



APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT Residential Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Owner / s Name

Postal Address Phone No:

Fax No:

Email address

Applicant Name
(if not owner)

Postal Address Phone No:

Fax No:

Email address:

Description of proposed use and/or development: Amended siting for Approved Outbuilding

Address of new use and development:

Certificate of Title No: Volume No Lot No:

Description of proposed use or development:

Current use of land and buildings:

Is the property Heritage Listed? Please tick ✓ answer

ie: New Dwelling /Additions/
Demolition / /Shed / Farm Building
/ Carport / Swimming Pool or
detail other etc.

Eg. Are there any existing
buildings on this title?
If yes, what is the main building
used as?

Address all correspondence to:
The General Manager, PO Box 21, Oatlands, Tasmania 7120
Development & Environmental Services Office is located at 85 Main Street, Kempton Tas 7030
Applications can be submitted by email mail@southernmidlands.tas.gov.au



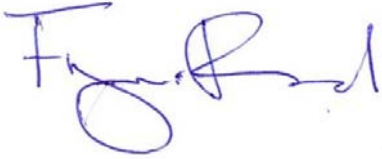
Proposed Material	What are the proposed external wall colours	No change	What is the proposed roof colour	No change
	What is the proposed new floor area m ² .	No change	What is the estimated value of all the new work proposed:	\$No change

Please attach any additional information that may be required by Part 8.1 Application Requirements of the Planning Scheme.

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");

Applicant Signature 	Applicant Name (Please print) Frazer Read obo All Urban Planning Pty Ltd	Date 8 March 2017
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(if not the Owner)

Land Owner(s) Signature	Land Owners Name (please print)	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

Land Owner(s) Signature	Land Owners Name (please print)	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

Address all correspondence to:
 The General Manager, PO Box 21, Oatlands, Tasmania 7120
 Or by Email Address: mail@southernmidlands.tas.gov.au 'in single PDF file format'
 Phone (03) 62593011

SEARCH OF TORRENS TITLE

VOLUME 146692	FOLIO 5
EDITION 4	DATE OF ISSUE 22-Dec-2011

SEARCH DATE : 10-Jul-2015

SEARCH TIME : 03.52 PM

DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH
 Lot 5 on Sealed Plan 146692
 Derivation : Part of 61A-1R-28Ps. Gtd. to Claude Armytage
 Galletly & Reginald Armytage Galletly
 Prior CT 92981/19

SCHEDULE 1

C957399 TRANSFER to BROOKE LOUISE GRAY Registered
 26-Mar-2010 at 12.01 PM

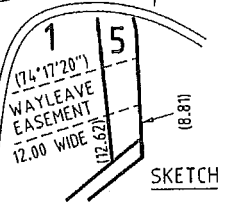
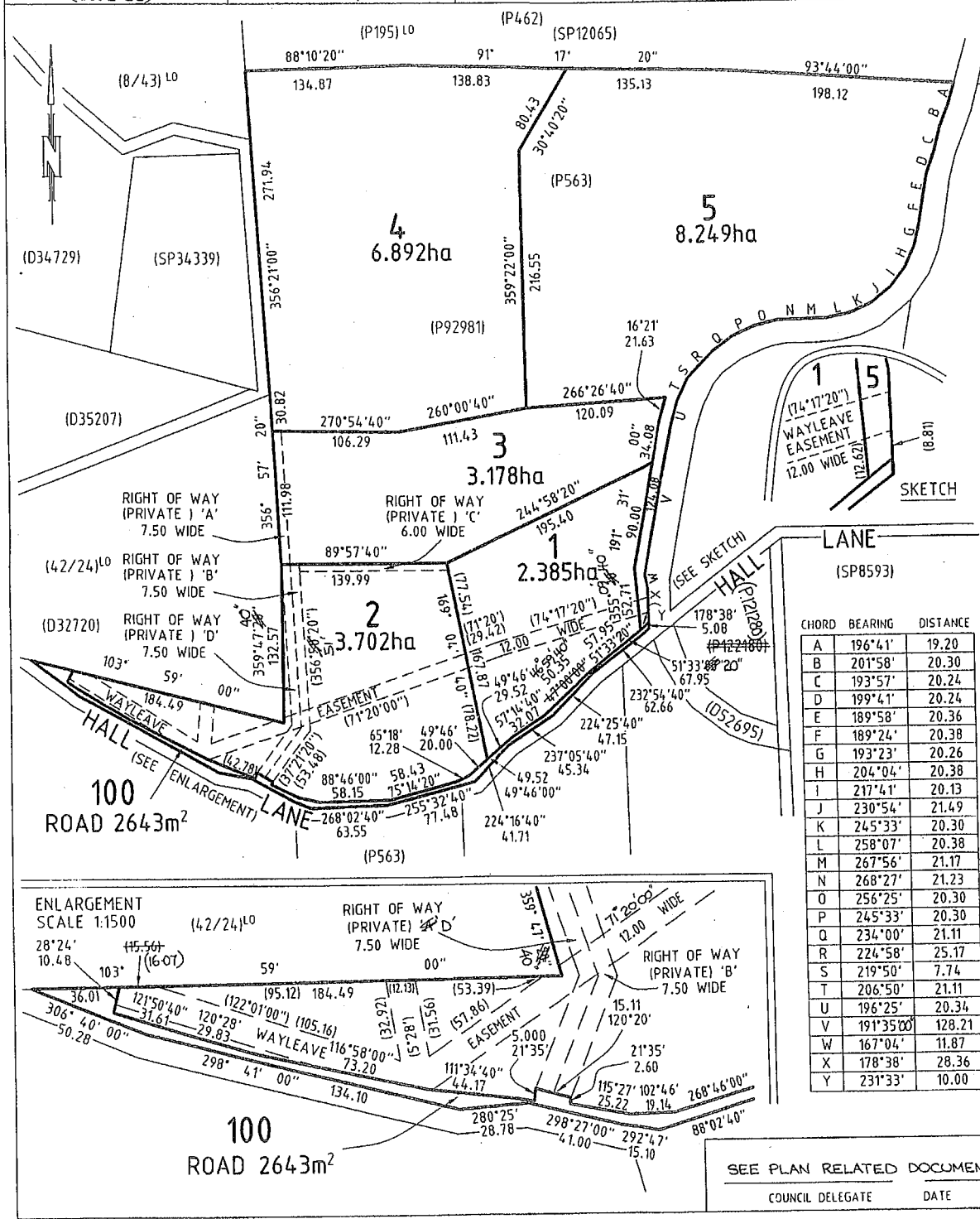
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP146692 EASEMENTS in Schedule of Easements
 SP146692 FENCING PROVISION in Schedule of Easements
 SP146692 COUNCIL NOTIFICATION under Section 83(5) of the Local
 Government (Building and Miscellaneous Provisions)
 Act 1993.
 D37065 MORTGAGE to National Australia Bank Limited
 Registered 22-Dec-2011 at 12.01 PM

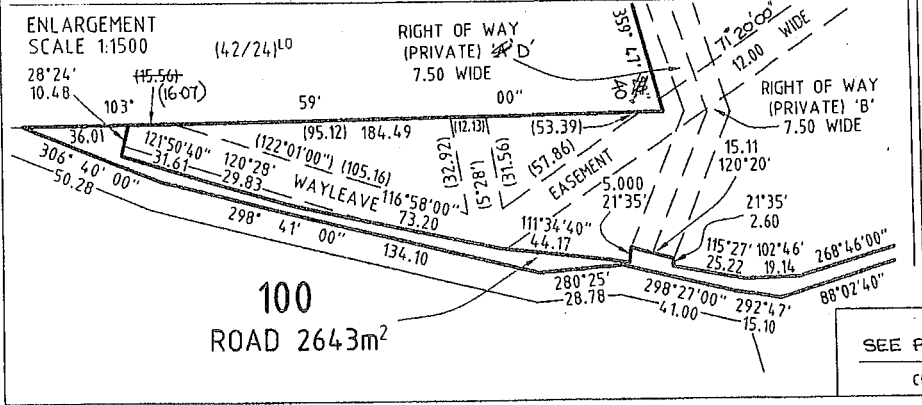
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Adele Mary Browne & Jeffrey Francis Stopher	PLAN OF SURVEY BY SURVEYOR C. M. TERRY of PEACOCK, DARVEY & ANDERSON PTY LTD 127 BATHURST STREET, HOBART	Registered Number SP 146692
FOLIO REFERENCE CT. 92981 -19		APPROVED EFFECTIVE FROM - 7 JUL 2006 <i>Alice Kawa</i> Recorder of Titles
GRANTEE Whole of 61 ^A -1 ^R -28 ^P Gtd to Claude Armytage Galletly & Ann Reginald Armytage Galletly	LOCATION Land District of MONMOUTH Parish of STRANGFORD	
	SCALE: 1:3000	SURVEYORS REF: H459C
MAPSHEET MUNICIPAL CODE No. (5028-55) 125	LAST UPI No 1200474	LAST PLAN No. P92981
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



CHORD	BEARING	DISTANCE
A	196°41'	19.20
B	201°58'	20.30
C	193°57'	20.24
D	199°41'	20.24
E	189°58'	20.36
F	189°24'	20.38
G	193°23'	20.26
H	204°04'	20.38
I	217°41'	20.13
J	230°54'	21.49
K	245°33'	20.30
L	258°07'	20.38
M	267°56'	21.17
N	268°27'	21.23
O	256°25'	20.30
P	245°33'	20.30
Q	234°00'	21.11
R	224°58'	25.17
S	219°50'	7.74
T	206°50'	21.11
U	196°25'	20.34
V	191°35'00"	128.21
W	167°04'	11.87
X	178°38'	28.36
Y	231°33'	10.00



SEE PLAN RELATED DOCUMENTS
COUNCIL DELEGATE DATE

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP146692</p>
<p>SUBDIVIDER: A M BROWNE FOLIO REFERENCE: 92981/19</p>	

- c) to cut away, remove and keep clear of the said lines all trees and all other obstructions, or erections of any nature whatsoever which may overhang, encroach or be in or on the servient land and which may endanger or interfere with the proper operation of the said lines; and making good all damage occasionally thereby; and
- d) to enter into and upon the servient land and if necessary to cross the remainder of the lot for the purpose of access and regress to and from the servient land for all or any of the above purposes with or without all necessary plant, equipment, machinery and vehicles of every kind, and making good all damage occasioned thereby

Secondly the benefit of a covenant for Aurora Energy Pty Ltd with the registered proprietor of the servient land not to erect any buildings, or place any structures, objects or vegetation that could interfere with the proper and safe operation of the said lines to the intent that the burden of the covenant may run with and bind the servient land and that the benefit may be annexed to the easement firstly described

Signed by the said ADELE MARY BROWNE) *A Browne*
 being the registered proprietor in folio of the)
 Register volume 92981 folio 19 in the presence of-)
 Witness: *Robert Fay*
 name: **Robert Fay**
 address: **193 Murray Street**
 occupation: **HOBART**

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.

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP146692

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.

on the plan

Lot 1_A is together with a right of carriageway over the lands marked RIGHT OF WAY (PRIVATE) "B" 7.50 WIDE, RIGHT OF WAY (PRIVATE) "C" 6.00 WIDE and RIGHT OF WAY (PRIVATE) "D" 7.50 WIDE shown on the plan

on the plan

Lot 1_A is subject to a wayleave easement and restrictions as to user of land (appurtenant to Aurora Energy Pty Ltd) over the land marked WAYLEAVE EASEMENT 12.00 WIDE passing through that lot on the plan

on the plan

Lot 2_A is subject to a right of carriageway (appurtenant to lot 1) over the land marked RIGHT OF WAY (PRIVATE) "C" 6.00 WIDE passing through that lot on the plan

on the plan

Lot 2_A is subject to a right of carriageway (appurtenant to lots 1, 3 & 4) over the lands marked RIGHT OF WAY (PRIVATE) "B" 7.50 WIDE and passing through that lot on the plan


on the plan

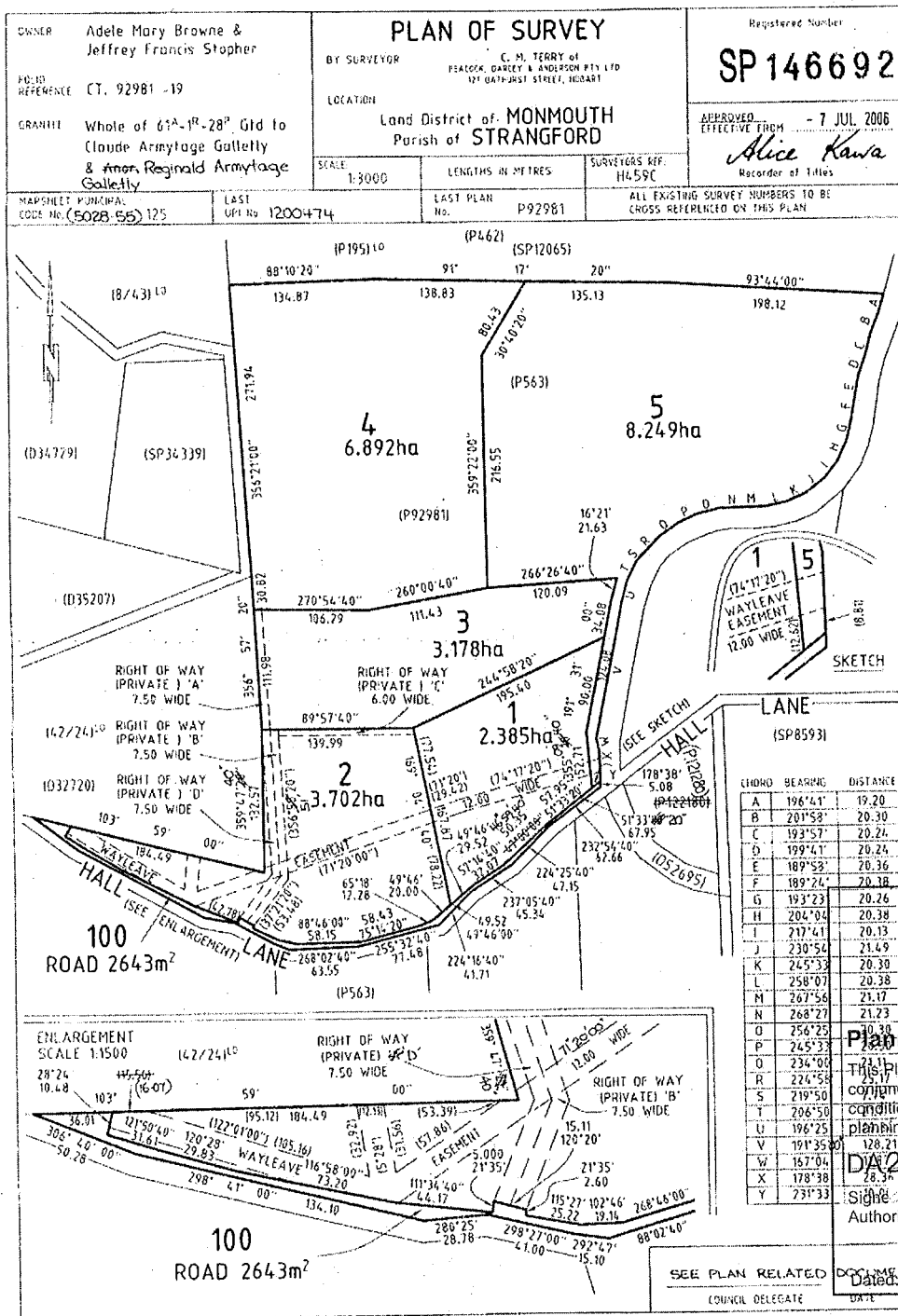
Lot 2_A is subject to a right of carriageway (appurtenant to lots 1, 3 & 4) over the land marked RIGHT OF WAY (PRIVATE) "D" 7.50 WIDE passing through that lot on the plan

on the plan

Lot 2_A is subject to a wayleave easement and restrictions as to user of land (appurtenant to Aurora Energy Pty Ltd) over the land marked WAYLEAVE EASEMENT 12.00 WIDE passing through that lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: A M BROWNE FOLIO REF: 92981/19 SOLICITOR & REFERENCE: ROBERT FAY & ASSOCIATES	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL DATE: 26-4-06 DA 04/3185 REF NO. 7441853  Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	



8 March 2017

The General Manager
Southern Midlands Council
PO Box 21
OATLANDS 7120

Attention Jacqui Tyson

Dear Sir

**New Application for a Planning Permit – 76 Hall Lane, Bagdad
Outbuilding with relaxation to setback and size standard**

I refer to my recent discussions with Jacqui Tyson regarding a discrepancy in the siting of the above outbuilding under DA 2015/00123 and apply for a new planning permit for the new siting.

Proposal

The proposed siting is shown on the attached plan dated 17 February 2017 and seeks to formalise the shed further away from both the northern side boundary and the neighbouring house to the north at 89 Gangells Lane.

Under the amended proposal the shed is to be sited:

- With an increased side boundary setback from the approved 9m (shown on the approved plan dated 13 October 2015) to a minimum of 11.7m;
- On an angle to the northern side boundary so that the setback of the shed increases from the approved 9m setback to a setback of 15.2m at the western end; and
- Approximately 11m further down slope to be a total of 21m to the east of the existing dwelling at 76 Hall Lane.

The amended plans include a new rainwater tank that I determine as exempt from the Planning Scheme under Clause 6.1.2.

Planning Assessment

The proposed amended siting increases the setback of the shed from the side boundary from 9m to a range of 11.7m to 15.2m. The shed is also to be sited approximately 10m further east and down slope on the lot so that it is further away and lower relative to the neighbouring dwelling at 89 Gangells Lane.

I consider the matter of increased potential detriment in relation to the Development Standards for siting under Clause 14.4.2 of the Environmental Living Zone:

Development Standard	Assessment
<p>A2</p> <p><i>Building setback from side and rear boundaries must be no less than:</i></p> <p>20 m.</p>	<p>The proposal reduces the degree of discretion under A2 with an increased setback from 9m under DA 2015/00123 to 11.7m.</p>
<p>P2</p> <p><i>Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</i></p> <p>(a) <i>the topography of the site;</i></p> <p>(b) <i>the size and shape of the site;</i></p> <p>(c) <i>the location of existing buildings on the site;</i></p> <p>(d) <i>the proposed colours and external materials of the building;</i></p> <p>(e) <i>visual impact on skylines and prominent ridgelines;</i></p> <p>(f) <i>impact on native vegetation;</i></p> <p>(g) <i>be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</i></p> <p>(i) <i>overlooking and loss of privacy;</i></p> <p>(ii) <i>visual impact, when viewed from adjoining lots, through building bulk and massing.</i></p>	<p>In my assessment the proposed amended siting will achieve greater compliance with the requirements of P2 and reduce the extent of discretion from the approved plan. I comment in relation to each part of P2 as follows:</p> <p>a) the amended siting further down the sloping topography to the east will reduce the height of the shed relative to the dwelling on the adjoining lot at 89 Gangells Lane;</p> <p>b) the size and shape of the lot are not considered particularly relevant to this request to increase the setback from the side boundary;</p> <p>c) the shed will be setback further from the side boundary than the existing dwelling on the site;</p> <p>d) the colours and external finishes of the building will not alter from the approved development;</p> <p>e) I approach this part of the Standard on the basis that it is concerned with impacts from public views of skylines and prominent ridgelines rather than views from neighbouring properties. In my assessment the shed is not located on a prominent skyline or ridgeline. If the standard were concerned with impacts on views from adjoining lots, in my opinion the amended siting further down slope, would reduce any visual</p>

	<p>impact of the shed on the hillside as viewed from the surrounding area and adjacent properties;</p> <p>f) The vicinity of the shed is cleared and the amended siting will not impact native vegetation;</p> <p>g) The proposal increases the setback from the side boundary and sites the shed further away from the adjacent dwelling at 89 Gangells Lane. I therefore conclude that the amended siting will not result in an increased adverse impact on residential amenity of the adjoining lot by overlooking or loss of privacy.</p> <p>I also conclude that the relative visual bulk and massing of the shed as viewed from the neighbour will reduce as a result of the increased setback and greater separation from the dwelling.</p>
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Conclusion

Having regard to the above, In my assessment the proposal will reduce the extent of discretion sought under the Planning Scheme from the approved development and will not result in any increased detriment as relevant under the Planning Scheme. Accordingly I conclude that a planning permit should be issued for the proposed siting after consideration pursuant to Section 57 of the Act.

I would be pleased to discuss further as necessary.

Regards,



Frazer Read

Principal

AllUrbanPlanning^{PTY LTD}

m 0400109582

e frazer@allurbanplanning.com.au

PROPOSED TONY & BELINDA DARE AMERICAN BARN

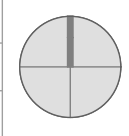
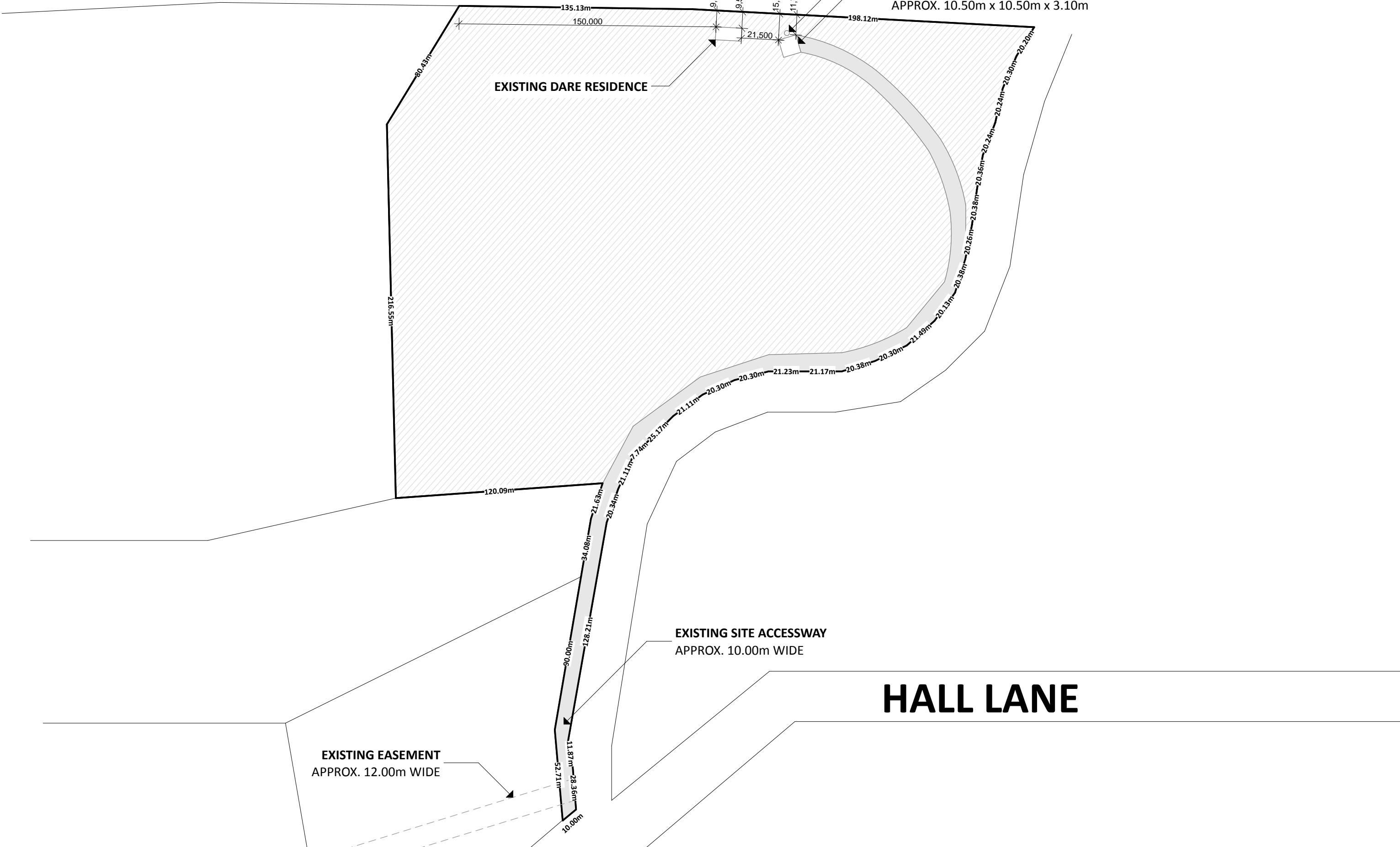
76 HALL LANE, BAGDAD
TASMANIA 7030

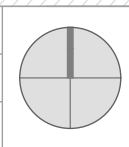
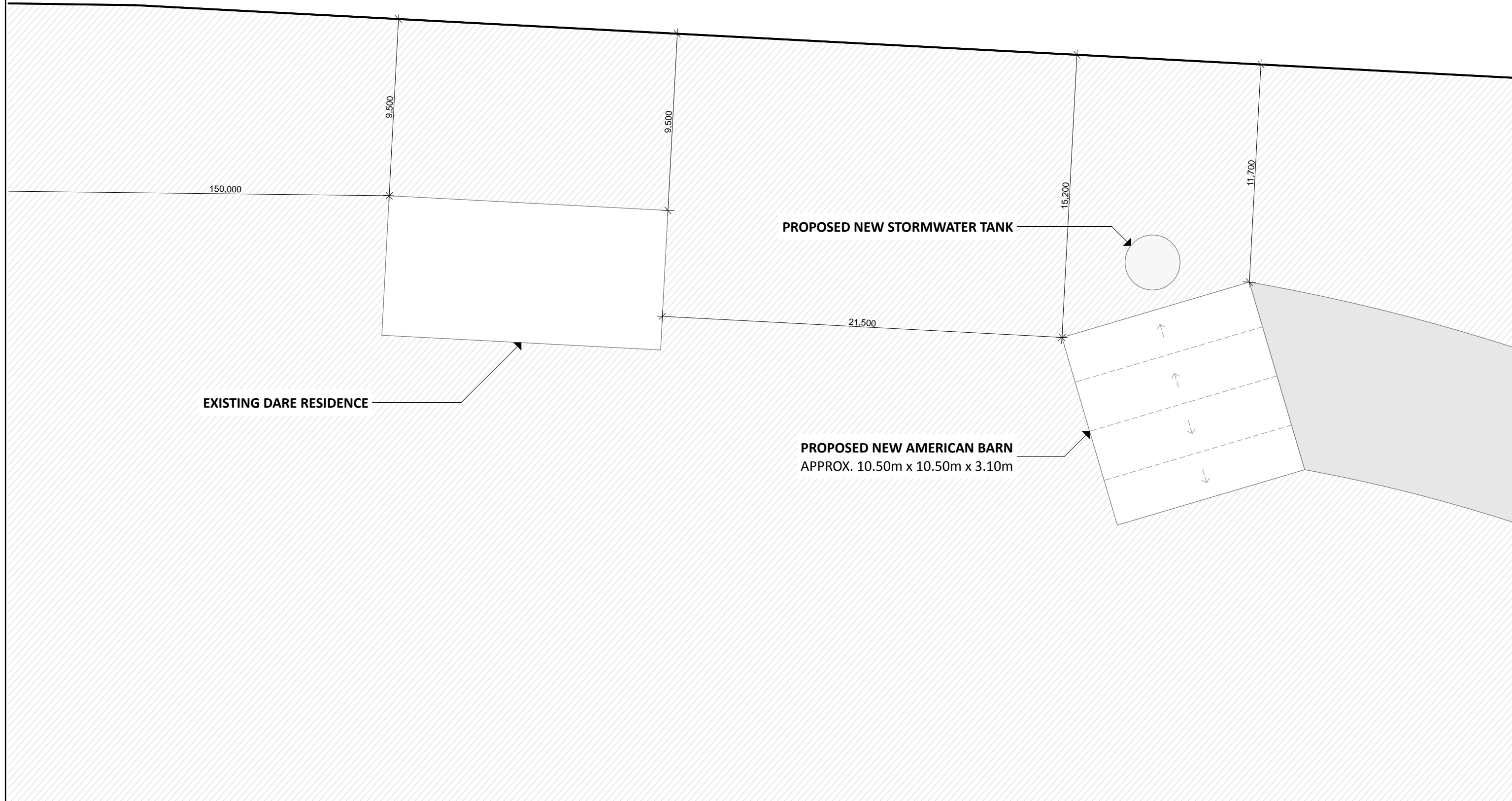
VOLUME: **146692** FOLIO: **5** LOT NO: **5**
 CLIMATE ZONE: **7** WIND CLASS: **N/A** BAL: **N/A**
 BUILDING CLASS: **10A** SITE AREA: **82,490 m²** ALPINE AREA: **N/A** BCA FIGURE 3.7.5.2
 SOIL CLASS: **TBC**

CORROSION ENVIRONMENT: **N/A** - FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER,
 BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2
 CLADDING AND FIXINGS TO MANUFACTURER'S RECOMMENDATIONS

OTHER HAZARDS: **N/A** - HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP, DISPERSIVE SOILS, SAND DUNES,
 MINE SUBSIDENCE, LANDFILL, SNOW & ICE OR OTHER RELEVANT FACTORS

- 01 COVER PAGE**
- 02 PROPOSED LOCATION PLAN**
- 03 PROPOSED SITE PLAN**
- 04 PROPOSED DRAINAGE PLAN**

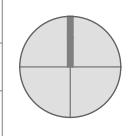
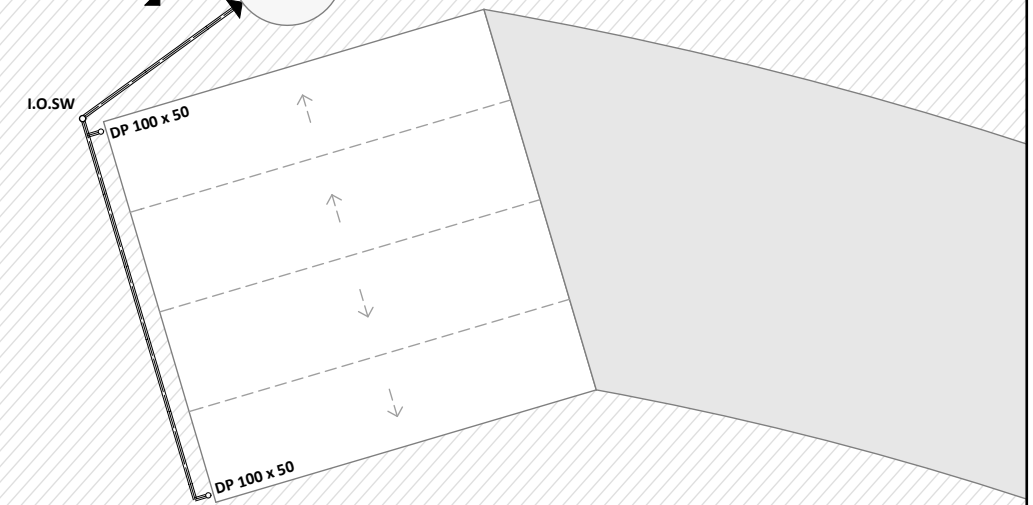






PROPOSED NEW STORMWATER TANK

PROPOSED STORMWATER POINTS FROM AMERICAN BARN TO CONNECT INTO NEW WATER TANK





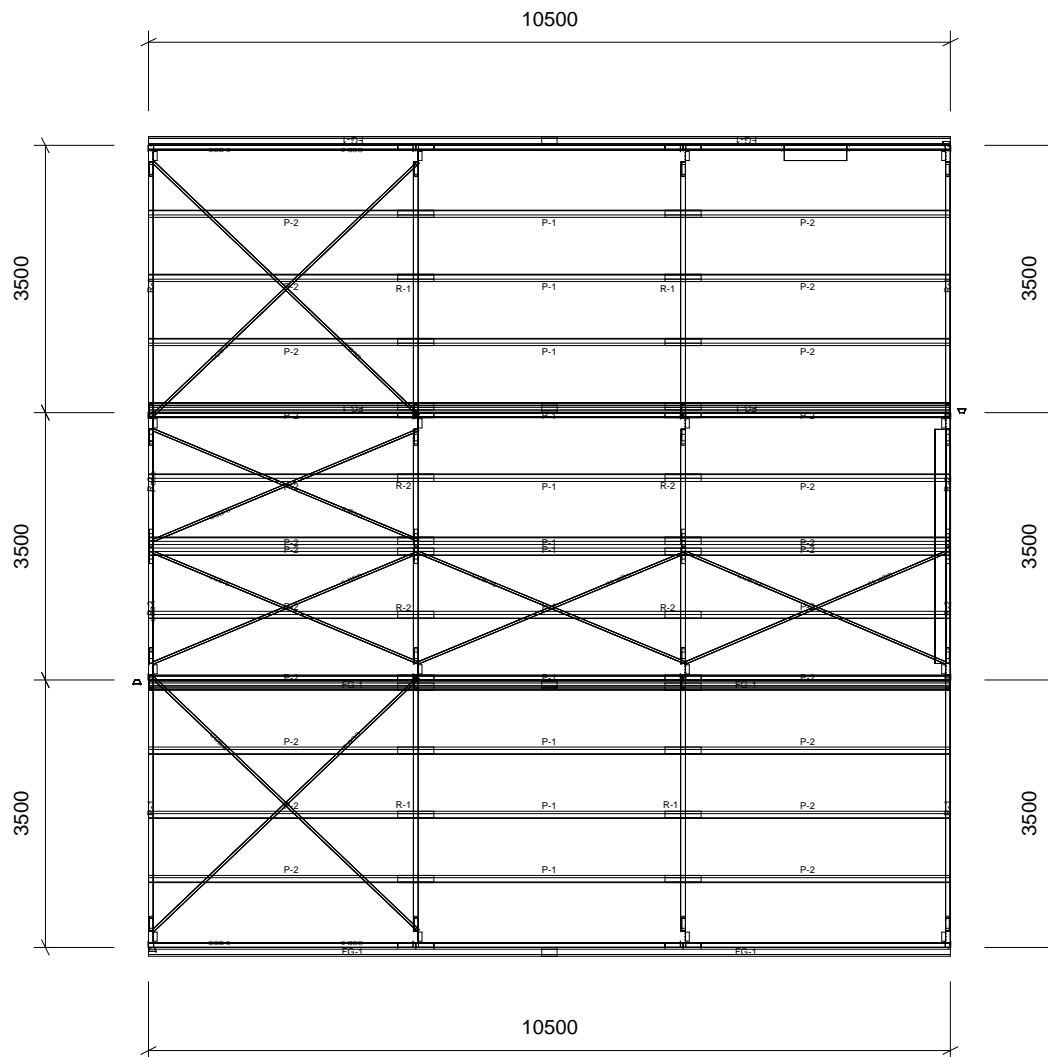
Planning Approval

This Plan should be read in conjunction with the conditions detailed in the planning permit:

DA 2015/123

Signed
Authorised Officer:

David Cowley
Dated: 29/10/2015



SMC - KEMPTON
RECEIVED
24/09/2015

Shed Construction Plan View



Tony & Belinda Dare
76 Hall Lane
Bagdad TAS 7030

Dwg No 1 of 12

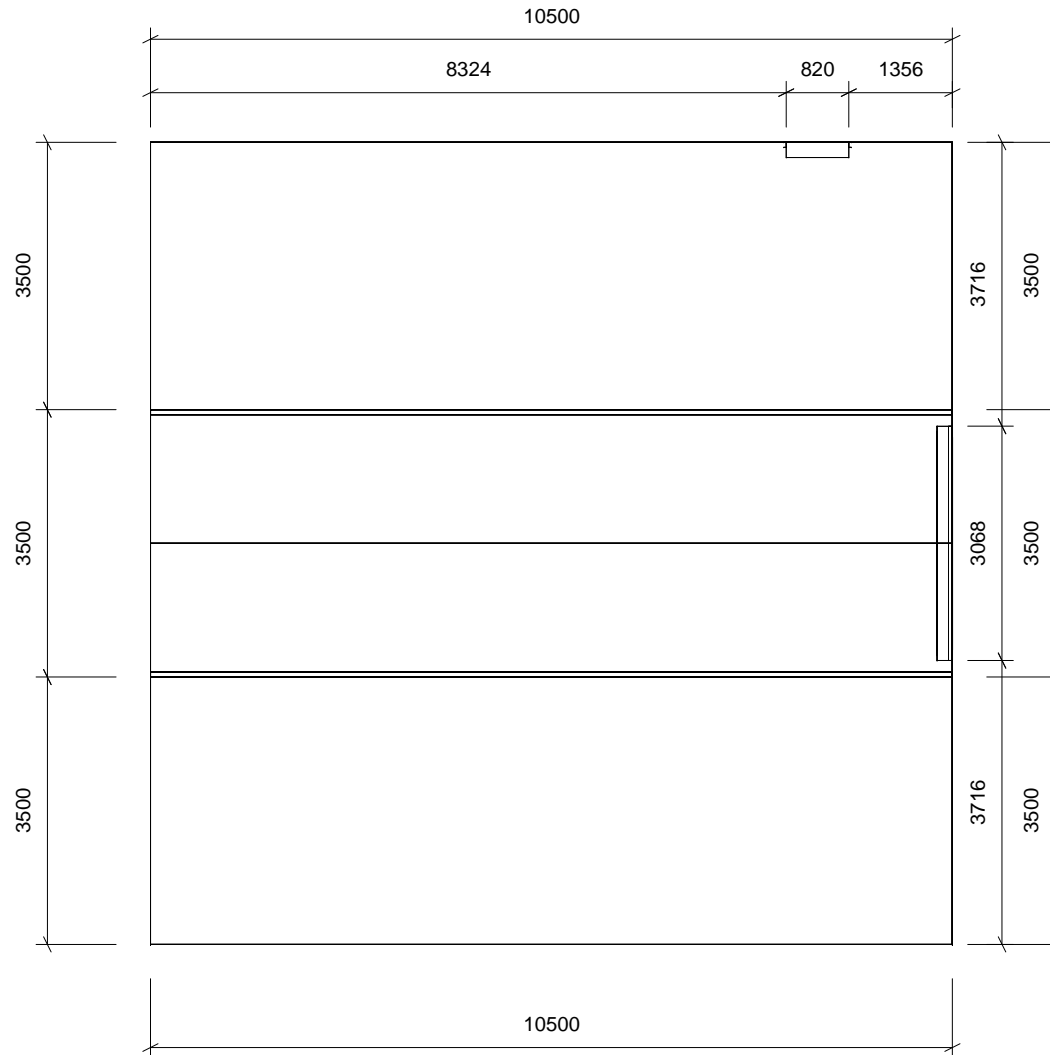
Project No. SOR01_5089

10.5 x 10.5 x 3.6/2.4m American Barn

Tony & Belinda Dare

10/9/2015

Scale 1:99



Planning Approval

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Signed
Authorised Officer:

David Cowley

Dated: **29/10/2015**

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RECEIVED
24/09/2015

Shed Floor Plan

	Tony & Belinda Dare 76 Hall Lane Bagdad TAS 7030	Dwg No 2 of 12	Project No. SOR01_5089
			10.5 x 10.5 x 3.6/2.4m American Barn
			Tony & Belinda Dare
			10/9/2015
		Scale 1:99	



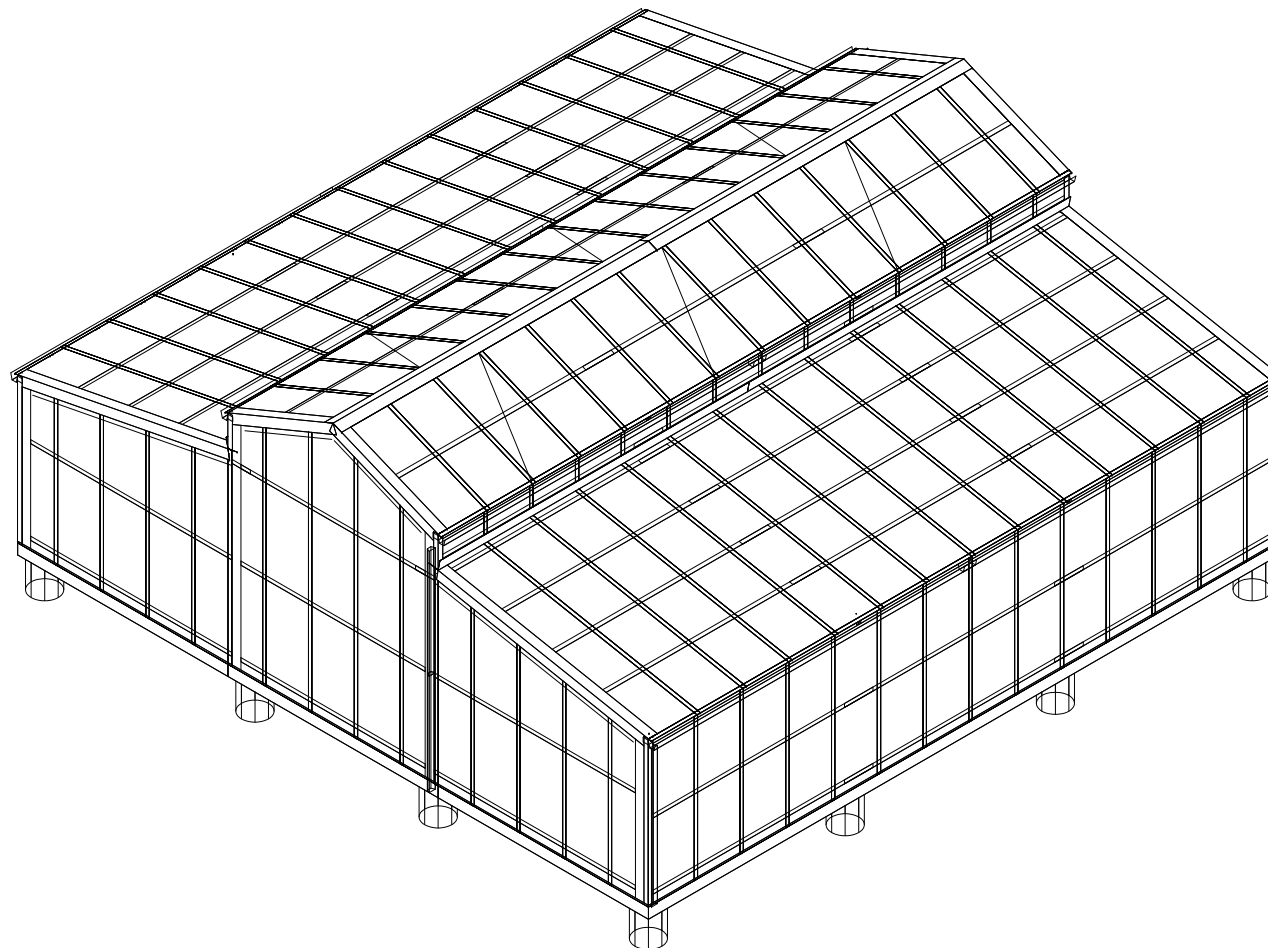
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Authorised Officer:

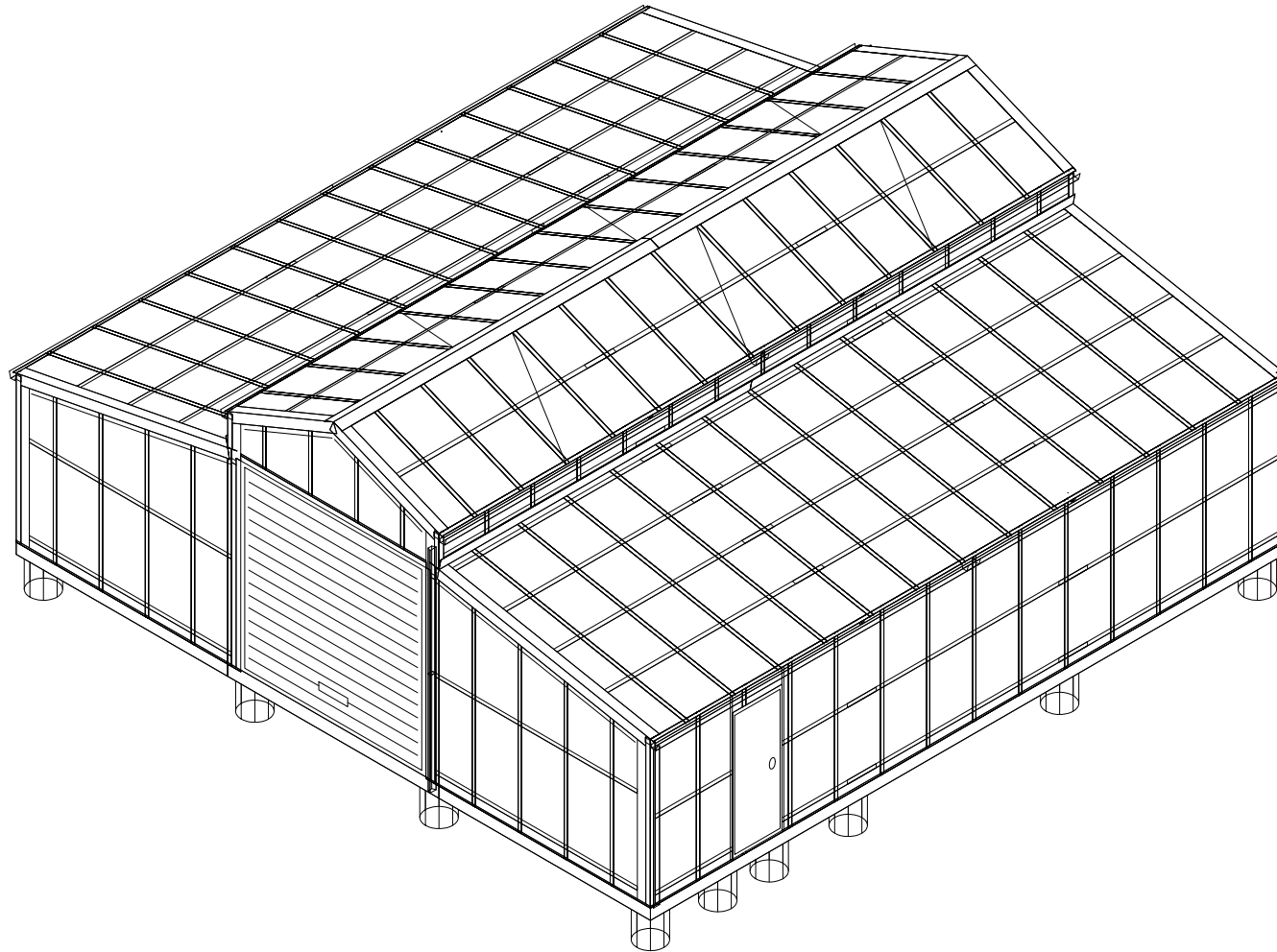
Dated: **29/10/2015**



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24/09/2015

Shed ISO Front Left View (Clad)

	Tony & Belinda Dare 76 Hall Lane Bagdad TAS 7030	Dwg No 3 of 12	Project No. SOR01_5089
			10.5 x 10.5 x 3.6/2.4m American Barn
			Tony & Belinda Dare
			10/9/2015
			Scale 1:89



Planning Approval

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Signed
Authorised Officer:



Dated: **29/10/2015**

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24/09/2015

Shed ISO Back Right View (Clad)



Tony & Belinda Dare
76 Hall Lane
Bagdad TAS 7030

Dwg No 4 of 12

Project No. SOR01_5089

10.5 x 10.5 x 3.6/2.4m American Barn

Tony & Belinda Dare

10/9/2015

Scale 1:85

SOUTHERN
MIDLANDS
COUNCIL



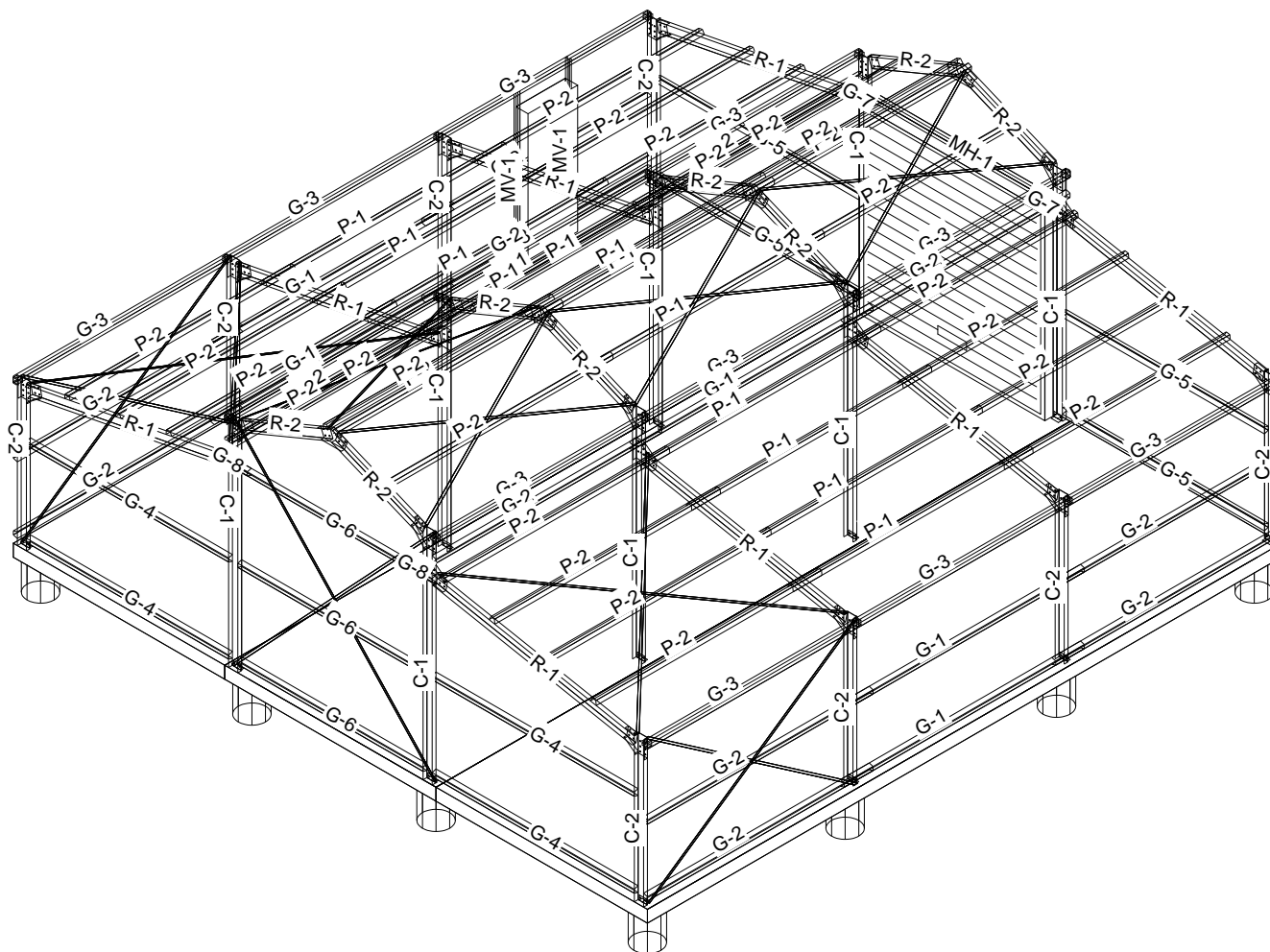
Planning Approval

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DA 2015/123

Signed
Authorised Officer:

Dated 29/10/2015



SMC - KEMPTON
RECEIVED
24/09/2015

Shed ISO Front Left View (Unclad)



Tony & Belinda Dare
76 Hall Lane
Bagdad TAS 7030

Dwg No 5 of 12

Project No. SOR01_5089

10.5 x 10.5 x 3.6/2.4m American Barn

Tony & Belinda Dare

10/9/2015

Scale 1:85



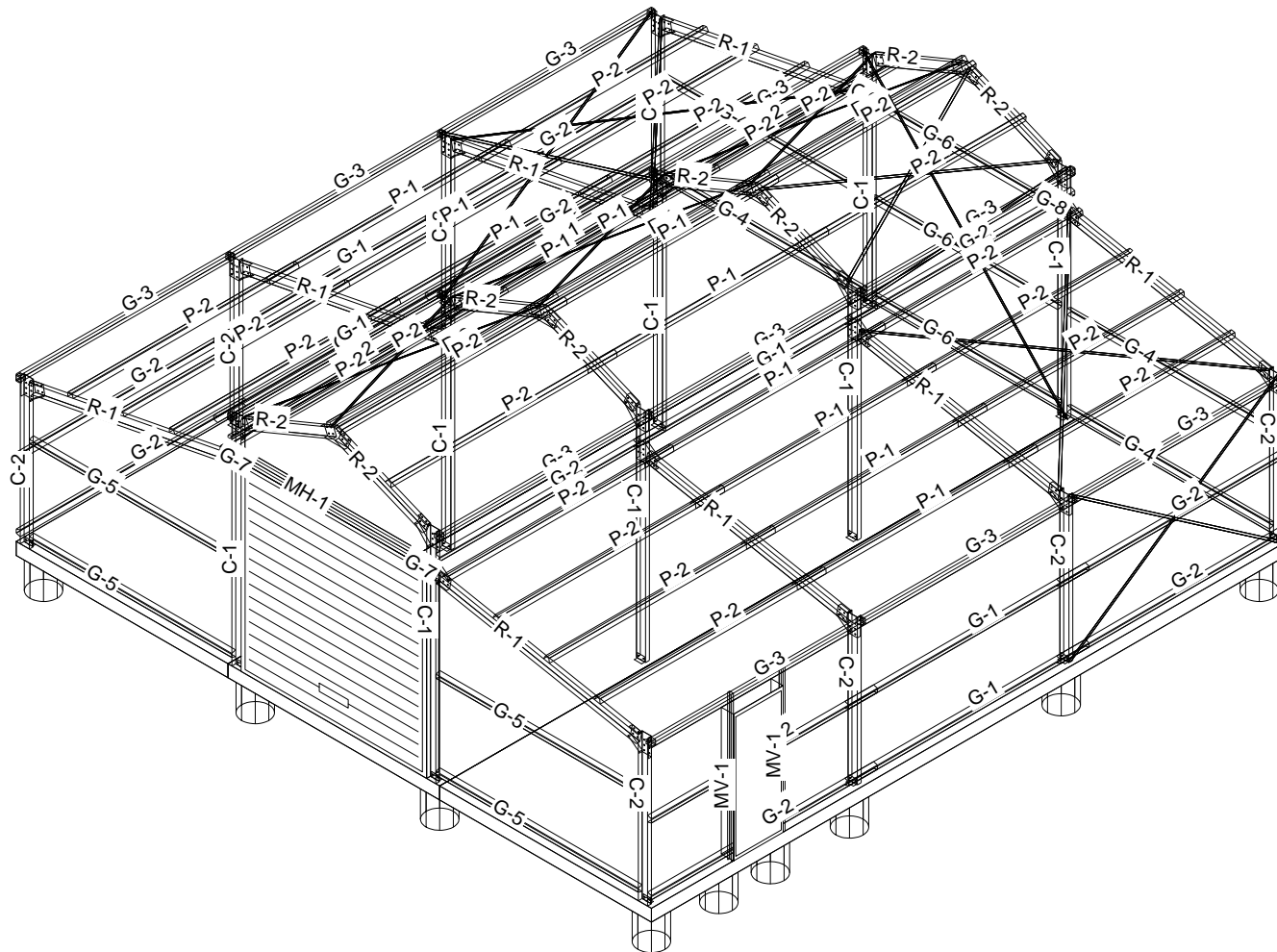
Planning Approval

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DA 2015/123

Signed
Authorised Officer:

Dated: 29/10/2015



SMC - KEMPTON

RECEIVED

24/09/2015

Shed ISO Back Right View (Unclad)



Tony & Belinda Dare
76 Hall Lane
Bagdad TAS 7030

Dwg No 6 of 12

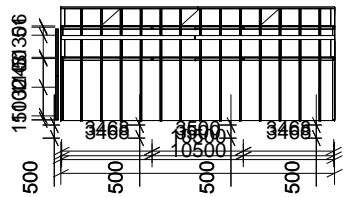
Project No. SOR01_5089

10.5 x 10.5 x 3.6/2.4m American Barn

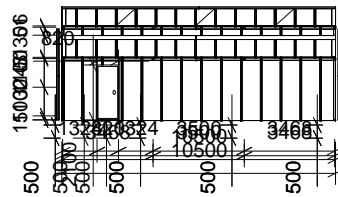
Tony & Belinda Dare

10/9/2015

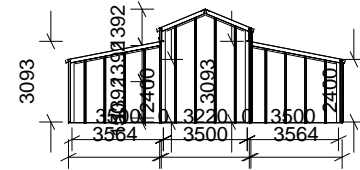
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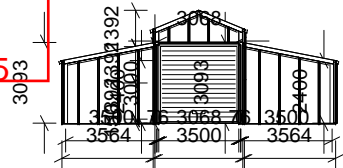
FRONT VIEW



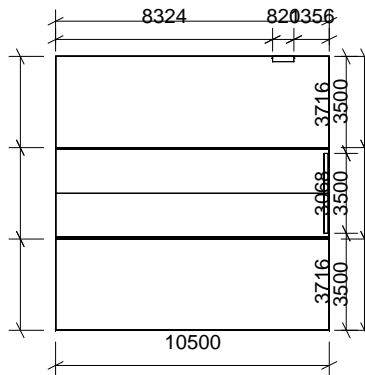
BACK VIEW



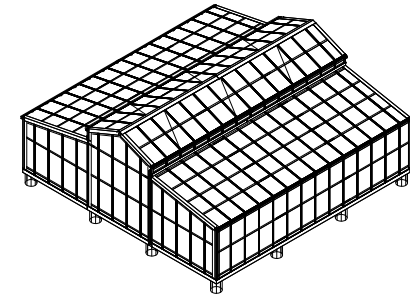
LEFT VIEW



RIGHT VIEW



PLAN VIEW



ISO FRONT LEFT VIEW



Planning Approval

This Plan should be read in conjunction with the conditions detailed in the planning permit:

DA 2015/123

Signed
Authorised Officer:

David Arnold
Dated: 29/10/2015

SMC - KEMPTON
RECEIVED
24/09/2015

Elevation Multiview



Tony & Belinda Dare
76 Hall Lane
Bagdad TAS 7030

Dwg No 7 of 12

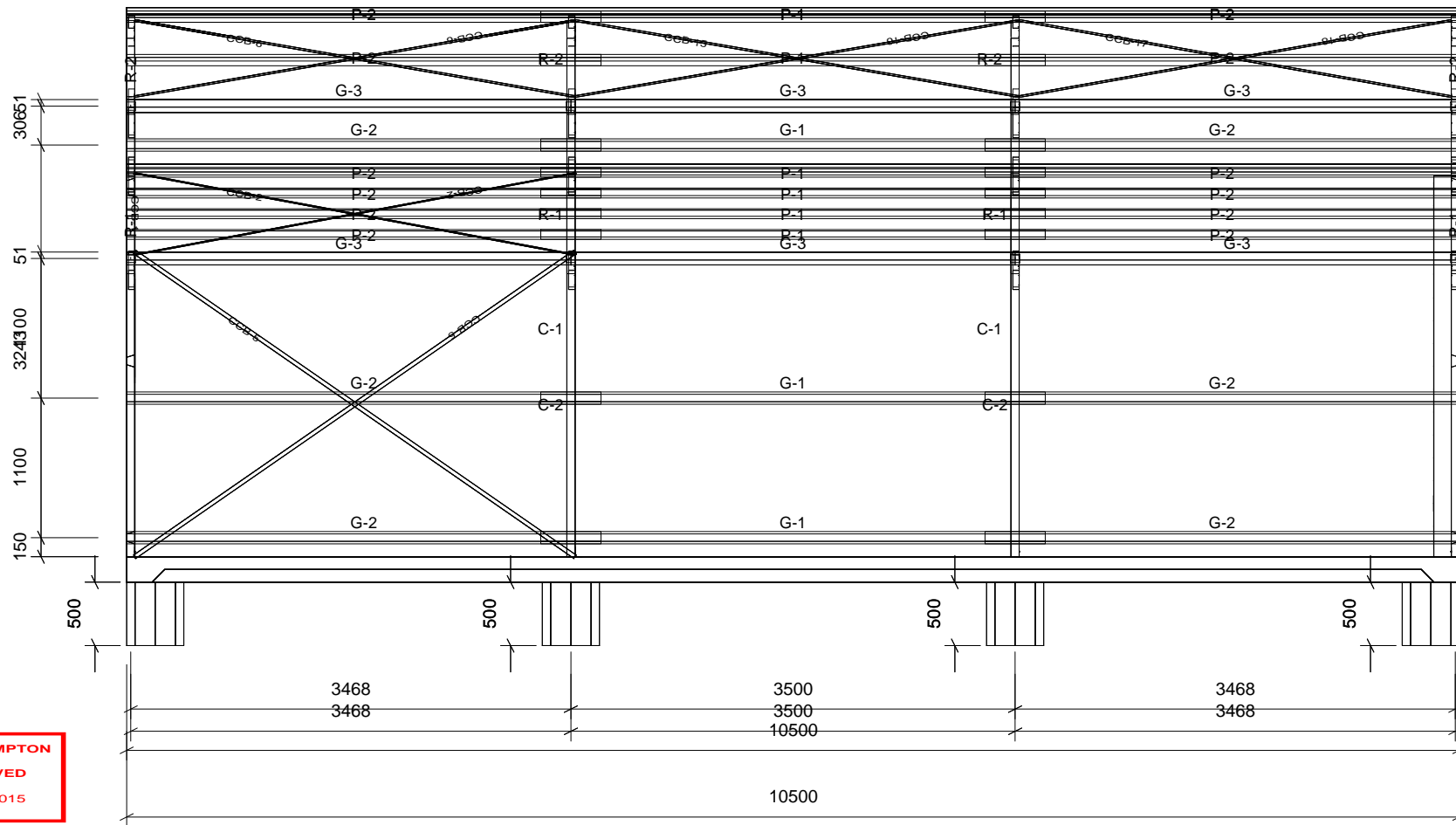
Project No. SOR01_5089

10.5 x 10.5 x 3.6/2.4m American Barn

Tony & Belinda Dare

10/9/2015

Scale 1:290



Shed Assembly Front View



Tony & Belinda Dare
76 Hall Lane
Bagdad TAS 7030

Dwg No 8 of 12

Project No. SOR01_5089

10.5 x 10.5 x 3.6/2.4m American Barn

Tony & Belinda Dare

10/9/2015

Scale 1:52



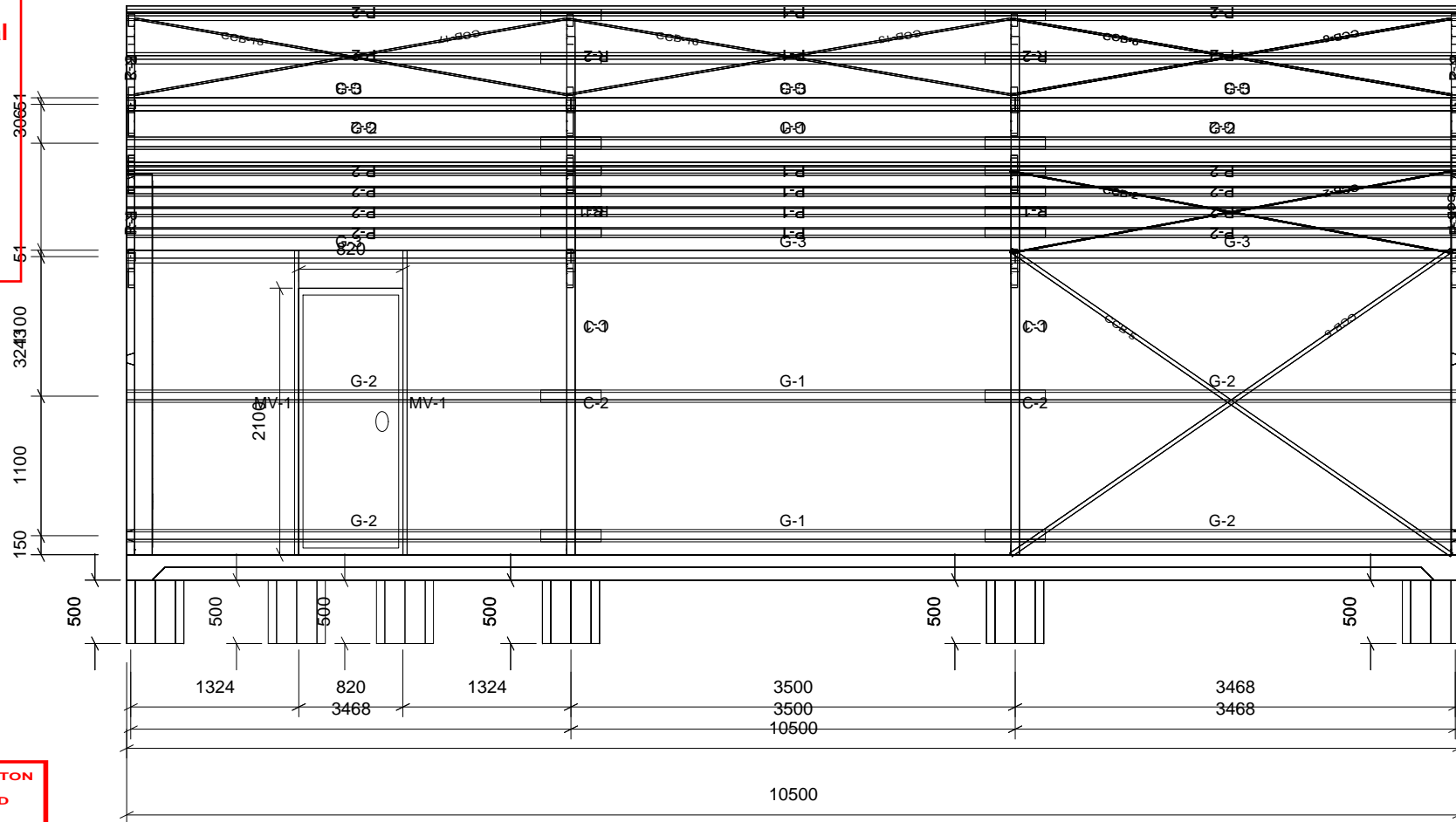
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SMC - KEMPTON
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24/09/2015

Shed Assembly Back View



Tony & Belinda Dare
76 Hall Lane
Bagdad TAS 7030

Dwg No 9 of 12

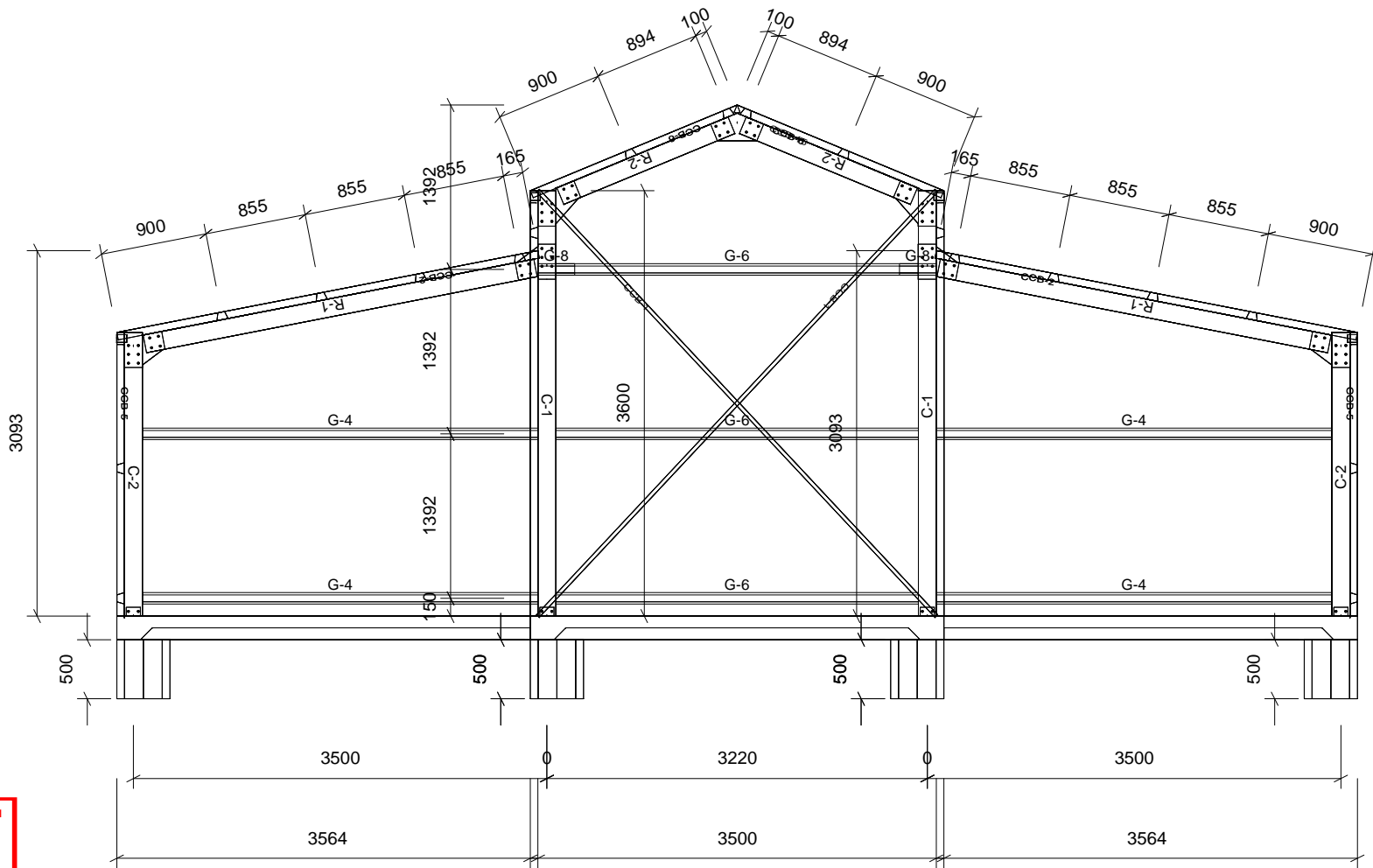
Project No. SOR01_5089

10.5 x 10.5 x 3.6/2.4m American Barn

Tony & Belinda Dare

10/9/2015

Scale 1:52



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Shed Assembly Left View

	Tony & Belinda Dare 76 Hall Lane Bagdad TAS 7030	Dwg No 10 of 12	Project No. SOR01_5089
			10.5 x 10.5 x 3.6/2.4m American Barn
			Tony & Belinda Dare
			10/9/2015
			Scale 1:56



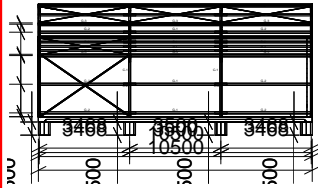
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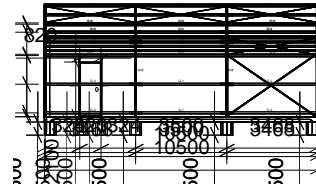
DA 2015/123

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Authorised Officer:

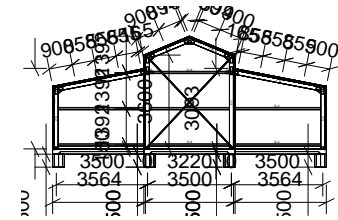
Date: **29/10/2015**



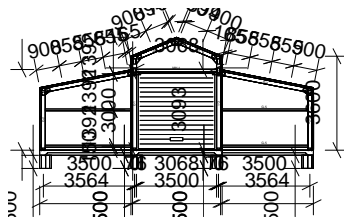
FRONT VIEW



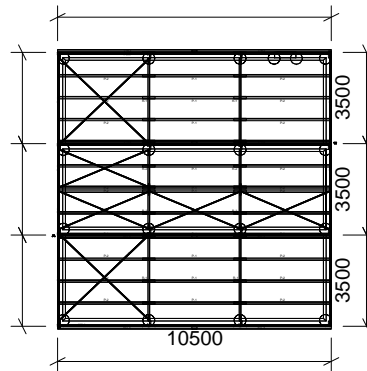
BACK VIEW



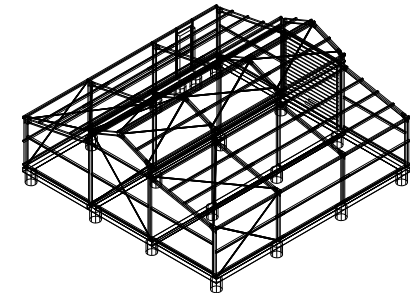
LEFT VIEW



RIGHT VIEW



PLAN VIEW



ISO FRONT LEFT VIEW

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Shed Assembly Multiview



Tony & Belinda Dare
76 Hall Lane
Bagdad TAS 7030

Dwg No 12 of 12

Project No. SOR01_5089

10.5 x 10.5 x 3.6/2.4m American Barn

Tony & Belinda Dare

10/9/2015

Scale 1:290

PROPOSED TONY & BELINDA DARE AMERICAN BARN

76 HALL LANE, BAGDAD
TASMANIA 7030

VOLUME: **146692** FOLIO: **5** LOT NO: **5**
 CLIMATE ZONE: **7** WIND CLASS: **N/A** BAL: **N/A**
 BUILDING CLASS: **10A** SITE AREA: **82,490 m²** ALPINE AREA: **N/A** BCA FIGURE 3.7.5.2
 SOIL CLASS: **TBC**

CORROSION ENVIRONMENT: **N/A** - FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER,
 BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2
 CLADDING AND FIXINGS TO MANUFACTURER'S RECOMMENDATIONS

OTHER HAZARDS: **N/A** - HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP, DISPERSIVE SOILS, SAND DUNES,
 MINE SUBSIDENCE, LANDFILL, SNOW & ICE OR OTHER RELEVANT FACTORS

SOUTHERN
MIDLANDS
COUNCIL



Planning Approval

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Authorised Officer:

Dated: **29/10/2015**

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- 01 COVER PAGE
- 02 PROPOSED LOCATION PLAN
- 03 PROPOSED SITE PLAN
- 04 PROPOSED DRAINAGE PLAN



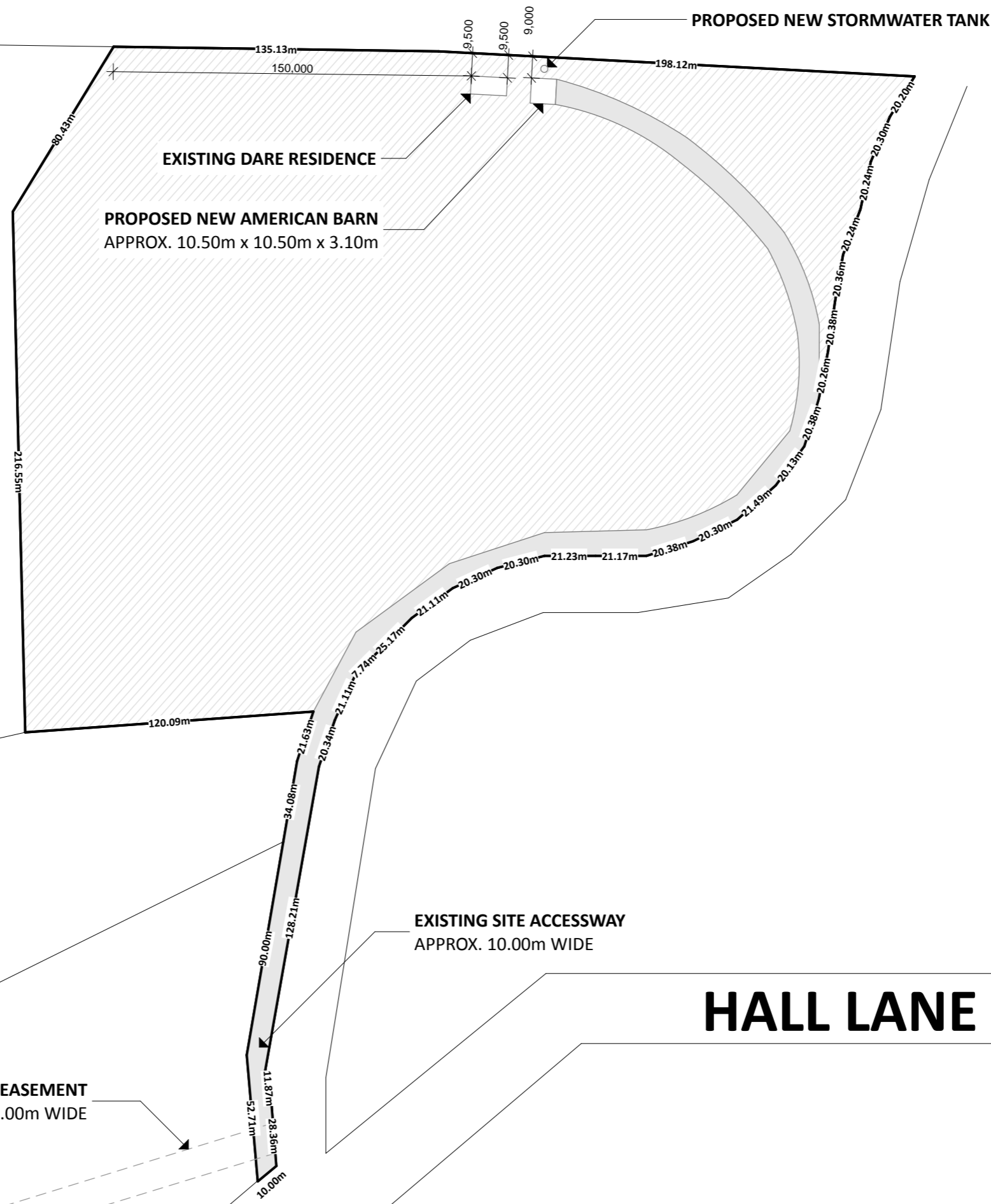
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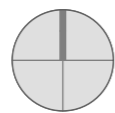
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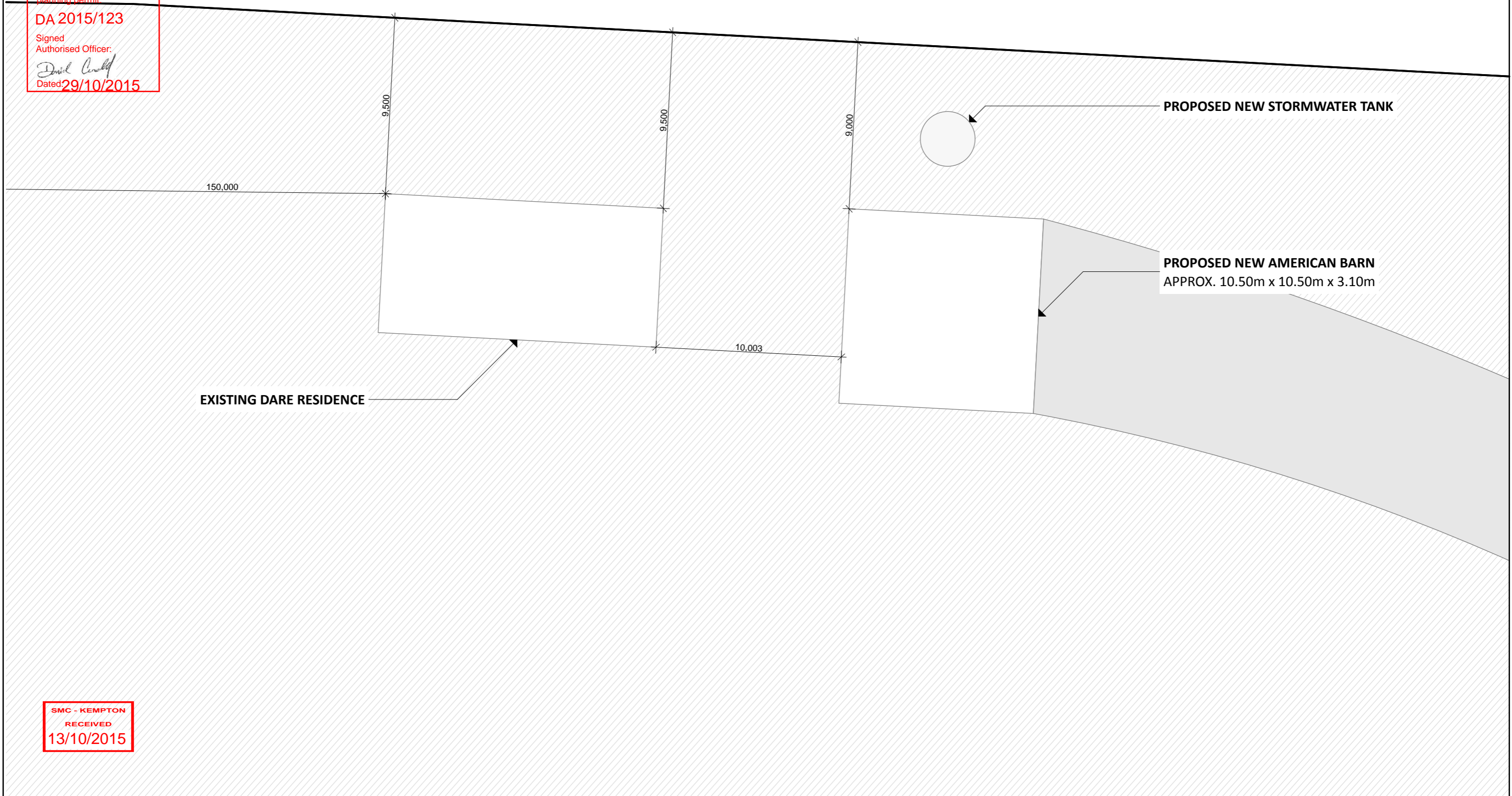
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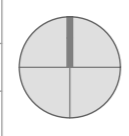
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Signed
Authorised Officer:

David Conolly
Dated **29/10/2015**



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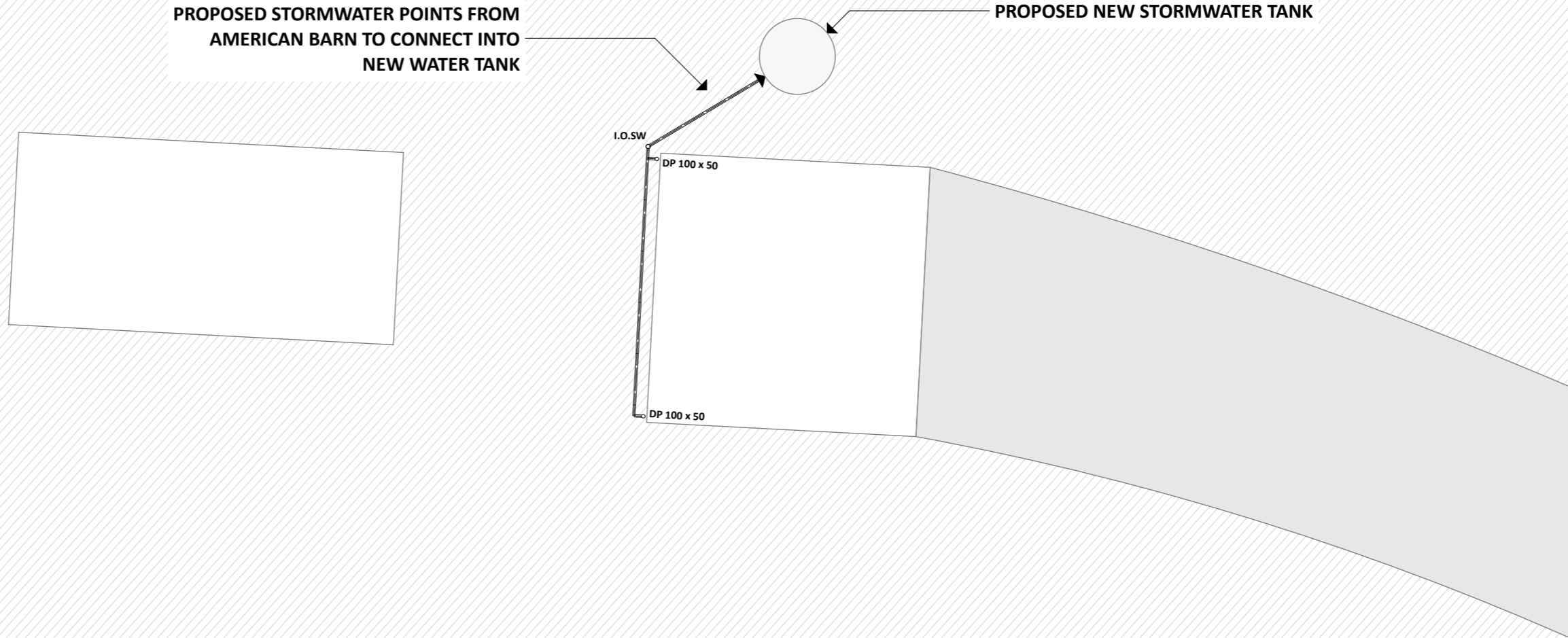
DA 2015/123

Signed
Authorised Officer:

David Connolly
Dated **29/10/2015**

PROPOSED STORMWATER POINTS FROM AMERICAN BARN TO CONNECT INTO NEW WATER TANK

PROPOSED NEW STORMWATER TANK



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