



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/039280

PROPOSAL: Outbuilding (Re-Advertised)

LOCATION: 175 Mount Rumney Road, Mount Rumney (with access over 159 Mount Rumney Road, Mount Rumney)

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 12 February 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 12 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 12 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:

Proposed Class 10a Shed at 175 Mount Rumney Road

Location:

Address 175 (Shed Location) & 159 (Right of Way Access) Mount Rumney Road

Suburb/Town Mount Rumney Postcode 7170

Current Owners/s:

Applicant:

Personal Information Removed

Estimated cost of development

\$ 50,000

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

☒



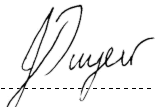
Declaration:

- *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..... 	Date..... 23/01/2023
--	----------------------

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

SEARCH OF TORRENS TITLE

VOLUME 163500	FOLIO 1
EDITION 3	DATE OF ISSUE 21-Feb-2020

SEARCH DATE : 08-Aug-2023

SEARCH TIME : 12.19 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan 163500

Derivation : Part of 1956 Acres Gtd. to G Stokell

Prior CT 19395/10

SCHEDULE 1

M793296 TRANSFER to JACOB ELIAS SMETS and EMILY JANE
KINGSHOTT Registered 21-Feb-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP163500 EASEMENTS in Schedule of Easements
SP163500 FENCING COVENANT in Schedule of Easements
SP 19395 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962
SP 5463 FENCING PROVISION in Schedule of Easements
37/2896 CONVEYANCE Made Subject to Boundary Fences Condition
E183245 AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
05-Jun-2019 at noon
E210475 MORTGAGE to MyState Bank Limited Registered
21-Feb-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center" style="font-size: 2em;">SP 163500</p>
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PAGE 1 OF 1 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.

Those parts of Lots 1 & 2 on the Plan within the area marked ABECF are each together with a right of carriageway over the Right of Way (Private) 3.66 wide shown on the Plan. **EASEMENTS** ~~The lots on the plan are subject to and together with the easements affecting the same more fully set forth in Sealed Plan 19395.~~


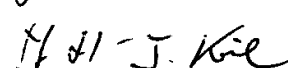
COVENANTS

~~The lots on the plan are subject to and together with covenants affecting the same more fully set forth in Sealed Plan 19395.~~ That part of Lot 2 on the Plan formerly comprised in Lot 2 on SP19395

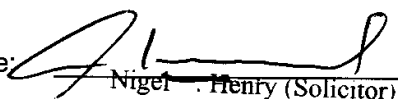
FENCING COVENANT is burdened by the restrictive covenants created by and more fully described in Sealed Plan 19395.

The owner of each lot on the plan covenants with the Vendor Herbert Hans Jurgen Keil and Gloria Ruth Keil that the Vendor shall not be required to fence.

SIGNED by **HERBERT HANS JURGEN KEIL** and **GLORIA RUTH KEIL** the registered proprietors of the land comprised in Folio of the Register Volume 19395 folio 10 in the presence of:

Witness Signature:


 Nigel Henry (Solicitor)

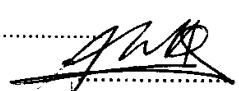
(Print) full name:

9 Victoria Street
 HOBART TAS 7000

Witness occupation:

Ph: (03) 6220 7777

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Herbert Hans Jurgen Keil and Gloria Ruth Keil</p> <p>FOLIO REF: 19395/10</p> <p>SOLICITOR & REFERENCE: Nigel Henry, E R Henry Wherrett & Benjamin:66187</p>	<p>PLAN SEALED BY: Tasman Council CLARENCE COUNCIL</p> <p>DATE: 29-3-12</p> <p>SD-2009/75</p> <p>REF NO.</p> <p align="right"> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>OWNER H.H.J. KEIL & G.R. KEIL</p> <p>FOLIO REFERENCE 19395/10</p> <p>GRANTEE Part of 1956A-OR-OP, Gtd to George Stokell</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR John M. Bamford LOCATION JOHN BAMFORD & ASSOCIATES</p> <p>CITY OF CLARENCE</p> <p>SCALE 1: 2,000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP163500</p> <p>APPROVED EFFECTIVE FROM 13 APR 2012</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. (5225-34) 107</p>	<p>LAST UPI No FZG61</p>	<p>LAST PLAN SP 19395 No.</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

LOT 2 IS COMPILED FROM SP 19395 AND THIS SURVEY

[Signature]
COUNCIL DELEGATE

23-3-12
DATE

(1-1)

SEARCH OF TORRENS TITLE

VOLUME 25716	FOLIO 9
EDITION 6	DATE OF ISSUE 18-Jan-2023

SEARCH DATE : 19-Jan-2024

SEARCH TIME : 01.15 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 9 on Diagram 25716

Derivation : Part of 1956 Acres Gtd. to George Stokell.

Prior CT 4167/86

SCHEDULE 1M803596 TRANSFER to TU QUYEN MAI Registered 25-Feb-2020 at
noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

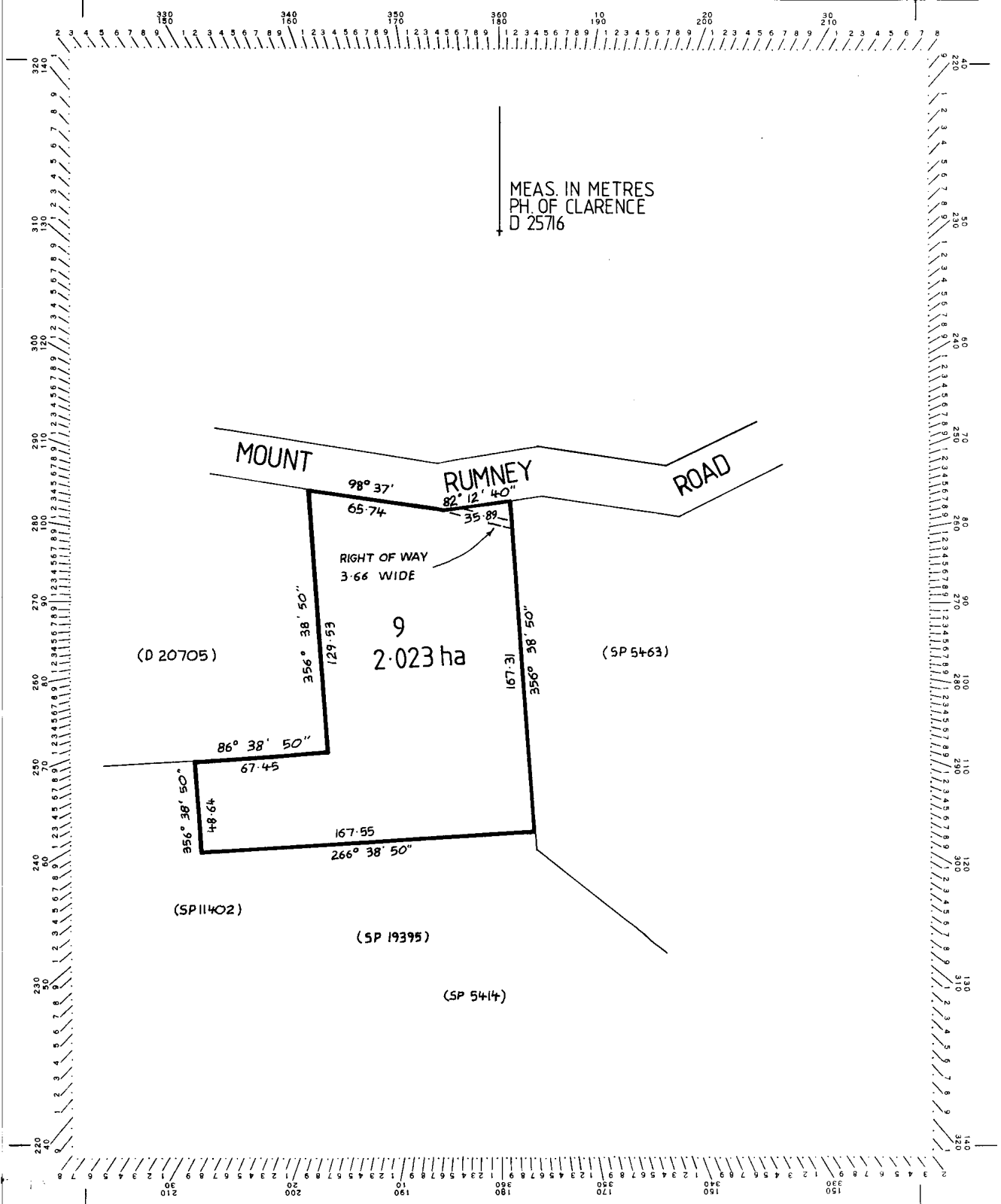
BURDENING EASEMENT: Right of Carriageway [appurtenant to Lot
10 on Deeds Office Diagram No. 84/48) over the strip
of land 3.66 metres wide marked Right of Way on D
25716

43/2969 CONVEYANCE Made Subject to Boundary Fences Condition

E324574 MORTGAGE to Teachers Mutual Bank Limited Registered
18-Jan-2023 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: L.T. ACT 1980	PLAN OF SURVEY by Surveyor..... of land situated in the COUNTY OF MONMOUTH PARISH OF CLARENCE SCALE 1: MEASUREMENTS IN METRES	Registered Number: D.25716
Title Reference: Y 4060		Approved 06 MAY 1985
Grantee: PART OF 1956-0-0 GEORGE STOKELL		Effective from: <i>E. R. Thompson</i> Recorder of Titles



DEVELOPMENT APPLICATION: PROPOSED SHED AT 175 MOUNT RUMNEY ROAD, MOUNT RUMNEY

DIRECTOR'S LIST:

FOR: JACOB SMETS

SITE: 175 MOUNT RUMNEY RD, MOUNT RUMNEY 7170

LAND TITLE: 163500/1

PLANNING PERMIT: TBD

ZONING: RURAL LIVING

SITE AREA: 32,367m² (3.237ha)

EXISTING FOOTPRINT: 172.13m²

PROPOSED FOOTPRINT: 370.57m² (+198.44m²)

SITE COVERAGE: 1.145%

BAL: TBD

SOIL CLASSIFICATION: TBD

DRAWING SCHEDULE:

DA.01	SITE PLAN	19.01.24
DA.02	PART-SITE PLAN	19.01.24
DA.03	PROPOSED SHED PLAN	19.01.24
DA.04	PROPOSED DRIVEWAY PLAN	19.01.24
DA.05	CUT/FILL PLAN	19.01.24
DA.06	ELEVATIONS 1 OF 2	19.01.24
DA.07	ELEVATIONS 2 OF 2	19.01.24
DA.08	3D PERSPECTIVE 1 OF 3	19.01.24
DA.09	3D PERSPECTIVE 2 OF 3	19.01.24
DA.10	3D PERSPECTIVE 3 OF 3	19.01.24



LICENSE: 179730619
PHONE: 0439336257
EMAIL: info@jjjd.design
ADDRESS: 19 TILANBI STREET,
HOWRAH, TAS, 7018

Ammendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO
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PROJECT:

PROPOSED SHED AT 175 MOUNT RUMNEY ROAD,
MOUNT RUMNEY, TAS 7170

DRAWING TITLE:

DA.01 SITE PLAN

CLIENT:

JACOB SMETS

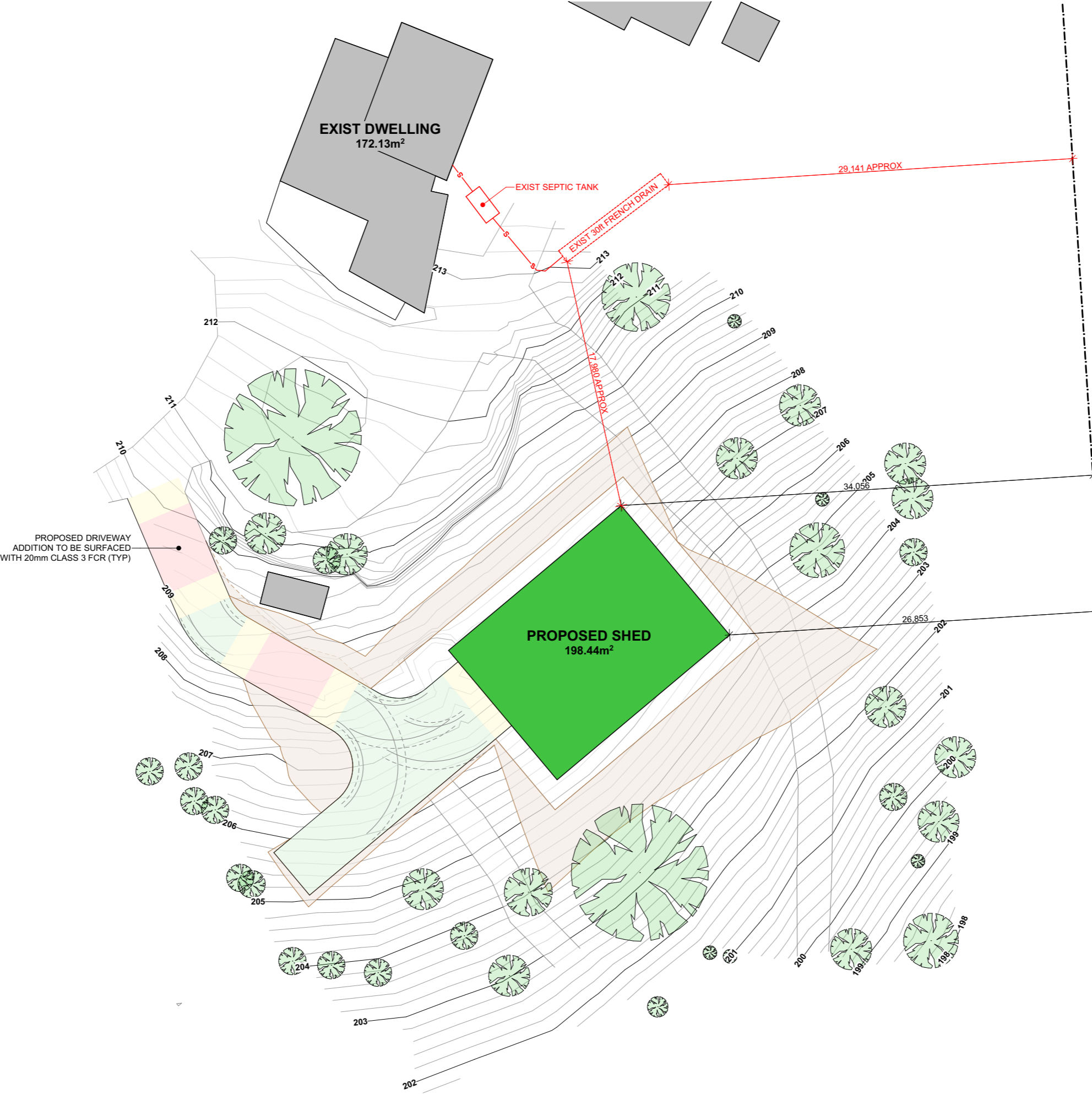
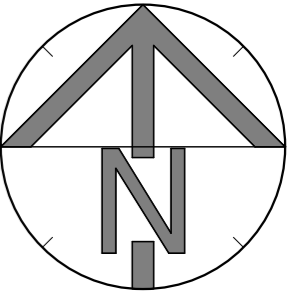
DRAWN: J DWYER

SCALE: 1:1500 @A3

DATE: 19.01.24

DRIVEWAY GRADIENT LEGEND:

- MAX 25% GRADIENT
- MAX 15% GRADIENT
- MAX 5% GRADIENT
- < 5% GRADIENT



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PROPOSED SHED AT 175 MOUNT RUMNEY ROAD,
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DRAWING TITLE:

DA.02 PART-SITE PLAN

CLIENT:

JACOB SMETS

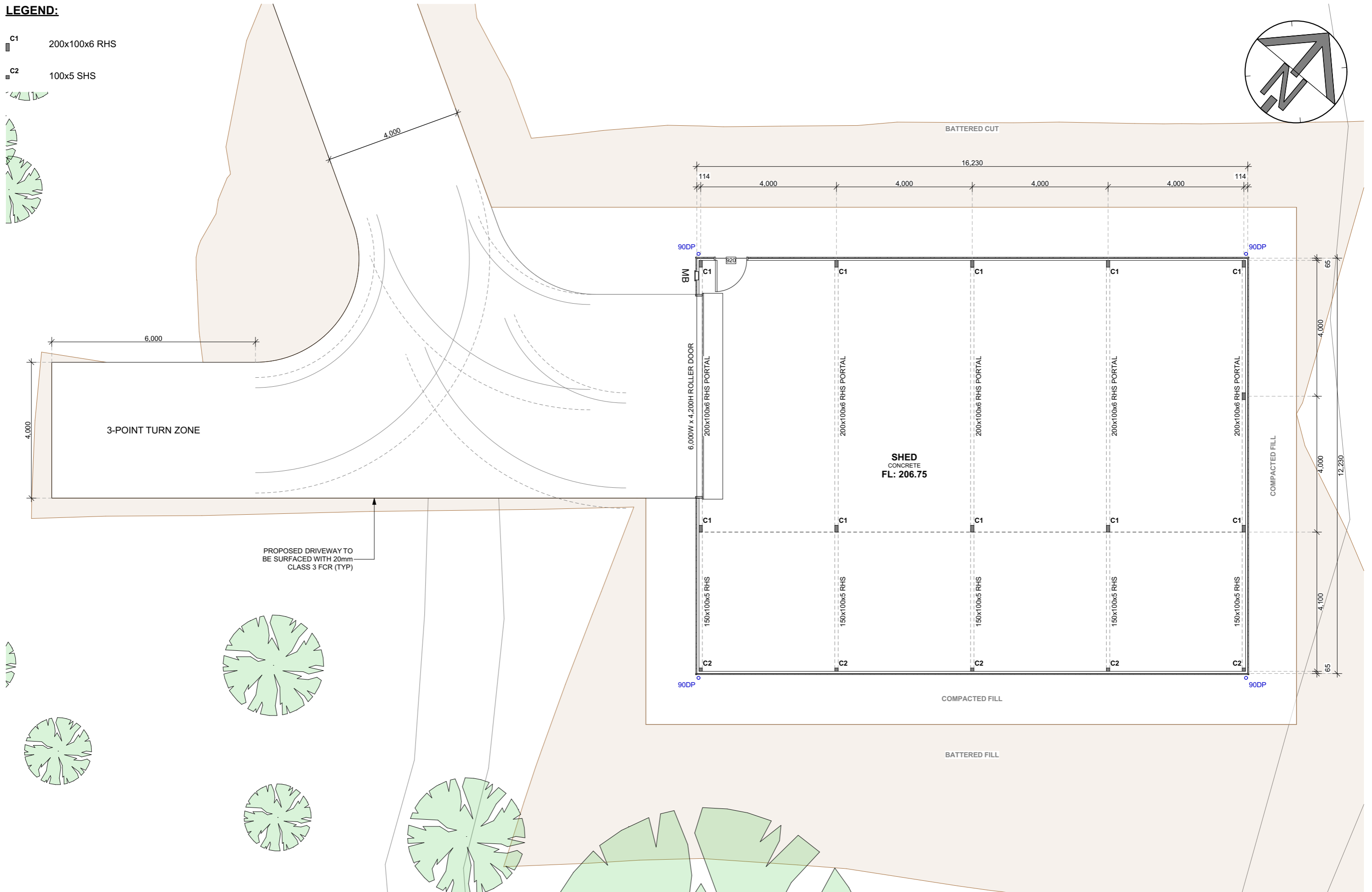
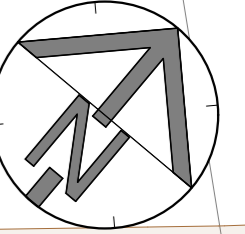
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SCALE: 1:300 @A3

DATE: 19.01.24

C1 200x100x6 RHS

C2 100x5 SHS



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PROPOSED SHED AT 175 MOUNT RUMNEY ROAD,
MOUNT RUMNEY, TAS 7170

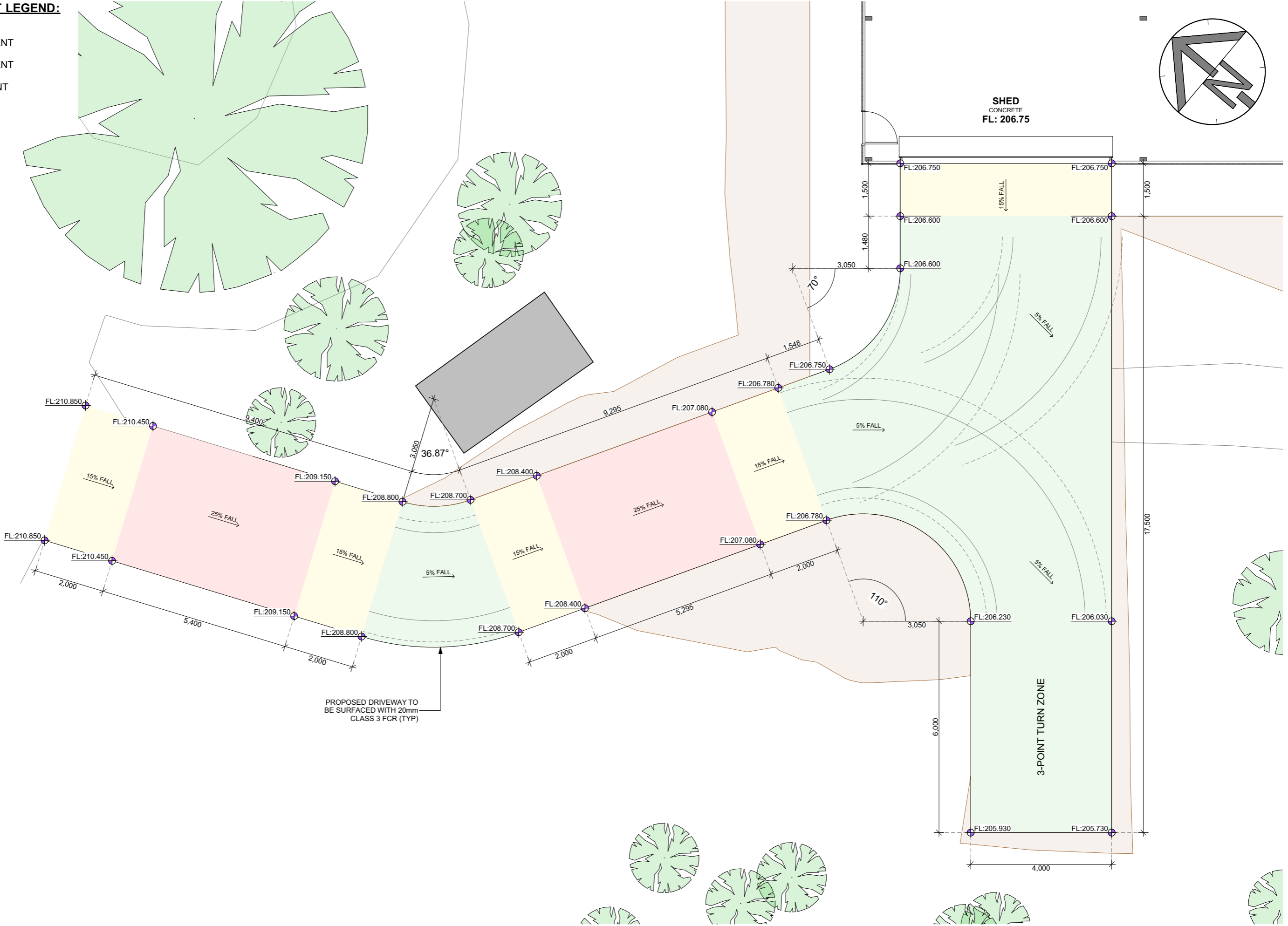
DA.03 FLOOR PLAN

JACOB SMETS

DATE: 19.01.24

DRIVEWAY GRADIENT LEGEND:

- MAX 25% GRADIENT
- MAX 15% GRADIENT
- MAX 5% GRADIENT
- < 5% GRADIENT



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PROJECT:

PROPOSED SHED AT 175 MOUNT RUMNEY ROAD,
MOUNT RUMNEY, TAS 7170

DRAWING TITLE:

DA.04 DRIVEWAY PLAN

CLIENT:







JACOB SMETS

DRAWN: J DWYER

SCALE: 1:100 @A3

DATE: 19.01.24

CUT/FILL LEGEND:

	BATTERED CUT @1:1	- 82.96m ²
	LEVELLED CUT	- 168.3m ²
	BATTERED FILL @2:3	- 173.34m ²
	COMPACTED FILL	- 156.35m ²
	DRIVEWAY CUT	- 154.94m ²
	DRIVEWAY FILL	- 28.21m ²

CUT/FILL NOTES:

- ALL EARTHWORKS TO COMPLY WITH PART 3.1.1 OF THE NCC
- REFER PROPOSED DRIVEWAY PLAN (DA.04) FOR DRIVEWAY CUT/FILL HEIGHTS.
- ALLOW TO PLANT TASMANIAN ENDEMIC PLANT SPECIES ON BATTERED CUT/FILL SECTIONS TO PREVENT SOIL EROSION.

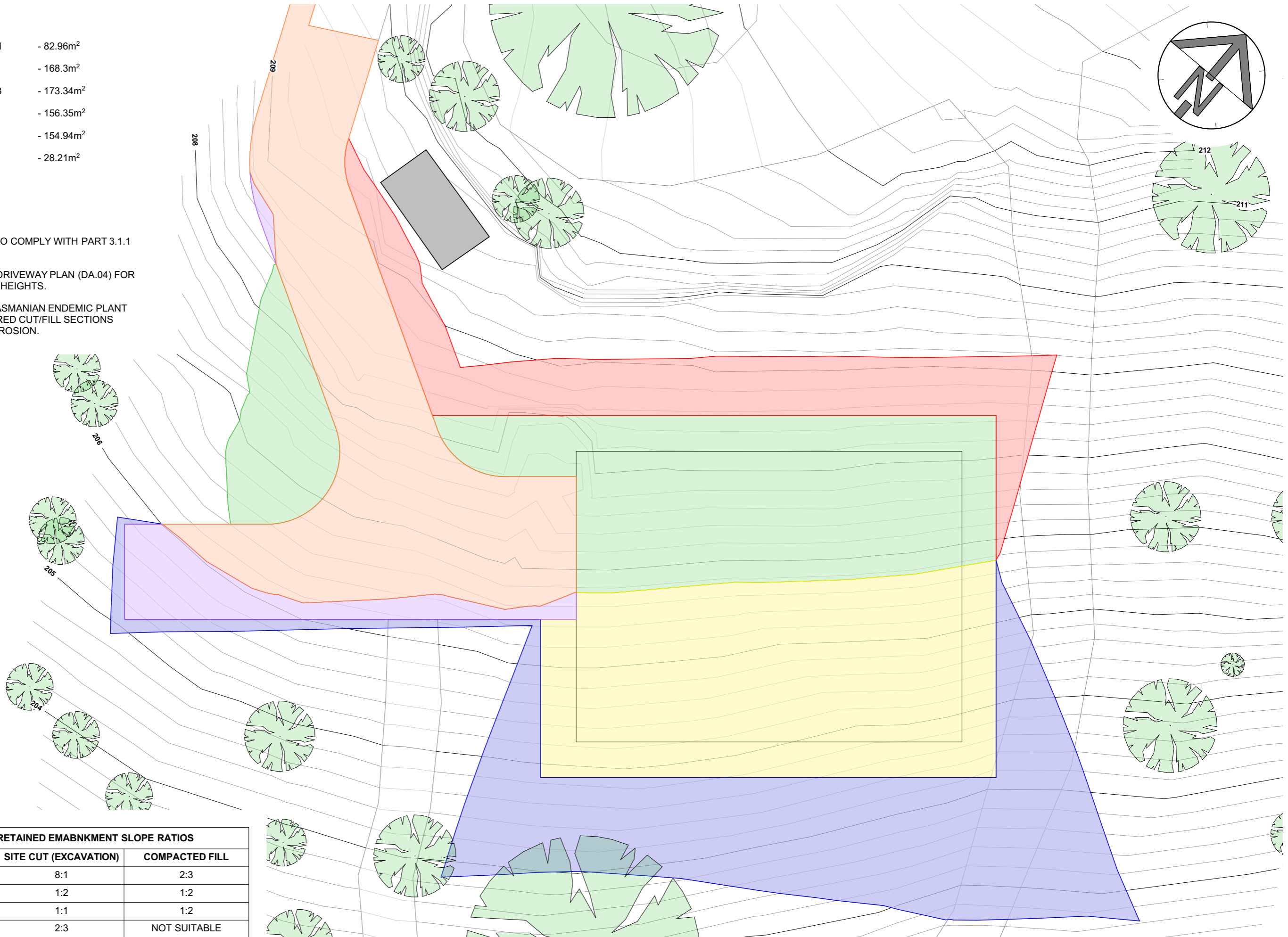


TABLE 3.1.1.1 UN-RETAINED EMBANKMENT SLOPE RATIOS

SOIL CLASS	SITE CUT (EXCAVATION)	COMPACTED FILL
STABLE ROCK (CLASS A)	8:1	2:3
SAND (CLASS A)	1:2	1:2
FIRM CLAY (CLASS M - E)	1:1	1:2
SOFT CLAY (CLASS M - E)	2:3	NOT SUITABLE



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Amendment

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PROJECT

PROPOSED SHED AT 175 MOUNT RUMNEY ROAD,
MOUNT RUMNEY, TAS 7170

DRAWING TITLE

DA.05 CUT/FILL PLAN

CLIENT:

JACOB SMETS

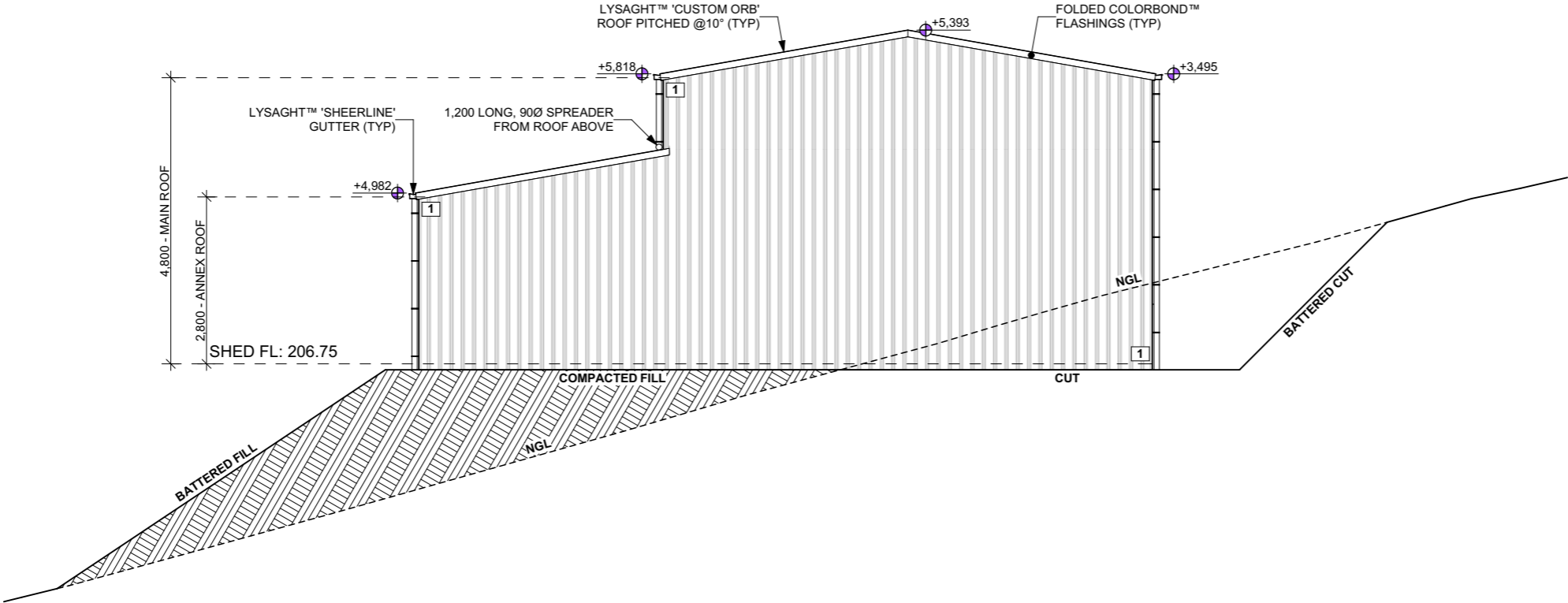
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SCALE: 1:150 @A3

DATE: 19.01.24

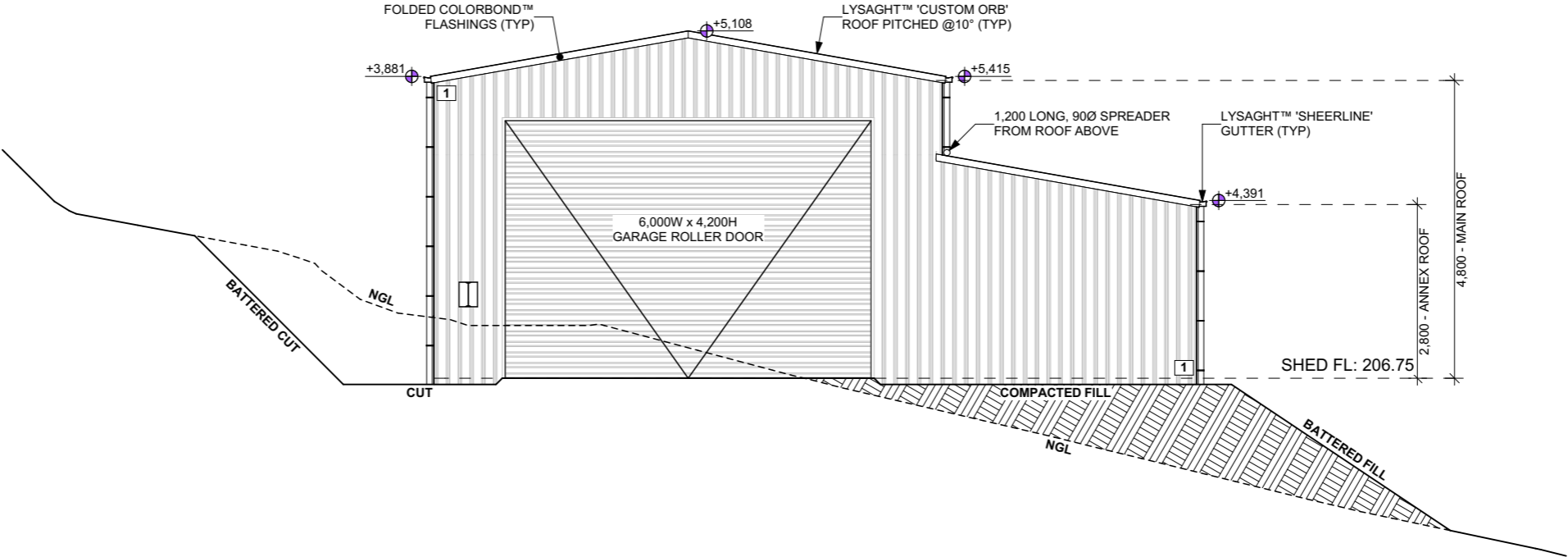
NORTH-EAST ELEVATION

SCALE 1:100 @A3



SOUTH-WEST ELEVATION

SCALE 1:100 @A3



LEGEND:

- FG FIXED GLAZING
- NGL NATURAL GROUND LINE
- 1 LYSAGHT 'TRIMDEK' METAL SHEET CLADDING - BASALT
- 2 LASERLITE '2000 5-RIB' POLYCARBONATE CLADDING - GREY TINT



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PROJECT:

PROPOSED SHED AT 175 MOUNT RUMNEY ROAD,
MOUNT RUMNEY, TAS 7170

DRAWING TITLE:

DA.06 ELEVATIONS 1 OF 2

CLIENT:

JACOB SMETS

DRAWN: J DWYER

SCALE: 1:100 @A3

DATE: 19.01.24

SCALE 1:100 @A3



SCALE 1:100 @A3



FG FIXED GLAZING

NGL NATURAL GROUND LINE

1 LYSAGHT™ 'TRIMDEK' METAL SHEET CLADDING - BASALT

2 LASERLITE™ '2000 5-RIB' POLYCARBONATE CLADDING - GREY TINT

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PROJECT:

PROPOSED SHED AT 175 MOUNT RUMNEY ROAD,
MOUNT RUMNEY, TAS 7170

DRAWING TITLE:

DA.07 ELEVATIONS 2 OF 2

CLIENT:

JACOB SMETS

DRAWN: J DWYER

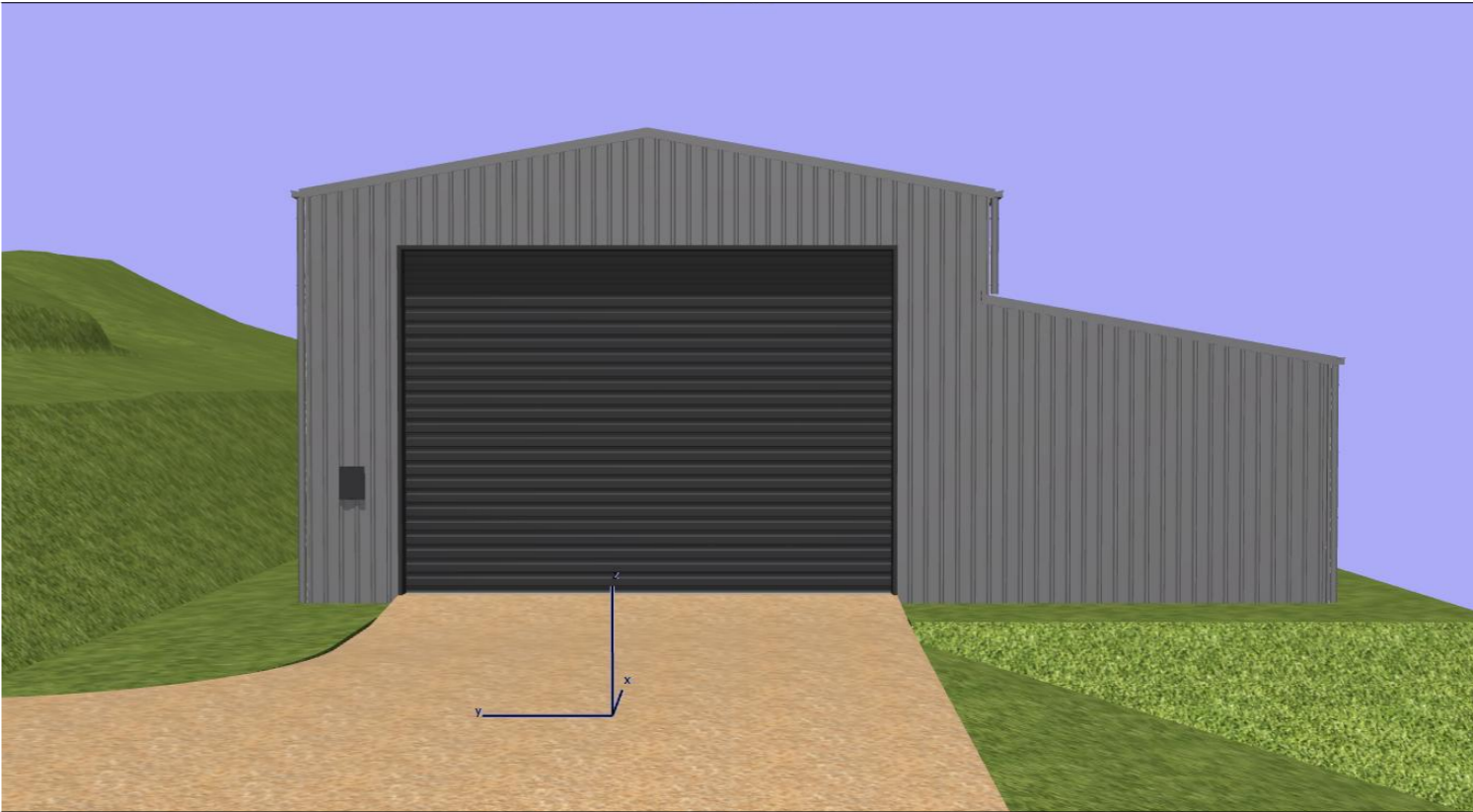
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DATE: 19.01.24





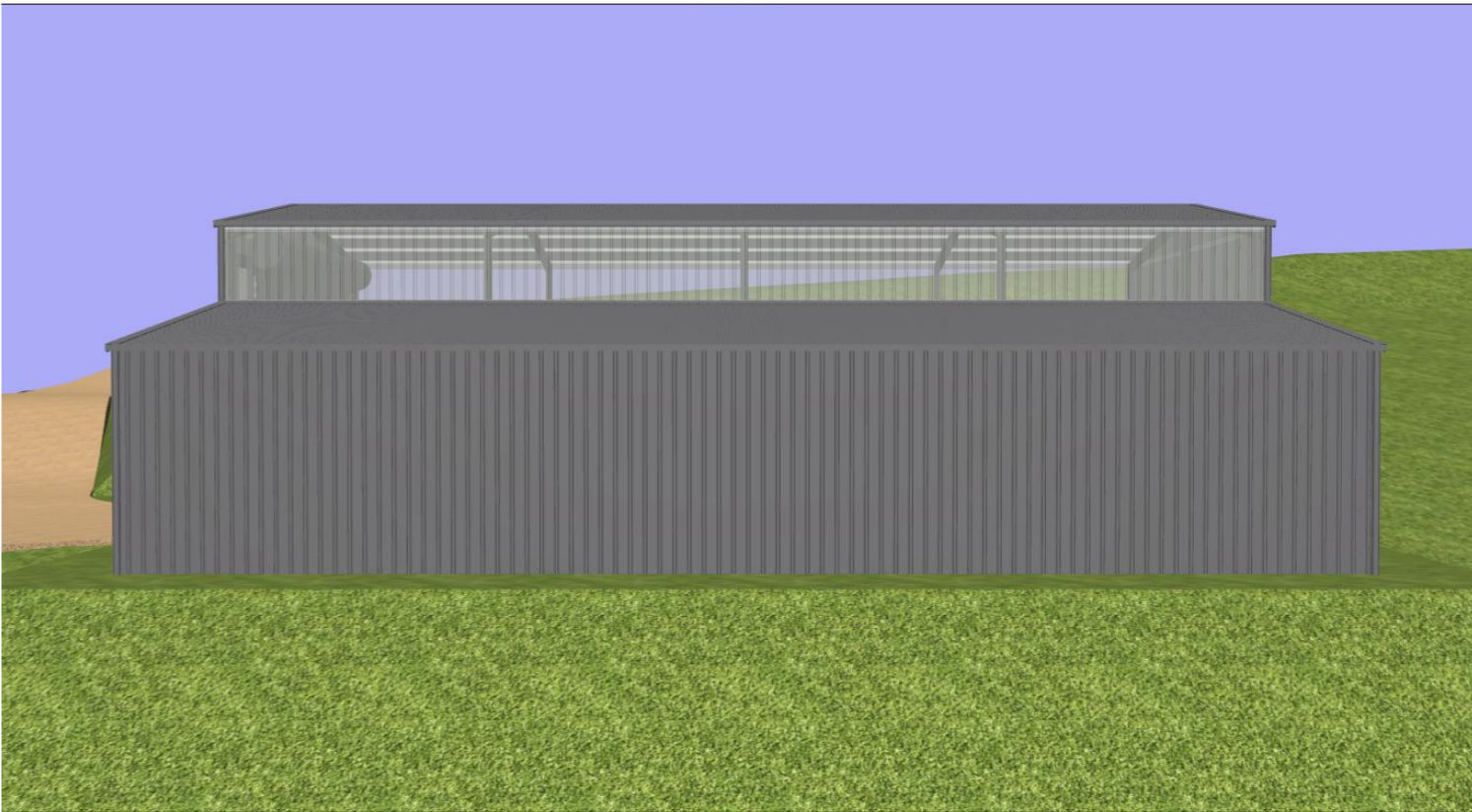
WEST VIEW



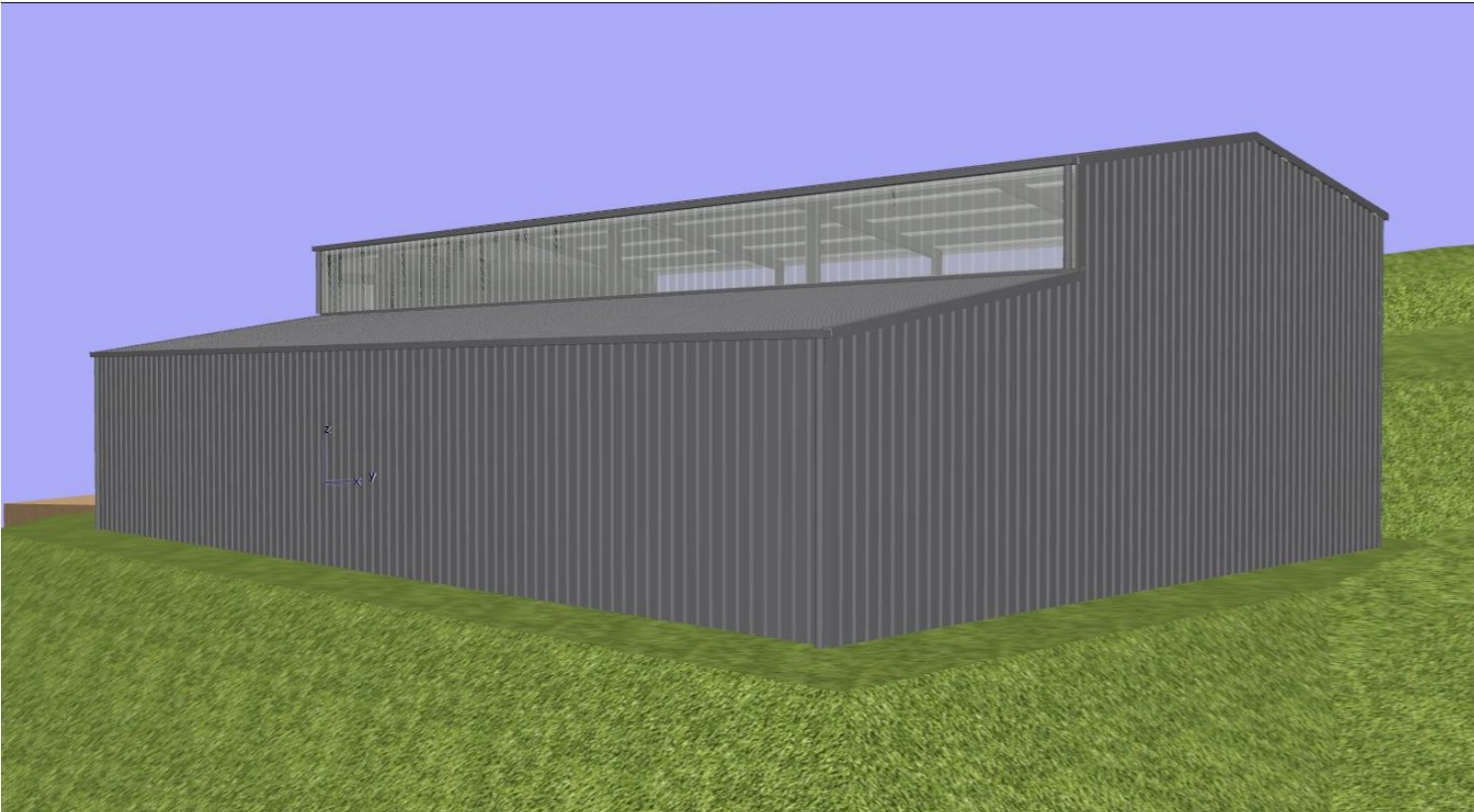
SOUTH-WEST VIEW



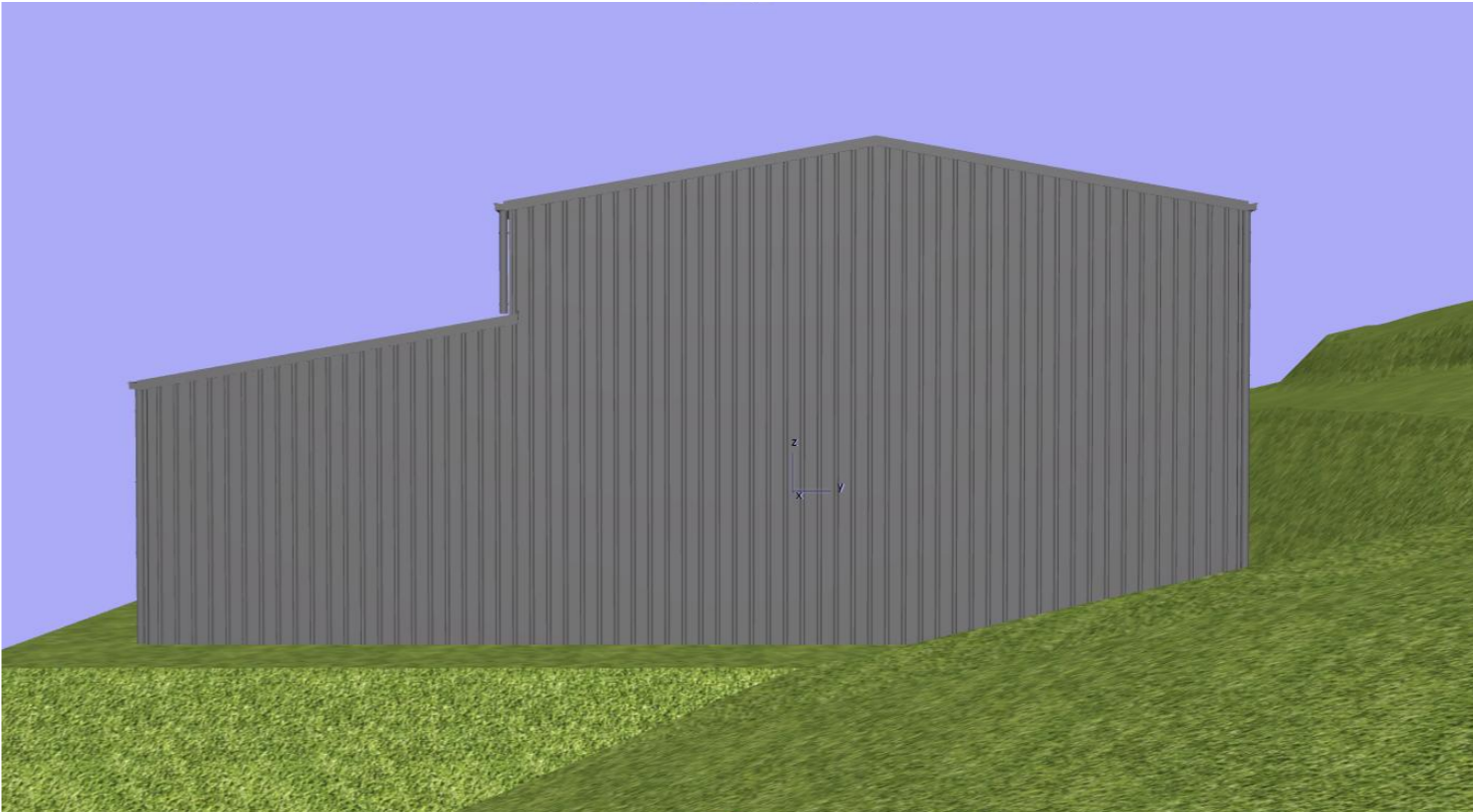
SOUTH VIEW



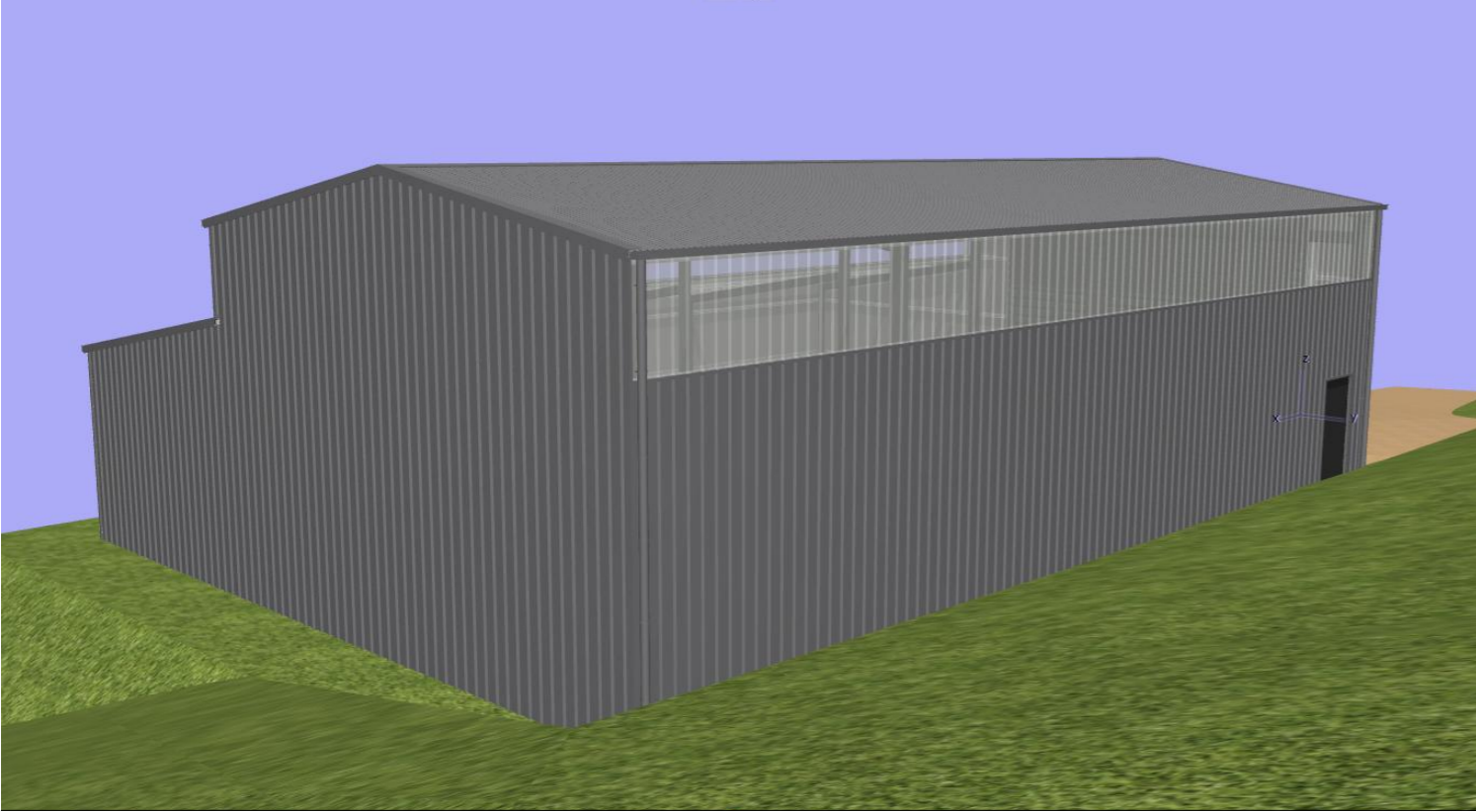
SOUTH-EAST VIEW



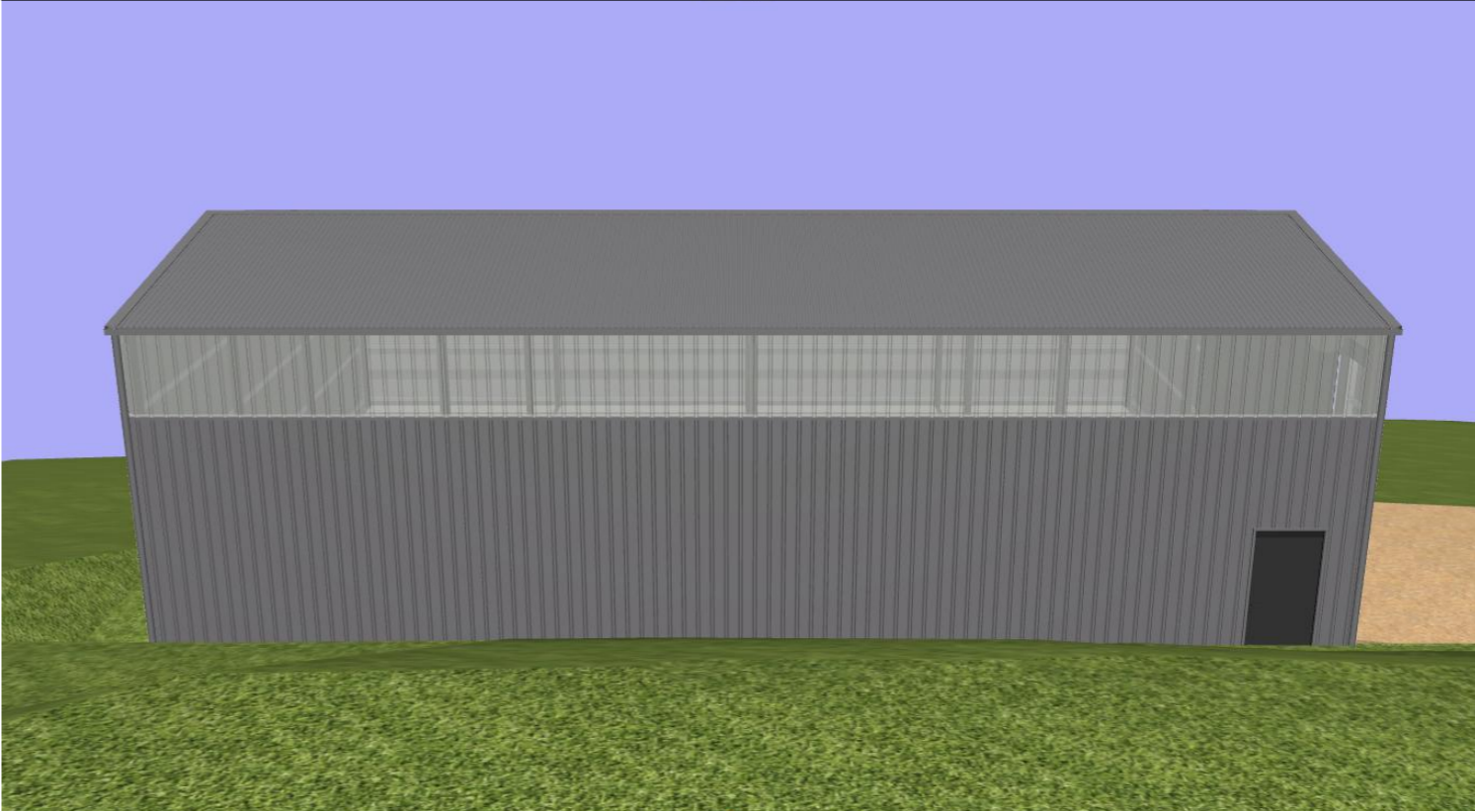
EAST VIEW



NORTH-EAST VIEW



NORTH VIEW



NORTH-WEST VIEW

