

# **DISCRETIONARY APPLICATION**

## ***For Public Display***

**Applicant:**

P J Kaufman

**Location:**

960 Ellendale Road, Ellendale

**Proposal:**

Outbuilding

**DA Number:**

DA 2022 / 00073

**Date Advertised:**

05 August 2022

**Date Representation Period Closes:**

19 August 2022

**Responsible Officer:**

Louisa Brown (Planning Officer)

**Viewing Documents:**

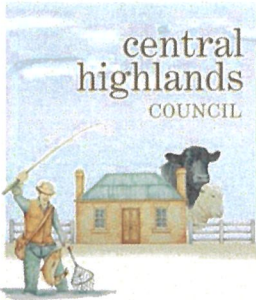
The relevant documents may be viewed at Council's website [www.centralhighlands.tas.gov.au](http://www.centralhighlands.tas.gov.au) or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

**Representations to:**

General Manager  
19 Alexander Street  
BOTHWELL TAS 7030

**Email:**

[development@centralhighlands.tas.gov.au](mailto: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.: 5471565  
Date Received: 28/7/22

## 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:**

<b>Applicant Name</b>	<u>Peter John KAUFMAN</u>		
<b>Postal Address</b>	<u>2/10 Maplehurst Ave</u>	<b>Phone No:</b>	<u>0408 531329</u>
	<u>Hoppers Crossing 3029</u>	<b>Fax No:</b>	
	<u>VIC</u>		
<b>Email address</b>	<u>peterkaufman1954@gmail.com</u>		
<b>Owner/s Name</b>			
(if not Applicant)			
<b>Postal Address</b>		<b>Phone No:</b>	
		<b>Fax No:</b>	
<b>Email address:</b>			

**Description of proposed use and/or development:**

<b>Address of new use and development:</b>	<u>960 Ellendale Rd. Ellendale TAS 7140</u>		
<b>Certificate of Title No:</b>	<u>129382/1</u>	<b>Volume No</b>	
		<b>Lot No:</b>	
<b>Description of proposed use or development:</b>	<u>Storage Shed</u>		
<b>Current use of land and buildings:</b>	<u>home - 2 bedroom</u>		
	<u>(holiday)</u>		

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?

<b>Proposed Material</b>	<b>What are the proposed external wall colours</b>	<u>white</u>	<b>What is the proposed roof colour</b>	<u>blue</u>
	<b>What is the proposed new floor area m<sup>2</sup>.</b>	<u>27m<sup>2</sup></u>	<b>What is the estimated value of all the new work proposed:</b>	<u>\$15,000</u>

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

*Peter Kaufman*

(if not the Owner)

Applicant Name (Please print)

*Peter Kaufman*

Date

*20/07/2022*

Land Owner(s) Signature

*Peter Kaufman*

Land Owners Name (please print)

*Peter KAUFMAN*

Date

*20/07/2022*

Land Owner(s) Signature

Land Owners Name (please print)

Date



## ✓

[illegible]

**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](mailto: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)

## SEARCH OF TORRENS TITLE

VOLUME 129382	FOLIO 1
EDITION 3	DATE OF ISSUE 10-Mar-2016

SEARCH DATE : 26-Jul-2022

SEARCH TIME : 10.56 AM

DESCRIPTION OF LAND

Parish of ARGYLE, Land District of BUCKINGHAM

Lot 1 on Plan 129382

Derivation : Part of Lot 6656 Gtd. to J.F. Walker &amp; Ors. and

Whole of lot 41884 granted to S.P. BROMFIELD and A.J. BROMFIELD

Prior CTs 62909/1 and 128022/1

SCHEDULE 1

M562895 TRANSFER to PETER JOHN KAUFMAN Registered  
10-Mar-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C35583 ADHESION ORDER under Section 110 of the Local

Government (Building and Miscellaneous Provisions)

Act 1993 Registered 06-Feb-1998 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<b>OWNER</b>  <b>FOLIO REFERENCE</b> CT: 128022/1 CT: 62909/1  <b>GRANTEE</b>		<b>PLAN OF TITLE</b>  <b>LOCATION</b> BUCKINGHAM-ARGYLE  <b>FIRST SURVEY PLAN No.</b> 243/23 15/1 LO <b>COMPILED BY</b> LTO  <b>SCALE 1: 400</b> <b>LENGTHS IN METRES</b>		<b>Registered Number</b>  <b>P.129382</b>  <b>APPROVED</b> 15 MAR 2016 <i>Alice Kawa</i> Recorder of Titles
<b>MAPSHEET MUNICIPAL</b> CODE No. 105 (4628)	<b>LAST</b> UPI No	<b>LAST PLAN</b> No. SP1915, D128022	<b>ALL EXISTING SURVEY NUMBERS TO BE</b> CROSS REFERENCED ON THIS PLAN	

**NEW PLAN**  
REDRAWN FOR OFFICE  
CONVENIENCE

MG





## 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

Phone: (03) 6249 4988  
Fax: (03) 6249 3838

## Quotation

No: **352381**  
Date: 07-07-2022  
Valid: 30 Days

Peter Kaufman  
960 Ellendale Road  
Ellendale TAS 7140  
M: 0408 531 329

I would like to submit the following quotation for your proposed new steel building.

### Building Specifications

Building Length: 6.00m  
Building Width: 4.50m  
Wall Height: 2.40m  
Roof Pitch: 10.0°  
Roof Sheeting: Corrugated 0.42 BMT - Colour: Deep Ocean  
Wall Sheeting: Steelclad 0.42 BMT - Colour: Paperbark  
Skylights: 4 Sheets  
Vermin Proofing: Included on all sheeted building edges  
P/A Doors: 1 x Personal Access Door (2040 x 820) - Colour (Deep Ocean)  
Windows: 1 x Window (790 x 1505) - Colour (Deep Ocean)

### INCLUDED:

Roof and Wall Foam Cell Shed Liner: 2 @ 54m2 and 1 @ 30m2

### Quotation Amount

Building Kit Price:	\$ 8,300.00
Building Erection Cost:	\$ 2,200.00
Concrete Slab Cost:	\$ 4,500.00
Quotation Amount including GST:	<b>\$ 15,000.00</b>

### PLEASE NOTE:

Concrete is an estimation only and may change after site visit.

### Conditions

1. Minimum 20% deposit on order- Balance to be finalized prior to Delivery to Site
2. Bank Details: Steeline Tas -Westpac BSB- 037 005-ACCOUNT- 130057 (REF Quote No.)
3. Standard Manufacture lead time of 12-16 weeks- Schedule of Delivery
4. Customer to confirm when ready to proceed with Ordering/Manufacture of materials

If you wish to proceed with ordering this building, please sign and return the attached Terms and Conditions page with your deposit to the above address. You will also need to have your final colours selected at this time. Colours cannot be changed once the building is ordered.

Please phone me for any further details or information. I trust this quotation meets with your approval and look forward to assisting with your project.

Regards  
Steeline Hobart





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ABN: 75 009 543 506

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Austins Ferry TAS 7011

Email: tassiesheds@steeline.com.au

Web: www.steeline.com.au

Phone: (03) 6249 4988

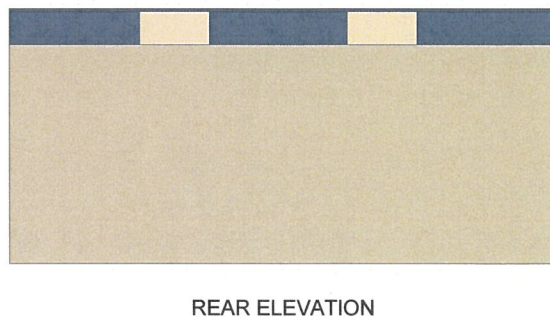
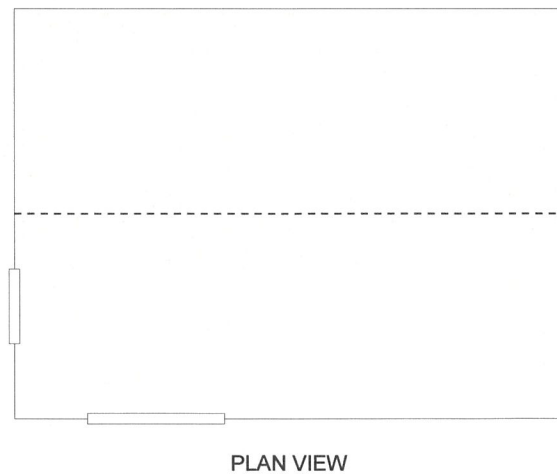
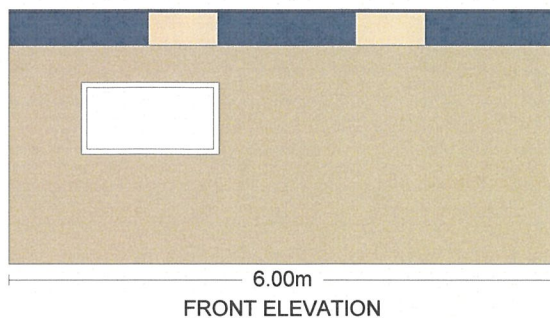
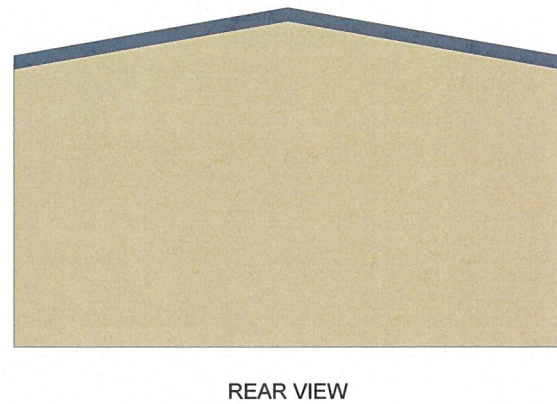
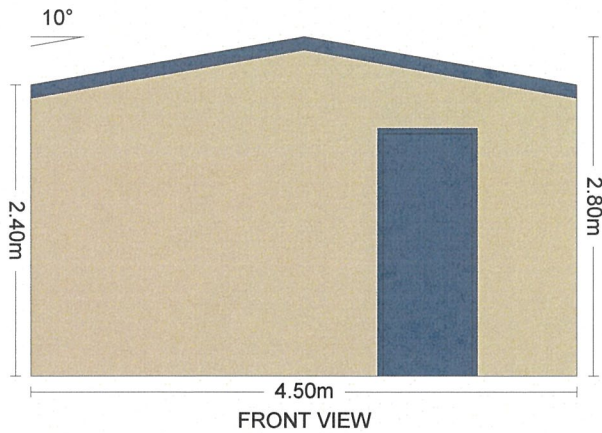
Fax: (03) 6249 3838

## Quotation

No: **352381**

Date: 07-07-2022

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Date: 07-07-2022  
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### Specifications Summary

#### Wind Design Speed

Wind Region	Region: A3, Terrain Category: 2.00, Importance Level: 2
Wind Multipliers	Md: 1.00, Mz: 0.91, Ms: 0.89, Mt: 1.00
Design Speed	36.41 m/s

#### Portal Frames

End Portal Frame	C15012
Internal Portal Frame	C15012
Knee Braces	No
Apex Braces	Yes

\* End portal frames are upgraded to internal frames for unsheeted bays or where dominant openings cover 50% of the bay.

#### Roof Purlins

Purlin Type	TopHat 64mm 0.75 BMT (Non-Trafficable)
Purlin Spacing	720mm

#### Wall Girts

Wall Girt	TopHat 64mm 0.75 BMT
Girt Spacing	975mm

#### Bays

Bay Count	2
Bay Sizes	3.00m, 3.00m

#### Rain Goods

Gutter	Quad 115 Gutter - Colour: Deep Ocean
Barge Cap	Steeline Barge Roll - Colour: Deep Ocean
Ridge Cap	Type 111 Ridge Cap 10 deg 0.55 - Colour: Deep Ocean

\* ShedTech and/or the consulting engineer reserve the right to alter any nominated engineering specification without further notice.





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## Quotation

No: 352381

Date: 07-07-2022

Valid: 30 Days

### TERMS & CONDITIONS OF SALE

#### 1. PAYMENT

- (a) The Customer shall pay the Supplier the amount(s) stated as per payment schedule accompanying the order.
- (b) The Supplier is not obliged to deliver any Goods unless the Customer has paid all amounts in full.
- (c) The Customer must pay to the Supplier all debt collection costs, including any legal fees associated with the recovery or attempted recovery of any amount due to the Supplier under the Agreement.
- (d) As the Goods for each building are made as required, any orders cancelled after order placement will not be refunded.
- (e) The Supplier reserves the right to charge additional amounts for manufacturer price increases that occur after order placement and before the Customer takes receipt of the Goods.

#### 2. OWNERSHIP OF THE GOODS

- (a) Ownership of the Goods does not pass to the Customer until all amounts due are paid to the Supplier.
- (b) Unless payment for the Goods is made to the Supplier by due date, the Supplier, or its agents or employees, may at any time enter on to the site where the Goods are stored and remove the Goods.
- (c) The Customer must indemnify the Supplier in respect of any claims, losses, costs or damages that the Supplier may incur as a result of the Supplier taking action under clause 2(b).
- (d) Until the Customer has paid for the Goods;
  - (i) The Customer must not use, sell, lease, dispose, assign or encumber the Goods (by mortgage, lien, charge or otherwise) without the consent of the Supplier; and
  - (ii) The Customer must store the Goods separately in a readily identifiable state.

#### 3. DELIVERY

- (a) The Customer will at his expense provide or cause to be provided full and clear access to the delivery site.
- (b) Times for delivery are approximate and the Supplier can in no way be held responsible for variations to the proposed times.
- (c) Where delivery is specified to be made to a site, any additional mechanical assistance required to unload the Goods (e.g. crane, etc) must be paid for and organised by the Customer.
- (d) The Customer is to immediately notify the Supplier in writing upon discovery of any defect or shortage in the Goods. The Customer is deemed to have accepted the Goods and shall not have any claim in respect of defects or shortage unless the Supplier is notified in writing within forty eight (48) hours of delivery of the Goods.

#### 4. COUNCIL

- (a) The Customer agrees to pay any additional costs incurred should the Local Council require any changes be made to the building.
- (b) A rejection of any building application or scope of works by the Local Council does not constitute a cancellation of the order and all moneys payable by the Customer to the Supplier shall become immediately due and payable.

#### 5. ERECTION

- (a) This contract is based on our standard engineering designs and does not allow for underground obstructions, rock, hard ground, or unstable or reactive soil conditions. The Customer agrees to pay any additional costs incurred by the Supplier in this regard.
- (b) The Customer must provide a clear and accessible site for the building, clear of vegetation or obstruction. The site must be level to within a 100mm tolerance. The customer agrees to pay any earthworks required in preparing the site.
- (c) Down pipes are supplied to ground level only. It is the Customer's responsibility to handle the discharge of roof water and obtain any relevant Council approvals.
- (d) It is the Customer's responsibility to provide power to the construction site if required.
- (e) It is the Customer's responsibility to clean the construction site upon completion.

#### 6. GENERAL

- (a) Minor variations in measurements from those shown in the order shall not give rise to any claim for damages or breach of Agreement.
- (b) To the extent permitted by law, the Supplier's liability with respect to the supply of defective or faulty Goods is limited to the lowest of:
  - (i) The replacement or repair of the Goods; or
  - (ii) Payment of the costs of replacing the Goods or supplying equivalent Goods, in each case, at the Suppliers discretion. The Supplier shall not be liable for any labour costs associated with such repair or replacement.
- (c) The Customer warrants that he has carried out his own inquiries and investigations as to adequacy or suitability of the Goods for the purpose for which the Customer intends to use the Goods and the Customer has not relied on the Supplier or the supplier's employees, agents or distributors in determining the adequacy or suitability of the Goods for the Customer's purposes.
- (d) If the Customer defaults under any term of the Agreement or these Terms & Conditions, the Supplier may terminate the Agreement and all moneys payable by the Customer to the Supplier shall become immediately due and payable.

I hereby authorise the Supplier to commence immediate order, manufacture and delivery of the building detailed in this quote. I understand that by signing this document, the order of the building becomes NON-CANCELLABLE and that I am bound by the above Terms and Conditions of Sale.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



OWNER		REGISTERED NUMBER	
FOLIO REFERENCE 128022-1, 62909-1		P 129382	
GRANTEE		APPROVED 8 JAN 1998	
LOCATION		Recorder of Titles	
BUCKINGHAM - ARGYLE			
FIRST SURVEY PLAN No.			
COMPILED BY LTO			
SCALE 1: 400		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 105 (4628)	LAST UPI No	LAST PLAN No. 581915	D.178022
		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

