



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/042368

PROPOSAL: Outbuilding

LOCATION: 14 Intrigue Court, Tranmere

RELEVANT PLANNING SCHEME: Clarence Interim Planning Scheme 2015
/ Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 19 March 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 19 March 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 19 March 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:

Shed.

Location:

Address: 14 Intrigue Court

Suburb/Town: Tranmere

Postcode: 7018

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

\$ 34,000

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

Current Use of Site:

Garden Bed

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 21/02/2024

**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 141047	FOLIO 14
EDITION 7	DATE OF ISSUE 15-Dec-2022

SEARCH DATE : 01-Feb-2024

SEARCH TIME : 02.37 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 14 on Sealed Plan 141047

Derivation : Part of 100 Acres, 40 Acres, 60 Acres & Gtd to J
Gibson, W B Garth, & M Lackey respectively

Prior CT 139061/200

SCHEDULE 1M638353 TRANSFER to JAN MICHAEL BENNETT and MEGAN JOANNE
BENNETT Registered 03-Jul-2017 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP141047 EASEMENTS in Schedule of Easements

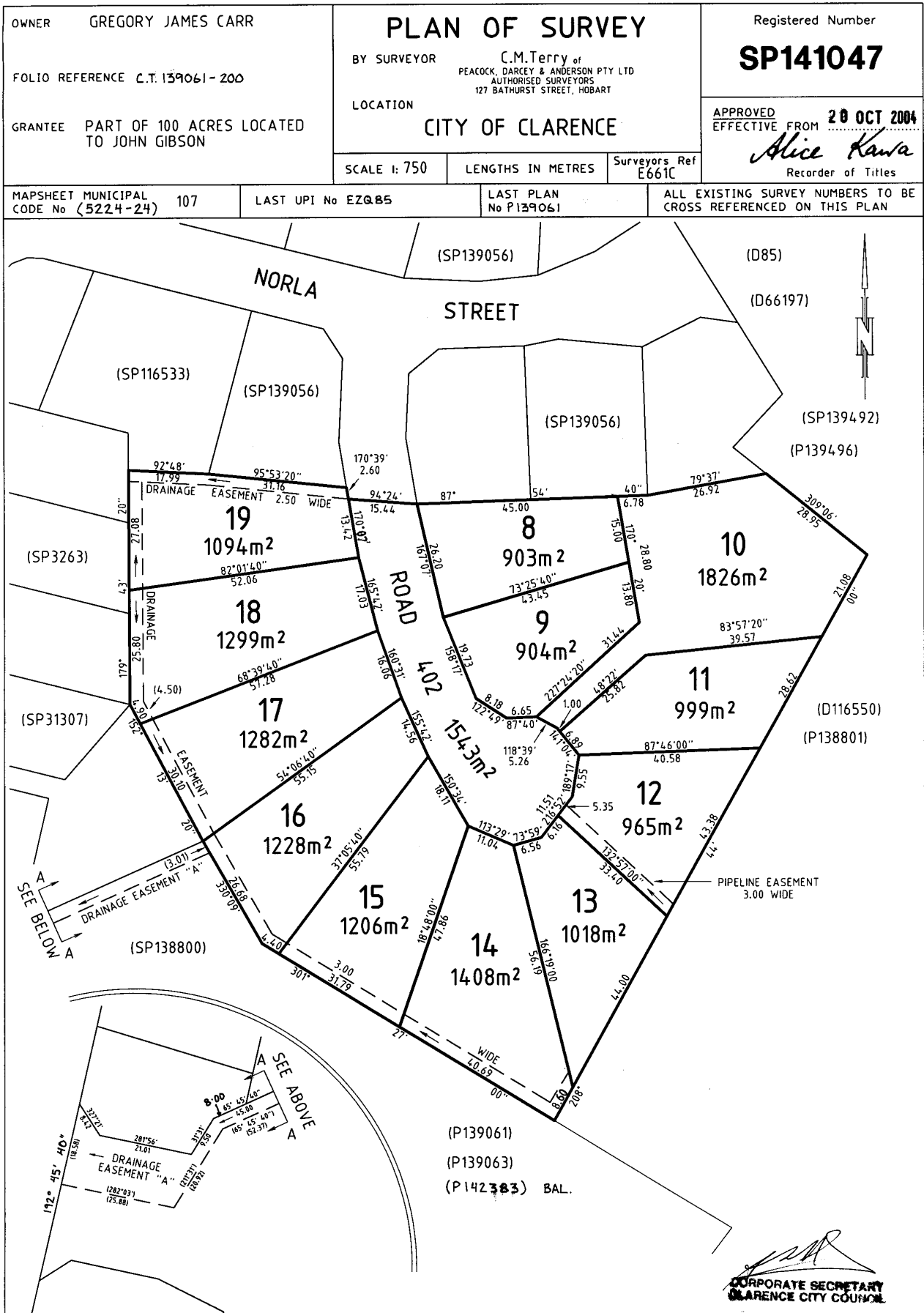
SP141047 COVENANTS in Schedule of Easements

SP141047 FENCING PROVISION in Schedule of Easements

SP 138800 FENCING PROVISION in Schedule of Easements

C469834 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
17-Jul-2003 at 12.06 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	141047

PAGE 1 OF 3 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.

Lot 12 on the plan is:-

Subject to a Pipeline Easement (as herein defined) for the CLARENCE CITY COUNCIL over the Pipeline Easement ~~2.00~~ ^{3.00} wide within such lot.

Lots 14, 15, 16, 17, 18 and 19 on the plan are each:-

Subject to a right of drainage for the CLARENCE CITY COUNCIL over such part of the drainage easement 3.00 wide shown on the plan within such lot.

Lot 19 on the plan is:-

Subject to a right of drainage (for the CLARENCE CITY COUNCIL and appurtenant to lot 401 ^{and 20} on Sealed Plan No. 139056) over the drainage easement 2.50 wide shown on the plan within such lot.


Lot 402 on the plan is:-

Together with a right of drainage over the drainage easement "A" shown on the plan.

Pipeline Easement means:-

The right to lay, use and maintain pipes of such size and number as may be required together with such valves, fittings and ancillary items as may be necessary through the strip of land marked pipeline easement on the plan together with the right with or without workers surveyors and others and to inspect, maintain, repair, cleanse or replace such pipes, valves, fittings and ancillary items doing as little damage as possible to the said strip of land.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Gregory James Carr (as personal representative of Albert James Carr)	PLAN SEALED BY: Clarence City Council
FOLIO REF: 139057/200	DATE: 20 September 2004
SOLICITOR & REFERENCE: Page Seager (JWH:20928)	SD 2004/39 REF NO.
 COUNCIL DELEGATE CLARENCE CITY COUNCIL	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number 141047
SUBDIVIDER: Gregory James Carr (as personal representative of Albert James Carr) FOLIO REFERENCE: 139057/200	

COVENANTS:-

The owner of each lot shown on the plan covenants with the Vendor (GREGORY JAMES CARR as personal representative of ALBERT JAMES CARR) and with the owner for the time being of every other lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:-

1. Not to erect more than one dwelling on such lot. Such dwelling to be for the occupation of one family.
2. Not to permit any dwelling on such lot to be divided into units for separate occupations.
3. ~~Any dwelling erected~~ ^{Not to erect other than a dwelling to} on such lot shall be used for residential purposes only and no business or trade shall be permitted on such lot PROVIDED THAT the letting of the whole of any dwelling erected on such lot shall not be in contravention of this stipulation.
4. Not to erect or permit to be erected on such lot any advertising signs of any type whatsoever PROVIDED THAT a sign indicating that such lot is for sale shall be permitted for a limited period.
5. Not to use reflective materials in the construction of any dwelling on such lot nor to erect any shed or outbuilding of anything but non-reflective materials.
6. ~~Any residential building erected~~ ^{Not to erect other than a residential building} on such lot shall be of a general brick or masonry construction but the use of timber or non-masonry materials used as in-fill panels shall be permitted PROVIDED THAT these latter materials shall not exceed thirty percent (30%) of the total external wall area.
7. No galvanised iron or other reflective material shall be used for the construction of the roof of any dwelling or other structure on such lot.
8. Not without the prior approval of the CLARENCE CITY COUNCIL to chop, lop, damage or remove any tree or trees from such lot.
9. Not to further subdivide such lot (provided that this stipulation shall not apply to a boundary adjustment).
10. ~~Any dwelling erected~~ ^{Not to erect not having} on such lot shall have a minimum floor area of not less than 160 square metres which area shall not include patios, garages or car ports.

FENCING PROVISION:-

In respect of the lots shown on the plan the Vendor (GREGORY JAMES CARR as personal representative of ALBERT JAMES CARR) 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 3 OF 3 PAGES	Registered Number 141047
SUBDIVIDER: Gregory James Carr (as personal representative of Albert James Carr) FOLIO REFERENCE: 139057/200	

Signed by GREGORY JAMES CARR by his Attorney John William Harry under Power of Attorney registered no PA2512, who certifies that he has not received any notice of revocation thereof in the presence of:-

John William Harry

Witness: *[Signature]*
 Name: Emma Paul
 Address: Clerk to Page Seager, Lawyers
162 Macquarie Street
 Occupation: HOBART

We, TASMANIAN PERPETUAL TRUSTEES LIMITED (ACN 009 475 629), as mortgagee, hereby consent to the within dealing.

THE COMMON SEAL of)
TASMANIAN PERPETUAL)
TRUSTEES LIMITED (ACN 009 475)
629) was hereunto affixed in the presence)
 of:)

[Signature]
 Authorised Officer

[Signature]
 Secretary



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.

New Garage

PROJECT SPECIFIC

Mr Jan Bennet
14 Intrigue Court
Tranmere
Tasmanian Planning Scheme
Title Reference : Vol 164947 / Folio 200
NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7

SITE INFORMATION

Lot: 200
Title: 164947 folio 200
Land Size: 1402.00 sqm sqm

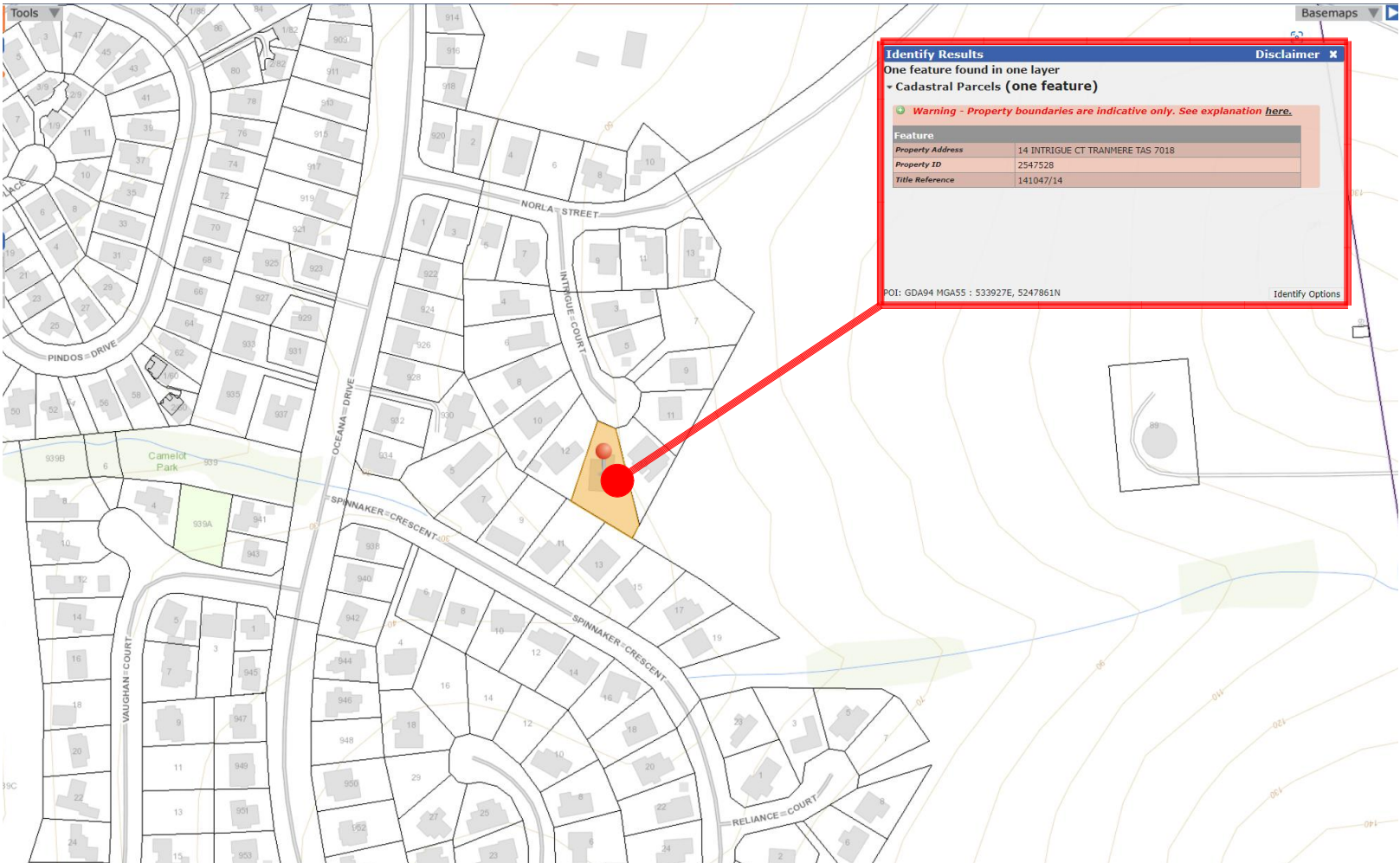
Council: Clarence Council Tasmania planning scheme
Zoning: 10.0 Low Density Residential

Overlays: 13.0 TAS-C13.0 Bushfire Prone Area
D.A APPROVAL: Discretionary Planning Use
BAL: Refer to report by others if Required
WIND CLASSISIFCATION : Refer to Shed Tech certification
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSISIFCATION: 10A

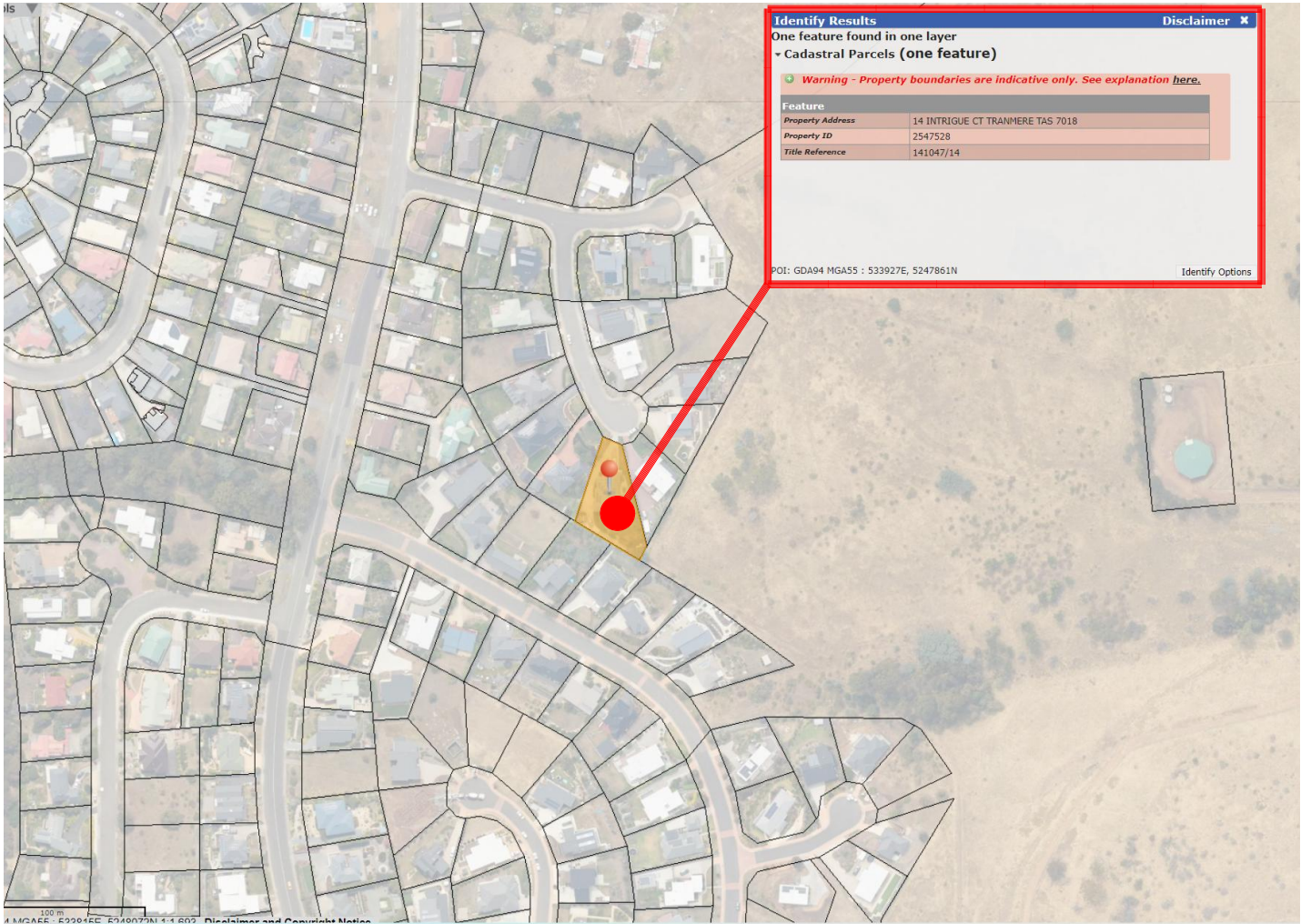
LAYOUT	DRAWING		UPDATED DATE
	ID	NAME	
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987-00 location information	0.	Floor Plan (13)	20/02/2024 1:56 PM
987-00 location information	0.	Floor Plan (13)	20/02/2024 1:56 PM
987-00 location information	0.	Floor Plan (14)	20/02/2024 1:56 PM
987-00 location information	6.	DRAWING LIST (1)	20/02/2024 1:56 PM
987-01 Site Location	0.	Floor Plan (48)	20/02/2024 1:46 PM
987-02 Site Plan	0.	Floor Plan (44)	20/02/2024 1:46 PM
987-03 Part Site Plan	0.	Floor Plan (44)	20/02/2024 1:46 PM
987-04 Floor Plan	0.	Floor Plan (17)	20/02/2024 1:46 PM
987-05 Elevations	0.	Floor Plan (45)	20/02/2024 1:56 PM

Floor Plan

Proposed Garage/ Dwelling	48.00 sqm
existing dwelling	300.00 sqm site cover
Total Site Cover	348.00 sqm
Site Area	1402.00 sqm
Site Coverage	24.82 % site coverage



PROPERTY IDENTIFICATION



Service over and above

MARCUSRALPH

Design -architectural animation
Building designer accreditation CC1317F

13 Franklin street
Richmond, Tasmania 7025

0409 975 825 mob

e: marcusralph@bigpond.com

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New Garage

Mr Jan Bennet
14 Intrigue Court
Tranmere

location information

date

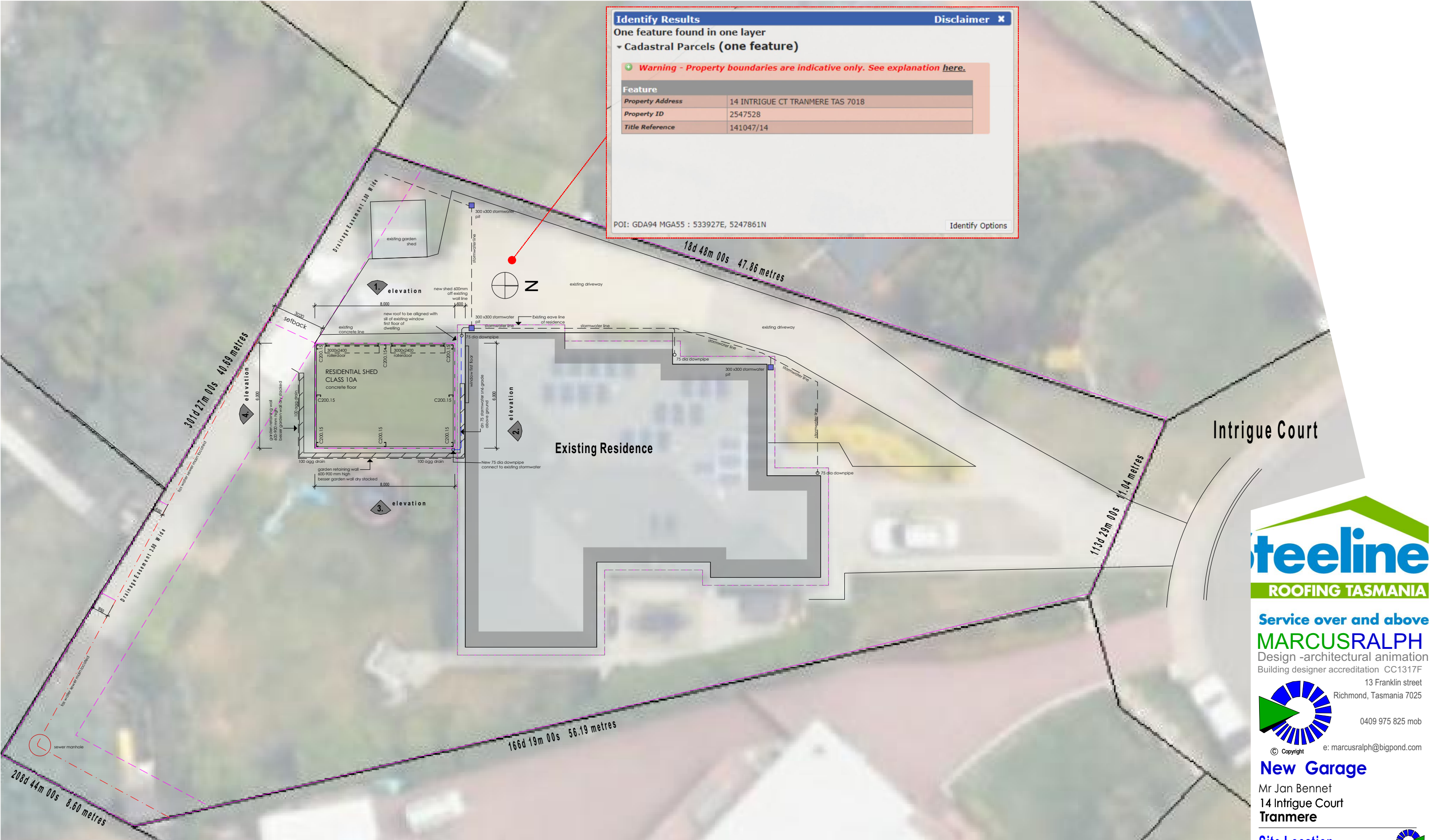
12/01/2023

designed and drawn revision-date

M.Ralph Design Drawing

job no: drawing no:

2024-987 **987-00**



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Tranmere

Site Location

date

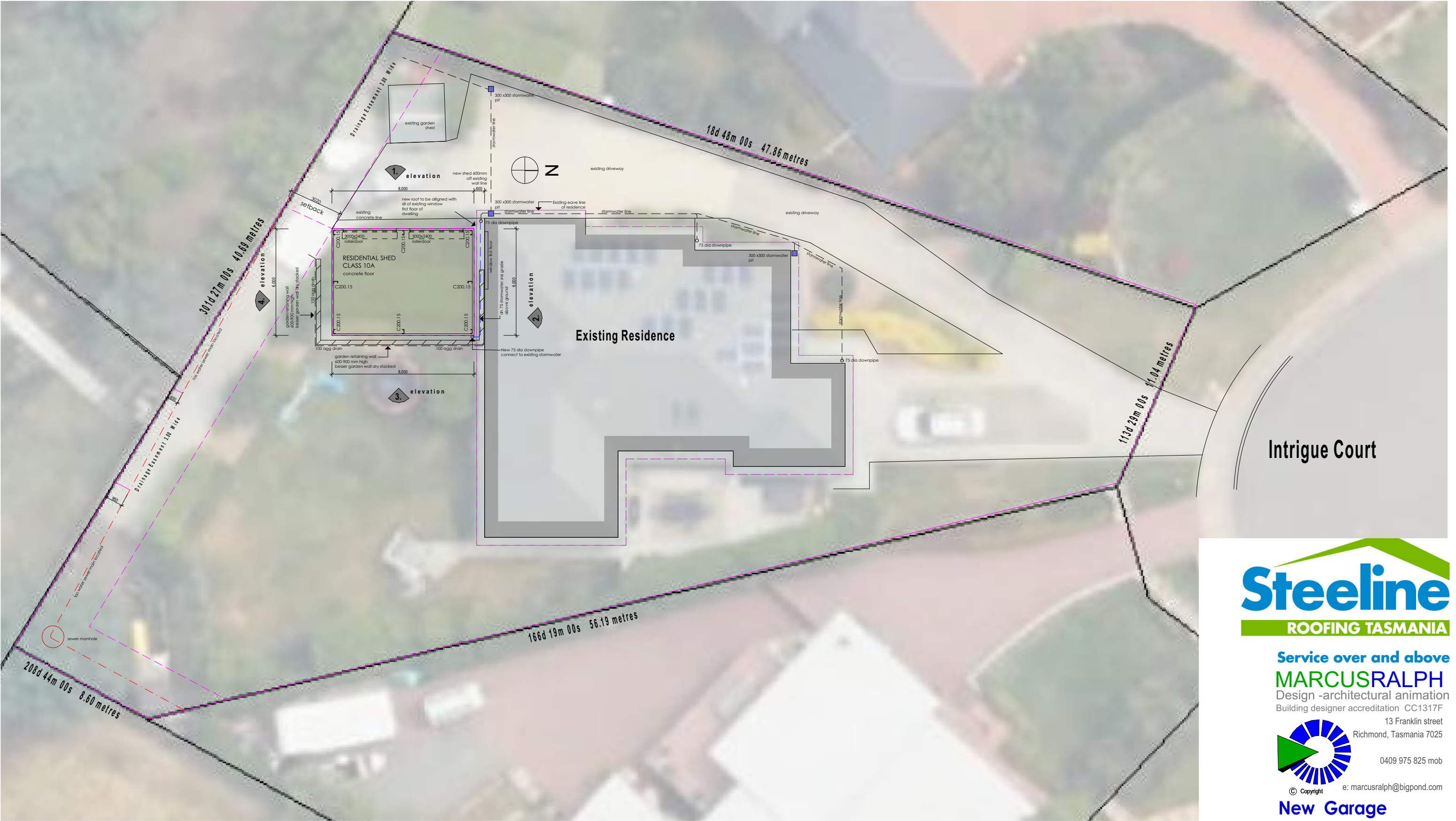
12/01/2023

designed and drawn revision-date

M.Ralph Design Drawing

job no: drawing no:

2024-987 **987-01**



Site Plan
scale 1:1000



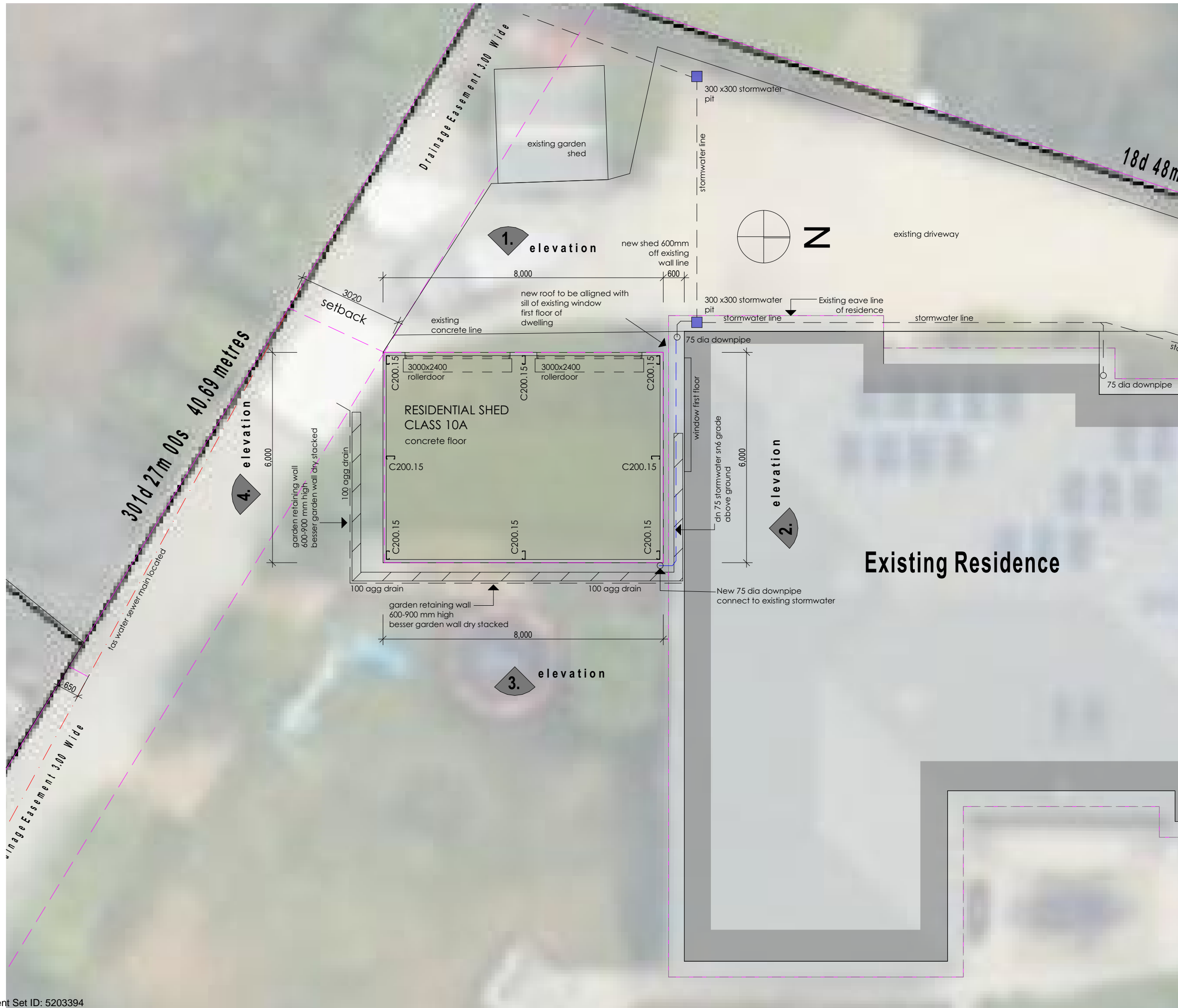
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New Garage
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Tranmere

Site Plan

date	
12/01/2023	
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2024-987	987-02



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New Garage

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14 Intrigue Court
Tranmere

Part Site Plan

date

12/01/2023

designed and drawn

M.Ralph

job no:

2024-987

revision-date

Design Drawing

drawing no:

987-03

PLUMBING LAYOUT
SCALE 1:100

Sewer and Stormwater lines are to be run along the underside concrete floor within compacted FCR.
When under a concrete slab or timber floor installation will comply with AS3500.
Refer to roof plan for fixing requirements of down pipes.
Connectio to council main or treatment plant will be inspected and approved by Local council inspectors.

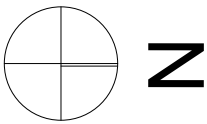
- PIPE SIZES RECOMENDED
PLUMBING LEGEND:
- 1. wc dn100
 - 2. urinal dn40,50
 - 3. sink dn50,
 - 4. basin dn40,dn50
 - 5 bath dn40, dn50
 - 6. shower dn50, dn 65 recommended
 - 7. trough dn40,dn50,dn65 or dn100

fwg floor waste gully primed by basin ,sink or trough
dn 50 or from which fixture size is priming.

soil classification requires the plumbing contractor to take necessary measures to prevent UPVC AND PVC pipework and all water connection to new ridgid building structure to have flexible joint. refer to csiro advice and NCC for pipe connection details for reactive clay soils

FLOOR PLAN

Proposed Garage/ Dwelling	48.00 sqm
existing dwelling	300.00 sqm site cover
Total Site Cover	348.00 sqm
Site Area	1402.00 sqm
Site Coverage	24.82 % site coverage

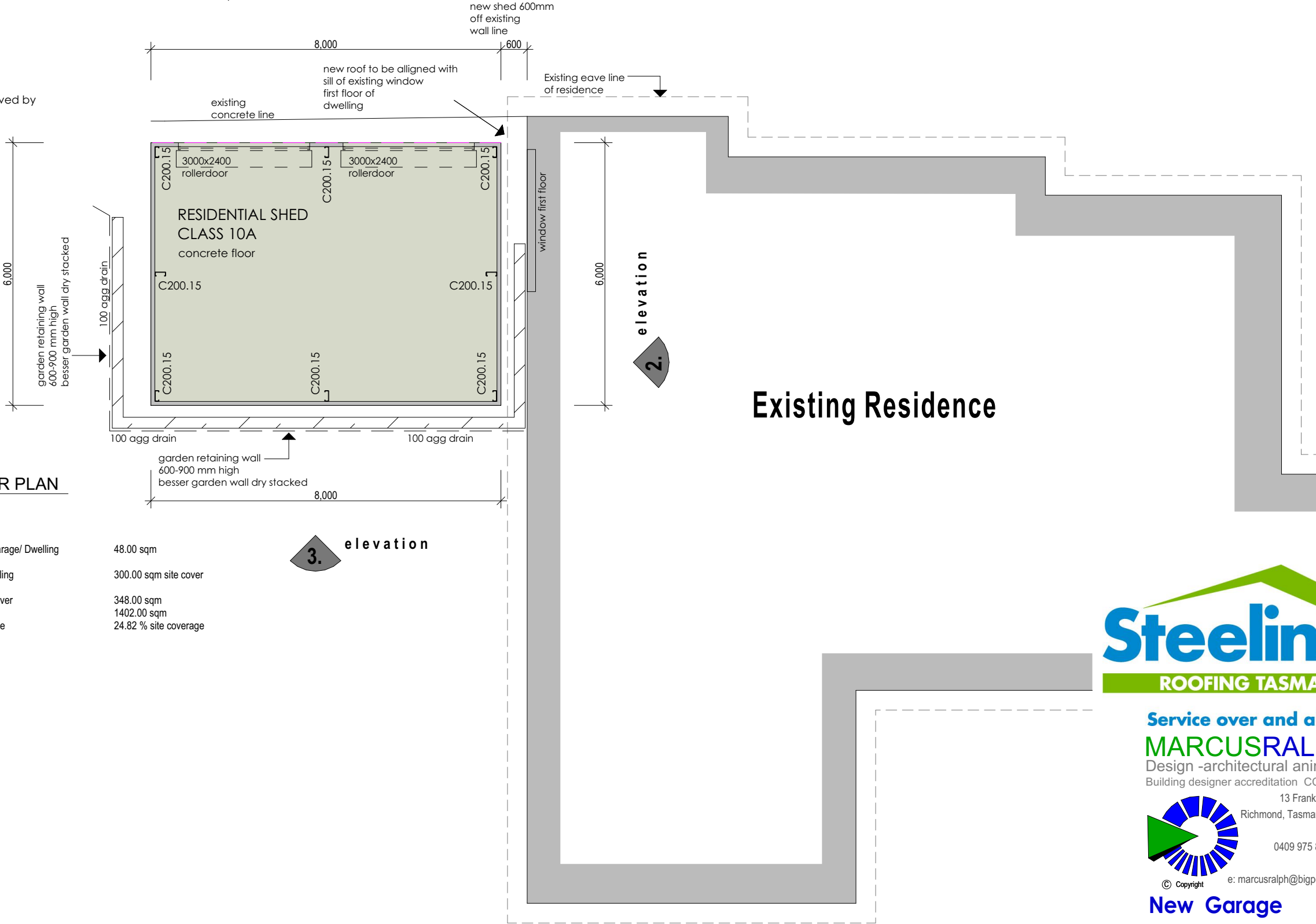


1. elevation

4. elevation

2. elevation

3. elevation



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New Garage

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14 Intrigue Court
Tranmere

Floor Plan

date

12/01/2023

designed and drawn

M.Ralph

job no:

2024-987

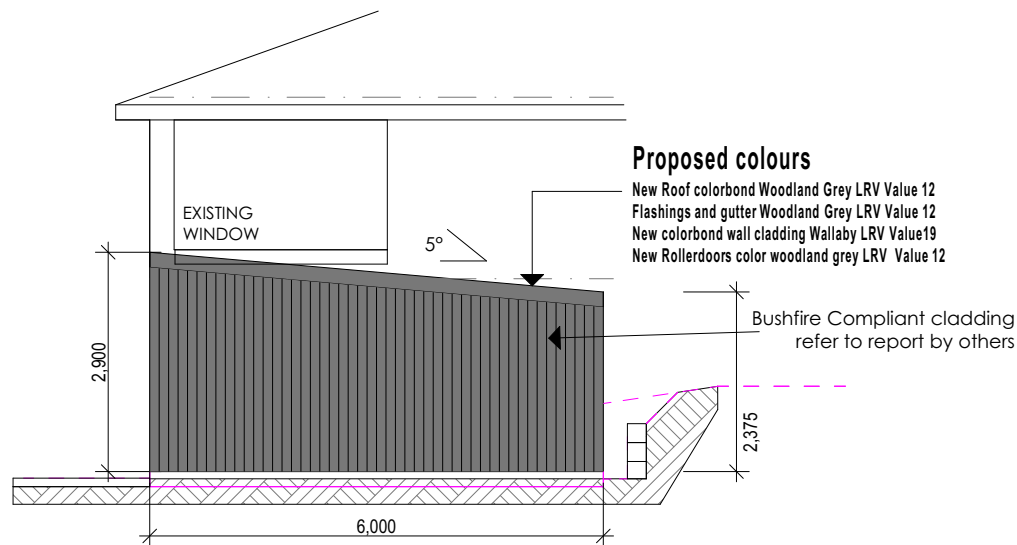
revision-date

Design Drawing

drawing no:

987-04

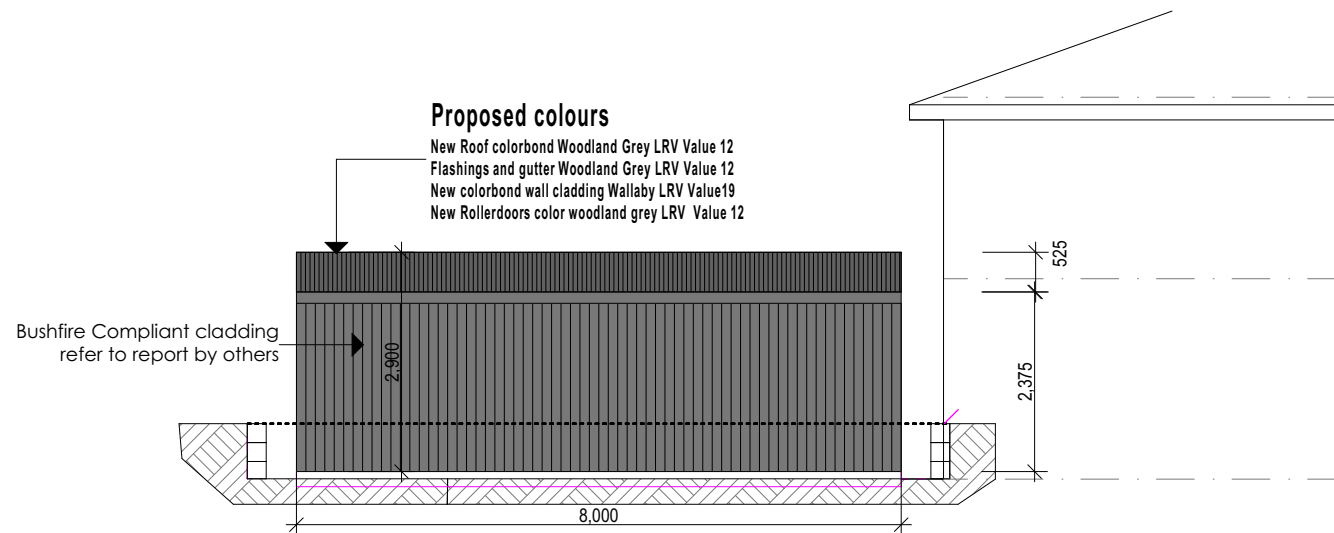




ELEVATION 04

SOUTH ELEVATION

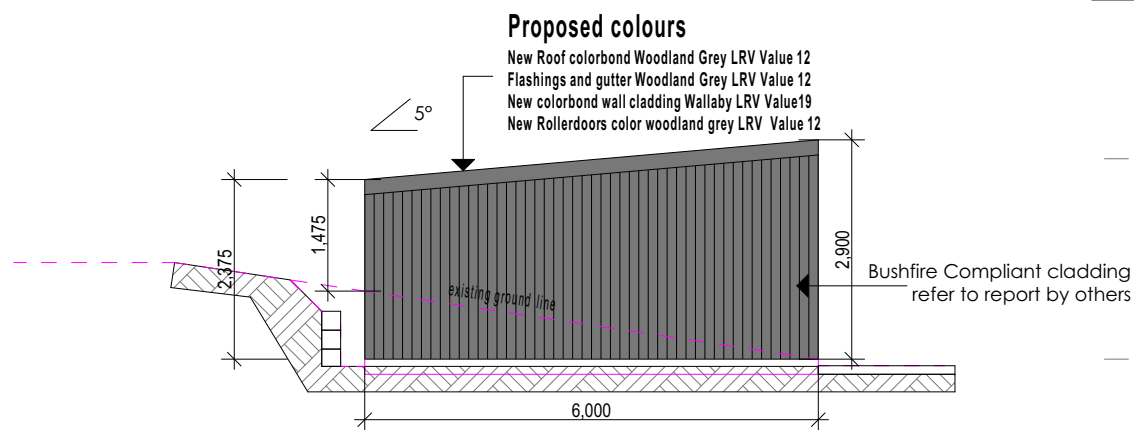
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ELEVATION 03

EAST ELEVATION

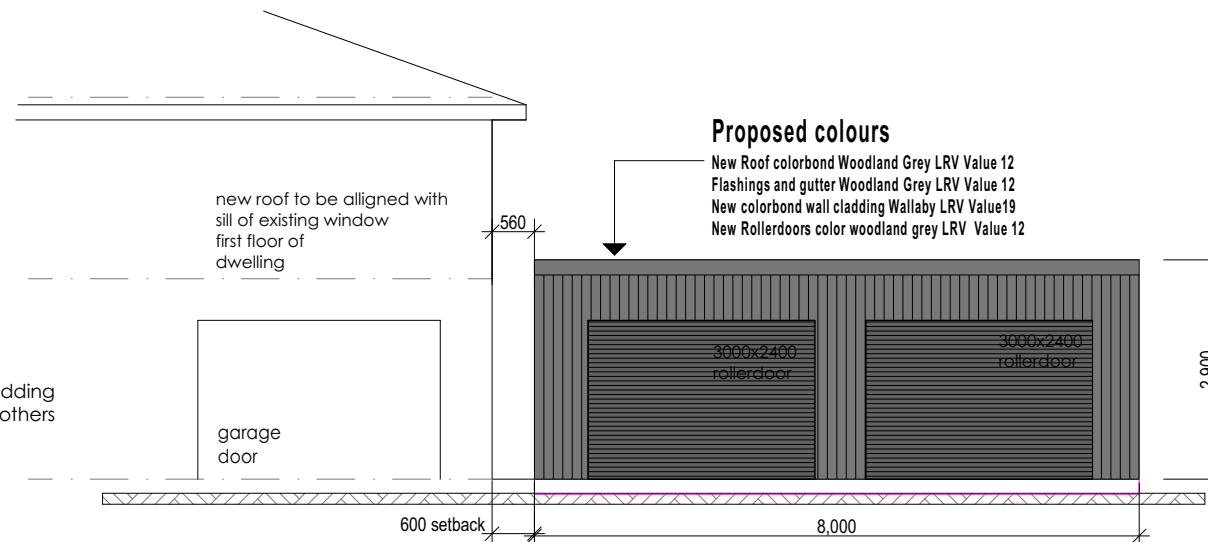
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ELEVATION 02

NORTH ELEVATION

scale 1:100



ELEVATION 01

WEST ELEVATION

scale 1:100



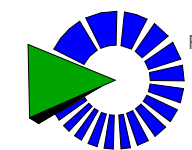
Service over and above

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New Garage

Mr Jan Bennet
14 Intrigue Court
Tranmere

Elevations



date

12/01/2023

designed and drawn

M.Ralph

job no:

2024-987

revision-date

Design Drawing

drawing no:

987-05