



DISCRETIONARY APPLICATION

For Public Display

Applicant:

J G Stanick

Location:

5 Brandum Bay Drive, Brandum

Proposal:

Outbuilding

DA Number:

DA 2023 / 00040

Date Advertised:

18 August 2023

Date Representation Period Closes:

1 September 2023

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

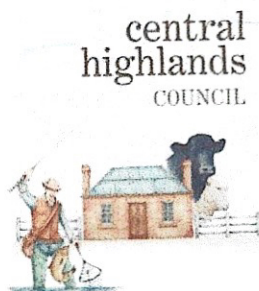
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

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

JOHN GEORGE STANICK

Postal Address

15 MARITANA PLACE

Phone No: 0408 030 545

BERRIEDALE

7011

Fax No: N/A

Email address

john.stanick70@gmail.com

Owner/s Name

AS ABOVE

(if not Applicant)

Postal Address

-

Phone No: -

-

Fax No: -

Email address:

-

Description of proposed use and/or development:

Address of new use and development:

5 BRANDUM BAY DRIVE, BRANDUM

Certificate of Title No:

Volume No

138829

Lot No:

18

Description of proposed use or development:

6m x 4m SHED USED FOR STORAGE

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

Current use of land and buildings:

SHACK

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

CLASSIC CREAM

What is the proposed roof colour

DEEP OCEAN BLUE

What is the proposed new floor area m².

24.0m²

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

\$ 19,000-

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 ☒
No ☒

Tick ✓

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)

JOHN G STANICK

Date

25/7/23

Land Owner(s) Signature

J. G. Stanick

Land Owners Name (please print)

JOHN G. STANICK

Date

25/7/23

Land Owner(s) Signature

Land Owners Name (please print)

Date

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)

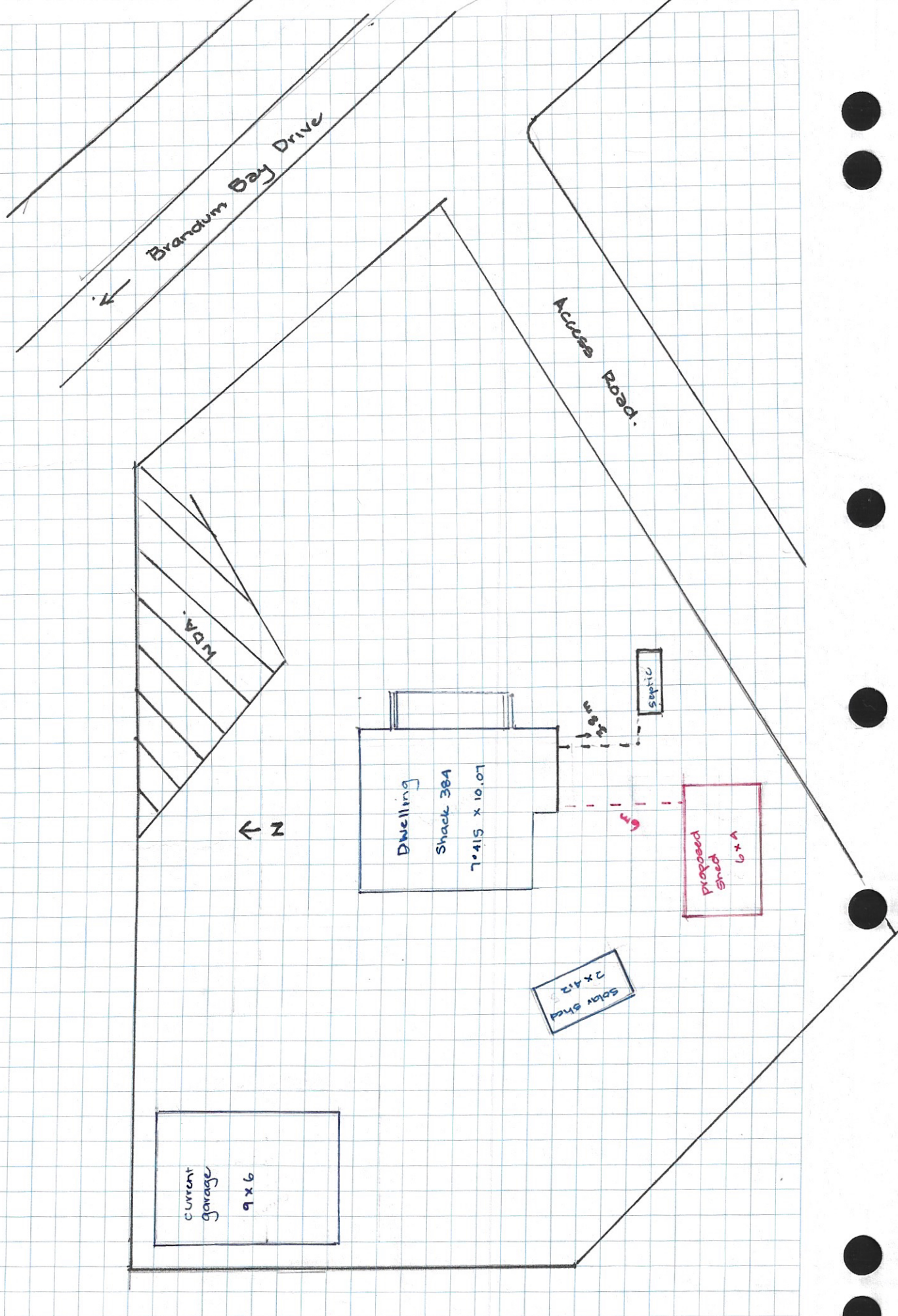
Submission of Application

Applications can be submitted in a number of ways as follows:

- Electronically: Email to development@centralhighlands.tas.gov.au
- Post: 19 Alexander Street, BOTHWELL 7030
- In Person: Development & Environmental Services Office, 19 Alexander Street, Bothwell 7030

Scale: 0.85 square = 1 meter

Lot 18 - Shack 384





Steeline Hobart

ABN: 75 009 543 506

Phone: (03) 6249 4988

Address: 1 Whitestone Drive
Austins Ferry TAS 7011

Fax: (03) 6249 3838

Email: tassiesheds@steeline.com.au

Web: www.steeline.com.au

Quotation

No: 381054

Date: 14/07/2023

Valid: 30 Days

John Stanick
5 Brandum Bay Drive
Brandum TAS 7304
M: 0408030545

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

Building Specifications

Building Length: 6.00m
Building Width: 4.00m
Wall Height: 2.40m
Roof Pitch: 20.0°
Roof Sheeting: Corrugated 0.42 BMT - Colour: To Be Advised
Wall Sheeting: Steelclad 0.42 BMT - Colour: To Be Advised
P/A Doors: 1 x Personal Access Door (2040 x 1640) - Colour (To Be Advised)

Ember Guard: Ember Proof Steel Mesh

Quotation Amount

Building Kit Price:	\$ 8,750.00
Building Erection Cost:	\$ 4,250.00
Concrete Slab Cost:	<u>\$ 6,000.00</u>
Quotation Amount including GST:	\$ 19,000.00

Please Note - Concrete Slab Price is an estimate only and is conditional to a clear and level site TBC upon a site inspection.

- This Shed Kit Has not been Fire Rated
- Straps to be provided to Guttering.

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. Manufacture lead time of 12-16 weeks- Schedule of Delivery
4. Customer to give separate written notification to proceed with ordering
5. and manufacture of Structure materials

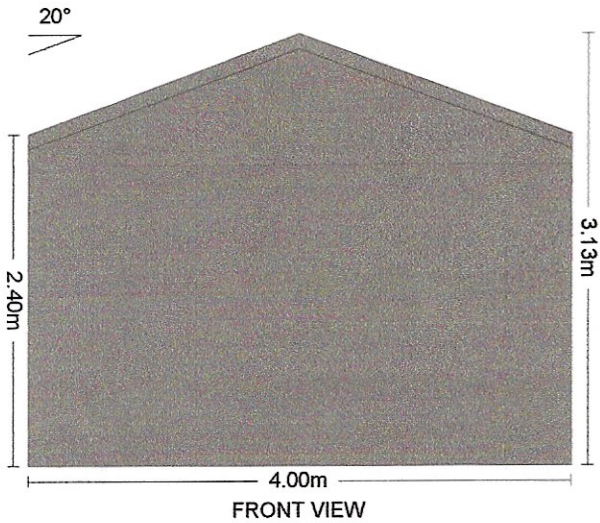
If you wish to proceed with ordering this building, please sign and return the attached Terms and Conditions page with your deposit to the above address. You will also need to have your final colours selected at this time. Colours cannot be changed once the building is ordered.

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.

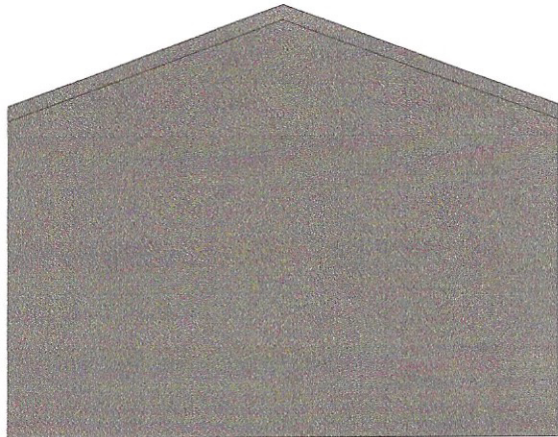
Regards
Damien Clark



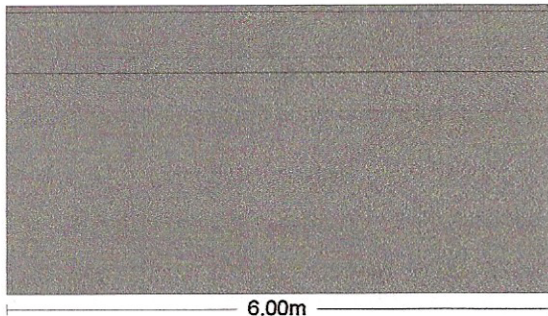
Steeline Hobart		Quotation	
ABN:	75 009 543 506	Phone:	(03) 6249 4988
Address:	1 Whitestone Drive Austins Ferry TAS 7011	Fax:	(03) 6249 3838
Email:	tassiesheds@steeline.com.au	No:	381054
Web:	www.steeline.com.au	Date:	14/07/2023
		Valid:	30 Days



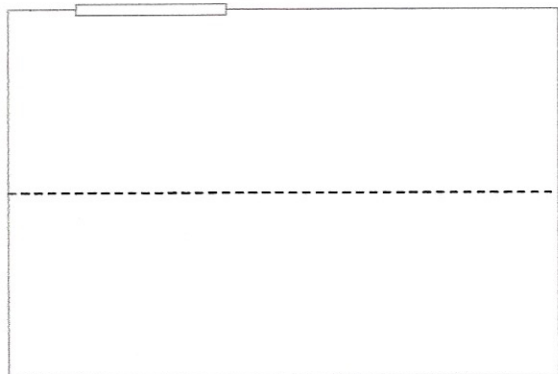
FRONT VIEW



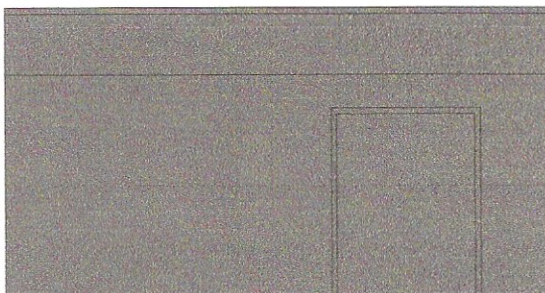
REAR VIEW



FRONT ELEVATION



PLAN VIEW



REAR ELEVATION

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Specifications Summary

Wind Design Speed

Wind Region	Region: A4, Terrain Category: 2.00, Importance Level: 2
Wind Multipliers	Md: 1.00, Mc: 1.00, Mz: 0.91, Ms: 1.00, Mt: 1.16
Design Speed	47.42 m/s
Snow Load	5.69 kPa

Portal Frames

End Portal Frame	C15024
Internal Portal Frame	C15024
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 96mm 1.20 BMT
Purlin Spacing	668mm

Side Wall Girts

Side Wall Girt	TopHat 96mm 1.20 BMT
Side Wall Girt Spacing	975mm

End Wall Girts

End Wall Girt	TopHat 96mm 1.20 BMT
End Wall Girt Spacing	975mm

Bays

Bay Count	2
Bay Sizes	3.00m, 3.00m

Rain Goods

Gutter	Quad 115 Gutter - Colour: To Be Advised
Barge Cap	Steeline Barge Roll - Colour: To Be Advised
Ridge Cap	Type 113 Ridge Cap 20 deg 0.55 - Colour: To Be Advised

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



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The following map, obtained from Google Maps Imagery (©2023 Google), shows the site location:



The design wind speed for this site is 47.42 m/s in accordance with AS/NZS 1170.2:2021.

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Quotation

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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: _____