

DISCRETIONARY APPLICATION For Public Display

Applicant: M Walther

Location:

106 McCallums Road, Fentonbury

Proposal:

Visitor Accommodation

DA Number:

DA 2022 / 00090

Date Advertised:

3 October 2022

Date Representation Period Closes:

17 October 2022

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

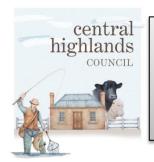
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

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.central highlands.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 / Ow	ner Details:				
Applicant Name	MARC WALTH	ER			
Postal Address	104 BLESSINGT	ON STREET	Phone No:	0497	398085
	SOUTH ARM	7022	Fax No:		
Email address	marc@dynamicd	esign.com.au			
)wner/s Name	TIMOTHY DEN	INIS WAYNE HALL			
if not Applicant) Postal Address	P.O. BOX 297		Phone No:	041790	6052
	NEW NORFOL	K	Fax No:		
Email address:	tim231181@out	look.com			
address of new use and development: Certificate of Title	106 McCALLUN Volume No 12643	AS ROAD, FENTONBU	JRY TAS 7140		
	VISITOR ACCC	MMMODATION			
roposed use or	VISITORTICOC	DMMODATION		//Shed/Fa	elling /Additions/ Demolition arm Building / Carport / Pool or detail other etc.
Description of proposed use or levelopment: Current use of land and buildings:	SINGLE DWELL			//Shed / Fa Swimming I Eg. Are th on this ti	arm Building / Carport / Pool or detail other etc. The series of the ser
proposed use or levelopment: Current use of land			What is the proposed	//Shed / Fa Swimming I Eg. Are the on this ti If yes, wh used as?	Pool or detail other etc. nere any existing buildings tle?

Is proposed development to be staged: Is the proposed development located on land previously used as a tip site? Is the place on the Tasmanian Heritage Register? Have you sought advice from Heritage Tasmania? Has a Certificate of Exemption been sought for these works?	Yes Yes Yes Yes Yes		No No No No		Tick ✔
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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) MARC WALTHER	Date 9-9-22
Land Owner(s), Signature	Land Owners Name (please print) Timothy Hair	Date 9-9-22.
Land Owner(s) Signature	Land Owners Name (please print)	Date

Information & Checklist sheet

1. A completed Application for Planning Approval – Use and Development form. Please ensure that the information provides on occurate description of the proposal, has the correct oddress and contact details and is signed and acted by the applicant. 2. A current copy of the Certificate of Title for all lots involved in the proposal. 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. 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; (iv) any existing buildings on the site; (iv) 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— (ii) a north point; (iii) the boundaries and dimensions of the site; (ivi) vinuatural 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; (ivi) the location and expectity of any existing services or easements on the site or connected to the site; (ivi) the use of adjoining properties; (ix) any proposed page of the prop					\checkmark
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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; (iv) adjoining properties and their uses; and (ivi) 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) 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 elevatio	2.	A curr The ti and a	rent co itle de any sca	opy of the Certificate of Title for all lots involved in the proposal. tails must include, where available, a copy of the search page, title plan, sealed plan or diagram hedule of easements (if any), or other restrictions, including covenants, Council notification or	X
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	5.				

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

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
126435	1
EDITION 5	DATE OF ISSUE 28-Jul-2021

SEARCH DATE : 07-Sep-2022 SEARCH TIME : 03.40 PM

DESCRIPTION OF LAND

Parish of ANGLESEA, Land District of BUCKINGHAM Lot 1 on Plan 126435
Derivation: Whole of Lot 10875 Gtd. to S. Hynes
Prior CT 241852/1

SCHEDULE 1

M898231 TRANSFER to TIMOTHY DENNIS WAYNE HALL Registered 28-Jul-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any B973123 BURDENING EASEMENT: Right of carriageway(appurtenant to Lot 2 on P126435) over the Right of Way 5.00 wide on P126435 Registered 09-Dec-1996 at noon E268017 MORTGAGE to Commonwealth Bank of Australia Registered 28-Jul-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

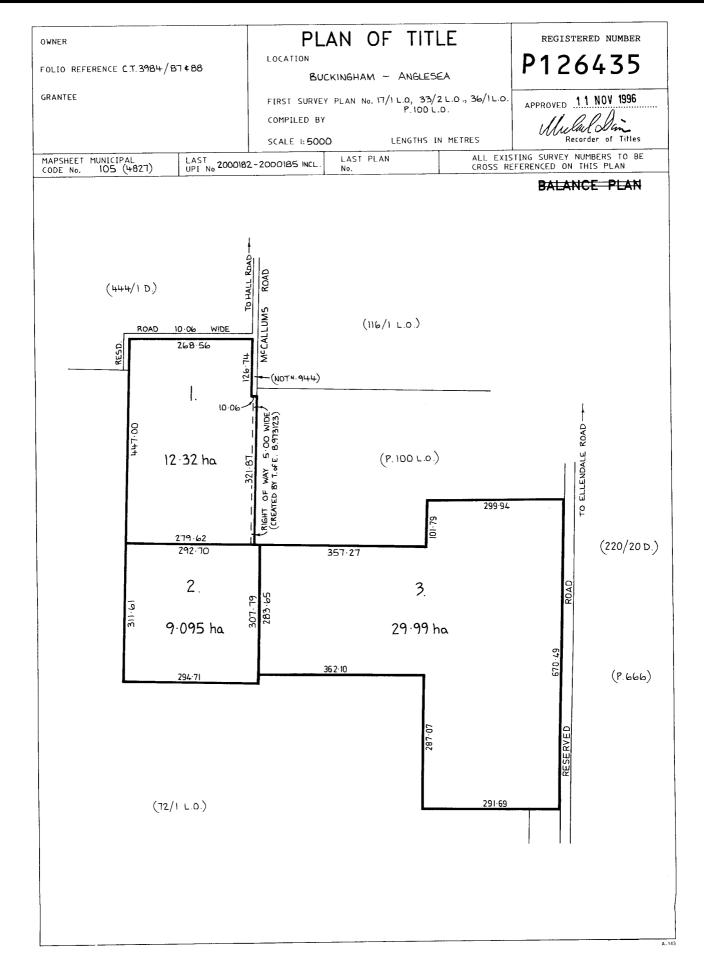


FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



Search Date: 07 Sep 2022

Search Time: 03:40 PM

Volume Number: 126435

Revision Number: 01

Page 1 of 1

DRAWING REGISTER

No.	Rev.	Title
DA001	1	Site Plan
DA100	1	Ground Floor Plan
DA200	1	Sections
DA300	1	Elevations 1
DA301	1	Elevations 2
DA 400	1	Perspectives 1
DA 401	1	Perspectives 2

ABBREVIATIONS ALUMINIUM ADJ **ADJUSTABLE** AFL ABOVE FLOOR LEVEL BASIN BAL BALUSTRADE BTH BATH BWK **BRICKWORK** COL COLUMN CBD COLORBOND CONCRETE BLOCK WORK CBW CKTP COOKTOP CJ CONTROL JOINT CL CEILING LEVEL CPD CUPBOARD CONC CONCRETE CR CEMENT RENDER CWM CLOTHES WASHING MACHINE DRY DRYER DOUBLE GLAZING DG DP DOWN PIPE DPC DAMP PROOF COURSE DAMP PROOF MEMBRANE DPM DWM DISH WASHING MACHINE EJ **EXPANSION JOINT** EX **EXISTING EXTG EXISTING** FIXED GLASS FCFIBRE CEMENT FL FLOOR LEVEL FFL FINISHED FLOOR LEVEL FR FIRE RESISTANT FW FLOOR WASTE GPO GENERAL PURPOSE OUTLET HWC HOT WATER CYLINDER HW HARDWOOD INSL INSULATION JOIST LINTEL L'DRY LAUNDRY LAMINATED SAFETY GLAZING LSG LAUNDRY TROUGH LTR MH MANHOLE MIR MIRROR MR MOISTURE RESISTANT MSB MAIN SWITCH BOARD NOT TO SCALE NTS 0 OVEN ORG OVERFLOW RELIEF GULLY PAN PANTRY PB PLASTERBOARD RANGE RANGEHOOD REF REFRIGERATOR S KITCHEN SINK SEW **SEWER** SS STAINLESS STEEL SW STORM WATER SHR SHOWER TBC TO BE CONFIRMED TYP **TYPICAL** RWH RAINWATER HEAD WB WEATHERBOARD WC WATER CLOSET WIR WALK IN ROBE WPM WATER PROOF MEMBRANE WTK WATER TANK



GENERAL NOTES

REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE CONSENT OF DYNAMIC ARCHITECTURAL DRAFTING &

DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE DESIGNER FOR

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE NCC AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS SPECIFICATIONS AND DRAWINGS

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE

FOLIO	126435
DESIGN WIND SPEED WIND LOADING TO AS 4055	tbc
SOIL CLASSIFICATION TO AS 2870	tbc
CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4	7
BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL BAL TO AS3959	tbc

CORROSION ENVIRONMENT TO AS/NZS 2312

KNOWN SITE HAZARDS

SCHEDULE OF AREAS EXISTING FLOOR AREA PROPOSED FLOOR AREA TBC m² 200 m² TBC m² 123200 m² TOTAL FLOOR AREA SITE AREA PROPOSED SITE COVERAGE

MODERATE

Ν **Location Plan/Satellite Imagery** 1:10000 @ A3

DESCRIPTION CONCEPT

DEVELOPMENT APPLICATION DEVELOPMENT APPLICATION - REVISED

DATE

7/09/2022

9/09/2022

15/09/2022



HOUSE HALL VISITOR ACCOMMODATION

106 McCALLUMS ROAD, FENTONBURY TAS 7140 MR. T.D.W. HALL

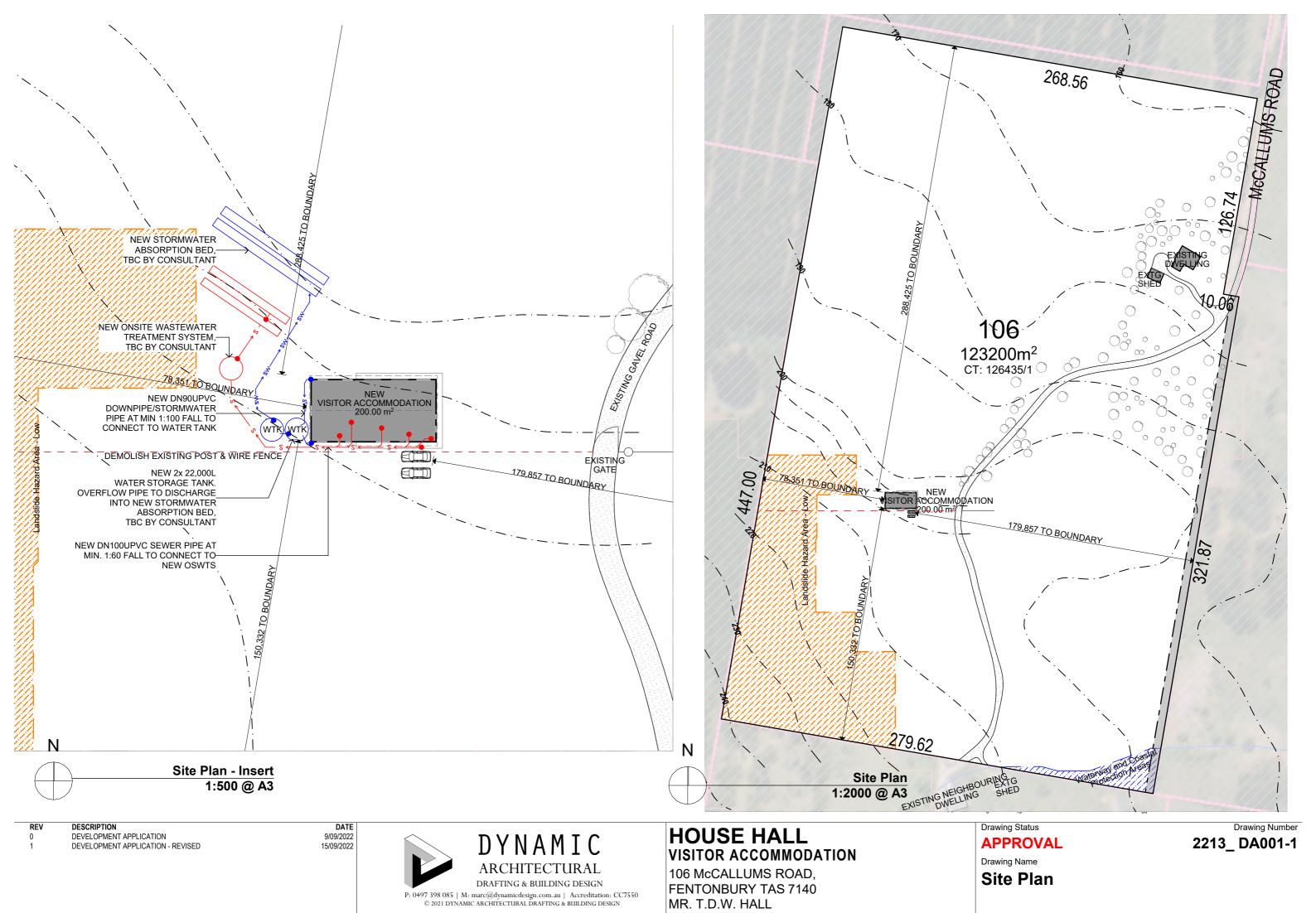
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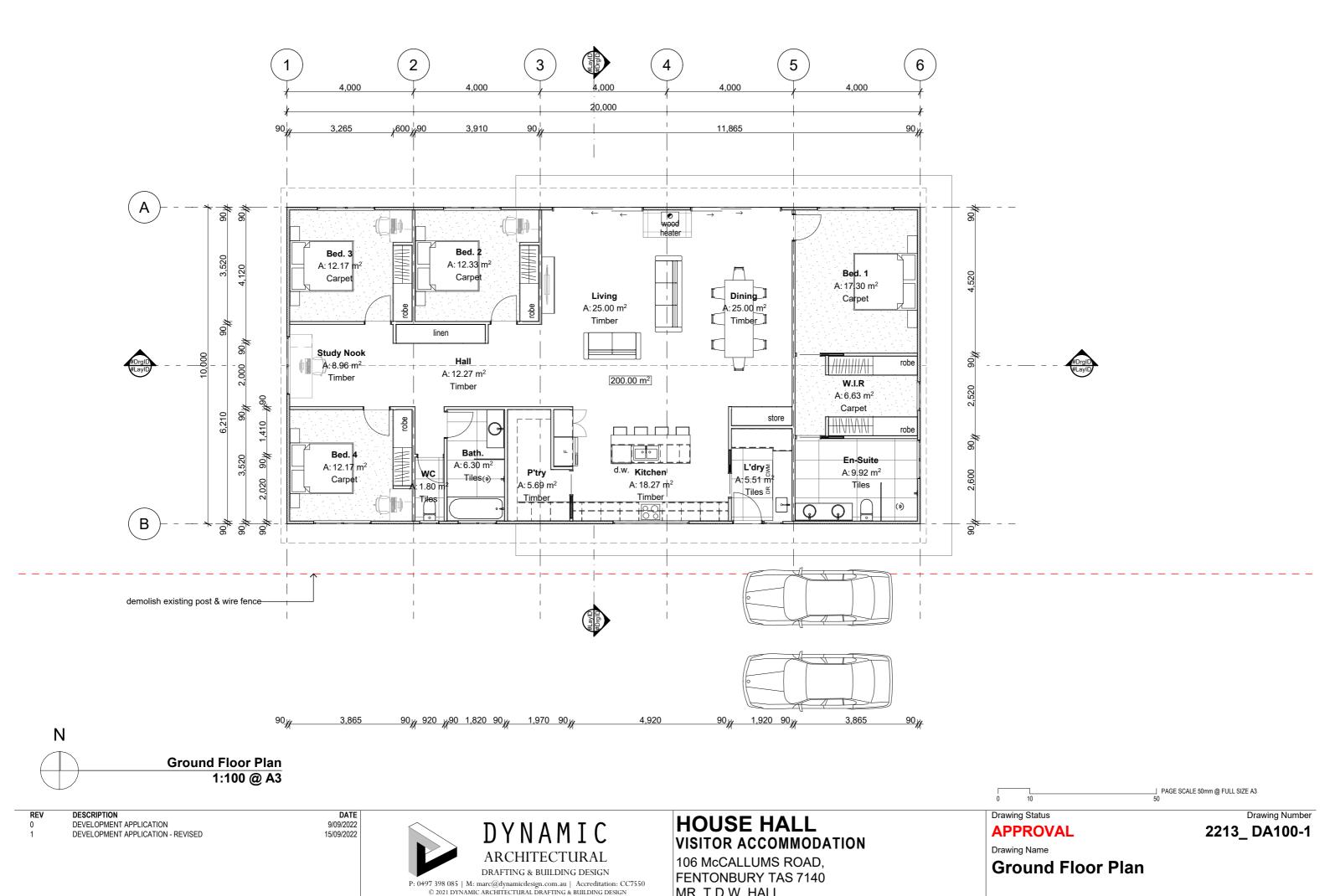
Drawing Status

Drawing Number 2213_000-2

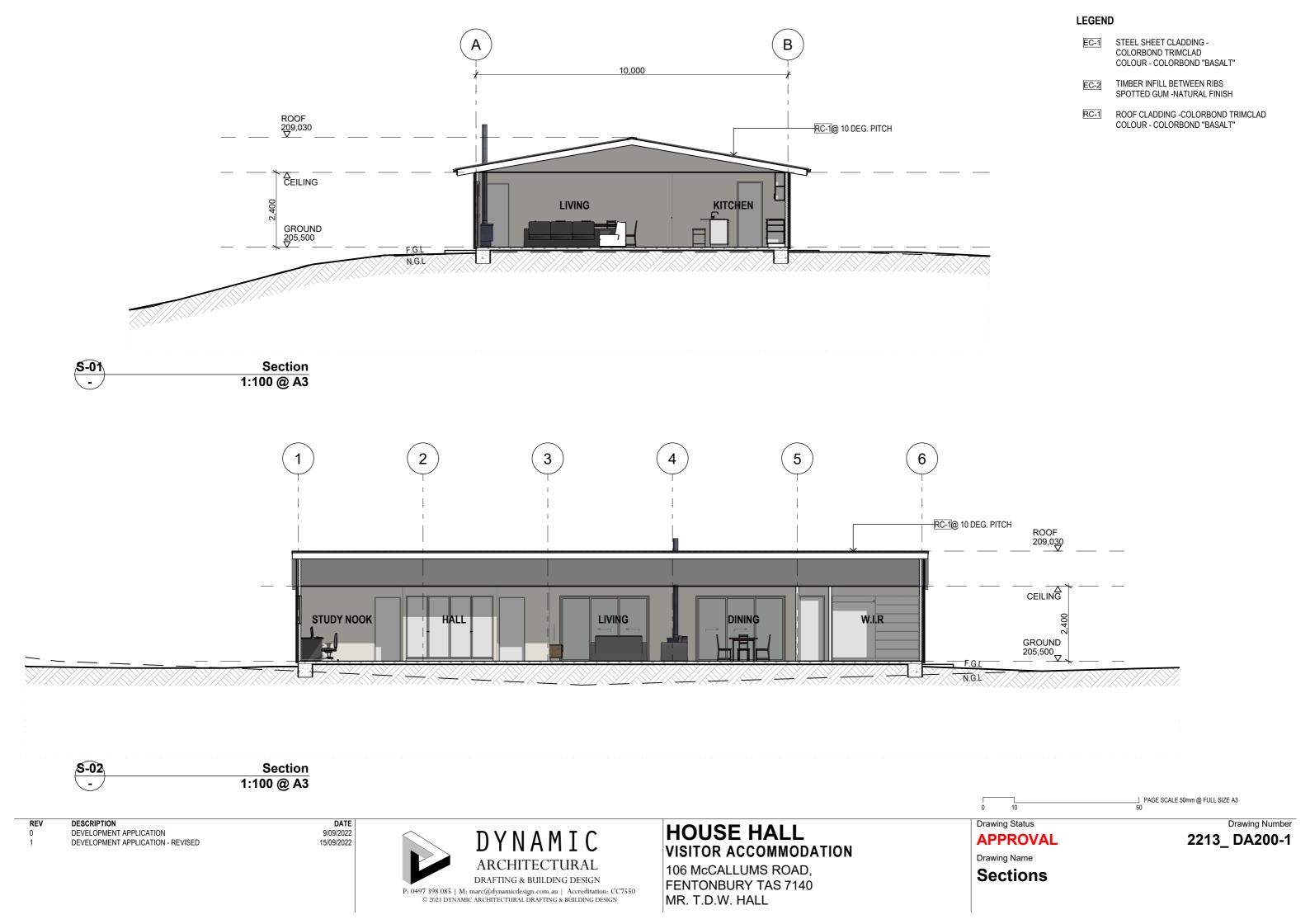
APPROVAL Drawing Name

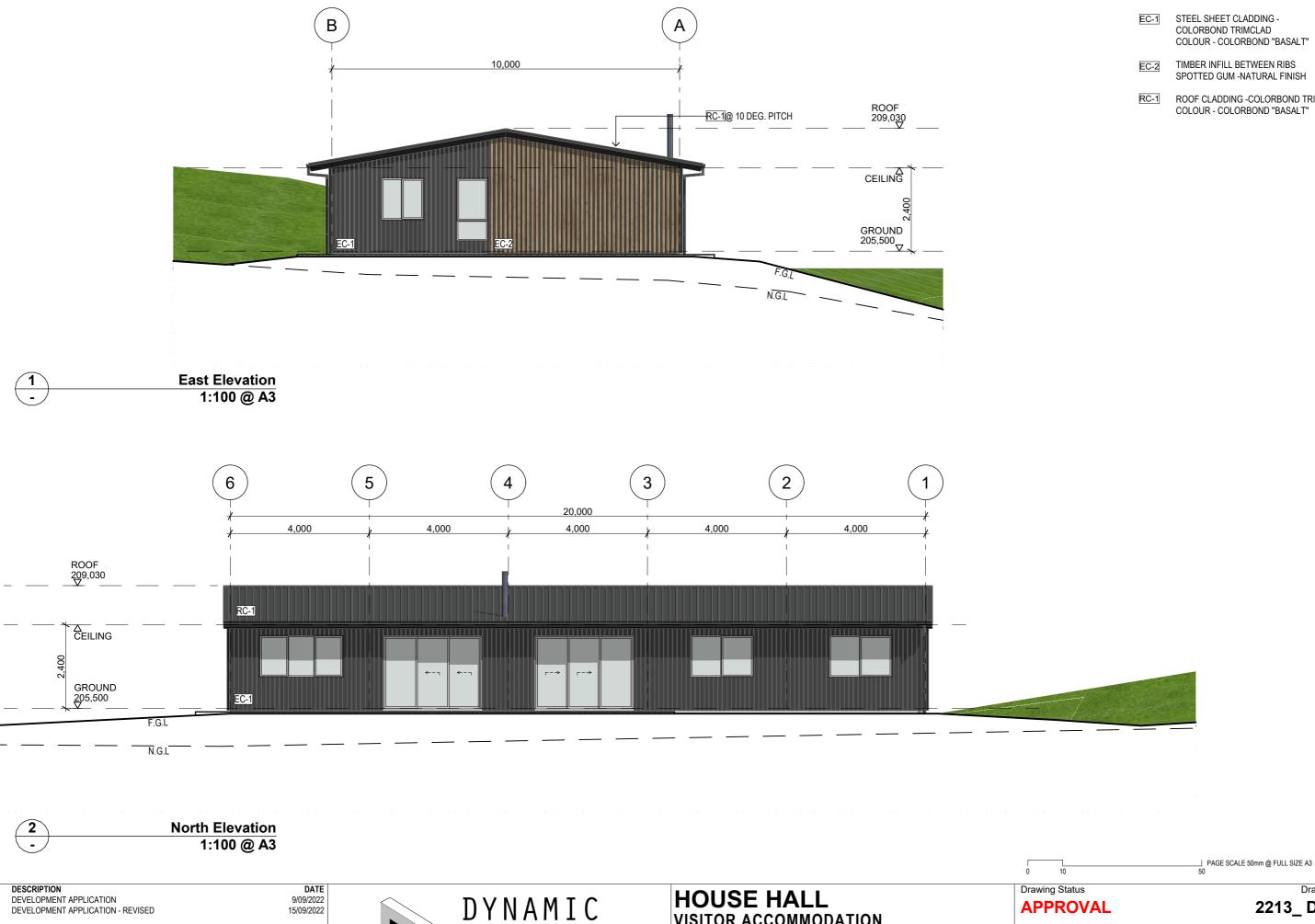
Coverpage





MR. T.D.W. HALL





ARCHITECTURAL

DRAFTING & BUILDING DESIGN

P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550 © 2021 DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

VISITOR ACCOMMODATION

106 McCALLUMS ROAD,

FENTONBURY TAS 7140

MR. T.D.W. HALL

LEGEND

EC-1 STEEL SHEET CLADDING - COLORBOND TRIMCLAD COLOUR - COLORBOND "BASALT"

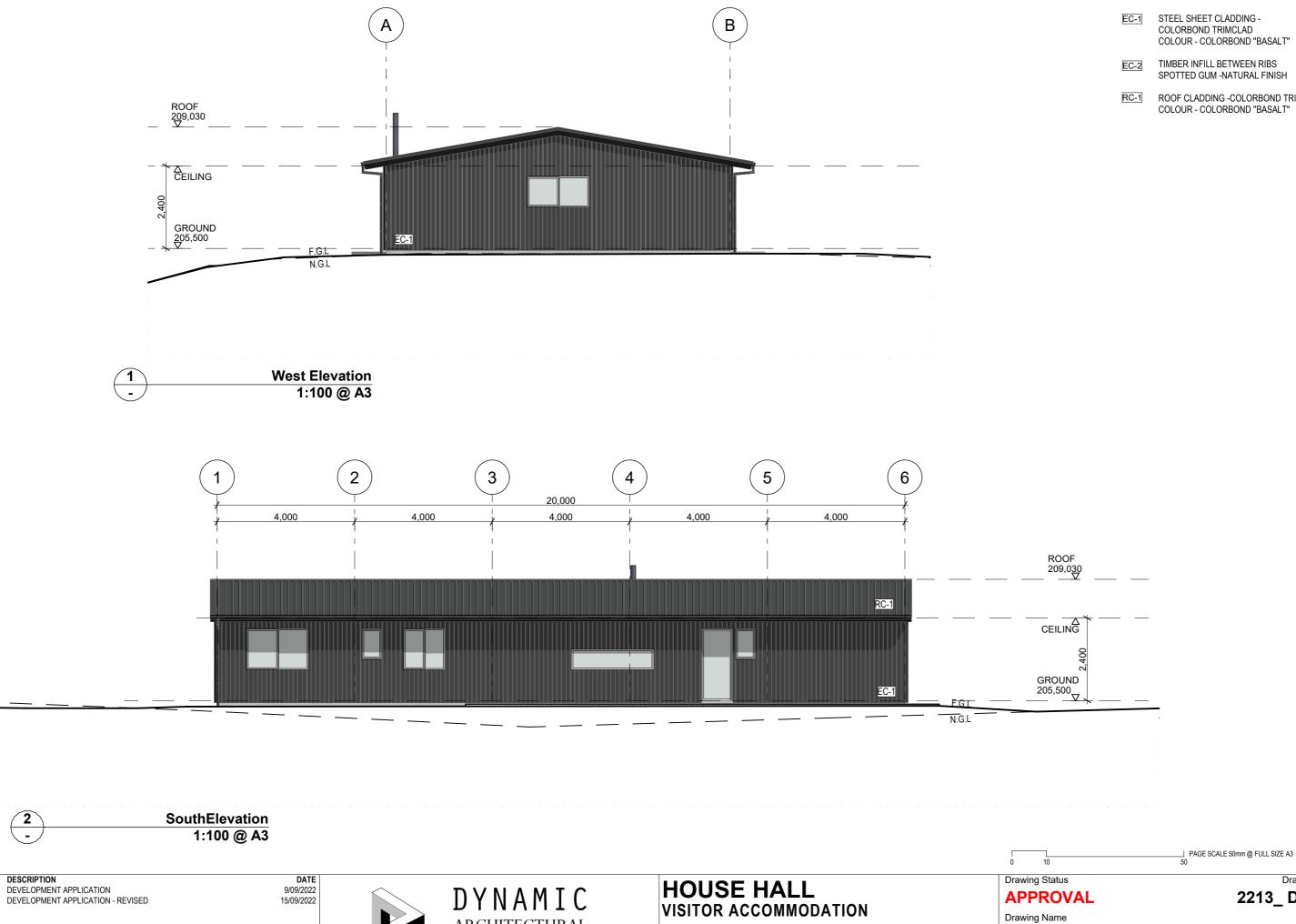
TIMBER INFILL BETWEEN RIBS SPOTTED GUM -NATURAL FINISH

> ROOF CLADDING -COLORBOND TRIMCLAD COLOUR - COLORBOND "BASALT"

Drawing Number 2213_ DA300-1

Drawing Name

Elevations 1



106 McCALLUMS ROAD,

FENTONBURY TAS 7140

MR. T.D.W. HALL

ARCHITECTURAL

DRAFTING & BUILDING DESIGN

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LEGEND

ROOF CLADDING -COLORBOND TRIMCLAD

Drawing Number 2213_ DA301-1

Elevations 2



1 East Perspective



North Perspective

DESCRIPTION

DEVELOPMENT APPLICATION

DEVELOPMENT APPLICATION - REVISED

9/09/2022 15/09/2022





Northeast Perspective



Northwest Perspective

HOUSE HALL VISITOR ACCOMMODATION

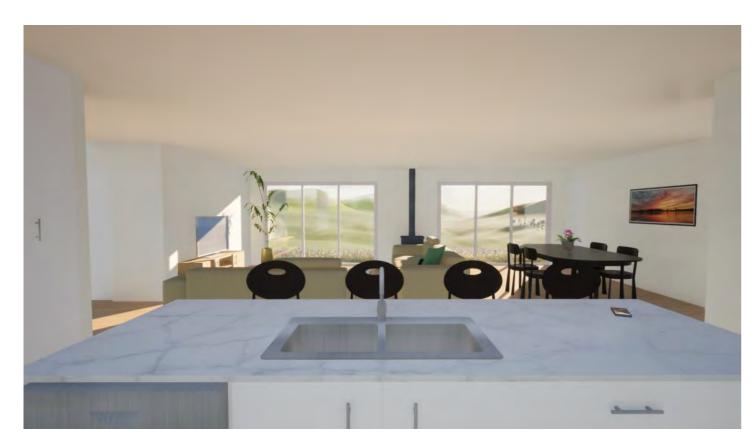
106 McCALLUMS ROAD, FENTONBURY TAS 7140 MR. T.D.W. HALL Drawing Status

APPROVAL

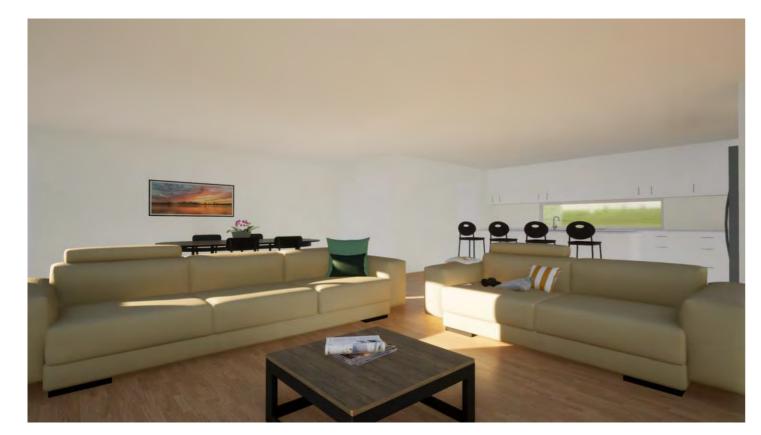
Perspectives 1

Drawing Number 2213_ DA 400-1

PAGE SCALE 50mm @ FULL SIZE A3



1 Kitchen/Dining/Living Perspective



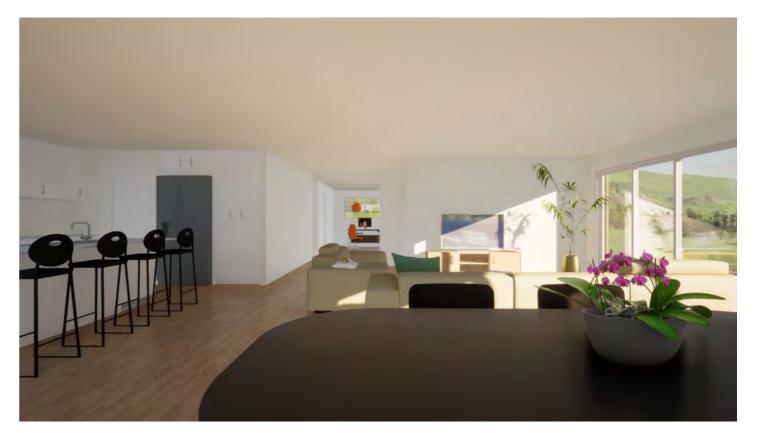
Living Perspective

DATE 9/09/2022 15/09/2022 DESCRIPTION
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION - REVISED





Dining/Living Perspective



Dining Perspective

HOUSE HALL VISITOR ACCOMMODATION

106 McCALLUMS ROAD, FENTONBURY TAS 7140 MR. T.D.W. HALL

Drawing Status **APPROVAL**

Drawing Number 2213_ DA 401-1

Drawing Name

Perspectives 2