



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2025/28
Application Type:	Discretionary Development Application
Property Location:	9 Linnet Street, Hamilton
Proposal:	Outbuilding
Applicant:	Wade Townsend
Advertising Commencement Date:	20 June 2025
Representation Period Closing Date:	4 July 2025
Responsible Officer:	Louisa Brown, Senior Planning Officer

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 business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing development@centralhighlands.tas.gov.au. Please quote the "Application Number" when making your enquiry.

Representations on this application may be made to the General Manager in writing either by:

Post: 19 Alexander Street, Bothwell TAS 7030
Email: development@centralhighlands.tas.gov.au

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.



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

WARE TOWNSEND.

Postal Address

9 Linnet street

Phone No: 0457320084.

Hamilton

7140

Fax No: _____

Email address

shelleytriffett15@gmail.com

Owner/s Name
(if not Applicant)

SHELLEY TRIFFETT.

Postal Address

AS ABOVE.

Phone No: 0457320084.

Fax No: _____

Email address:

Description of proposed use and/or development:

**Address of new use
and development:**

9 Linnet street Hamilton

**Certificate of Title
No:**

Volume No

PID 5468593

Lot No: _____

**Description of
proposed use or
development:**

new shed STORAGE ONLY.

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

**Current use of land
and buildings:**

Vacant Lot.

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

PAPER BARK.

What is the proposed roof colour

MONUMENT.

What is the proposed
new floor area m².

95 sq mts.

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

\$ 25,000.00.

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



(if not the Owner)

Applicant Name (Please print)

WADE TOWNSEND

Date

20/5/25

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

✓

[illegible]

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.

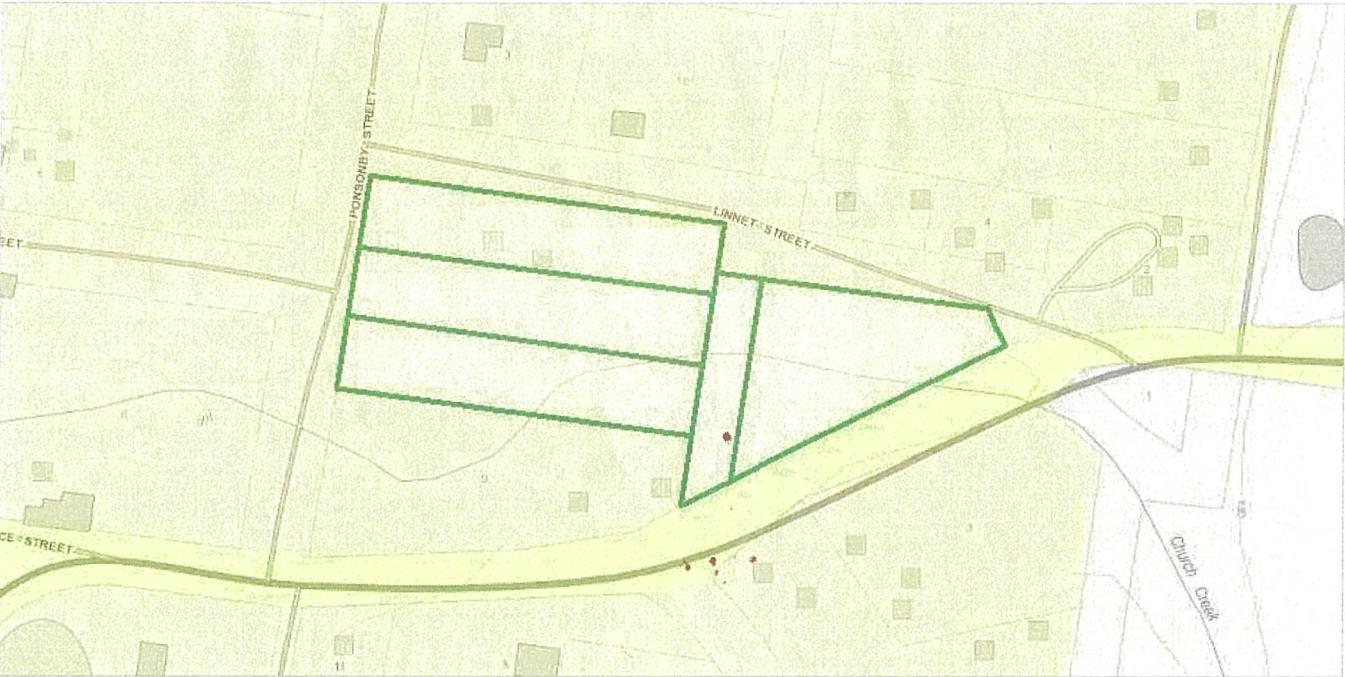
(Phone 1300 850 332 or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

Location Information

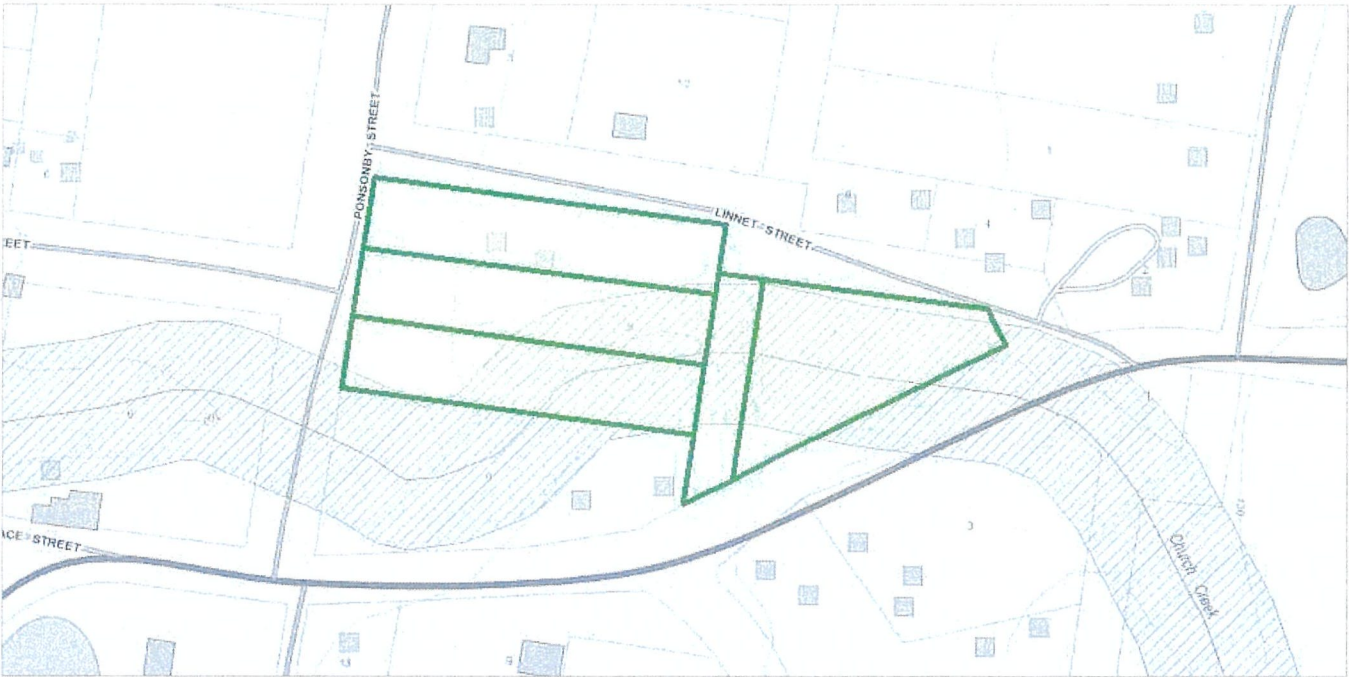
Planning Zone



Tasmanian Planning Zone

Zone Number	12
Zone	Village

Waterway and Coastal Protection Area

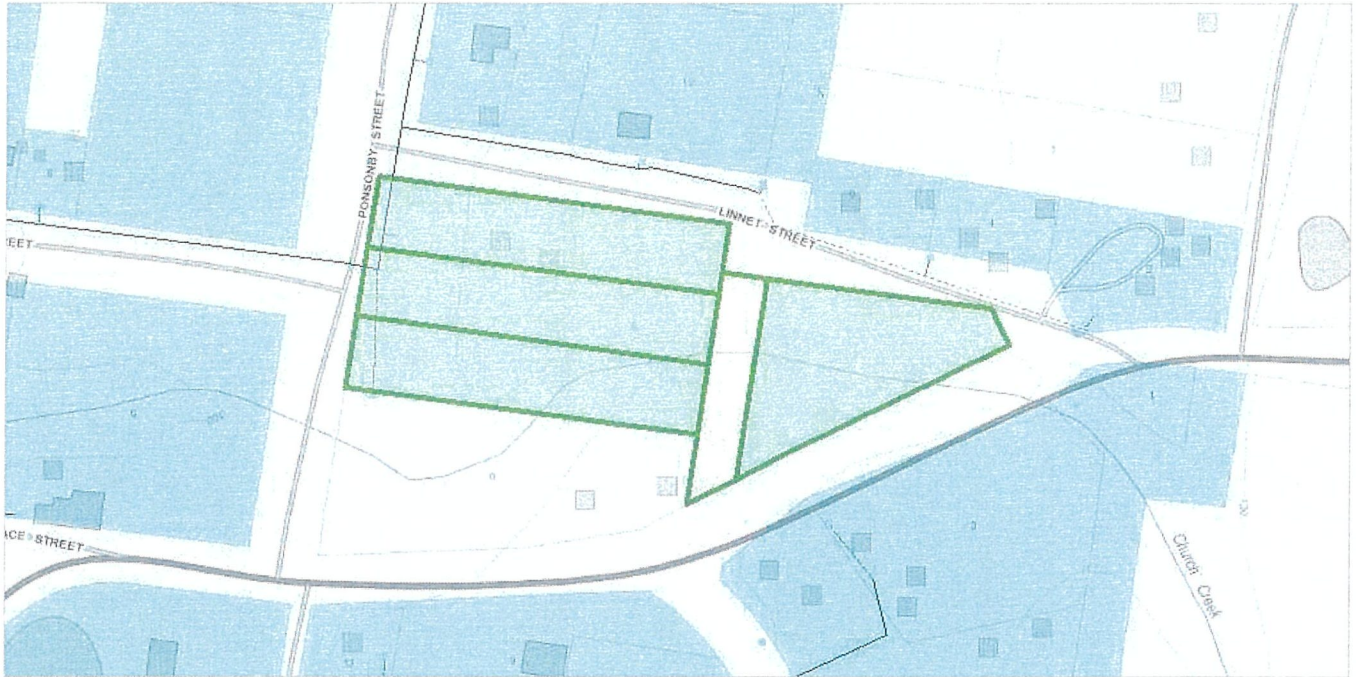


Waterway and coastal protection area

The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.

Description	
Overlay Name	Waterway and coastal protection area

TasWater - Water Service



TasWater - Water Lateral Line

A lateral line indicates the property service pipe that begins at the water main and ends at the customer connection point. This is displayed on the map as a thin light blue line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

MATERIAL	Unknown
DIAMETER	-1
MATERIAL	PE100
DIAMETER	25

TasWater - Water Serviced Land

Serviced Land is the land which TasWater will permit to be connected to its water and sewerage infrastructure. The blue shading on the map indicates water serviced properties. The property is connected to, or is able to connect to the TasWater water supply network. Development assessments will be required to be undertaken prior to undertaking any work on TasWater Infrastructure. See <https://www.taswater.com.au/Customers/Serviced-Land> for further information.

Service Type	Full Service
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TasWater - Water Main

TasWater main water infrastructure is displayed on the map as a thicker blue line or a blue and black dashed line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

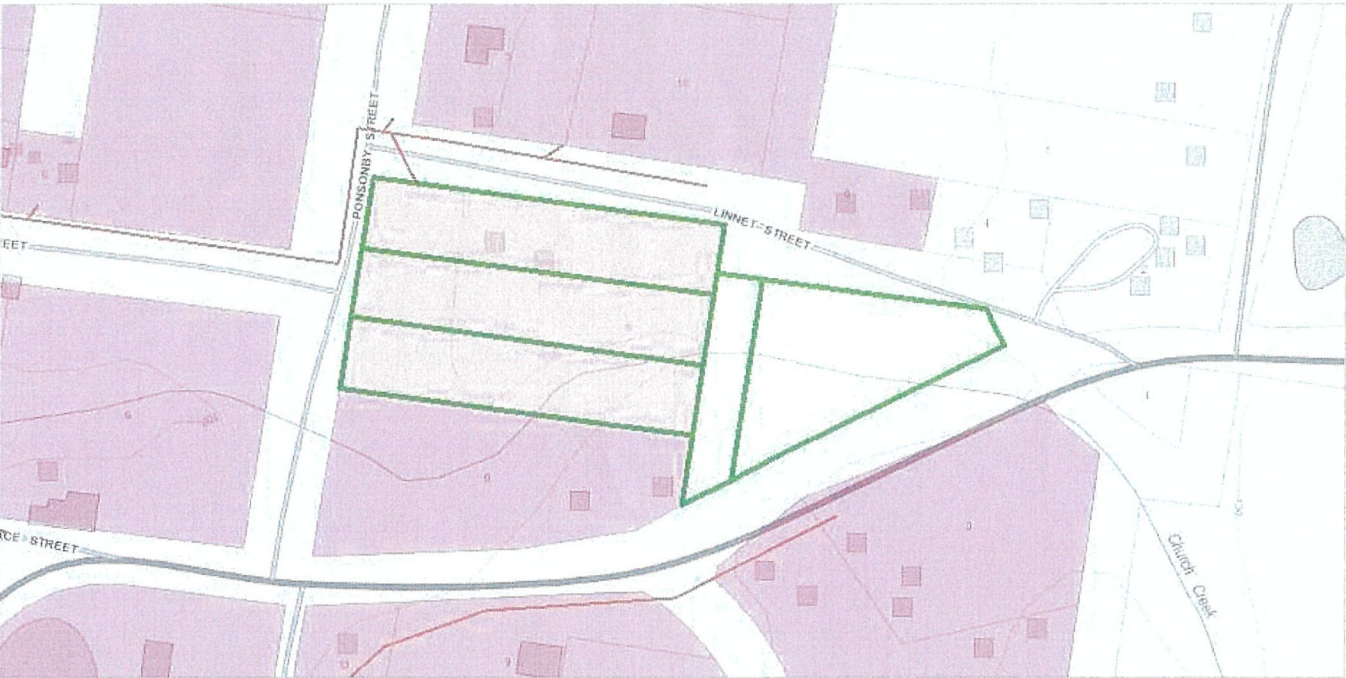
Diameter	50
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TasWater - Customer Connection Point

The Water Customer Connection Point represents the location where the customer's water infrastructure connects to, or can connect to TasWater's reticulated water supply network. The property has a Customer Connection Point, which typically is the location of the stop tap and water meter at the end of a lateral pipe from the main. This is represented on the map by a square, often containing "WC".

Location ID	L199477
Water Connection Size	20mm

TasWater - Sewer Service



TasWater - Sewer Main

Sewer mains transport sewage throughout the network (sewerage system). Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater. The sewer main is displayed on the map as the thick red lines (some with arrows and varying in thickness).

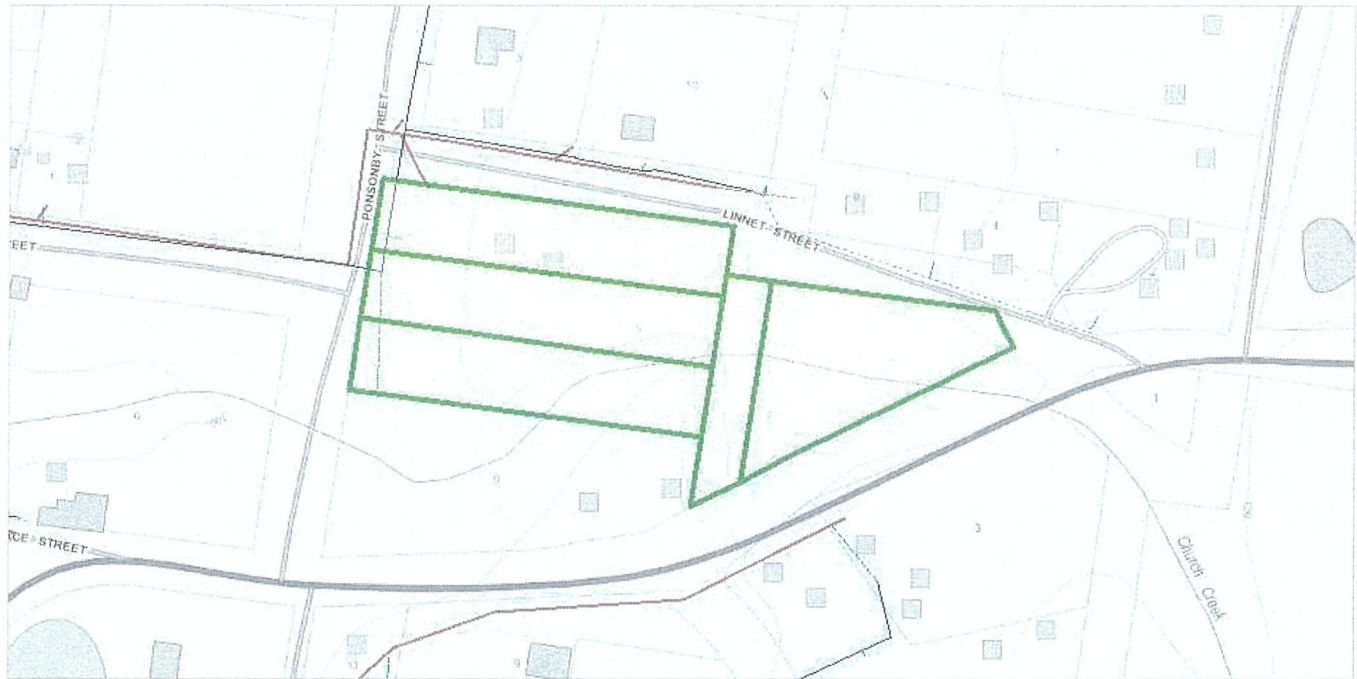
Diameter	100
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TasWater - Sewer Serviced Land

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Service Type	Full Service
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TasWater infrastructure



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Diameter	50
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Council Details

The local council where your property is located can provide advice on a proposed project.

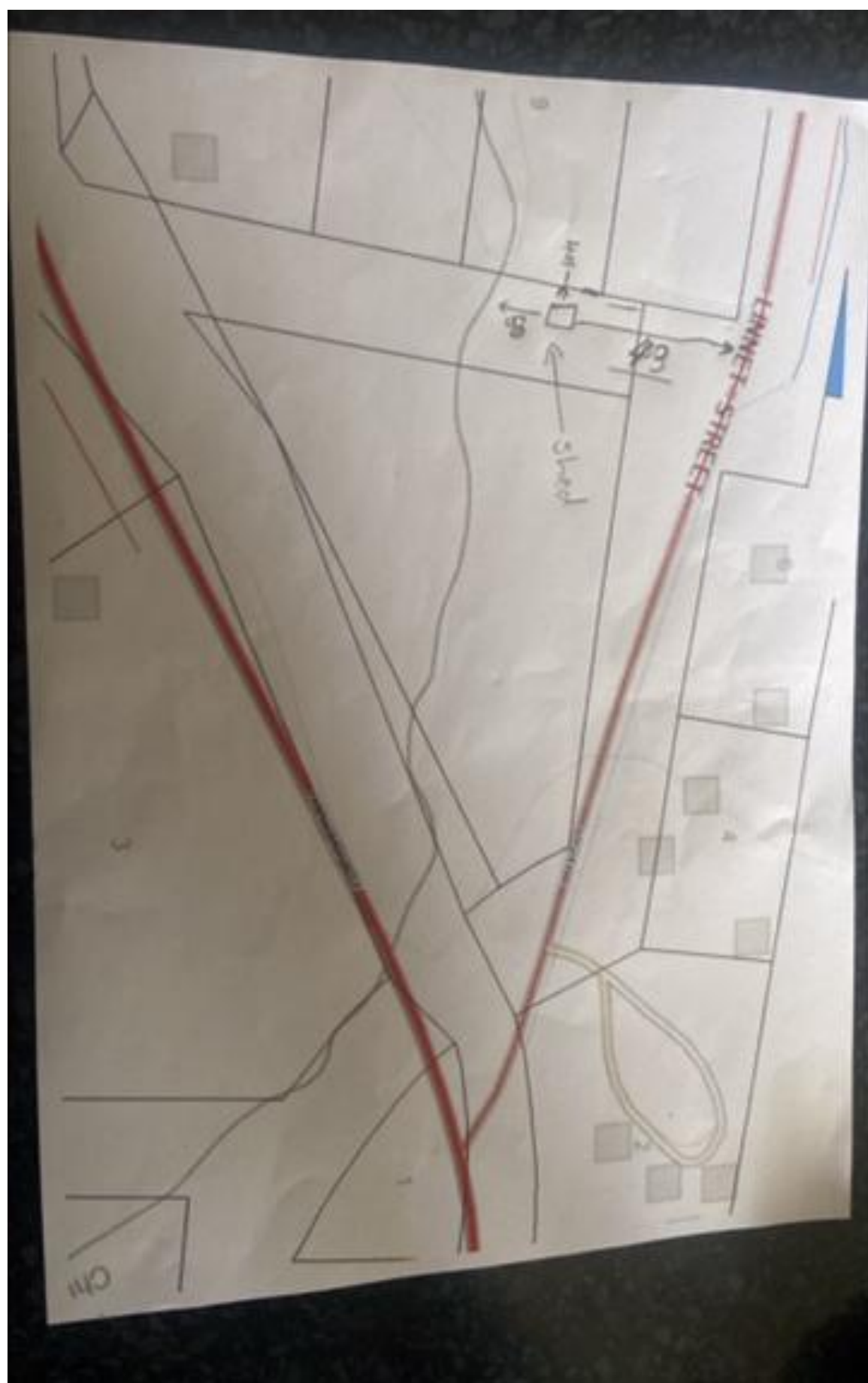
Consult

Central Highlands Council

Mailing address

6 Tarleton Street
Hamilton Tasmania 7140

Work: (03) 6286 3202





1 Whitestone Drive, Austins Ferry
Hobart, TAS 7011
ABN: 75 009 543 506
Email: tassiesheds@steeline.com.au



Customers Details

Date	19-05-2025	Quote Reference #	99753899.
Customer Name	Shelley Triffett		
Mail Address	9 Linnet Street, Hamilton TAS 7140		
Email Address	shelleytriffett152@gmail.com		
Phone		Mobile	0457320084

Building Specification

Building Size	10.000 m (L) x 9.500 m (W) x 3.600 m (H)		
Roof Pitch	15 deg		
Wall Cladding	SteelClad .42bmt Colorbond	Colour	Paperbark
Roof Cladding	Corrugated .42bmt Colorbond	Colour	Monument
Trim & Colour Details	Barge	Monument	Ridge Cap
	Gutters	Monument	Monument
	Downpipe	N/A	Corner Trim
Roller Doors	1x 3500H x 2500W Opening Taurean Series B Roller Door		
	2x 3000H x 2400W Opening Taurean Series A Roller Door		
Access Doors	None		
Windows	None		
Other Inclusions	Foam Cell Shed Liner (22.25lm / 30m2) added in the follow areas: Roof		
	N/A		

Materials

Column	2C20015	Rafter	2C20015
Knee Brace	N/A	Apex Brace	N/A
Roof Purlin	Z10012	Spacing	0.803 m
Side Wall Girt	Z10012	Spacing	1.133 m
End Wall Girt	Z10015	Spacing	1.558 m

SHEDSAFE - Site Specification

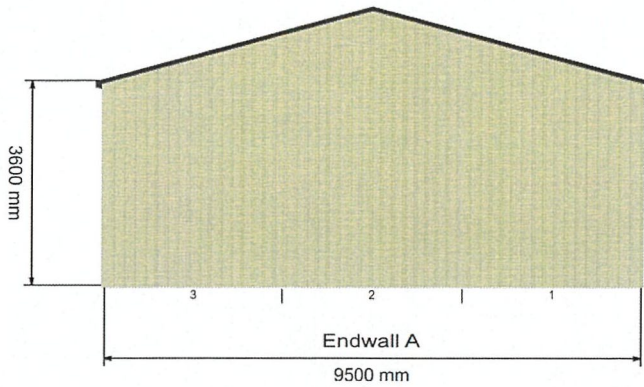
Site Address	9 Linnet Street, Hamilton TAS 7140		
Wind Design Speed	39.3 m/s		
Wind Region	A4	Building Class	10a
Importance Level	2	Shielding	1
Terrain Category	2.45	Topography	1

Steele Sheds are ASI (Australian Steel Institute) ShedSafe® Accredited.

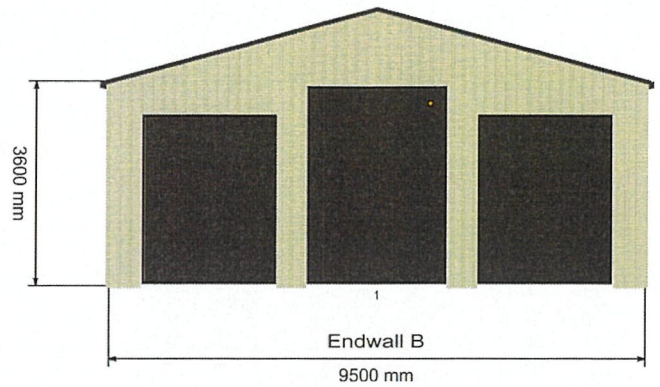
This accreditation is the industry benchmark for Australian manufactured steel sheds and gives you peace of mind in that Steele Sheds are a provider of fully engineered prefabricated steel buildings that are all fully compliant with all relevant Australian Standards and Australian Building Codes.

Building Specification – Drawings

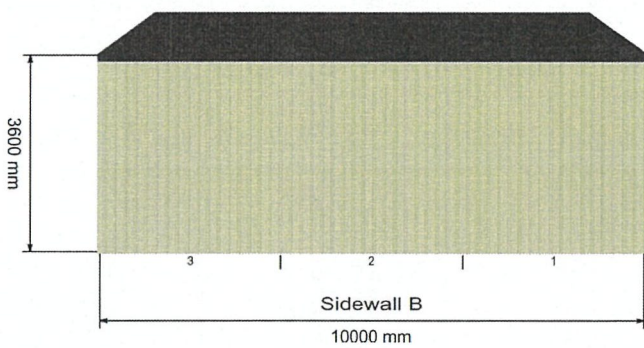
Front



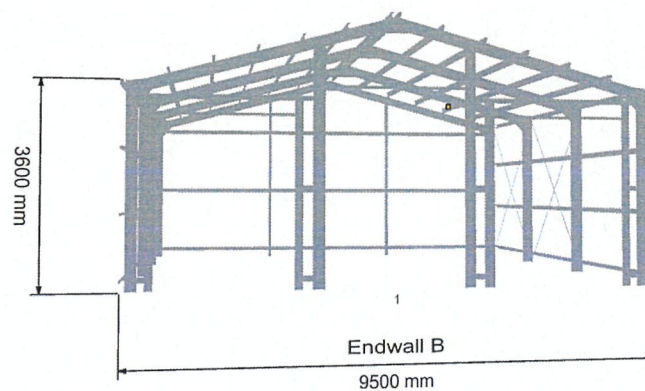
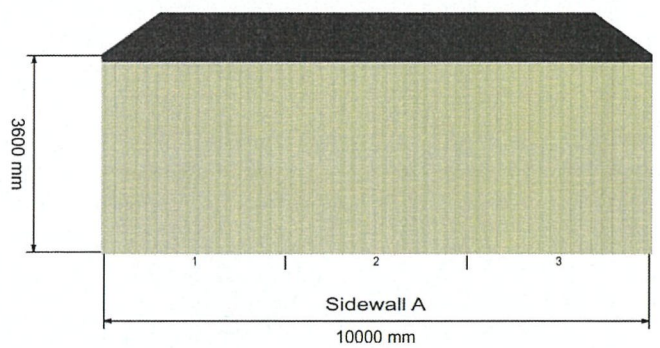
Rear



Left Side



Right Side



SEARCH OF TORRENS TITLE

VOLUME 208002	FOLIO 1
EDITION 4	DATE OF ISSUE 04-Apr-2025

SEARCH DATE : 17-Jun-2025

SEARCH TIME : 11.42 AM

DESCRIPTION OF LAND

Town of HAMILTON

Lot 1 on Plan 208002

Derivation : Whole of Lot 35359 Gtd to G H Smith

Prior CT 2414/87

SCHEDULE 1

C649731 & N246087 TRANSFER to SHELLEY MAREE TRIFFETT

Registered 04-Apr-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E410928 MORTGAGE to MyState Bank Limited Registered

04-Apr-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

R.P. 312

ANNEXURE TO CERTIFICATE OF TITLE VOL.

FOL.

M. J. Robinson
Recorder of Titles



REGISTERED NUMBER

208002

Lot 1 of this plan consists of all the
land comprised in the above-mentioned
cancelled folio of the Register.

Whole of Lot 35359 Granted to
G. H. Smith
+
Measurements in Links

Lot 1
J. Collins

Lot 2
H. S. Benjamin

Lot 3
H. S. Benjamin

Lot 4
J. Jackson

HILL ROAD

Lot 1
C. Kelaher

ROAD TO NEW NORFOLK

523 ¹/₁₀ A. R. P. 4 ¹/₁₀₀
0.1.39 ¹/₁₀₀
469 ²/₁₀
Lot 35359
103 ¹/₁₀₀