



DISCRETIONARY APPLICATION

For Public Display

Applicant:

B P Triffett

Location:

6706 Lyell Highway, Ouse

Proposal:

Signage

DA Number:

DA 2022 / 00066

Date Advertised:

08 July 2022

Date Representation Period Closes:

22 July 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



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

Barbara Triffett

Postal Address

6569 Lyell Highway

Phone No: 0427 527 506

New Norfolk

7140

Fax No: _____

Email address

wally.barbara@triffettearthmoving.com.au

Owner/s Name

(if not Applicant)

As above

Postal Address

Phone No: _____

Fax No: _____

Email address:

Description of proposed use and/or development:

Address of new use and development:

6706 Lyell Highway 205e

Certificate of Title No:

Volume No

198756

Lot No: _____

Description of proposed use or development:

Erection of a sign as attached

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

Current use of land and buildings:

work shop

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

What is the proposed
new floor area m².

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

\$

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

BP Triffett
(if not the Owner)

Applicant Name (Please print)

Barbara Triffett.

Date

23/6/22

Land Owner(s) Signature

BP Triffett

Land Owners Name (please print)

Barbara Triffett.

Date

23/6/22

Land Owner(s) Signature

Land Owners Name (please print)

Date

Information & Checklist sheet

1. A completed Application for Planning Approval – Use and Development form. <i>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.</i>	<input checked="" type="checkbox"/>
2. A current copy of the Certificate of Title for all lots involved in the proposal. <i>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.</i>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies 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.	<input type="checkbox"/>
5. Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	<input type="checkbox"/>

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)

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME 198756		FOLIO 1
EDITION 2	DATE OF ISSUE 30-Jun-1998	
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.

Recorder of Titles.

**DESCRIPTION OF LAND**

Parish of LAWRENNY, Land District of CUMBERLAND
Lot 1 on Plan 198756

Derivation : Whole of Lot 32377 Gtd. to W.N. Reggett
Prior CT 2529/40

SCHEDULE 1

C111930 TRANSFER to WALLY BYRON TRIFFETT and BARBARA PAULINE
TRIFFETT Registered 30-Jun-1998 at 12.1 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: the right to lay and maintain pipes tap valves connections and other works as may be necessary for the purposes of carrying water through the strip of land marked "Pipeline Easement" "Pumphouse & Pipeline Easement" and "Pumping Site" on Plan No. 198756 together with the right to enter into and upon the said strips of land for the purpose of laying maintaining inspecting cleansing and repairing such pipes tap valves connections and other works and erecting and maintaining a pump and pump shed on the land marked "Pumping Site" and "Pumphouse & Pipeline Easement" on Plan No. 198756

C111931 MORTGAGE to Trust Bank Registered 30-Jun-1998 at 12.2 pm



GDA94 MGA55 : 478143E, 5294872N 1:3,385 **Disclaimer and Copyright Notice**

<https://maps.thelst.tas.gov.au/listmap/app/listmap?omlayer=3&layers=210&hlayer=210&hquery=VOLUME%3D%27198756%27+and+FOLIO%3D1&zoomtohlayer=true>

concrete 2 poles in
and bolt sign to poles

Remove Tree



Entrance to 6706 Lyell Highway. 055e.

Road.

← 1300 wide →

→



WB & BP TRIFFETT EARTHMOVING PTY LTD

900 High

- DOZER HIRE
- TIP TRUCK HIRE
- WHEEL LOADER HIRE
- EXCAVATOR HIRE
- WATER CART HIRE
- DAM BUILDING
- LAND CLEARING
- ROAD MAINTENANCE
- GRAVEL SALES AND CARTAGE

BERNIE TRIFFETT 0429 196 710

DEREK TRIFFETT 0428 977 140

OFFICE 62 871364

wally.barbara@triffettearthmoving.com.