



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/037094

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 534 Colebrook Road, Campania

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 08 February 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 February 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 08 February 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Awing addition on existing rear deck

Location:

Address... 534 Colebrook Road

Suburb/Town ... Campania

Postcode ... 7026

Current
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for
application fees to
be in the name of:
(if different from
applicant)

Estimated cost of development

\$31,324.00

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

N/A

Current Use of Site: Residential

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No



Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's
Signature:

Signature.....

Jesse Hamill

.....Date

05/07/2023

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the Council.

(please refer to <http://www.ccc.tas.gov.au/fees> or phone (03) 6217 9550 to determine applicable fees).

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ **Site analysis plan and site plan**, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
 - Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- ☐ Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 138770	FOLIO 1
EDITION 5	DATE OF ISSUE 23-May-2022

SEARCH DATE : 05-Jul-2023

SEARCH TIME : 03.50 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan 138770

Derivation : Part of 140 Acres Located to James Stynes.

Prior CT 114169/1

SCHEDULE 1

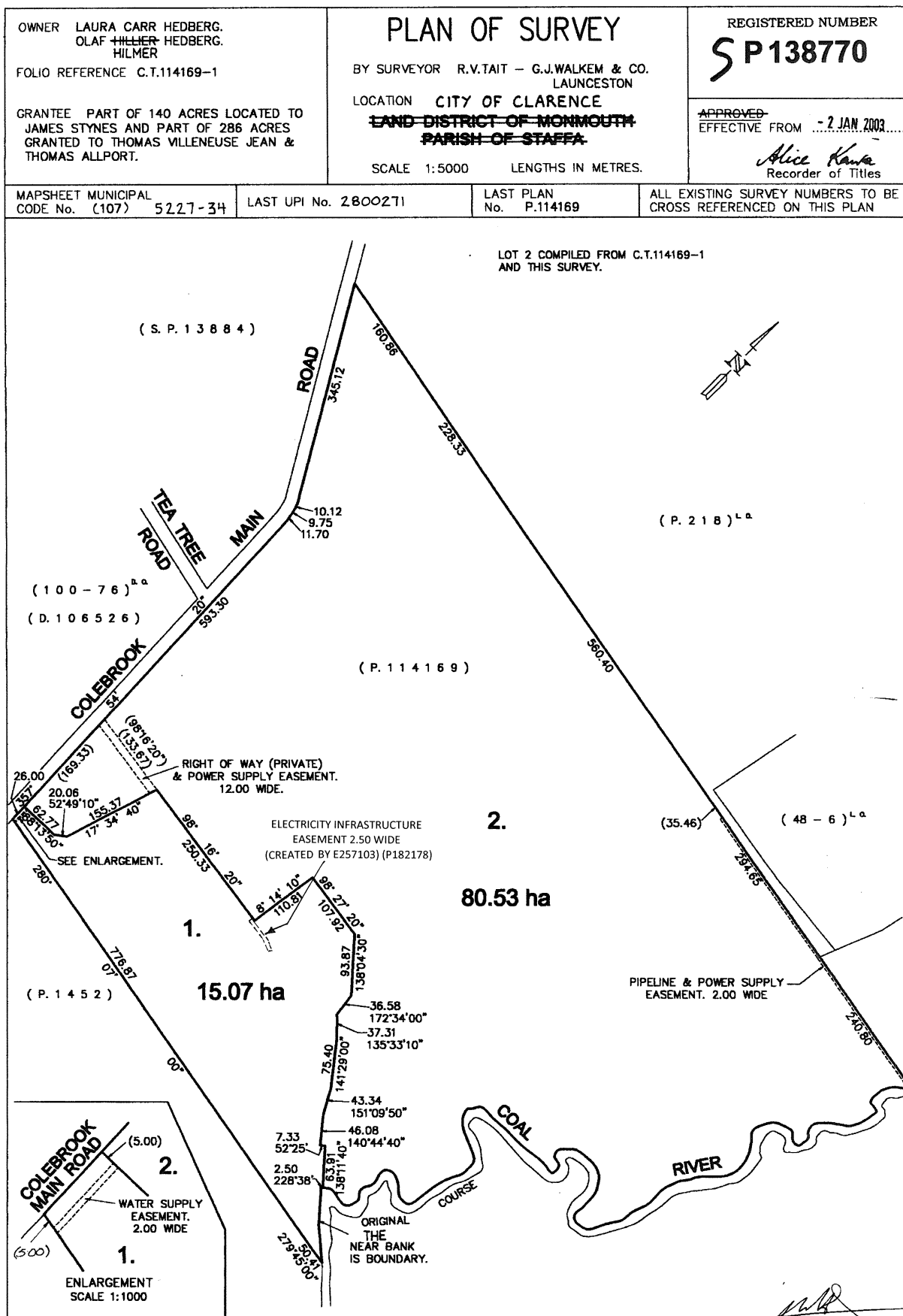
C759455 & M945088 TRANSFER to IAIN ANGUS MACLEOD and LEXIE ANNE MACLEOD (jointly as between themselves) of one undivided 1/2 share and DAMIEN CONNELL O'DONNELL and TAMARA ANNE MACLEOD (jointly as between themselves) of one undivided 1/2 share as tenants in common
Registered 23-May-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 138770 EASEMENTS in Schedule of Easements
SP 138770 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP 138770 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.
E257103 BURDENING EASEMENT: an electricity infrastructure easement (appurtenant to Lot 2 on Sealed Plan 170177) over the land marked Electricity Infrastructure Easement 2.50 wide on Sealed Plan 138770 Registered 09-Feb-2022 at noon
C411229 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 02-Jan-2003 at noon
E298865 MORTGAGE to Westpac Banking Corporation Registered 23-May-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



[Signature]
CORPORATE SECRETARY
CLARENCE CITY COUNCIL

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 138770

PAGE 1 OF 2 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.

LOTS 1 AND 2 are each together with the pipeline easements previously created by Grants of Easement Regd. Nos. 54/6612 and 63/3272.

LOT 1 is –

- (a) **SUBJECT TO** a water supply easement as appurtenant to Lot 2 *on the plan over the Water Supply Easement 2.00 wide shown on the plan.*
- (b) **TOGETHER WITH** a right of carriageway and a power supply easement over the land marked Right of Way (Private) and Power Supply Easement 12.00 Wide". *shown on the plan*

LOT 2 is –

- (a) **SUBJECT TO** –
 - (i) An irrigation easement as appurtenant to the land comprised in Folio of the Register Volume 33386 Folio 2 over the land marked "Pipeline and Power Supply Easement 2.00 Wide". *shown on the plan.*
 - (ii) A right of carriageway and power supply easement as appurtenant to Lot 1 over the land marked "Right of Way (Private) and Power Supply Easement 12.00 Wide". *shown on the plan*
- (b) **TOGETHER WITH** a water supply easement over the land marked "Water Supply Easement 2.00 Wide".

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: FOLIO REF: SOLICITOR & REFERENCE:	PLAN SEALED BY: <i>Clarence City Council</i> DATE: <i>6-12-2002</i> <i>SD 2001-35</i> REF NO. <i>[Signature]</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of CORPORATE SECRETARY CLARENCE CITY COUNCIL	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 138770
SUBDIVIDER: FOLIO REFERENCE:	

INTERPRETATION :

"Irrigation Easement" means the right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment for the purpose of taking from the Coal River such water as they are legally entitled to take to construct and maintain a pump and pump house or other structure enabling the pump to be raised to a position of safety in time of flood (such pump house not to exceed 3.00 metres X 3 metres in area and to be situated as closely as is reasonably possible to the Coal River) and to erect and maintain on the land herein indicated as the land over which the right is to subsist a power pole and power lines to supply the pump with power and the right to lay and maintain water pipes below the ground for the purpose of conducting water from the pump house and the right for every such person and his surveyors and workmen from time to time and at all times hereafter if he or they should think fit without vehicles to enter into and upon the land herein indicated as the land over which the right is to subsist and to inspect repair cleanse and amend any such pump house pump water pipes power pole and power lines without doing unnecessary damage to the said land.

"Power Supply Easement" means the right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment for the purposes of the transmission of electrical energy thereover to construct and maintain poles cables and other infrastructure and the right for every such person and his surveyors and workmen from time to time and at all times hereafter if he or they should think fit to enter into and upon the land herein indicated as the land over which the right is to subsist and to inspect repair cleanse and amend any such poles cables and other infrastructure without doing unnecessary damage to the said land.

"Water Supply Easement" means the right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment for the purpose of piping water to the dominant tenement to construct and maintain water pipes and the right for every such person and his surveyors and workmen from time to time and at all times hereafter if he or they should think fit to enter into and upon the land herein indicated as the land over which the right is to subsist and to inspect repair cleanse and amend any such water pipes without doing unnecessary damage to the said land.

COVENANTS

The owner of each Lot on the plan covenants with ^{the Vendors} Laura Carr Hedberg and Olaf Hilmer Hedberg and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation –

- (a) Not to erect more than one residential building on the lot without the prior approval of Clarence City Council.

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 3 PAGES

Registered Number

SP 138770

SUBDIVIDER:
FOLIO REFERENCE:

SIGNED by LAURA CARR HEDBERG and
OLAF HILMER HEDBERG the registered
proprietors of the land comprised in Folio of the
Register Volume 114169 Folio 1 in the
presence of :

Laura C. Hedberg

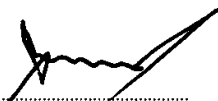
Olaf Hilmer Hedberg

Witness

Witness' Name

Address

Occupation



D. S. Townsends

28 Hillborough Rd

Business Manager

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.



JOSHUA WING

Please note the colours, sizes, layouts and pictured products are for visual purposes only and are not for construction or to be treated as a plan of any sort. Colours, sizes, layouts and pictured products may change in the final product/installation process. Multiple products may be pictured but not all included in one quote so please refer to your individual quotes for all inclusions/exclusions.

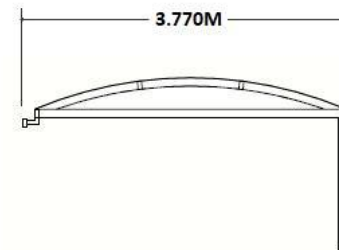
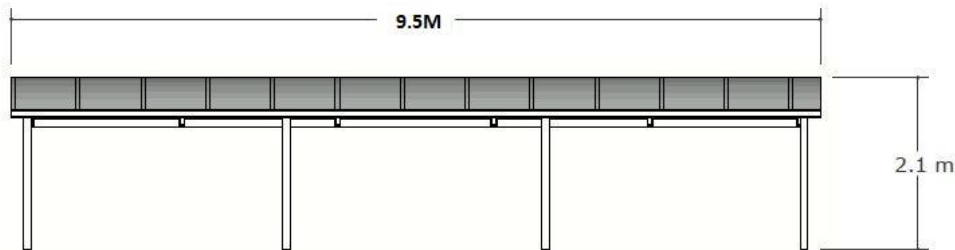
July 5, 2023

INDICATIVE ONLY - NOT FOR CONSTRUCTION

Lexie Macleod - 534 Colebrook Road - Campania

| ROLLED RAFTER AWNING - OPTION 2

A 02

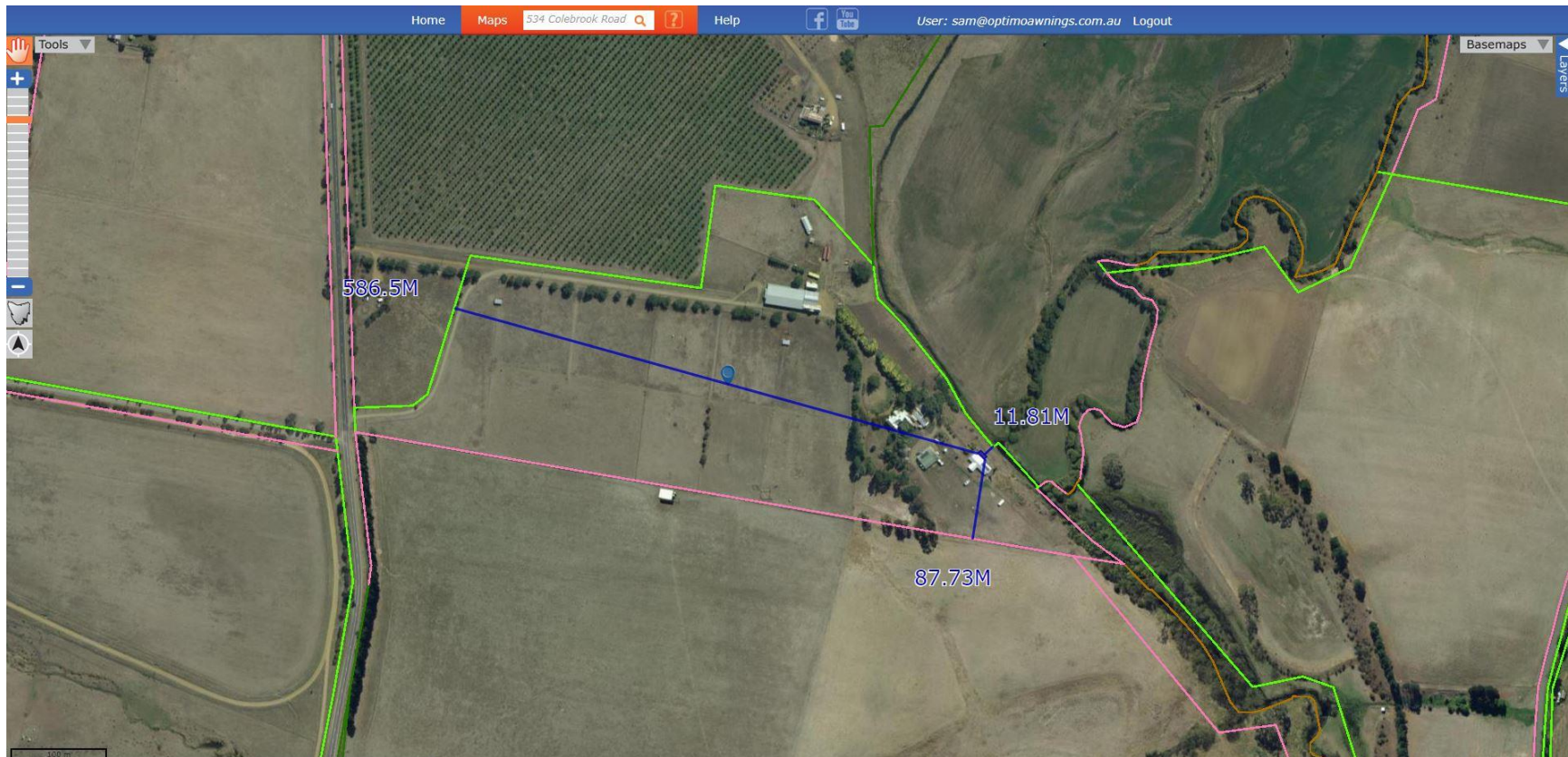


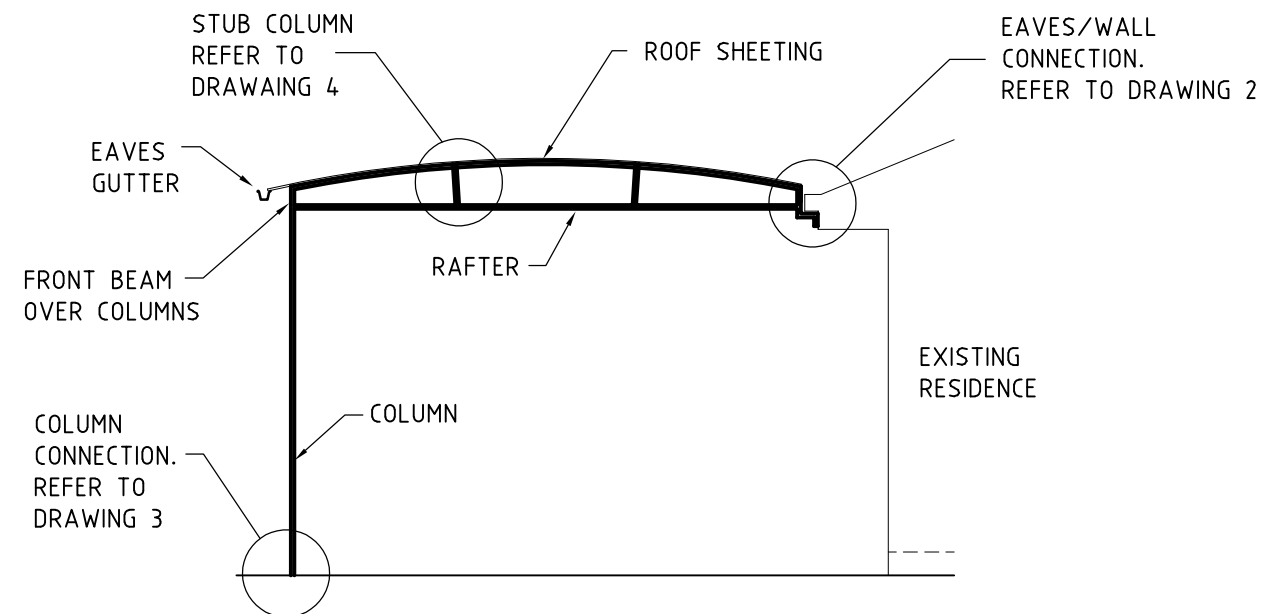
COLOUR(S)
 FRAME - SURFMIST
 TRIM/GUTTER - SURFMIST
 POSTS - SURFMIST
 ROOF - SILVER 90%



Please note the colours, sizes, layouts and pictured products are for visual purposes only and are not for construction or to be treated as a plan of any sort. Colours, sizes, layouts and pictured products may change in the final product/installation process. Multiple products may be pictured but not all included in one quote so please refer to your individual quotes for all inclusions/exclusions.

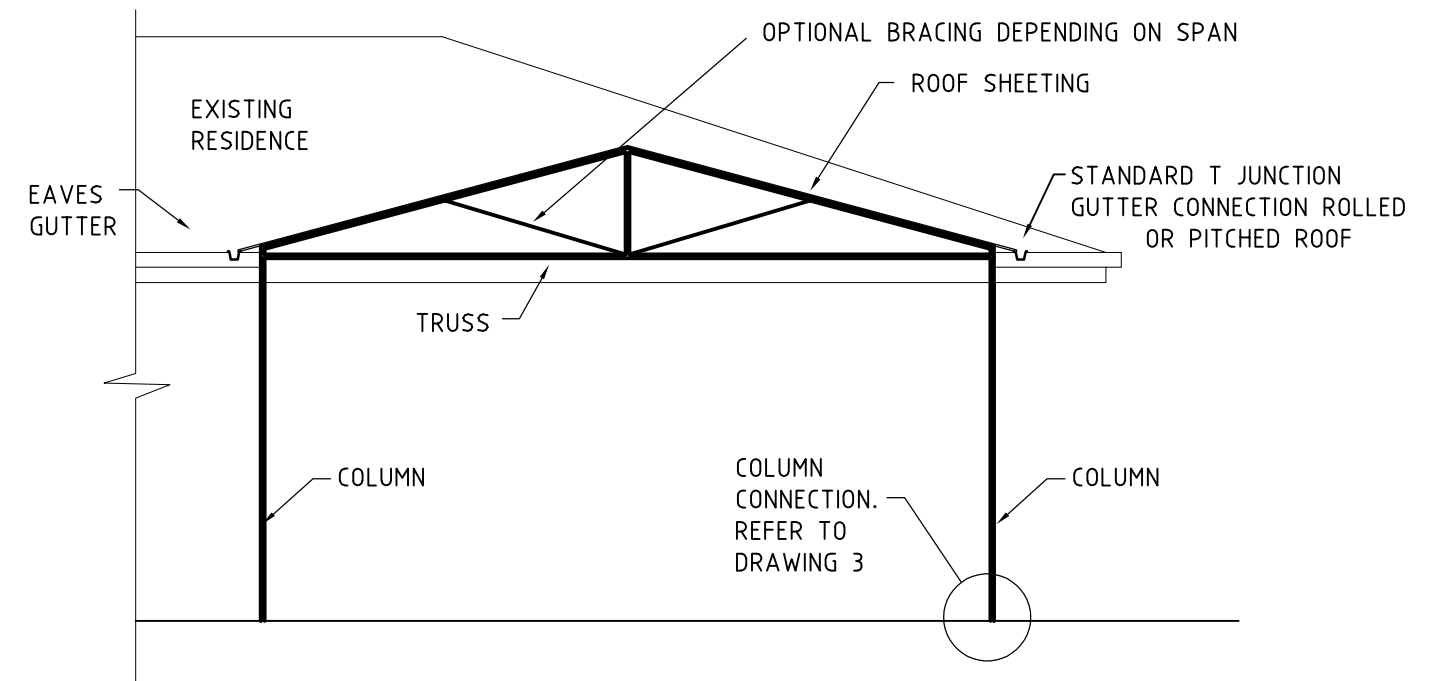
JOSHUA WING





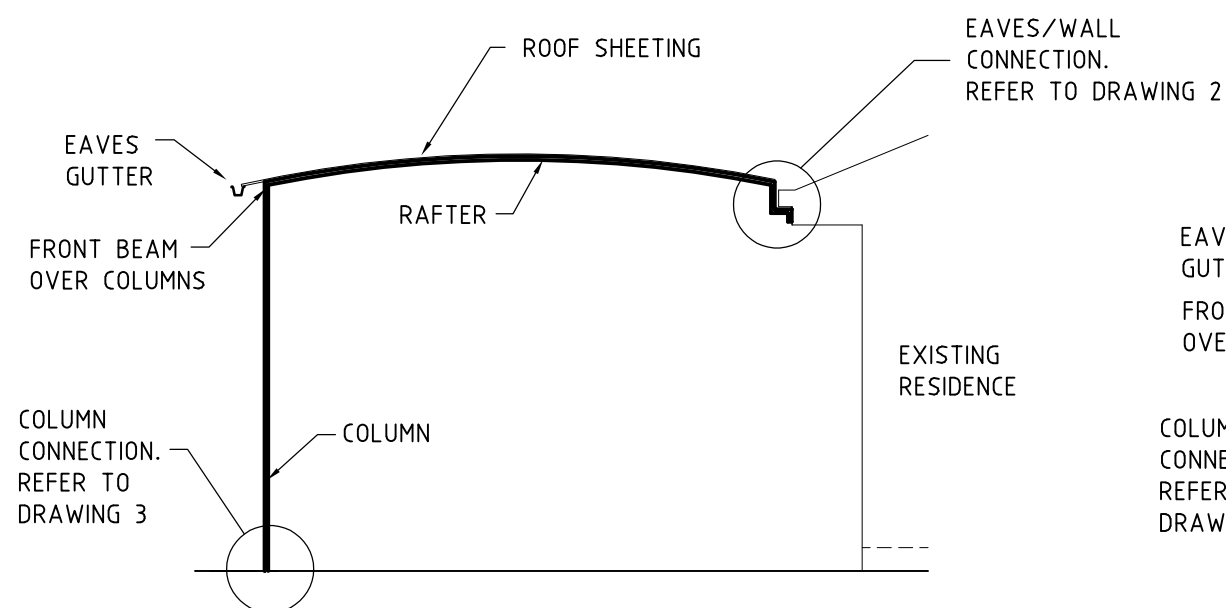
VAULTED ROOF - HORIZONTAL RAFTERS

SCALE 1:50



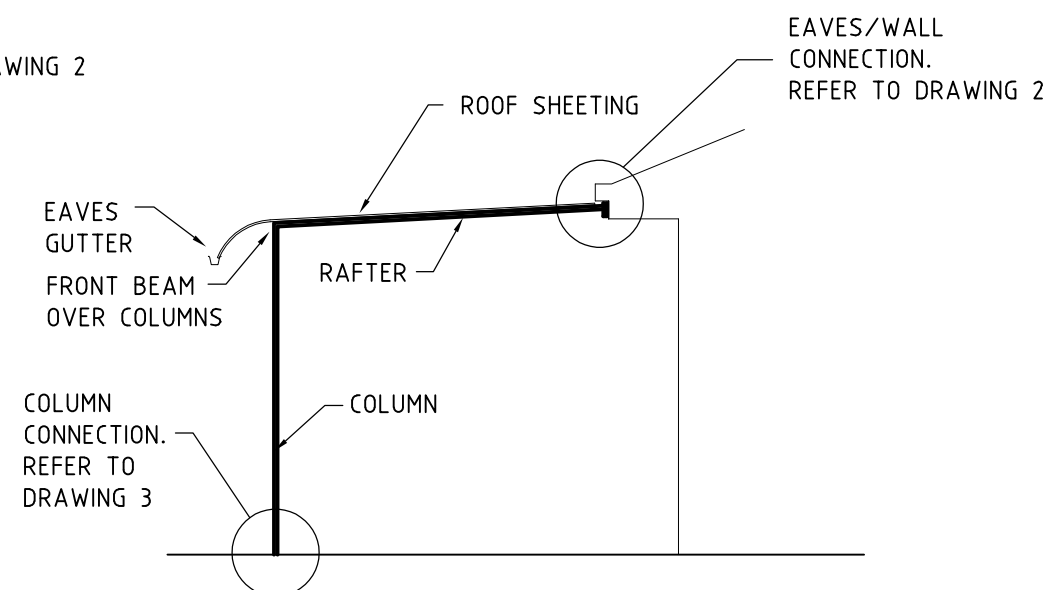
PITCHED ROOF - KING POST TRUSS

SCALE 1:50



VAULTED ROOF - ROLLED RAFTERS

SCALE 1:50



SKILLION ROOF

SCALE 1:50

GENERAL NOTES:

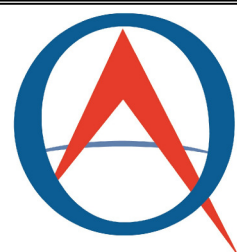
1. ALL JOINTS MADE WITH INTERNAL BRACKET SYSTEM FASTENED WITH 4 TEK SCREWS PER JOINT.
2. ALL ALUMINIUM TO AS1664
3. ALL ALUMINIUM TO BE POWDER COATED TO OWNERS SPECIFICATION.

NOTE:

DURING INSTALLATION, CONTRACTOR IS TO CHECK & CONFIRM THAT ROOF TRUSSES OR RAFTERS OR FRAMING HAVE BEEN INSTALLED AND TIED DOWN IN ACCORDANCE WITH AS1684-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

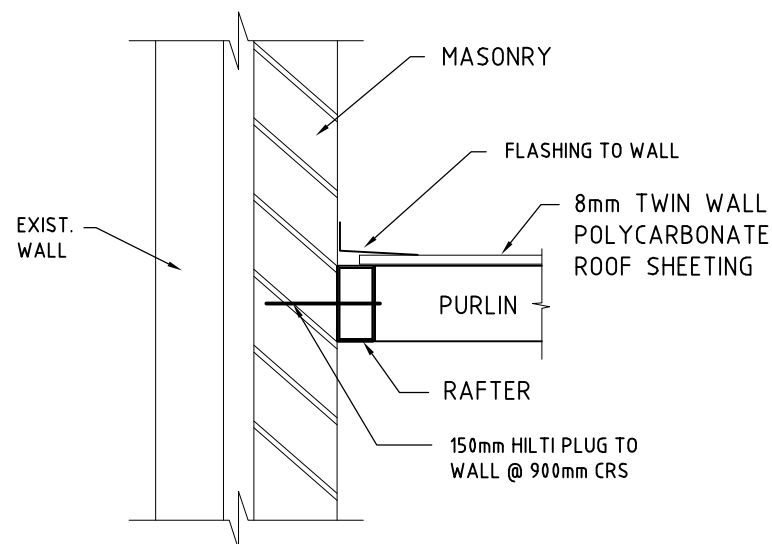
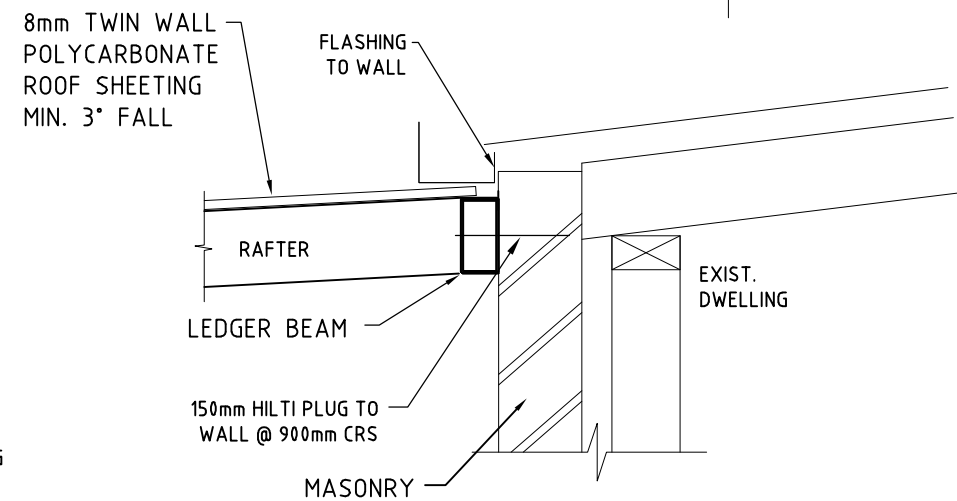
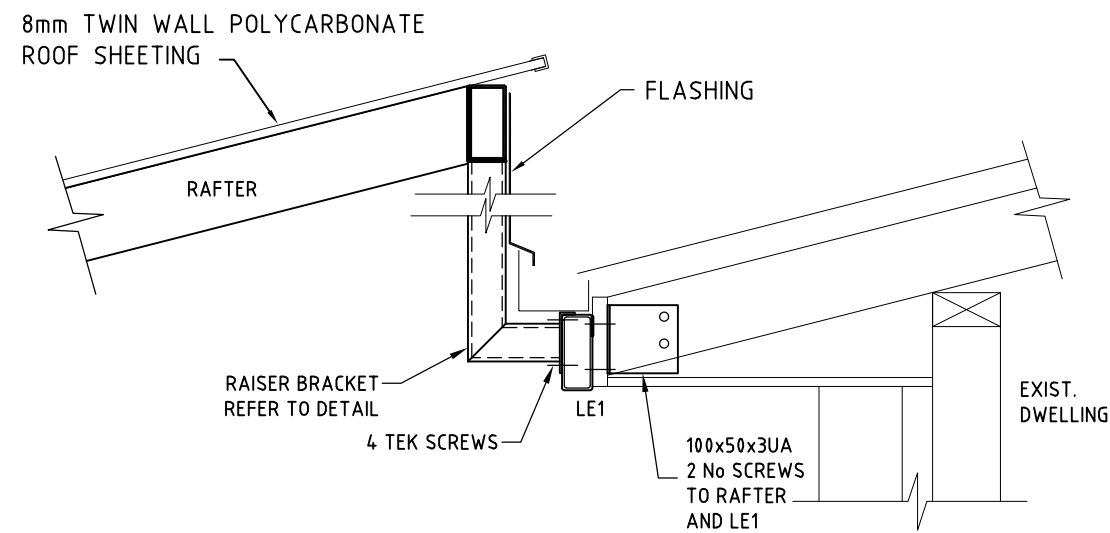
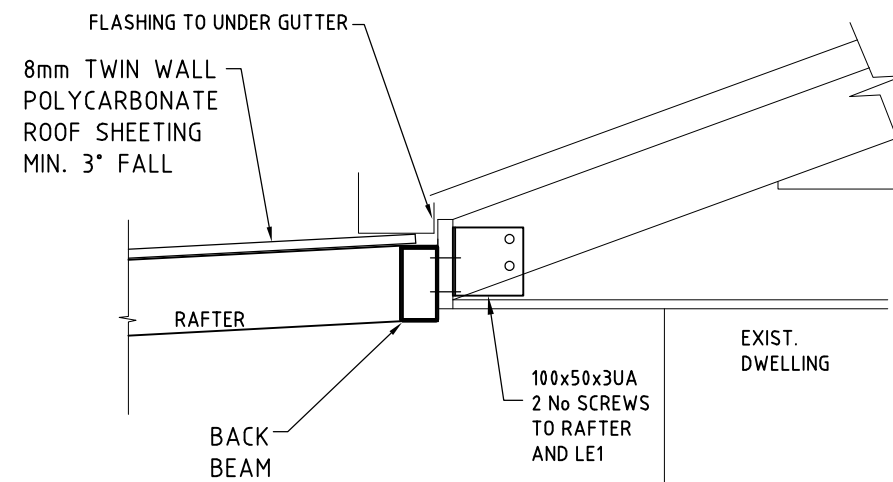
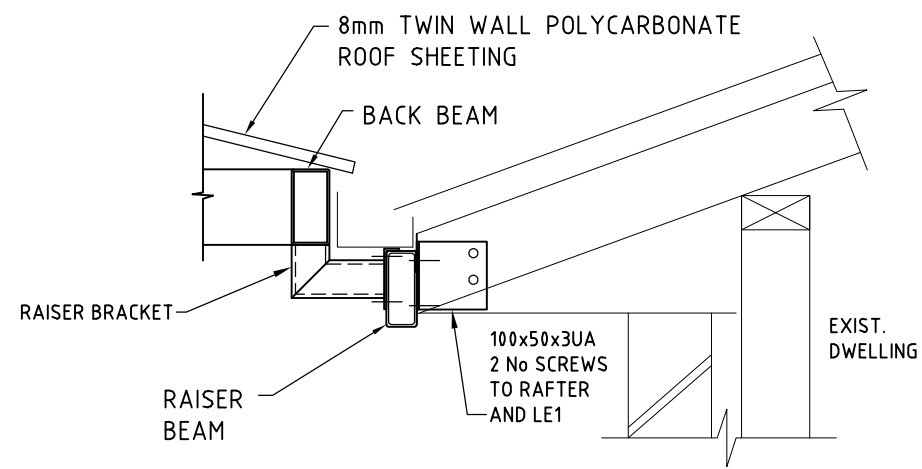
NEW EAVES GUTTERS TO BE CONNECTED TO EXISTING STORMWATER SERVICES VIA DOWNPIPE OR RETURNED AND CONNECTED TO EXISTING EAVES GUTTER.

ELEVATIONS

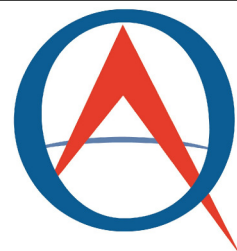


OPTIMO
AWNINGS
6 UNION STREET
LONGFORD TAS 7301

DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	AS NOTED	
DRAWING NO.	170608-1	0

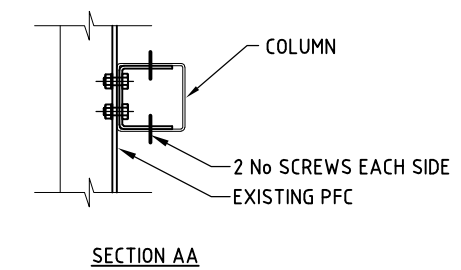
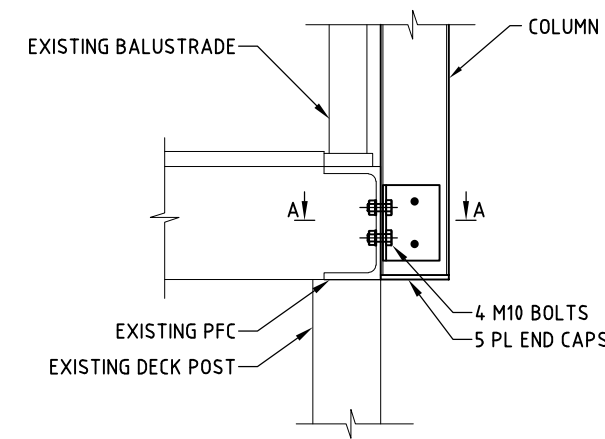
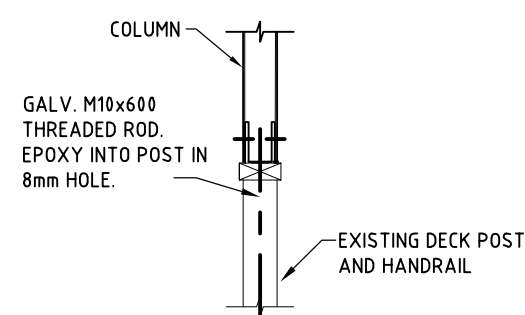
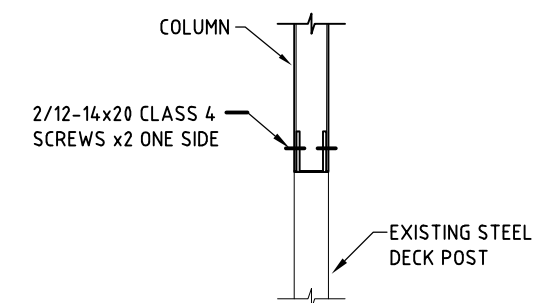
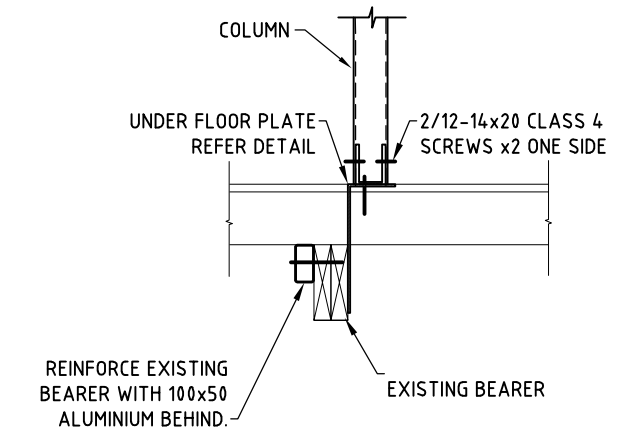
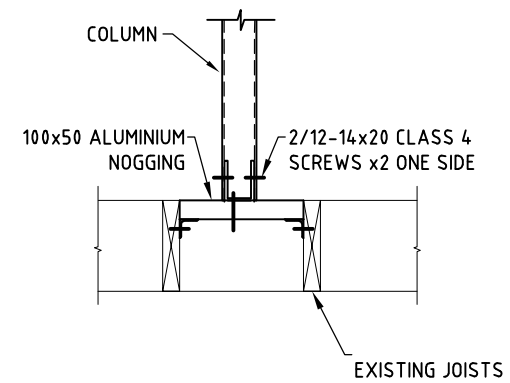
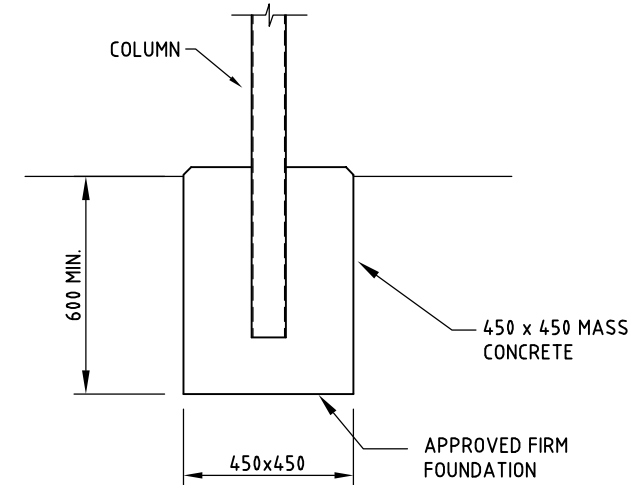
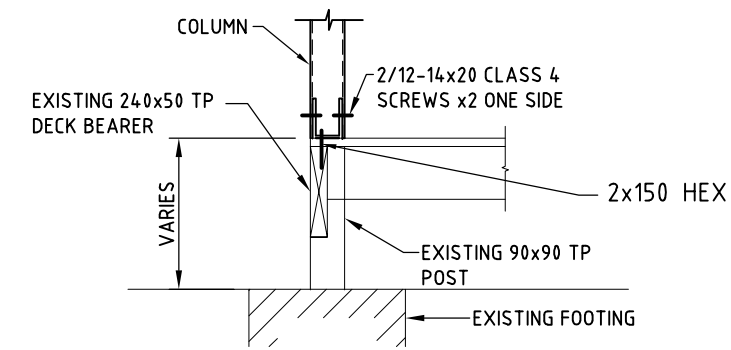
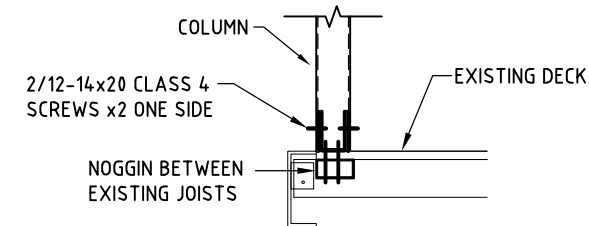
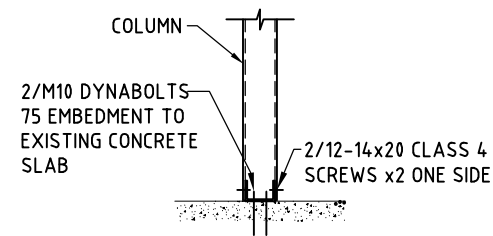


STANDARD DETAILS AWNING ROOF CONNECTIONS



OPTIMO
AWNINGS
6 UNION STREET
LONGFORD TAS 7301

DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	1:20	
DRAWING NO.	170608-2	0



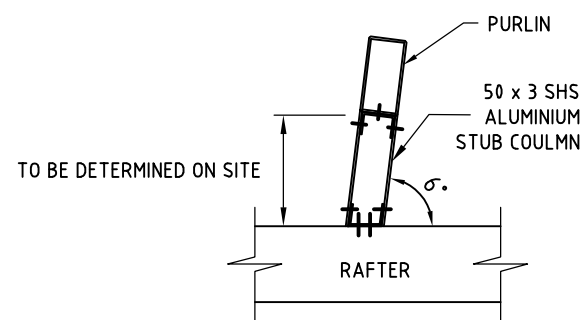
× SOME DETAILS CAN VARY DEPENDING ON SITE LAYOUT
 × SOME CUSTOM BUILD DESIGNS WILL VARY SOME JOINT CONNECTIONS
 × SOME LAYOUTS WILL VARY

STANDARD DETAILS AWNING COLUMN CONNECTIONS

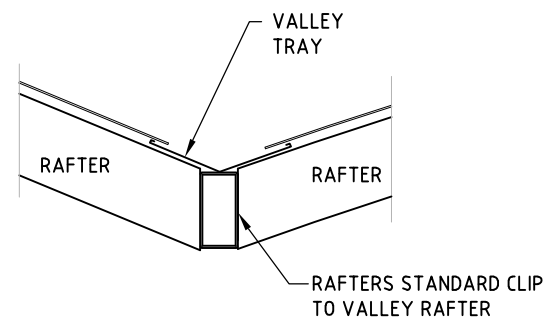


OPTIMO
 AWNINGS
 6 UNION STREET
 LONGFORD TAS 7301

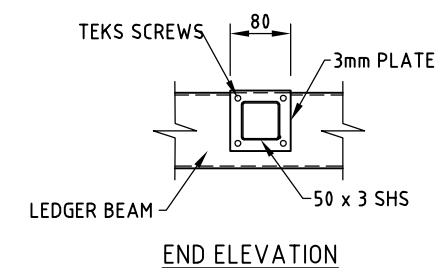
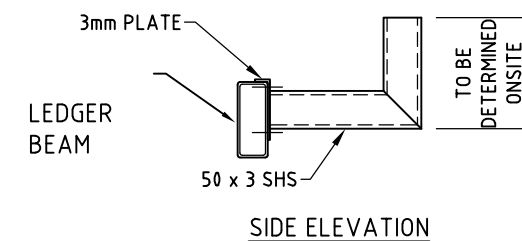
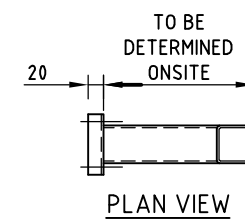
DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	AS NOTED	
DRAWING NO.	170608-3	0



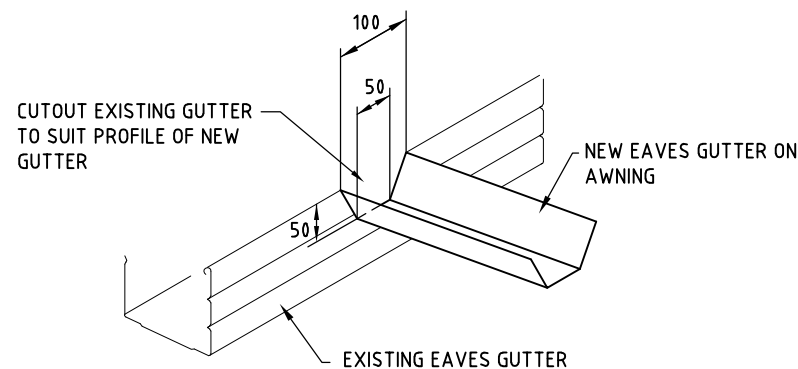
STUB COLUMN CONNECTION
SCALE 1:20



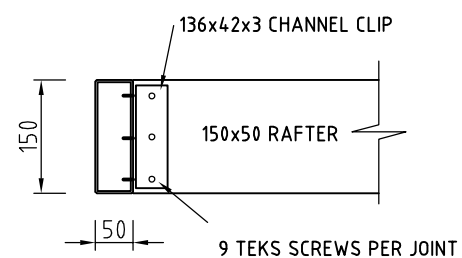
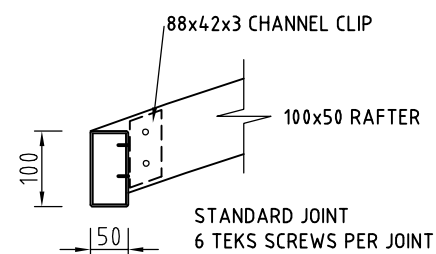
VALLEY BEAM CONNECTION
SCALE 1:20



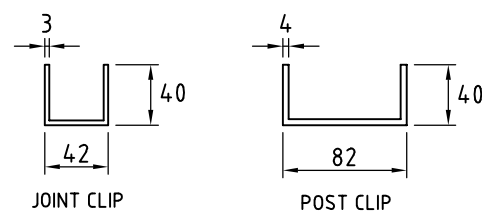
RAISER BRACKET DETAILS
SCALE 1:10



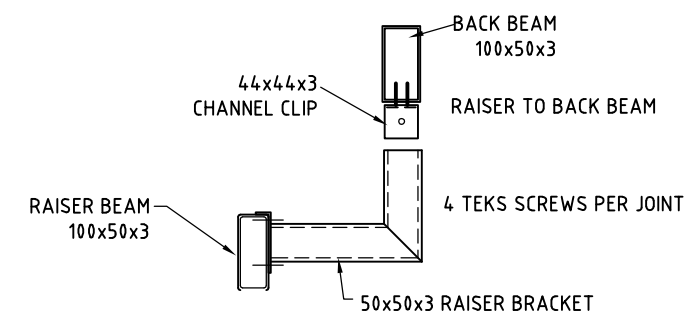
GUTTER CONNECTION
SCALE 1:10



STANDARD CONNECTIONS
SCALE 1:10

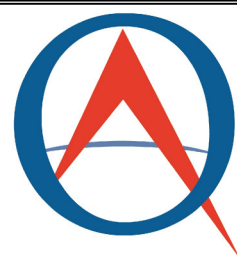


STANDARD CLIP MATERIAL
SCALE 1:5



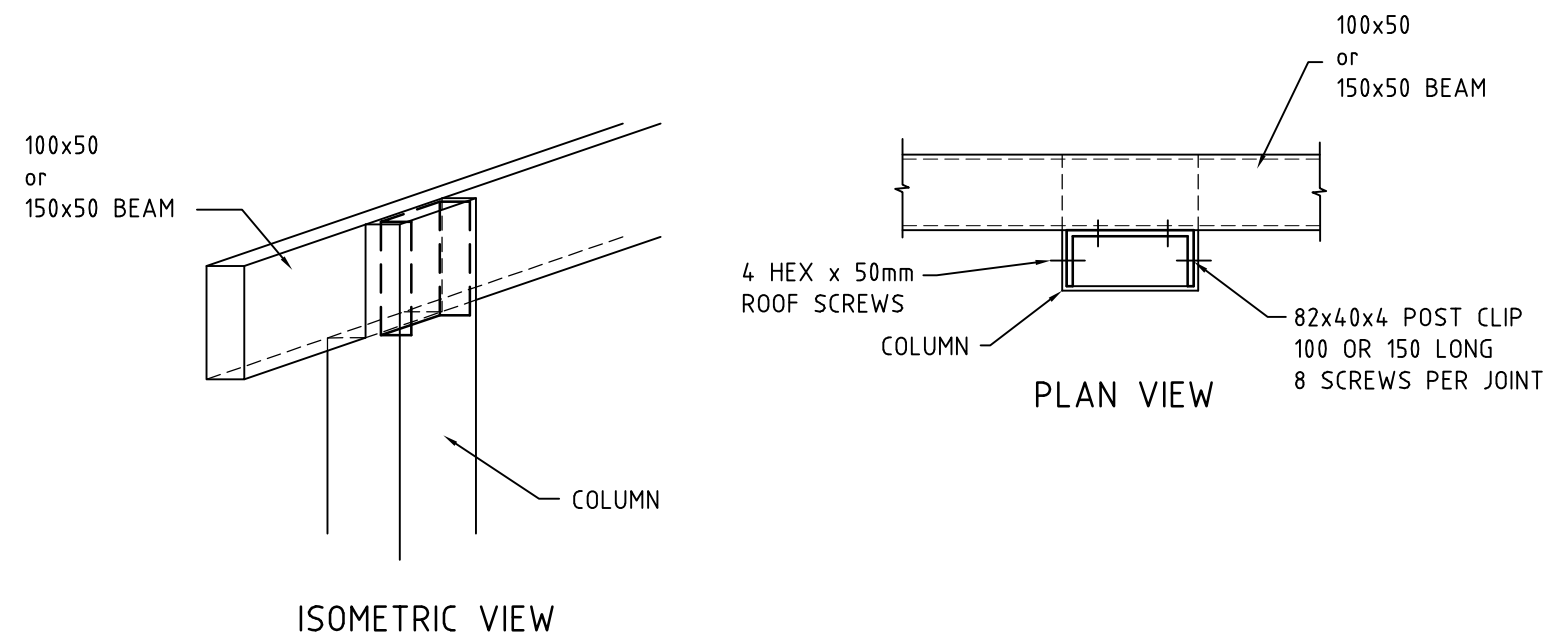
BACK BEAM TO RAISER BRACKET
SCALE 1:10

STANDARD DETAILS
MISCELLANEOUS CONNECTIONS

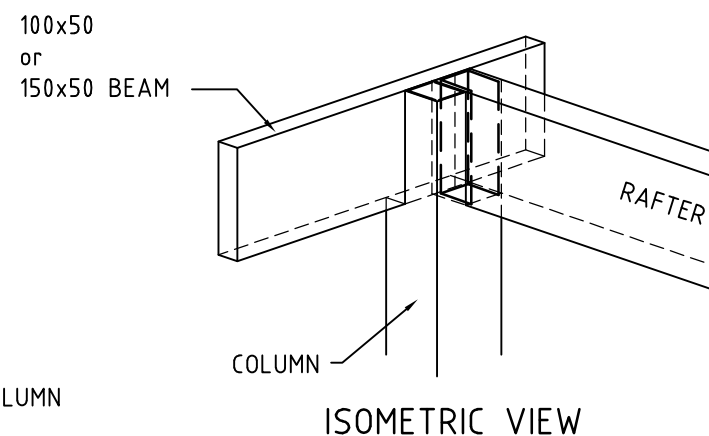


OPTIMO
AWNINGS
6 UNION STREET
LONGFORD TAS 7301

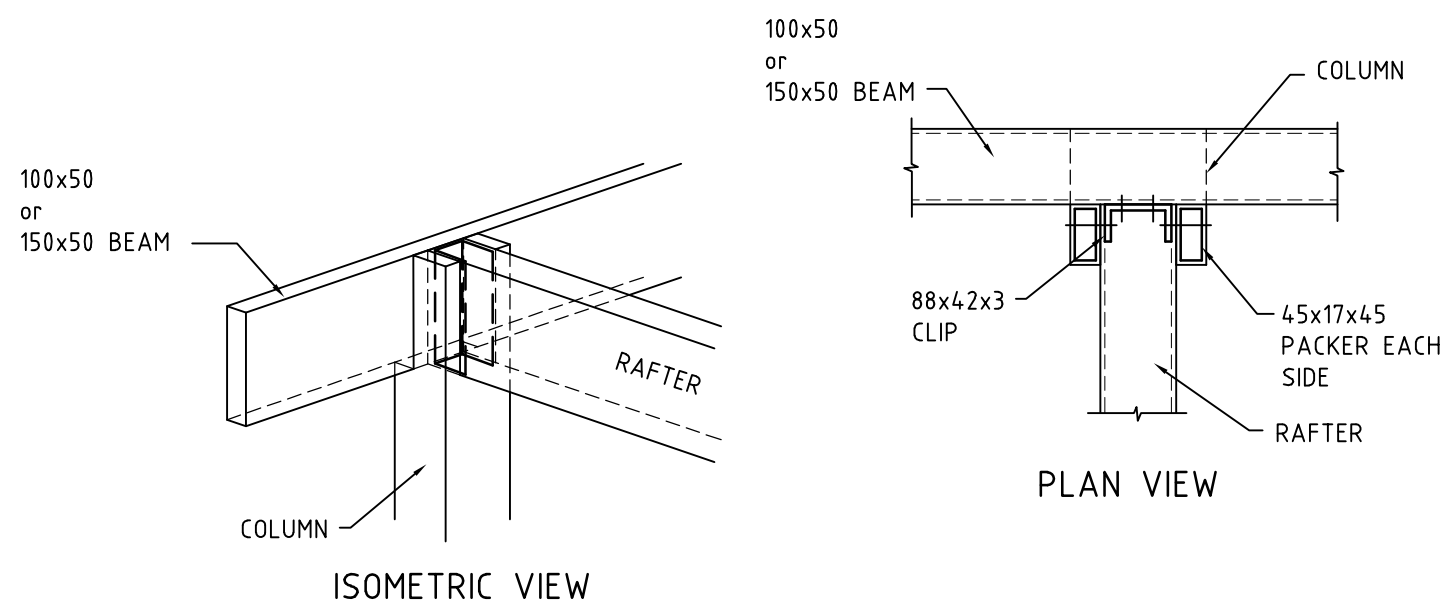
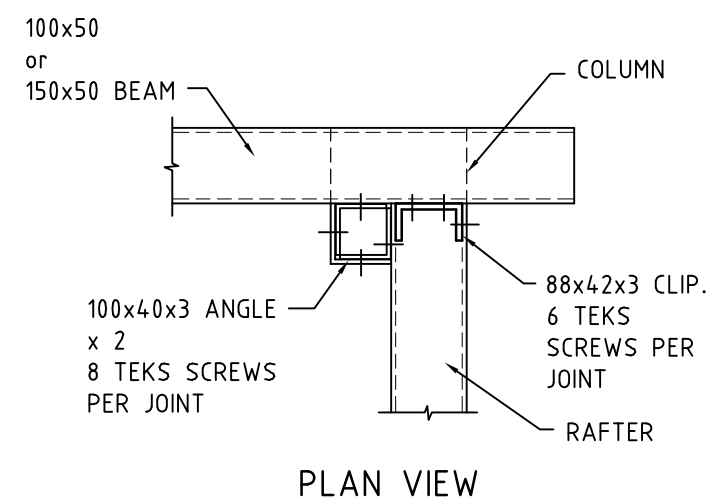
DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	AS NOTED	
DRAWING NO.	170608-4	0



HALF CUT COLUMN TO BEAM

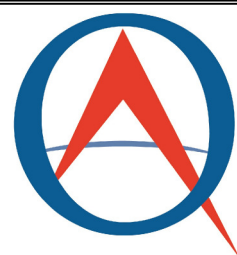


QUARTER CUT CORNER COLUMN TO BEAM



TEE CUT COLUMN TO BEAM

BEAM TO COLUMN CONNECTIONS



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DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	AS NOTED	
DRAWING NO.	170608-5	0

RETURN GUTTER CONNECTS
INTO HOUSE GUTTER HERE

AWNING GUTTER

RETURN GUTTER

