

## **DISCRETIONARY APPLICATION**

### ***For Public Display***

**Applicant:**

J I Triffett

**Location:**

32 Patrick Street, Bothwell

**Proposal:**

Outbuilding

**DA Number:**

DA 2023/65

**Date Advertised:**

4 December 2023

**Date Representation Period Closes:**

18 December 2023

**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 Office at 19 Alexander Street, Bothwell 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.: 7439753

Date Received: 27/11/23

## 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

JOSEPH TRIFFETT

#### Postal Address

32 PATRICK ST

Phone No: 042 8967329

BOTHWELL

7030

Fax No: \_\_\_\_\_

#### Email address

#### 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:

32 PATRICK ST BOTHWELL

#### Certificate of Title No:

Volume No

Lot No:

#### Description of proposed use or development:

GARAGE.

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

#### Current use of land and buildings:

GARAGE. (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

COTTAGE GREEN.

What is the proposed roof colour

COTTAGE GREEN.

What is the proposed new floor area m<sup>2</sup>.

7.4 m x 10 m

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

\$ 23 000

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

JOSEPH TRIFFETI  
(if not the Owner)

Applicant Name (Please print)

JOSEPH TRIFFETI

Date

27. 11. 2023

Land Owner(s) Signature

JOSEPH TRIFFETI

Land Owners Name (please print)

JOSEPH TRIFFETI

Date

27. 11. 2023

Land Owner(s) Signature

Land Owners Name (please print)

Date



## Information & Checklist sheet

		✓
1.	A completed Application for Planning Approval – Use and Development form. <i>Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.</i>	<input checked="" type="checkbox"/>
2.	A current copy of the Certificate of Title for all lots involved in the proposal. <i>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.</i>	<input checked="" type="checkbox"/>
3.	Two (2) copies of the following information -	<input type="checkbox"/>
a)	An analysis of the site and surrounding area setting out accurate descriptions of the following -	<input type="checkbox"/>
(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;	
(v)	any existing buildings on the site;	
(vi)	adjoining properties and their uses; and	
(vii)	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 -	<input type="checkbox"/>
(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)	any proposed private or public open space or communal space or facilities;	
(xii)	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 elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level, including any proposed cut or fill.	<input type="checkbox"/>
4.	A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and the Central Highlands Interim Planning Scheme 2015, including for industrial and commercial uses, the hours of operation, number of employees, details of any point source discharges or emissions, traffic volumes generated by the use and a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.	<input type="checkbox"/>
5.	Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	

### 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)

### Submission of Application

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

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

### SEARCH OF TORRENS TITLE

VOLUME 32761	FOLIO 2
EDITION 4	DATE OF ISSUE 05-Feb-2010

SEARCH DATE : 21-Nov-2023

SEARCH TIME : 03.24 PM

### DESCRIPTION OF LAND

Town of BOTHWELL

Lot 2 on Sealed Plan 32761

Derivation : Part of 1A-0R-28Ps (Sec. K.) Gtd to J Merry  
(junior)

Prior CT 4411/24

### SCHEDULE 1

C442335 & C738109 JOSEPH ISAAC TRIFFETT Registered  
05-Feb-2010 at noon

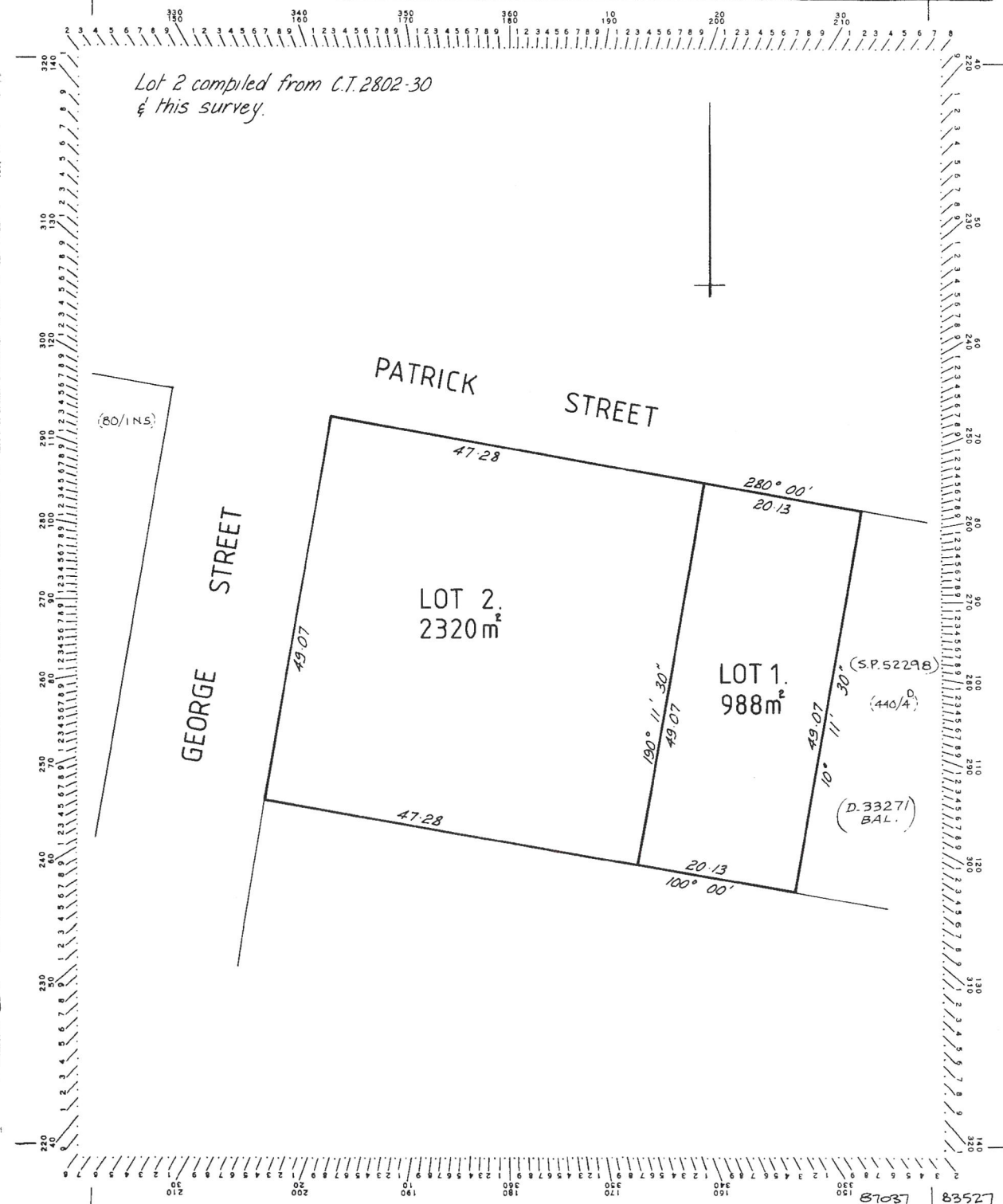
### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
C442336 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 11-Mar-2003 at 12.02 PM

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: <i>L. C. White.</i>	<b>PLAN OF SURVEY</b> by Surveyor <i>R. A. Connor</i> of land situated in the	Registered Number: <b>S. P32761</b>
Title Reference: <i>C.T. 2802-30</i>	<b>TOWN OF BOTHWELL</b>	Approved: <i>29 OCT 1987</i>
Grantee: <i>Part of 1°0'28" Granted to Jno Merry(Junior.)</i>		Effective from: <i>29 OCT 1987</i>
SCALE 1: 500. MEASUREMENTS IN METRES		Recorder of Titles





Neighbouring Property

GARDEN  
SHEED

7000 mm

DWELLING

26000 mm

BOUNDARIE

1000 m

1000 m

SHED

SHED

10000 mm  
PROPOSED  
NEW  
GARAGE

DRIVEWAY

7.400 mm

19600 mm

Boundarie

Boundarie

Shed

Shed

1000 mm

DWELLING

PROPOSED  
CARPORT

5000 mm

4000 mm

DRIVEWAY



Building Specification – Drawings

