

DISCRETIONARY APPLICATION

For Public Display

Applicant:

J R Allwright

Location:

460 Jones River Road, Ellendale

Proposal:

Visitor Accommodation

DA Number:

DA 2023/66

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 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



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.: 2946633

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

James Allwright

Postal Address

P.O. Box 29

Phone No:

0448 297 689

OUSE

7140

Fax No:

Email address

jonesriver59@gmail.com

Owner/s Name

James Allwright 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:

470
Jones River Rd (listed as 460 Jones River Rd)

Certificate of Title
No:

Volume No

Lot No:

which is homestead but
this one is secondary house
that has been designated
470.

Description of
proposed use or
development:

Change of USE to AirBB

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

Current use of land
and buildings:

Farm accommodation.

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

What is the proposed roof colour

What is the proposed
new floor area m².

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

\$

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)

Date

Land Owner(s) Signature

Land Owners Name (please print)

James Allwright

Date

27/11/23

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 - 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; (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 - (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 checked="" 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 checked="" type="checkbox"/>
5.	Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	<input checked="" type="checkbox"/>

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)

SEARCH OF TORRENS TITLE

VOLUME 172187	FOLIO 1
EDITION 3	DATE OF ISSUE 20-Sep-2021

SEARCH DATE : 27-Nov-2023

SEARCH TIME : 10.26 AM

DESCRIPTION OF LAND

Parish of ARGYLE Land District of BUCKINGHAM
 Lot 1 on Sealed Plan 172187
 Derivation : Part of 1110 Acres and 478 Acres
 Gtd. to Walter Angus Bethune
 Prior CT 155528/1

SCHEDULE 1

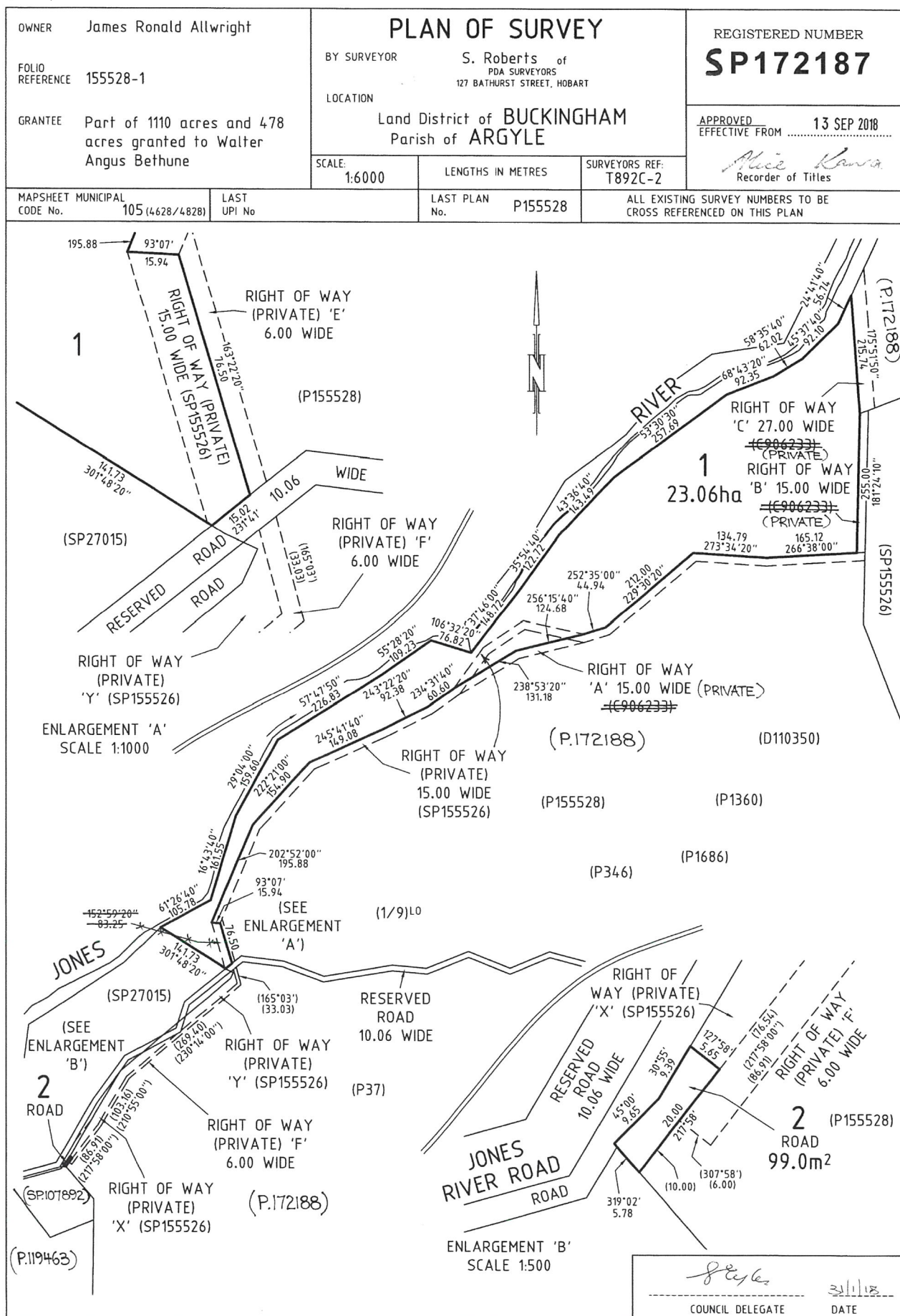
C155306 TRANSFER to JAMES RONALD ALLWRIGHT Registered
 28-Jun-2001 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP172187 EASEMENTS in Schedule of Easements
 SP172187 FENCING PROVISION in Schedule of Easements
 SP172187 WATER SUPPLY RESTRICTION
 SP172187 SEWERAGE AND/OR DRAINAGE RESTRICTION
 E87503 MORTGAGE to Rural Bank Limited Registered
 18-Oct-2017 at 12.01 PM
 E266316 MORTGAGE to Regional Investment Corporation
 Registered 20-Sep-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



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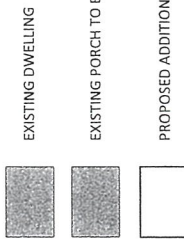
No unregistered dealings or other notations

NOTES

CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION & AS 3959 FOR BUSHFIRE ATTACK LEVEL (BAL) 12.5

GLAZING TO BE IN ACCORDANCE WITH AS 1288 AND AS 2047

DESIGN WIND SPEED 41m/s N3



GLAZING LESS THAN 400MM FROM A SURFACE BELOW:
Where glazing is less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18° to the horizontal and extending more than 110mm in width from the window/door frame shall
(a) be screened by a bushfire shutter- or
(b) the portion of the window or door lower than 400mm shall be screened with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium.

FLOOR AREAS

EXISTING DWELLING

DWELLING	66.9m ²
PORCH	12.8m ²
DECKS	7.5m ²

DWELLING WITH PROPOSED ADDITIONS/ENCLOSURES

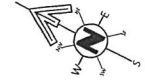
DWELLING	104.7m ²
DECKS	26.8m ²

WINDOW & DOOR SCHEDULE

ITEM	SIZE (h x w)	DESCRIPTION	QTY
W6	600X1810	ALUMINIUM AWNING DG (EXISTING RELOCATED)	1 (STORAGE)
W7	640X1500	ALUMINIUM AWNING DG	1 (STORAGE)
W8	1030X350	ALUMINIUM AWNING & FIXED DG	1 (OFFICE)
W9	1030X1810	ALUMINIUM AWNING & FIXED DG	1 (OFFICE)
D5	2040X1810	SLIDING GLASS DOOR (EXISTING RELOCATED)	1 (OFFICE TO DECK)
D6	2100X2410	SLIDING GLASS 3 PANEL DOOR DG	1 (LIVING TO DECK)
D7	2100X2410	SLIDING GLASS 3 PANEL DOOR DG	1 (LIVING TO DECK)
D8	2100X820	INTERNAL HINGED	1 (ENTRY HALL)
D9	2100X820	INTERNAL HINGED	1 (OFFICE)
D10	2100X820	INTERNAL HINGED	1 (STORAGE)

ELECTRICAL LEGEND

ITEM	DESCRIPTION	QTY
⊕	EXTERNAL WALL MOUNTED WEATHERPROOF LIGHT	1
⊕	BATTERY LIGHT HOLDER	5
▽	DOUBLE GPO	8
⌚	SINGLE LIGHT SWITCH	4



DIMENSION NOTE:
Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimension, setbacks and levels be confirmed on site by the Builder / surveyor / or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder / sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has made to the general notes.

This drawing & design shown is the property of Longview Design and shall be copied or reproduced in part or in whole in any form with out the written permission of Longview Design. It shall be used only by the client of Longview Design for the project for which it was provided

Longview Design & Drafting
33 Madison Ave Brighton
Tasmania 7030
PH: 0362 633 516
MOB: 0407 876 711
pasakrause@hotmail.com
Accreditation No: cc371s
www.longviewdesign.com.au

CLIENT NAME:
JONES RIVER COMPANY

PROJECT ADDRESS:
**460 JONES RIVER RD
ELLENDALE TAS 7140**

DATE:
21 MAY 2019

REVISION NO:
R:0

DRAWN BY:
TLR

SCALE:
1:100

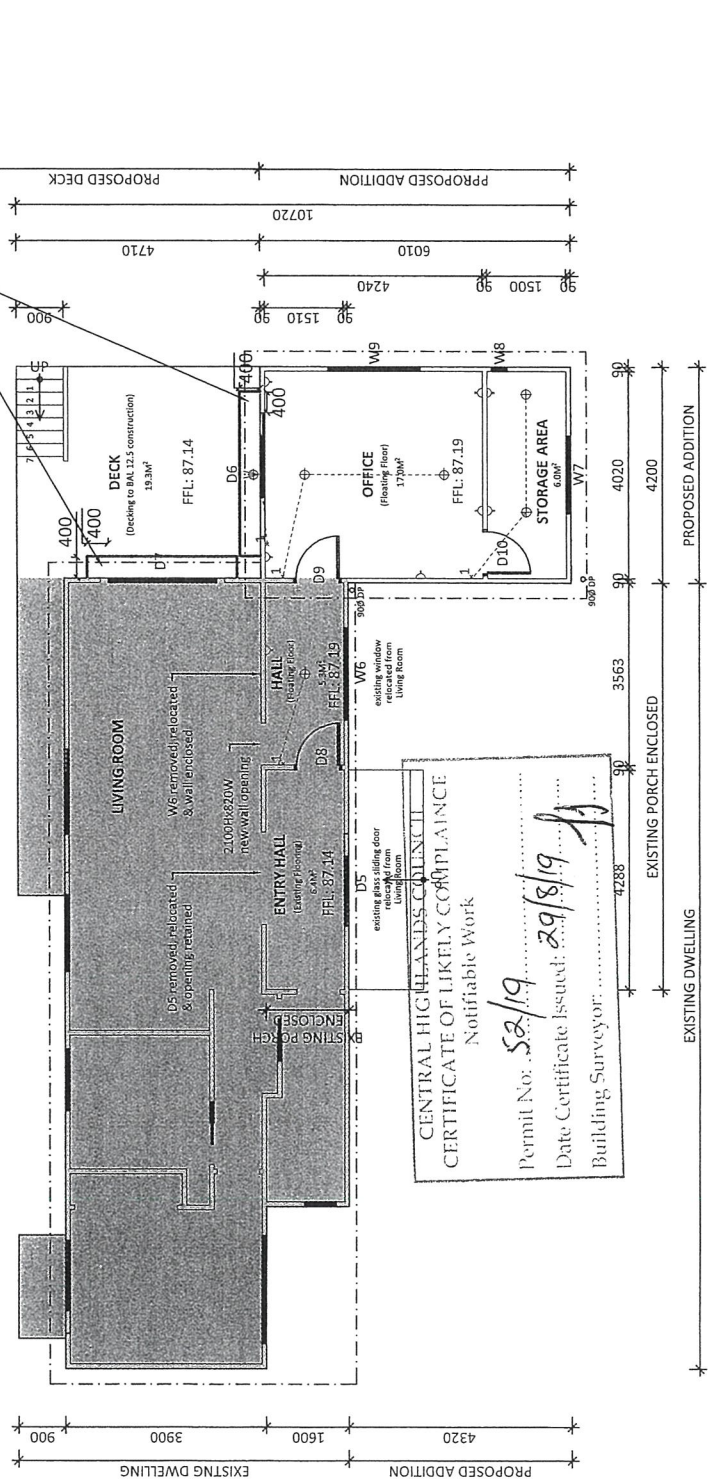
PROJECT:
**PROPOSED ADDITION
TO EXISTING DWELLING**

DRAWING TITLE:
**ADDITION
FLOOR PLAN**

SHEET No:
A3

JOB No:
18_156

SHEET No:
A02



CENTRAL HIGHLANDS COUNCIL
CERTIFICATE OF LIKELY COMPLIANCE
Notifiable Work
Permit No: 52/19
Date Certificate Issued: 29/8/19
Building Surveyor: [Signature]

FLOOR PLAN
1:100

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Drafting

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PH: 0362 633 516
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pasakrause@hotmail.com
Accreditation No: cc371s
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CLIENT NAME:

JONES RIVER COMPANY

PROJECT ADDRESS:

460 JONES RIVER RD
ELLENDALE TAS 7140

DATE:
21 MAY 2019

REVISION No:

R:0

DRAWN BY:

TLR

SCALE:

1:200

PROJECT:

PROPOSED ADDITION
TO EXISTING DWELLING

DRAWING TITLE:

ADDITION
SITE PLAN

SHEET SIZE:

A3

JOB No:

18_156

SHEET No:

A01

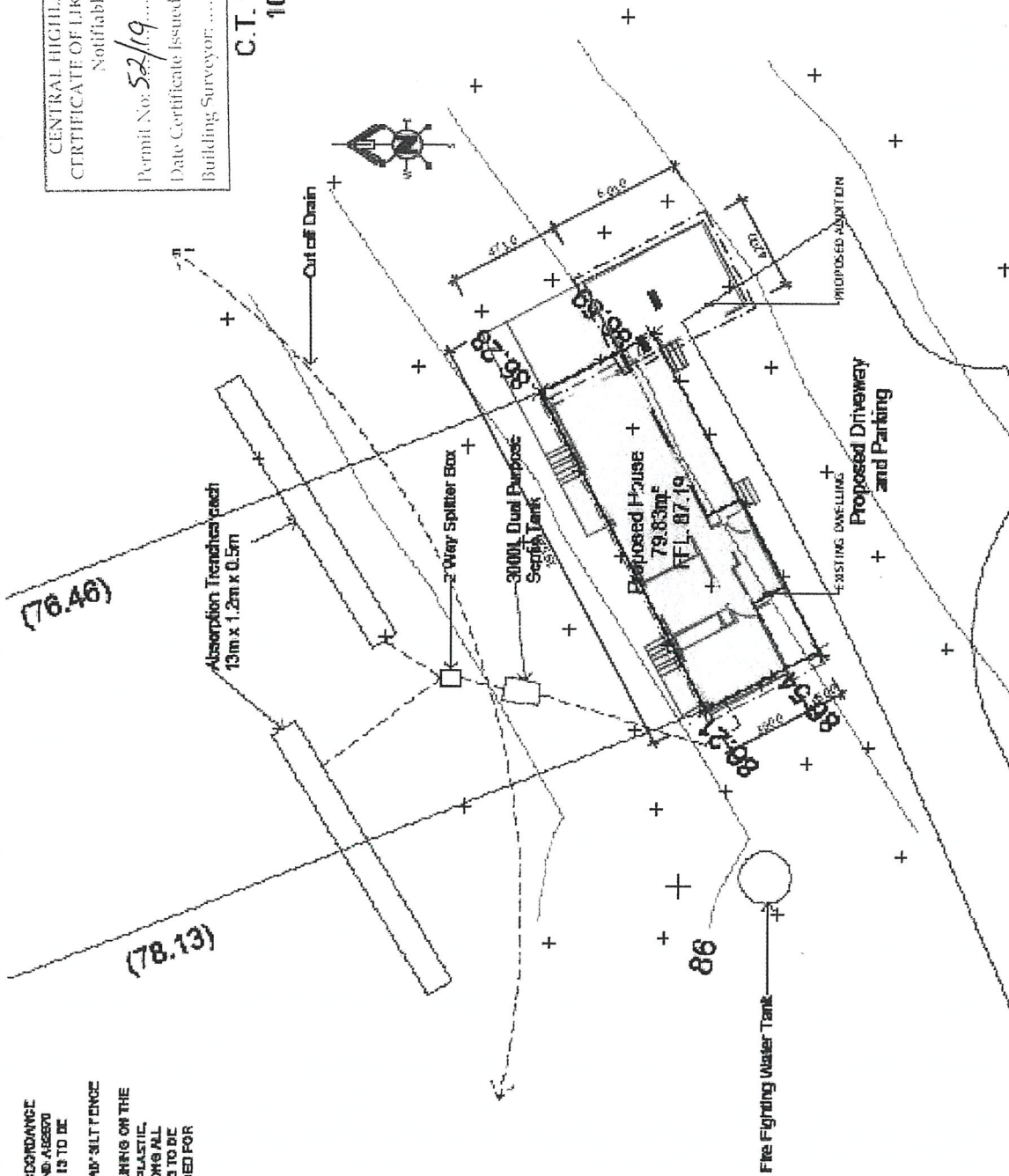
CENTRAL HIGHLANDS COUNCIL
CERTIFICATE OF LIKELY COMPLIANCE
Notifiable Work

Permit No: 52/19

Date Certificate Issued: 29/8/19

Building Surveyor:

C.T. 155528/1
1082ha



SITE PLAN NOT TO

- NOTE:
- ALL SITE WORKS SHALL BE IN ACCORDANCE WITH BCA, CIRCUIT 14, 15, 22 AND AS 6090
 - MINIMAL SITE DISTURBANCE IS TO BE CARRIED OUT.
 - SEDIMENT CONTROL: '80 GAL' Silt Fence 100M OR SIMILAR.
 - TOPSOIL STOCKPILES REMAINING ON THE SITE TO BE COVERED WITH PLASTIC.
 - ADEQUATELY RETAINED ALONG ALL EXISTING UNDOCTORED PLOTS TO BE REMOVED FROM SITE OR USED FOR FUTURE LANDSCAPING.