

DISCRETIONARY APPLICATION

For Public Display

Applicant:

Darryn White Building Design & Consulting

Location:

Meadowbank Water Ski Club, Meadowbank Road, Meadowbank

Proposal:

Outbuildings (2)

DA Number:

DA 2022 / 00034

Date Advertised:

3 May 2022

Date Representation Period Closes:

17 May 2022

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

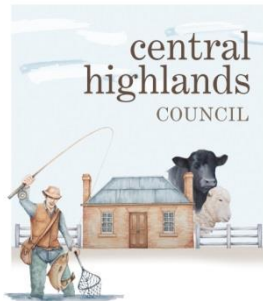
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

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.: _____

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

Darryn White

Postal Address

P O Box 381

Phone No: 0409 659 358

Rosny

7018

Fax No:

Email address

dwbdac@gmail.com

Owner/s Name

S Chaffey

(if not Applicant)

Postal Address

P O Box 381

Phone No: 0419 312 333

Rosny Park

Fax No:

Email address:

steve@totaltas.com.au

Description of proposed use and/or development:

**Address of new use
and development:**

Lot 4 Meadowbank Road Meadowbank

**Certificate of Title
No:**

Volume No

138542

Lot No:

4

**Description of
proposed use or
development:**

Boat storage sheds

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

**Current use of land
and buildings:**

Ski Club

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

Jasper

What is the proposed roof colour

Jasper

What is the proposed
new floor area m².

372

What is the estimated value of
all the new work proposed:

\$ 250 000

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 ☐

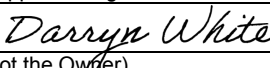
No ☒

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)

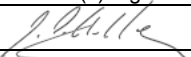
Applicant Name (Please print)

Darryn White

Date

30/03/2022

Land Owner(s) Signature



Land Owners Name (please print)

Stephen G CHAFFEY

Date

31/03/2022

Land Owner(s) Signature

Land Owners Name (please print)

Date

✓

[illegible]

<p>Information</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, please tick ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</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 enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
138542		4
EDITION	DATE OF ISSUE	
6	07-Sep-2018	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Parish of ARGYLE Land District of BUCKINGHAM
Lot 4 on Sealed Plan 138542
Derivation : Part of Lot 2, 300 Acres Gtd to George Rayner,
Part of 360 Acres Gtd to Mary Rayner and William Watchorn
Prior CT 36401/1 36230/1 36400/1

SCHEDULE 1

C887170 & M717107 TRANSFER to STEPHEN GEORGE CHAFFEY
Registered 07-Sep-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 138542 SEPTIC TANK NOTIFICATION
SP 138542 EASEMENTS in Schedule of Easements
C453359 BURDENING EASEMENT: a Right of Carriageway
(appurtenant to Lot 3 on SP 138542) over the lands
marked Right of Way 'X' 4.00 Wide, Right of Way 'Y' 4.
00 Wide & Right of Way 'Z' 4.00 Wide on SP.138542
Registered 22-Oct-2004 at noon
C468053 BURDENING EASEMENT: a right of carriageway
(appurtenant to Lots 1 & 2 on P.37631) over the Right
of Way 'A', Right of Way 'B' & Right of Way 'C'
between the points marked A & Z on SP 138542 and
Right of Way 'F' marked FG on SP 138542 Registered
22-Oct-2004 at 12.01 PM
SP 138542 FENCING PROVISION in Schedule of Easements

OWNER: Murray Neil Winter and Margaret Therese Winter
 POLIO REFERENCE: C.T. 36400/1 C.T. 36401/1 C.T. 36401/2 C.T. 36230/1
 GRANTEE: Whole of 125 Acres gtd to George Rayner
 Part of Lot 2, 300 Acres gtd to George Rayner
 Part of 360 Acres gtd to Mary Rayner and William Watchorn
 Part of Lot 7045 gtd to Nicholas John Brown

PLAN OF SURVEY

BY SURVEYOR GARRY BRUCE COOMBE

LOCATION

LAND DISTRICT OF BUCKINGHAM
 PARISH OF ARGYLE

SCALE 1:15000

LENGTHS IN METRES

REGISTERED NUMBER

SP138542

APPROVED EFFECTIVE FROM -7 APR 2003

Alice Kawa

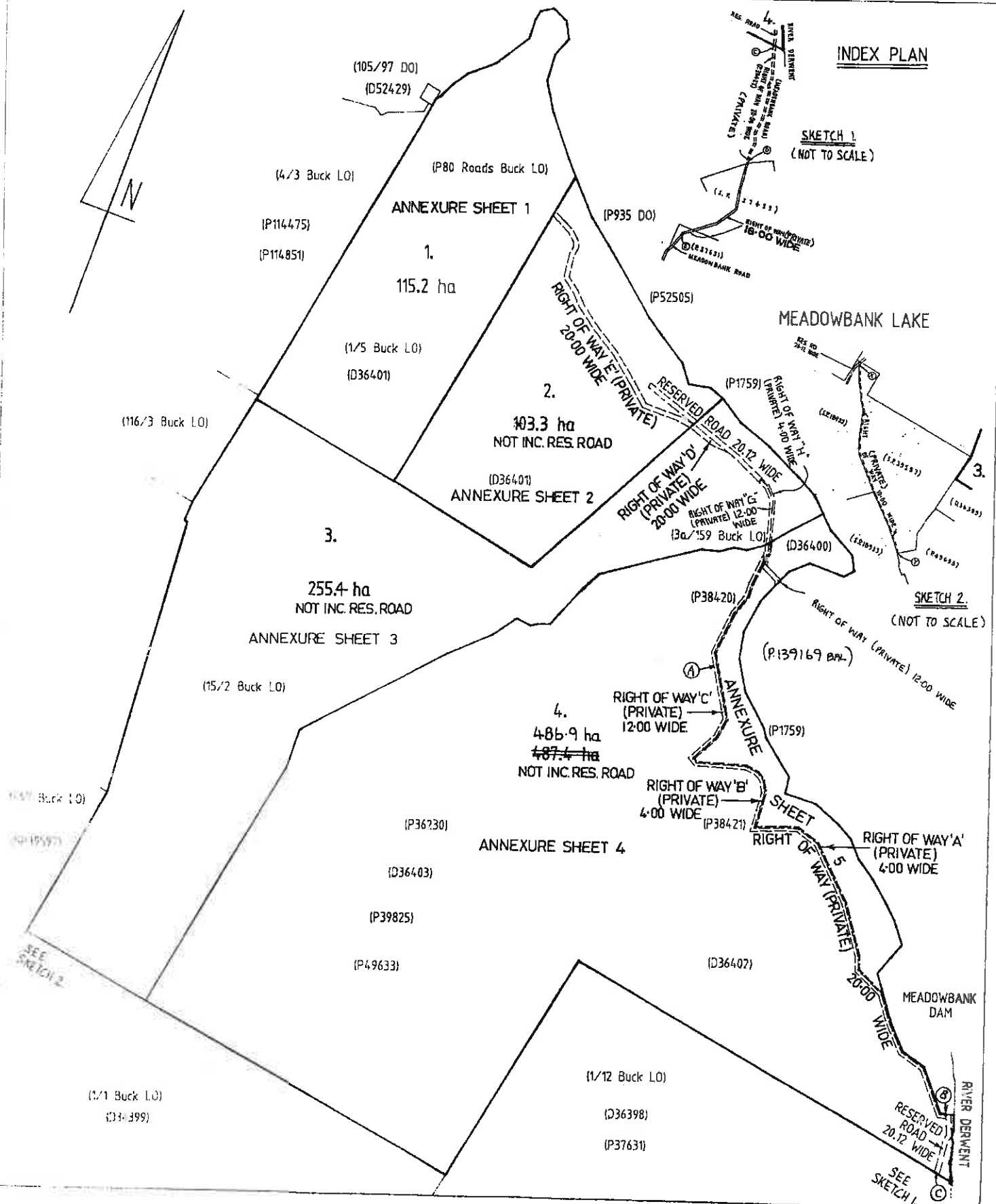
Recorder of Titles

MAPSHEET MUNICIPAL
 CODE No. 105 (4828)

LAST UPI No. 2000305 2000306 2000307 2000308

LAST PLAN No. D36400 D36401 P36230

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



PLAN OF SURVEY

ANNEXURE SHEET

SHEET 1 OF 6 SHEETS

OWNER MN & MT WINTER

FOLIO REFERENCE C.T. 36400/1 C.T. 36230/1

C.T. 36401/1 C.T. 36401/2

SCALE 1:6000

LENGTHS IN METRES

Registered Number

SP138542

SIGNED FOR IDENTIFICATION PURPOSES

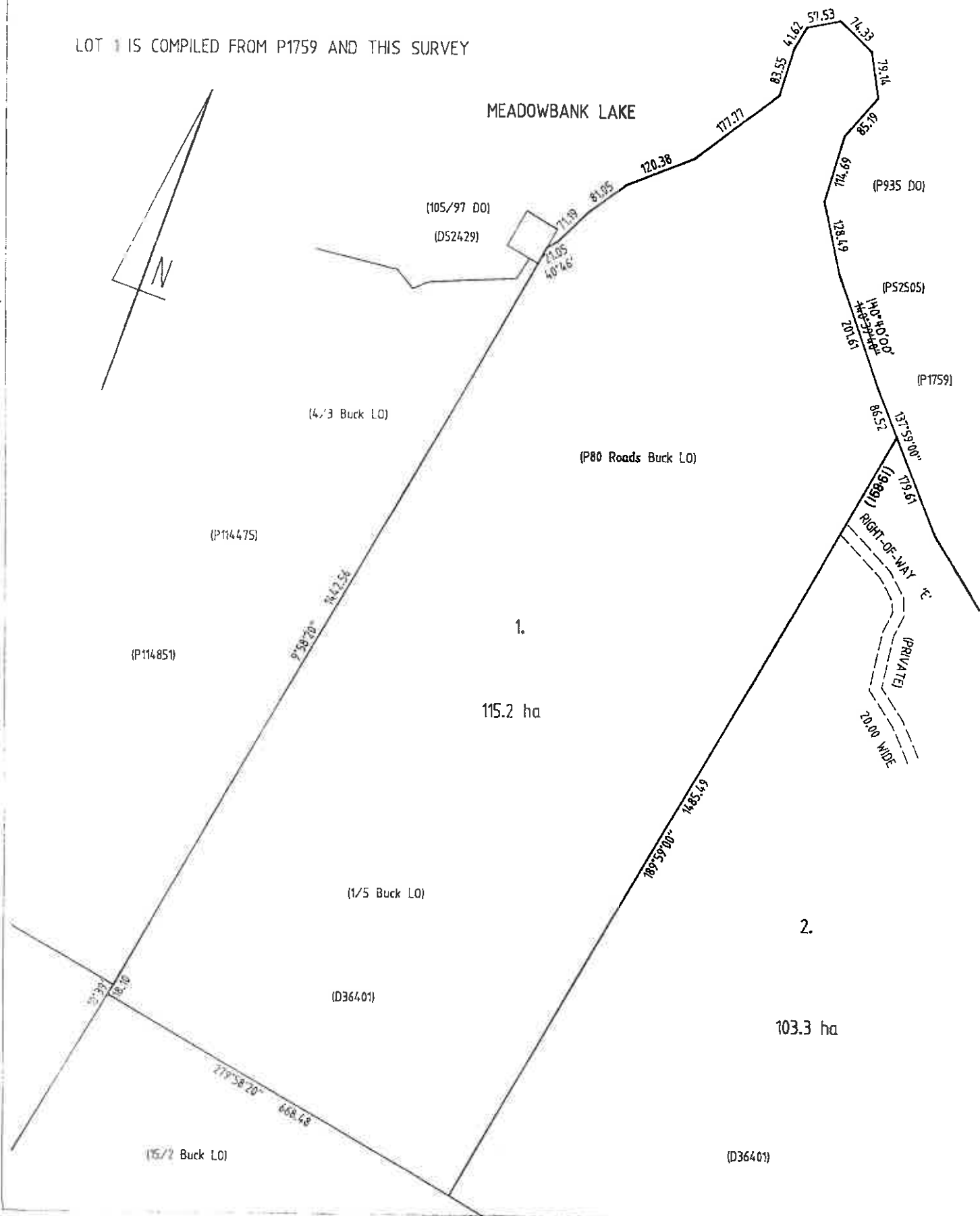
[Signature]
Council General Manager

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.
THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

Registered Surveyor *[Signature]*

date 17 / 10 / 2002

LOT 1 IS COMPILED FROM P1759 AND THIS SURVEY



PLAN OF SURVEY

ANNEXURE SHEET

SHEET 2 OF 6 SHEETS

SIGNED FOR IDENTIFICATION PURPOSES

[Signature]
Council General Manager

OWNER MN & MT WINTER

FOLIO REFERENCE C.T. 36400/1 C.T. 36230/1

C.T. 36401/1 C.T. 36401/2

SCALE 1: 6000

LENGTHS IN METRES

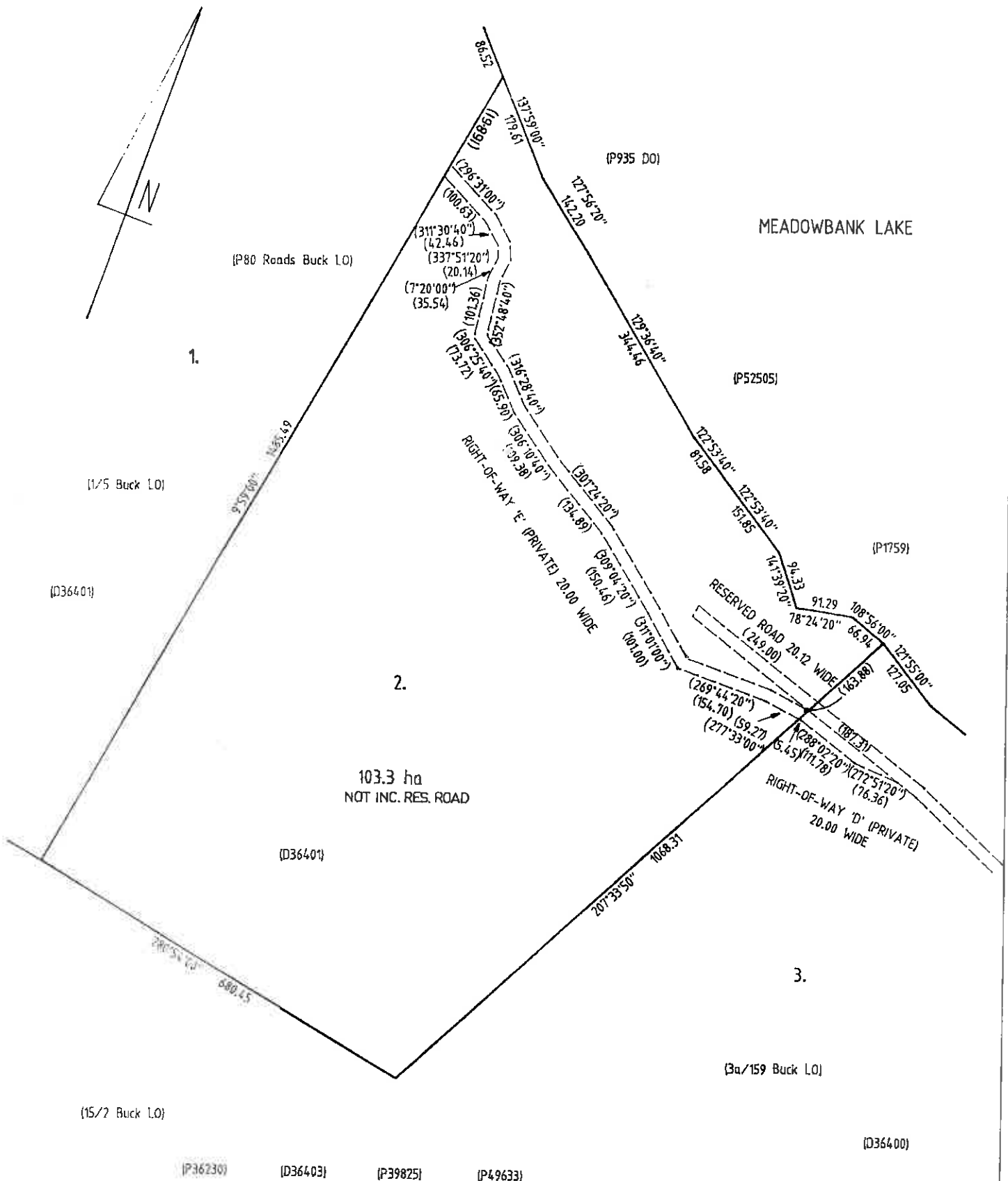
Registered Number

SP138542

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.
THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

Registered Surveyor *[Signature]*

date 17/10/2002



SIGNED FOR IDENTIFICATION PURPOSES

Council General Manager

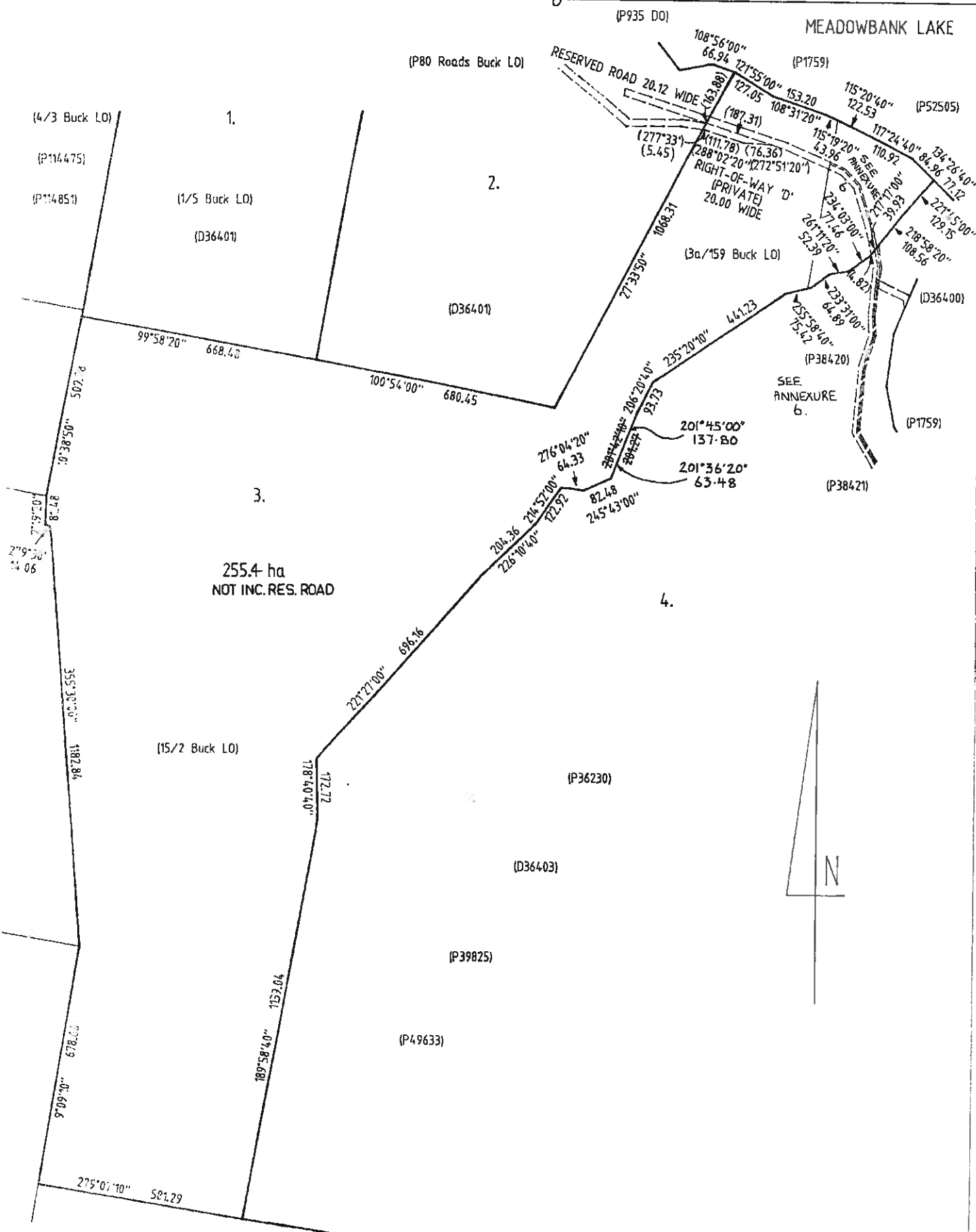
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THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

Registered Surveyor Craig Loomis

date 17/10/2002

Registered Number

SP138542



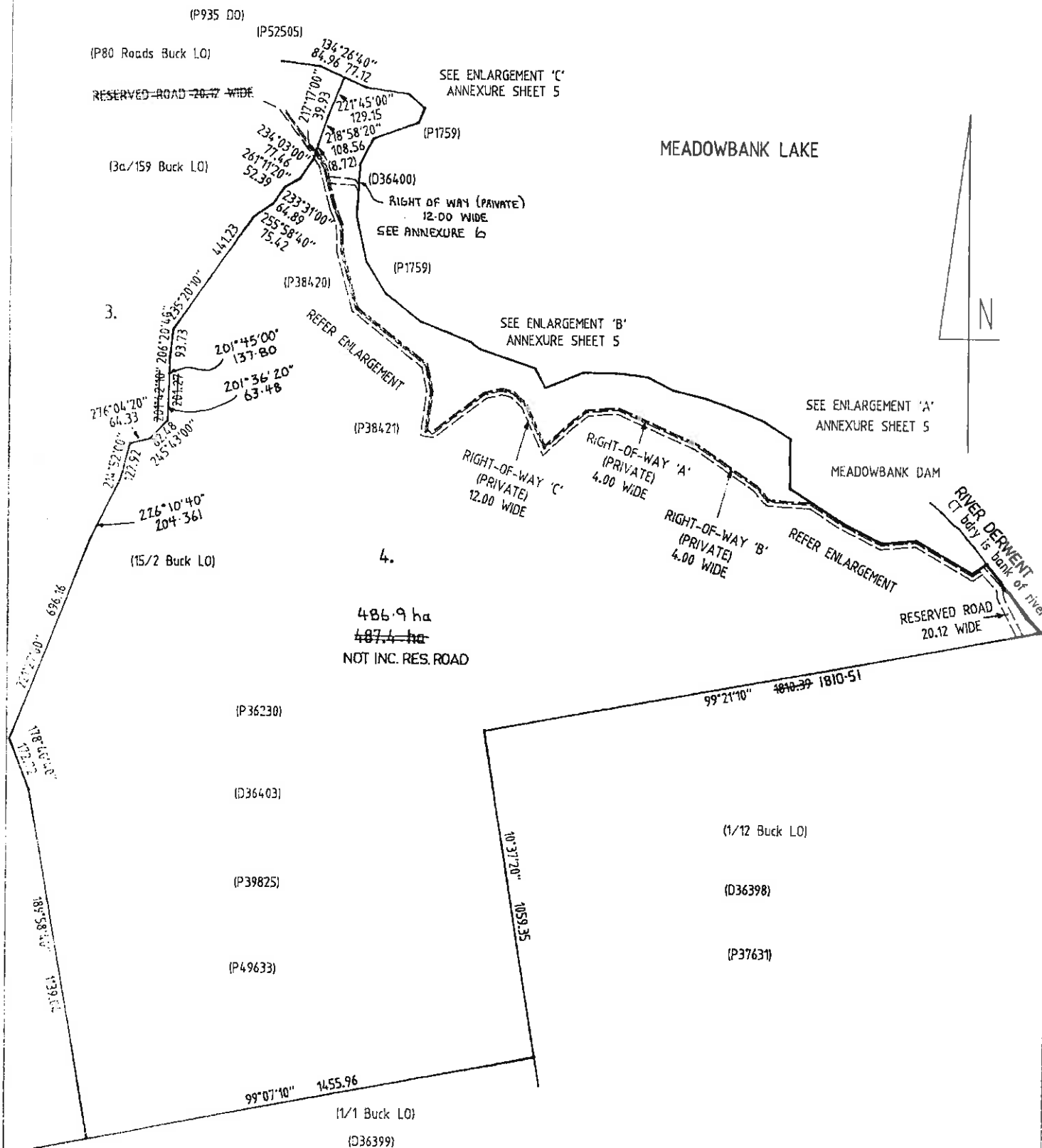
Council General Manager

LENGTHS IN METRES

SP138542

Registered Surveyor Gary Coombe date 17/10/2002

R-O-W IS COMPILED FROM P38421 AND THIS SURVEY



PLAN OF SURVEY

ANNEXURE SHEET

SHEET 5 OF 6 SHEETS

OWNER MM & MT WINTER

FOLIO REFERENCE C.T. 36400/1 C.T. 36230/1

C.T. 36401/1 C.T. 36401/2

SCALE 1:4000

LENGTHS IN METRES

Registered Number

SP138542

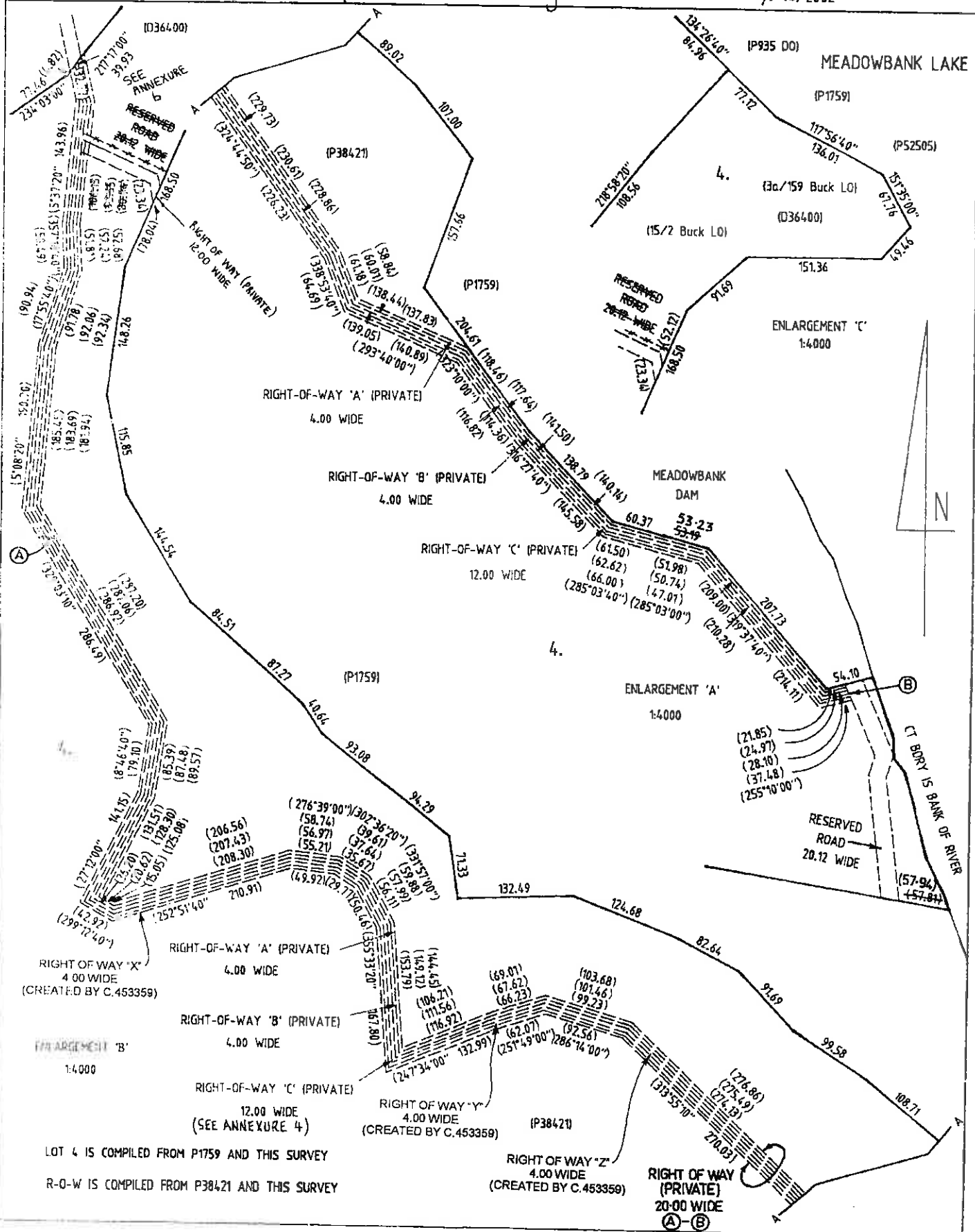
SIGNED FOR IDENTIFICATION PURPOSES

Asia
Council General Manager

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.
THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

Registered Surveyor *Garry Lombe*

date 17/10/2002



PLAN OF SURVEY

ANNEXURE SHEET
SHEET 6 OF 6 SHEETS

SIGNED FOR IDENTIFICATION PURPOSES

Council General Manager

OWNER MN & MT WINTER

FOLIO REFERENCE C.T. 36400/1 C.T. 36230/1

C.T. 36401/1 C.T. 36401/2

SCALE 1: 4000

LENGTHS IN METRES

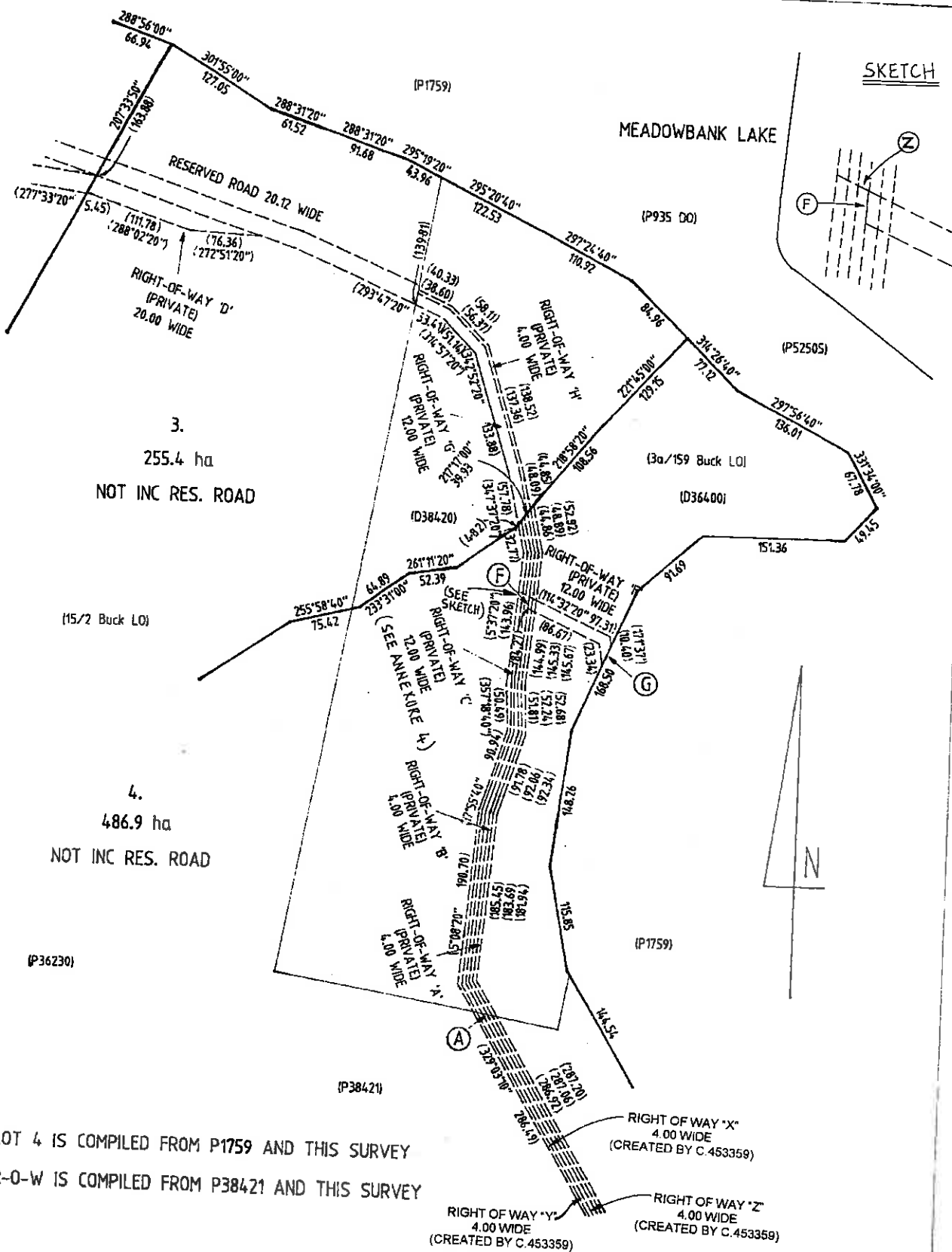
Registered Number

SP138542

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.
THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.

Registered Surveyor Ga. Coombe

date / /2003



From: aboriginal@heritage.tas.gov.au
Subject: Application for an Aboriginal Heritage AH Desktop Review
Date: 11 Jul 2019 at 4:30:22 pm
To: Stephen Chaffey steve@totaltas.com.au

RE: ABORIGINAL HERITAGE DESKTOP REVIEW

AHDR2463 - Shed Extension - Lot 4 Meadowbank Road, Meadowbank

Dear Stephen,

Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed shed extension at Lot 4 Meadowbank Road, Meadowbank, and can advise that there are no Aboriginal heritage sites recorded within or close to the works area. Due to the small footprint of the development and that the area has previously been disturbed it is believed that the area has a low probability of Aboriginal heritage being present.

Accordingly there is no requirement for an Aboriginal heritage investigation and AHT have no objection to the project proceeding.

Please be aware that all Aboriginal heritage is protected under the *Aboriginal Heritage Act 1975*. If at any time during works you suspect Aboriginal heritage, cease works immediately and contact AHT for advice. Attached is an Unanticipated Discovery Plan, which you should have on hand during ground disturbing works, to aid you in meeting your requirements under the Act.

If you have any queries please do not hesitate to contact AHT.

Kind Regards,

Cindy Thomas

Aboriginal Heritage Tasmania

Department of Primary Industries, Parks, Water and Environment
3rd Floor, Lands Building, 134 Macquarie Street, Hobart
GPO Box 44, Hobart, TAS, 7001

p 03 6165 3152
e aboriginal@heritage.tas.gov.au

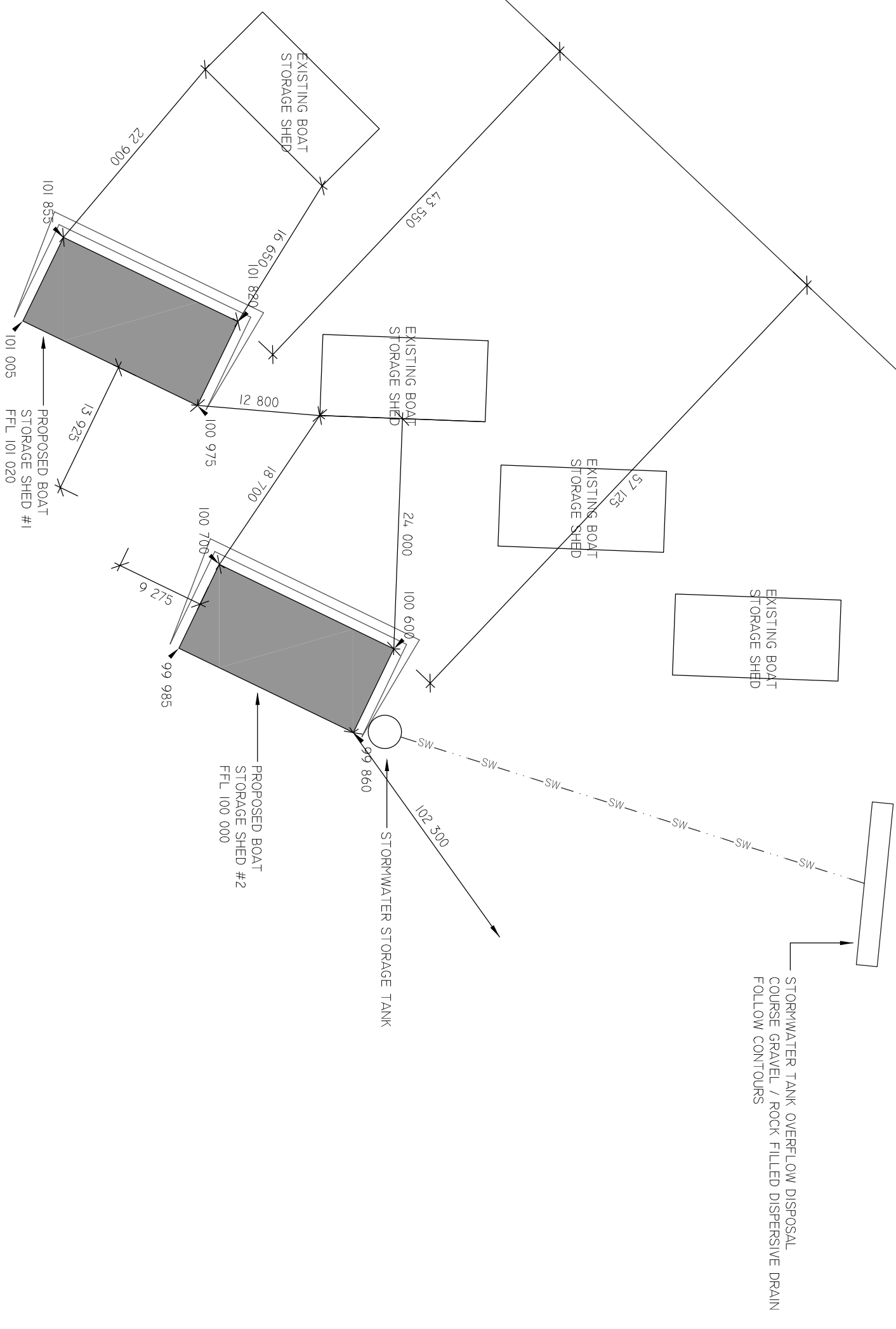
www.aboriginalheritage.tas.gov.au



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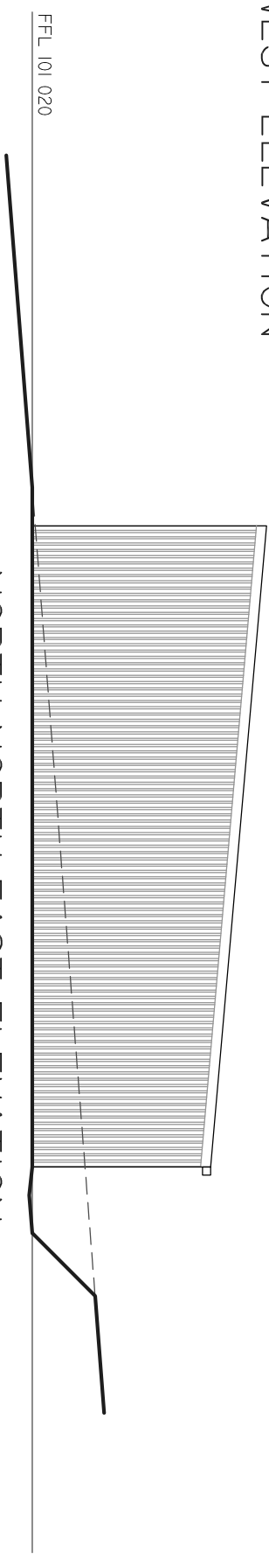
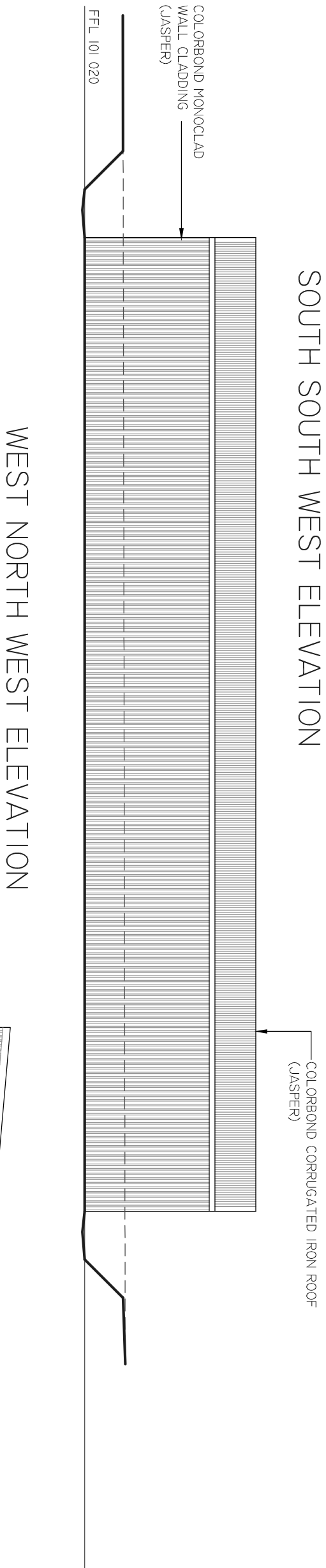
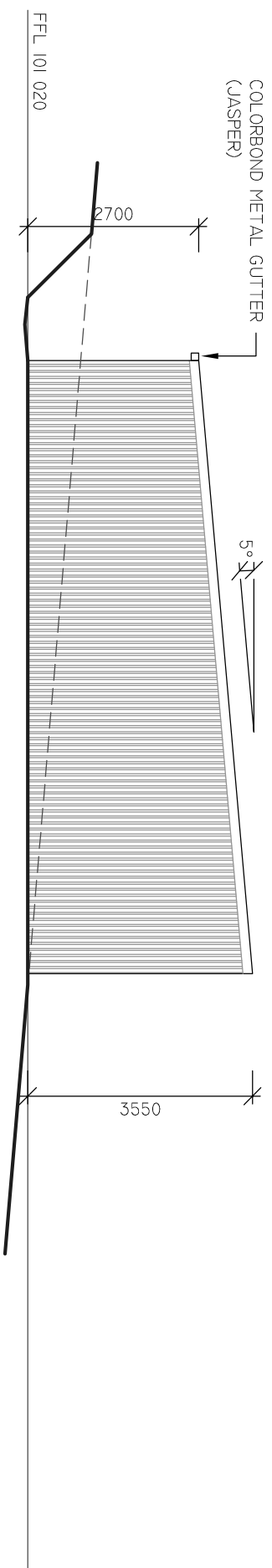
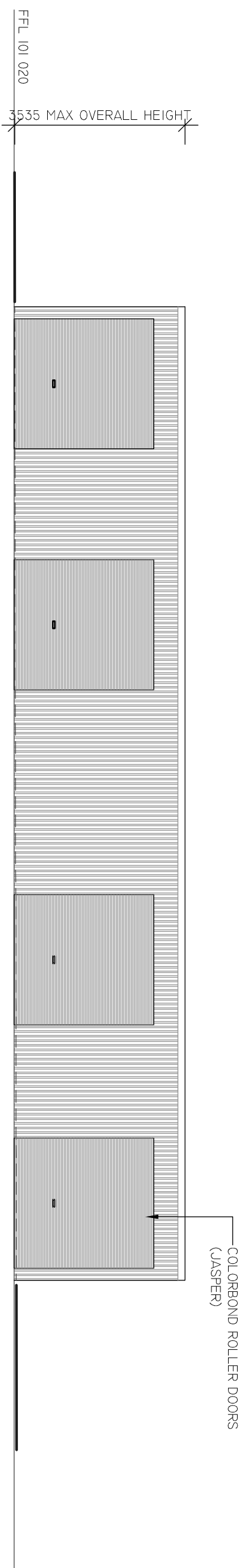


Unanticipat...ry Plan.pdf
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SITE PLAN 1:500

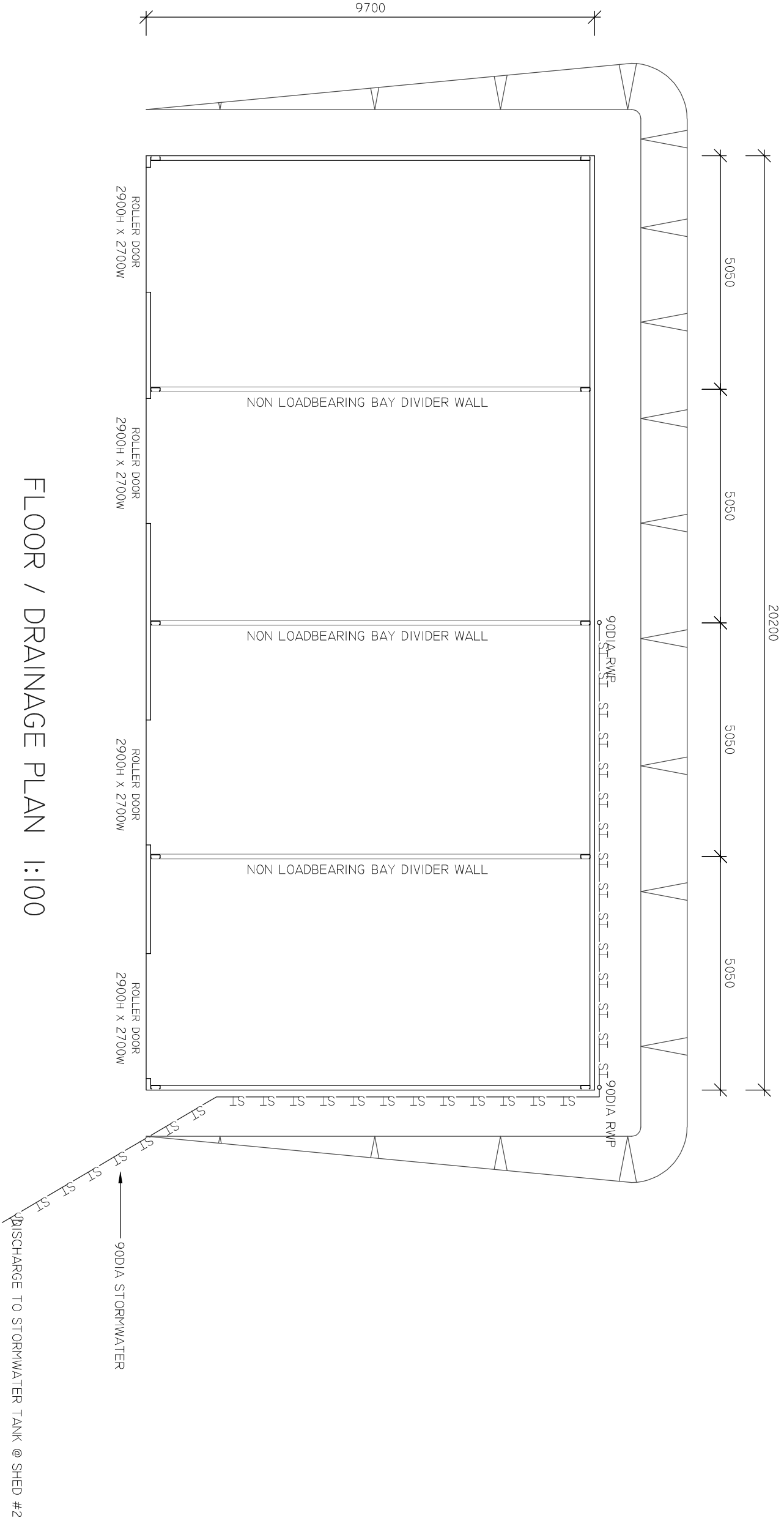
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Client				Address			
S Chaffey				Lot 4 Meadowbank Road Meadowbank			
Proposal						New Boat Storage	
Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W						This drawing is the property of Darryn White Reproduction in whole or part is strictly forbidden without the written consent of Darryn White Failure to do so will result in legal action being taken.	
© 2022		Job No		Page No		2204	

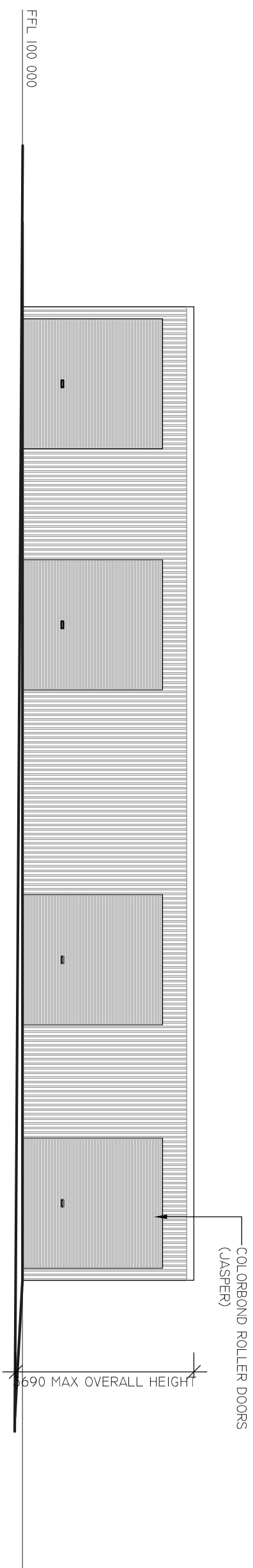


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Client		S Chaffey	
Address		Lot 4 Meadowbank Road Meadowbank	
Proposal			
New Boat Storage			
Darryn White - Building Design and Consulting. P O Box 384 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W		This drawing is the property of Darryn White Reproduction in whole or part is strictly forbidden without the written consent of Darryn White Failure in doing will result in legal action being taken.	
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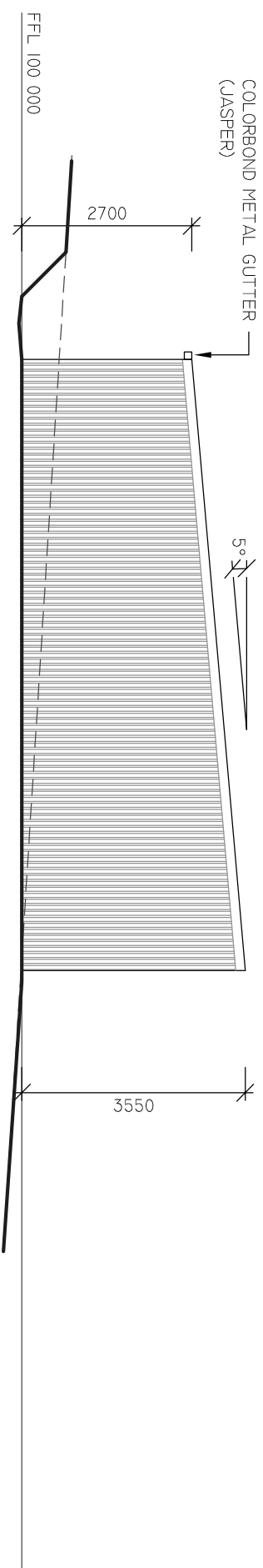
Date 30th MARCH 2022		Page size A3	
Scale 1:100		Client S Chaffey	
Address Lot 4 Meadowbank Road Meadowbank		Proposal New Boat Storage	
Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060		This drawing is the property of Darryn White Reproduction in whole or part is strictly forbidden without the written consent of Darryn White Failure in doing will result in legal action being taken.	
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SLED #1

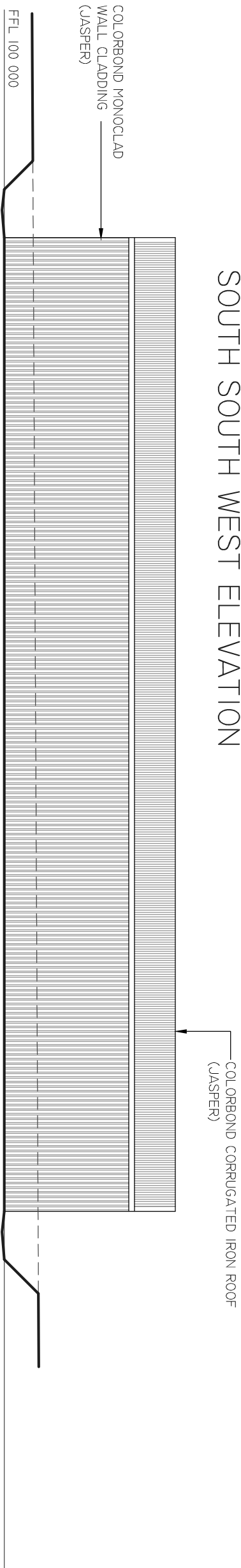




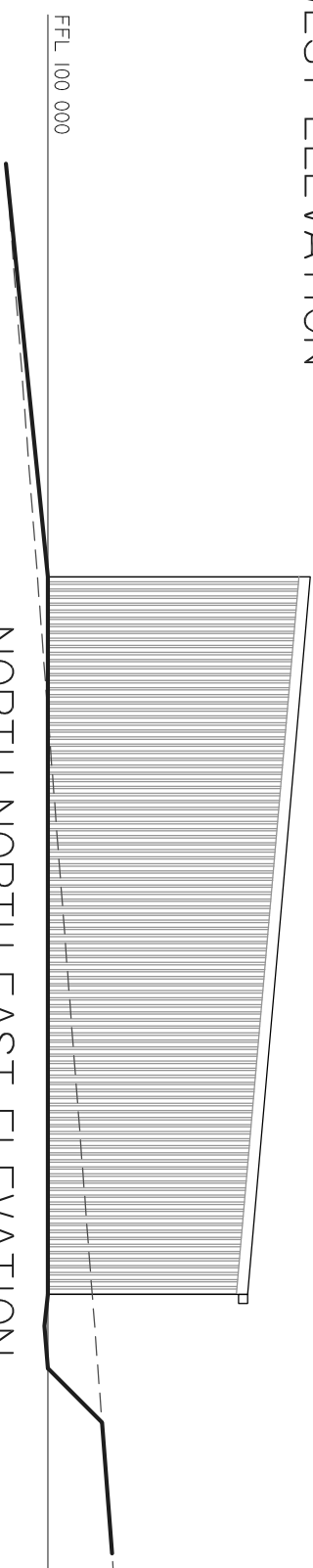
EAST SOUTH EAST ELEVATION



SOUTH SOUTH WEST ELEVATION

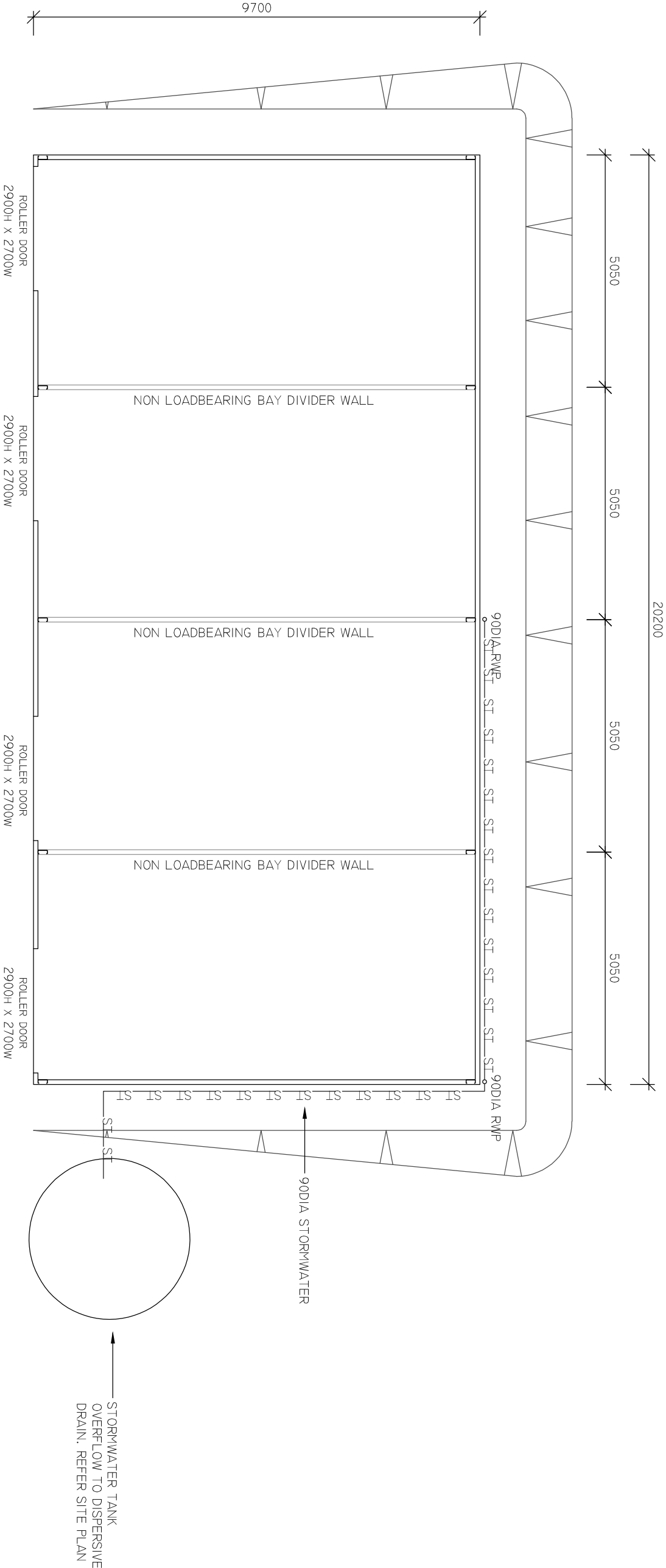


WEST NORTH WEST ELEVATION



NORTH NORTH EAST ELEVATION

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Address		Lot 4 Meadowbank Road Meadowbank	
Proposal			
New Boat Storage			
Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W		This drawing is the property of Darryn White Reproduction in whole or part is strictly forbidden without the written consent of Darryn White Failure in doing will result in legal action being taken.	
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Job No		Page No	
2204		<div><div>05</div><div>06</div></div>	



FLOOR / DRAINAGE PLAN I:100

SHED #2

Date		Page size		Job No	
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Address		Proposal		This drawing is the property of Darryn White Reproduction in whole or part is strictly forbidden without the written consent of Darryn White Failure in doing will result in legal action being taken.	
Lot 4 Meadowbank Road Meadowbank		New Boat Storage		© 2022	
		Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W			