOF

6 TARLETON STREET, HAMILTON

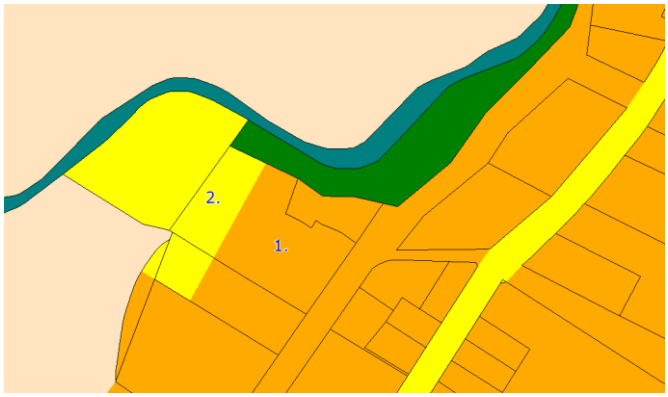
This Development Application is being submitted for a proposed new roof for the Hamilton Council Office Building.

The Site
The Hamilton Council Office is on the southern side of the town of Hamilton.

Central Highlands Interim Planning Scheme 2015:

Zoning
1. 16.0 Village
2. 28.0 Utilities

Codes / Overlay
126 HER Historic Heritage
126 ATT Attenuation Area



Zoning

Codes / Overlay

The Proposal

Central Highlands Council has been working with Chris Potter Engineering on a new roof design for the Hamilton Council Office Building. Attempts over many years to fix water problems (roof leaking) have failed because of the bad roof design.

The proposal is to change the roof design to blend with the existing street scape buildings as shown in the attached pictures. There are only 5 buildings in Tarleton Street and all have a hip roof design.

Heritage Tasmania's Southern Officer has noted that the front façade is Art Deco Design and of lower heritage value. It is Council intention to retain the Art Deco Façade with the works proposed being the replacement of the existing flat skillion roof with the redesigned hip roof as shown in the proposal plans.

Roofing material will be to Heritage requirements, Galvanised iron if acceptable.

At the February Ordinary Meeting of Council the following motion was carried as Council's preference for a hip-roof design:

15.4 PROPOSED RE-ROOF OF COUNCIL OFFICE AT HAMILTON

Moved: Clr R Cassidy **Seconded:** Clr A Bailey

THAT the Manager of Development & Environmental Services promotes Council's preference for a hip-roof design for the re-roof of the Council Office at Hamilton when liaising with Heritage Tasmania.

CARRIED

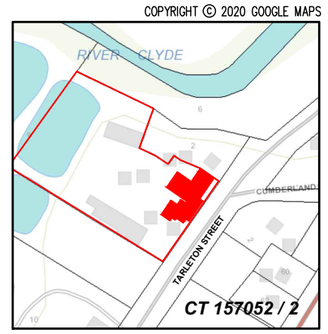
FOR the Motion:
Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

The Heritage Towns and Building throughout the municipality are a great asset to the Central Highlands Council and community and Council are committed to undertaking the required work to prevent any further water damage to the building in question.

Council has budgeted for this works and would like to commence as soon as possible.

EXISTING STREET SCAPE – TARLETON STREET, HAMILTON

COPYRIGHT © 2020 GOOGLE MAPS



LOCALITY PLAN

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING INDEX

1 of 5. COVER SHEET
2 of 5. SITE PLAN
3 of 5. EXISTING FLOOR PLAN
4 of 5. PROPOSED FLOOR PLAN
5 of 5. ELEVATIONS

Proposed New Roof for Existing Hamilton Council Chambers Building

at 6 Tarleton Street, Hamilton, TAS 7140,

for Central Highlands Council

Chris L. Potter
CONSULTING ENGINEER
M.I.E. Australia C.P. Engineer CC 2679 R
9 Warwick St, HOBART TAS 7000 *tel.* (03) 6231 4143
www.chrispotterengineering.com.au *fax.* (03) 6234 3360

NEW ROOF DESIGN for EXISTING HAMILTON COUNCIL CHAMBERS BUILDING at 6 TARLETON ST, HAMILTON 7140 for CTRL. HIGHLANDS COUNCIL

Date : 02/02/2021	Job No. : 1328
Scale : Shown at A3	Sheet : 1 of 5
Drawn : PS	Issue : PRELIMINARY

Check all dimensions on site before commencing work.
Do not scale from drawing.©Copyright Chris L. Potter.

PRELIMINARY
NOT FOR CONSTRUCTION

General Notes:

Workmanship, materials and design shall comply with the Australian Standards, The National Construction Code of Australia, local Council requirements, and relevant codes and standards.

Builder shall verify all sizes and dimensions on site before commencing works.

All written dimensions are to take preference over scaled dimensions.

Site set-out to be undertaken by a qualified surveyor.

Site preparation:

Site preparation to be in compliance with AS2870 and The National Construction Code of Australia 3.2.2.

Earth works:

All site earthworks to be in compliance with 3.1.1. of The National Construction Code of Australia, and AS3798.

Excavate site to the required levels.

Slope ground away from the footings at a slope of not less than 50mm over 1000mm.

Drainage of water to comply with The N.C.C. Part 3.1.2.

Chris L. Potter
CONSULTING ENGINEER
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Date :	02/02/2021	Job No. :	1328
Scale :	Shown at A3	Sheet :	2 of 5
Drawn :	PS	Issue :	PRELIMINARY

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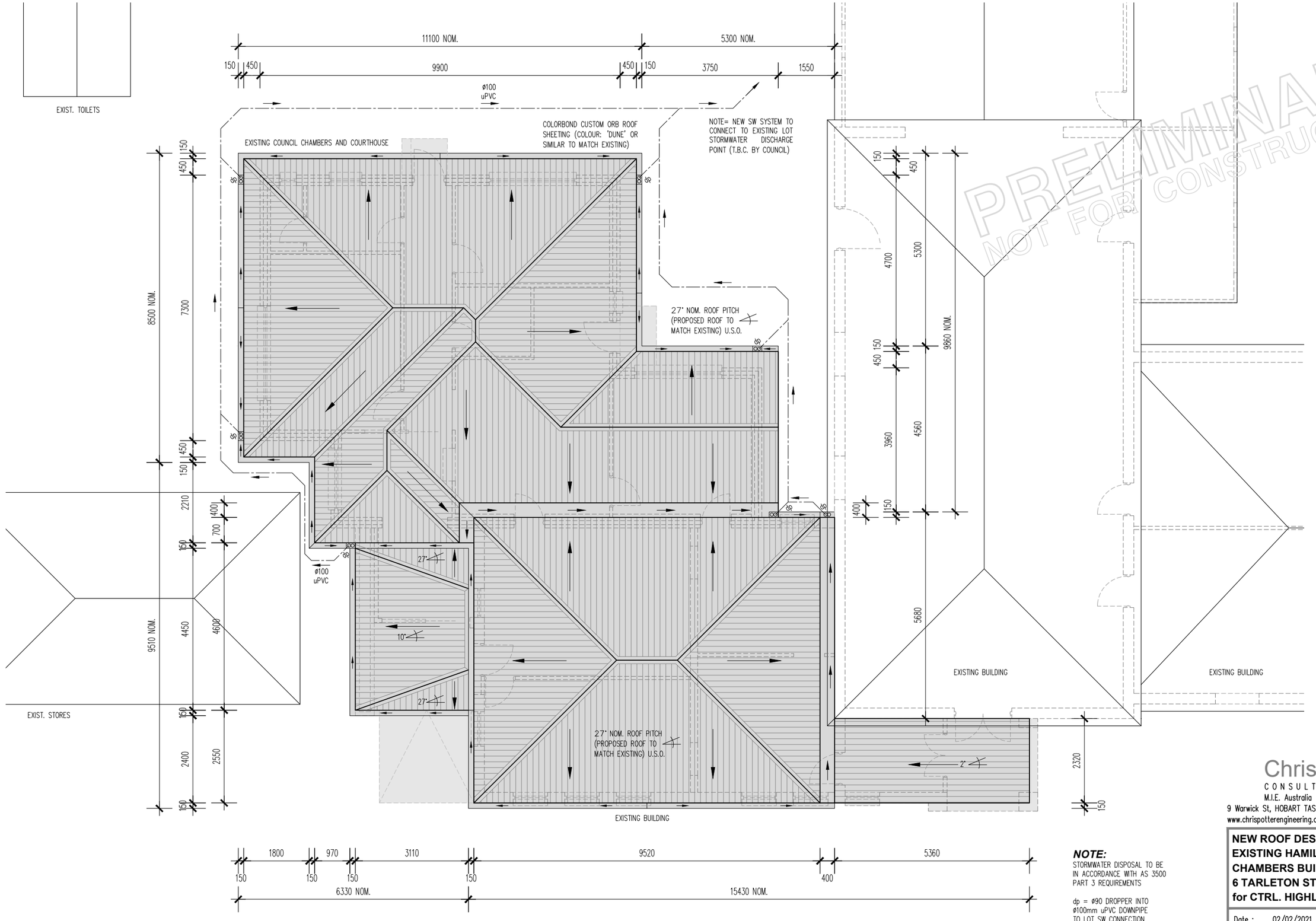

PRELIMINARY
NOT FOR CONSTRUCTION

TARLETON STREET

PROPOSED FLOOR / ROOF PLAN

SCALE 1 : 100

NOTE:
STORMWATER DISPOSAL TO BE IN ACCORDANCE WITH AS 3500 PART 3 REQUIREMENTS

dp = ø90 DROPPER INTO ø100mm uPVC DOWNPIPE TO LOT SW CONNECTION

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Date :	02/02/2021	Job No. :	1328
Scale :	Shown at A3	Sheet :	4 of 5
Drawn :	PS	Issue :	PRELIMINARY

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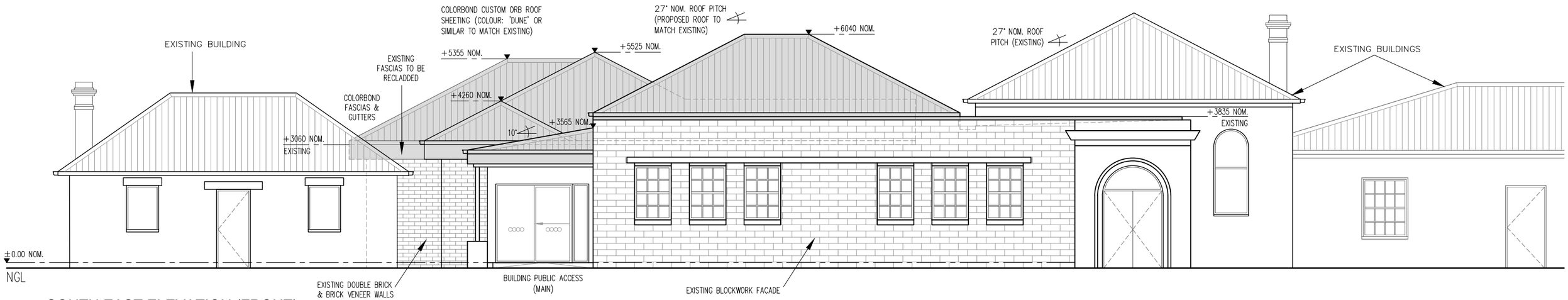
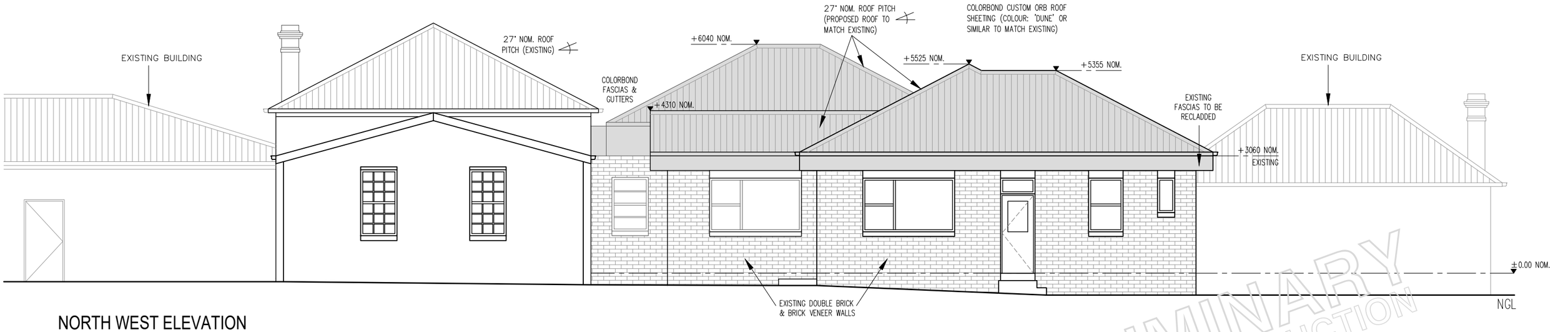


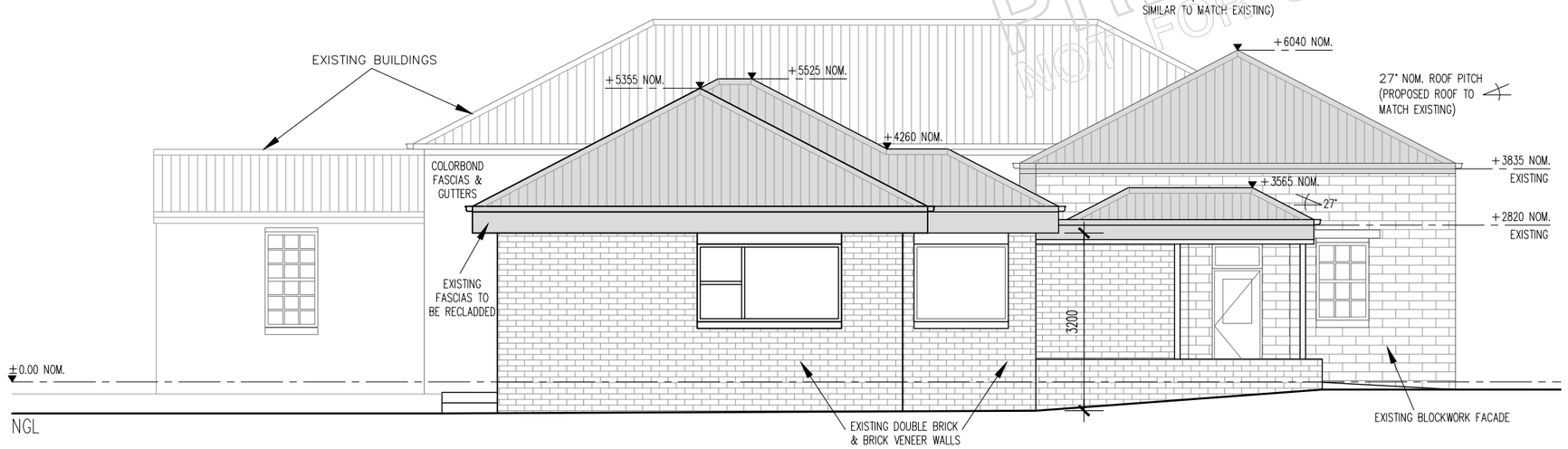
SOUTH EAST ELEVATION (FRONT)

SCALE 1 : 100



NORTH WEST ELEVATION

SCALE 1 : 100



SOUTH WEST ELEVATION

SCALE 1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE

EXISTING ROOF CLADDING TO BE REMOVED BEFORE INSTALLING NEW ROOF STRUCTURE.
NEW ROOF TRUSSES (BY OTHERS) TO SIT ON TOP OF EXISTING ROOF STRUCTURE.

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Date :	02/02/2021	Job No. :	1328
Scale :	Shown at A3	Sheet :	5 of 5
Drawn :	PS	Issue :	PRELIMINARY

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