

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:

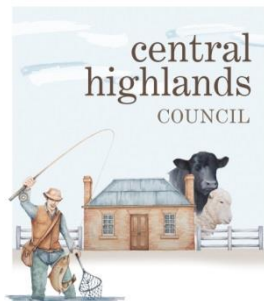
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

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.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

MARC WALTHER

Postal Address

104 BLESSINGTON STREET
SOUTH ARM

7022

Phone No:

0497398085

Fax No:

Email address

marc@dynamicdesign.com.au

Owner/s Name

TIMOTHY DENNIS WAYNE HALL

(if not Applicant)

Postal Address

P.O. BOX 297

Phone No:

0417906052

NEW NORFOLK

Fax No:

Email address:

tim231181@outlook.com

Description of proposed use and/or development:

Address of new use and development:

106 McCALLUMS ROAD, FENTONBURY TAS 7140

Certificate of Title No:

Volume No

126435

Lot No:

1

Description of proposed use or development:

VISITOR ACCOMMODATION

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

Current use of land and buildings:

SINGLE DWELLING

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

C'BOND BASALT

What is the proposed roof colour

C'BOND BASALT

What is the proposed new floor area m².

200

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

\$ 150,000

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

[Redacted Signature Box]
(if not the Owner)

Applicant Name (Please print)

[Redacted Name Box]
MARC WALTHER

Date

9-9-22

Land Owner(s) Signature

T. Hall

Land Owners Name (please print)

Timothy Hall

Date

9-9-22

Land Owner(s) Signature

[Redacted Signature Box]

Land Owners Name (please print)

[Redacted Name Box]

Date

[Redacted Date Box]

✓

[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>	

SEARCH OF TORRENS TITLE

VOLUME 126435	FOLIO 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

<p>OWNER</p> <p>FOLIO REFERENCE C.T.3984/B7 & B8</p> <p>GRANTEE</p>		<p>PLAN OF TITLE</p> <p>LOCATION</p> <p>BUCKINGHAM - ANGLESEA</p> <p>FIRST SURVEY PLAN No. 17/1 L.O., 33/2 L.O., 36/1 L.O. P.100 L.O.</p> <p>COMPILED BY</p> <p>SCALE 1:5000 LENGTHS IN METRES</p>		<p>REGISTERED NUMBER</p> <p>P126435</p> <p>APPROVED 11 NOV 1996</p> <p><i>Michael Dini</i> Recorder of Titles</p>			
<p>MAPSHEET MUNICIPAL CODE No. 105 (4827)</p>		<p>LAST UPI No 2000182 - 2000185 INCL.</p>		<p>LAST PLAN No.</p>		<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	

BALANCE PLAN

A-143

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

AL	ALUMINIUM
ADJ	ADJUSTABLE
AFL	ABOVE FLOOR LEVEL
B	BASIN
BAL	BALUSTRADE
BTH	BATH
BWK	BRICKWORK
COL	COLUMN
CBD	COLORBOND
CBW	CONCRETE BLOCK WORK
CKTP	COOKTOP
CJ	CONTROL JOINT
CL	CEILING LEVEL
CPD	CUPBOARD
CONC	CONCRETE
CR	CEMENT RENDER
CWM	CLOTHES WASHING MACHINE
DRY	DRYER
DG	DOUBLE GLAZING
DP	DOWN PIPE
DPC	DAMP PROOF COURSE
DPM	DAMP PROOF MEMBRANE
DWM	DISH WASHING MACHINE
EJ	EXPANSION JOINT
EX	EXISTING
EXTG	EXISTING
F	FIXED GLASS
FC	FIBRE 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
J	JOIST
L	LINTEL
L'DRY	LAUNDRY
LSG	LAMINATED SAFETY GLAZING
LTR	LAUNDRY TROUGH
MH	MANHOLE
MIR	MIRROR
MR	MOISTURE RESISTANT
MSB	MAIN SWITCH BOARD
NTS	NOT TO SCALE
O	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



N
Location Plan/Satellite Imagery
1:10000 @ A3

GENERAL NOTES

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

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 INSTRUCTION

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

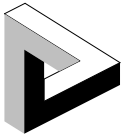
MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE NCC AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

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	
VOLUME	126435
FOLIO	1
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	
	MODERATE
KNOWN SITE HAZARDS	
N/A	
SCHEDULE OF AREAS	
EXISTING FLOOR AREA	TBC m ²
PROPOSED FLOOR AREA	200 m ²
TOTAL FLOOR AREA	TBC m ²
SITE AREA	123200 m ²
PROPOSED SITE COVERAGE	tbc%

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	CONCEPT	7/09/2022
1	DEVELOPMENT APPLICATION	9/09/2022
2	DEVELOPMENT APPLICATION - REVISED	15/09/2022

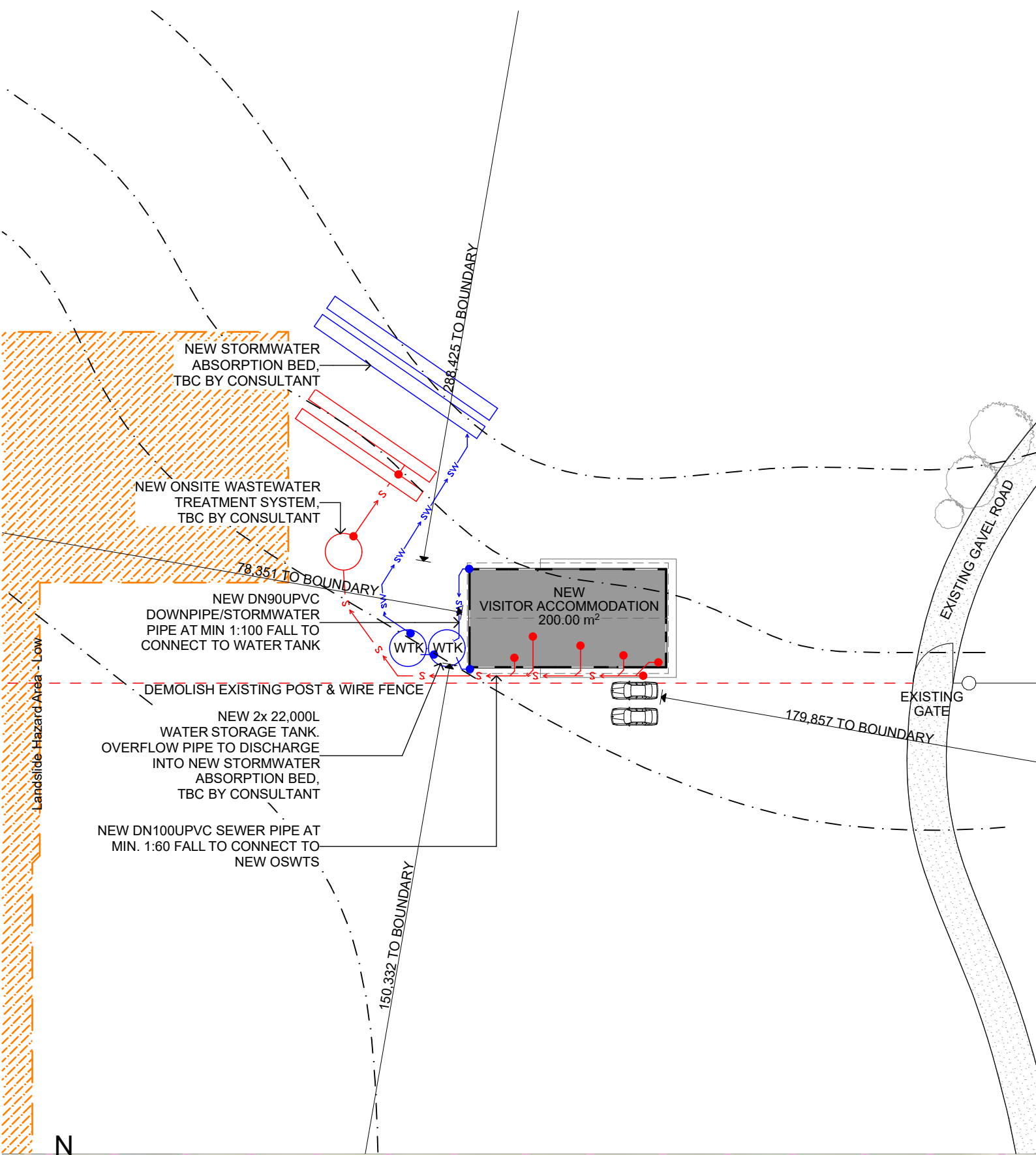


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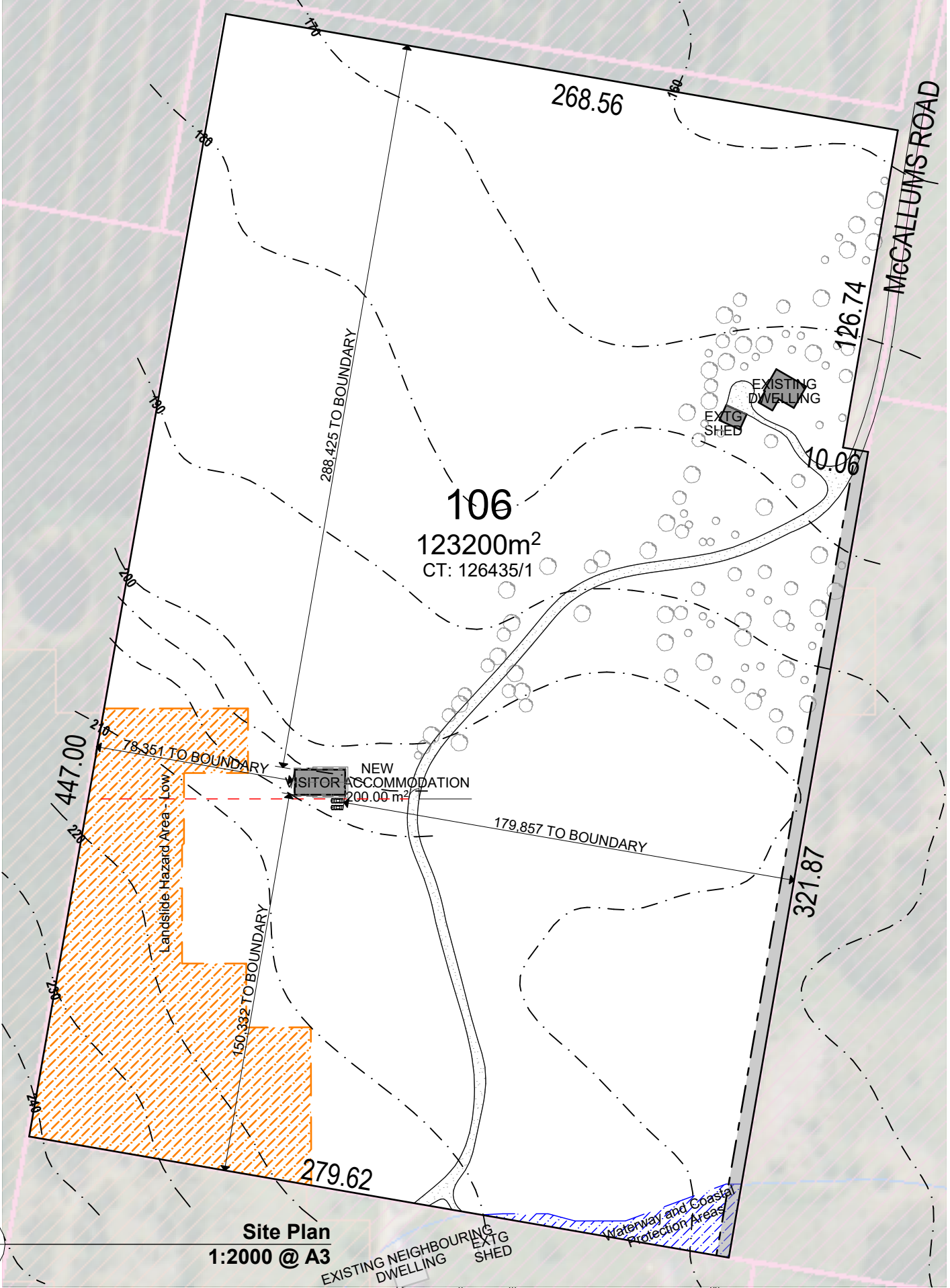
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106 McCALLUMS ROAD,
FENTONBURY TAS 7140
MR. T.D.W. HALL

Drawing Status	Drawing Number
APPROVAL	2213_ 000-2
Drawing Name	
Coverpage	



Site Plan - Insert
1:500 @ A3



Site Plan
1:2000 @ A3

REV	DESCRIPTION	DATE
0	DEVELOPMENT APPLICATION	9/09/2022
1	DEVELOPMENT APPLICATION - REVISED	15/09/2022

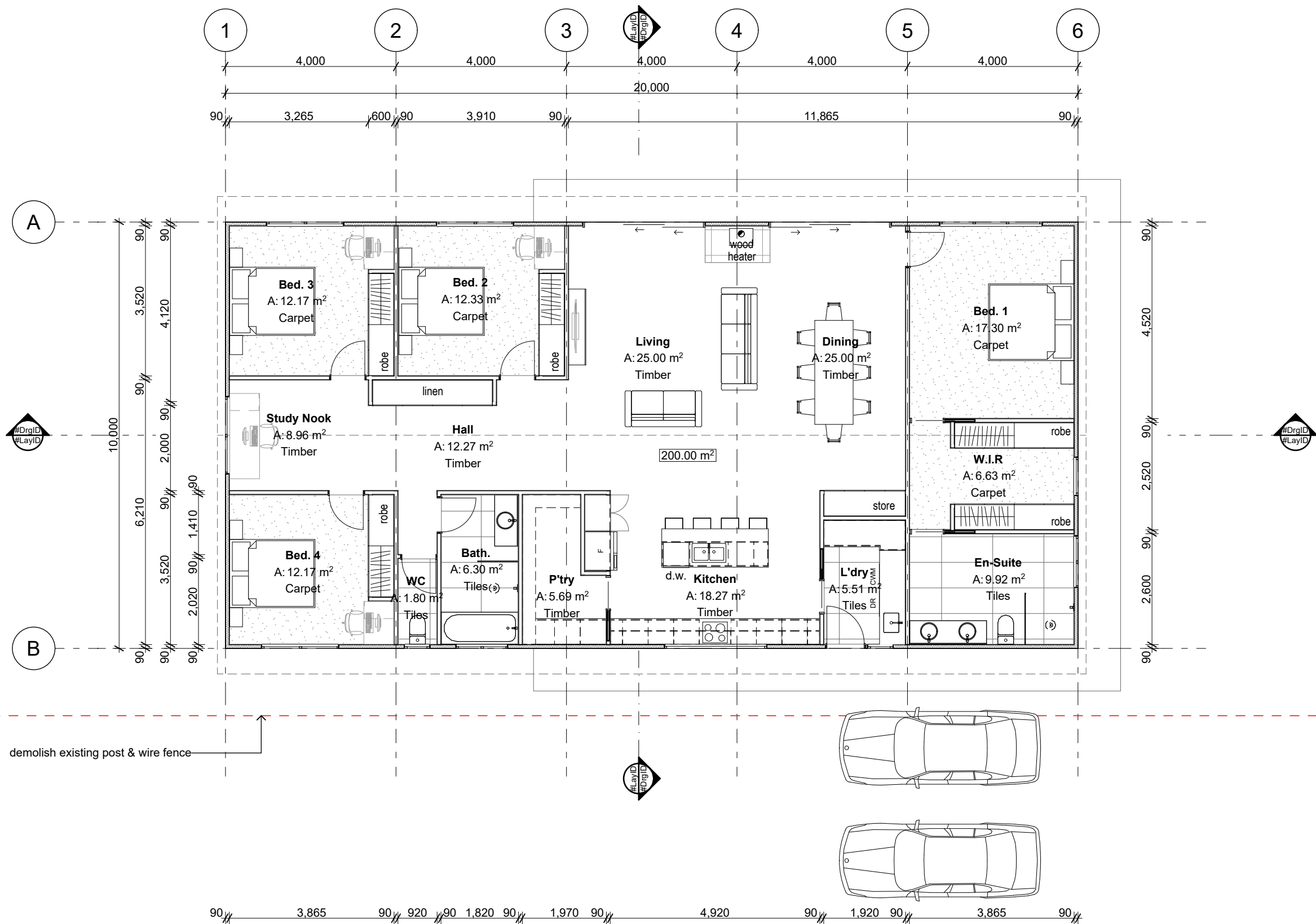


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Drawing Status	Drawing Number
APPROVAL	2213_DA001-1
Drawing Name	
Site Plan	

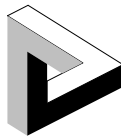


Ground Floor Plan
1:100 @ A3

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION
0	DEVELOPMENT APPLICATION
1	DEVELOPMENT APPLICATION - REVISED

DATE
9/09/2022
15/09/2022



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Drawing Status	Drawing Number
APPROVAL	2213_DA100-1
Drawing Name	
Ground Floor Plan	

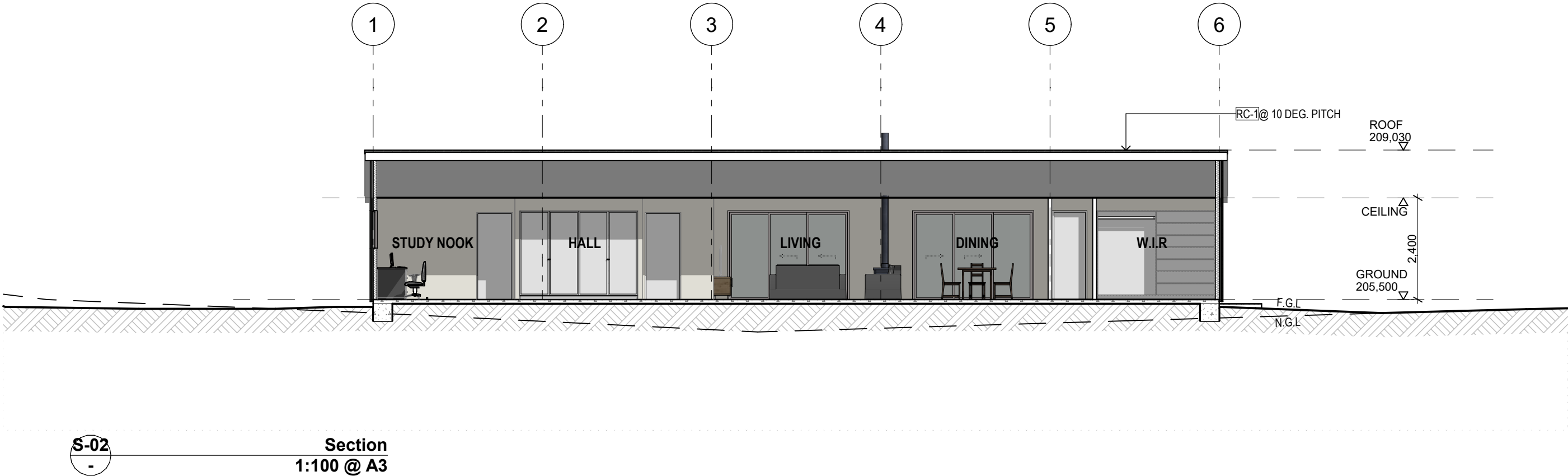
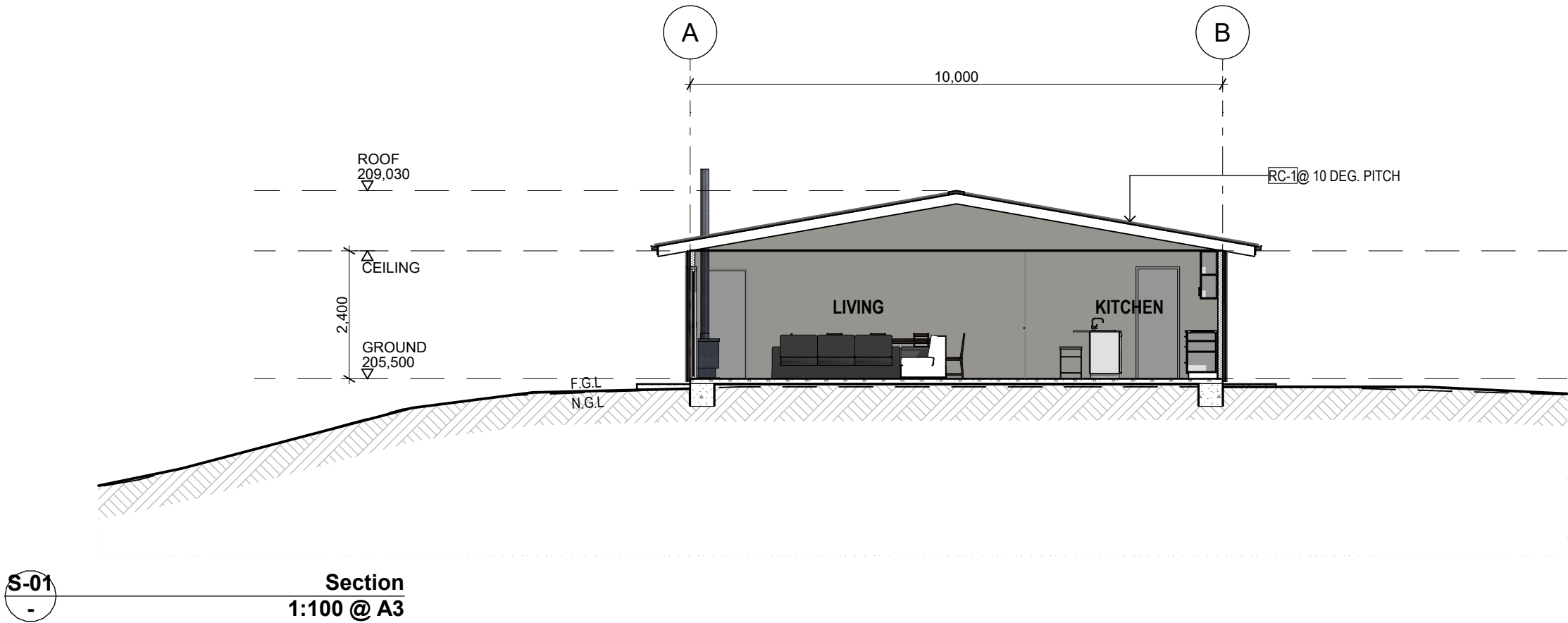
LEGEND

- EC-1

STEEL SHEET CLADDING -
COLORBOND TRIMCLAD
COLOUR - COLORBOND "BASALT"
- EC-2

TIMBER INFILL BETWEEN RIBS
SPOTTED GUM -NATURAL FINISH
- RC-1

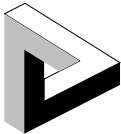
ROOF CLADDING -COLORBOND TRIMCLAD
COLOUR - COLORBOND "BASALT"



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REV	DESCRIPTION
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Drawing Status
APPROVAL
Drawing Name
Sections

Drawing Number
2213_ DA200-1

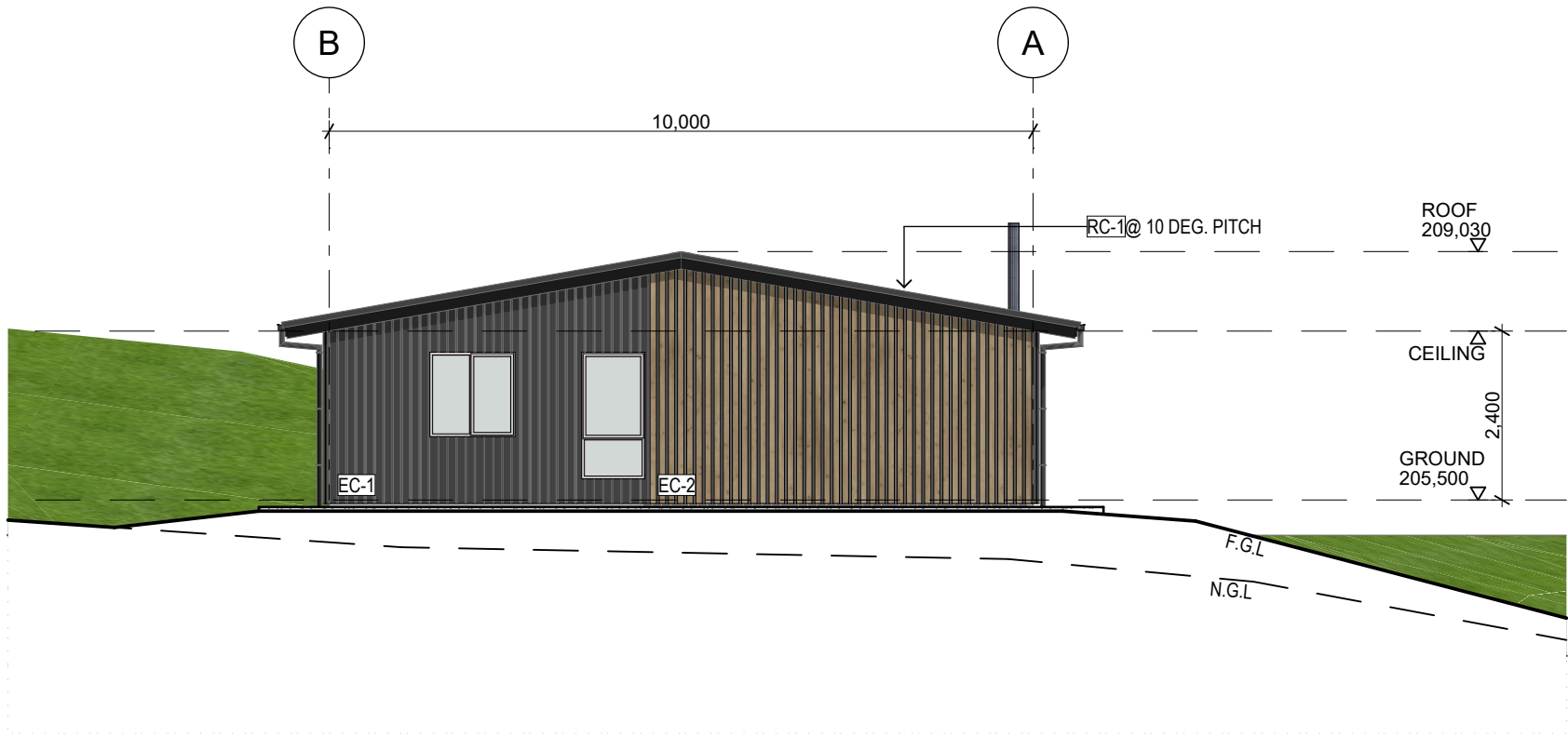
LEGEND

- EC-1

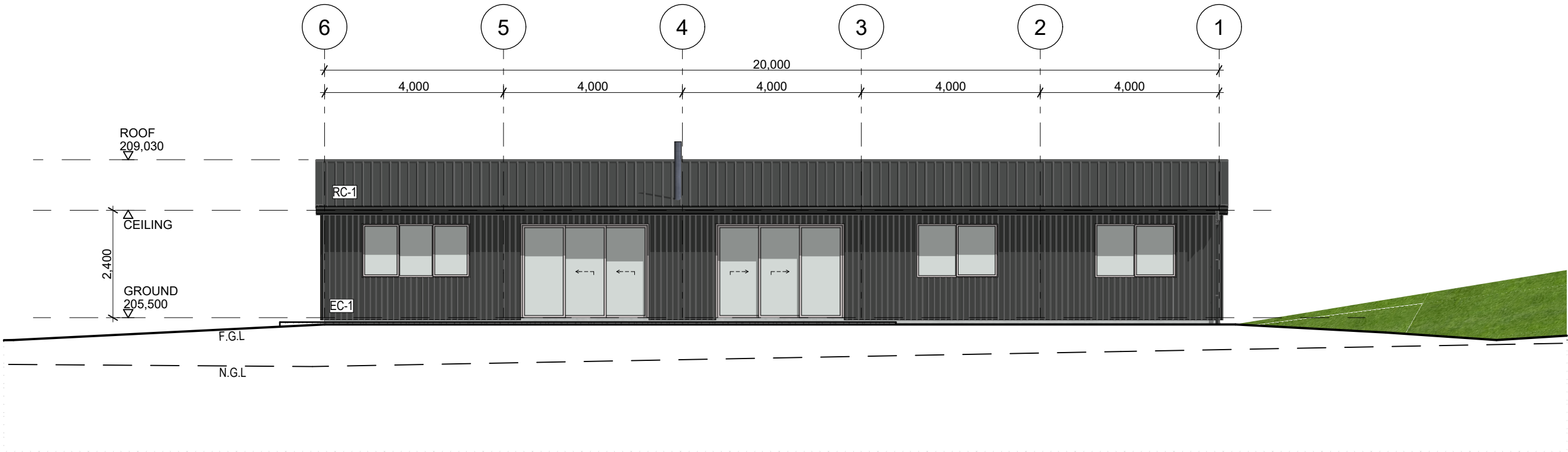
STEEL SHEET CLADDING -
COLORBOND TRIMCLAD
COLOUR - COLORBOND "BASALT"
- EC-2

TIMBER INFILL BETWEEN RIBS
SPOTTED GUM -NATURAL FINISH
- RC-1

ROOF CLADDING -COLORBOND TRIMCLAD
COLOUR - COLORBOND "BASALT"



1
-
East Elevation
1:100 @ A3

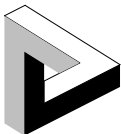


2
-
North Elevation
1:100 @ A3

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

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15/09/2022



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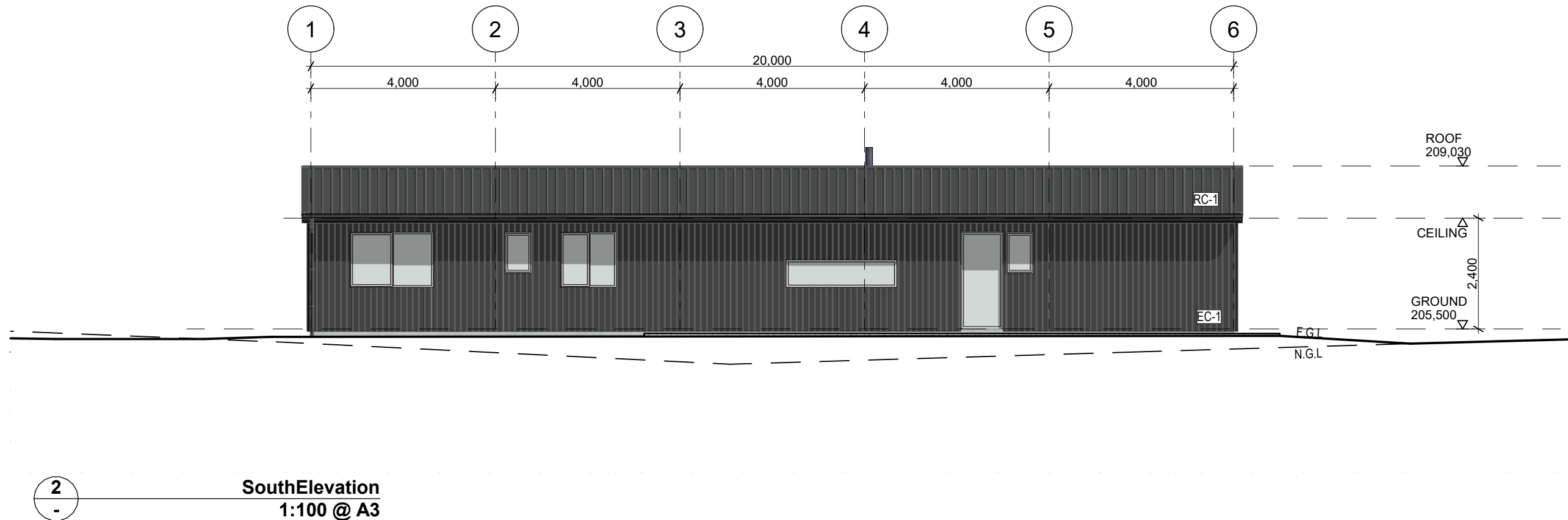
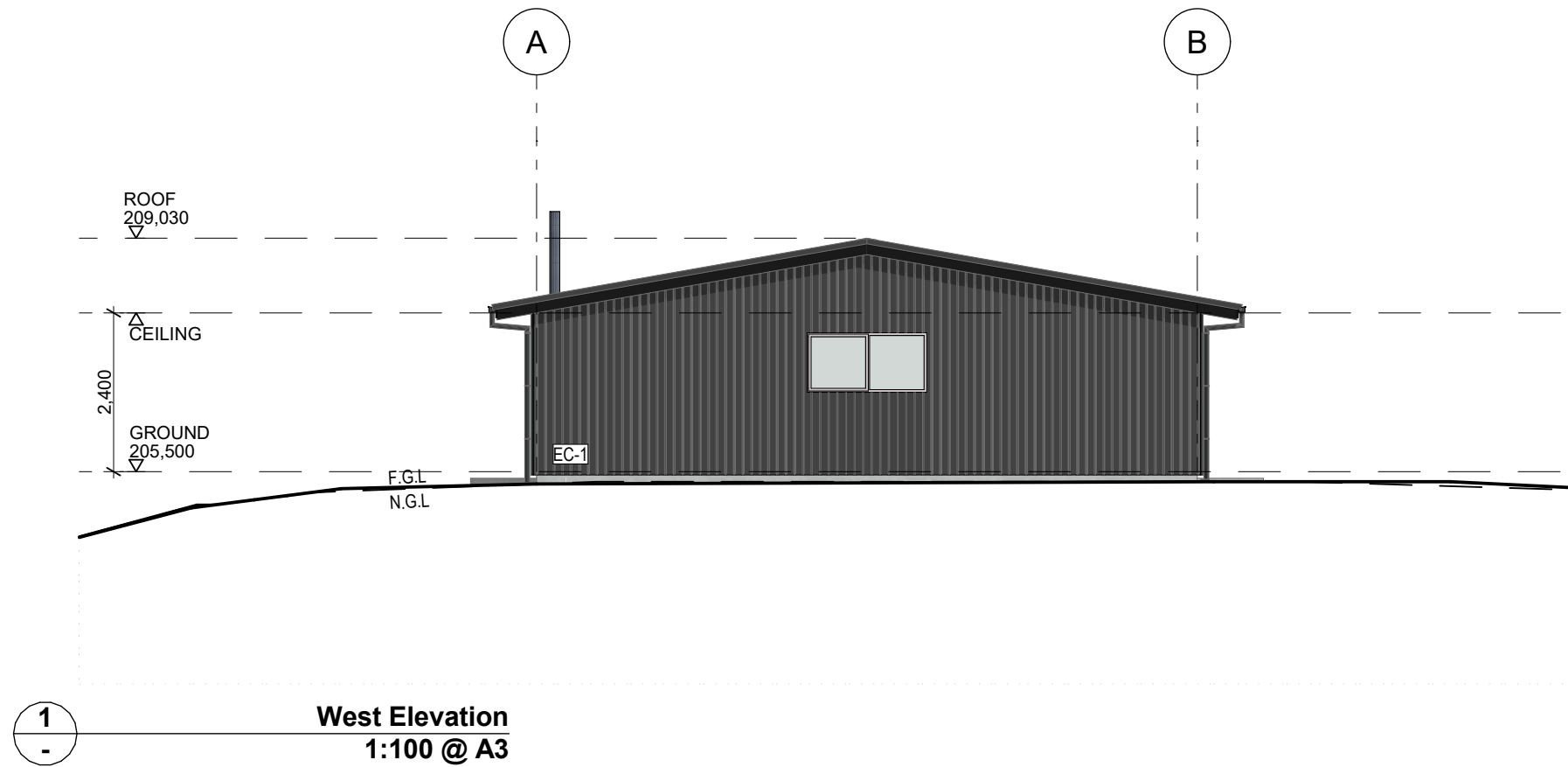
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Drawing Status
APPROVAL
Drawing Name
Elevations 1

Drawing Number
2213_ DA300-1

LEGEND

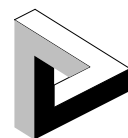
- EC-1 STEEL SHEET CLADDING -
COLORBOND TRIMCLAD
COLOUR - COLORBOND "BASALT"
- EC-2 TIMBER INFILL BETWEEN RIBS
SPOTTED GUM -NATURAL FINISH
- RC-1 ROOF CLADDING -COLORBOND TRIMCLAD
COLOUR - COLORBOND "BASALT"



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Drawing Status
APPROVAL
Drawing Name
Elevations 2

Drawing Number
2213_ DA301-1



1
-

East Perspective



2
-

Northeast Perspective



3
-

North Perspective

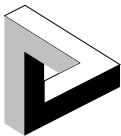


4
-

Northwest Perspective

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

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Drawing Status	Drawing Number
APPROVAL	2213_ DA 400-1
Drawing Name	
Perspectives 1	



1 Kitchen/Dining/Living Perspective



2 Dining/Living Perspective



3 Living Perspective



4 Dining Perspective

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Drawing Status	Drawing Number
APPROVAL	2213_ DA 401-1
Drawing Name	
Perspectives 2	