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 22 MAR 2019

2019/68



GLAMORGAN
 SPRING BAY
 COUNCIL

BY:

Application for Planning Approval

OFFICE USE ONLY	
DATE RECEIVED:	PID:
FEE	RECEIPT No:
DA:	PROPERTY FILE:

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including subdivision as well as for planning scheme amendment & minor amendments to permits.

If you are applying for a change of use to visitor accommodation in the General Residential, Low Density Residential, Rural Living, Environmental Living or Village Zone, the *Visitor Accommodation Use in Existing Habitable Buildings Standard Application Package* must be used. This is available on the Council website.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme provides details of what other information may be required at clause 8.1 and in each applicable Code.

Please provide the relevant details in each applicable section by providing the information or circling Yes or No as appropriate. If relevant details are provided on plans or documents please refer to the drawing number or other documents in this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required please contact the office.

Details of Applicant & Owner

Applicant:	Richard and Sharon Bingham				
Contact person: (if different from applicant)					
Address:	14 Musgrove Road			Phone:	
	Geilston Bay	Tasmania	7015	Fax:	
Email:	smbingham17@gmail.com			Mobile:	0447206095
Do you wish for all correspondence to be sent solely by email?				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Owner: (if different from applicant)					
Address:				Phone:	
				Fax:	
Email:				Mobile:	

Details of Site and Application

Application for Planning Approval

Please note, if your application is discretionary the following will be placed on public exhibition.

Site Details

Address / Location of Proposal: Unit 10, 478 Hermitage Road			
Suburb Triabunna Post Code 7019			
Size of site	621 m ²	or	Ha
Certificate of Title(s):	Volume 58693; Folio 10; Edition 4; Date of issue 18 Sep 2017 <i>tdes</i>		
Current use of site:	Holiday shack		

General Application Details

Complete for All Applications

<input type="checkbox"/>	New Dwelling	<input type="checkbox"/>	Change of use
<input type="checkbox"/>	Additions / Alterations to Dwelling	<input type="checkbox"/>	Intensification or modification of use
<input checked="" type="checkbox"/>	New Outbuilding or Addition	<input type="checkbox"/>	Subdivision or boundary adjustment
<input type="checkbox"/>	New Agricultural Building	<input type="checkbox"/>	Minor amendment to existing permit DA /
<input type="checkbox"/>	Commercial / Industrial Building	<input type="checkbox"/>	Planning Scheme Amendment

Estimated value of works (design & construction)	\$ 29,000
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Describe the order and timing of any staged works:	N/A or N/A
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General Background Information

Please state the name of any Council officers that you have discussed this proposal with:	Officer's name : Robyn Bevilacqua or N/A	
Is the site listed on the Tasmanian Heritage Register?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have any potentially contaminating activities ever occurred on the site? <i>If yes, please provide a separate written description of those activities.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the proposal consistent with any restrictive covenants or Part 5 agreements that apply to the site?	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>

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Does the proposal involve any of the following?		
Type of development		Brief written description if not clearly shown on the plans:
Partial or full demolition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Fencing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	New screen to be erected on / close boundary 'ic Unit 11
New or upgraded vehicle / pedestrian access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
New or modified water, sewer, electrical or telecommunications connection	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Retaining walls	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Cut or fill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Signage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
New car parking	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Vegetation removal	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Existing floor area 82 . m ²	Proposed floor area 18.m ² additional
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Number of existing car parking on site 3	Number of proposed car parking on site 3
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Describe the width & surfacing of vehicular access (existing or proposed) and how drainage/runoff is collected and discharged:	Grass
If vehicular access is from a road sign-posted at more than 60 km/hr, please state the sight distance in both directions:	N/A or N/A

Please note, if a gravel driveway is proposed from a sealed public road please address the following clause (E6.7.6 P1):

Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:

- (i) *the suitability of the surface treatment;*
- (ii) *the characteristics of the use or development;*
- (iii) *measures to mitigate mud or dust generation or sediment transport.*

Will stormwater from buildings and hardstand areas be managed by: (details should be clearly shown / noted on plans)	Discharge to a main:	Yes <input type="checkbox"/>
	Discharge to kerb & gutter:	Yes <input type="checkbox"/>
	Discharge to roadside table drain:...	Yes <input type="checkbox"/>
	Discharge to natural watercourse: ..	Yes <input type="checkbox"/>

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	Retained on site: <u>Water tank</u>	Yes <input checked="" type="checkbox"/>
Materials		
External building material	Walls: Timber	Roof: Colourbond
External building colours	Walls: Timber	Roof: Basalt: same as doors and windows in shack
Fencing materials:	Timber	Retailing wall materials: N/A

For all outbuildings

Describe for what purpose the building is to be used:	Studio and sleepovers
Describe any intended toilet, shower, cooking or heating to be installed:	None
If the building is to be used wholly or partly as a domestic workshop, what type of tools and machines will be used?	N/A

For all non-residential applications

Hours of Operation					
Current hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:
Proposed hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:
Number of Employees					
Current Employees Total:			Maximum at any one time:		
Proposed Employees Total:			Maximum at any one time:		

Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency:	or N/A
Describe current traffic movements into the site, including the type & timing of heavy vehicle movements & any proposed change:	or N/A
Describe any hazardous materials to be used or stored on site:	or N/A
Describe the type & location of any large plant or machinery used (refrigeration, generators)	or N/A
Describe any retail and/or storage of goods or equipment in outdoor areas:	or N/A
Describe any external lighting proposed:	or N/A

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Personal Information Protection Statement:

The personal information requested is personal information for the purposes of the *Personal Information Protection Act 2004* and will be managed in accordance with that Act. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993* (LUPPA) and other related purposes, including for the purpose of data collection.

The intended recipients of personal information collected by Council may include its officers, agents or contractors or data service providers and contractors engaged by the Council from time to time.

The information may also be made publically available on the Council's website and available for any person to inspect in accordance with LUPAA. The supply of this information is voluntary. However, if you cannot or do not provide the information sought, the Council will be unable to accept and/or process your application.

Declaration:

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site in order to assess the application.
- I/we have obtained all copy licences and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on and determining the application.
- I/we authorise the Council to:
 - Make available the application and any and all information, reports, plans and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
 - Make such copies of the application and any and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application; and
 - Publish and or reproduce the application and any and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application.
- You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and any and all information, report, plan and material provided with or as part of the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.
- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature:	<i>S. Pongnam</i>	Date:	19.3.2019
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If applicant is not the owner

If the applicant is not the owner, please list all persons who were notified of this application pursuant to section 52 of the *Land Use Planning and Approvals Act 1993*.

Name:	Method of notification:	Date of notification:

If application is on or affect Council or Crown owned or administered land

If land affected by this application is owned or administered by the Crown or Council then the written permission of the relevant Minister (or their delegate) and/or the General Manager must provided and that person must also sign this application form below:

I _____ being responsible for the administration of land at _____
 declare that I have given permission for the making of this application by _____ for use
 and/or development involving _____

Signature: _____

Date: _____

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
58693		10
EDITION	DATE OF ISSUE	
4	18-Sep-2017	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Parish of RAVENSDALE Land District of PEMBROKE
Lot 10 on Strata Plan 58693 (formerly being STR1237) and a
general unit entitlement operating for all purposes of the
Strata Scheme being a 1 undivided 1/6 interest
Derived from Strata Plan 58693
Derivation : Part of Lot 1645 Gtd. to N. Gresley
Prior CT 3895/76

SCHEDULE 1

C982934 TRANSFER to RICHARD EARDLEY BINGHAM and SHARON MARY
BINGHAM Registered 18-Sep-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property
Folio of the Register volume 58693 folio 0
BENEFITING EASEMENT: full right and liberty to instal repair
and maintain sewers and drains for the passage or
conveyance of sewerage water and soil from the said
land within described over the "sewerage easement 1.
00 wide" shown on SP 16149
BENEFITING EASEMENT: full right and liberty to discharge
effluent into the area shown as "absorption easement"
shown on SP 16149
BURDENING EASEMENT: Right of Carriageway [appurtenant to the
balance of the land comprised in Certificate of Title
Volume 3723 Folio 30) over the right of way shown on
SP 16149

CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TORRENS TITLE

Share Title



TASMANIA

TORRENS TITLE	
VOLUME	FOLIO
17671-S10	5
EDITION	DATE OF ISSUE
3	18-Sep-2017
Page 1 of 1	

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Parish of RAVENSDALE Land District of PEMBROKE
Lot 5 on Sealed Plan 17671
Derivation : Part of Lot 1654 Gtd. to Nigel Gresley

SCHEDULE 1

C982934 RICHARD EARDLEY BINGHAM and SHARON MARY BINGHAM
(jointly as between themselves) of six undivided 1/72
shares as tenants in common

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 17671 EASEMENTS in Schedule of Easements (if any)
SP 17671 COVENANTS in Schedule of Easements (if any)

CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TORRENS TITLE

Share Title



TASMANIA

TORRENS TITLE	
VOLUME	FOLIO
17671: S10	6
EDITION	DATE OF ISSUE
2	18-Sep-2017
Page 1 of 1	

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Parish of RAVENSDALE Land District of PEMBROKE
Lot 6 on Strata Plan 17671
Derivation : Part of Lot 1654 Gtd to Nigel Gresley

SCHEDULE 1

C982934 RICHARD EARDLEY BINGHAM and SHARON MARY BINGHAM
(jointly as between themselves) of six undivided 1/72
shares as tenants in common

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 17671 EASEMENTS in Schedule of Easements
SP 17671 COVENANTS in Schedule of Easements

FOLIO PLAN

RECORDER OF TITLES

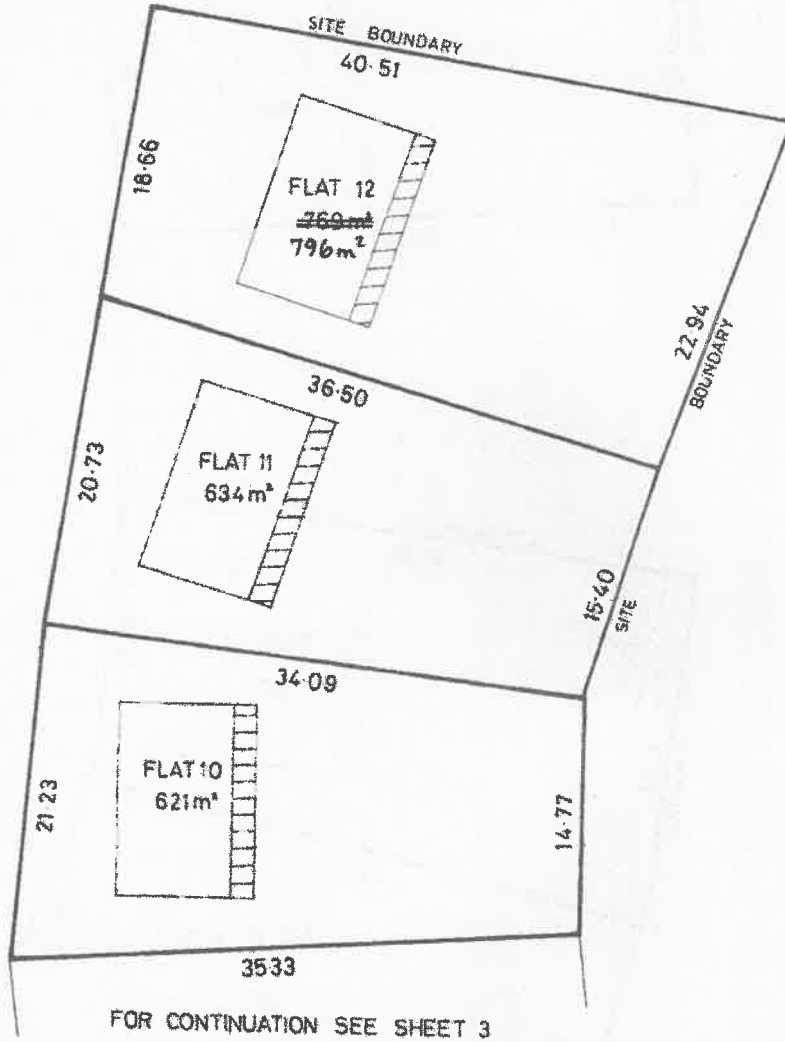
Issued Pursuant to the Land Titles Act 1980



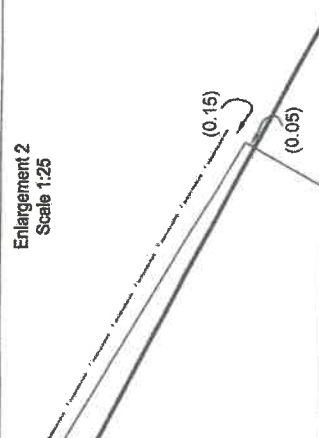
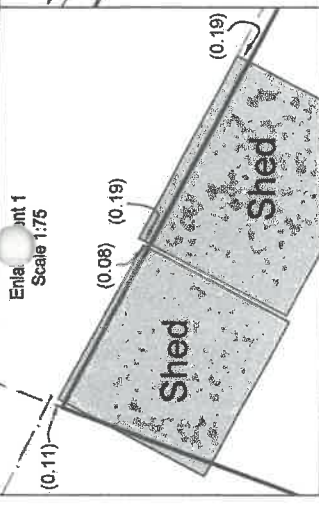
Sheet 2 of ... 5 ... Sheets

~~Surveyor~~ Clerk/Council Clerk

Scale 1:300



OWNERS: RODNEY JAMES KERSHAW
LOU-ELLA MARIE KERSHAW



Reference:	CONST05 8304-01
Horizontal Datum:	M.G.A
Scale:	1:150 (A3)

Identification Plan
 LOCATION: UNIT 11, 478 HERMITAGE ROAD
 OWNER: RODNEY & LOU-ELLA KERSHAW
 FOLIO REFERENCE: FR 58693/11

UNIT 1, 2 KENNEDY DRIVE
 CAMBRIDGE 7170
 PHONE: (03)6248 5888
 FAX: (03)6244 6221
 EMAIL: admin@rbsurveyors.com



I, Craig Bradley Rogerson of Acton in Tasmania, a registered land surveyor HEREBY CERTIFY that I have inspected the property as shown on this plan of identification. The relationship between the boundaries of the title as shown by heavy black lines and the buildings can be seen on this plan.

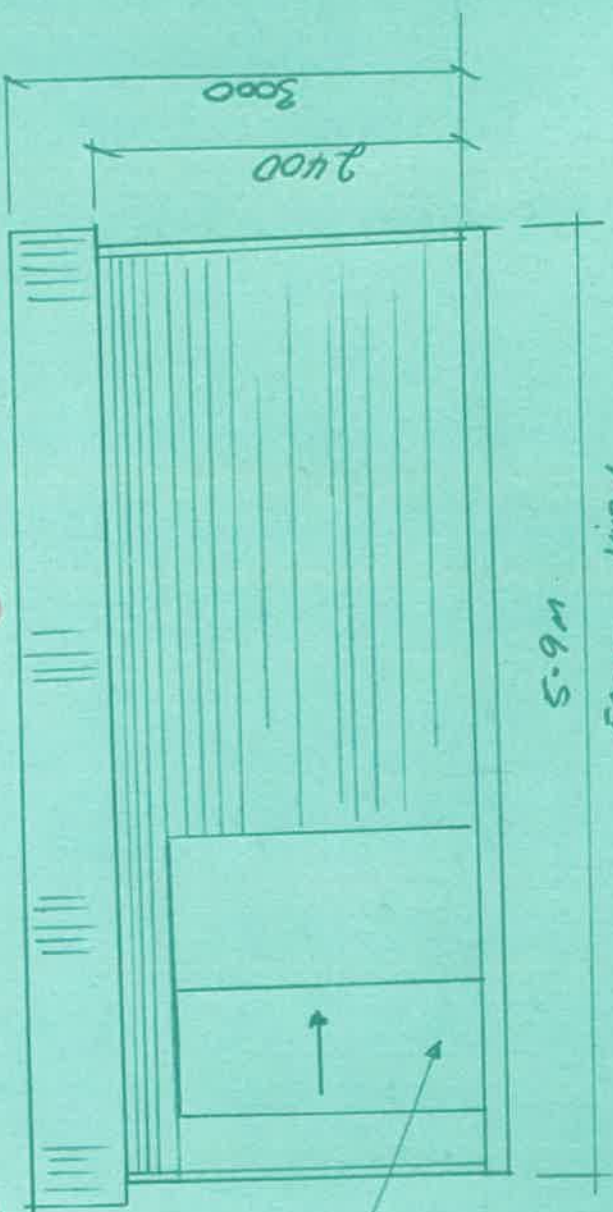
Signature

Date:

PROPOSED STUDIO

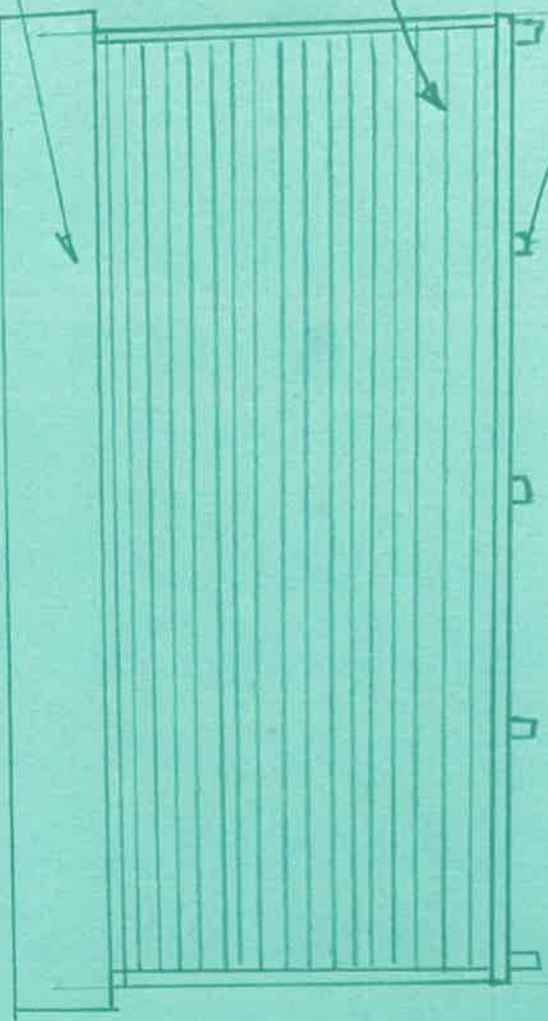
PROPOSED NEW SCREEN

Entrance UNIT 10

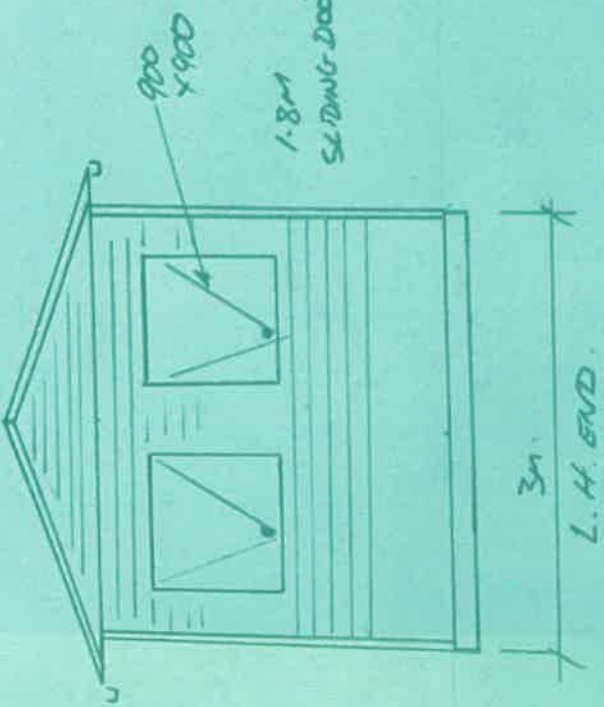


Colours
Board
Roof

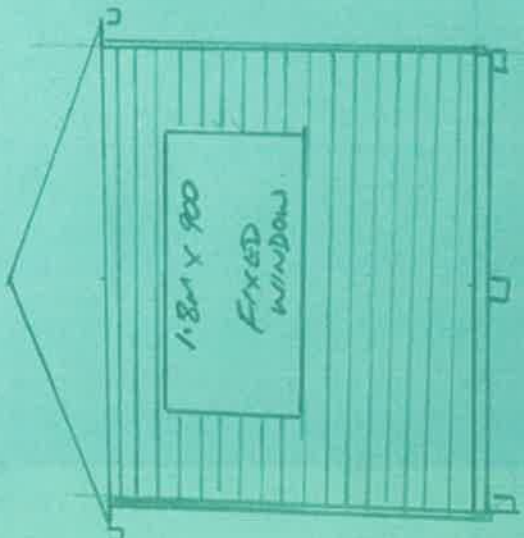
FRONT VIEW



REAR VIEW



L.H. END



R.H. END VIEW

150mm
T. Pine
W/BOARDS.

90x90
STUMPS
INTO 400x40
FOOTINGS