

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 a	apply for planning approval in accordance with section 57 and 58 of the Land Use Planning and Approvals Act 1993
Applicant / Ov	vner Details:
Applicant Name	WATE TOWNSEND.
Postal Address	9 Linnet Street Phone No: 0457320084.
	Hamilton 7140 Fax No:
Email address	shelleytriffett 150 gmail. com
Owner/s Name (if not Applicant)	SHELLEY TRIFFETT.
Postal Address	AS. ABIVE . 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
Description of proposed use or development:	New Shed Storous ie: New Dwelling /Additions/ Demolition //Shed / Farm Building / Carport / Swimming Pool or detail other etc.
Current use of land and buildings:	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 MONOMENT.
	What is the proposed new floor area m². What is the estimated value of all the new work proposed: \$ 25,000,000

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	团,	
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	Applicant Name (Please print) WADE TOWNS END.	Date ,
(if not the Owner)	10/41)E.104WSEN 1).	50/5/25.
Land Owner(s) Signature	Land Owners Name (please print)	Date
Land Owner(s) Signature	Land Owners Name (please print)	Date

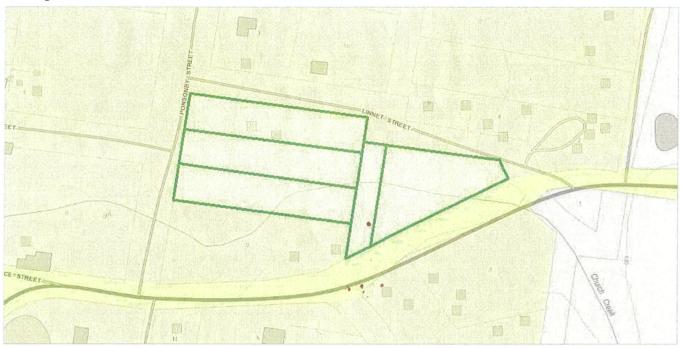
V A completed Application for Planning Approval – Use and Development form. Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant. 2. A current copy of the Certificate of Title for all lots involved in the proposal. 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. Two (2) copies of the following information -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 (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; the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas (x) and footpaths within and at the site entrance; any proposed private or public open space or communal space or facilities; 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. Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, c) 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. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Polices 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. Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.

Information & Checklist sheet

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 \checkmark 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

TasWater - Water Main

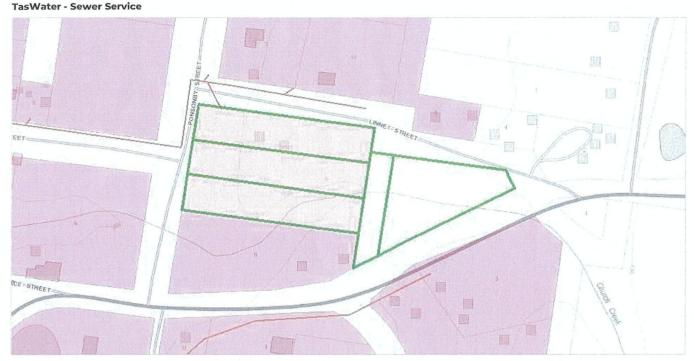
TasWater main water infrastructure is displayed on the map as a thicker blue line or a blue and black dashed line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

Diameter 5

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 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

TasWater - Sewer Serviced Land

Serviced Land is the land which TasWater will permit to be connected to its water and sewerage infrastructure. The red shading on the map indicates sewerage serviced properties. The property is connected to, or is able to connect to the TasWater sewerage reticulation 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

TasWater infrastructure



TasWater - Water Lateral Line

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MATERIAL	Unknown	
DIAMETER	-1	31
MATERIAL	PE100	
DIAMETER	25	

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Diameter 100

TasWater - Water Main

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Diameter

Council Details

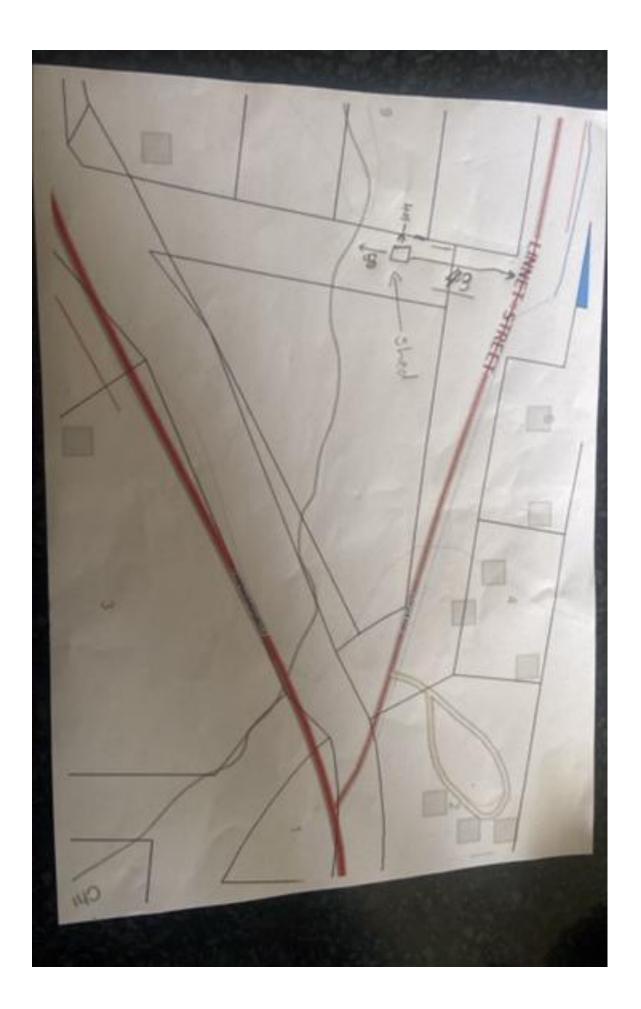
The local council where your property is located can provide advice on a proposed project.

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



99753899.

Customers Details

Date 19-05-2025 Quote Reference #

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 CladdingSteelClad .42bmt ColorbondColourPaperbarkRoof CladdingCorrugated .42bmt ColorbondColourMonument

Trim & Colour Barge Monument Ridge Cap Monument Corner Trim Paperbark

Downpipe N/A

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

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

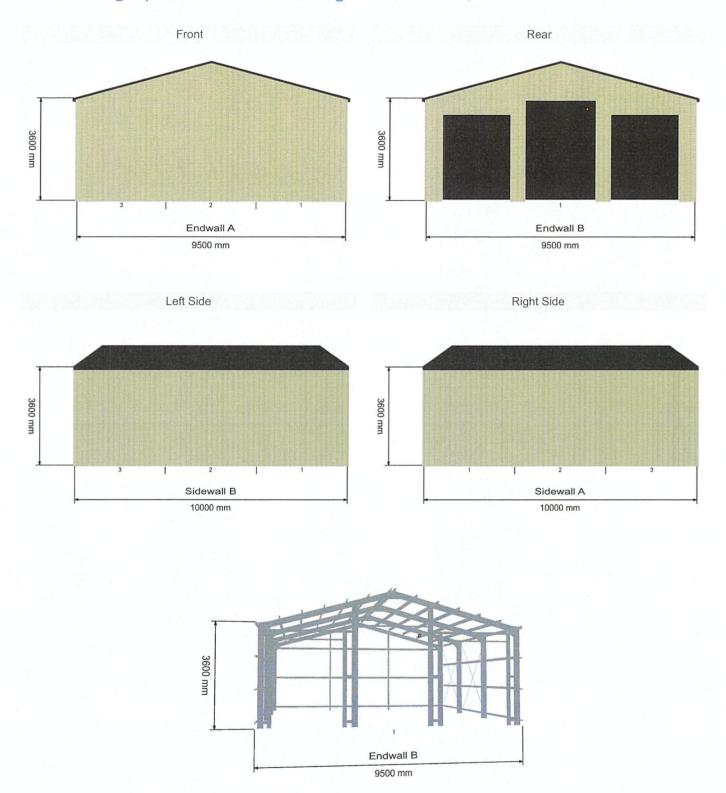
Wind Design Speed 39.3 m/s

Wind RegionA4Building Class10aImportance Level2Shielding1Terrain Category2.45Topography1

Steeline 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 Steeline Sheds are a provider of fully engineered prefabricated steel buildings that are all fully compliant with all relevant Australian Standards and Australian Building Codes.

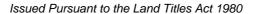
Building Specification – Drawings





RESULT OF SEARCH

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

VOLUME 208002	FOLIO 1
EDITION	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



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ANNEXURE TO CERTIFICATE OF TITLE VOL.

FOL.

Muthinson Recorder of Titles



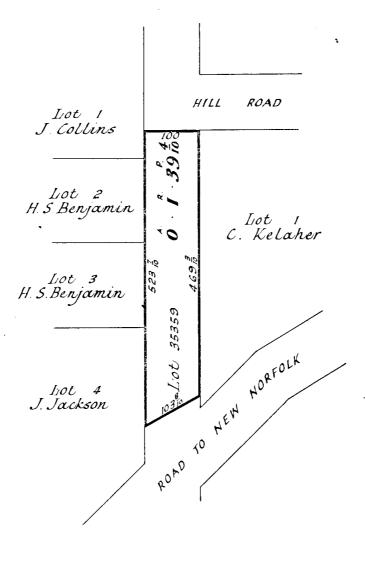
REGISTERED NUMBER

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



Search Date: 17 Jun 2025

Search Time: 11:42 AM

Volume Number: 208002

Revision Number: 01

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