



DISCRETIONARY APPLICATION

For Public Display

Applicant:

P A Davis

Location:

27 Wallace Road, Doctors Point

Proposal:

Relocation of Outbuilding

DA Number:

DA 2024/53

Date Advertised:

06 September 2024

Date Representation Period Closes:

20 September 2024

Responsible Officer:

Grant Finn (Planning Officer)

Viewing Documents:

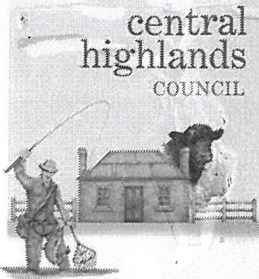
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

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: PATRICIA DAVIS

Postal Address: 14 ILLAWONG CRESCENT
 TAROONA 7053
Phone No: 0408396548
Fax No: _____

Email address: Patricia.davis@bigpond.com
 Patricia.davis3@bigpond.com

Owner/s Name: _____
 (if not Applicant)

Postal Address: 14 ILLAWONG CRESCENT
 TAROONA 7053
Phone No: _____
Fax No: _____

Email address: Patricia.davis3@bigpond.com

Description of proposed use and/or development:

Address of new use and development: 27 WALLACE Rd DOCTORS POINT

Certificate of Title No: Volume No: 139069/18 Lot No: 18

Description of proposed use or development: MOVE EXISTING SHIPPING CONTAINER - WORK/STORAGE AREA + GENERATOR ROOM.
 ie: New Dwelling / Additions / Demolition / Shed / Farm Building / Carport / Swimming Pool or detail other etc.

Current use of land and buildings: RESIDENTIAL
 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: MONUMENT - What is the proposed roof colour: MONUMENT

What is the proposed new floor area m²: 6m x 2.5m What is the estimated value of all the new work proposed: \$ 3000

- 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:

- 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.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- 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)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

<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 <input checked="" type="checkbox"/> 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>	
<p>Submission of Application</p> <p>Applications can be submitted in a number of ways as follows:</p> <ul style="list-style-type: none"> • 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 	

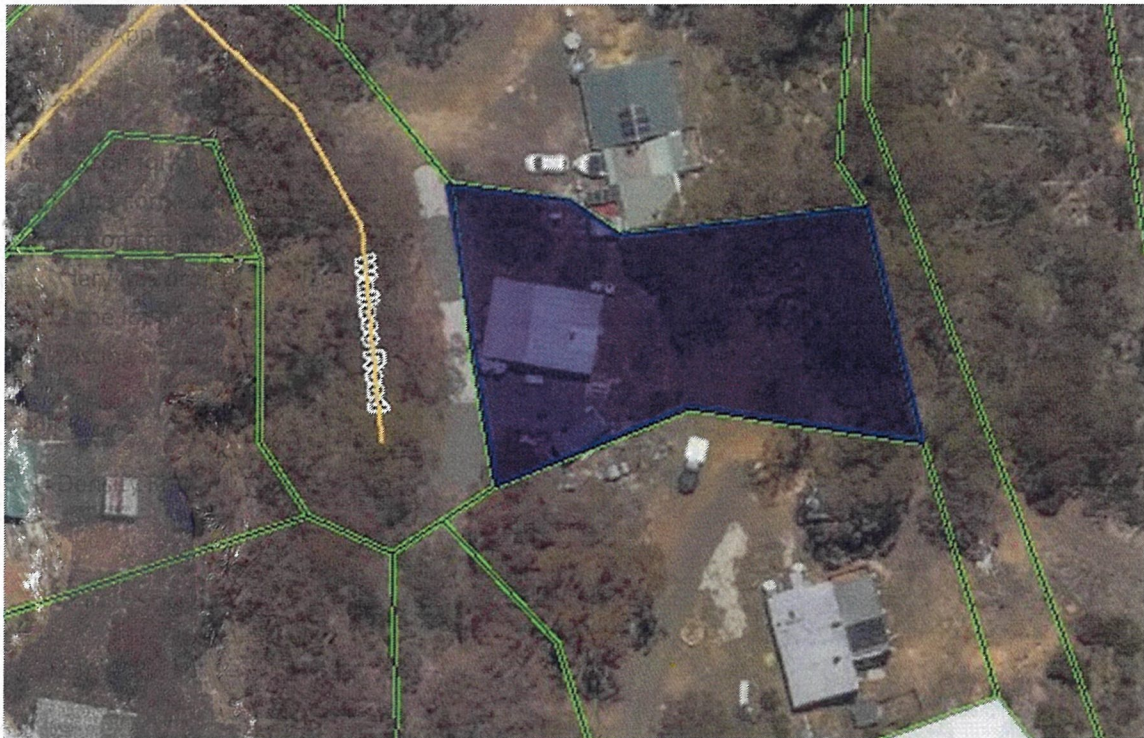
Planning Application 27 Doctors Point Great Lake

Proposal

The reason for the application is that a recent boundary survey conducted by Woollcott surveys found the corner of an existing outbuilding (ex- shipping container 6m long x 2.4m wide x 2.9m high, as it sits on the ground, see plan) was slightly over the title boundary. In order to be clear of the boundary it is proposed to move the existing container to the NW so that it's not less than 400mm inside the lot boundary. It's proposed the container will sit on small concrete foundations, similar to the existing situation.

Zoning

Low Density Residential



Site description

The existing residential building and outbuilding are located on flat land which falls quickly away to the east towards the lake. Adjoining land contains native scrub and trees. The residential building on the adjacent lot is situated on a lower level to the south. The closest point from the outbuilding to the neighbouring dwelling is 23.86 metres with the furthest point being 34.69m. The proposed relocation will have no impact on neighbouring properties.

The subject site mainly consists of gravel and rock with some areas covered by a thin layer of soil.

Access is gained by a ROW as this section of Wallace Road is not constructed, nor is it proposed to be constructed.

Central Highlands Planning Scheme

Description

Existing residential

to east toward

to adjacent lot

to neighbour

ation with in

subject site

The site is zoned Low Density Residential.

The zone purpose includes (clause 10.1.2) *to provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.*

The use, location, colour and construction of the outbuilding complies with zone purpose.

Standards

10.3.1 Discretionary uses

The outbuilding is only used for the storage of domestic goods and a generator which is only used intermittently. No impacts occur on residential amenity.

10.3.2 Not relevant

10.4.1 Not relevant as not a multiple dwelling.

10.5.1 Building height is less than 8.5m

10.4.3 Setback

Considering the distance and the lower level of the neighbouring dwelling, the adjoining bushland there is no adverse impact from the proposed relocation of the outbuilding. The colour of the outbuilding blends with the surrounding landscape and it cannot be viewed from the closest public road.

The location, form and height of the outbuilding will not impact on sunlight to private open space or adjoining properties. The character of the development, as it does now, will not impact on nearby properties. No vegetation is to be removed.

Codes

The Bushfire Prone Area code applies to the block.

The code applies to

(a) subdivision

(b) vulnerable use or hazardous use.

The outbuilding is neither of the above as it is used for domestic storage and storing a small generator.

The Natural Values Asset Code covers part of 27 Wallace Road but not the section of land where the outbuilding is to be located on.

Bushfire Pro

This code applies to

(a) subdivision

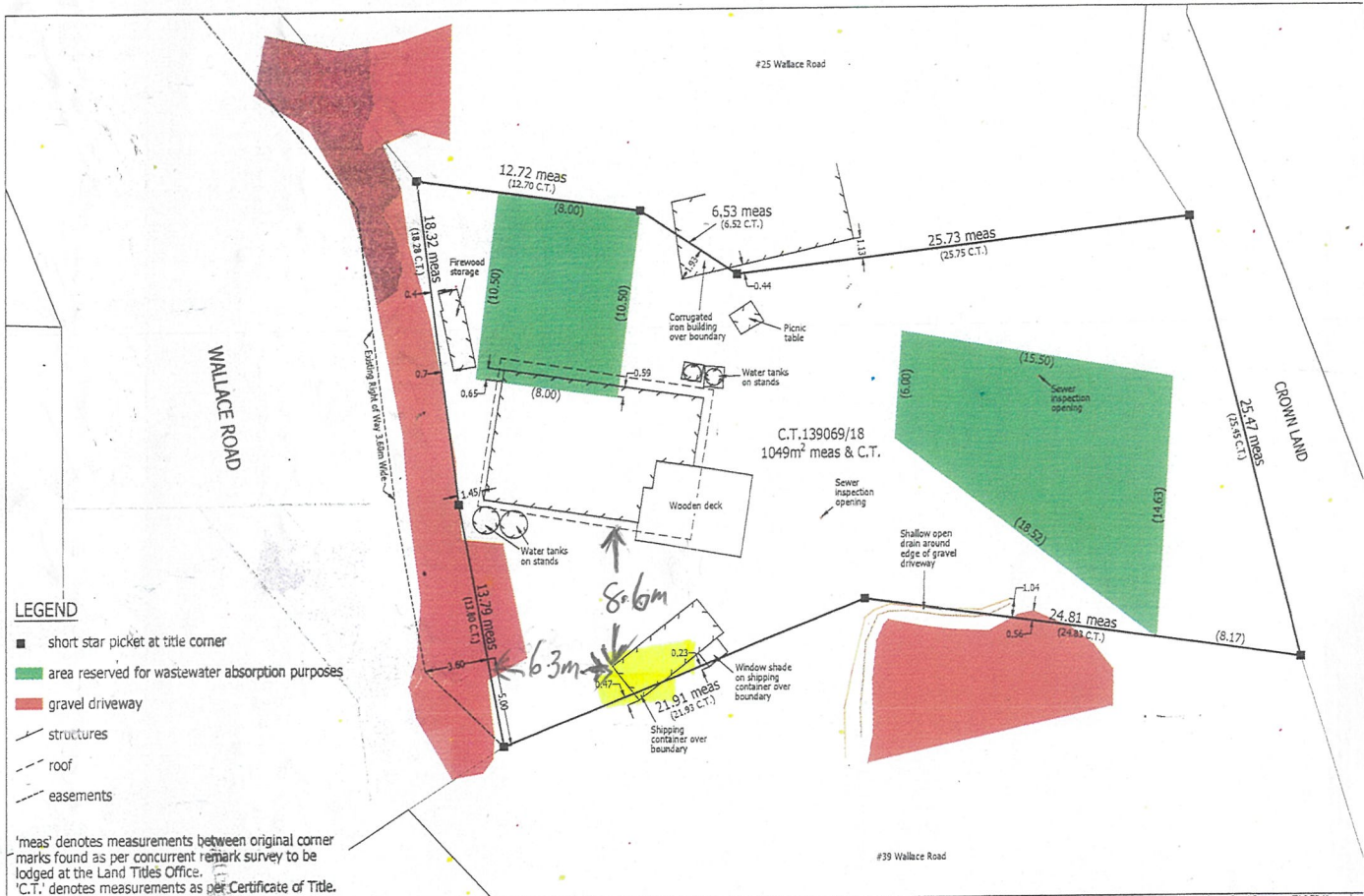
(b) vulnerable use or

hazardous use

The outbuilding

is used for

domestic storage




LEGEND

- short star picket at title corner
- area reserved for wastewater absorption purposes
- gravel driveway
- structures
- - - roof
- - - easements

'meas' denotes measurements between original corner marks found as per concurrent remark survey to be lodged at the Land Titles Office.
 'C.T.' denotes measurements as per Certificate of Title.

IDENTIFICATION SURVEY
 OWNER: PATRICIA DAVIS
 27 WALLACE ROAD, DOCTORS POINT 7304
 C.T.139069/18

 WOOLCOTT SURVEYS				10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: admin@woolcottsurveys.com.au	
Drawn	File name	Date	Scale	Ec	
ABB	L240116_Identification_Plan_180324.dwg	18/03/24	1:200@A3	v	



THE SCHEDULE

EASEMENTS

Each of Lots 1,6,8,9,10 & 11 on the Plan is SUBJECT TO a " Flooding Easement" as passing through such lots for the Hydro – Electric Corporation.

DEFINITION OF FLOODING EASEMENT

The full right and liberty for the Hydro-Electric Corporation (hereinafter called "The Corporation") and its successors and its and their servants or agents from time to time hereafter to submerge wholly or in part for any length of time and from time to time to expose to the air wholly or in part for any length of time all that part of the said lots. The Corporation and its successors and its and their servants or agents in exercise of this right not being liable in any way whatsoever for any death or injury to any person or stock on the burdened land or any damage to anything growing or erected thereon or to the burdened land itself.

In relation to Lots 1, 6, 8, 9, 10 and 11 a flooding easement in favour of Hydro Tasmania to the 1040.40m contour line based on the Australian Geodetic Datum AGD 65 Datum 55.

RIGHTS OF CARRIAGEWAY

Lot 1 is Together With a Right of Carriageway over the "Right of Way 'C' (Private) 4.00 wide", shown passing through lot 2 on the Plan.

Lot 1 is Together With a Right of Carriageway over the "Right of Way 'D' (Private) 4.00 wide", shown passing through lot 3 on the Plan.

Lot 2 is Together With a Right of Carriageway over the "Right of Way 'D' (Private) - 4.00 Wide", shown passing through lot 3 on the Plan.

Lot 2 is Subject to a Right of Carriageway (appurtenant to Lot 1) over the "Right of Way 'C' (Private) 4.00 Wide", shown passing through lot 2 on the plan.

Lot 3 is Subject to a Right of Carriageway (appurtenant to Lots 1 & 2) over the "Right of Way 'D' (Private) 4.00 Wide", shown passing through lot 3 on the plan.

Lot 12 is Subject to a Right of Carriageway (appurtenant to Lot 17) over the "Right of Way 'E' (Private) Variable Width", shown passing through lot 12 on the plan.

Lot 13 is Together With a Right of Carriageway over the "Right of Way 'F' (Private) Variable Width", shown passing through lot 14 on the Plan.

Lot 14 is Together With a Right of Carriageway over the "Right of Way 'G' (Private) 4.00 Wide", shown passing through lot 15 on the Plan.

Lot 2 is Subject to a Right of Carriageway (appurtenant to Lot 1) over the "Right of Way 'C' (Private) 4.00 Wide", shown passing through lot 2 on the plan.

Lot 3 is Subject to a Right of Carriageway (appurtenant to Lots 1 & 2) over the "Right of Way 'D' (Private) 4.00 Wide", shown passing through lot 3 on the plan.

Lot 12 is Subject to a Right of Carriageway (appurtenant to Lot 17) over the "Right of Way 'E' (Private) Variable Width", shown passing through lot 12 on the plan.

Lot 13

Lot 14 is Subject to a Right of Carriageway (appurtenant to Lot 13) over the "Right of Way 'F' (Private) Variable Width", shown passing through lot 14 on the plan.

Lot 15 is Subject to a Right of Carriageway (appurtenant to Lot 14) over the Right of Way 'G' (Private) 4.00 Wide", shown passing through lot 15 on the plan.

Lot 17 is Together With a Right of Carriageway over the "Right of Way 'E' (Private) Variable Width", shown passing through lot 12 on the Plan.

Lot 20 is Together With a Right of Carriageway over the "Right of Way 'H' (Private) 4.00 Wide", shown passing through lot 21 on the Plan.

PIN OR STAPLE HERE
DO NOT GUM THIS
FORM TO THE INSTRUMENT

Lot 21 is Subject to a Right of Carriageway (appurtenant to Lot 20) over the "Right of Way 'H' (Private) 4.00 Wide", shown passing through lot 21 on the plan.

Lot 23 is Together With a Right of Carriageway over the "Right of Way 'I' (Private) Variable Width", shown passing through lot 27 on the Plan.

Lot 27 is Subject to a Right of Carriageway (appurtenant to Lot 23) over the Right of Way 'I' (Private) Variable Width", shown passing through lot 27 on the plan.

Lot 31 is Together With a Right of Carriageway over the "Right of Way 'K' (Private) Variable Width", shown passing through lot 32 on the Plan.

Lot 31 is Subject to a Right of Carriageway (appurtenant to Lot 32) over the "Right of Way 'J' (Private) Variable Width", shown passing through lot 31 on the plan.

Lot 32 is Together With a Right of Carriageway over the "Right of Way 'J' (Private) Variable Width", shown passing through lot 31 on the Plan.

Lot 32 is Subject to a Right of Carriageway (appurtenant to Lot 31) over the "Right of Way 'K' (Private) Variable Width", shown passing through lot 32 on the plan.

Lot 36 is Together With a Right of Carriageway over the "Right of Way 'B' (Private) Variable Width", shown passing through lot 37 on the Plan.

Lot 37 is Subject to a Right of Carriageway (appurtenant to Lot 36) over the "Right of Way 'B' (Private) Variable Width", shown passing through lot 36 on the plan.

RIGHTS OF DRAINAGE

Lots 6 and 29 are each subject to a Right of Drainage for the Central Highlands Council over the Drainage Easements shown passing through such lots on the plan.

Lot 4 is Together With a Right of Drainage over the Drainage Easement shown passing through lot 6 on the Plan.

Lot 5 is Together With a Right of Drainage over the Drainage Easement shown passing through lot 6 on the Plan.

Lot 6 is Subject to a Right of Drainage (appurtenant to Lots 4, 5 & 14) over the Drainage Easement shown passing through lot 6 on the plan.

Lot 11 is Subject to a Right of Drainage (appurtenant to Lot 12) over the ~~Drainage Easement~~ shown passing through lot 11 on the plan.

Lot 12 is Together With a Right of Drainage over the ~~Drainage Easement~~ shown passing through lot 11 on the Plan

Lot 14 is Together With a Right of Drainage over the Drainage Easement shown passing through lot 6 on the Plan.

COVENANTS

The owner of each of lots 1-39 on the plan covenant with:

(1) The Crown (2) The Central Highlands Council, to the intent that the burden of this covenant may run with and bind the Covenantor's lot and every part thereof, and the benefit shall be annexed to and devolve with

- (1) The Crown
- (2) The Central Highlands Council, as follows:

1. Not to erect any screening or fences on the Lot other than with planning approval pursuant to the relevant planning instrument having been applied for and issued.

2. Not to plant any species of flora on the Lot other than flora that is native to the area, or species approved by the Parks and Wildlife Service or its successor body.

3. Not to permit any domestic animals other than dogs within the Lot, unless there is prior written approval by the Parks and Wildlife Service or its successor body.

4. Not to remove any vegetation that is native to the area from the Lot except where that vegetation is causing a safety risk and the removal of the vegetation has the prior written approval of the Central Highlands Council or its successor body or is required by the Tasmania Fire Service or other relevant body.

5. To carry out fuel regular fuel reduction work within the Lot in accordance with the requirements of the Tasmania Fire Service or its successor for protection against fire.

6. To maintain an adequate water supply on the Lot for fire suppression purposes in accordance with the requirements of the Tasmania Fire Service or its successor.

3. Not to p...
prior wri...

4. Not to rem...
that vegeta...

prior writte...
required by...

5. To carry...

*referred to
1991 LIACT, 1980
amended
ISR) R
7-SEP-2005
B.P.
R*

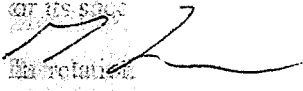
*area of land
Drainage*

*area of land
Drainage Easement hatched*

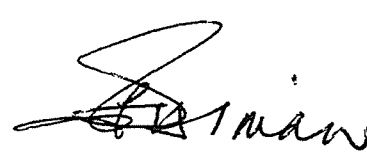
hatched within

within

7. Not to undertake any ground disturbing works on the Lot without the Aboriginal Heritage Section of the Department of Tourism, Heritage and Arts having previously determined if there is a requirement for an onsite assessment, a Cultural Heritage assessment or the issue of a permit under the *Aboriginal Relics Act 1975*.
8. Not to construct any structure or carry out any activity that would contribute to compaction of the area shown on the Plan as "hatched" reserved for wastewater absorption purposes.
9. In relation to lots 13, 17 and 18 not to undertake any ground disturbing works in the area where TASI 8747 has been identified, or conduct any work adjacent to this area which may cause an impact on the site without works being approved by the Manager of the Aboriginal Heritage Section of the Tasmanian Heritage Office or its successor.
10. In relation to lots 20, 21, 27 and 28 not to undertake any ground disturbing works in the area where TASI 8833 has been identified, or conduct any work adjacent to this area which may cause an impact on the site without works being approved by the Manager of the Aboriginal Heritage Section of the Tasmanian Heritage Office or its successor.
11. In relation to lot 10 not to undertake any ground disturbing works in the area where TASI 8747 has been identified, or conduct any work adjacent to this area which may cause an impact on the site without works being approved by the Manager of the Aboriginal Heritage Section of the Tasmanian Heritage Office or its successor.


MICHAEL DAVID JONES
Manager Crown Land Services
Dept. Primary Industries Water & Environment

Dated: 5/7/..... 2005


TREVOR BERRIMAN
General Manager
Central Highlands Council

Dated: 11/7/..... 2005

MICHAEL D J
Manager Crown Land Services
Dept. Primary Industries Water & Environment

Date: 5/7/.....

