

DISCRETIONARY APPLICATION For Public Display

Applicant:

DJ&JM Lowe

Location:

14 Alexander Street, Bothwell

Proposal:

Outbuilding

DA Number:

DA 2021 / 00070

Date Advertised:

26 August 2021

Date Representation Period Closes:

9 September 2021

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

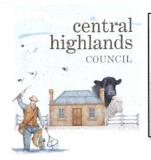
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to: General Manager

19 Alexander Street BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



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.:	
Property ID No.:	5011518
Date Received:	418121

Date Received:

Application for Planning Approval Use and Development

Use this form to ap	oply for planning approval in accordance with section 57 and 58 of the Land Use Planning and Approvals Act 1993		
Applicant / Ow	ner Details:		
Applicant Name	David Lowe & Janette Lowe		
stal Address	Bothweil 7030 Fax No:		
Email address	Daud Johnlows @gmail.com		
Owner/s Name (if not Applicant) Postal Address	AS ABOVE Phone No:		
T Cotal / Idal Coo	Fax No:		
Email address:			
Description of	proposed use and/or development:		
Address of new use and development:	14 Alexander St Bothwell		
Certificate of Title No:	Volume No 24804 Lot No: 2		
Description of proposed use or development: Single Garage + Carport / Shed / Farm Building / Carport / Swimming Pool or detail other etc.			
Current use of land and buildings:	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 What is the proposed roof colour monument.		
	What is the proposed new floor area m². What is the estimated value of all the new work proposed: \$6000		

yes 🗀	NO 🗀	TICK V
Yes 🗖	No 🖸	
Yes 🗖	No 📮	
Yes 🗖	No 🖸	
Yes 🗖	No 🖪	
	Yes	Yes No P

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)	Date 3 8 2021
Land Owner(s) Signature	Land Owners <i>Name (please print)</i>	Date
Land Owner(s) Signature	Land Owners Name (please print)	Date

\checkmark A completed Application for Planning Approval – Use and Development form. 1 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. A current copy of the Certificate of Title for all lots involved in the proposal. 2 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. Two (2) copies of the following information -2 An analysis of the site and surrounding area setting out accurate descriptions of the following topography and major site features including an indication of the type and extent of native (i) 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); the location and capacity of any existing services or easements on the site or connected to the (iii) existing pedestrian and vehicle access to the site; (iv)any existing buildings on the site; (v) (vi) adjoining properties and their uses; and soil and water management plans. (vii) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not b) 3 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; Australian Height Datum (AHD) levels; (iii) natural drainage lines, watercourses and wetlands; (iv) (v) soil depth and type; the location and capacity of any existing services or easements on the site or connected to the (vi) 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; shadow diagrams of the proposed buildings where development has the potential to cause overshadowing; the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas (x) and footpaths within and at the site entrance; any proposed private or public open space or communal space or facilities; (xi) 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. Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, c) 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. 3 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. Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.

Information & Checklist sheet

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)



RESULT OF SEARCH

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

VOLUME	FOLIO	
24804	2	
EDITION	DATE OF ISSUE	
3	26-Feb-2020	

SEARCH DATE : 04-Aug-2021 SEARCH TIME : 12.44 PM

DESCRIPTION OF LAND

Town of BOTHWELL Lot 2 on Sealed Plan 24804

Derivation: Whole of Lot 1 (0A-2R-14Ps - Section C) Gtd to A

McDowall

Prior CT 4144/68

SCHEDULE 1

M807147 TRANSFER to DAVID JOHN LOWE and JANETTE MARJORIE LOWE

Registered 26-Feb-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any SP 24804 FENCING COVENANT in Schedule of Easements E201014 MORTGAGE to AMP Bank Limited Registered 26-Feb-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

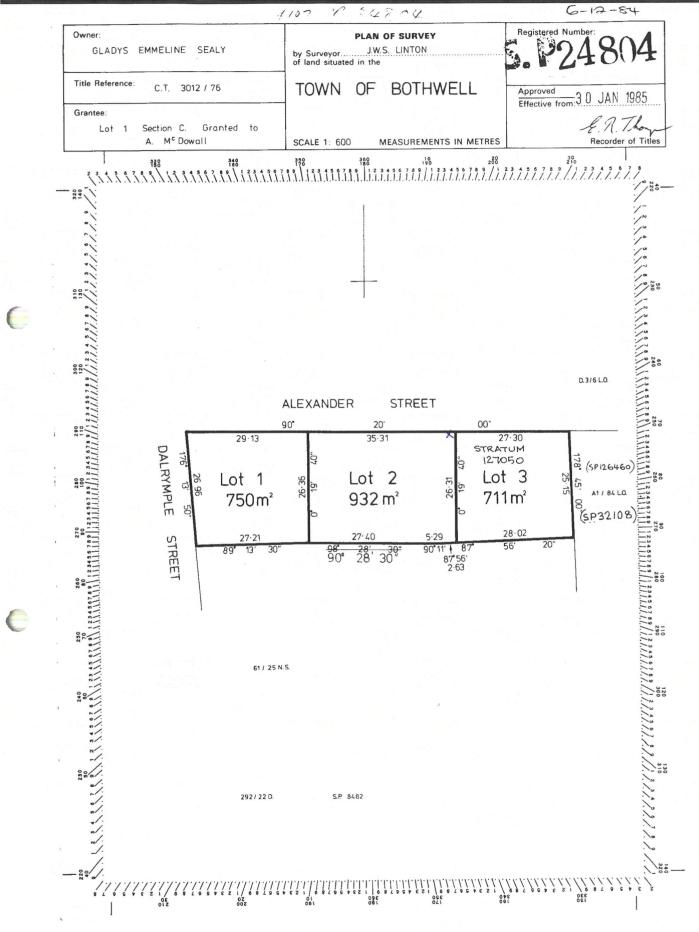


FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

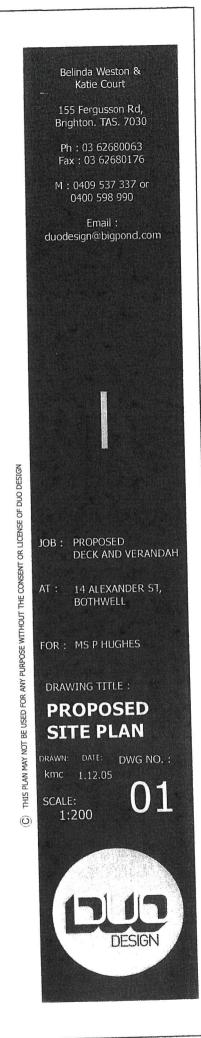
USE WRITTEN DIMENSIONS-DO NOT SCALE

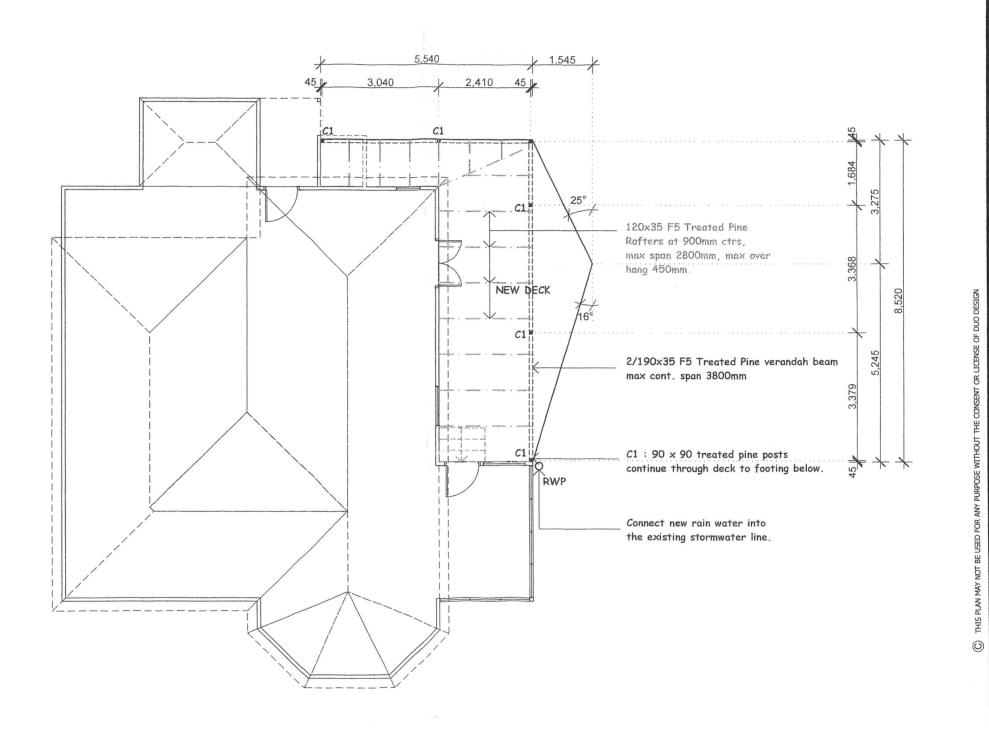
ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND RELEVANT BCA 96 CODES.

27.396 5.286 2,628 am LOT 2 932m2 Door -26.362 26,306 PROPOSED NEW DECK AND VERANDAH **Existing Building** 35.308

ALEXANDER STREET

Spure GP1





Belinda Weston & Katie Court

155 Fergusson Rd, Brighton. TAS. 7030

Ph: 03 62680063 Fax: 03 62680176

M: 0409 537 337 or 0400 598 990

Email : duodesign@bigpond.com

JOB: PROPOSED DECK AND VERANDAH

AT: 14 ALEXANDER ST, BOTHWELL

FOR: MS P HUGHES

DRAWING TITLE:

PROPOSED PLAN

brawn: DATE: DWG NO

SCALE: 1:100





Service over and above

Steeline Hobart

ABN: 75 009 543 506

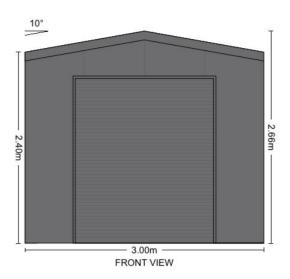
Address: 1 Whitestone Drive Austins Ferry TAS 7011

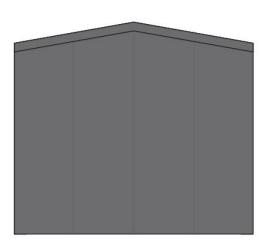
Email: tassiesheds@steeline.com.au Web: www.steeline.com.au

Quotation

No: **317574** Date: 05-08-2021

Valid: 30 Days



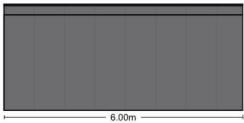


Phone: (03) 6249 4988

Fax:

(03) 6249 3838

REAR VIEW



FRONT ELEVATION



PLAN VIEW



REAR ELEVATION



Steeline Hobart

ABN: 75 009 543 506

Address: 1 Whitestone Drive Austins Ferry TAS 7011

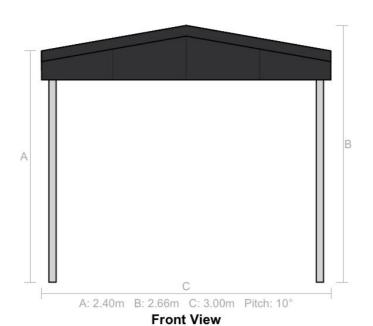
Email: tassiesheds@steeline.com.au
Web: www.steeline.com.au

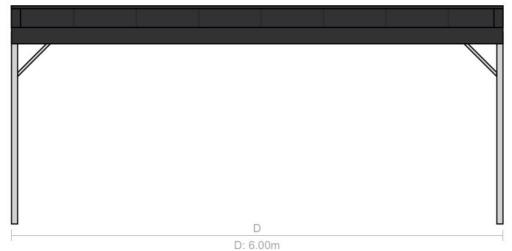
Quotation

Phone: (03) 6249 4988

Fax: (03) 6249 3838

No: **317576**Date: 05-08-2021
Valid: 30 Days





Side View