



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2025/49
Application Type:	Discretionary Development Application
Property Location:	29 Bronte Estate Road, Bronte Park
Proposal:	Outbuilding
Applicant:	S Smith
Advertising Commencement Date:	28 August 2025
Representation Period Closing Date:	11 September 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.



Front of the shed will be set back approximately 5 meters from the front boundary and 1.5 meters in from the side boundary

FOOTING

SLAB

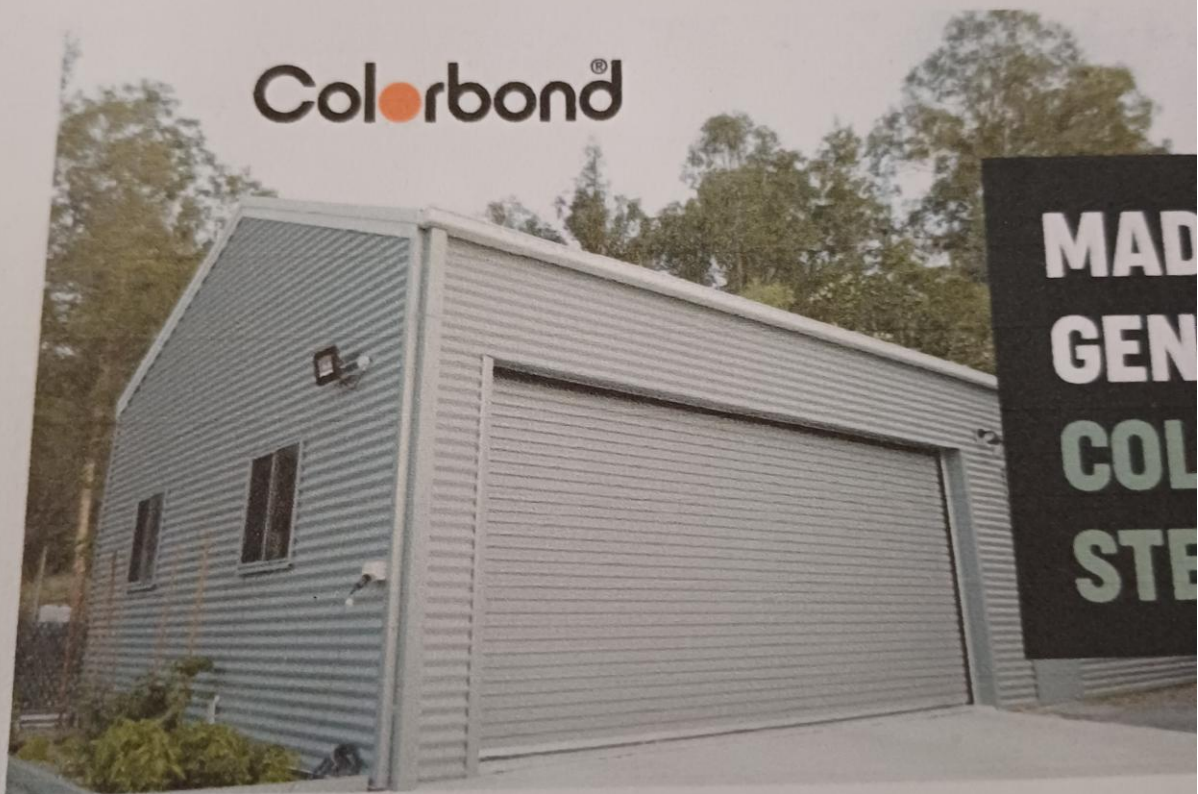
Min 100mm Slab thickened locally under each column by BLOCK footing

Concrete Block locally under each column 450mm x 450mm x 300mm length x width x depth

The above foundation details are only suitable for soil classification A.S. or M and S.B.V. 100
a registered structural engineer.

Refer to sheet No '4' in plans for details other than shown on specification sheet and footing

Colorbond®



MAD
GEN
COL
STE



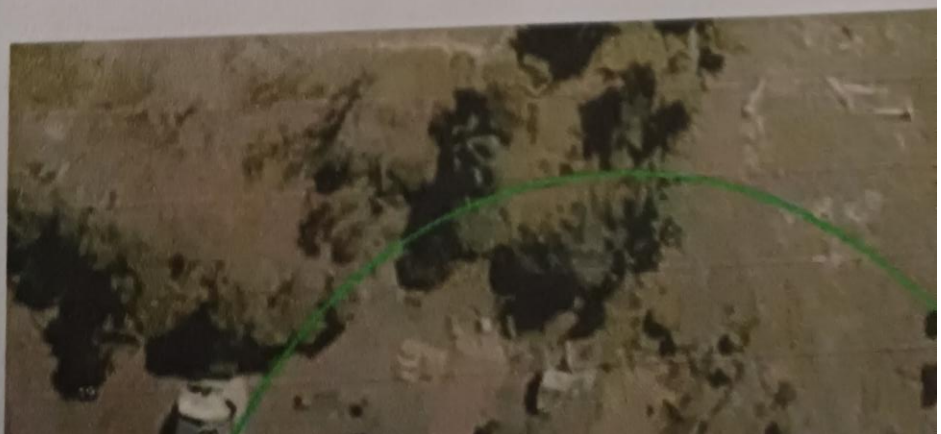
YOUR SITE SPECIFIC WIND SPEED ASSESSMENT

For your peace of mind, we are ShedSafe accredited and utilise the Australian Steel Institute's software to ensure your shed design is engineered specifically for your site and local conditions. By using this very program, we can determine your site-specific wind speed to provide you the best solution for your shed.

SITE LOCATION

Property Address	29 Bronte Estate Road Bronte Park 7140
Job Number	Job 100662
Building dimensions	4m x 6m x 3.5m
Roof style	11Deg Gable
Wind criteria	Reg A : TCat 2.5 : Shielding 1 : Topo 1.21 : Non-Alpine

The calculated site wind speed using AS1170.2 is **47.4 m/s** for the above property address.



BUILDING DETAILS

Walls	COLORBOND® CLASSIC..CREAM Monoclad TCT 0.47, CB
Roof	COLORBOND® CLASSIC..CREAM Corrugated TCT 0.47, CB 11Deg
Gutter	COLORBOND® IRONSTONE Quad 115 Slotted Gutter CB
Downpipe	COLORBOND® IRONSTONE
Barge	COLORBOND® IRONSTONE
Corner Flashings	COLORBOND® IRONSTONE
Door Flashings	COLORBOND® CLASSIC..CREAM
Roller Door	COLORBOND® CLASSIC..CREAM
PA Door	
Commercial Sliding Door	
Glass Sliding Door	
Windows	

OPTIONAL EXTRAS

Skylights	
Roller Doors	1 x 2.50h X 3.10 CB *Series A # WINDLOCK
Roller Door motors	
PA Doors	1 x Personal Access Door in CENTRE of Bay 1 of FRONT wall.
Commercial Sliding Door	
Glass sliding door	
Windows	
Insulation	
Open Bays	
Whirlybirds	
Mezzanine	
Mezzanine Stairs	
Divider Walls	

MATERIAL SPECIFICATION

Columns	2C15015	Purlins	Z10010
Rafters	C15019	Side Girts	Z10010
Knee/Apex Brace	C10010	End Girts	Z10010
Left Lean-to Column		Right Lean-to Column	
Left Lean-to Rafter		Right Lean-to Rafter	
Mezzanine Bearer		Mezzanine Joists	
Knee/Apex Brace	2C15015	Purlins	Z10010

SEARCH OF TORRENS TITLE

VOLUME 171999	FOLIO 14
EDITION 2	DATE OF ISSUE 13-Apr-2021

SEARCH DATE : 22-Aug-2025

SEARCH TIME : 10.39 AM

DESCRIPTION OF LAND

Parish of ENNERDALE Land District of CUMBERLAND
Lot 14 on Sealed Plan 171999
Derivation : Part of Lot 40638 Granted to the Hydro-Electric
Commission
Prior CT 145280/1

SCHEDULE 1

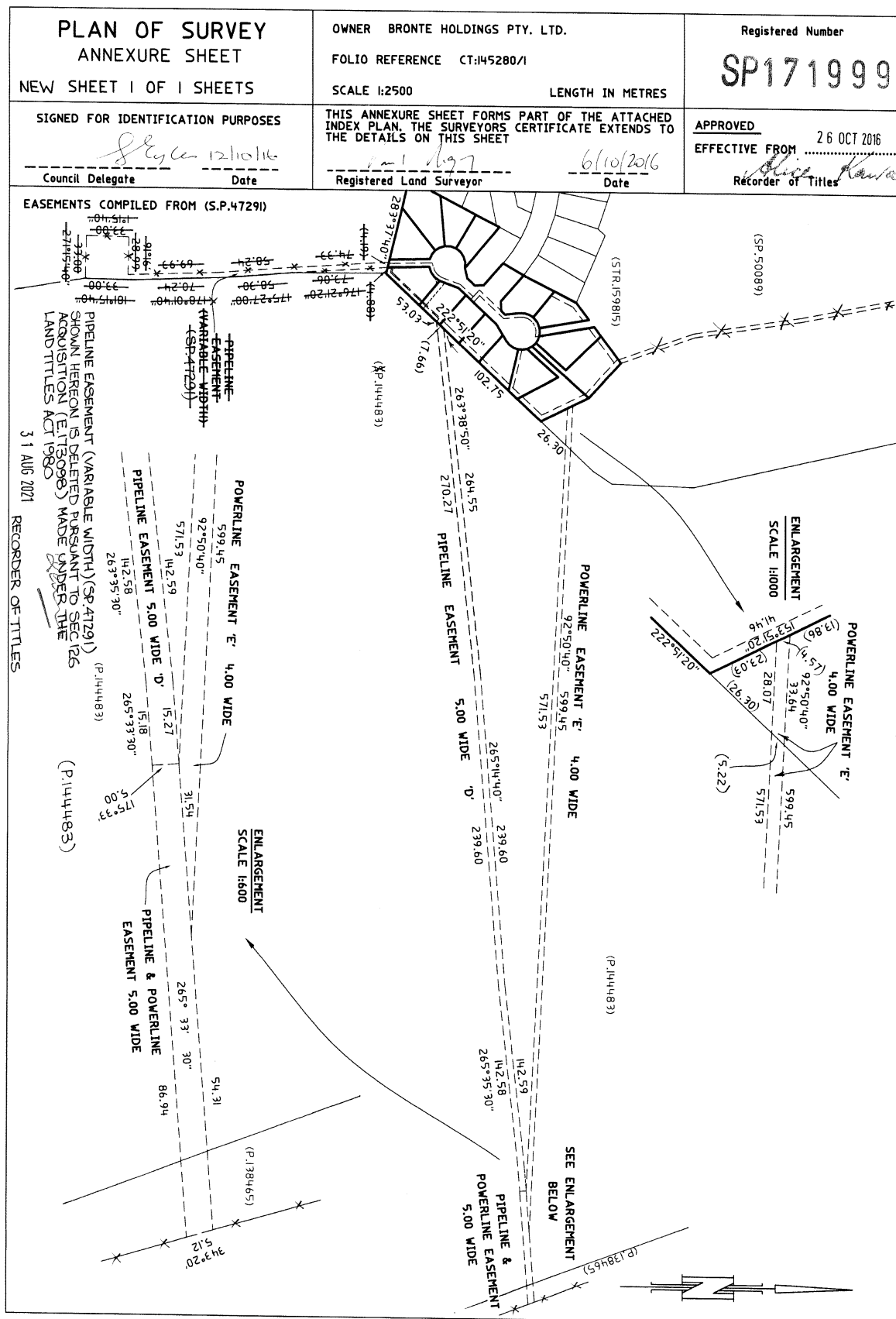
M877133 TRANSFER to ANDREW LEIGH FORD Registered
13-Apr-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP171999 EASEMENTS in Schedule of Easements
SP171999 COVENANTS in Schedule of Easements
SP171999 FENCING PROVISION in Schedule of Easements
SP145280 COVENANTS in Schedule of Easements
SP145280 FENCING PROVISION in Schedule of Easements
SP145280 WATER SUPPLY RESTRICTION

UNREGISTERED DEALINGS AND NOTATIONS

N275446 PRIORITY NOTICE reserving priority for 90 days
TRANSFER ANDREW LEIGH FORD to SCOTT ANTHONY SMITH and
LEAH MARIE EMMERTON Lodged by RAE & PARTNERS(DPO) on
10-Jul-2025 BP: N275446
N275412 TRANSFER to SCOTT ANTHONY SMITH and LEAH MARIE
EMMERTON Lodged by RAE & PARTNERS(DPO) on
14-Aug-2025 BP: N275412



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 171999

PAGE 1 OF 9 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTSLOT 15

Lot 15 on the Plan is subject to a Pipeline Easement (appurtenant to TasWater and Central Highlands Council) over the area marked "Pipeline Easement 'G' 4.00 Wide" shown passing through Lot 15 on the Plan.

LOT 16

Lot 16 on the Plan is subject to a Pipeline Easement (appurtenant to TasWater and Central Highlands Council) over the area marked "Pipeline Easement 'G' 4.00 Wide" as shown passing through Lot 16 on the Plan.

LOT 17

- (a) Lot 17 on the Plan is subject to a Pipeline Easement (appurtenant to TasWater and Central Highlands Council) over the area marked "Pipeline Easement 'G' 4.00 Wide" as shown passing through Lot 17 on the Plan.
- (b) Lot 17 on the Plan is subject to a Pipeline Easement (appurtenant to TasWater and Central Highlands Council) over the area marked "Pipeline & Drainage Easement 4.00 Wide 'C'" shown passing through Lot 17 on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Bronte Holdings Pty Ltd	PLAN SEALED BY: Central Highlands Council
FOLIO REF: 145280/1	DATE: 29 July 2016
SOLICITOR	50.13/89
& REFERENCE: Simmons Wolfhagen: AW:102789	REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 9 PAGES	Registered Number SP 171999
SUBDIVIDER: Bronte Holdings Pty Ltd FOLIO REFERENCE: 145280/1	

LOT 18

Lot 18 on the Plan is subject to a Pipeline Easement (appurtenant to TasWater and Central Highlands Council) over the area marked "Pipeline & Drainage Easement '4.00 Wide 'C'" shown passing through Lot 18 on the Plan.

LOT 19

- (a) Lot 19 on the Plan is subject to a Pipeline Easement (appurtenant to TasWater and Central Highlands Council) over the area marked "Pipeline & Drainage Easement 'C' 4.00 Wide" shown passing through Lot 19 on the Plan.
- (b) Lot 19 on the Plan is subject to a Right of Drainage (appurtenant to Central Highlands Council) over the area marked "Drainage Easement 'H' 3.00 Wide" shown passing through Lot 19 on the Plan.

LOT 20

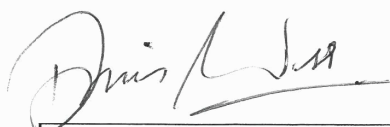
Lot 20 on the Plan is subject to a Pipeline Easement (appurtenant to TasWater and Central Highlands Council) over the area marked "Pipeline & Drainage Easement 4.00 Wide 'C'" shown passing through Lot 20 on the Plan.

LOT 21

Lot 21 on the Plan is subject to a Pipeline Easement (appurtenant to TasWater and Central Highlands Council) over the area marked "Pipeline & Drainage Easement 4.00 Wide 'C'" shown passing through Lot 21 on the Plan.

LOT 22

Lot 22 on the Plan is subject to a Pipeline Easement (appurtenant to TasWater and Central Highlands Council) over the area marked "Pipeline & Drainage Easement 4.00 Wide 'C'" shown passing through Lot 22 on the Plan.



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 9 PAGES	Registered Number SP 171999
SUBDIVIDER: Bronte Holdings Pty Ltd FOLIO REFERENCE: 145280/1	

LOT 23



- (a) Lot 23 on the Plan is subject to a Pipeline Easement (appurtenant to TasWater and Central Highlands Council) over the area marked "Pipeline & Drainage Easement 4.00 Wide 'C'" shown passing through Lot 23 on the Plan.
- (b) Lot 23 on the Plan is subject to a Pipeline Easement (appurtenant to Central Highlands Council and TasWater) over the land marked "Pipeline Easement 'I' Variable Width" shown passing through Lot 23 on the Plan.

LOT 24

- (a) Lot 24 on the Plan is subject to a Pipeline Easement (appurtenant to TasWater and Central Highlands Council) over the area marked "Pipeline & Drainage Easement 4.00 Wide 'C'" shown passing through Lot 24 on the Plan.
- (b) Lot 24 on the Plan is subject to a Pipeline Easement (appurtenant to TasWater and Central Highlands Council) over the area marked "Pipeline Easement 3.00 Wide 'I' Variable Width" shown passing through Lot 24 on the Plan.

LOT 27

- (a) Lot 27 on the Plan is subject to a Right of Drainage (appurtenant to Central Highlands Council) over the area marked "Pipeline & Drainage Easement 'F' Variable Width" shown passing through Lot 27 on the Plan.
- (b) Lot 27 on the Plan is subject to a Pipeline Easement (appurtenant to TasWater and Central Highlands Council) over the area marked "Pipeline & Drainage Easement 'F' Variable Width" shown passing through Lot 27 on the Plan.



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 9 PAGES	Registered Number SP 171999
SUBDIVIDER: Bronte Holdings Pty Ltd FOLIO REFERENCE: 145280/1	

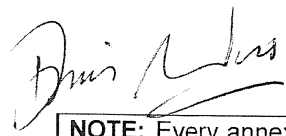
MISCELLANEOUS EASEMENTS

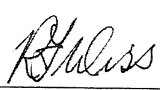
- (a) Each Lot on the Plan is together with a Powerline Easement (as defined in Sealed Plan 145280) over the land marked "POWERLINE EASEMENT 4.00 WIDE 'E' (SP47291)" ~~within on SP 145280~~ on the Plan
- (b) Each Lot on the Plan is together with a Pipeline Easement (as defined in Sealed Plan 145280) over the land marked "PIPELINE EASEMENT 5.00 WIDE 'D' (SP47291)" and "~~PIPELINE EASEMENT VARIABLE WIDTH (SP47291)~~" shown on ~~SP 145280~~ the Plan.
- (c) Each Lot on the Plan is together with a Pipeline and Powerline Easements (as defined in Sealed Plan 145280) over the land marked "PIPELINE AND POWERLINE EASEMENT 5.00 WIDE" on ~~SP 145280~~ the Plan.
- (d) Lots 15-18 on the Plan are each ~~Each Lot on the Plan is~~ subject to a Wayleave Easement as defined in Instrument D82261 (appurtenant to Aurora Energy) over the land marked "WAYLEAVE EASEMENT 12.00 WIDE (CREATED BY D82261)" on ~~SP 145280~~ the Plan.
- (e) Lots 22-24 on the Plan are subject to a Pipeline Easement (appurtenant to Lot ~~102~~ ⁵⁰⁰⁸⁹ on ~~SP 52081~~ ⁵⁰⁰⁸⁹) over the land marked "PIPELINE EASEMENT 3.00 WIDE 'C' (SP ~~47291~~ ⁵⁰⁰⁸⁹)" on ~~SP 145280~~ the Plan.
- (f) Lot 100 on the Plan is subject to a pipeline easement (appurtenant to Lots 1-6, 40-52 & 102 on SP52081) over the land marked Pipeline Easement 5.00 wide (SP52081) on the Plan.
- (g) Lot 100 on the Plan is subject to a pipeline easement (appurtenant to Lot 2 on SP50089) over the land marked Pipeline Easement 'A' 3.00 wide and Pipeline Easement 'B' 3.00 wide on the Plan.

Pipeline Easement is extinguished over the land marked Pipeline Easement (variable width) pursuant to Section 126 Acquisition E173098

31 AUG 2021


Recorder of Titles


NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.




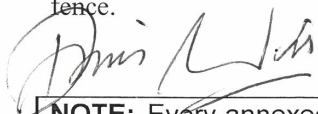
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 9 PAGES	Registered Number SP 171999
SUBDIVIDER: Bronte Holdings Pty Ltd FOLIO REFERENCE: 145280/1	

COVENANTS

Each Lot on the Plan is subject to restrictive covenants as set out within Sealed Plan 145820.

FENCING PROVISION

In respect of each and every Lot on the Plan, the Vendor (Bronte Holdings Pty Ltd) shall not be required to fence.


NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 9 PAGES	Registered Number SP 171999
SUBDIVIDER: Bronte Holdings Pty Ltd FOLIO REFERENCE: 145280/1	

DEFINITIONS

Within this Schedule unless otherwise provided to the contrary, the following definitions apply:

“AURORA ENERGY” means Aurora Energy Pty Ltd ABN 85 082 464 622.

“EASEMENT LAND” means any land subject to a Pipeline Easement under this Schedule.

“GRANTEE” shall mean any party with a benefit pursuant to this Schedule.

“PIPELINE EASEMENT” means THE FULL RIGHT AND LIBERTY for the Grantee at all times to:

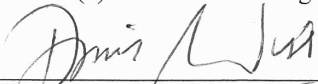

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that the Grantee is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage and water through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities the Grantee may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 9 PAGES	Registered Number <div style="font-size: 2em; font-weight: bold;">SP 171999</div>
SUBDIVIDER: Bronte Holdings Pty Ltd FOLIO REFERENCE: 145280/1	

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of the Grantee first had and obtained and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by the Grantee or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) The Grantee is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide the Grantee with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide the Grantee with that key or the key provided does not fit the lock, the Grantee may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to the Grantee of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, the Grantee may:
 - (a) reinstate the ground level of the Easement Land; or

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 9 PAGES	Registered Number SP 171999
SUBDIVIDER: Bronte Holdings Pty Ltd FOLIO REFERENCE: 145280/1	

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace any thing that supported, protected or covered the Infrastructure.

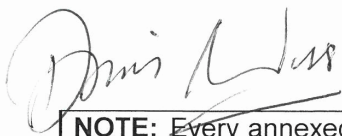
PROVIDED ALWAYS THAT any Pipeline Easement appurtenant to Central Highlands Council is only to have effect during any period where TasWater does not have and recognise jurisdiction over the Infrastructure.

Interpretation:

“Infrastructure” means infrastructure owned or for which the Grantee is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (e) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (f) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water through the Easement Land or monitoring or managing that activity; and
- (g) where the context permits, any part of the Infrastructure.

“TASWATER” means Tasmanian Water & Sewerage Corporation Pty Ltd



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO
SCHEDULE OF EASEMENTS

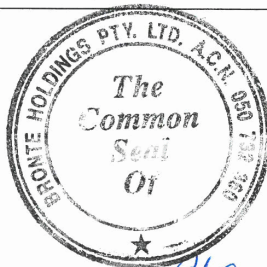
PAGE 9 OF 9 PAGES

Registered Number


SP. 171999

SUBDIVIDER: Bronte Holdings Pty Ltd
FOLIO REFERENCE: 145280/1

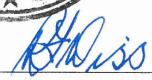
THE COMMON SEAL of Bronte Holdings Pty Ltd
been hereunto affixed in the presence of:



Director


DENIS JOHN WISS
Print Full Name

Secretary


Robin Fay Wiss
Print Full Name

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.