



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/042894

PROPOSAL: Outbuilding & Carport (Single Dwelling)

LOCATION: 193 Enfield Lane, Campania

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 22 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 22 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 22 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 Class 10a shed & carport for private storage

Location:

Address..... 193 Enfield Lane (access via 196 Enfield Lane)

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

\$ 20,000

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: Dwelling

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 03/04/2024

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 123799	FOLIO 1
EDITION 4	DATE OF ISSUE 24-Jul-2008

SEARCH DATE : 13-Mar-2024

SEARCH TIME : 03.57 PM

DESCRIPTION OF LAND

Parish of ULVA, Land District of MONMOUTH
 Lot 1 on Plan 123799
 Derivation : Part of Lot 82 Gtd. to R. Pitcairn Part of 3243
 Acres Gtd. to W.T. Parramore.
 Prior CT 11035/2

SCHEDULE 1

C125899 & M163827 ELIZABETH SCOTT LAREDO Registered
 24-Jul-2008 at noon

SCHEDULE 2

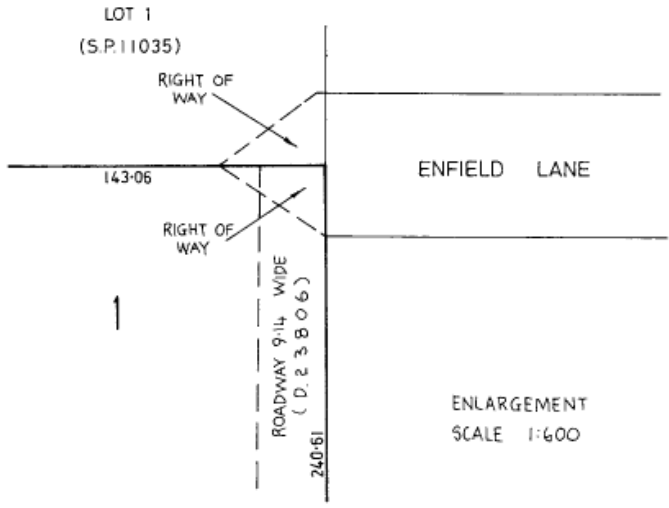
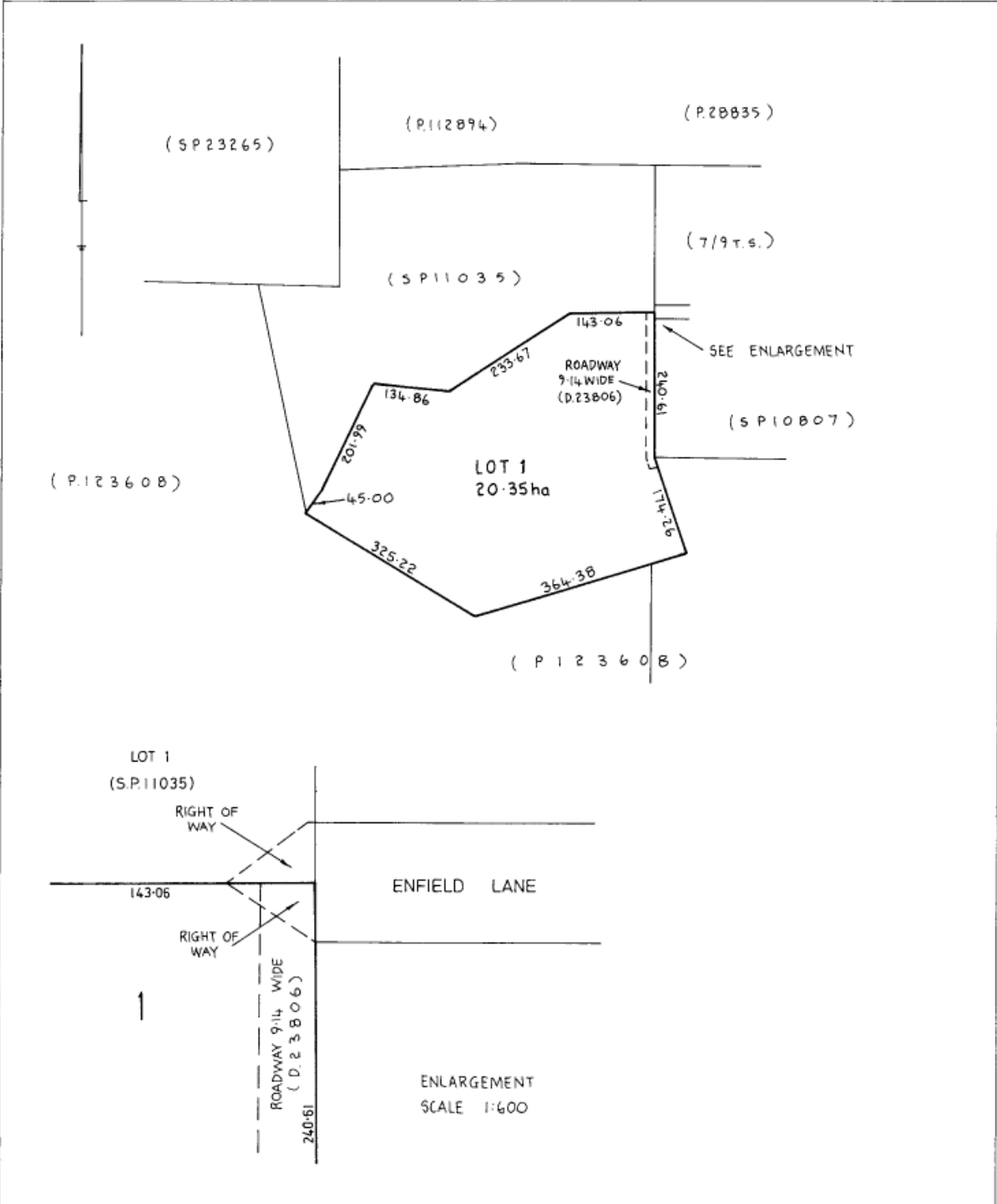
Reservations and conditions in the Crown Grant if any
 SP 11035 EASEMENTS in Schedule of Easements
 SP 11035 FENCING PROVISION in Schedule of Easements
 A924900 BURDENING EASEMENT: Right of Carriageway (appurtenant
 to the land described in Conveyance No. 56/3323) over
 the Roadway 9.14 wide shown on Plan No. 123799
 C125900 MORTGAGE to Island State Credit Union Ltd
 Registered 01-Sep-1998 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER ROGER FRANK & ELIZABETH LAREDO FOLIO REFERENCE FIR11035/2 GRANTEE PART OF LOT 02, 018-0-0 GTD TO ROBERT PITCAIRN & PART OF 3243-0-0 GTD TO WILLIAM THOMAS PARRAMORE.	PLAN OF TITLE		REGISTERED NUMBER P 123799
	LOCATION CITY OF CLARENCE		APPROVED - 2 APR 1996 Recorder of Titles
FIRST SURVEY PLAN No. 5P11035 COMPILED BY LTO SCALE 1:6000 LENGTHS IN METRES			

MAPSHEET MUNICIPAL CODE No. 107	LAST UPI No 1400279	LAST PLAN No. 5P11035	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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6-143

SEARCH OF TORRENS TITLE

VOLUME 11035	FOLIO 1
EDITION 4	DATE OF ISSUE 14-Jan-1999

SEARCH DATE : 03-Apr-2024
SEARCH TIME : 11.30 AM

DESCRIPTION OF LAND

Parish of ULVA, Land District of MONMOUTH
Lot 1 on Sealed Plan 11035
Derivation : Part of Lot 82 Gtd. to R. Pitcairn Part of 3243
Acres Gtd. to W.T. Parramore.
Prior CT 3696/68

SCHEDULE 1

C122545 TRANSFER to ROSLYN ELAINE HEY Registered
14-Jan-1999 at 12.01 PM

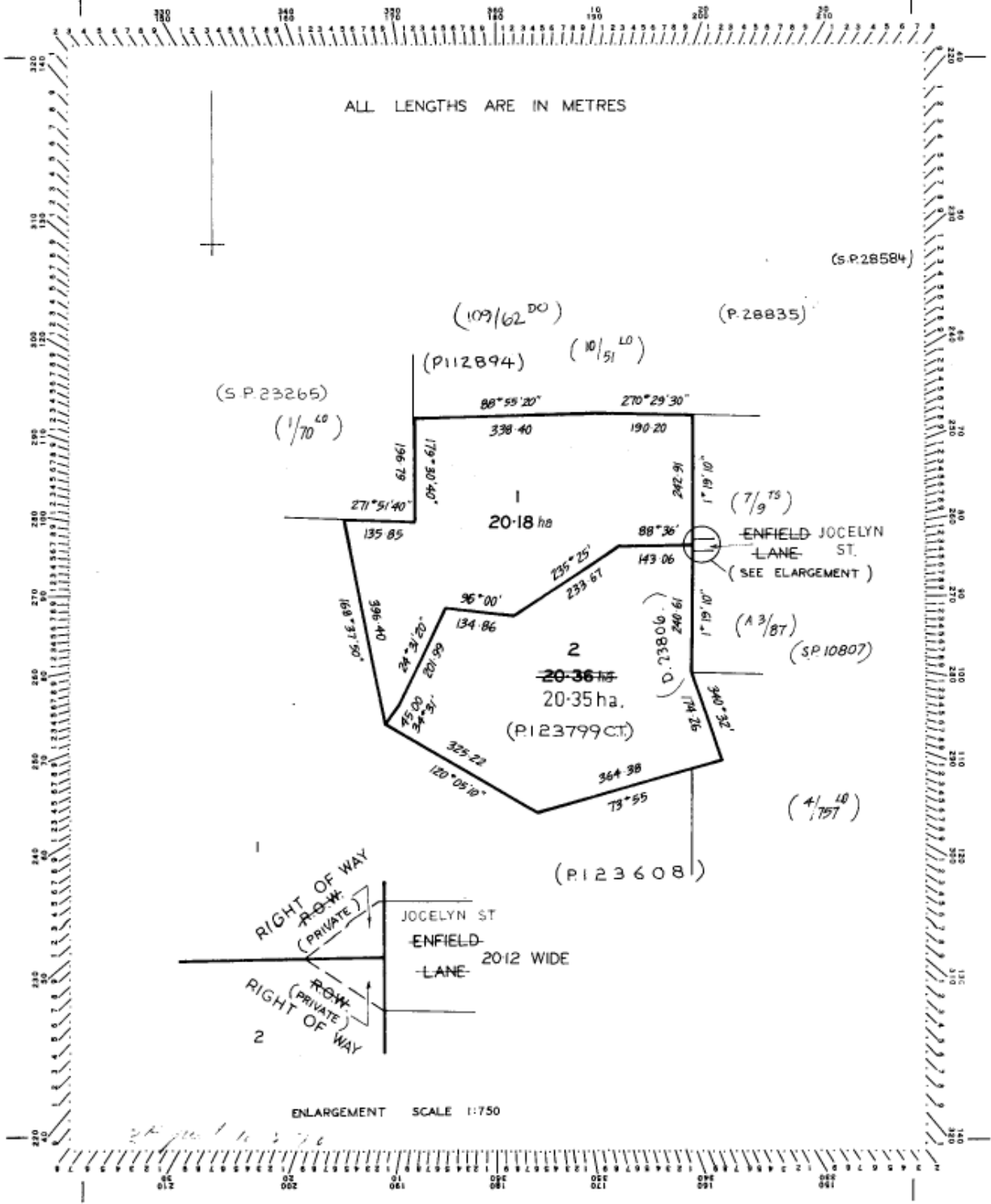
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 11035 EASEMENTS in Schedule of Easements
SP 11035 FENCING PROVISION in Schedule of Easements
C122546 MORTGAGE to Connect Credit Union of Tasmania Limited
Registered 14-Jan-1999 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: Riversdale Pty. Ltd. Title Reference: conv 35/1929 Grantee: Part of lot 82 818-0-0 Robert Fitzcarr Part of 3243-0-0 William Thomas Parramore	PLAN OF SURVEY by Surveyor <i>M. G. Darcey</i> of land situated in the LAND DISTRICT OF MONMOUTH PARISH OF ULVA SCALE 1:7500	Registered Number: S.P11035 Effective from 27 JUN 1978 Recorder of titles
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SCHEDULE OF EASEMENTS

Plan No. **S.P**
11035

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No covenants or profits a prendre are created to benefit or burden any of the lots shown on the plan.

EASEMENTS:

- A. Lot 1 on the plan is TOGETHER WITH a right of carriageway over that portion ^{Right of Way} of Lot 2 marked ~~R.O.W.~~ (private) and SUBJECT TO a right of carriageway appurtenant ^{over} to Lot 2 ~~on~~ that portion of Lot 1 marked ~~R.O.W.~~ (private)
- B. Lot 2 on the plan is TOGETHER WITH a right of carriageway over that portion of ^{Right of Way} Lot 1 marked ~~R.O.W.~~ (private) and SUBJECT TO a right of carriageway appurtenant ^{Right of Way} to Lot 1 over that portion of Lot 2 marked ~~R.O.W.~~ (private)

FENCING PROVISION:

In respect of each lot shown on the plan Riversdale Proprietary Limited the Vendor shall not be required to fence.

THE COMMON SEAL of RIVERSDALE PROPRIETARY

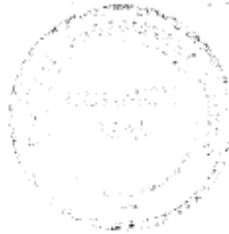
LIMITED as registered proprietor on
Conveyance Registered Number 35/1529 was
hereunto affixed in the presence of :

THE COMMON SEAL of PERPETUAL TRUSTEES AND
NATIONAL EXECUTORS OF TASMANIA LIMITED as

Mortgagee under Indenture of Mortgage
Registered Number 40/3475 was affixed hereto
by order of the Directors in the presence of:

SIGNED by KENNETH DANIEL FOLEY
as Attorney for AUSTRALIA AND NEW ZEALAND

BANKING GROUP LIMITED as Mortgagee under
Indenture of Mortgage Registered Number
35/1879 who hereby declares that he has received
no notice of revocation of Power of Attorney
Registered Number 27511 pursuant to which
this instrument is signed in the presence of:



DIRECTOR
MANAGER

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By its Attorney
Chief Manager Banking Tasmania

[Signature]
RIVERSDALE PROPRIETARY LIMITED

11035

SIGNED for and on behalf of COMMONWEALTH)
 DEVELOPMENT BANK OF AUSTRALIA as Mortgage under)
 Indenture of Mortgage Registered Number 36/8099)
 by its duly constituted Attorney Alan Douglas)
 Pitman who certifies that he is Assistant)
 Manager for Tasmania of the Commonwealth)
 Development Bank of Australia under Power of)
 Attorney Number 18508 and who hereby)
 certifies that he has received no notice of)
 revocation of the said Power in the presence of :)

COMMONWEALTH DEVELOPMENT BANK OF AUSTRALIA
 BY its Attorney

 Assistant Manager, HOBART

COMMISSIONER FOR DECLARATIONS
 (DEVELOPMENT BANK LOANS OFFICER)

11035

Certified correct for the purposes of the Real Property Act 1862, as amended.

SIMMONS WOLFHAGEN

Per.
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of RIVERSDALE PROPRIETARY LIMITED.....
(Insert Subdivider's Full Name)

..... affecting land in

Conveyance 35/1529

(Insert Title Reference)

Sealed by Richmond Council on 9-5-1978

[Signature]
Council Clerk/~~Deputy Clerk~~

10384

CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS WHERE APPLICABLE

DO NOT SCALE OFF PLAN

BUILDER TO CHECK ALL DIMENSIONS ON SITE BEFORE STARTING WORKS

PLEASE REPORT ANY ERRORS OR INCONSISTENCIES TO TASTECH BUILDING SYSTEMS

ANY CHANGES TO THIS DOCUMENT TO BE CONFIRMED BY TASTECH BUILDING SYSTEMS

DESCRIPTION OF LAND

Parish of ULVA, Land District of MONMOUTH
Lot 1 on Plan 123799
Derivation : Part of Lot 82 Gtd. to R. Pitcairn Part of 3243
Acres Gtd. to W.T. Parramore.
Prior CT 11035/2



Area included in
RB1104_SITE-2
(next page)



PROJECT TITLE:
Laredo Shed & Carport

ADDRESS:
193 Enfield Lane,
Campania, 7026

DRAWING NUMBER:
RB1104_SITE-1

JOB NUMBER:
RB1104

CLIENT:
Elizabeth Laredo

DATE:
14/03/2024

SCALE:
NTS



Premium Steel Sheds

65 SOUTH ARM ROAD
ROKEBY, TAS, 7019

(03) 6263 5800

RANBUILD@TASTECHBUILDINGS.COM.AU



CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS WHERE APPLICABLE

DO NOT SCALE OFF PLAN

BUILDER TO CHECK ALL DIMENSIONS ON SITE BEFORE STARTING WORKS

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Parish of ULVA, Land District of MONMOUTH
Lot 1 on Plan 123799
Derivation : Part of Lot 82 Gtd. to R. Pitcairn Part of 3243
Acres Gtd. to W.T. Parramore.
Prior CT 11035/2



Proposed 6.0m x 6.0m x 2.4m (spouting) Colorbond Woodland Grey Class 10a freestanding carport built from noncombustible materials.

Positioning:
162m to nearest boundary (Southern)
0.15m to existing residence

SEE RANBUILD DRAWINGS AND SPECIFICATIONS FOR FULL DETAILS

Proposed 5.0m x 5.0m x 2.4m (spouting) Colorbond Woodland Grey Class 10a private storage shed built from noncombustible materials.

Positioning:
145m to nearest boundary (Southern)
18m to existing residence

Note: This shed is replacing an outbuilding of similar size that fell down several years ago.

SEE RANBUILD DRAWINGS AND SPECIFICATIONS FOR FULL DETAILS

All existing trees & vegetation to be maintained.

Downpipes from both proposed structures to connect to existing rainwater tanks - Low risk plumbing works by licensed plumber.

Chosen sites for both proposed structures on existing level ground.

PROJECT TITLE:
Laredo Shed & Carport

ADDRESS:
193 Enfield Lane,
Campania, 7026

DRAWING NUMBER:
RB1104_SITE-2

JOB NUMBER:
RB1104

CLIENT:
Elizabeth Laredo

DATE:
14/03/2024

SCALE:
NTS

TASTECH
BUILDING SYSTEMS
Premium Steel Sheds

65 SOUTH ARM ROAD
ROKEBY, TAS, 7019

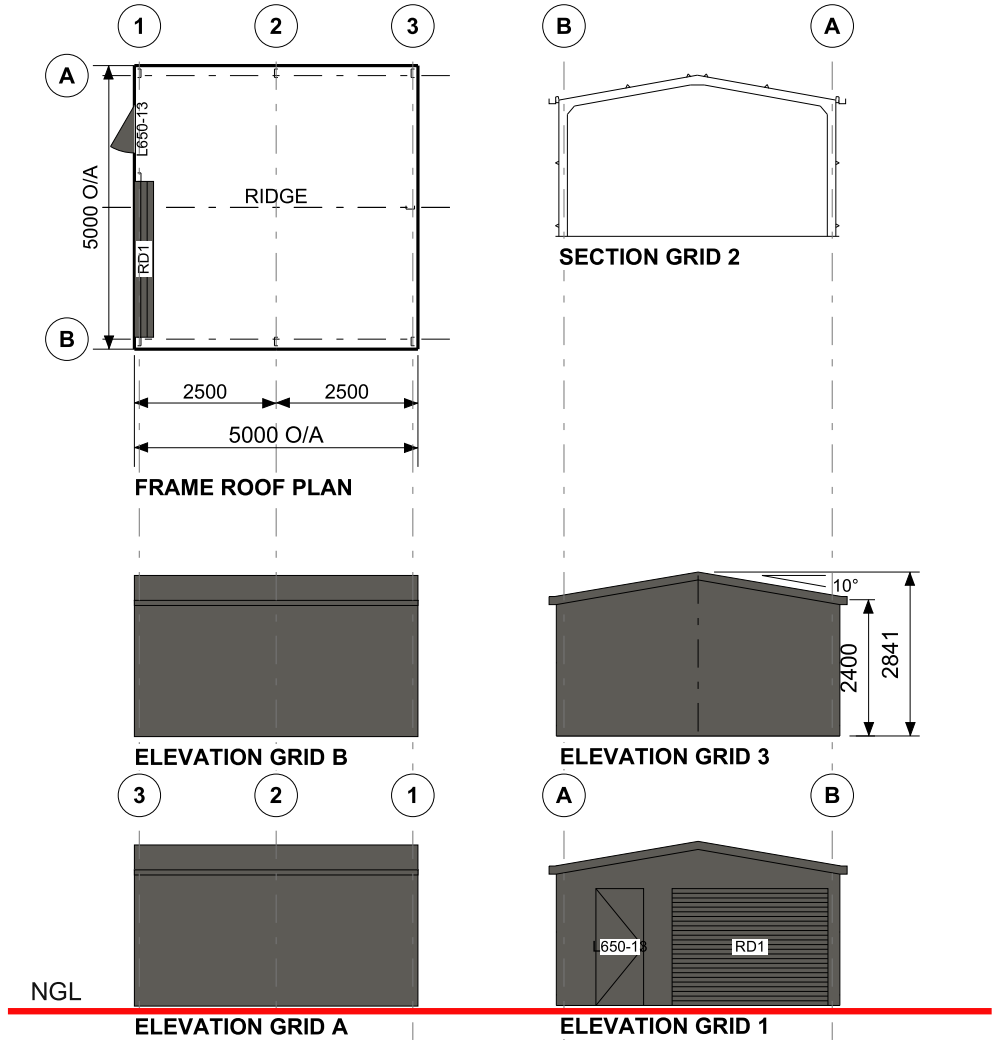
(03) 6263 5800

RANBUILD@TASTECHBUILDINGS.COM.AU





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Lysaght Building
Solutions Pty Ltd
trading as RANBUILD



CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	WG
WALLS	TRIMDEK 0.42 BMT	CB	WG
CORNERS	-	CB	WG
BARGE	-	CB	WG
GUTTER	HI-QUAD	CB	WG

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

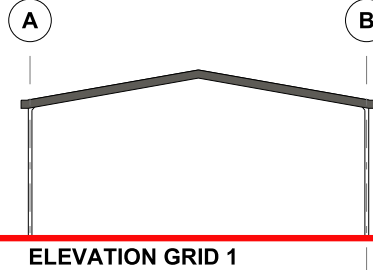
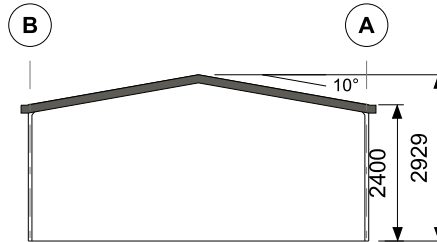
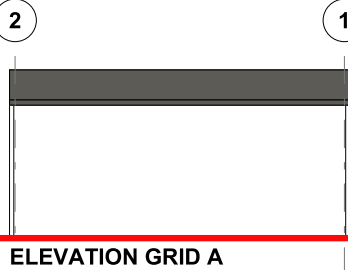
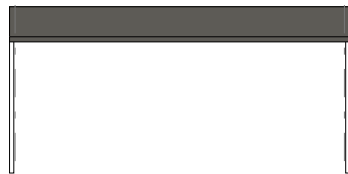
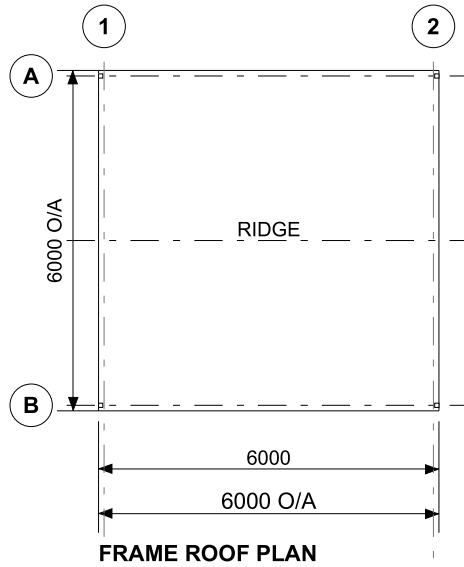
ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
1	RD1	Taurean, Domestic PR1ME Series A 1985 high x 2750 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT Liz Laredo			
SITE 193 Enfield Lane CAMPANIA TAS 7026			
BUILDING SUNDOWN DELUXE 5000 SPAN x 2400 EAVE x 5000 LONG			
TITLE FLOOR PLAN & ELEVATION			
SCALE A4 SHEET 1:125	DRAWING NUMBER BRWT4-6482	REV A	PAGE 1/1



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Lysaght Building
Solutions Pty Ltd
trading as RANBUILD



CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	WG
WALLS	-		
CORNERS	-		
BARGE	-	CB	WG
GUTTER	HI-QUAD	CB	WG

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT

Liz Laredo

SITE

**193 Enfield Lane
CAMPANIA TAS 7026**

BUILDING

**GABLE CARPORT
6000 SPAN x 2400 EAVE x 6000 LONG**

TITLE

FLOOR PLAN & ELEVATION

SCALE A4 SHEET 1:125	DRAWING NUMBER BRWT4-6483	REV A	PAGE 1/1
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03/04/2024

22.4.1 Site Coverage

The proposed shed and carport at 193 Enfield Ln, Campania will utilise existing clear and level sites chosen due to the considerable gradient and vegetation present on other parts of the property. Additionally, these locations avoid the Landslip Hazard band present in other parts of the property. The existing site coverage is 505m² (0.25%) and this proposal will increase the site coverage to 566m² (0.28%) without negatively impacting the landscape values of the site or surrounding area. Notably the proposed site coverage will be *significantly* less than the site coverage of the other developed lots in Enfield Lane, for example 180 Enfield Lane has a site coverage of approx. 800m² (2.0%).