



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **51 Alma Road Orford**

PROPOSAL: **New Outbuilding**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the General Manager. Representations must be received before midnight on 05 August 2022.

APPLICANT: **P & J Sheds P/L**

DATE: **27/06/2022**

APPLICATION NO: **DA 2022 / 150**



Application for Planning Approval

OFFICE USE ONLY			
DATE RECEIVED:		PID:	
FEE:		RECEIPT NUMBER:	
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.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of 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 and Owner			
Applicant:	P & J SHEDS P/L		
Contact person: (if different from applicant)	ADRIAN BROWN		
Address:	38 MCINTYRE STREET		
Suburb:	MORNINGTON TAS	Post Code:	7018
Email:	a.brown@fairdinkumbobarts.com.au	Phone: / Mobile:	62 444 300

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)	DAVID & AMANDA FOX		
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site (Note: If your application is discretionary, the following will be placed on public exhibition)			
Address of proposal:	51 ALMA ROAD		
Suburb:	ORFORD	Post Code:	7190
Size of site: (m ² or Ha)	950 m ²		
Certificate of Title(s):	144960 / 3		
Current use of site:	RESIDENTIAL		



General Application Details Complete for All Applications	
Proposal details:	NEW OUTBUILDING / GARAGE 9m x 6m
Estimated value of works: (design & construction)	\$
How will stormwater from buildings and hardstand areas be managed? <i>(Details must be clearly shown / noted on plans)</i>	Discharge to a main ✓
	Discharge to kerb & gutter
	Discharge to roadside table drain
	Discharge to natural watercourse
	Retained on site
For all Non-Residential Applications	
Hours of Operation	N/A
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	
Personal Information Protection Statement	

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. 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 information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant 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 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 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 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;
- Publish and or reproduce the application 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; and
- 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.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

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*.

Applicant Signature: P & J Steads		Date:	27/06/2022
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Adrian Brown

Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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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 be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

NEW OUTBUILDING / GARAGE
51 ALMA ROAD, ORFORD, 7190
FOR D. & A. FOX

CERTIFICATE OF TITLE: VOLUME - 144960 FOLIO - 3
PID: 2657698
LAND AREA: 950m²

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
GLAMORGAN SPRING BAY LOCAL PROVISIONS SCHEDULE

ZONE: 8. GENERAL RESIDENTIAL
OVERLAYS: BUSHFIRE PRONE AREAS
LOW LANDSLIP HAZARD BAND

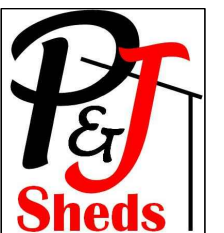
SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2.9
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

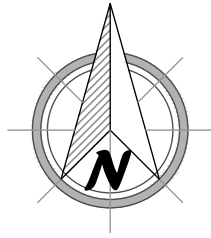
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

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ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 16081

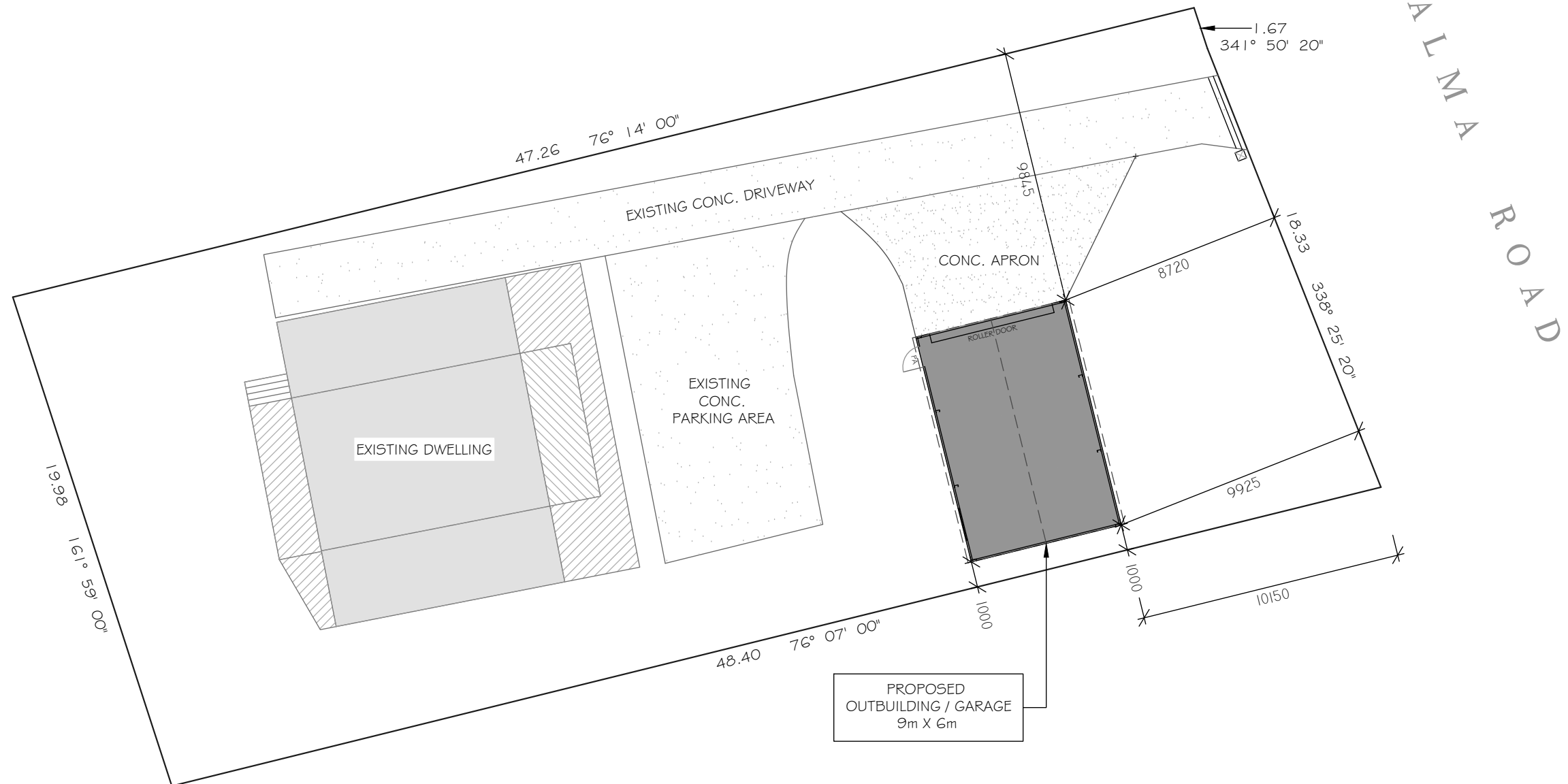




LOT AREA: 950m²

EXISTING DWELLING AREA (FOOTPRINT): 108m²
EXISTING DECK AREAS (FOOTPRINT): 49.5m²

PROPOSED OUTBUILDING / GARAGE AREA: 54m²



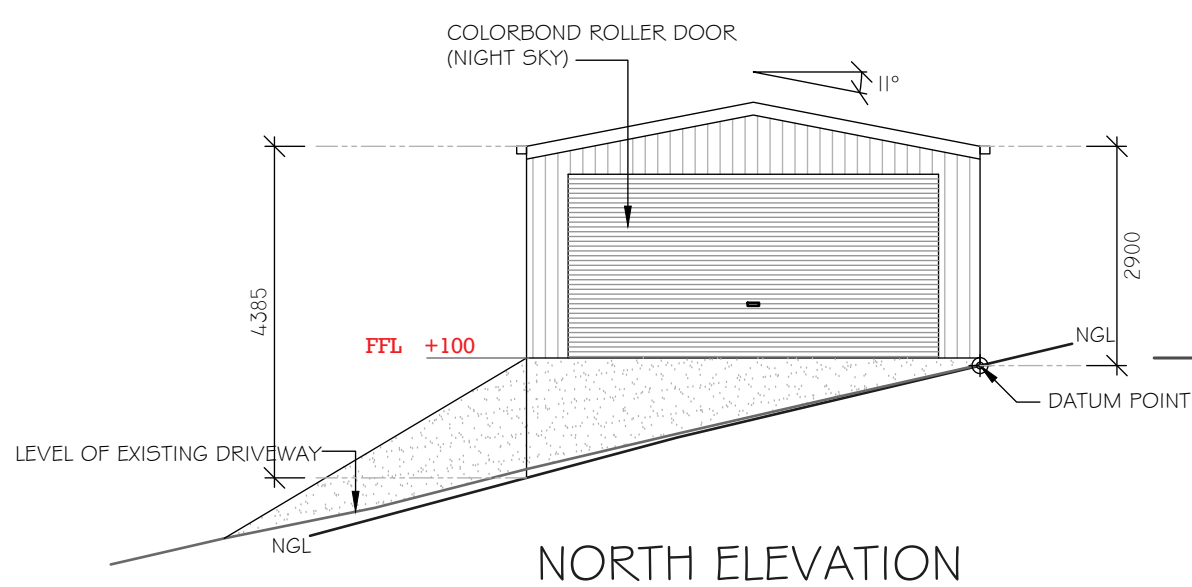
VOL : 144960
FOLIO: 3
950m²

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

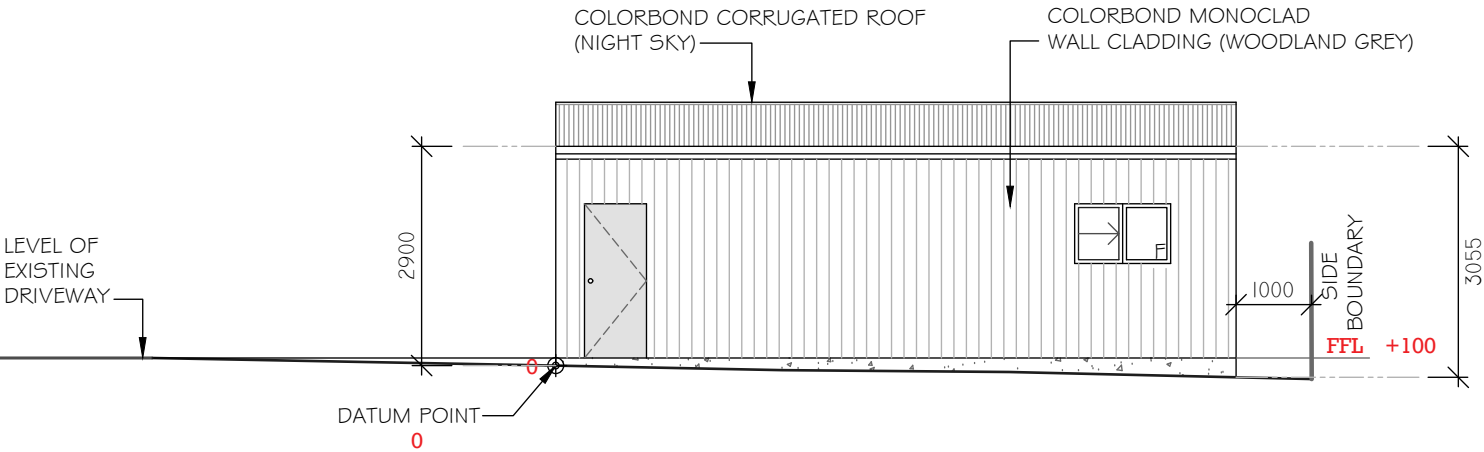
SITE PLAN 1:100

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : D. & A. FOX
ADDRESS: 51 ALMA ROAD, ORFORD, 7190
SCALE: 1:200
DATE: 17th JUNE 2022
AMENDED:
DRAWN BY: A. BROWN CCG003R
PAGE: 01/04
JOB NO : 16081

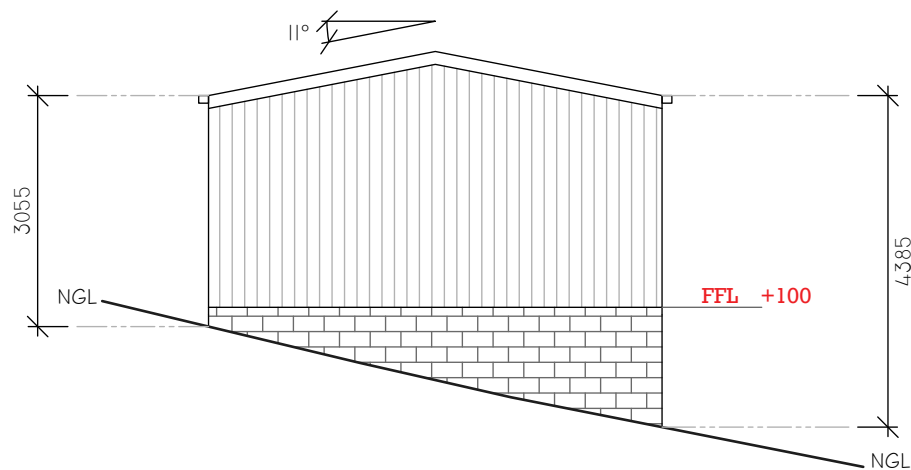




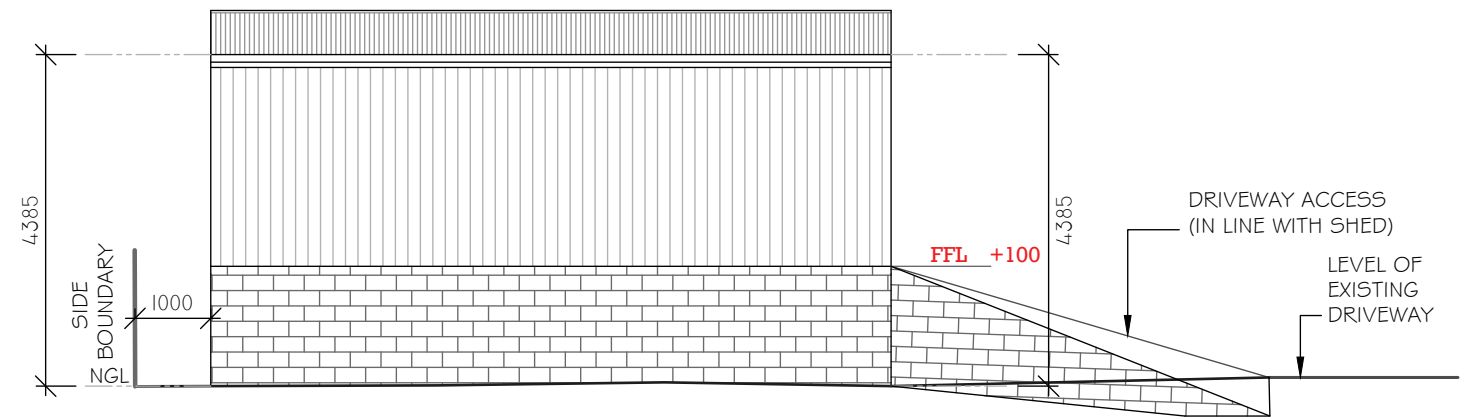
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

- COLOURS (COLORBOND®):
- EXT. WALLS - WOODLAND GREY
 - ROOF - NIGHT SKY
 - ROLLER DOOR - NIGHT SKY
 - PA DOOR - NIGHT SKY
 - WINDOW FRAME - NIGHT SKY
 - GUTTER - NIGHT SKY
 - CORNER FLASH - WOODLAND GREY
 - BARGE FLASHING - NIGHT SKY
 - OPENING FLASH - WOODLAND GREY

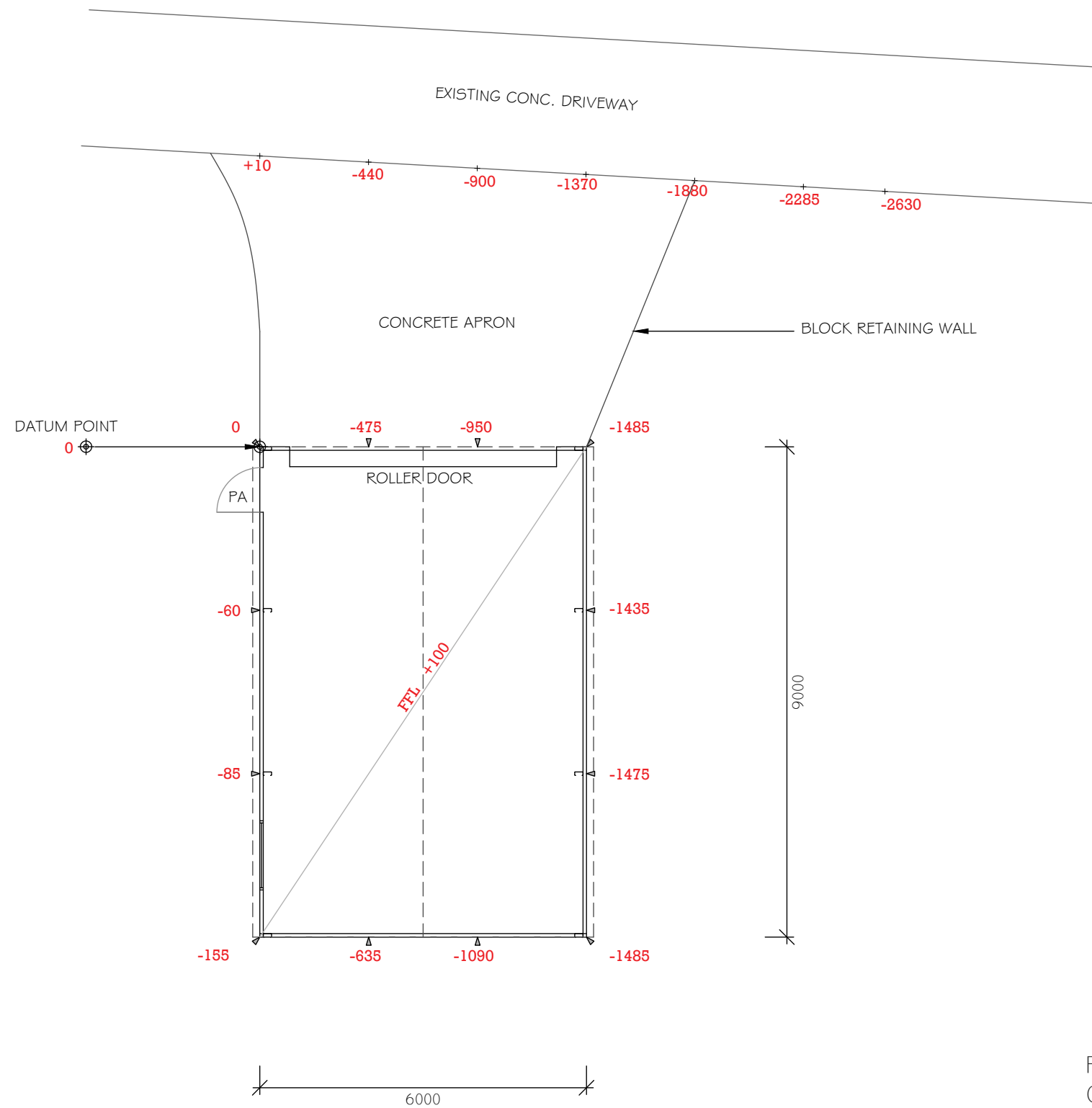
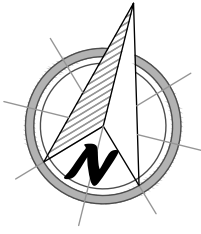
ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 2800mm
 END WALL HEIGHT TO APEX - 3383mm

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 DRAWN BY: A. BROWN CCG003R
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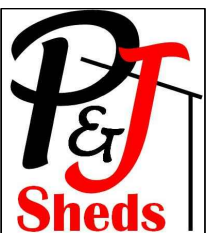


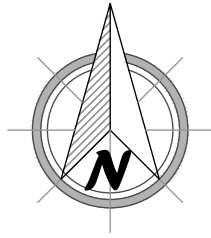
ELEVATIONS 1:100



FLOOR PLAN 1:100

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CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

GARAGE STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM SHEDS'
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

90dia PVC STORM WATER TO EXISTING STORM WATER CONNECTION.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



PLUMBING PLAN 1:100

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