

DISCRETIONARY APPLICATION

For Public Display

Applicant:

L Wood

Location:

2A Victoria Valley Road, Ouse

Proposal:

Dwelling

DA Number:

DA 2022 / 00068

Date Advertised:

29 July 2022

Date Representation Period Closes:

12 August 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

"VILLAGE"

OFFICE USE ONLY	
Application No.:	
Property ID No.:	9861107
Date Received:	28/6/22

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	Lindy Lee Wood		
Postal Address	2 A Victoria Valley Rd	Phone No:	0421145104
	Ouse 7140	Fax No:	
Email address	lindyleewood@icloud.com		
Owner/s Name (if not Applicant)			
Postal Address		Phone No:	
		Fax No:	
Email address:			

Description of proposed use and/or development:

Address of new use and development:	2 A Victoria Valley Rd, Ouse 7140		
Certificate of Title No:	Volume No	Lot No:	
Description of proposed use or development:	New Dwelling		
Current use of land and buildings:	NO		

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

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	Shale grey	What is the proposed roof colour	shale grey
	What is the proposed new floor area m².		What is the estimated value of all the new work proposed:	\$100 000

I propose 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

L. Wood
(if not the Owner)

Applicant Name (Please print)

Lindyhee Wood

Date

28-6-22

Land Owner(s) Signature

L. Wood

Land Owners Name (please print)

Lindyhee Wood

Date

28-6-22

Land Owner(s) Signature

Alan Andrew Green

Land Owners Name (please print)

Alan Andrew Green

Date

28-6-22

SEARCH OF TORRENS TITLE

VOLUME 179948	FOLIO 2
EDITION 1	DATE OF ISSUE 09-Nov-2020

SEARCH DATE : 28-Jun-2022

SEARCH TIME : 11.18 AM

DESCRIPTION OF LAND

Town of OUSE

Lot 2 on Sealed Plan 179948

Derivation : Part of 2000 Acres Gtd. to Charles McLachlan & others

Prior CT 16659/1

SCHEDULE 1

M708446 TRANSFER to MORGAN-COOPER CONSULTING SERVICES PTY LTD
Registered 02-Aug-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP179948 FENCING PROVISION in Schedule of Easements

SP179948 SEWERAGE AND/OR DRAINAGE RESTRICTION

UNREGISTERED DEALINGS AND NOTATIONS

M966392 PRIORITY NOTICE reserving priority for 90 days
TRANSFER MORGAN-COOPER CONSULTING SERVICES PTY LTD to
LINDY LEE WOOD and ALAN ANDREW GREEN Lodged by
CONVEYANCING.COM.AU on 10-May-2022 BP: M966392

M965560 TRANSFER to LINDY LEE WOOD and ALAN ANDREW GREEN
Lodged by CONVEYANCING.COM.AU on 23-Jun-2022 BP:
M965560

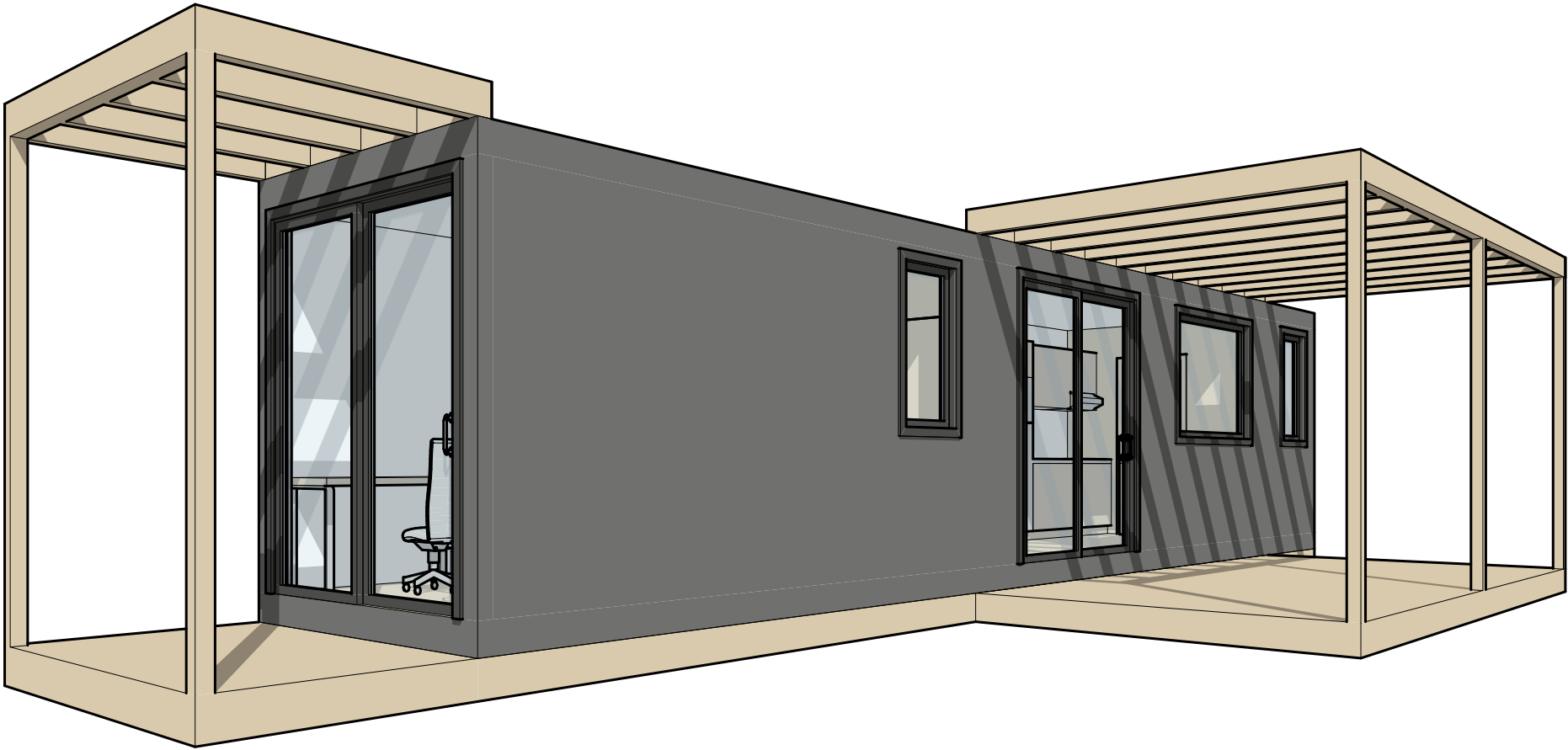
<p>OWNER: MORGAN-COOPER CONSULTING SERVICES PTY LTD</p> <p>FOLIO REFERENCE: FR 16659/1</p> <p>GRANTEE: PART OF 2000 ACRES GRANTED TO CHARLES McLACHLAN & OTHERS</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR: M. S. G. DENHOLM of PDA Surveyors 127 BATHURST STREET, HOBART</p> <p>LOCATION: TOWN OF OUSE</p>	<p>Registered Number</p> <p style="font-size: 24pt;">SP 179948</p> <p>APPROVED EFFECTIVE FROM 9 NOV. 2020</p> <p><i>[Signature]</i> Recorder of Titles</p>
<p>SCALE 1: 500 LENGTHS IN METRES SURVEYORS REF 41886MD-3</p>		<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

<p><i>[Signature]</i> Registered Land Surveyor</p>	<p>27/8/2020 Date</p>
<p><i>[Signature]</i> Council Delegate</p>	<p>15/10/20 Date</p>

New Class 1a Dwelling

2A Victoria Valley Rd, Ouse

Soil classification	-
AS 2870-2011	
Wind classification	-
AS 4055-2012	
Climate zone	-
ABCB Climate Zone Map	
Bushfire Attack Level	-
AS 3959-2018	
Alpine area	-
BCA Figure 3.7.5.2	
Corrosion environment	-
BCA section 3.4.2.2 & BCA Table 3.4.4.2	
Other	-



Issue Contents		
Layout ID	Layout Name	Revision ID
01	Project	01
02	Site Plan	01
03	Floor Plan	01
04	Elevations	01
05	3D Floor Plan	01
06	Site Management	01

Zones			
Status, Type	Story	Name	Area
New, Conditioned			
	Ground Floor	Bedroom	7.43
	Ground Floor	Kitchen	5.85
	Ground Floor	Living	6.66
	Ground Floor	WIR	2.81
New, Exterior			
	Ground Floor	Deck	3.68
	Ground Floor	Deck 1	18.00
New, Unconditioned			
	Ground Floor	Bathroom	3.92

LAYOUT ID	LAYOUT	Project	DATE	REV ID	CHANGE/S
01	SCALE @ A3	1:166.67	25/6/2022	01	
	ISSUE ID	01			
	ISSUE	Design			
	ISSUED	25/6/2022			
	PRINTED	16/7/2022			

PROJECT ID	7843
PROJECT	New Class 1a Dwelling
SITE	179948/2
ADDRESS	2A Victoria Valley Rd, Ouse
CLIENT	Lindy Wood



ARCHITECT	Jiri Lev
	BDes(Arch) MArch
TASBOA	1269
NSWARB	11317
CBOS	648911667
	www.lev.archi/contact

IMPORTANT NOTES
All work must comply with the NCC and all relevant standards, laws, codes, specifications and development consent conditions. All structural work must be to engineer's detail. All dimensions are in mm to structure without finishes unless otherwise stated. Do not scale drawings; work to express dimensions only. Drawings are not for construction purposes until issued and certified for construction. Prior to construction, check all dimensions and levels on site, confirm compliance with building surveyor/certifier and notify any discrepancies. Copyright © Jiri Lev, all rights reserved.

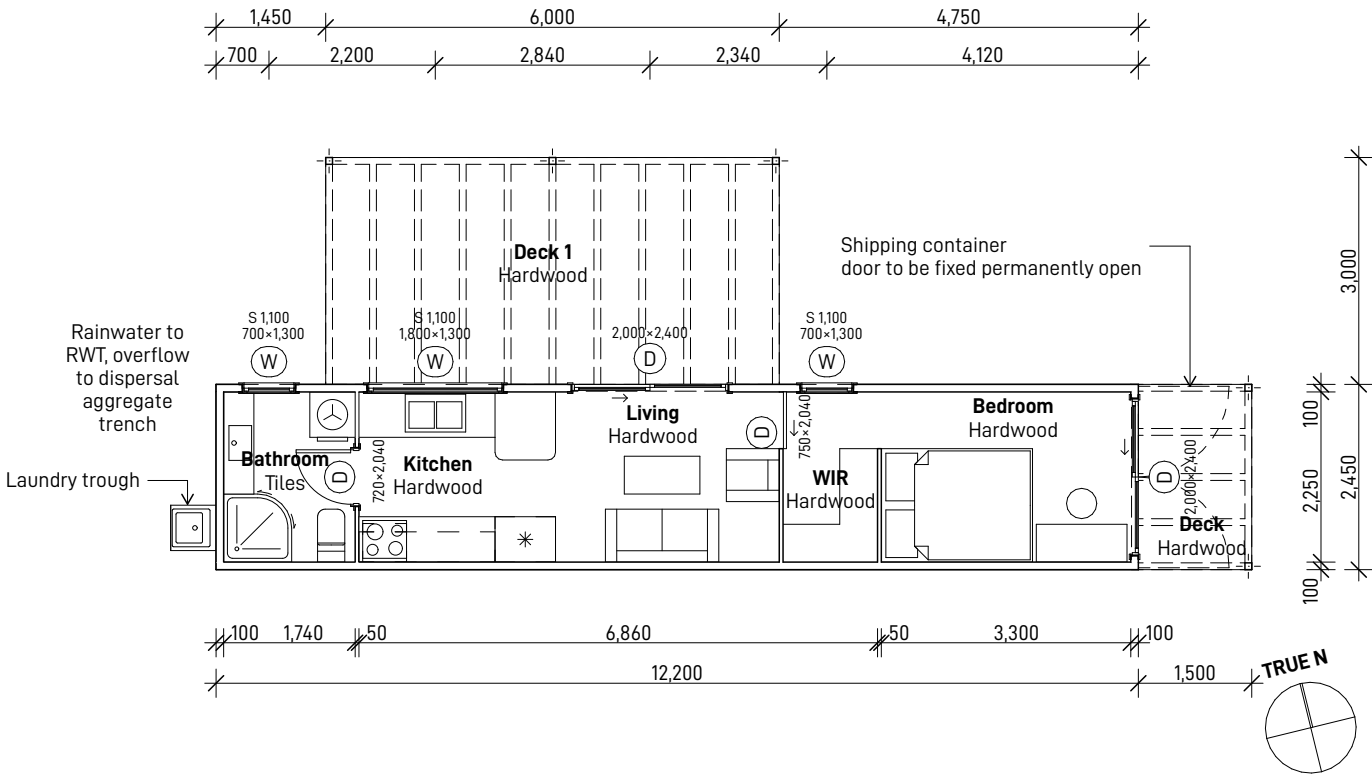


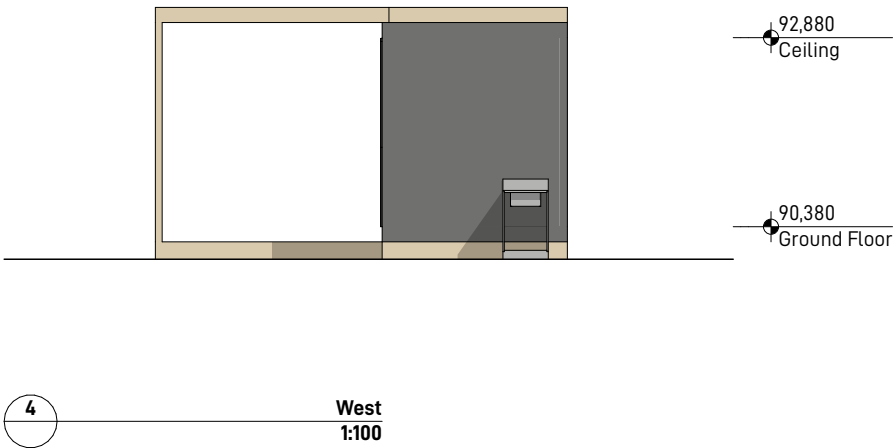
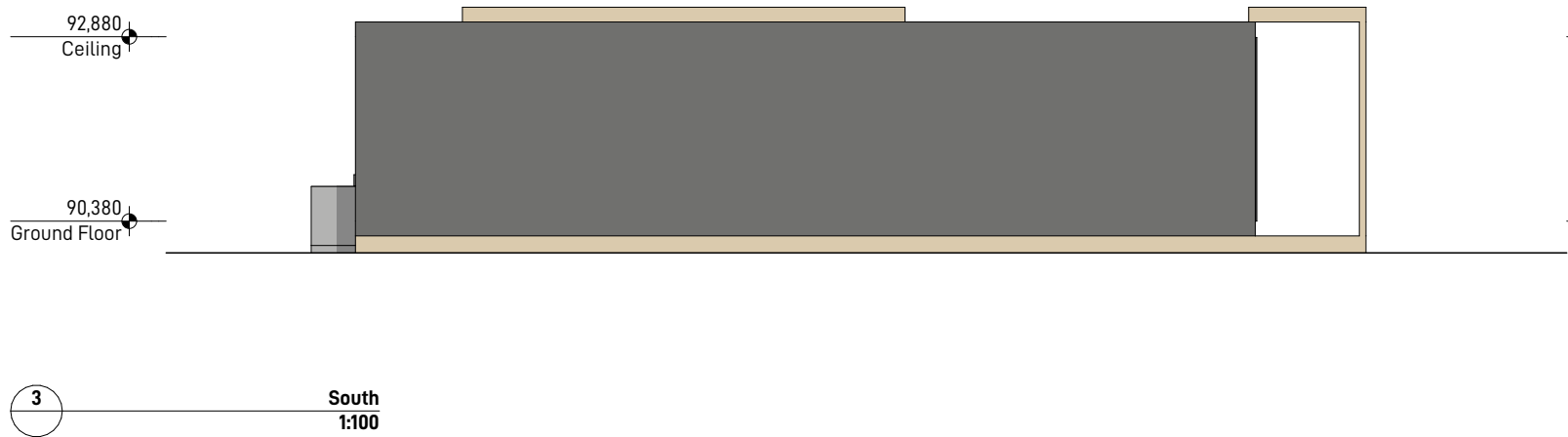
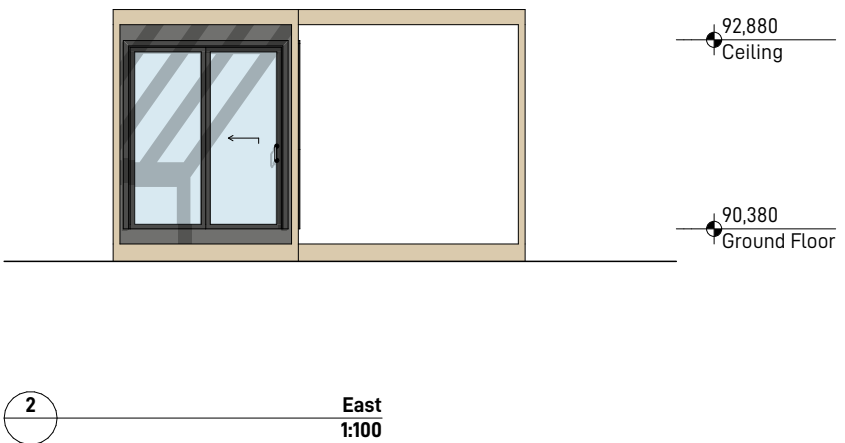
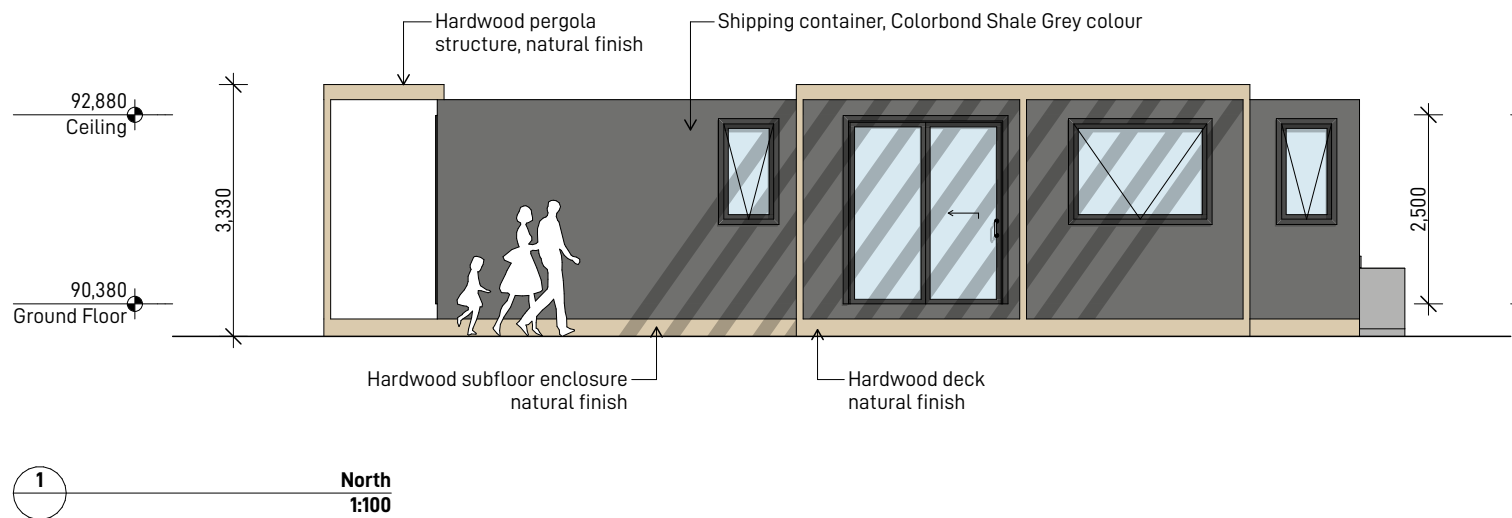


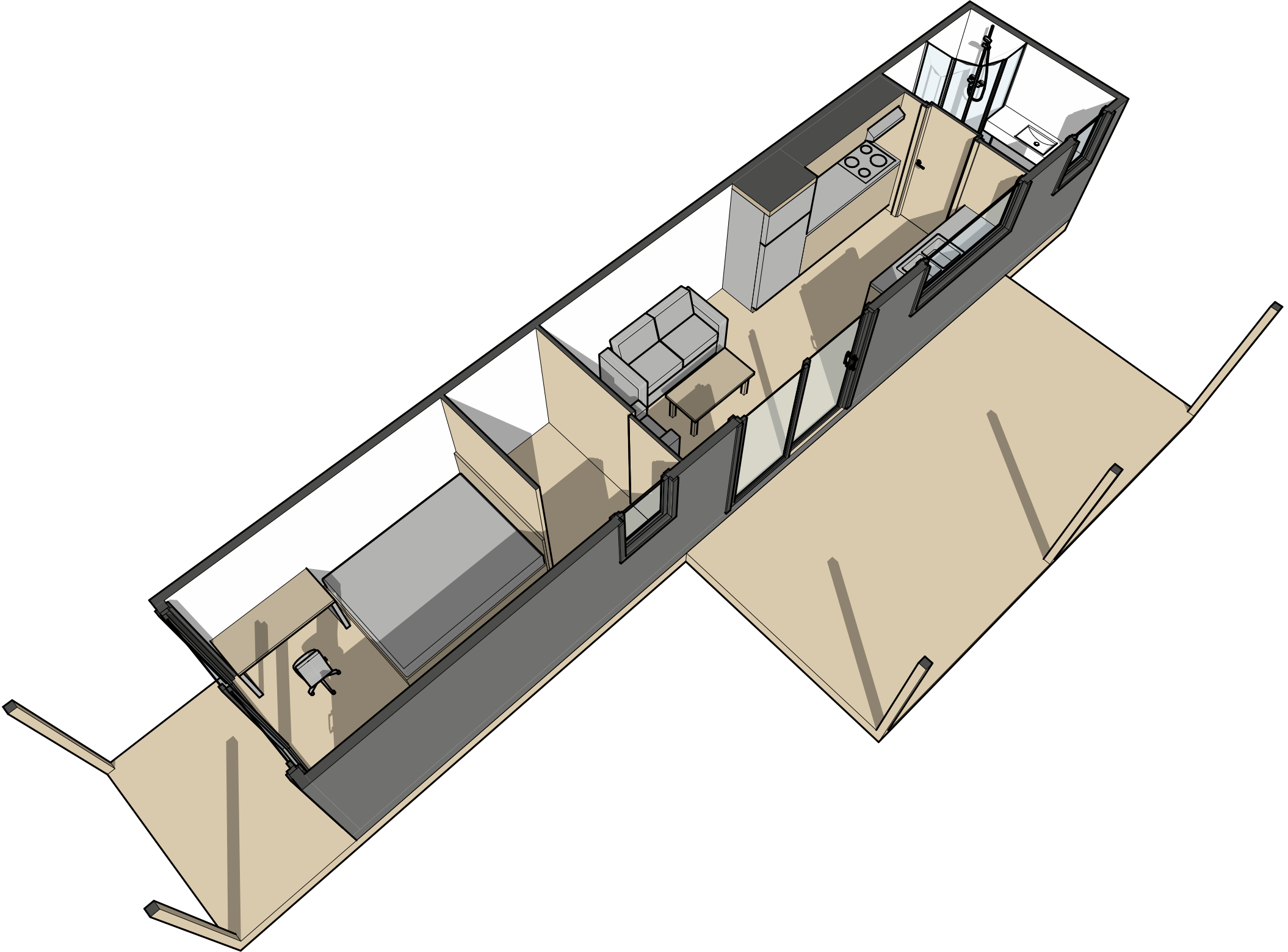
1

Ground Floor

1:100

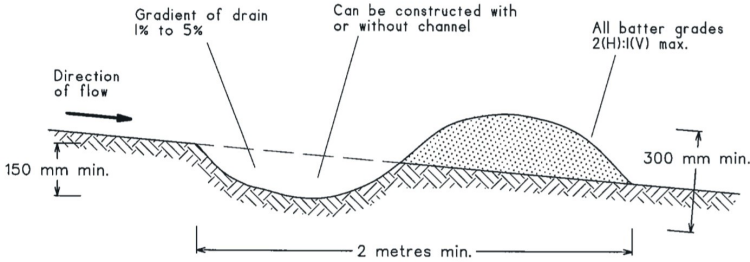






DIVERT UPSLOPE STORMWATER

Avoid contamination of stormwater with sediment. Use flow diversion devices to reduce the volume of stormwater reaching the disturbed area.



NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres.

WASTE AND WASHING

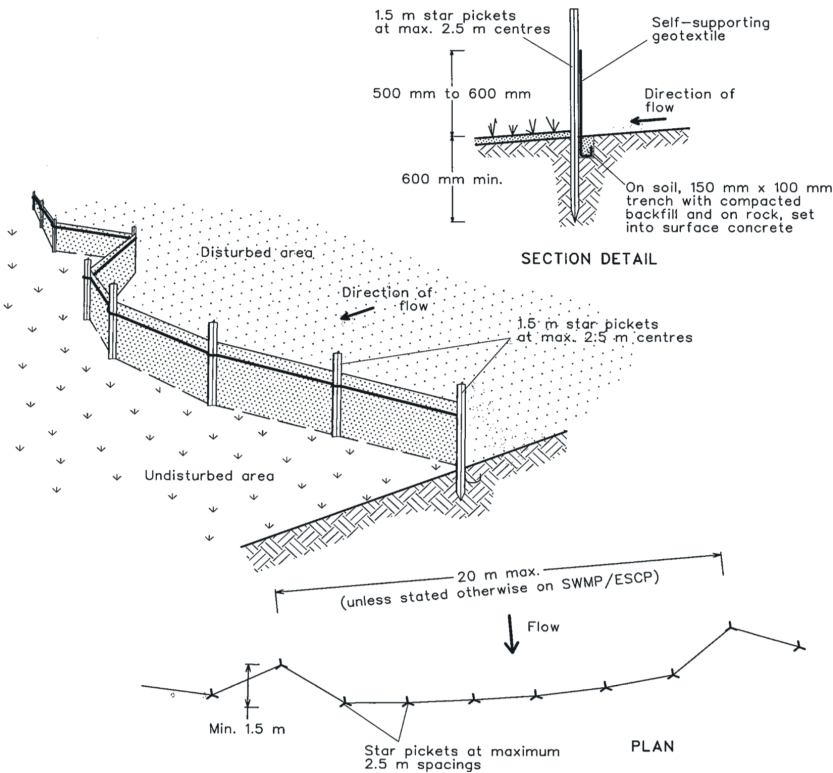
Cut bricks, tiles or masonry and clean equipment on a pervious surface such as grass or loosened soil within the property boundary. Waste concrete, paint and other solutions used on site must not be allowed to wash into the gutters or the street.

SITE DISTURBANCE

Delay removing vegetation or beginning earthworks until just before the start of construction. Minimise site disturbance and stabilise disturbed surfaces. Use biodegradable erosion control mats to protect exposed earth. Preserve grassed areas and vegetation where possible.

SEDIMENT BARRIERS

Install sediment barriers downslope of the building site to trap sediment.



CONNECT RAINWATER DRAINAGE

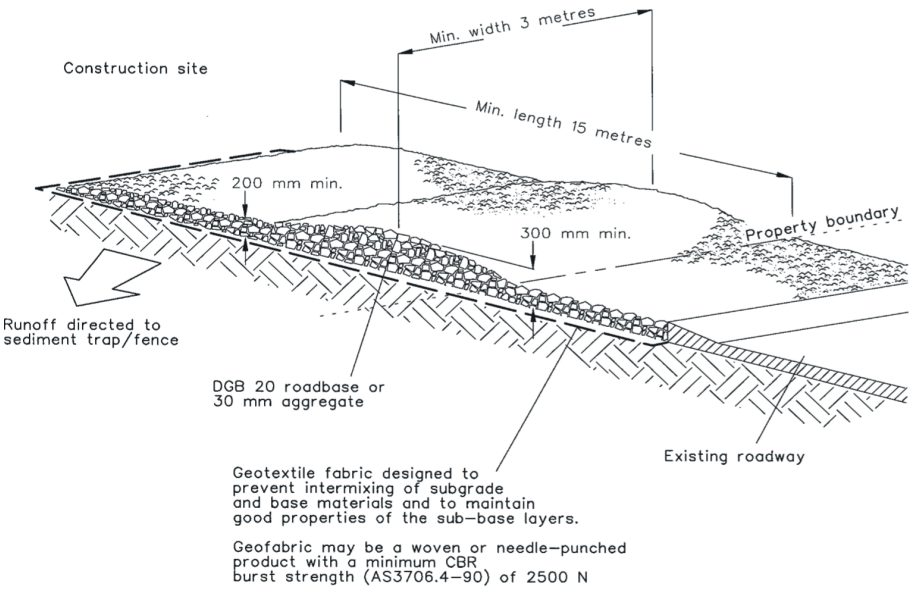
Complete the final stormwater drainage system before the roof is installed. Discharge rainwater to the stormwater system, unless rainwater is being harvested. Connect using temporary or permanent downpipes.

WASTE COLLECTION

Contain waste in covered bins or traps made from geotextile. Prevent airborne contamination of neighbouring land.

SITE ACCESS POINT

Construct a single vehicle entry/exit pad to minimise tracking of sediment onto roadways. A raised hump across the entry/exit pad to direct stormwater into a sediment trap to the side of the pad.



FOOTPATH PROTECTION

Protect kerbside vegetation. Do not use nature strips or footpaths for parking or stockpiling unless unavoidable (council permission is required).

SECURE STOCKPILES

Prevent material stockpiles from collecting or discharging sediment. Protect materials that may erode, particularly sand and soil, with waterproof coverings. Place stockpiles wholly on the construction site and behind a sediment barrier.

