



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/038166

PROPOSAL: Outbuilding

LOCATION: 233 Axiom Way, Acton Park

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 05 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 05 April 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 05 April 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:

NEW OUTBUILDING / GARAGE 10m x 8m

Location:

Address: 233 Axiom Way
Suburb/Town: Aeron Park Postcode: 7170

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

\$ 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

Current Use of Site:

RESIDENTIAL

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

Yes

No

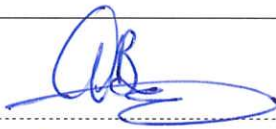
Declaration:

- 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 18/8/2023
P & J Sireos P/L
ADRIAN BROWN

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 138902	FOLIO 91
EDITION 6	DATE OF ISSUE 25-Jul-2022

SEARCH DATE : 24-Jul-2023

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 91 on Sealed Plan 138902

Derivation : Part of 1000 Acres Located to J.Jewell

Prior CT 137575/1

SCHEDULE 1

M951602 TRANSFER to SAMUEL ANDREW WALTER and RACHAEL JOCELYN
MATHESON Registered 02-May-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP138902 COVENANTS in Schedule of Easements

SP138902 FENCING PROVISION in Schedule of Easements

SP138902 COUNCIL NOTIFICATION under Section 83(5) of the Local
Government (Building and Miscellaneous Provisions)
Act 1993.

C403611 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
03-Sep-2002 at noon

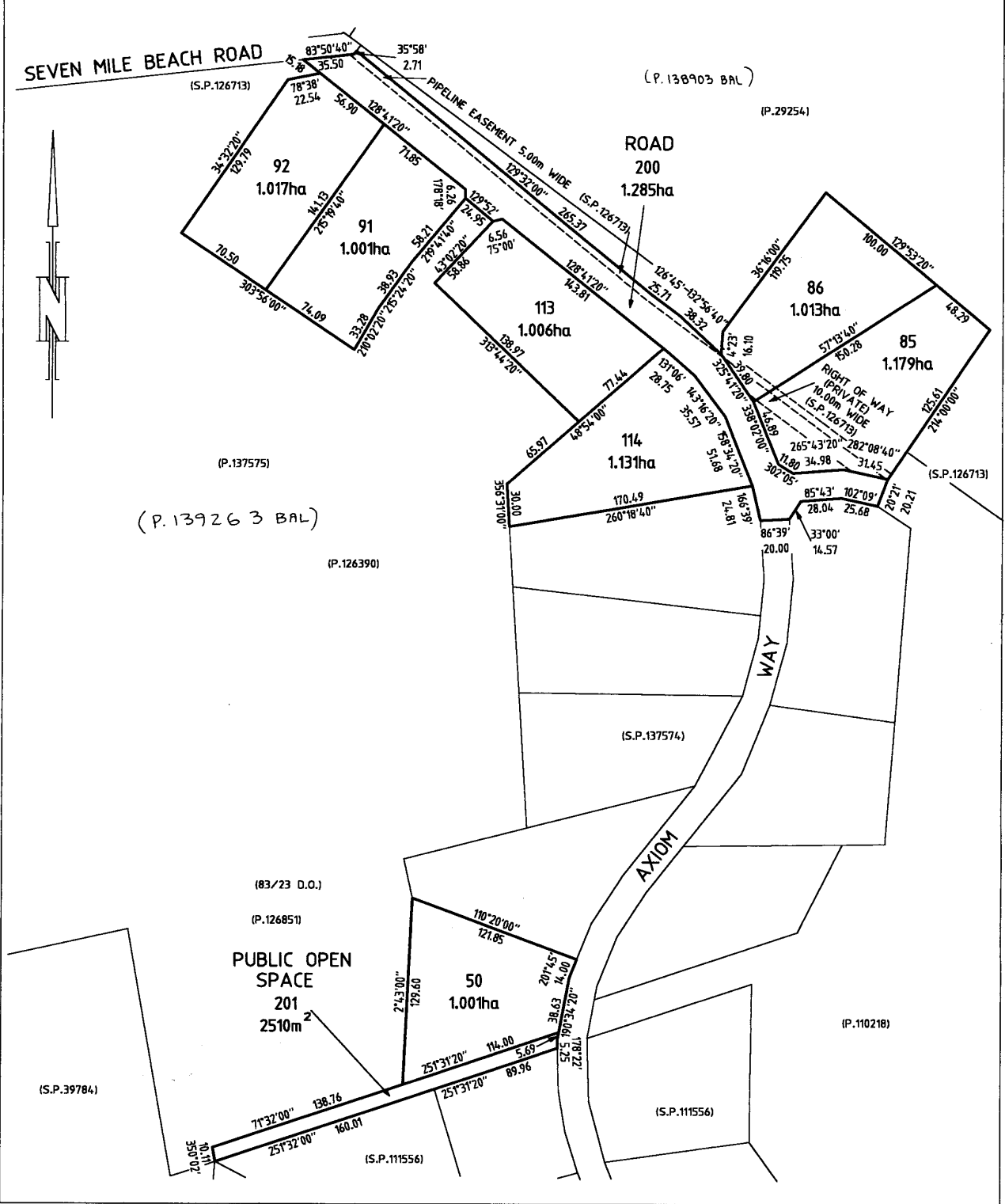
E297532 MORTGAGE to Bank of Queensland Limited Registered
25-Jul-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER TORONTO PASTORAL COY. PTY.LTD.</p> <p>FOLIO REFERENCE C.T.137575/1 & C.T.29254/3</p> <p>GRANTEE PART OF 1000A OR OPs Gtd. John Jewel PART OF 97-D-D GTD. TO W. GARLICK</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR CRAIG B. ROGERSON FIRST FLOOR No 11 BAYFIELD STREET ROSNY PARK PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796</p> <p>LOCATION</p> <p>CITY OF CLARENCE</p> <p>SCALE 1: 2500 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP138902</p> <p>APPROVED EFFECTIVE FROM 24 APR. 2003.</p> <p><i>Alice Kawa</i> Recorder of Titles</p>
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<p>MAPSHEET MUNICIPAL (5425-41,51) CODE No. 107 (5225-45)</p>	<p>LAST UPI No. FQLB4</p>	<p>LAST PLAN No. P.137575</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>
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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 138902

PAGE 1 OF 2 PAGE/S
2

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.

Easements

Lots 85, 86 and 200 on the plan are each subject to pipeline rights as defined in Sealed Plan No. 126713 and appurtenant to lot 1 on the said Sealed Plan No. 126713 over those parts of the said lots 85 and 86 shown marked on the plan as "Pipeline Easement 5.00 wide".

Rights of Way

Lot 85 is subject to a right of carriageway over the Right of Way (Private) 10.00m wide appurtenant to lot 86.

Lot 85 is together with a right of carriageway over the Right of Way (Private) 10.00m wide shown passing through lot 86.

Lot 86 is subject to a right of carriageway over the Right of Way (Private) 10.00m wide appurtenant to lot 85.

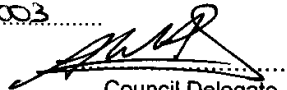
Lot 86 is together with a right of carriageway over the Right of Way (Private) 10.00 wide shown passing through Lot 85.

lots 85 and 86 on the plan are each subject to a right of carriage-way (appurtenant to lot 1 on Sealed Plan No. 126713)

SEE ANNEXURE

over the Right of Way (Private) 10.00 wide shown passing through such lots.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Toronto Pastoral Coy. Pty Ltd FOLIO REF: 137575/1 SOLICITOR & REFERENCE: Dobson Mitchell & Allport (Chris Perriman)	PLAN SEALED BY: Clarence City Council DATE: 27 Feb 2003 50-2002/15 REF NO.  Council Delegate
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NOTE: The Council Delegate must sign the Certificate for the purposes of identification.



PIN OR STAPLE HERE
DO NOT GUM THIS
FORM TO THE INSTRUMENT

ANNEXURE PAGE

PAGE 2 OF 2 PAGES

Vol. 137575 Fol. 1

SP 138902

Covenants

The owner of each lot on the plan covenants with the Vendor Toronto Pastoral Coy. Pty Ltd and the owner or owners for the time being of every other lot 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 on the plan and the balance of the lands comprised in certificate of title Volume 137575 folio 1, after acceptance of the plan to observe the following stipulations namely:-

after excepting thereout the lots on the plan

1. not to erect on the lot any dwelling house, building or structure using any exterior building material that contrasts with the rural environment;
2. not to remove trees from the lot without the prior consent of the Clarence City Council ("Council");
3. not to erect more than one residential building on the lot without the prior approval of Council;
4. not to further subdivide the lot, and
5. not to erect a dwelling house above the 60m contour level without first entering into an intermittent water supply agreement with Council. A water tank and pressure pump must be installed to serve the dwelling, to the satisfaction of the Clarence City Council's Group Manager Asset Management.

Fencing Provision

In respect of each lot shown on the plan, the Vendor Toronto Pastoral Coy. Pty Ltd shall not be required to fence.

DATED this day of 2002

The Common Seal of **TORONTO PASTORAL COY. PTY LTD** as registered proprietor of the lands in certificates of title volume 137575 folio 1 and volume 29254 folio 3 was hereunto affixed in accordance with its constitution in the presence of:)
)
)
)
)
)



.....
Director

.....
Director/Secretary

NOTE:- Every annexed page shall 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.

Version 1

THE BACK OF THIS PAGE MUST NOT BE USED

ADDITION TO OUTBUILDING / GARAGE
233 AXIOM WAY, ACTON PARK, 7170
FOR S. WALTER & R. MATHESON

CERTIFICATE OF TITLE: VOLUME - 138902 FOLIO - 91
PID: 2187614
LAND AREA: 1.001 ha
PLANNING SCHEME: TASMANIAN PLANNING SCHEME
CLARENCE LOCAL PROVISIONS SCHEDULE
ZONE: 11.0 RURAL LIVING (B)
OVERLAYS: AIRPORT OBSTACLE LIMITATIONS AREA
BUSHFIRE PRONE AREAS

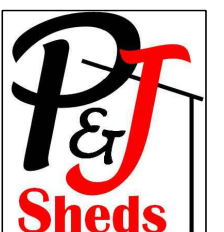
SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2.68
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

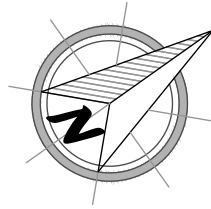
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:500
PAGE 2 - ELEVATIONS 1:100
PAGE 3 - FLOOR PLAN 1:100
PAGE 4 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 71799





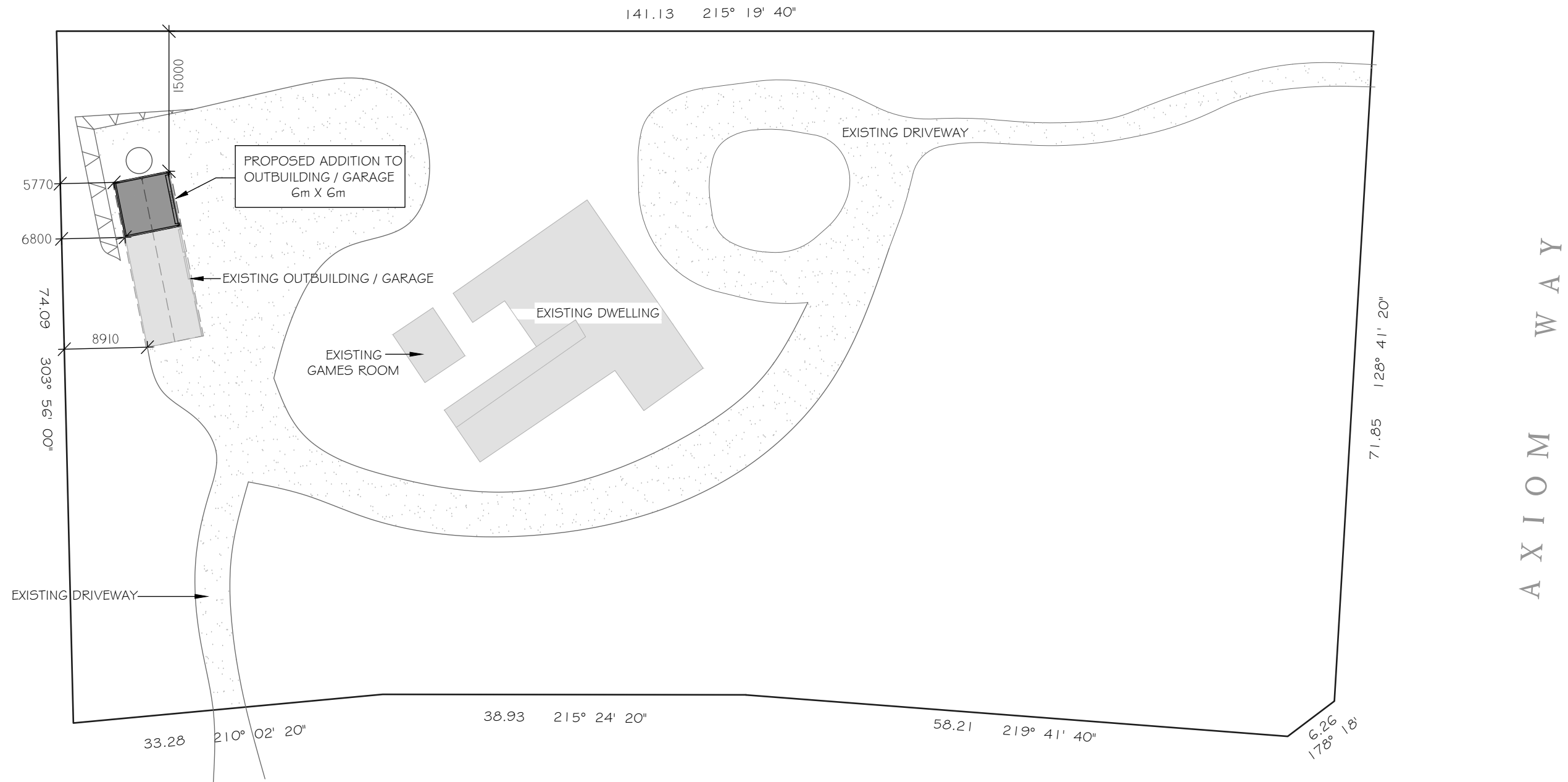
LOT AREA: 1.001 ha

EXISTING DWELLING AREA (INCLUDING APPROVED ADDITION): 362m²

EXISTING GAMES ROOM: 32m²

EXISTING OUTBUILDING / GARAGE AREA: 72m²

PROPOSED ADDITION TO OUTBUILDING / GARAGE AREA: 36m²



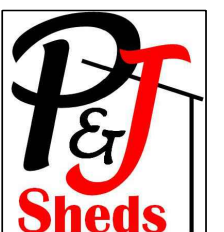
VOL : 138902
 FOLIO: 91
 1.001ha

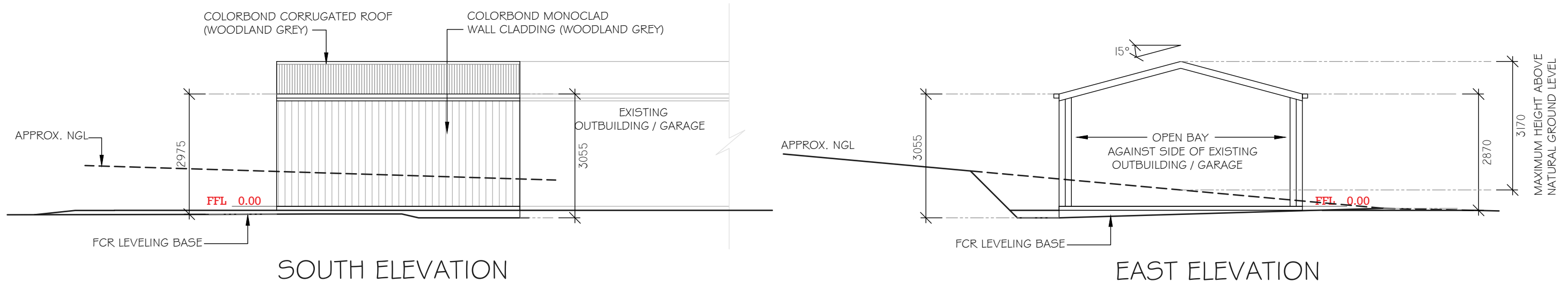
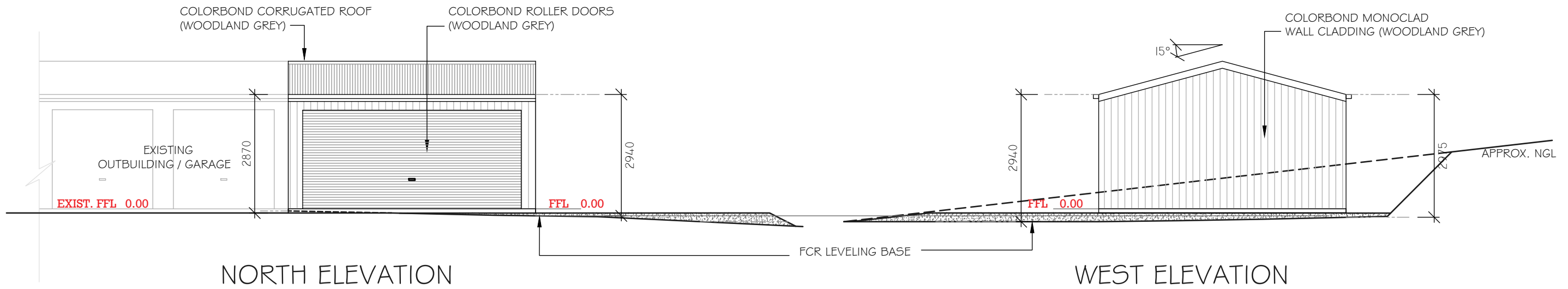
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

SITE PLAN 1:500

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2023

PROPOSAL : ADDITION TO OUTBUILDING / GARAGE
 OWNER : S. WALTER & R. MATHESON
 ADDRESS: 233 AXIOM WAY, ACTON PARK, 7170
 SCALE: 1:500
 DATE: 7th MARCH 2024
 AMENDED:
 DRAWN BY: A. BROWN CCG003R
 PAGE: 01/04
 JOB NO : 71799



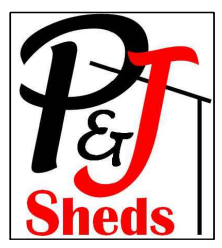


- COLOURS (COLORBOND®):
- EXT. WALLS - WOODLAND GREY
 - ROOF - WOODLAND GREY
 - ROLLER DOOR - WOODLAND GREY
 - PA DOOR - WOODLAND GREY
 - GUTTER - WOODLAND GREY
 - CORNER FLASH - WOODLAND GREY
 - BARGE FLASHING - WOODLAND GREY
 - OPENING FLASH - WOODLAND GREY

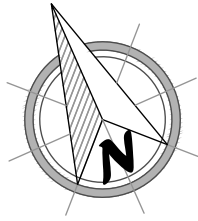
REFER TO DRAWINGS BY NORTHERN CONSULTING FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN AND SPECIFICATIONS.

ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.
 ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 2770mm
 END WALL HEIGHT TO APEX - 3574mm

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 AMENDED:
 DRAWN BY: A. BROWN CCG003R
 PAGE: 02/04
 JOB NO : 71799

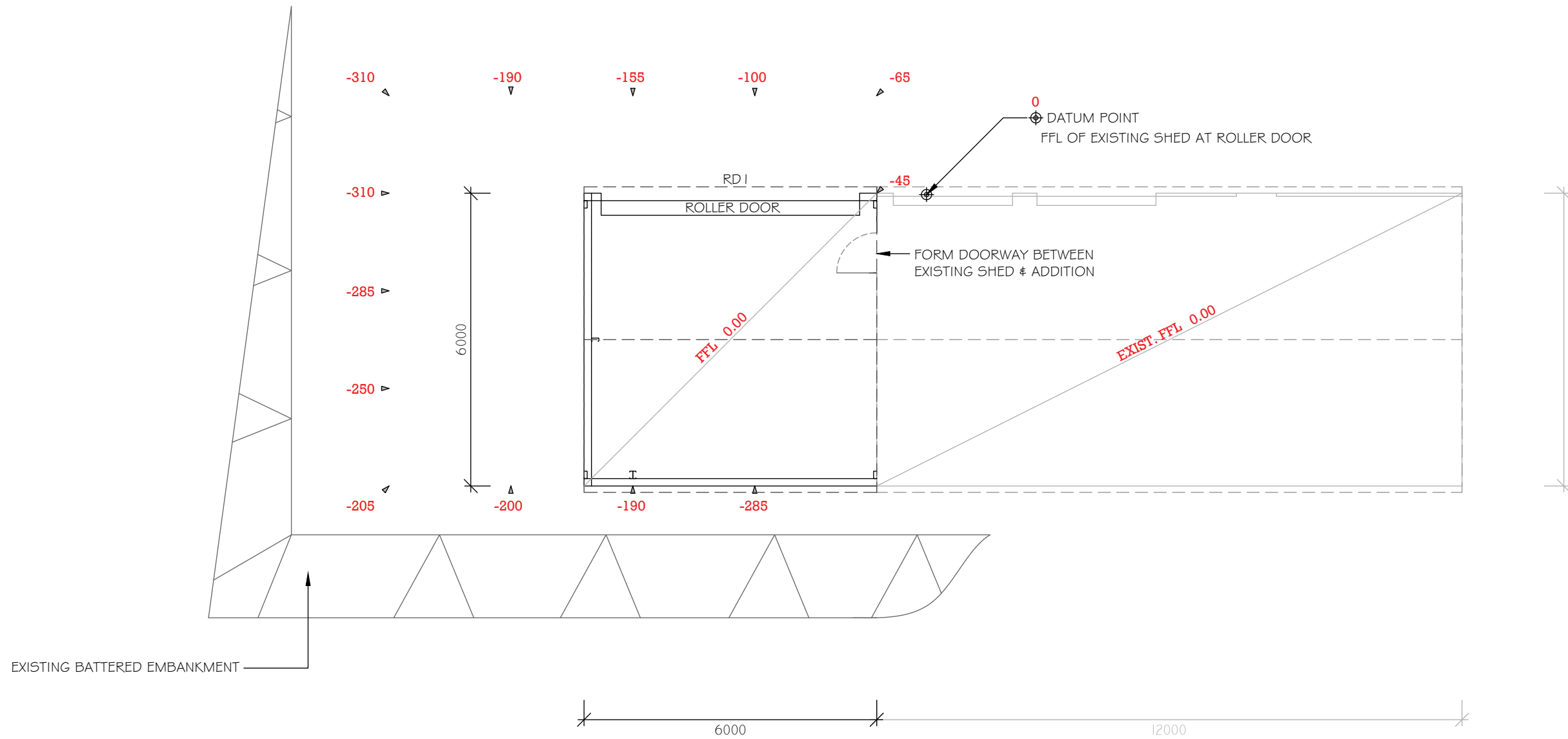


ELEVATIONS 1:100



WINDOW & DOOR SCHEDULE

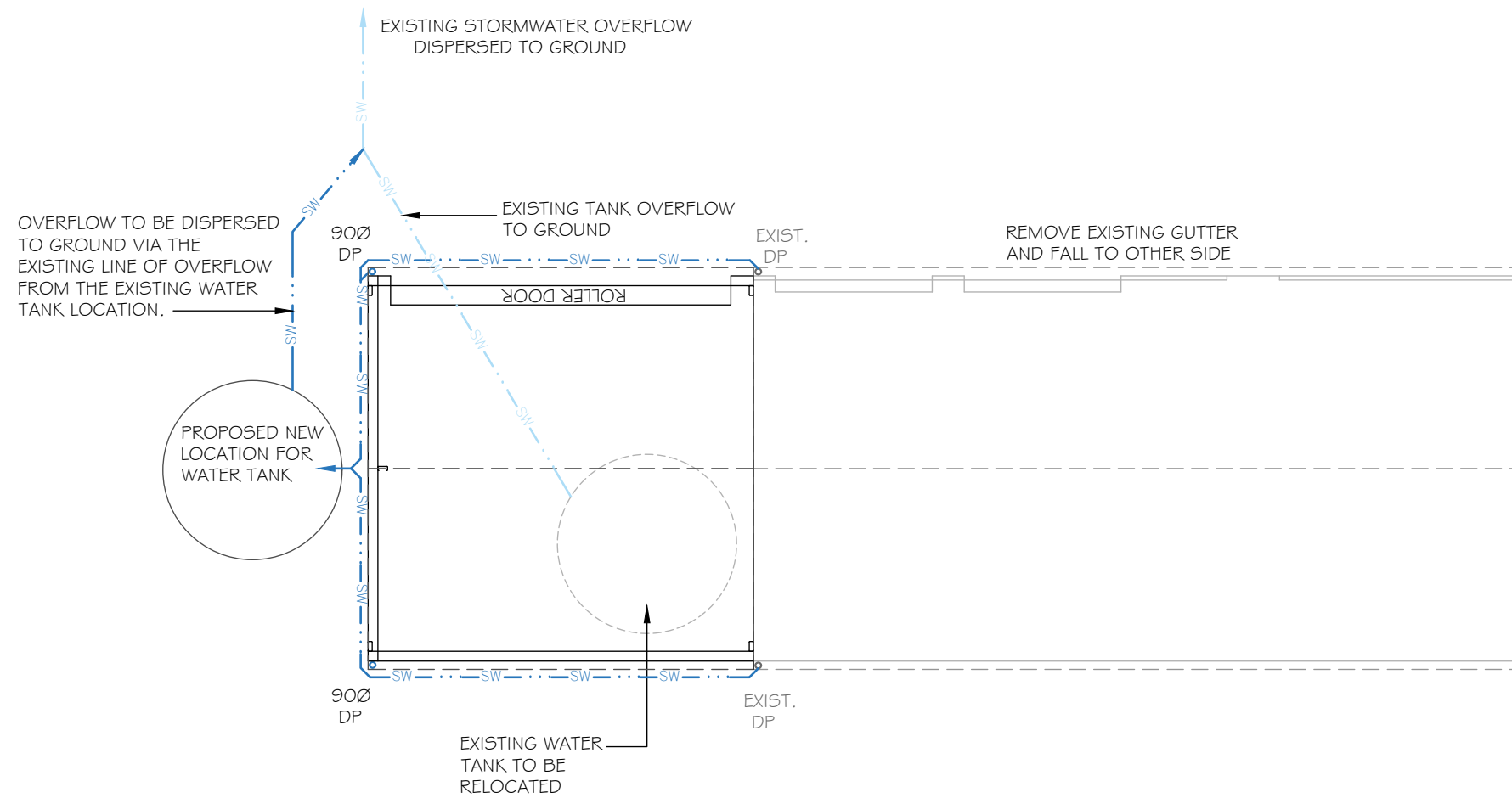
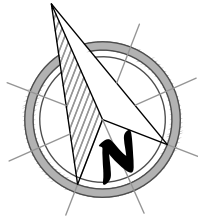
	ID	HEIGHT	WIDTH
ROLLER DOORS	RD 1	2390	5300



FLOOR PLAN 1:100

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 AMENDED:
 DRAWN BY: A. BROWN CCG003R
 PAGE: 03/04
 JOB NO : 71799





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.

100dia UPVC STORM WATER TO EXISTING WATER TANK
 (TO BE RELOCATED TO END OF ADDITION).
 OVERFLOW TO BE DISPERSED TO GROUND VIA THE EXISTING OVERFLOW LINE FROM EXISTING TANK LOCATION.
 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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